

SALES STUDY PERIOD
JULY 1, 2015 - JUNE 30, 2018

2019 REAPPRAISAL ECONOMIC AREA 1: GUNNISON CONDOMINIUMS

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
ANTHRACITE CONDOMINIUMS - 723 N 10TH ST													
R044291	D	4/24/2018	\$276,000	\$282,072	1,143	\$189	534	214	Average	Good	Average	Average	2006
R043609	A	7/19/2017	\$263,000	\$294,823	1,453	\$203	-	240	Average	Average	Average	Average	2005
R044292	E	5/6/2017	\$275,000	\$314,325	1,118	\$208	605	240	Good	Good	Average	Average	2006
ARCHULETA COTTAGES - 512 VIRGINIA AVE													
R071197	A	4/20/2017	\$240,000	\$276,960	1,562	\$177	-	-	Average	Average	Below Average	Fair	1946
ASPEN CONDOMINIUMS - 304 N 9TH ST & 306 N 9TH ST													
R001357	4A	8/14/2017	\$85,000	\$94,350	826	\$114	-	-	Average	Fair	Average	Fair	1975
R001358	6B	8/31/2015	\$87,000	\$119,538	860	\$139	-	-	Average	Fair	Average	Fair	1976
R001353	2A	5/1/2018	\$104,000	\$105,144	0	\$199	813	-	Average	Fair	Average	Fair	1975
R001352	1A	2/14/2017	\$90,000	\$105,840	0	\$200	813	-	Average	Fair	Average	Fair	1975
BACK NINE CONDOMINIUMS - 14, 15, 16, 19 & 21 WILDGOOSE LN													
R044445	E	3/13/2018	\$467,000	\$482,411	2,255	\$214	-	674	Good	Good	Good	Average	2007
R044330	2C	9/30/2016	\$394,000	\$485,014	2,126	\$228	-	296	Good	Very Good	Good	Good	2007
R044446	F	9/28/2017	\$489,000	\$537,411	2,322	\$231	-	644	Good	Very Good	Good	Good	2007
R044331	3C	7/27/2017	\$435,000	\$487,635	2,076	\$235	-	528	Good	Very Good	Good	Good	2007
R072807	B-2	4/23/2018	\$415,500	\$424,641	1,765	\$241	-	578	Excellent	Very Good	Excellent	Good	2007
CEDAR TERRACE CONDOMINIUMS - 440 N 11TH ST													
R001436	436	7/29/2016	\$104,000	\$130,312	1,042	\$125	-	-	Average	Fair	Average	Fair	1980
R001438	440	5/27/2016	\$133,000	\$169,575	1,171	\$145	-	-	Average	Fair	Average	Fair	1980
CINNAMON TEAL CONDOMINIUMS - 308 S 11TH ST													
R032441	8	10/25/2016	\$119,500	\$145,790	737	\$198	-	201	Average	Average	Average	Fair	1996
R032439	6	7/27/2017	\$154,500	\$173,195	836	\$207	-	201	Average	Fair	Average	Fair	1996

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COTTONWOOD CONDOMINIUMS - 1202 W NEW YORK AVE													
R002417	4	11/2/2017	\$155,000	\$166,935	534	\$189	534	352	Average	Average	Average	Average	1981

DOS RIOS CONDOMINIUMS - 113/115/117 SHAVANO DR													
R010841	205-B	8/18/2017	\$87,000	\$96,570	678	\$142	-	-	Average	Fair	Average	Fair	1978
R010851	108-B	6/4/2018	\$125,000	\$125,000	856	\$146	-	-	Average	Fair	Average	Fair	1978
R010847	102-A	8/12/2016	\$81,000	\$100,602	679	\$148	-	-	Average	Fair	Average	Fair	1978
R010848	103-A	6/26/2018	\$130,000	\$130,000	856	\$152	-	-	Average	Fair	Average	Fair	1978
R010858	105-B	7/18/2017	\$93,000	\$104,253	678	\$154	-	-	Average	Average	Average	Fair	1978
R010852	109-C	8/31/2016	\$85,000	\$105,570	678	\$156	-	-	Average	Fair	Average	Fair	1978
R010856	206-B	10/27/2017	\$125,000	\$136,000	855	\$159	-	-	Average	Average	Average	Fair	1978
R010838	209-C	10/7/2016	\$89,000	\$108,580	678	\$160	-	-	Average	Fair	Average	Fair	1978
R010845	201-A	5/9/2018	\$110,000	\$111,210	678	\$164	-	-	Average	Fair	Average	Fair	1978
R010842	204-A	10/26/2017	\$139,000	\$151,232	855	\$177	-	-	Average	Fair	Average	Fair	1978
R010855	112-C	1/30/2018	\$153,900	\$162,365	855	\$190	-	-	Good	Very Good	Average	Fair	1978

FAIRWAY CONDOMINIUMS - 101/103/107/109/111 SHAVANO DR													
R031118	D-7	1/17/2018	\$199,000	\$209,945	1,475	\$142	-	320	Average	Average	Average	Average	1993
R010828	C-1	10/18/2017	\$185,500	\$201,824	1,344	\$150	-	320	Average	Average	Average	Average	1981
R010810	A-1	9/26/2017	\$189,000	\$207,711	1,338	\$155	-	-	Average	Average	Average	Average	1980
R031116	D-5	2/24/2017	\$195,000	\$229,320	1,475	\$155	-	320	Average	Average	Average	Average	1993
R010829	C-3	11/30/2017	\$197,500	\$212,708	1,344	\$158	-	320	Average	Average	Average	Average	1981
R010818	E-4	10/19/2017	\$210,000	\$228,480	1,352	\$169	-	320	Average	Fair	Average	Average	1981
R010831	C-5	7/11/2016	\$185,000	\$231,805	1,348	\$172	-	320	Average	Average	Average	Average	1981
R031119	D-8	8/15/2016	\$205,000	\$254,610	1,475	\$173	-	320	Average	Average	Average	Average	1993
R010827	F-5	8/3/2017	\$225,000	\$249,750	1,348	\$185	-	320	Average	Average	Average	Average	1981

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GOLD BASIN CONDOMINIUMS - 622/624 S PINE ST & 203/207/215/225 W RIO GRANDE AVE													
R002150	34	7/17/2017	\$135,250	\$151,615	899	\$128	444	-	Average	Average	Average	Fair	1982
R002149	33	5/19/2017	\$134,500	\$153,734	899	\$129	444	-	Average	Fair	Average	Fair	1979
R002155	13	6/13/2017	\$138,000	\$156,216	912	\$130	449	-	Average	Average	Average	Fair	1982
R002143	7	2/25/2016	\$119,400	\$156,175	912	\$130	449	-	Average	Fair	Average	Fair	1981
R002139	2	8/9/2017	\$140,000	\$155,400	899	\$131	444	-	Average	Fair	Average	Fair	1982
R002153	11	9/29/2015	\$125,000	\$170,375	910	\$141	453	-	Average	Fair	Average	Fair	1981

GUNNISON RIVER RETIREMENT COMMUNITY CONDOS (ALL PHASES) - 1200 US HIGHWAY 50													
R026302	A-9	5/22/2017	\$80,000	\$91,440	534	\$171	-	-	Average	Fair	Average	Fair	1989
R026306	G-4	4/15/2016	\$88,000	\$113,168	534	\$212	-	-	Average	Fair	Average	Fair	1989
R042483	D-1	8/5/2015	\$140,000	\$192,360	880	\$219	-	-	Average	Fair	Average	Fair	2003
R042479	D-5	3/3/2017	\$175,000	\$203,875	880	\$232	-	-	Average	Fair	Average	Fair	2003
R026534	B-2	10/17/2017	\$175,000	\$190,400	783	\$243	-	-	Average	Fair	Average	Fair	1989

HALLMARK TOWNHOUSES - 514 14TH ST													
R001362	1	10/15/2015	\$130,000	\$175,760	954	\$140	462	-	Average	Fair	Average	Fair	1978

HEATHERWOOD VILLA CONDOS - 108/114/165/169 CAMINO DEL RIO													
R010791	28	4/26/2018	\$253,000	\$258,566	1,937	\$133	-	445	Average	Average	Average	Average	1980
R010787	24	7/8/2016	\$240,000	\$300,720	1,951	\$154	-	447	Average	Fair	Average	Average	1977
R010864	4	3/31/2017	\$223,400	\$260,261	1,468	\$177	-	443	Average	Average	Average	Average	1974
R010868	8	4/4/2017	\$244,000	\$281,576	1,561	\$180	-	443	Average	Average	Average	Average	1979
R010866	6	8/5/2016	\$235,000	\$291,870	1,561	\$187	-	443	Average	Average	Average	Average	1974
R010782	19	8/12/2017	\$300,000	\$333,000	1,634	\$204	-	447	Good	Good	Average	Average	1977

ISLAND CONDOMINIUMS BLDG F - 66 E COTTONWOOD RD													
R031357	11	11/13/2017	\$525,000	\$565,425	1,825	\$310	-	484	Average	Average	Average	Average	1994

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LAVETA TOWNHOMES - 221/225 S BOULEVARD ST													
R040137	221 1/2	5/3/2018	\$240,500	\$243,146	1,351	\$180	-	398	Average	Average	Average	Average	2004
R041465	225	10/20/2016	\$235,000	\$286,700	1,244	\$174	622	391	Average	Average	Average	Average	1999
PINE CREEK VILLAGE TOWNHOMES - 235 7TH ST													
R044379	E	6/24/2016	\$133,000	\$168,112	1,344	\$125	-	-	Average	Fair	Average	Fair	2006
PINE GROVE PATIO HOMES - 102/106 SHAVANO DR													
R031888	102	8/11/2017	\$262,500	\$291,375	1,383	\$211	-	491	Average	Average	Average	Average	1995
R032715	106	12/21/2016	\$245,000	\$293,510	1,128	\$260	-	447	Good	Average	Average	Average	1997
QUE QUA CONDOMINIUMS - 502 CURECANTI DR													
R010881	7	3/4/2016	\$242,000	\$313,874	1,650	\$190	-	264	Average	Average	Average	Average	1981
R010884	6	7/21/2015	\$238,750	\$330,669	1,609	\$206	-	326	Average	Average	Average	Average	1981
R010892	16	2/2/2017	\$284,000	\$333,984	1,606	\$208	-	264	Good	Good	Average	Average	1990
RICHARDSON SQUARE CONDOS - 222/224 W GEORGIA AVE													
R040034	222	11/14/2016	\$127,500	\$154,148	703	\$219	-	-	Average	Average	Average	Fair	1997
R040035	224	6/27/2018	\$157,500	\$157,500	703	\$224	-	-	Average	Average	Average	Fair	1983
SUNSHINE CONDOMINIUMS - 1005 W DENVER AVE													
R001415	D-2	7/15/2015	\$104,025	\$144,075	1,188	\$121	-	-	Average	Fair	Average	Fair	1981
R001406	A-3	8/12/2016	\$120,000	\$149,040	1,186	\$126	-	-	Below Average	Fair	Average	Fair	1980
R001424	G-3	2/7/2018	\$155,000	\$161,820	1,194	\$136	-	-	Average	Fair	Average	Fair	1981
R001410	C-1	6/21/2016	\$104,000	\$131,456	957	\$137	-	-	Average	Fair	Average	Fair	1981

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TOMICHI CONDOMINIUMS - 18 WILD GOOSE LN													
R010909	10-E	12/10/2015	\$346,000	\$460,180	2,371	\$194	-	492	Average	Good	Average	Good	1982

WATER WHEEL CONDOS - 144 CURECANTI DR													
R017521	7	10/27/2017	\$110,000	\$119,680	856	\$140	-	-	Average	Fair	Average	Fair	1979
R017526	12	8/15/2016	\$98,000	\$121,716	858	\$142	-	-	Average	Fair	Average	Fair	1979
R017517	3	7/5/2016	\$110,000	\$137,830	856	\$161	-	-	Average	Fair	Average	Fair	1979

WEST ELK TOWNHOMES - 420 S WISCONSIN ST													
R042063	1	10/25/2015	\$149,900	\$202,665	1,003	\$202	-	-	Average	Average	Average	Average	2003
R042060	4	11/28/2017	\$195,000	\$210,015	1,003	\$209	-	223	Average	Average	Average	Average	2002

WESTHAVEN CONDOMINIUMS (ALL PHASES) - 288/294/302/304/314 S 5TH ST													
R030990	304	2/18/2016	\$108,000	\$141,264	968	\$146	-	272	Average	Average	Average	Fair	1993
R030737	314	8/31/2015	\$145,000	\$199,230	1,314	\$152	-	288	Average	Average	Average	Fair	1993
R031335	294	4/7/2017	\$125,000	\$144,250	847	\$170	-	260	Average	Fair	Average	Fair	1994
R030989	302	6/12/2018	\$144,000	\$144,000	847	\$170	-	272	Average	Fair	Average	Fair	1993
R031549	288	3/27/2017	\$130,000	\$151,450	847	\$179	-	240	Average	Fair	Average	Fair	1994

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WILDWOOD TOWNHOMES (ALL PHASES) - 1310/1314 W TOMICHI AVE & 103/106/113/115 WILDROSE LN & 100/102/107/109/111 WILDRIVER LN													
R042445	14	7/24/2017	\$39,000	\$43,719	339	\$129	-	-	Average	Fair	Average	Fair	1980
R042273	2	5/2/2018	\$212,000	\$214,332	1,423	\$151	-	-	Average	Average	Average	Average	2003
R043920	P8-4	4/10/2017	\$191,000	\$220,414	1,371	\$161	-	-	Average	Average	Average	Average	2006
R044688	P9-5	1/5/2017	\$192,000	\$227,904	1,419	\$161	-	-	Average	Average	Average	Average	2007
R043921	P8-5	11/1/2016	\$189,000	\$228,501	1,371	\$167	-	-	Average	Average	Average	Average	2006
R042835	P4-3	5/30/2018	\$225,000	\$227,475	1,313	\$173	-	-	Average	Fair	Average	Fair	2004
R043917	P8-1	8/23/2016	\$192,000	\$238,464	1,371	\$174	-	276	Average	Average	Average	Average	2005
R042836	P4-1	5/17/2017	\$200,000	\$228,600	1,277	\$179	-	-	Average	Average	Average	Fair	2004
R044687	P9-4	2/15/2017	\$179,500	\$211,092	1,066	\$198	-	-	Average	Average	Average	Average	2007
R042260	19	9/1/2016	\$98,000	\$120,638	597	\$202	-	-	Average	Average	Average	Fair	1993
R043451	21	8/12/2015	\$148,500	\$204,039	791	\$258	-	-	Good	Average	Average	Average	2005
R043590	P7-3	4/5/2018	\$197,750	\$202,101	770	\$262	-	253	Average	Average	Average	Average	2005

WILLOWS CONDOMINIUMS - 212 11TH ST													
R002331	108	6/1/2018	\$95,000	\$95,000	861	\$110	-	-	Average	Fair	Average	Fair	1979
R002324	101	6/30/2017	\$104,000	\$117,728	861	\$137	-	-	Average	Fair	Average	Fair	1979
R002341	209	6/15/2016	\$95,000	\$120,080	861	\$139	-	-	Average	Fair	Average	Fair	1979
R002329	106	12/7/2017	\$115,000	\$122,590	861	\$142	-	-	Average	Fair	Average	Fair	1979