

2019 REAPPRAISAL

ECONOMIC AREA 1

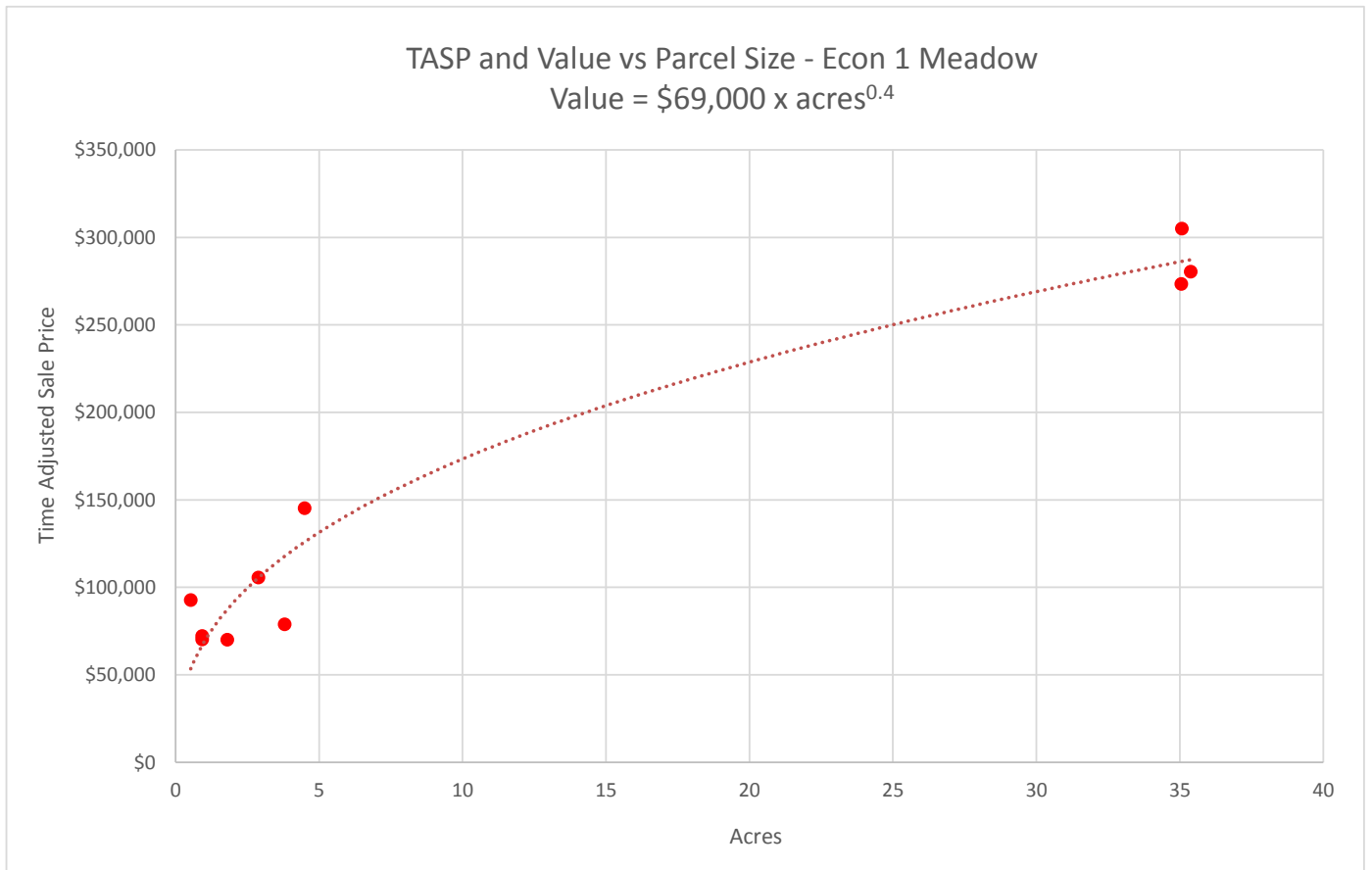
SALES STUDY PERIOD:

JANUARY 1, 2016 - JUNE 30, 2018

VACANT LAND - MEADOW/TREE

MEADOW

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R071698	11415	2/27/2018	\$90,000	\$92,700	0.53	3701-250-08-009	LOT 1 COLUMBINE MEADOWS SUBDIVISION #651940
R010299	11070	7/27/2016	\$60,000	\$72,167	0.92	3701-353-43-009	LOT 9 GUNNISON RAINBOW ACRES
R010299	11070	10/25/2016	\$60,000	\$70,291	0.92	3701-353-43-009	LOT 9 GUNNISON RAINBOW ACRES
R007065	11390	3/29/2018	\$68,500	\$70,027	1.80	3699-080-01-017	LOT 17 ROCKEY RIVER ESTATES
R044310	11710	1/30/2017	\$92,500	\$105,627	2.89	3701-140-08-007	LOT 7 HORSE MEADOWS SUBDIVISION
R043141	11680	4/2/2016	\$65,000	\$78,884	3.80	3701-140-07-001	LOT 1 FOX MEADOWS SUBDIVISION
R043144	11690	10/7/2016	\$124,000	\$145,268	4.50	3701-140-07-004	LOT 4 FOX MEADOWS SUBDIVISION
R042747	12070	9/14/2017	\$285,000	\$304,998	35.07	3701-000-05-011	LOT 6 HORSE RIVER RANCH SUBD
R042745	12070	10/11/2017	\$257,500	\$273,429	35.05	3701-000-05-009	LOT 10 HORSE RIVER RANCH SUBD
R042058	11700	8/10/2017	\$260,000	\$280,436	35.38	3701-000-04-009	LOT 3 RANCHES AT OHIO CREEK AMENDED #648309



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SALES STUDY PERIOD:

JANUARY 1, 2016 - JUNE 30, 2018

VACANT LAND - MEADOW/TREE

MEADOW WITH WATER AMENITY

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R010121	11490	5/1/2018	\$125,000	\$125,913	1.14	3701-240-05-008	LOT 22 GUNNISON RIVER FILING 2 #653017
R009895	11430	3/29/2017	\$125,000	\$140,380	1.53	3701-140-06-004	LOT 4 SIERRA VISTA ESTATES
R045491*	11490	10/19/2016	\$75,000	\$87,864	1.97	3701-240-03-023	LOT 2 GUNNISON RIVER FILING 2
R031619	12070	8/8/2016	\$399,500	\$476,273	35.03	3701-130-00-017	TR IN S2SE4NW4, S2SW4NE4. SEC 13 50N1W
R042743	12070	5/10/2018	\$329,000	\$331,406	35.09	3701-000-05-001	LOT 7 HORSE RIVER RANCH SUBD

* SALE OF PROPERTY WITH HIGHWAY INFLUENCE

