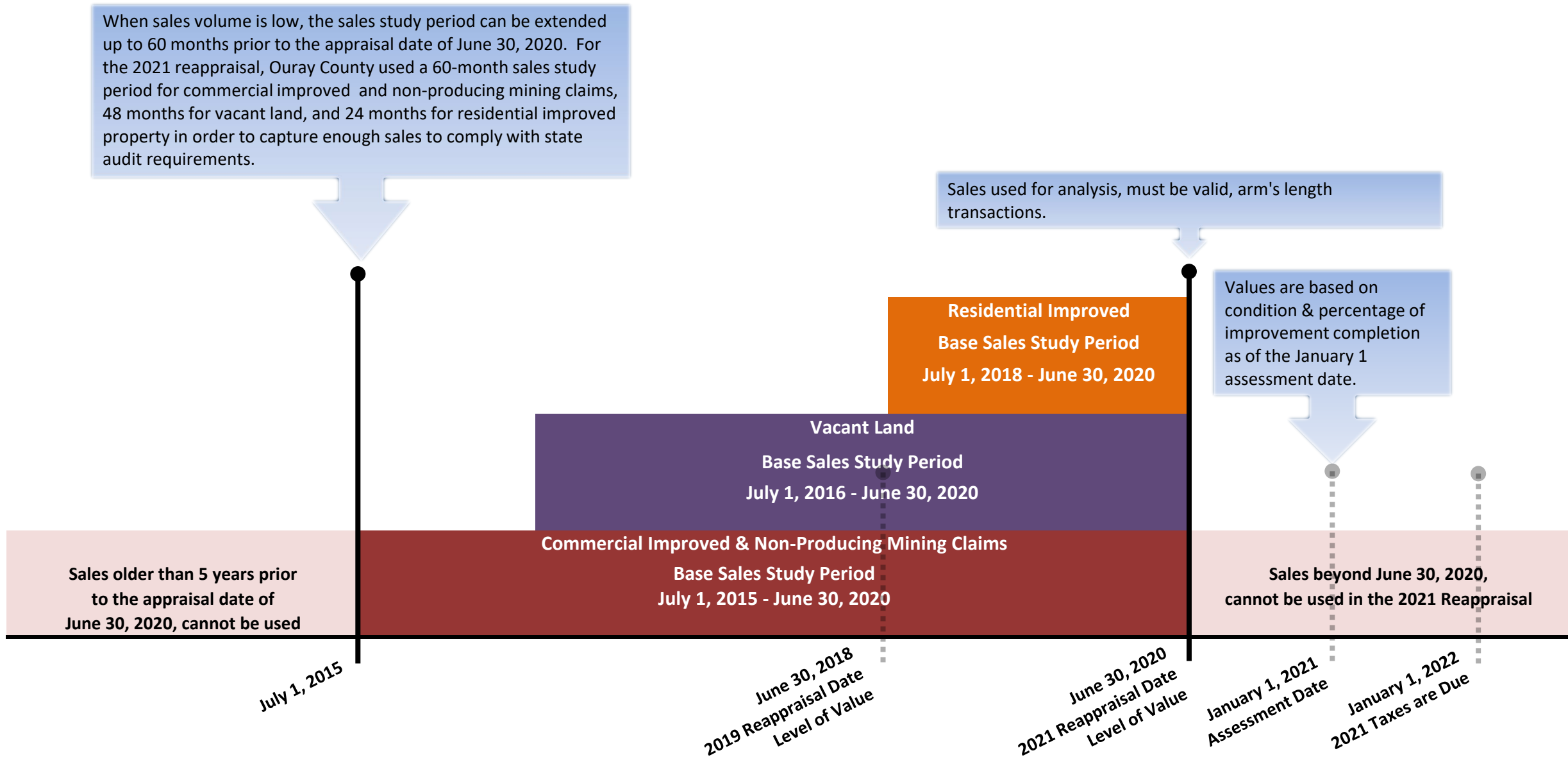


2021/2022 VALUATION STUDY PERIOD

When sales volume is low, the sales study period can be extended up to 60 months prior to the appraisal date of June 30, 2020. For the 2021 reappraisal, Ouray County used a 60-month sales study period for commercial improved and non-producing mining claims, 48 months for vacant land, and 24 months for residential improved property in order to capture enough sales to comply with state audit requirements.

Sales used for analysis, must be valid, arm's length transactions.

Values are based on condition & percentage of improvement completion as of the January 1 assessment date.



Sales older than 5 years prior to the appraisal date of June 30, 2020, cannot be used

Commercial Improved & Non-Producing Mining Claims
Base Sales Study Period
July 1, 2015 - June 30, 2020

Vacant Land
Base Sales Study Period
July 1, 2016 - June 30, 2020

Residential Improved
Base Sales Study Period
July 1, 2018 - June 30, 2020

Sales beyond June 30, 2020, cannot be used in the 2021 Reappraisal

July 1, 2015

June 30, 2018
2019 Reappraisal Date
Level of Value

June 30, 2020
2021 Reappraisal Date
Level of Value

January 1, 2021
Assessment Date

January 1, 2022
2021 Taxes are Due