

2019 REAPPRAISAL TIMELINE

When sales volume is low, the sales study period can be extended up to 60 months prior to the appraisal date of June 30, 2018. For the 2019 reappraisal, Ouray County used a 60-month sales study period for commercial improved and non-producing mining claims, 24 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.

