

**2007 REAPPRAISAL
ECON 6
VACANT LAND
PRISTINE POINT**

07/01/04 – 06/30/06

PRISTINE POINT INTERIOR LOTS: 617540

\$489,000 PER UNIT

ACCT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TASP	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R033510	9/3/2004	617540	\$300,000	\$489,000	1.48AC	1	\$489,000	317722302002	LOT 9 PRISTINE POINT AT CRESTED BUTTE #545986

**PRISTINE POINT DEED RESTRICTED: 617560 (COMP WITH CB VERZUH RANCH RESTRICTED)
CB VERZUH RANCH ANNEX RESTRICTED: 212210**

\$65,000 PER UNIT

ACCT NO	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R041075	3/14/2006	212210	\$65,000	6000	1	\$65,000	325502256002	TRACT 2 BLK 67 VERZUH RANCH ANNEXATION

***** TASP *** (TIME ADJUSTED SALE PRICE)**

**2007 REAPPRAISAL
ECON 6
VACANT LAND
PRISTINE POINT**

07/01/04 – 06/30/06

PRISTINE POINT LAKE LOT: 617550

*****VALUE \$1,000,000**

LAND STUDY RIVER

RIVER ECON 6 - BASE (1.0 – 5.0) AC UPPER: 50600

RIVER ECON 6 - BASE (1.0 – 5.0) AC LOWER: 56101

\$636,000 PER UNIT

ACCT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TASP	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R032325	9/14/2005	619410	\$636,000	\$636,000	4.67AC	1	\$636,000	325720101013	RANCH SITE 11 HIDDEN RIVER RANCH SUB #558184

RIVER ECON 6 - 2ND (5.1 – 34.99) AC UPPER: 50602

RIVER ECON 6 - 2ND (5.1 – 34.99) AC LOWER: 56102

VALUE --\$32,120 PER ACRE

\$45,700 X 35AC = \$1,599,500 - \$636,000 BASE UNIT = \$96,350 / 30 + \$32,116 (ROUNDED TO \$32,120)

ACCT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TASP	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R032319	9/30/2005	619410	\$725,000	\$725,000	6.07AC	1	\$725,000	325720101007	RANCH SITE 5 HIDDEN RIVER RANCH SUB #564502
R012851	9/13/2005	617710	\$998,000	\$998,000	5.564AC	1	\$998,000	317735002021	5.564 AC+TRACT IN W2SW4 SEC 35 13S86W (AKA TR O

***** TASP *** (TIME ADJUSTED SALE PRICE)**