

**2007 REAPPRAISAL  
ECON 8  
VACANT LAND STUDY  
CRYSTAL VALLEY - MARBLE ISDS**

07/01/04 – 06/30/06

**MARBLE ISDS BASE AC M/T: 33100  
CRYSTAL VALLEY BASE AC M/T: 43100**

**CHAIR MOUNTAIN I & II: 818900  
HERMITS HIDEAWAY > 1AC: 818202  
LAKE VIEW ESTATES – VACANT: 818252  
MSA VAC > 1AC YR ROUND: 818530**

**ALPINE WOODS VILLAGE NON RIVER: 818100 (COMP)-----LAKE VIEW ESTATES – IMPROVED: 818250 (COMP)  
CRYSTAL MEADOWS > 1AC: 818152 (COMP)-----MARBLE INSTITUTE – OFF RIVER: 818500 (COMP)  
CRYSTAL MEADOWS IMP: 818150 (COMP)-----MSA VAC > 1 AC YR ROUND: 818530 (COMP)  
CRYSTAL RIVER > 1AC: 818830 (COMP)-----MSA IMP YR ROUND: 818540 (COMP)  
HERMITS HIDEAWAY IMP: 818200 (COMP)-----RAGGED MEADOW OFF RIVER: 818904 (COMP)  
JOY SUBD: 818450 (COMP)-----SNOWBOUND: 818300 (COMP)**

**\$77,350 PER UNIT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R014191	4/19/2006	818530	\$44,500	1.395AC	1	\$44,500	291727106031	LOTS 85,86 MARBLE SKI AREA 3 #564519
R042324	11/29/2005	818530	\$70,000	1.027AC	1	\$70,000	291727106042	LOTS 22 & 23 MARBLE SKI AREA 3 #561146
R014047	2/26/2004	818530	\$72,500	1.355AC	1	\$72,500	291726217046	LOTS 4-6 BLK 6 MARBLE SKI AREA 1 #539500
R014128	8/31/2005	818530	\$74,000	2.752AC	1	\$74,000	291727104032	LOTS 73 & 75 MARBLE SKI AREA 3 #557702 #558796 #557701
R015643	11/24/2004	818900	\$77,200	.59AC	1	<b>\$77,200</b>	291707301011	LOT 12 BLK 5 CHAIR MTN RANCH #548740
R015700	9/10/2004	818252	\$77,500	1.22AC	1	<b>\$77,500</b>	291725001007	LOT 7 LAKE VIEW ESTATES #546133
R031668	4/28/2006	818530	\$85,000	1.06AC	1	\$85,000	291726217041	LOT 18,19,20 & 1/2 OF LOT 21 BLK 6 MARBLE SKI AREA 1 #
R043462	9/21/2005	33100	\$90,000	1.08AC	1	\$90,000	291727202008	1.08 AC TRACT IN NW4NW4 SEC 27 11S88W #558548 #55862
R014449	2/27/2006	818202	\$93,000	1.789AC	1	\$93,000	291728110014	LOTS 13,14,15,16 BLK 2 HERMITS HIDEAWAY #563321
R014058	9/10/2004	818530	\$145,000	3.4AC	1	\$145,000	291726218005	3.4 ACRE TRACT IN E2NW4 SEC 26 11S88W AKA TR EX1 #54

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**MARBLE ISDS 2<sup>ND</sup> M/T AC : 33102  
CRYSTAL VALLEY 2<sup>ND</sup> AC M/T: 43102**

**\*\*\*(VALUE \$5,470 PER ACRE)**

$\$6,900 \times 35 \text{ ACRES} = \$241,500 - \$77,350 \text{ BASE ACRES} = \$164,150 / 30 = \$5,472 \text{ ROUNDED TO } \$5,470 \text{ PER ACRE}$

**MARBLE ISDS > = 35 AC M/T: 33133  
CRYSTAL VALLEY > = 35 AC M/T: 43133**

**\$6,900 PER ACRE**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R032243	10/14/2002	810970	\$245,000	35.39AC		\$6,923	291700000030	PARCEL 3A MARBLE MOUNTAIN MESA #524851

**\*\*\* USED SALES FROM THE 2005 REAPPRAISAL**

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**LAND STUDY – RIVER**

**MARBLE ISDS BASE AC RIVER: 36100  
CRYSTAL VALLEY BASE AC RIVER: 46100**

**ALPINE WOODS VILLAGE RIVER: 818104 (COMP)  
CHAIR MOUNTAIN I & II RIVER: 818902 (COMP)  
DARIEN RIVER SUBD: 818560 (COMP)  
MARBLE INSTITUTE – ON RIVER: 818510 (COMP)  
RAGGED MEADOW RIVER: 818903 (COMP)**

**\$190,000 PERE ACRE**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R026559	5/02/03	818902	\$128,000	.51AC		\$128,000	291707207009	LOT 7 BLK 1 CHAIR MTN RANCH #530331
R042148	9/12/2002	818560	\$190,000	1.48AC		<b>\$190,000</b>	291721002002	LOT 2 DARIEN RIVER SUBDIVISION #523795
R042147	1/10/2003	818560	\$260,000	2.258AC		\$260,000	291721002001	LOT 1 DARIEN RIVER SUBDIVISION PLAT #527118

\*\*\*USED SALES FROM THE 2005 REAPPRAISAL

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**LAND STUDY - RIVER**

**MARBLE ISDS 2<sup>ND</sup> AC RIVER: 36102**

**CRYSTAL VALLEY 2<sup>ND</sup> AC RIVER: 46102**

**\*\*\* (VALUE \$1,720 PER ACRE)**

$\$6,900 \times 35 \text{ ACRES} = \$241,500 - \$190,000 \text{ BASE ACRES} = \$51,500 / 30 = \$1.717 \text{ ROUNDED TO } \mathbf{\$1,720 \text{ PER ACRE}}$

**MARBLE ISDS > 35 AC RIVER: 36136**

**CRYSTAL VALLEY > = 35 AC RIVER: 46136**

**MARBLE MTN MESA – PER ACRE VALUE: 810970**

**\$6,900 PER ACRE**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R032243	10/14/2002	810970	\$245,000	39AC		\$6,923	291700000030	PARCEL 3A MARBLE MOUNTAIN MESA #524851

\*\*\*USED SALES FROM THE 2005 REAPPRAISAL