

**2011 REAPPRAISAL  
ECONOMIC AREA 8  
VACANT LAND INDEX  
LAND STUDY**

LEA DESCRIPTION	LEA	2011 VALUE	PAGE NUMBER	COMPARABLE	NOTES
ACREAGE VAC < 1 AC SEASONAL	10	\$7,500	25	11	
ACREAGE VAC < 1 AC YEAR ROUND	11	\$7,500	25		
MARBLE ISDS MEADOW	80000	\$9,578	1--4		
MARBLE ISDS RIVER	80010	\$19,011	1--4		
CRYSTAL VALLEY MEADOW	80020	\$9,578	1--4		
CRYSTAL VALLEY RIVER	80030	\$19,011	1--4		
SAGE GOOD ACCESS	80040	\$962	6--7		
SAGE GOOD ACCESS MIXED	80041	\$962	6--7		
SAGE FAIR ACCESS	80050	\$2,365	8--9		
SAGE FAIR ACCESS MIXED	80051	\$2,365	8--9		
SAGE POOR ACCESS	80060	\$2,365	8--9		
SAGE POOR ACCESS MIXED	80061	\$2,365	8--9		
MEADOW / TREE GOOD ACCESS	80070	\$4,086	11--12		
MEADOW / TREE GOOD ACCESS MIXED	80071	\$4,086	11--12		
MEADOW / TREE FAIR ACCESS	80080	\$3,669	14--15		
MEADOW / TREE FAIR ACCESS MIXED	80081	\$3,669	14--15		
MEADOW / TREE POOR ACCESS	80090	\$3,669	14--15		
MEADOW / TREE POOR ACCESS MIXED	80091	\$3,669	14--15		
RIVER GOOD ACCESS	80100	\$5,806	17--18		
RIVER GOOD ACCESS MIXED	80101	\$5,806	17--18		
RIVER FAIR ACCESS	80110	\$5,806	17--18		
RIVER FAIR ACCESS MIXED	80111	\$5,806	17--18		
RIVER POOR ACCESS	80120	\$5,806	17--18		
RIVER POOR ACCESS MIXED	80121	\$5,806	17--18		

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NONRIVER ALMONT	80130	\$4,086	11	80070/80071	
RIVER ALMONT	80140	\$5,806	17	80100-80121	
NONRIVER TAYLOR	80150	\$3,363	19--20		
RIVER TAYLOR	80160	\$13,717	22--23		
TAYLOR AREA MIXED	80165	\$4,086			
CEMENT CREEK WATER INFLUENCE	80167	\$3,363	22--23		
CEMENT CREEK MEADOW / TREE	80168	\$13,717	19--20		
STEEP ALL ACCESS	80170	\$590			
MINING CLAIMS:	82000				
MINING CLAIMS: SAGE	82001				
AGRICULTURAL LAND	4000				
SEVERED MINERALS					

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LEA DESCRIPTION	LEA	2011 VALUE	PAGE NUMBER	COMPARABLE	NOTES
4TH OF JULY CREEK ESTATES	81100	\$9,750	31	80650	
ALMONT	81480	\$126,000	42	80130	
ALPINE WOODS VILLAGE < 1 AC VAC	81680	\$89,900	44	81930	
ALPINE WOODS VILLAGE NON RIVER	81660	\$100,000	46		
ALPINE WOODS VILLAGE RIVER	81670	\$141,100	46	81940	
AMENDED CRYSTAL RIVER	81925	\$107,500	44	81740	
ARROWHEAD COMMERCIAL	81970	\$2.40	46		
ARROWHEAD SUBDIVISION	80500	\$47,300			
BEAR CLAW	80580	\$69,900	30	80570/80600	
BIG HORN POND	81210	\$590		80170-81900	
BIG HORN: MEADOW	81190	\$55,000	40	81200	
BIG HORN: WATER	81200	\$55,000	40		
BLUE MESA ESTATES	80670	\$9,750	31	80650	
BLUE MESA LAKE HIGHLANDS	80640	\$60,000	31		
BLUE MESA VILLAGE < 1 AC	81090	\$9,750	31	80650	
BLUE MESA VILLAGE > 1 AC	81080	\$30,000	39		
BLUE MESA/SAGE NO UTILITIES	80610	\$14,750	30	80620	
BLUE MESA/SAGE W UTILITIES	80620	\$14,750	30		
BLUE MESA/TREE W UTILITIES	80630	\$28,250	31		
CAMP CREEK RANCHETTES	80690	\$4,260	32	M/T FAIR-POOR	
CEBOLLA HOT SPRINGS RANCH	81180	\$5,430	40		
CEBOLLA RIVER RANCH	80700	\$306,700	32		
CEMENT CREEK	80167	\$13,717	21--23	80160	
CHAIR MOUNTAIN I & II	81930	\$89,900	46		
CHAIR MOUNTAIN I & II RIVER	81940	\$141,100	46		
CREEKWOOD: 2+ RIVER	81430	\$255,000	41	80160	
CREEKWOOD: NON-RIVER	81420	\$75,000	40	80150	
CRYSTAL	80440	\$1,500	29		
CRYSTAL CREEK: AVERAGE	81290	\$587,500	41		
CRYSTAL CREEK: POND	81300	\$2,950,000	41		
CRYSTAL MEADOWS < 1 AC	81700	\$20,600	44	81730	
CRYSTAL MEADOWS > 1 AC	81710	\$107,500	44	81740	
CRYSTAL MEADOWS IMP	81690	\$107,500	44	81740	
CRYSTAL RIVER < 1 AC	81910	\$20,600	44	81730	

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LEA DESCRIPTION	LEA	2011 VALUE	PAGE NUMBER	COMPARABLE	NOTES
CRYSTAL RIVER > 1 AC	81920	\$107,500	44	81740	
CRYSTAL RIVER AFFECTED	81900	\$590		80170-81900	
DARIEN RIVER SUBD	81870	\$141,100	46	81940	
DAVENPORT RANCHES	80980	\$7,280	37		
DOUBLE TREE RANCH	81070	\$26,760	38		
DUNBAR TRACTS: NON-RIVER	81310	\$75,000	40	80150	
EAGLES REST I & II	80600	\$69,900	30		
EAST BULL MTN DEVELOPMENT	80710	\$2,950	32		
ERIKSON SPRINGS	81580	\$107,650	43	80100/80110/80120	
EUBANKS ACRES: NON-RIVER	81370	\$75,000	40	80150	
EUBANKS ACRES: RIVER	81380	\$255,000	41	80160	
EUBANKS SPRG CK TR: RIVER	81360	\$255,000	41	80160	
FLORESTA TRACTS	81050	\$1,000	38		
FOXX ADDITON	80680	\$52,750	32	80880/80910/80940	
GOLD CREEK MEADOWS	81170	\$83,600	39	RIVER GOOD	
GOLD CREEK: NON-RIVER	80840	\$82,770	36	M/T GOOD	
GOLD CREEK: RIVER	80850	\$138,500	36	RIVER GOOD	
GORDONS NON RIVER	81490	\$126,000	42	80130	
GORDONS RIVER	81500	\$137,500	42	80140	
GOTHIC	81650	\$3,470	43		
GOTHIC MTN	81640	\$3,000	43	M/T FAIR-POOR	
GREEN MESA: OFF QUARTZ CREEK	81570	\$98,100	42	M/T GOOD	
GREEN MESA: ON QUARTZ CREEK	81560	\$174,750	42		
GUNN HIGHLANDS NORTH	80770	\$3,530	33		
HERMITS HIDEAWAY < 1 AC	81730	\$20,600	44		
HERMITS HIDEAWAY > 1 AC	81740	\$107,500	44		
HERMITS HIDEAWAY IMP	81720	\$107,500	44	81740	
HOMESTEAD NON RIVER	81460	\$126,000	42	80130	
HOMESTEAD RIVER	81470	\$137,500	40	80140	
IOLA HIGHLANDS SOUTH	81120	\$74,700	39	81130	
IOLA HIGHLANDS WEST	81130	\$74,700	39		
IOLA VALLEY RANCHES	81140	\$74,700	39	81130	
IOLA VALLEY TRACTS	81150	\$1,300	39	SAGE GOOD	
IOLA YACHT CLUB:FIVE SITES	81160	\$150,000	39		

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LEA DESCRIPTION	LEA	2011 VALUE	PAGE NUMBER	COMPARABLE	NOTES
IRWIN < 100 SQ FT	81600	\$36	43		
IRWIN AFFECTED: CONSERVATION EASEMENT	81600	\$4,360	43		
IRWIN AFFECTED: IRWIN WETLANDS	81600	\$4,360	43		
IRWIN REPLAT: FULL MARKET	81600	\$3.00	43	81600	
IRWIN SQ FT	81600	\$3.00	43		
JOY SUBD	81780	\$107,500	44	81740	
LA VETA PLACER	80270	\$790	26	80280	
LA VETA PLACER IMPROVED	80280	\$790	26		
LAKE VIEW ESTATES: IMPROVED	81750	\$107,500	44	81740	
LAKE VIEW ESTATES: VACANT	81760	\$107,500	44	81740	
LITTLE BIG HORN	80590	\$69,900	30	80570/80600	
MARBLE DAMAGED LOTS	80330	\$590		80170-81900	
MARBLE INSTITUTE: OFF RIVER	81790	\$107,500	44	81740	
MARBLE INSTITUTE: ON RIVER	81800	\$141,130	46	81940	
MARBLE LARGE BLDG SITE > 10000	80380	\$77,000	27		
MARBLE MTN MESA:PER ACRE VALUE	80750	\$11,050	33		
MARBLE MTN WILDERNESS: PER ACRE	80760	\$11,050	33	80750	
MARBLE SMALL BLDG SITE < 10000	80370	\$16,940	27		
MARBLE SWAMP	80340	\$80	27	80390	
MARBLE VACANT < 20,000 SF	80350	\$1.60	27		
MARBLE VACANT >= 20,000 SF	80360	\$3.00	27		
MARCELLINA MTN ESTATES	80720	\$3,060	33	M/T FAIR-POOR	
MASDEN LAKE FORK COVE	80650	\$9,750	31		
MCCRAY TRACTS	80900	\$52,750	37	80880/80910/80940	
MCCRAY TRACTS: ROADS	80890	\$590		80170-81900	
MILL CREEK ADDN	80970	\$52,750	37	80880/80910/80940	
MILL CREEK SUBD	80960	\$52,750	37	80880/80910/80940	
MSA 7 < 1 AC	81716	\$20,600	44	81730	
MSA 7 > 1 AC	81717	\$107,500	44	81740	
MSA 7 IMPROVED	81715	\$107,500	44	81740	
MSA IMP SEASONAL	81850	\$75,000	45	81830	
MSA IMP YR ROUND	81860	\$110,000	45	81840	
MSA MUD LOTS	81880	\$590		80170-81900	
MSA OPEN SPACE	81890	\$590		80170-81900	

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LEA DESCRIPTION	LEA	2011 VALUE	PAGE NUMBER	COMPARABLE	NOTES
MSA VAC < 1 AC SEASONAL	81810	\$16,850	45		
MSA VAC < 1 AC YR ROUND	81820	\$10,750	45		
MSA VAC > 1 AC SEASONAL	81830	\$75,000	45		
MSA VAC > 1 AC YR ROUND	81840	\$110,000	45		
MTN VIEW ALMONT NON RIVER	81510	\$126,000	42	80130	
MTN VIEW ALMONT RIVER	81520	\$153,000	42	80140	
MURDIE	80880	\$52,750	37		
NATURAL RESOURCES	85000				
OHIO CITY SQFT	80480	\$3.60	29		
PAGONE PROPERTIES	81550	\$4,260	42	M/T FAIR-POOR	
PINNACLES	80660	\$395,000	32		
PITKIN AFFECTED LOTS	80300	\$3,600	26		
PITKIN AVERAGE	80310	\$12,500	26		
PITKIN DESOLATE	80260	\$590	43	80170-81900	
PITKIN LIMITED ACCESS	80320	\$8,500	26		
PITKIN SINGLE LOT	80290	\$2,750	26		
QCP <= 6 ACRES	80820	\$11,000	36		
QCP < 1 ACRE	80780	\$3,000	34		
QCP > 6 ACRES	80810	\$25,000	35		
QCP UTIL < 6 ACRES	80790	\$17,600	34		
QCP UTIL >= 6 ACRES	80800	\$40,000	34		
RAGGED MEADOW OFF RIVER	81960	\$107,500	44	81740	
RAGGED MEADOW RIVER	81950	\$141,100	45	81940	
RAGGED MTN ESTATES	80730	\$2,360	33	M/T FAIR-POOR	
RAGGED MTN RESERVE	80740	\$5,000	33		
RAINBOW PLACER < 1.0 AC	80910	\$52,750	37		
RAINBOW PLACER > 1.0 AC	80920	\$52,750	37	80880/80910/80940	
RED CROSS MILLSITE	80930	\$52,750	37	80880/80910/80940	
RIVER ROAD: NON-RIVER	81280	\$75,000	40	80150	
SAWATCH VIEW & TRACT A	80940	\$52,750	37		
SCHOFIELD HILL SIDE	80450	\$2,200	29		
SCHOFIELD SINGLE LOT	80470	\$2,200	29		
SCHOFIELD VALLEY FLOOR	80460	\$10,000	29		
SILVERJACK	80570	\$69,900	30		

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LEA DESCRIPTION	LEA	2011 VALUE	PAGE NUMBER	COMPARABLE	NOTES
SNOWBOUND	81770	\$107,500	44	81740	
SOMERSET AVERAGE	80180	\$24,500	25		
SOMERSET LARGE	80190	\$24,500	25	80180	
SPRING CREEK ESTATES: NON-RIVER	81440	\$75,000	40	80150	
SPRING CREEK ESTATES: RIVER	81450	\$255,000	41	80160	
SPRING CREEK RESORT SUBD NON-RIVER	81340	\$75,000	40	80150	
SPRING CREEK RESORT SUBD RIVER	81350	\$255,000	41	80160	
SPRING CREEK TRACTS: NON-RIVER	81320	\$75,000	40	80150	
SPRING CREEK TRACTS: RIVER	81330	\$255,000	41	80160	
STAR MOUNTAIN RANCH	81060	\$7,670	38		
STEEP ALL ACCESS	80170	\$590		80170-81900	
TAYLOR RIVER ACRES: NON-RIVER	81240	\$75,000	40	80150	
TAYLOR RIVER ACRES: RIVER	81250	\$255,000	41	80160	
TAYLOR RIVER ESTATES: NON-RIVER	80860	\$52,750	37	80880/80910/80940	
TAYLOR RIVER ESTATES: RIVER	80870	\$52,750	37	80880/80910/80940	
TAYLOR RIVER TRACTS: NON-RIVER	81220	\$75,000	40	80150	
TAYLOR RIVER TRACTS: RIVER	81230	\$255,000	41	80160	
THORNWORTH ESTATES: 2+ RIVER	81400	\$255,000	41	80160	***
THORNWORTH ESTATES: LARGE RIVER	81410	\$255,000	41	80160	
THORNWORTH ESTATES: NON-RIVER	81390	\$75,000	40	80150	
THREE RIVER RESORT SUBD RIVER	81540	\$153,000	42	80140	SHOULD BE 137,500?
THREE RIVERS RESORT SUBD	81530	\$126,000	42	80130	
TINCUP AVERAGE	80410	\$2.90	28		
TINCUP IMP LARGE BLDG SITE > 5000 SQFT	80430	\$2.00	28		
TINCUP IMP SMALL BLDG SITE < 5000 SQFT	80420	\$4.40	28		
TINCUP POOR	80400	\$0.60	28		
TINCUP SWAMP	80390	\$80	28		
TOMICHI PARK	80830	\$52,750	37	80880/80910/80940	
WHITEPINE ACREAGE	80250	\$0.60	25	80220	
WHITEPINE AVERAGE	80220	\$0.60	25		
WHITEPINE DESOLATE	80200	\$590		80170-81900	
WHITEPINE RIVER	80230	\$0.60	25	80220	
WHITEPINE ROAD	80210	\$590		80170-81900	
WHITEPINE VACANT < 1 ACRE	80240	\$2.30	25		

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WHITewater ESTATES: NON-RIVER	81260	\$75,000	40	80150	
WHITewater ESTATES: RIVER	81270	\$255,000	41	80160	
WILDERNESS STREAMS 1 COUNTY RD	81030	\$125,000	38	80990	
WILDERNESS STREAMS 1 UPPER	81040	\$175,000	38		
WILDERNESS STREAMS 2 COUNTY ROAD	81000	\$75,000	38	80990	
WILDERNESS STREAMS 2 LOWER	80990	\$75,000	38		
WILDERNESS STREAMS 2 POND	81020	\$198,000	38	81010	
WILDERNESS STREAMS 2 UPPER BLDG ENVELOPE	81010	\$198,000	38		
WILLIS MINOR SUBD	81110	\$78,600	39	SAGE GOOD	
WOLF CANYON	80950	\$52,750	37	80880/80910/80940	

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MINING CLAIMS: SAGE	82001				
MINING CLAIMS	82000	\$2,690	42		