

**2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
NORTH VALLEY - VACANT LOTS**

01/01/2005 - 06/30/2008

NORTH VALLEY VACANT: 117046 (COMP)

\$27,800 PER LOT

If these lots were currently BUILDABLE, they would be comparable to the SAGE LAND STUDY 0 - 2.0 ACRES (117700) valued at **\$79,500 PER LOT**.

Due to certain issues with sewage disposal, NO BUILDING PERMITS are being issued in this Subdivision.

A 65% downward adjustment has been developed for NON-BUILDABLE lots in the Marble Ski Area.

Marble Ski Area Vacant Lots > 1 Acre with Seasonal Access (818525) are valued at **\$61,250 - BUILDABLE**.

Marble Ski Area Vacant Lots < 1 Acre with Seasonal Access (818515) are valued at **\$21,700 - NON-BUILDABLE**.

\$21,700 DIVIDED BY \$61,250 EQUALS 0.354 - ROUNDED TO 35%.

\$79,500 MULTIPLIED BY 0.35 EQUALS \$27,825 - ROUNDED TO \$27,800 PER LOT.