

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
MEADOW/TREE SUBDIVISIONS**

07/01/2006-06/30/2010

SUBDIVISION	LEA	MEDIAN ACREAGE	CURRENT VALUE
CURECANTI TOWNHOMES	10800	0.054	\$35,300
FENSKE: LARGE MEADOW LOTS	10850	8.150	\$109,400
GLATIOTIS: SMALL MEADOW LOTS	10970	1.500	\$99,100
TOBIN RANCHETTES 0-2 ACRES	10990	1.922	\$104,800
TOBIN RANCHETTES 2.01-4 ACRES	11000	2.338	\$113,800
OHIO CREEK PROPERTIES 0-2 ACRES	11020	0.950	\$86,000
OHIO CREEK PROP 4.01-6 ACRES	11030	5.960	\$152,200
VALLEY VIEW	11040	1.313	\$95,100
FAIRVIEW	11050	1.000	\$87,400
FAIRVIEW SOUTH SUBDIVISION	11055	1.930	\$107,200
GUNNISON RANBOW ACRES: WATER INFLUENCE	11070	0.806	\$81,700
MOUNTAIN GLOW MEADOWS: LARGE LOTS	11080	15.460	\$204,700
MOUNTAIN GLOW MEADOWS: SMALL LOTS	11090	4.500	\$139,500
ABRIL MEADOWS	11100	1.110	\$89,800
OHIO MEADOWS I-IV: 2.01-4 ACRES	11110	3.548	\$122,200
OHIO MEADOWS I-IV: 4.01-6 ACRES	11120	4.910	\$143,300
OHIO MEADOWS I-IV: 6.01-8 ACRES	11130	6.881	\$159,200
OHIO MEADOWS I-IV: 10.01-12 ACRES	11140	10.649	\$182,300
COTTONWOOD HOLLOW	11170	0.183	\$51,500
SPRING MEADOWS: SMALL MEADOW LOTS	11190	1.570	\$92,500
SPRING MEADOWS: WATER INFLUENCE	11200	1.190	\$92,500
THORNTON MEADOWS	11220	0.270	\$58,200
ZUPAN ACRES	11230	0.301	\$60,200
WOMBLE TRACTS: MEADOW LOTS	11240	0.610	\$70,900
RIO VISTA: MEADOW LOTS	11260	0.280	\$58,900
RIO VISTA: WEST BRANCH	11270	0.960	\$86,300
ZUGELDER: REMAINDER TRACTS	11280	2.000	\$108,400
ZUGELDER: NON-RIVER 0.0-0.89 ACRES	11290	0.760	\$80,300
ZUGELDER: NONRIVER 0.9-2 ACRES	11300	1.430	\$97,700
ZUGELDER: NONRIVER 2.01-4 ACRES	11310	2.745	\$119,600
CLINES HOMESITES: MEADOW	11320	0.550	\$72,600
COTTONWOOD MEADOWS: NON-RIVER	11360	1.194	\$92,400
GOLD BASIN MEADOWS: MEADOW	11370	0.430	\$67,300
ROCKEY RIVER: MEADOW LOTS	11390	1.800	\$104,900

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
MEADOW/TREE SUBDIVISIONS**

07/01/2006-06/30/2010

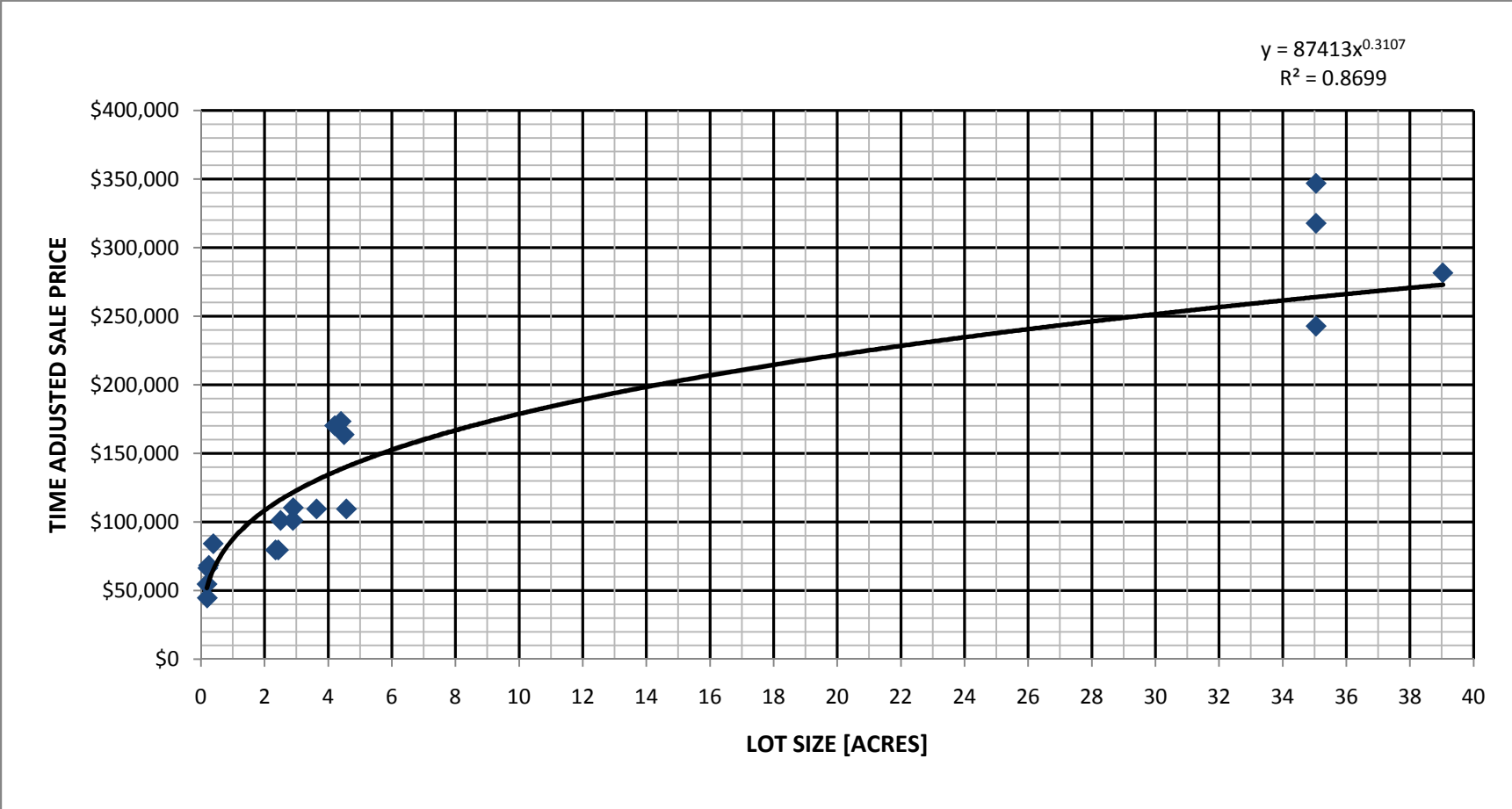
SUBDIVISION	LEA	MEDIAN ACREAGE	CURRENT VALUE
ROCKEY RIVER: RIVER LOTS	11400	2.200	\$185,900
ISLAND ACRES II: DITCH LOTS	11410	0.635	\$75,900
COLUMBINE MEADOWS	11415	0.530	\$71,800
SIERRA VISTA ESTATES 0-2 ACRES	11420	1.565	\$100,500
SIERRA VISTA ESTATES: WATER INFLUENCE	11430	1.574	\$100,500
MOUNTAIN MEADOWS	11440	2.585	\$117,400
SIERRA VISTA ESTATES 8.1-10 ACRES	11450	9.881	\$178,100
NORTH ELK II: MEADOW LOTS	11460	0.725	\$79,100
NORTH ELK I: MEADOW LOTS	11470	1.020	\$88,200
NORTH ELK I: WATER INFLUENCE LOTS	11480	1.020	\$88,200
GUNN RIVER MEADOW 0-2 ACRES	11490	1.288	\$94,600
GUNN RIVER MEADOW 2.01-4 ACRES	11500	2.627	\$118,000
GUNN RIVER STREAM 0-2 ACRES	11510	1.680	\$176,700
GUNN RIVER STREAM 2.01-4 ACRES	11520	2.387	\$188,200
DOS RIOS: TREES*	11540	0.359	\$108,400
DOS RIOS: OFF GOLF COURSE*	11560	0.359	\$108,400
DOS AMIGOS HOMESITES*	11610	0.820	\$131,500
TOMICHI CREEK: OFF CREEK	11620	0.280	\$58,900
EAGLE RIDGE RANCH	11640	5.000	\$144,100
WILD HORSE ESTATES 4.01-6 ACRES	11660	4.950	\$143,700
WILD HORSE ESTATES 6.01-8 ACRES	11670	6.710	\$157,900
FOX MEADOWS 2-4 ACRES	11680	3.900	\$133,400
FOX MEADOWS 4.01-6 ACRES	11690	4.450	\$139,000
RANCHES AT OHIO CREEK (B.E).	11700	8.360	\$169,100
HORSE MEADOWS	11710	2.895	\$121,600
RIVERWALK ESTATES: MEADOW	11720	1.120	\$90,500
LOST MINER: SOUTH SIDE (B.E.)	11750	2.310	\$113,400
NORTH ELK MEADOWS: COMMERCIAL	12510	2.480	\$115,900
SIGNAL PEAK I	12530	1.560	\$97,600
ISLAND ACRES: COMMERCIAL LOTS	12535	1.099	\$90,000
FLYING E SUBDIVISION	12540	5.090	\$145,000
DOS RIOS MOTOR HOTEL SUBDIVISION	12545	1.090	\$89,800

* An additional 60% upward Market Adjustment has been applied to Dos Rios/Dos Amigos Subdivisions (refer to sales on page 11 - LEA 11550)

THESE VALUES ARE BASED ON THE FOLLOWING GRAPH

2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
MEADOW/TREE SUBDIVISIONS

07/01/2006-06/30/2010



THE VALUE (TASP) AND SIZE (ACRES) FROM THE FOLLOWING SALES WERE PLOTTED ON THIS GRAPH

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
MEADOW/TREE SUBDIVISIONS**

07/01/2006-06/30/2010

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R045048	01/16/2008	\$70,000	\$54,775	0.187	370113014006	LOT 6 THORNTON MEADOWS #581655
R044384	05/18/2010	\$45,000	\$44,662	0.194	378703411001	LOT 1 ROSE HIP SUBDIVISION #598501
R045046	01/16/2008	\$85,000	\$66,512	0.211	370113014004	LOT 4 THORNTON MEADOWS #581643
R045050	04/09/2008	\$85,000	\$68,425	0.243	370113014008	LOT 8 THORNTON MEADOWS #583213
R045054	09/02/2008	\$100,000	\$84,250	0.383	370113014012	LOT 12 THORNTON MEADOWS #586217
R044313	09/15/2008	\$94,500	\$79,616	2.340	370114008010	LOT 10 HORSE MEADOWS SUBDIVISION #586494
R044304	09/15/2008	\$94,500	\$79,616	2.430	370114008001	LOT 1 HORSE MEADOWS SUBDIVISION #586496
R044305	09/17/2008	\$120,000	\$101,100	2.500	370114008002	LOT 2 HORSE MEADOWS SUBDIVISION #586546
R044310	09/17/2008	\$120,000	\$101,100	2.890	370114008007	LOT 7 HORSE MEADOWS SUBDIVISION #586548
R044312	10/29/2008	\$130,000	\$110,500	2.900	370114008009	LOT 9 HORSE MEADOWS SUBDIVISION #587355
R044307	09/15/2008	\$130,000	\$109,525	3.630	370114008004	LOT 4 HORSE MEADOWS SUBDIVISION #586493
R043143	08/11/2006	\$260,000	\$170,300	4.200	370114007003	LOT 3 FOX MEADOWS SUBDIVISION #567928
R043145	03/27/2007	\$245,000	\$173,338	4.400	370114007005	LOT 5 FOX MEADOWS SUBDIVISION #574592
R043144	08/04/2006	\$250,000	\$163,750	4.500	370114007004	LOT 4 FOX MEADOWS SUBDIVISION #567738
R044306	09/15/2008	\$130,000	\$109,525	4.570	370114008003	LOT 3 HORSE MEADOWS SUBDIVISION #586495
R042749	07/28/2006	\$375,000	\$242,812	35.050	370100005013	LOT 4 HORSE RIVER RANCH SUBD #567447
R042748	03/12/2010	\$325,000	\$317,688	35.050	370100005012	LOT 5 HORSE RIVER RANCH SUBD #597401
R042744	04/03/2007	\$485,000	\$346,775	35.050	370100005002	LOT 8 HORSE RIVER RANCH SUBD #574183
R042752	09/13/2006	\$425,000	\$281,563	39.038	370100005004	LOT 17 HORSE RIVER RANCH SUBD #569040