

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
RIVER LAND STUDY**

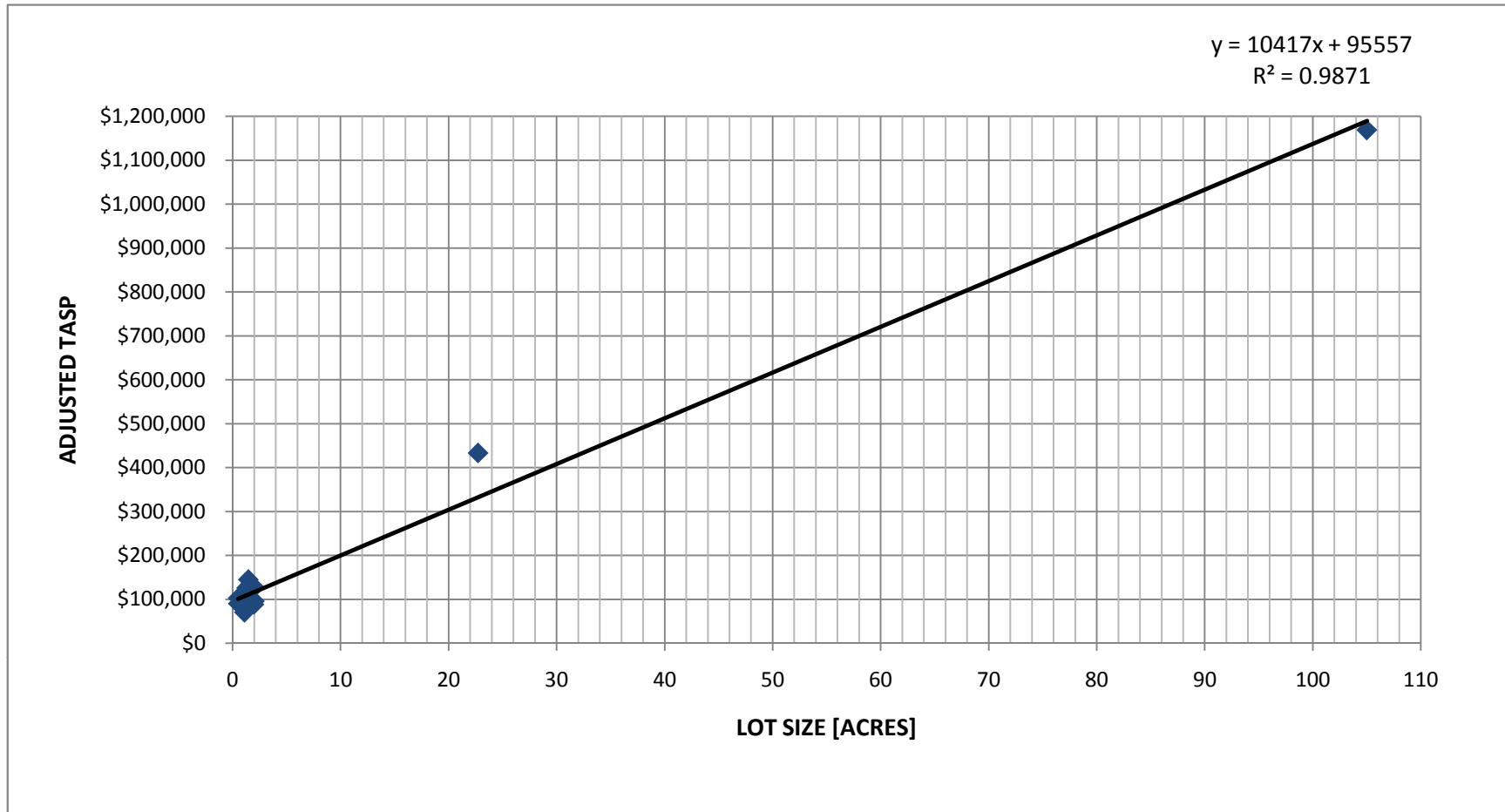
07/01/2006-06/30/2010

ACRES	LEA	VALUE
0.0 - 0.99	12080	\$105,900
1.00 - 1.50	12090	\$111,200
1.51 - 1.99	12100	\$116,300
2.0 - 2.50	12110	\$121,600
2.51 - 3.0	12120	\$126,800
3.01 - 4.0	12130	\$137,200
4.01 - 6.0	12140	\$158,100
6.01 - 8.0	12150	\$178,900
8.01 - 10.0	12160	\$199,700
10.01 - 12.0	12170	\$220,600
12.01 - 14.0	12180	\$241,400
14.01 - 16.0	12190	\$262,200
16.01 - 18.0	12200	\$283,100
18.01 - 20.0	12210	\$303,900
20.01 - 22.0	12220	\$324,700
22.01 - 24.0	12230	\$345,600
24.01 - 26.0	12240	\$366,400
26.01 - 28.0	12250	\$387,200
28.01 - 30.0	12260	\$408,100
30.01 - 32.0	12270	\$428,900
32.01 - 34.99	12280	\$449,700
35.0+	12290	\$13,200 PER ACRE

THESE VALUES ARE BASED ON THE FOLLOWING GRAPH

2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
RIVER LAND STUDY

07/01/2006-06/30/2010



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

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
RIVER LAND STUDY**

07/01/2006-06/30/2010

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ADJUSTED TASP	ACRES	PARCEL NUMBER	LEGAL
R043446	06/29/2009	\$177,000	\$161,070	\$103,085	0.515	370124014001	LOT 1 HIDEAWAY ON THE RIVER #591843
R007813	10/30/2009	\$150,000	\$141,000	\$90,240	0.522	351733102011	LOT 12 WOMBLE TRACTS #594909
R042812	08/17/2007	\$147,900	\$110,186	\$70,519	1.089	370124012006	LOT SF6 COTTONWOOD MEADOWS #579081
R042808	10/12/2006	\$224,600	\$150,482	\$96,308	1.104	370124012002	LOT SF2 COTTONWOOD MEADOWS #569966
R043403	08/16/2006	\$300,000	\$196,500	\$125,760	1.290	370124013009	LOT 9 RIVERWALK ESTATES #568167
R044171-74	09/07/2006	\$342,000	\$226,579	\$145,011	1.456	3701112401001-4	LOTS 1-4 THE GLEN #568842
R043399	07/25/2006	\$300,000	\$194,250	\$124,320	1.880	370124013005	LOT 5 RIVERWALK ESTATES #567350
R043402	10/16/2009	\$215,000	\$202,100	\$129,344	1.930	370124013008	LOT 8 RIVERWALK ESTATES #594828
R045491	08/21/2009	\$150,000	\$138,750	\$88,800	1.970	370124003023	LOT 2 GUNNISON RIVER FILING 2 #593139 #596574
R010102	09/20/2007	\$199,500	\$150,124	\$96,079	2.002	370124003009	LOT 9 GUNNISON RIVER FILING 2 #578863 #580262
R044358	05/30/2007	\$600,000	\$433,500	\$433,500	22.710	370113000031	22.71 AC IN S2NW4 SEC 13 50N1W #575705
R041530	06/24/2008	\$1,425,000	\$1,168,500	\$1,168,500	105.010	351500000030	105.01 AC IN NW4SW4 SEC 26 & N2SE4 SEC 27 51N1W #588644