

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
SUBDIVISIONS**

JULY 1, 2006 - JUNE 30, 2010

ACREAGE LESS THAN 1 ACRE SEASONAL ACCESS: 10 (COMP)

ACREAGE LESS THAN 1 ACRE YEAR-ROUND ACCESS: 11

\$7,500 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	AREA	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R016034	07/31/2008	\$7,500	0.48	1	\$7,500	318500000038	.48 ACRES IN SE4SW4. SEC 10 13S90W #585565

VANTUYL VILLAGE R1M: 10510

\$54,300 PER SITE

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER SITE	PARCEL NUMBER	LEGAL
R044214	01/16/2007	\$68,900	\$47,713	1	\$47,713	370136226016	LOT 35 VANTUYL VILLAGE SUBDIVISION #584845 #597705
R044215	01/16/2007	\$68,900	\$47,713	1	\$47,713	370136226017	LOT 36 VANTUYL VILLAGE SUBDIVISION #598732
R044229	01/16/2007	\$70,000	\$48,475	1	\$48,475	370136226031	LOT 49 VANTUYL VILLAGE SUBDIVISION #572365
R044200	03/22/2007	\$70,000	\$49,525	1	\$49,525	370136226002	LOT 21 VANTUYL VILLAGE SUBDIVISION #574394
R044228	03/22/2007	\$70,000	\$49,525	1	\$49,525	370136226030	LOT 48 VANTUYL VILLAGE SUBDIVISION #577003
R044223	01/16/2007	\$75,000	\$51,938	1	\$51,938	370136226025	LOT 43 VANTUYL VILLAGE SUBDIVISION #572440
R044203	10/05/2007	\$70,000	\$53,200	1	\$53,200	370136226005	LOT 24 VANTUYL VILLAGE SUBDIVISION #579329
R044207	01/16/2007	\$77,500	\$53,669	1	\$53,669	370136226009	LOT 28 VANTUYL VILLAGE SUBDIVISION #572279
R044225	12/28/2007	\$70,000	\$54,250	1	\$54,250	370136226027	LOT 45 VANTUYL VILLAGE SUBDIVISION #581334
R044201	06/29/2009	\$60,000	\$54,600	1	\$54,600	370136226003	LOT 22 VANTUYL VILLAGE SUBDIVISION #591823
R044222	01/16/2007	\$80,000	\$55,400	1	\$55,400	370136226024	LOT 42 VANTUYL VILLAGE SUBDIVISION #572501
R044204	03/07/2008	\$70,000	\$55,825	1	\$55,825	370136226006	LOT 25 VANTUYL VILLAGE SUBDIVISION #582597
R044199	05/24/2007	\$77,500	\$55,994	1	\$55,994	370136226001	LOT 20 VANTUYL VILLAGE SUBDIVISION #589641 #592073
R044209	02/15/2007	\$80,000	\$56,000	1	\$56,000	370136226011	LOT 30 VANTUYL VILLAGE SUBDIVISION #579174
R044206	09/14/2007	\$75,000	\$56,437	1	\$56,437	370136226008	LOT 27 VANTUYL VILLAGE SUBDIVISION #578738
R044208	07/31/2007	\$77,500	\$57,156	1	\$57,156	370136226010	LOT 29 VANTUYL VILLAGE SUBDIVISION #577517
R044230	06/07/2010	\$77,500	\$77,500	1	\$77,500	370136226032	LOT 50 VANTUYL VILLAGE SUBDIVISION #598872

VANTUYL VILLAGE R2M: 10520

\$58,900 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R044216	01/16/2007	\$68,800	\$47,644	1	\$47,644	370136226018	LOT 37 VANTUYL VILLAGE SUBDIVISION #575371
R044219	01/16/2007	\$85,000	\$58,862	1	\$58,862	370136226021	LOT 40 VANTUYL VILLAGE SUBDIVISION #572277
R044220	03/22/2007	\$85,000	\$60,138	1	\$60,138	370136226022	LOT 41 VANTUYL VILLAGE SUBDIVISION #573862

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VANTUYL VILLAGE R3: 10530

\$22,200 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R044247	10/31/2007	\$175,000	\$133,000	6	\$22,167	370136229003	LOT 64 VANTUYL VILLAGE SUBDIVISION #580024

ROCK CREEK VILLAGE: 10640 (COMP)

ROCK CREEK COMMONS: 10650 (COMP)

PARK MEADOWS: 10540

\$28,500 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R032493	11/09/2006	\$42,000	\$28,455	1	\$28,455	370136216002	UNIT 11 PARK MEADOWS #570773

MOUNTAINEER TOWNHOMES: 10550 (COMP)

MEADOWS VILLAGE: 10560

\$55,000 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R043350	07/28/2006	\$85,000	\$55,038	1	\$55,038	370136220003	LOT 27 MEADOWS VILLAGE #567435

MEADOWS R-1 & R-2: 10570

\$6.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	TASP	20% LAND VALUE	SQFT	PER SQUARE FOOT	PARCEL NUMBER	LEGAL
R032162	07/19/2006	\$3,775,570	\$755,114	127,495	\$5.92	370136006005	LOT 17 THE MEADOWS PHASE 1R #567452 #569324 #569491

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FRED LONG SMALL LOTS: 10660 (COMP)
FRED LONG AVERAGE LOTS: 10670 (COMP)
COTTONWOOD ACRES: 10670* (COMP) - *PLUS ADJUSTMENT FOR SIZE

MEADOW VISTA SOUTH: 10580 \$43,500 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R044396	10/14/2009	\$35,000	\$32,900	1	\$32,900	378702243012	LOT 12 MEADOW VISTA SOUTH #597873
R044399	02/25/2010	\$37,100	\$35,987	1	\$35,987	378702243015	LOT 15 MEADOW VISTA SOUTH #597068
R044420	05/05/2009	\$45,000	\$40,612	1	\$40,612	378702242009	LOT 35 MEADOW VISTA SOUTH #596174 #596304
R044390	07/16/2009	\$45,000	\$41,288	1	\$41,288	378702243006	LOT 6 MEADOW VISTA SOUTH #592247
R044409	12/15/2008	\$48,000	\$41,520	1	\$41,520	378702243025	LOT 25 MEADOW VISTA SOUTH #588138
R044403	07/23/2008	\$55,000	\$45,512	1	\$45,512	378702243019	LOT 19 MEADOW VISTA SOUTH #585339
R044389	07/06/2007	\$62,500	\$46,094	1	\$46,094	378702243005	LOT 5 MEADOW VISTA SOUTH #576959 #599426
R044388	07/13/2007	\$62,500	\$46,094	1	\$46,094	378702243004	LOT 4 MEADOW VISTA SOUTH #576977
R044391	07/17/2007	\$62,500	\$46,094	1	\$46,094	378702243007	LOT 7 MEADOW VISTA SOUTH #577568 #586449
R044385	07/06/2007	\$69,000	\$50,888	1	\$50,888	378702243001	LOT 1 MEADOW VISTA SOUTH #576805

RAINBOW MEADOW ESTATES SFR: 10590 \$51,000 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R043385	07/23/2007	\$65,000	\$47,938	1	\$47,938	370135353014	LOT 16 RAINBOW MEADOWS ESTATES FILING 2 #577283
R042433	08/22/2007	\$65,000	\$48,425	1	\$48,425	370135353013	LOT 15 RAINBOW MEADOWS ESTATES FILING 2 #578446
R042436	10/27/2008	\$60,000	\$51,000	1	\$51,000	370135353009	LOT 19 RAINBOW MEADOWS ESTATES FILING 2 #587341
R042421	03/13/2009	\$69,000	\$61,238	1	\$61,238	370135352001	LOT 6 RAINBOW MEADOWS ESTATES FILING 2 #589611
R042424	06/03/2010	\$65,800	\$65,800	1	\$65,800	370135352004	LOT 4 RAINBOW MEADOWS ESTATES FILING 2 #598814

RAINBOW MEADOW ESTATES DUPLEX: 10600

\$55,100 PER UNIT

VALUE ARRIVED AT BY APPLYING 108% DUPLEX ADJUSTMENT TO RAINBOW MEADOW ESTATES SFR VALUE OF \$51,000

\$51,000 X 1.08 = \$55,080 ROUNDED TO \$55,100

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W MOUNTAIN RANCH: 10610

\$73,200 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R040742	09/21/2006	\$104,000	\$68,900	1	\$68,900	378701244003	LOT 20 W MOUNTAIN RANCH SUBD #569344
R040746	07/05/2007	\$105,000	\$77,438	1	\$77,438	378701244007	LOT 30 W MOUNTAIN RANCH SUBD #576807

W MTN RANCH BORDERING COMMON GROUND: 10620

\$80,100 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R040729	01/29/2010	\$65,000	\$62,562	1	\$62,562	378701243008	LOT 8 W MOUNTAIN RANCH SUBD #596625
R040724	03/24/2010	\$80,000	\$78,200	1	\$78,200	378701243034	LOT 5 W MOUNTAIN RANCH SUBD #597767
R044298	06/11/2010	\$82,000	\$82,000	1	\$82,000	378701243033	LOT 4 W MOUNTAIN RANCH SUBD #599058
R043635	06/10/2008	\$116,500	\$95,530	1	\$95,530	378701243031	LOT 3 W MOUNTAIN RANCH SUBD #584351

SUN SPOT: 10630

\$25,800 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R032207	09/05/2006	\$39,000	\$25,838	1	\$25,838	370135338051	LOT 32 SUNSPOT SUB #568799

ANTELOPE HILLS I: 10690 (COMP)

SIGNAL PEAK II: 10960 (COMP)

ANTELOPE HILLS MH: 10680

\$15,300 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R010020	12/07/2006	\$21,800	\$14,933	1	\$14,933	370122305053	LOT 69 ANTELOPE HILLS MH SUBD #581652
R010026	05/21/2010	\$15,800	\$15,682	1	\$15,682	370122305058	LOT 75 ANTELOPE HILLS MH SUBD #598586

ANTELOPE HILLS II: 10700 (COMP)

WEST ANTELOPE CREEK: 10710

\$32,300 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R041604	07/06/2006	\$49,900	\$32,310	1	\$32,310	370121403001	LOT 3 WEST ANTELOPE CREEK SUBD #566702

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PLEASANTVIEW: 11650 (COMP)

PONDEROSA PARK: 11330

\$29,000 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R042806	02/22/2007	\$31,000	\$21,700	1	\$21,700	370124011035	LOT 1 PONDEROSA PARK #573199
R042779	07/30/2007	\$38,500	\$28,394	1	\$28,394	370124011008	LOT E14 PONDEROSA PARK #577948
R042799	03/23/2007	\$41,000	\$29,008	1	\$29,008	370124011028	LOT 3 PONDEROSA PARK #573881
R042773	03/07/2008	\$40,500	\$32,299	1	\$32,299	370124011002	LOT E20 PONDEROSA PARK #582574
R042800	07/03/2008	\$39,800	\$32,934	1	\$32,934	370124011029	LOT 4 PONDEROSA PARK #584941

COTTONWOOD MEADOWS: AFFECTED ACCESS: 11350

\$92,100 PER UNIT

VALUE ARRIVED AT BY APPLYING 55% ACCESS ADJUSTMENT TO COTTONWOOD MEADOWS RIVER VALUE OF \$167,500

\$167,500 X 0.55 = \$92,125 ROUNDED TO \$92,100

DOS RIOS ON GOLF COURSE: 11550

\$146,600 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R010744	08/16/2006	\$200,000	\$131,000	1	\$131,000	378710006038	LOT 83 DOS RIOS UNIT 3 #598593
R010762	07/11/2007	\$220,000	\$162,250	1	\$162,250	378710007020	LOT 72 DOS RIOS UNIT 3 #576928

* Based upon these sales, an additional 60% upward Market Adjustment has been applied to all other LEA's in the Dos Rios/Dos Amigos Subdivisions

GUNNISON RIVERBANKS RANCH: 11760

\$589,000 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R042961*	08/29/2006	\$550,000	\$360,250	1	\$360,250	369904001014	LOT 21 GUNNISON RIVERBANKS RANCH SUBD #568521
R042953	11/07/2006	\$677,000	\$458,668	1	\$458,668	369904001006	LOT 16 GUNNISON RIVERBANKS RANCH SUBD #570726
R042959	08/21/2007	\$640,000	\$476,800	1	\$476,800	369904001012	LOT 3 GUNNISON RIVERBANKS RANCH SUBD #578151
R042956	05/12/2008	\$725,000	\$589,062	1	\$589,062	369904001009	LOT 4 GUNNISON RIVERBANKS RANCH #583923
R042921	04/08/2008	\$800,000	\$644,000	1	\$644,000	369904001002	LOT 7 GUNNISON RIVERBANKS RANCH SUBD #583202
R042967	12/01/2009	\$940,000	\$897,700	1	\$897,700	351733402004	LOT 12 GUNNISON RIVERBANKS RANCH SUBD #596179

* THIS LOT IS NOT ON RIVER

ELK RIVER RANCH: 11770

\$231,900 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	PER UNIT	PARCEL NUMBER	LEGAL
R044160 +	09/22/2006	\$700,000	\$463,758	2	\$231,879	351500005004 & 10	TRACTS 2 & 7 ELK RIVER RANCH #569349
R044161 +	09/22/2006	\$700,000	\$463,758	2	\$231,879	351500005005 & 3	TRACTS 3 & 9 ELK RIVER RANCH #569347
R044162 +	09/22/2006	\$700,000	\$463,758	2	\$231,879	351500005006 & 7	TRACTS 4 & 8 ELK RIVER RANCH #569353
R044165 +	09/22/2006	\$700,000	\$463,758	2	\$231,879	351500005009 & 11	TRACTS 5 & 12 ELK RIVER RANCH #569355
R044168 +	09/22/2006	\$700,000	\$463,758	2	\$231,879	351500005001 & 12	TRACTS 6 & 10 ELK RIVER RANCH #569357