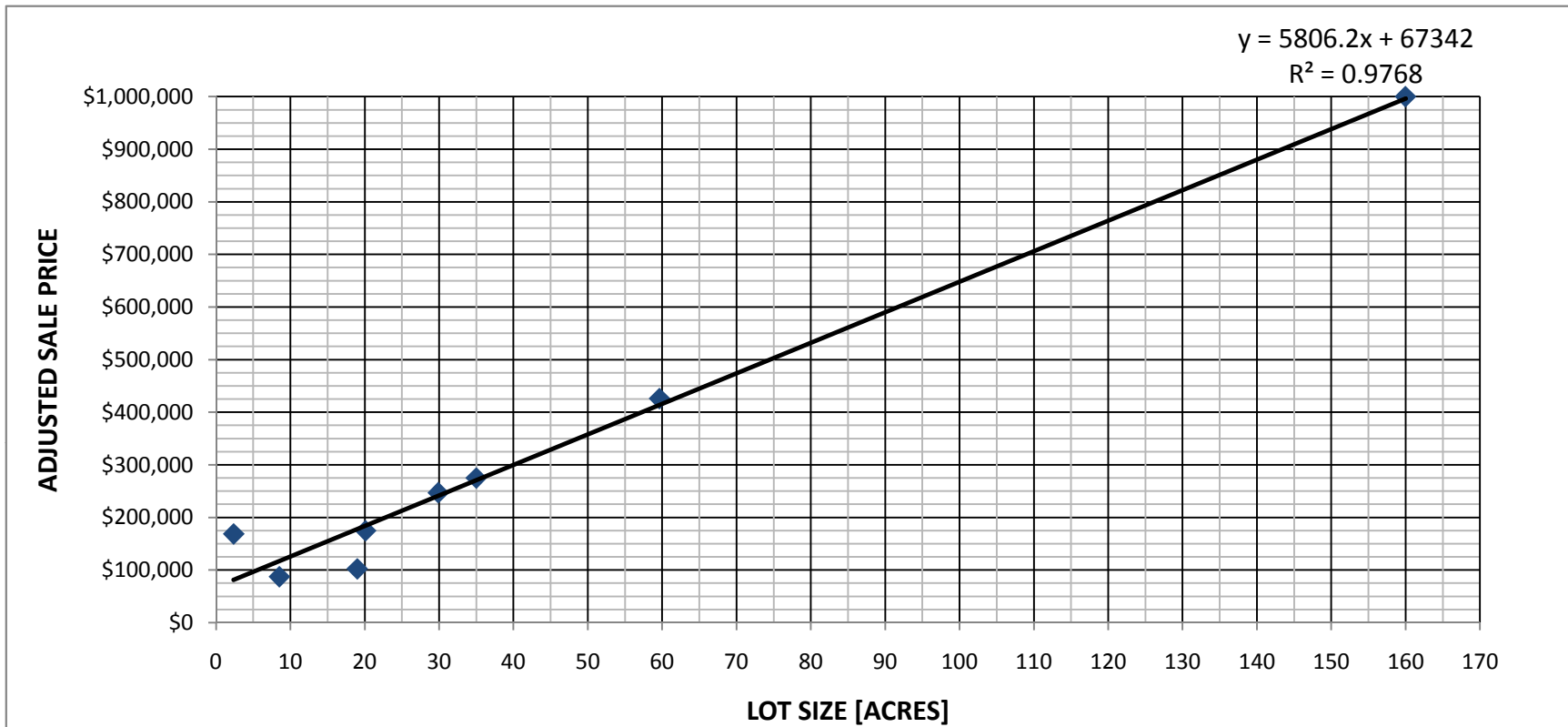


2011 REAPPRAISAL ECONOMIC AREA 8 VACANT LAND RIVER LAND STUDY

07/01/2006-06/30/2010

RIVER ALMONT: 80140 (COMP)
RIVER GOOD ACCESS: 80100
RIVER GOOD ACCESS MIXED: 80101
RIVER FAIR ACCESS: 80110
RIVER FAIR ACCESS MIXED: 80111
RIVER POOR ACCESS: 80120
RIVER POOR ACCESS MIXED: 80121
\$5,806/ACRE



THE VALUE AND SIZE FROM THE FOLLOWING SALES WERE PLOTTED ON THIS GRAPH

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

07/01/2006-06/30/2010

ACCOUNT NUMBER	SALE DATE	SALE PRICE	ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R007089	09/08/2008	\$168,750	\$168,750	2.38	351722000025	2.38 ACRES IN NE4SE4 SEC 22 51N1E #586368
R012022	08/24/2007	\$87,250	\$87,250	8.52	424300000055	8.52 IN SEC 23 46N2W #578200
R033655	09/11/2009	\$160,000	\$102,400	19.00	379100002015	LOT 1A GREEN MESA RANCH #594047
*R032079	09/25/2006	\$699,000	\$174,750	20.10	379100002017	LOT 3 GREEN MESA RANCH
*R032078	09/27/2007	\$988,000	\$247,000	29.90	379100002016	LOT 2 GREEN MESA RANCH
R016123	09/07/2007	\$275,000	\$275,000	35.00	318300000107	35 AC +- TRACT IN SW4. & PART OF
R016384	06/28/2008	\$426,000	\$426,000	59.64	398700000027	E2NW4.NE4SW4.(-2A) SEC 35 48N6W LYING SW OF COUNTY RD 864 #584887
R044989	09/04/2007	\$1,000,000	\$1,000,000	160.00	318300000108	SW4NW4.NW4SW4. SEC 28, SE4NE4. NE4SE4. SEC 29 14S86W 160 ACRES #588422

RIVER GOOD ACCESS: 80100

1:3 L/B RATIO

* \$699,000
* \$988,000

\$174,750
\$247,000

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

07/01/2006-06/30/2010