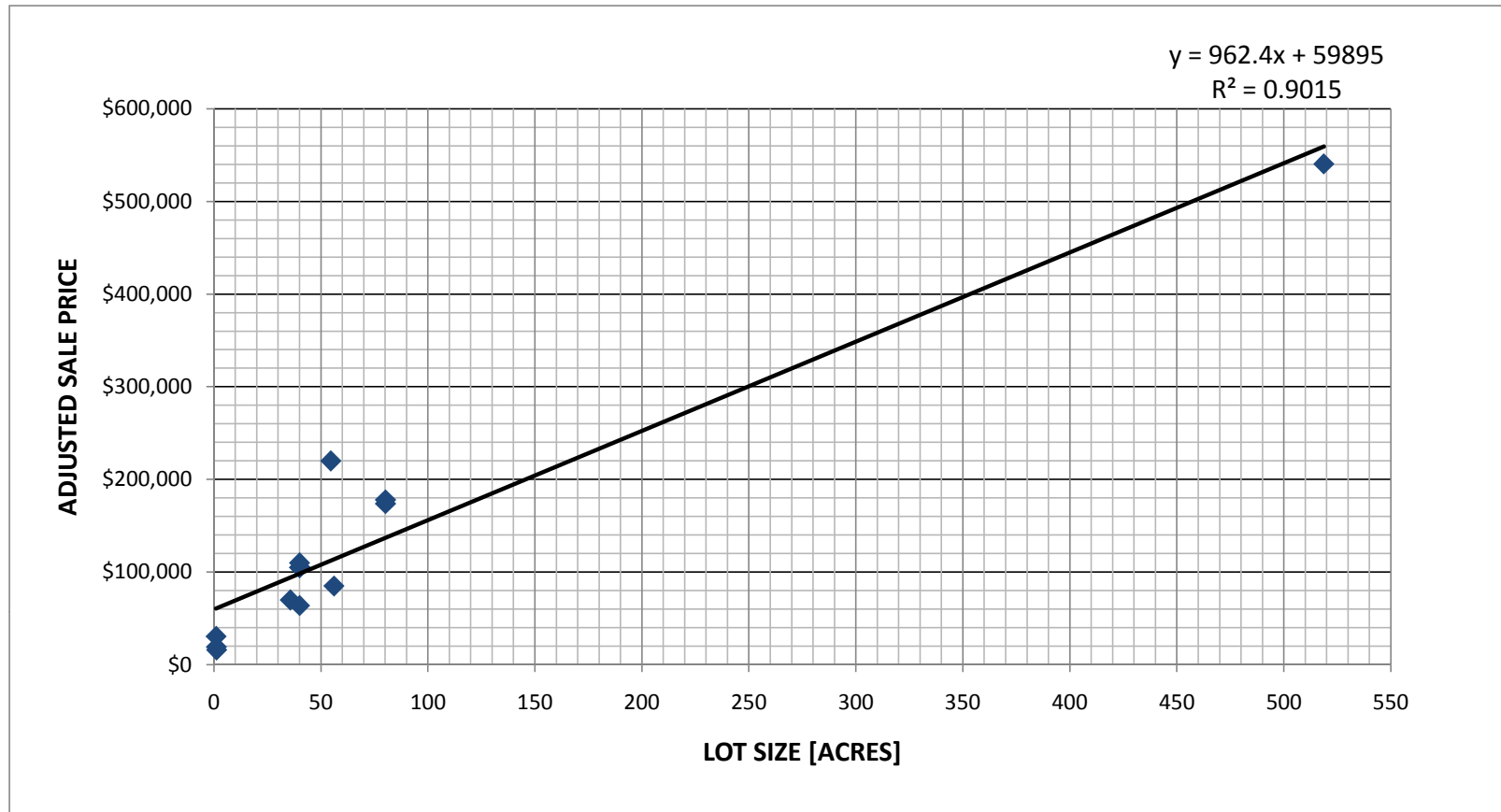


2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SAGE LAND STUDY: GOOD ACCESS

07/01/2006-06/30/2010

SAGE GOOD ACCESS: 80040
SAGE GOOD ACCESS MIXED: 80041
\$962/ACRE



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

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SAGE LAND STUDY: GOOD ACCESS**

07/01/2006-06/30/2010

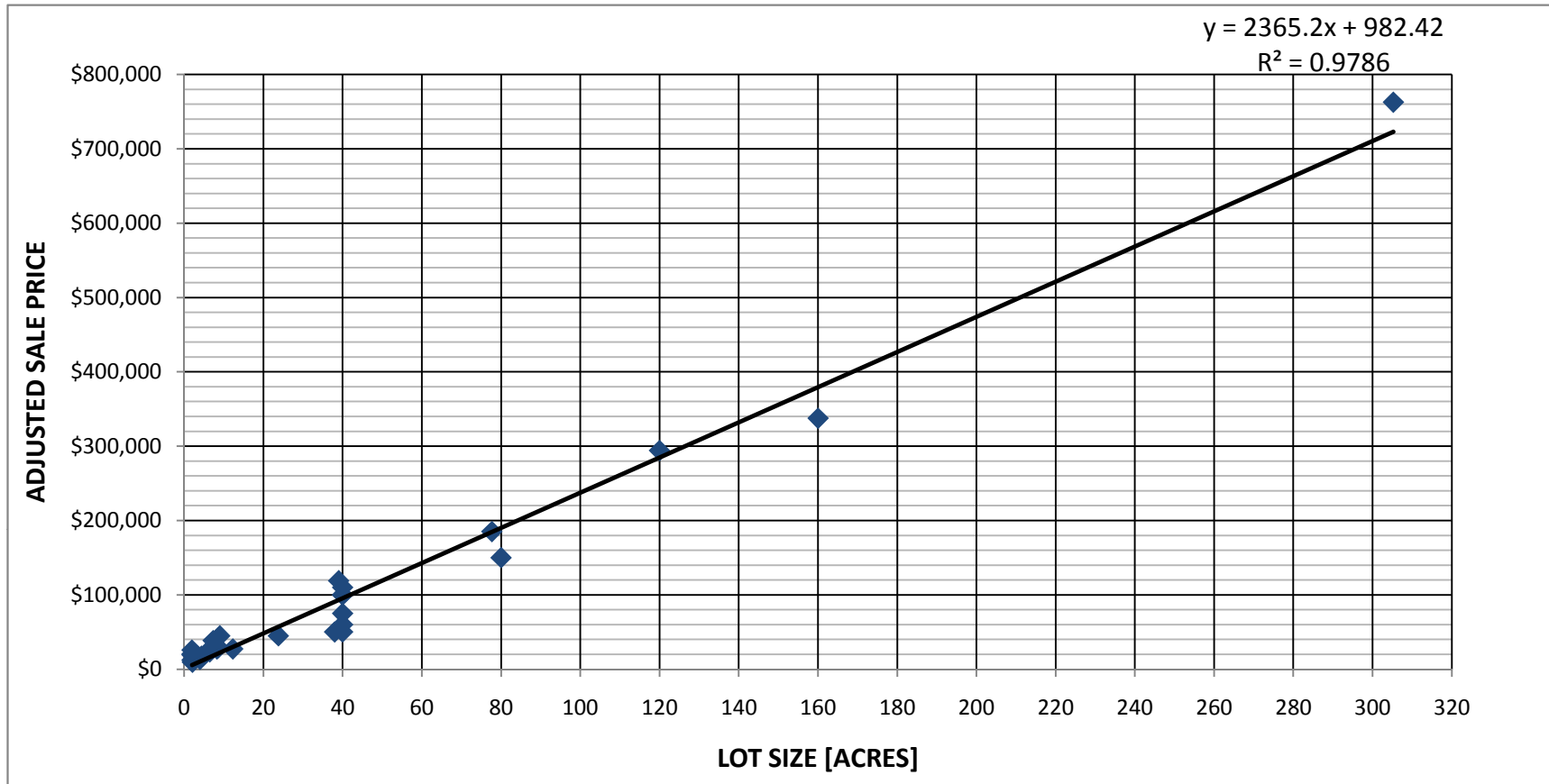
ACCOUNT NUMBER	SALE DATE	SALE PRICE	ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R016544	08/18/2006	\$48,000	\$30,700	1.00	398304101048	LOTS 36A & 37 BLUE MESA VILLAGE #568169
R016548	02/13/2007	\$30,000	\$19,200	1.13	398304101059	LOTS 40 & 41 BLUE MESA VILLAGE #572969
R016546	12/07/2006	\$25,000	\$16,000	1.25	398304101045	LOTS 38 & 39 BLUE MESA VILLAGE #571506
R042911	05/20/2010	\$70,000	\$70,000	35.69	424300000061	35.69 AC TRACT OF LAND IN S2NW4SW4 SEC 3, E2SE4 SEC 4 & NE4NE4 SEC 9 46N2W #598611
R025478	10/18/2007	\$64,000	\$64,000	40.00	397500000007	NW4NE4. SEC 12 48N1W #579908
R045389	01/20/2009	\$110,000	\$110,000	40.03	379300000077	40.03 AC TRACT IN N2SE4 SEC 4 49N3E #588683
R040190	01/15/2009	\$105,000	\$105,000	40.08	405100003002	SW4SE4. SEC 14 47N3W AKA GOOSE CREEK ESTATES #596104
R040169	01/15/2009	\$105,000	\$105,000	40.09	405100003010	N2S2NW4. SEC 24 47N3W AKA GOOSE CREEK ESTATES #596102
R040182	01/15/2009	\$105,000	\$105,000	40.10	405100003012	S2S2NW4. SEC 24 47N3W AKA GOOSE CREEK ESTATES #596102
R040185	01/15/2009	\$105,000	\$105,000	40.10	405100003009	S2N2NW4. SEC 24 47N3W AKA GOOSE CREEK ESTATES #596103
R025776	06/25/2007	\$220,000	\$220,000	54.61	398300000011	54.61 ACRE TRACT IN LOTS 15, 16 (S2NE4) & NW4SE4. SEC 6 48N4W #600114
R011209	05/24/2007	\$85,000	\$85,000	56.07	405100003029	LOT 2 TRACT IN N2SE4NE4. SEC 25 47N3W AKA GOOSE CREEK ESTATES #575646
R040170	07/05/2006	\$178,000	\$178,000	80.18	405100003028	N2SW4. SEC 24 47N3W AKA GOOSE CREEK ESTATES #596102
R040183	07/05/2006	\$174,000	\$174,000	80.18	405100003027	S2SW4SW4. SEC 13, S2SE4SE4. SEC 14 & NE4NE4. SEC 23 47N3W AKA GOOSE CREEK ESTATES
R007674	09/11/2008	\$540,500	\$540,500	518.68	378100000022	518.684 AC +/- IN SECTIONS 34,35 49N4W #586435 #586436 #586437 #586438 #586439 #586440

2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND

SAGE LAND STUDY: FAIR/POOR ACCESS

07/01/2006-06/30/2010

SAGE FAIR ACCESS: 80050
SAGE FAIR ACCESS MIXED: 80051
SAGE POOR ACCESS: 80060
SAGE POOR ACCESS MIXED: 80061
\$2,365/ACRE



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

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SAGE LAND STUDY: FAIR/POOR ACCESS**

07/01/2006-06/30/2010

SAGE FAIR ACCESS: 80050

SAGE POOR ACCESS: 80060

ACCOUNT NUMBER	SALE DATE	SALE PRICE	ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R045189	07/07/2008	\$30,000	\$19,200	2.0	405120003039	LOT 262 BLUE MESA SUBD 1 #585108
R011472	02/13/2009	\$19,300	\$12,350	2.0	405118006017	LOT 171 BLUE MESA SUBD 2 #590204
R016796	10/05/2009	\$32,000	\$20,480	2.0	404913001008	LOT 267 BLUE MESA SUBD 2 #594480
R016970	06/28/2007	\$40,000	\$25,600	2.0	405118007012	LOT 242 BLUE MESA SUBD 1 #596275
R044589	08/23/2007	\$14,500	\$9,280	2.1	405108002022	LOT 4 BLUE MESA SUBD 2 #578195
R016907	09/05/2006	\$20,500	\$13,120	4.0	405119004033	LOTS 147 & 148 BLUE MESA SUBD 1 #569053
R044671	10/20/2007	\$27,500	\$17,600	4.4	405107001010	LOTS 48 & 49 BLUE MESA SUBD 2 #579753
R016815****	09/29/2008	\$36,300	\$23,230	6.5	405118004014	LOT 287, 299, & 300 BLUE MESA SUBD 2 #587148
R016808	07/10/2006	\$45,000	\$28,800	6.9	405118004022	LOTS 280-282 BLUE MESA SUBD 2 #566754
R007134	04/09/2009	\$60,000	\$38,400	7.4	378135002003	LOT 8 BLUE MESA LAKE HIGHLANDS #590102
R016821**	10/26/2007	\$42,500	\$27,200	8.3	405118003034	LOTS 293 - 294 & LOT 323, 283 BLUE MESA
R016569	08/27/2009	\$45,500	\$29,120	8.7	405108002021	LOT 1, 2, & 3 BLUE MESA SUBD 2 #593403
R016713	08/17/2007	\$70,000	\$44,800	9.0	405118005035	LOTS 174,203,204 BLUE MESA SUBD 2 #578154
R016811*	10/26/2007	\$42,500	\$27,200	12.3	405118004024	LOTS 284 & 285,295, 296,321,& 322 BLUE MESA SUBD 2
R016748***	07/17/2009	\$70,000	\$44,800	23.8	405107002005	LOT 211,212,213,214,215,216, 217 & 283 BLUE MESA SUBD 2
R033084	10/19/2006	\$50,000	\$50,000	38.0	398100000051	SW4NW4. SEC 8 48N3W #570199
R033855	08/15/2007	\$119,000	\$119,000	39.0	404900000103	39.0 AC TR IN NE4NE4. SEC 15 47N4W #577961
R007009	12/01/2006	\$75,000	\$75,000	40.0	397300000061	NW4NE4. SEC 7 48N1E #571356
R010345	05/30/2007	\$50,000	\$50,000	40.0	378700000040	E2SE4SE4. SEC 32 49N1W NW4NW4NW4.SEC 4 NE4NE4NE4. SEC 5 48N1W TOTAL 40 AC
R011215	12/19/2007	\$100,000	\$100,000	40.0	405300000052	SE4NW4. SEC 26 47N2W 40 ACRES #581162
R012415	07/17/2009	\$60,000	\$60,000	40.0	398100000020	NE4NE4. SEC 7 48N3W #592265
R042406	08/20/2009	\$100,000	\$100,000	40.0	405300000113	SE4NE4. SEC 27 47N2W #593198
R032892	09/30/2009	\$110,000	\$110,000	40.0	398700000022	SE4SE4. SEC 25 48N6W #594312
R040240	10/12/2007	\$185,000	\$185,000	77.7	405100000091	N2E2NE4. & N2NE4SE4. SEC 19 47N3W #593557
R032240	07/17/2007	\$150,000	\$150,000	80.0	404900000029	77.675A IN NE4, SE4NW4, NW4SE4, NE4NE4SW4 SEC 23 47N4W #577154
R032306	08/03/2006	\$294,000	\$294,000	120.0	405300000051	SW4NW4. NW4SW4. SEC 26 47N2W #567794
R009487	11/14/2008	\$337,500	\$337,500	160.0	351900000069	N2E2NE4. & N2NE4SE4. SEC 19 47N3W #593557
R016125	10/31/2006	\$762,500	\$762,500	305.3	318300000012	LOTS 5-8,13,14 SEC 5, LOTS 5,12,13, SEC 6 13S89W 305.26A #570780