

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

ACREAGE VAC < 1 AC SEASONAL :LEA 10 (COMP)

ACREAGE VAC < 1 AC YEAR ROUND: LEA 11

\$7,500 PER UNIT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	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

SOMERSET LARGE: LEA 80190 (COMP)

SOMERSET AVERAGE: LEA 80180

\$24,500 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R015874	06/29/2007	\$24,500	5435	1	\$24,500	318517008005	LOT 5 BLK 8 SOMERSET #576831

WHITEPINE RIVER: LEA 80230 (COMP)

WHITEPINE ACREAGE: LEA 80250 (COMP)

WHITEPINE AVERAGE: LEA 80220

\$0.60 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R009559	08/15/2007	\$43,000	\$10,750	30110	1	\$0.36	368934001037	LOTS 31 & 32, E 5' OF MAIN ST ADJ & .393A IN BLK 5 WHITE PINE BLK 1
R009614	10/22/2008	\$45,000	\$11,250	13650	1	\$0.82	368934002030	S 20' OF LOT 35,ALL LOT 36,N 35' OFLOT 37, W 5' BL WHITE PINE

WHITEPINE VACANT < 1 ACRE: LEA 80240

\$2.30 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R009593	01/23/2007	\$38,500	16536	1	\$2.33	368934002009	LOTS 8,9,10 BLK 2 WHITE PINE #572664

LA VETA PLACER: LEA 80270 (COMP)

LA VETA PLACER IMPROVED: LEA 80280

\$790 PER SITE

VALUE DETERMINED BY APPLYING A 22% SIZE ADJUSTMENT TO PITKIN AFFECTED LOTS VALUE OF \$3,600

\$3,600 X 0.22 = \$792 ROUNDED TO \$790 PER LOT

PITKIN SINGLE LOT: LEA 80290

\$2,750 PER SITE

VALUE DETERMINED BY APPLYING A 22% SINGLE LOT ADJUSTMENT TO THE PITKIN AVERAGE LOT VALUE OF \$12,500

\$12,500 X 0.22 = \$2,750

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PITKIN AFFECTED LOTS: LEA 80300

\$3,600 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R003872	08/30/2006	\$18,000		5	5	\$3,600	369109406004	LOTS 18-22, BLK 54 PITKIN #568646

PITKIN AVERAGE: LEA 80310

\$12,500 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R044994	09/10/2008	\$20,000			2	\$10,000	369109143014	LOTS 15 & 16 BLK 36 PITKIN #586704
R042372	09/21/2007	\$48,000		0.2870	4	\$12,000	369109404009	LOTS 4-7 BLK 44 PITKIN #579004
R045230*	08/29/2008	\$75,000			6	\$12,500	369110219007	LOTS 1-3 LOTS 24-26 & LOTS 1-3, 24-26 BLK 14 PITKIN
R003802	09/26/2007	\$52,800		0.2870	4	\$13,200	369109410003	LOTS 8-11 BLK 40 PITKIN #598922
R003748	07/18/2006	\$59,000			3	\$19,667	369110208001	LOTS 1-3 BLK 26 PITKIN #567121

* INCLUDES R045231

PITKIN LIMITED ACCESS: LEA 80320

\$8,500 PER SITE

VALUE WAS DETERMINED BY APPLYING A 68% LIMITED ACCESS ADJUSTMENT TO THE PITKIN AVERAGE LOT VALUE OF \$12,500

\$12,500 X 0.68 = \$8,500

MARBLE SWAMP: LEA 80340

COMP TO: TINCUP SWAMP

LEA 80390

VALUE \$80 PER UNIT

MARBLE VACANT < 20,000 SF: LEA 80350

\$1.60 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R003988	09/17/2007	\$24,000		15000	1	\$1.60	291726114002	LOTS 5-10 BLK 5 WEST MARBLE #578963

MARBLE VACANT >= 20,000 SF: LEA 80360

\$3.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R014476	07/24/2008	\$69,500		23217	1	\$2.99	291726221008	LOTS 4,5 BLK 3 MARBLE SKI AREA 1 #585408

MARBLE SMALL BLDG SITE < 10000: LEA 80370

**2011 REAPPRAISAL
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07/01/2006-06/30/2010

\$16,940 PER SITE

VALUE DETERMINED BY APPLYING A 22% SMALL LOT ADJUSTMENT TO THE MARBLE LARGE BLDG SITE > 10000 SQ FT VALUE OF \$77,000
 $\$77,000 \times 0.22 = \$16,940$

MARBLE LARGE BLDG SITE > 10000 SQFT: LEA 80380

\$77,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R004035	04/16/2007	\$77,000	27500	1	\$77,000	291726127015	LOTS A-G, T-W BLK 9 EAST MARBLE #574524

MARBLE SWAMP: LEA 80340 (COMP)

TINCUP SWAMP: LEA 80390

\$80 PER UNIT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R007144	02/22/2007	\$1,500	0.000413	18	\$83	342707423002	LOT 1-18 BLK 28 & ADJ WILLOW ST TINCUP #573325

TINCUP POOR: LEA 80400

\$0.60 PER SQUARE FOOT

VALUE DETERMINED BY APPLYING A 22% LOT SIZE ADJUSTMENT TO THE TINCUP AVERAGE LOT VALUE OF \$2.90 PER SQUARE FOOT
 $\$2.90 \times 0.22 = \0.64 ROUNDED TO \$0.60

TINCUP AVERAGE: LEA 80410

\$2.90 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R007272	08/23/2007	\$9,000	3125	1	\$2.88	342707430003	LOT 9 BLK 38 TINCUP #578299

TINCUP IMP SMALL BLDG SITE < 5000 SQ FT: LEA 80420

\$4.40 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R008434	01/12/2008	\$76,000	\$19,000	4312.5	1	\$4.41	342707410007	S2 OF LOT 3, ALL LOT 4 AND 1/2 S2 OF LOT 3 & 4 BLK 11 TINCUP

TINCUP IMP LARGE BLDG SITE > 5000 SQ FT: LEA 80430

\$2.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R007877	07/31/2009	\$60,000	\$15,000	11025	1	\$1.36	342707420005	LOTS 1-4,11,12 BLK 19 & S2 OF E/W T1NCUP
R041193	06/28/2008	\$75,000	\$18,750	11500	1	\$1.63	342707419004	LOTS 2-5 BLK 20 & E2 OF N/S ALLEY ADJ TO WEST TINCUP

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R006996	09/14/2009	\$119,900	\$29,975	12500	1	\$2.40	342707430001	LOTS 2-5 BLK 38 TINCUP #594076
R041191	09/27/2007	\$250,000	\$62,500	16675	1	\$3.75	342707419001	LOTS 14-17 BLK 20 & W2 N/S ALLEY LOT 17, N2E/ LOT 14 TINCUP

CRYSTAL: LEA 80440

\$1,500 PER SITE (TYPICAL LOT 25X100FT = 2,500 SQFT X \$0.60/SQFT) FROM WHITEPINE LEA 80220

SCHOFIELD HILL SIDE: LEA 80450

\$2,200 PER SITE

VALUE DETERMINED BY APPLYING A 22% LOT SIZE ADJUSTMENT TO THE SCHOFIELD VALLEY FLOOR VALUE OF \$10,000 PER SITE

\$10,000 X 0.22 = \$2,200

SCHOFIELD VALLEY FLOOR: LEA 80460

\$10,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R017804	10/16/2007	\$100,000		50400	10	\$10,000	299301413013	LOTS 6-10, 31-35 BLK 35 SCHOFIELD #579685

SCHOFIELD SINGLE LOT: LEA 80470

\$2,200 PER SITE

VALUE DETERMINED BY APPLYING A 22% SINGLE LOT ADJUSTMENT TO THE SCHOFIELD VALLEY FLOOR VALUE OF \$10,000 PER SITE

\$10,000 X 0.22 = \$2,200

OHIO CITY SQFT: LEA 80480

\$3.60 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R007824	11/19/2009	\$65,000	\$16,250	5534		\$2.94	369526202009	LOTS 33,34 AND ADJ ALLEY BLK 16 OHIO CITY #596863
R009395	09/23/2009	\$250,000	\$62,500	15000		\$4.17	369526109005	LOTS 17-20 BLK 1 OHIO CITY BOSWORTHS #594220

BEAR CLAW: LEA 80580 (COMP)

LITTLE BIG HORN: LEA 80590 (COMP)

SILVERJACK: LEA 80570

EAGLES REST I & II: LEA 80600

\$69,900 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R042898	03/09/2010	\$150,000		6.277	3	\$50,000	404532003026	LOT 3 EAGLES REST PHASE 1 & LOTS 23-24 PHASE 2 & 3
R027631	08/02/2006	\$60,000		1.16	1	\$60,000	404532003009	LOT 9 EAGLES REST PHASE I #568265

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R017159	10/16/2009	\$69,900		5	1	\$69,900	425105001003	LOT 6 SILVERJACK SUBD #594686
R027622	04/06/2007	\$75,000		3.846	1	\$75,000	404532004013	LOT 31 EAGLES REST SUB PHASE II & III #574275
R017161	10/31/2006	\$100,000		5.01	1	\$100,000	425105001010	LOT 13 SILVERJACK SUBD #570718

BLUE MESA/SAGE NO UTILITIES: LEA 80610 (COMP)

BLUE MESA/SAGE W UTILITIES: LEA 80620

\$14,750 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R016811*	10/26/2007	\$42,500		12.3	6	\$7,083	405118004024	LOTS 284 & 285,295, 296,321,& 322 BLUE MESA SUBD 2 #585950
R016748**	07/17/2009	\$70,000		23.8	7	\$10,000	405107002005	LOT 211,212,213,214,215,216, 217 & 283 BLUE MESA SUBD 2
R016907	09/05/2006	\$20,500		4.0	2	\$10,250	405119004033	LOTS 147 & 148 BLUE MESA SUBD 1 #569053
R016821***	10/26/2007	\$42,500		8.3	4	\$10,625	405118003034	LOTS 293 - 294 & LOT 323, 283 BLUE MESA SUBD 2 #580497
R016815	09/29/2008	\$36,300		6.5	3	\$12,100	405118004014	LOT 287, 299, & 300 BLUE MESA SUBD 2 #587148
R044671	10/20/2007	\$27,500		4.4	2	\$13,750	405107001010	LOTS 48 & 49 BLUE MESA SUBD 2 #579753
R044589	08/23/2007	\$14,500		2.1	1	\$14,500	405108002022	LOT 4 BLUE MESA SUBD 2 #578195
R016569	08/27/2009	\$45,500		8.7	3	\$15,000	405108002021	LOT 1, 2, & 3 BLUE MESA SUBD 2 #593403
R011472	02/13/2009	\$19,300		2.0	1	\$19,300	405118006017	LOT 171 BLUE MESA SUBD 2 #590204
R016808	07/10/2006	\$45,000		6.9	2	\$22,500	405118004022	LOTS 280-282 BLUE MESA SUBD 2 #566754
R016713	08/17/2007	\$70,000		5.0	3	\$23,333	405118005035	LOTS 174,203,204 BLUE MESA SUBD 2 #578154
R045189	07/07/2008	\$30,000		2.0	1	\$30,000	405120003039	LOT 262 BLUE MESA SUBD 1 #585108
R016796	10/05/2009	\$32,000		2.0	1	\$32,000	404913001008	LOT 267 BLUE MESA SUBD 2 #594480
R016970	06/28/2007	\$40,000		2.0	1	\$40,000	405118007012	LOT 242 BLUE MESA SUBD 1 #596275

* INCLUDES R044997

** INCLUDES R016749, R016750, R016751, R016752, R016753, & R016754

*** INCLUDES RO44998

BLUE MESA/TREE W UTILITIES: LEA 80630

\$28,250 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R016902	05/01/2007	\$11,500		2	1	\$11,500	405130002003	LOT 138 BLUE MESA SUBD 1 #572518
R016881	09/20/2007	\$46,500		10.5	4	\$11,625	405130003066	LOTS 72, 73, 76 & 77 BLUE MESA SUBD 1 #580781
R011507	09/09/2009	\$16,500		3	1	\$16,500	405119001019	LOT 137 BLUE MESA SUBD 1 #593629
R016744	06/29/2007	\$23,000		2	1	\$23,000	405107002017	LOT 210 BLUE MESA SUBD 2 #576498
R016894	09/16/2008	\$27,500		2	1	\$27,500	405130003060	LOT 96 BLUE MESA SUBD 1 #586670
R012378	08/21/2008	\$56,500		6	2	\$28,250	405108002023	LOTS 14 & 50 BLUE MESA SUBD UNIT 2 #586057

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R011546	08/10/2007	\$29,500		2	1	\$29,500	405117002050	LOT 119 BLUE MESA SUBD 2 #577821
R044369	08/18/2007	\$35,000		3.5	1	\$35,000	405107004007	LOT 51 BLUE MESA SUBD UNIT 2 #578044
R016606	10/31/2007	\$40,000		4	1	\$40,000	405117002013	LOT 40 BLUE MESA SUBD 2 #580779
R027602	08/29/2006	\$40,000		2	1	\$40,000	405130003016	LOT 83 BLUE MESA SUBD UNIT 1 #568794
R016805	09/22/2006	\$82,000		4	2	\$41,000	405118004020	LOT 277 & 278 BLUE MESA SUBD 2 #569968

BLUE MESA LAKE HIGHLANDS: LEA 80640

\$60,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R007134	04/09/2009	\$60,000		7.355	1	\$60,000	378135002003	LOT 8 BLUE MESA LAKE HIGHLANDS #590102

BLUE MESA ESTATES: LEA 80670 (COMP)

BLUE MESA VILLAGE < 1 AC: LEA 81090 (COMP)

4TH OF JULY CREEK ESTATES: LEA 81100 (COMP)

MASDEN LAKE FORK COVE: LEA 80650

\$9,750 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R011219	08/29/2007	\$39,000		1.2	4	\$9,750	398303400028	LOTS 26,27,28,29 MASDEN FOK COVE #578

* INCLUDES R011898, R011785, & R011777

PINNACLES: 80660

\$395,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R031464	07/30/2007	\$395,000		35.01	1	\$395,000	398100001014	RANCH ESTATE #17 PINNACLES SUB #577467

FOXX ADDITION: LEA 80680 (COMP)

\$52,750 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R012186	06/15/2007	\$190,000	\$47,500	0.95	1	\$47,500	326322101008	LOT 11 BLK 3 MURDIE SUBD #576171
R007032	04/05/2010	\$200,000	\$50,000	0.689	1	\$50,000	342706007002	LOT 36 RAINBOW PLACER SUBD #597783
R009434	08/15/2007	\$55,500		1.17	1	\$55,500	342706008009	LOT 5 SAWATCH VIEW SUBDIVISION TRACT A #577943
R011238	07/25/2006	\$237,400	\$59,350	1.1	1	\$59,350	326322103010	LOT 3 BLK 1 MURDIE SUBDIVISION #567384

CAMP CREEK RANCHETTS: LEA 80690

VALUE \$4,260 PER ACRE

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COMP TO LEA 80080-80090 MEADOW TREE FAIR ACCESS LAND STUDY

VALUE DETERMINED BY USING THE MEDIAN 36 ACRE M/T FAIR - POOR ACCESS LAND STUDY VALUE

36 ACRE X \$3,669=\$132,084 + \$21363 = \$153447 / 36 ACRES = \$3,675.204262.42 ROUNDED TO \$4260 PER ACRE

CEBOLLA RIVER RANCH: LEA 80700

\$306,700 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R011414	05/24/2010	\$306,700	35.02	1	\$306,700	398100003013	RANCH R-10 CEBOLLA CREEK RANCH CO-OP PLAT 8-24-95

EAST BULL MTN DEVELOPMENT: LEA 80710

\$2,950 PER ACRE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER ACRE	PARCEL	LEGAL
R042087	07/12/2006	\$135,000	45.81		\$2,947	291900001012	PARCEL 10 EAST BULL MOUNTAIN RANCH DEVELOPMENT

MARCELLINA MTN ESTATES: LEA 80720

VALUE \$3,060 SITE

COMP TO 80080-80090 MEADOW TREE FAIR ACCESS

VALUE DETERMINED BY USING THE 30 ACRE M/T FAIR - POOR ACCESS LAND STUDY VALUE

30 ACRE X \$3,669 = \$110,070 + \$21,363 = \$131,433 / 43 LOTS = \$3,056.58 ROUNDED TO \$3,060 PER SITE

RAGGED MTN ESTATES: LEA 80730

VALUE \$2,360 PER SITE

COMP TO 80080-80090 MEADOW TREE FAIR ACCESS

VALUE DETERMINED BY USING THE 30 ACRE M/T FAIR - POOR ACCESS LAND STUDY VALUE

36 ACRE X 3669 = \$132,084 + \$21,363 = \$153,447 / 65 LOTS = \$2,360 PER LOT

RAGGED MOUNTAIN RESERVE: LEA 80740

\$5,000 PER ACRE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R015924	12/01/2009	\$200,000	40	40	\$5,000	291900000053	NE4SE4. SEC 27 11S89W (TRACT 33 RAGGED MTN RESERVE)

MARBLE MTN WILDERNESS: PER ACRE: LEA 80760 (COMP)

MARBLE MTN MESA: PER ACRE: LEA80750

\$11,050 PER ACRE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	AREA	UNIT	PER ACRE	PARCEL	LEGAL
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R032244	11/09/2009	\$391,081		35.39		\$11,051	291700000031	PARCEL 4A MARBLE MOUNTAIN MESA #595105
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GUNN HIGHLANDS NORTH: LEA 80770

\$3,530 PER ACRE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER ACRE	PARCEL	LEGAL
R009485	08/30/2006	\$129,500		40		\$3,238	351900000063	SW4NE4. SEC 29 51N2E 40 AC ORIGINAL SURVEY #568644
R009517	06/16/2008	\$183,500		48.13		\$3,813	351900000144	NE4NW4. & LOT 1 SEC 20 51N2E (W 49% OF AN UND 5/6 INT IN MINERAL RIGHTS) INDEPENDENT RESURVEY #584742

QCP < 1 ACRE: LEA 80780

\$3,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R027039	05/24/2007	\$3,000		0.92	1	\$3,000	369106000001	LIME CONTACT NO 15 #14311 QUARTZ CREEK MD #575643

QCP UTIL < 6 ACRES: LEA 80790

\$17,600 PER SITE

VALUE DETERMINED BY APPLYING A 44% SMALL LOT SIZE ADJUSTMENT TO THE QCP UTIL >= 6.0 ACRES VALUE OF \$40,000

\$40,000 X 0.44 = \$17,600

QCP UTIL >= 6 ACRES: LEA 80800

\$40,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R008731	06/18/2009	\$35,000		10.331	1	\$35,000	369104000039	GARDNER NO 3, SURVEY 11767 QUARTZ CREEK SUBD
R008730	01/10/2008	\$40,000		7.692	1	\$40,000	369104000025	PORPHYRY NO 2, SURVEY 15180 QUARTZ CREEK SUBD #581593
R008879	06/23/2008	\$41,500		10.328	1	\$41,500	369109000007	LIME BASIN NO 7 #13850 QUARTZ CREEK SUBD #584707

QCP > 6 ACRES: LEA 80810

\$25,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R007967	01/30/2007	\$16,000		10.330	1	\$16,000	369104000006	OLD HICKORY SURVEY 8159 QUARTZ CREEK SUBD #573043
R008352	07/19/2006	\$16,500		9.938	1	\$16,500	369105000013	LIME BLUFF NO 2, SURVEY 14311 QUARTZ CREEK SUBD #567143
R008931	07/19/2006	\$16,900		9.597	1	\$16,900	352500000046	THUNDERBOLT #14511 QUARTZ CREEK SUBD #567161
R008587	06/25/2007	\$18,500		8.630	1	\$18,500	369105000028	SILVER COIN NO 7 #14311 QUARTZ CREEK SUBD #576500
R008035	06/28/2007	\$20,000		8.170	1	\$20,000	352531000025	LIME BLUFF NO 8 #14311 QUARTZ CREEK SUBD #576439 #593000
R008171	08/07/2006	\$20,000		10.331	1	\$20,000	369106000006	SILVER QUEEN SURVEY 11413 QUARTZ

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R007671	11/27/2006	\$20,000		10.331	1	\$20,000	369105000034	AJAX SURVEY #7908 QUARTZ CREEK SUBD #595276
R007642	07/10/2006	\$21,000		10.241	1	\$21,000	352529000003	JENNIE G NO. 5 SURVEY #14511 QUARTZ CREEK SUBD #566829
R007835	09/01/2006	\$21,000		10.330	1	\$21,000	352533000018	TREASURE NO 2, SURVEY #7910 QUARTZ CREEK SUBD #597769
R008173	08/22/2006	\$21,500		10.331	1	\$21,500	369106000005	SILVER PRINCE #11413 QUARTZ CREEK SUBD 50N4 #568752
R007150	08/29/2006	\$21,900		10.331	1	\$21,900	352532000055	TREASURE LODE MINING CLAIM MS#7910 QUARTZ CREEK SUBD
R033762	06/03/2009	\$22,000		9.870	1	\$22,000	352500000161	BEN HARRISON #6243 QUARTZ CREEK SUBD 51N4E
R007589	10/16/2008	\$22,000		8.528	1	\$22,000	352531000001	HARRY F #11, SURVEY #8450 QUARTZ CREEK MD
R007750	09/17/2008	\$22,500		8.323	1	\$22,500	352532000006	EL CAPITAN NO 1 #15184 QUARTZ CREEK SUBD #586689 #591333
R007221	07/23/2009	\$25,000		10.160	1	\$25,000	369104000003	ARMSTRONG GULCH NO 1 #8213 QUARTZ CREEK SUBD
R008490	05/14/2009	\$25,000		10.330	1	\$25,000	352533000034	ARMSTRONG GULCH NO 12 #8213 QUARTZ CREEK SUBD #590916
R007678	09/03/2008	\$25,000		10.331	1	\$25,000	352529000025	DIAMOND NO 5 SURVEY #8388 QUARTZ CREEK SUBD #586360
R008780	10/20/2007	\$25,000		10.330	1	\$25,000	369105000024	SILVER AGE SURVEY 587A QUARTZ CREEK SUBD #594900
R008371	06/01/2009	\$27,200		10.331	1	\$27,200	369105000001	WILLARD #7908 QUARTZ CREEK SUBD #591037 #591331
R008241	09/14/2007	\$27,500		10.320	1	\$27,500	352500000155	WAMPUM SURVEY 1422 QUARTZ CREEK SUBD #578853
R007338	08/14/2008	\$28,000		9.096	1	\$28,000	352500000125	QUARTZITE 4 SURVEY #8475 QUARTZ CREEK SUBD #585871
R008300	09/25/2008	\$28,000		8.660	1	\$28,000	352531000033	LIME CONTACT NO 9 SURVEY 14311 QUARTZ CREEK SUBD
R007771	03/12/2007	\$28,000		10.330	1	\$28,000	369104000011	MUTUAL SURVEY #8181 QUARTZ CREEK SUBD #574094
R008250	10/06/2006	\$29,000		10.331	1	\$29,000	352500000048	G & S NO 1, #14511, QUARTZ CREEK SUBD #569899
R008374	11/05/2007	\$29,000		8.900	1	\$29,000	352529000018	MONETARY NO 4 SURVEY 8231 QUARTZ CREEK MD
R007218	08/27/2007	\$58,500		20.662	2	\$29,250	369105000032	SUNOL, KARIKAL, BOTH MS #7908 QUARTZ CREEK SUBD
R045000	11/30/2007	\$36,000		10.330	1	\$36,000	352500000182	STORM NO 4 #14511 QUARTZ CREEK MD #580593
R008779	12/14/2009	\$36,500		10.330	1	\$36,500	352500000181	STORM NO 5 #14511 QUARTZ CREEK MD #595850
R008654	01/26/2007	\$37,000		10.331	1	\$37,000	352532000011	AETNA NO 5 #8061 QUARTZ CREEK SUBD #572660 #573965
R007068	07/19/2007	\$37,000		8.478	1	\$37,000	352532000048	FERRY NO 3, SURVEY 8063 QUARTZ CREEK SUD #577276 #577284
R009385	10/28/2009	\$38,883		10.223	1	\$38,883	352529000021	MONETARY NO 1, SURVEY 8231 QUARTZ CREEK SUBD #594936
R008468	11/14/2006	\$39,000		10.241	1	\$39,000	352529000001	JENNIE G NO 3 #14511 QUARTZ CREEK SUBD #571074
R008702	01/14/2008	\$45,000		10.331	1	\$45,000	369109000003	LAVETA NO 2, SURVEY 8139 QUARTZ CREEK SUBD #581646

QCP <= 6 ACRES: LEA 80820

\$11,000 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R008701	11/03/2009	\$8,000		2.172	1	\$8,000	352532000028	RAND NO 5, #15184 QUARTZ CREEK SUBD #594968
R017203	09/10/2007	\$10,000		1.320	1	\$10,000	369106000012	LIME CLIFF NO 5, #14311 QUARTZ CREEK SUBD #578628
R025798	11/10/2008	\$12,000		5.504	1	\$12,000	352500000031	SULPHERET NO 6 #14511 QUARTZ CREEK SUBD #587630
R007202	07/09/2007	\$21,500		3.700	1	\$21,500	352532000021	HORN NO 3, QUARTZ CREEK SUBD #576926

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

GOLD CREEK: NON-RIVER: LEA 80840

VALUE \$82,770 PER SITE

LAND STUDY : 80070 M / T GOOD ACCESS

VALUE DETERMINED BY USING A MEDIAN SITE SIZE OF 6.25 ACRES FOR M / T GOOD ACCESS LAND STUDY

6.25AC X 4086.4 = \$25,540 + \$57,227 = \$82767 ROUNDED TO \$82,770 PER SITE

GOLD CREEK: RIVER: LEA 80850

VALUE \$138,500 PER SITE

LAND STUDY : 80100-80110-80120 RIVER

VALUE DETERMINED BY USING A MEDIAN SITE SIZE OF 12.26 ACRES ROUNDED TO 12 ACRES PER SITE FOR RIVER GOOD ACCESS LAND STUDY

12.26 AC X \$ 5,806 = \$71,181.56 = \$138,523.56 ROUNDED TO \$138,500 PER SITE

FOXX ADDITION: LEA 80680 (COMP)

TOMICHI PARK: LEA 80830 (COMP)

TAYLOR RIVER ESTATES: NON-RIVER: LEA 80860 (COMP)

TAYLOR RIVER ESTATES: RIVER: LEA 80870 (COMP)

MCCRAY TRACTS: LEA 80900 (COMP)

RAINBOW PLACER > 1 AC: LEA 80920 (COMP)

RED CROSS MILLSITE: LEA 80930 (COMP)

WOLF CANYON: LEA 80950 (COMP)

MILL CREEK SUBD: LEA 80960 (COMP)

MILL CREEK ADDN: LEA 80970 (COMP)

MURDIE: LEA 80880

RAINBOW PLACER < 1 AC: LEA 80910

SAWATCH VIEW & TRACT: LEA 80940

\$52,750 PER SITE

ACCOUNT NUMBER	SALE DATE	SALE PRICE	1:3 L/B RATIO	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R012186	06/15/2007	\$190,000	\$47,500	0.950	1	\$47,500	326322101008	LOT 11 BLK 3 MURDIE SUBD #576171
R007032	04/05/2010	\$200,000	\$50,000	0.689	1	\$50,000	342706007002	LOT 36 RAINBOW PLACER SUBD #597783
R009434	08/15/2007	\$55,500		1.170	1	\$55,500	342706008009	LOT 5 SAWATCH VIEW SUBDIVISION TRACT A #577943
R011238	07/25/2006	\$237,400	\$59,350	1.100	1	\$59,350	326322103010	LOT 3 BLK 1 MURDIE SUBDIVISION #567384

DAVENPORT RANCHES: LEA 80980

\$7,280 PER ACRE

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

ACCOUNT NUMBER	SALE DATE	SALE PRICE		AREA	UNIT	PER ACRE	PARCEL	LEGAL
R013617	09/26/2007	\$1,077,500	\$269,375	37		\$7,280	324900001004	LOT 4 DAVENPORT RANCH SUBD #597758

WILDERNESS STREAMS 2 COUNTY ROAD: LEA 81000 (COMP)*

WILDERNESS STREAMS 1 COUNTY ROAD: LEA 81030 (COMP)

WILDERNESS STREAMS 2 LOWER: LEA 80990*

\$125,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R017426	01/05/2009	\$425,000	\$106,250	4.500	1	\$106,250	343901002007	LOT 7 WILDERNESS STREAMS FILING 2 #588448 #588449
R017035	08/16/2008	\$499,000	\$124,750	2.584	1	\$124,750	343902002031	LOT 71 WILDERNESS STREAMS FILING 2 #585915
R008908	07/18/2008	\$250,000		1.712	1	\$250,000	343902002015	LOT 68 WILDERNESS STREAMS FILING 2 #585246

* BUILDING ENVELOPE IS 60% OF FULL MARKET VALUE: \$125,000 X 0.6 = **\$75,000 PER SITE**

WILDERNESS STREAMS 2 POND: LEA 81020 (COMP)*

WILDERNESS STREAMS 2 UPPER: SITE 81010*

\$330,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R043607	10/16/2007	\$330,000		3.599	1	\$330,000	343902002030	LOT 63 WILDERNESS STREAMS FILING 2 #579690

BUILDING ENVELOPE IS 60% OF FULL MARKET VALUE: \$330,000 X 0.6 = **\$198,000 PER SITE**

WILDERNESS STREAMS 1 UPPER: LEA 81040

\$175,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R008901	07/21/2006	\$175,000		4.959	1	\$175,000	343901001011	LOT 15 WILDERNESS STREAMS FILING 1 #567171

FLORESTA TRACTS: LEA 81050

\$1,000 PER ACRE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER ACRE	PARCEL	LEGAL
R041194*	07/27/2006	\$1,688,000		1675.2		\$1,008	325300001011	TRACT 1-47, FLORESTA TRACTS #567512

* INCLUDES ACCOUNTS R041196 & R041241

STAR MOUNTAIN RANCH: LEA 81060

\$7,670 PER ACRE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER ACRE	PARCEL	LEGAL
R030476	12/11/2009	\$225,000		35.209	1	\$6,390	343700001014	LOT 27 STAR MOUNTAIN RANCH SUB #595748
R030466	01/21/2009	\$260,000		35.163	1	\$7,394	343700001019	LOT 17 STAR MOUNTAIN RANCH SUB #588705

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

R030479	12/29/2006	\$279,500		36.457	1	\$7,667	343700001021	LOT 30 STAR MOUNTAIN RANCH SUB REPLAT 2-23-93 #572015
R030478	06/13/2008	\$370,000		38.863	1	\$9,521	343700001035	LOT 29 STAR MOUNTAIN RANCH SUB #584503
R030455	11/09/2006	\$348,000		35.392	1	\$9,833	343700001005	LOT 6 STAR MOUNTAIN RANCH SUB REPLAT 2-23-93 #571108

DOUBLE TREE RANCH: LEA 81070

\$26,760 PER ACRE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER ACRE	PARCEL	LEGAL
R040765	08/25/2008	\$950,000		41.113		\$23,107	351500004003	TRACT 4 DOUBLE TREE RANCH #586144
R040764	08/29/2008	\$1,100,000		41.107		\$26,759	351500004002	TRACT 5 DOUBLE TREE RANCH #586138
R040767	10/14/2008	\$1,080,000		36.667		\$29,454	351500004005	TRACT 3 DOUBLE TREE RANCH #587114

BLUE MESA VILLAGE > 1 AC: LEA 81080

\$30,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R016546	12/07/2006	\$25,000		1.25	1	\$25,000	398304101045	LOTS 38 & 39 BLUE MESA VILLAGE #571506
R016548	02/13/2007	\$30,000		1.13	1	\$30,000	398304101059	LOTS 40 & 41 BLUE MESA VILLAGE #572969
R016544	08/18/2006	\$48,000		1.00	1	\$48,000	398304101048	LOTS 36A & 37 BLUE MESA VILLAGE #568169

WILLIS MINOR SUBD : LEA 81110

VALUE \$78,600 PER SITE

COMP TO SAGE GOOD ACCESS LAND STUDY

19.46AC X \$962 = \$18,720.52 + \$59,895 = \$78,615.52 ROUNDED TO \$78,600 PER SITE

IOLA HIGHLANDS SOUTH: LEA 81120 (COMP)

IOLA VALLEY RANCHES: LEA 81140 (COMP)

IOLA HIGHLANDS WEST: LEA 81130

\$74,700 PER UNIT

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R008113	06/30/2010	\$298,850	\$74,712	11.15	1	\$74,712	378533001001	PARCEL A IOLA HIGHLANDS WEST SUBD #599295

IOLA VALLEY TRACTS: LEA 81150

VALUE: \$1,300 PER SITE

VALUE DETERMINED BY USING SALES IN LAND STUDY SAGE GOOD ACCESS

80.46 ACRES LAND STUDY VALUE: \$137,329.70 ROUNDED TO \$137,300

\$137,300 / 106 LOTS = \$1,295.26 ROUNDED TO \$1,300 PER LOT

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

IOLA YACHT CLUB: FIVE SITES: LEA 81160

\$150,000 PER SITE

VALUE DETERMINED FROM BLUE MESA VILLAGE > 1 AC: \$30,000 PER SITE

5 SITES X \$30,000 PER SITE = \$150,000

GOLD CREEK MEADOWS: LEA 81170

\$83,600 PER SITE

COMP TO LAND STUDY RIVER

VALUE DETERMINED BY USING A MEDIAN SITE SIZE OF 2.80 ACRES PER SITE FOR RIVER GOOD ACCESS LAND STUDY

2.80 AC X \$5,806 = \$16,256.80 + \$67,342 = \$83,988 ROUNDED TO \$83,600 PER SITE

CEBOLLA HOT SPRINGS RANCH: LEA81180

\$5,430 PER ACRE

ACCOUNT	SALE DATE	SALE PRICE	AREA	UNIT	PER ACRE	PARCEL	LEGAL
R044267	08/26/2009	\$185,000	35.48		\$5,214	424300001002	LOT 2 CEBOLLA HOT SPRINGS RANCH #593328
R044268	08/31/2009	\$185,000	35.48		\$5,214	424300001003	LOT 3 CEBOLLA HOT SPRINGS RANCH #593330
R044271	10/02/2009	\$200,000	35.48		\$5,637	424300001006	LOT 6 CEBOLLA HOT SPRINGS RANCH #594360
R044269	08/12/2008	\$210,000	35.48		\$5,919	424300001004	LOT 4 CEBOLLA HOT SPRINGS RANCH #585828

BIG HORN MEADOWS: LEA 81190 (COMP)

BIG HORN: WATER: LEA 81200

\$55,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R045451	08/21/2009	\$55,000	0.36	1	\$55,000	369525203009	LOT 13 BIG HORN SUBD #593141

BIG HORN: POND: LEA 81210

VALUE \$590 PER SITE

VALUE WAS DETERMINED BY USING A .22% ADJUSTMENT OF THE MC SEASONA TREE MINING CLAIMS LEA 82000 (VALUE \$2,660 PER ACRE)

\$2,660 X .22 = \$585.20 ROUND RD TO \$590

TAYLOR RIVER TRACTS: NON-RIVER: LEA 81220 (COMP)

TAYLOR RIVER ACRES: NON-RIVER: LEA 81240 (COMP)

WHITewater ESTATES: NON-RIVER: LEA 81260 (COMP)

RIVER ROAD: NON-RIVER:LEA LEA 81280 (COMP)

DUNBAR TRACTS: NON-RIVER:LEA 81310 (COMP)

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

SPRING CREEK TRACTS: NON-RIVER: LEA 81320 (COMP)
SPRING CREEK RESORT SUBD: NON-RIVER: LEA 81340 (COMP)
EUBANKS ACRES: NON-RIVER: LEA 81370 (COMP)
THORNWORTH ESTATES: NON-RIVER: LEA 81390 (COMP)
CREEKWOOD: NON-RIVER: LEA 81420 (COMP)
SPRING CREEK ESTATES: NON-RIVER: LEA 81440 (COMP)
NONRIVER TAYLOR: LEA 80150

\$75,000 PER UNIT

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R008476	02/12/2010	\$265,000	\$66,250	0.69	1	\$66,250	343327202001	.688 ACRES IN NW4 SEC 27 15S84W TR 20 TAYLOR RIVER ACRES #
R007686	10/29/2009	\$299,000	\$74,750	1.00	1	\$74,750	343322300007	1.5 ACRE IN NW4SW4 SEC 22 15S84W #594882
R007723	01/25/2008	\$315,000	\$78,750	0.75	1	\$78,750	343315302011	LOT 6 SPRING CREEK ESTATES #582078 #582080

TAYLOR RIVER TRACTS: RIVER: LEA 81230 (COMP)
TAYLOR RIVER ACRES: RIVER: LEA 81250 (COMP)
WHITEWATER ESTATES: LEA RIVER: 81270 (COMP)
SPRING CREEK TRACTS: RIVER: LEA 81330 (COMP)
SPRING CREEK RESORT SUBD: RIVER: LEA 81350 (COMP)
EUBANKS SPRG CK TR: RIVER: LEA 81360 (COMP)
EUBANKS ACRES: RIVER: LEA 81380 (COMP)
THORNWORTH ESTATES: LARGE RIVER: LEA 81410 (COMP)
THORNWORTH ESTATES: 2+ RIVER: LEA 81400 (COMP)
SPRING CREEK ESTATES: RIVER: LEA 81450 (COMP)
RIVER TAYLOR: LEA 80160

\$255,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R008072	09/28/2007	\$625,000	\$156,250	1.02	1	\$156,250	343118002010	LOT 15 WHITE WATER ESTATES SUBD & ADJ .42 AC TRACT #579373
R008679	10/01/2007	\$750,000	\$187,500	1.08	1	\$187,500	343118002007	LOT 19 WHITE WATER ESTATES & ADJ TRACT OF .10 AC
R041951	07/27/2007	\$255,000		1.00	1	\$255,000	343322206006	LOT 4 SPRING CREEK RESORT DEVELOPMENT #577513
R041138	09/08/2006	\$299,900		1.00	1	\$299,900	343315302013	LOT 11 SPRING CREEK ESTATES #567933
R008621	11/20/2007	\$382,000		0.83	1	\$382,000	343118002005	LOT 17 WHITE WATER ESTATES & ADJT TRACT OF .27 AC

CRYSTAL CREEK: AVERAGE: LEA 81290

\$587,500 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R040766	08/11/2008	\$2,300,000	\$575,000	36.62	1	\$575,000	351500004004	TRACT 2 DOUBLE TREE RANCH #585887
R027022	08/29/2008	\$2,350,000	\$587,500	41.10	1	\$587,500	343700000091	1.329 AC IN S2SE4. & 39.769 AC IN SW4SW4. SEC 34 15S86W
R040763	07/15/2008	\$2,400,000	\$600,000	36.37	1	\$600,000	343700000091	TRACT 1 DOUBLE TREE RANCH #585169

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

CRYSTAL CREEK: POND: LEA 81300

\$2,950,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R045035	12/19/2007	\$2,950,000		1	1	\$2,950,000	343100002002	LOT 16 CRYSTAL CREEK SUBD FILING 2 #581119

HOMESTEAD NON-RIVER: LEA 81460

ALMONT: LEA 81480

GORDONS NON-RIVER: LEA 81490

MTN VIEW ALMONT NON-RIVER: LEA 81510

THREE RIVERS RESORT SUBD: LEA 81530

\$126,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R008257	09/28/2006	\$385,000	\$96,250	1.33	1	\$96,250	351722000017	1.33 ACRES IN NW4SE4. SEC 22 51N1E #601310
R008703	08/20/2009	\$438,750	\$109,690	5.57	1	\$109,690	351722004002	LOTS 1,2 BLKB2 HOMESTEAD SUBD #593089
R045178	03/27/2008	\$485,000	\$121,250	1.26	1	\$121,250	351722002012	1.26 AC TRACT IN E2NW4 SEC 22 51N1E (FKA LOT14 MTN VIEW
R007943	10/11/2007	\$522,000	\$130,500	1.48	1	\$130,500	351722000007	LOT 13 ALMONT SUBDIVISION #579496
R008645	10/29/2007	\$530,000	\$132,500	1.33	1	\$132,500	351722004003	LOTS 5,6 BLK 2 HOMESTEAD SUBD

HOMESTEAD RIVER: LEA 81470

GORDONS RIVER: LEA 81500

MTN VIEW ALMONT RIVER: LEA 81520

THREE RIVER RESORT SUBDIVISION RIVER: LEA 81540

\$153,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R007781	08/14/2008	\$550,000	\$137,500	1.06	1	\$137,500	351722000007	1.48 ACRES IN SE4NW4. SEC 22 51N1E AKA PT OF LOTS 14,15 & ALL LOT 16 GORDONS SUBD #598669 GORDONS SUBD #598669
R007089	09/08/2008	\$675,000	\$168,750	2.40	1	\$168,750	351722000025	2.38 ACRES IN NE4SE4 SEC 22 51N1E #586368

PAGONE PROPERTIES: LEA 81550

VALUE \$4,380 PER ACRE

COMP TO LEA 80080 - 80090 M/T FAIR-POOR ACCESS LAND STUDY

VALUE DETERMINED BY USING A AVERAGE ACRE SIZE OF 36 ACRES FOR M / T FAIR - POOR ACCESS LAND STUDY

36 AC X 3675.2 = \$132,307.20 + \$25,382 = \$157,689.20 ROUNDED TO \$157,690 / 36 AC = \$4,380 PER AC

GREEN MESA: ON QUARTZ CREEK FUL: LEA 81560

\$174,750 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER ACRE	PARCEL	LEGAL
R033655	09/11/2009	\$160,000		19	1	\$160,000	379100002015	LOT 1A GREEN MESA RANCH #594047

**2011 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND
SUBDIVISIONS**

07/01/2006-06/30/2010

R032079	09/25/2006	\$699,000	\$174,750	20.1	1	\$174,750	379100002017	LOT 3 GREEN MESA RANCH
R032078	09/27/2007	\$988,000	\$247,000	29.9	1	\$247,000	379100002016	LOT 2 GREEN MESA RANCH

GREEN MESA:OFF QUARTZ CREEK LEA 81570

VALUE \$ 98,100 PER SITE

COMP TO MEADOW / TREE GOOD ACCESS

VALUE DETERMINED BY USING A AVERAGE LOT SIZE OF 10.2 ACRES FOR M/T GOOD ACCESS LAND STUDY

10.0 X 4086 = \$40,860 + \$57,227 = \$98,087 ROUNDED TO \$98,100 PER SITE

ERIKSON SPRINGS: LEA 81580

VALUE \$107,650 PER SITE

COMP TO LEA 80100-80110-80120 RIVER LAND STUDY

VALUE DETERMINED BY USING A MEDIAN SITE SIZE OF 10.23 ACRES ROUNDED TO 10 ACRES PER SITE FOR M / T GOOD ACCESS LAND STUDY

3.0 AC X 7029.3 = \$21,087.90 + \$86,561 = \$107,647.90 ROUNDED TO \$107,650 PER SITE

IRWIN < 100 SQ FT: LEA 81600

\$36.00 PER LOT

VALUE DETERMINED BY APPLYING LEA 10 & 11 VALUE OF \$7,500 PER UNIT TO AVERAGE ACREAGE OF 0.48 ACRES

0.48 ACRES X 43,560 SQFT/ACRE = 20,909 SQUARE FEET

\$7,500 / 20,909 SQ FT = \$0.358697 PER SQ FT ROUNDED TO \$0.36 PER SQ FT X 100 SQ FT/LOT = \$36.00 PER LOT

IRWIN AFFECTED: CONSERVATION EASEMEN 81600

VALUE \$7,920 PER SITE

VALUE DETERMINED BY USING \$3.00 PER SQ FT AND THEN USING A .40% DOWNWARD ADJUSTMENT FOR THE IRWIN AFFECTED: CONSERVATION EASEMENT

6600 SQ FT LOT X \$3.00 = \$19,800 X .40 = **\$7,920**

IRWIN AFFECTED: IRWIN WETLANDS: LEA 81610

VALUE \$5,940 PER SITE

VALUE DETERMINED BY USING \$3.00 PER SQ FT AND THEN USING A .30% DOWNWARD ADJUSTMENT FOR THE IRWIN AFFECTED: IRWIN WETLANDS

6600 SQ FT LOT X \$3.00 = \$19,800 X .30 = **\$5,940**

IRWIN REPLAT: FULL MARKET: LEA81630 (COMP)

IRWIN SQ FT: LEA 81600

\$3.00 PER SQUARE FOOT

ACCOUNT	SALE DATE	SALE PRICE	AREA	UNIT	PER SQ FT	PARCEL	LEGAL
R044319	02/08/2007	\$100,000	33396		\$2.99	325303011006	LOTS 5-6, ADJ VACATED ALLEY & 8TH ST, LOTS 13-14 & ADJ VACATED

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GOTHIC MTN: LEA 81640

VALUE \$3,000 PER SITE

COMP TO LEA 80080 - 80090 M/T FAIR-POOR ACCESS LAND STUDY

VALUE DETERMINED BY USING 45.43 ACRE VALUE FOR M / T FAIR - POOR ACCESS LAND STUDY

45.43 AC X 3669 = \$166,682.67 + \$21,363=\$188,045.67 / 14 LOTS = \$13,431.83 X.22 ADJUSTMENT = \$2,,955 ROUNDED TO \$3,000 PER SITE

GOTHIC: LEA 81650

VALUE \$3,470 PER SITE

VALUE DETERMINED BY APPLYING A 37% ADJUSTMENT TO THE IRWIN SQ FT VALUE OF \$3.00

TYPICAL LOT SIZE OF 3,125 SQFT X \$3.00/SQFT = \$9,375 X 0.37 = \$3,468.75 ROUNDED TO \$3,470 PER LOT

ALPINE WOODS VILLAGE NON RIVER: LEA 81660

\$100,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	SQ FT	UNIT	PER UNIT	PARCEL	LEGAL
R004187	01/06/2010	\$100,000	1.509	1	\$100,000	291726307003	LOT 10 ALPINE WOODS VILLAGE #598748

CRYSTAL MEADOWS < 1 AC: LEA 81700 (COMP)

MSA 7 < 1 AC: LEA 81716 (COMP)

CRYSTAL RIVER < 1 AC: LEA 81910 (COMP)

HERMITS HIDEAWAY < 1 AC: LEA 81730

\$20,600 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R045427	06/10/2009	\$20,600		0.37	1	\$20,600	291727209007	LOT 19 BLK 2 HERMITS HIDEAWAY #591577

CRYSTAL MEADOWS IMP: LEA 81690 (COMP)

CRYSTAL MEADOWS > 1 AC: LEA 81710 (COMP)

MSA 7 IMPROVED: LEA 81715 (COMP)

MSA 7 > 1 AC: LEA 81717 (COMP)

HERMITS HIDEAWAY IMP: LEA 81720 (COMP)

LAKE VIEW ESTATES: IMPROVED: LEA 81750 (COMP)

LAKE VIEW ESTATES: VACANT: LEA 81760 (COMP)

SNOWBOUND: LEA 81770 (COMP)

JOY SUBD: LEA 81780 (COMP)

MARBLE INSTITUTE: OFF RIVER: LEA 81790 (COMP)

CRYSTAL RIVER > 1 AC: LEA 81920 (COMP)

AMENDED CRYSTAL RIVER: LEA 81925 (COMP)

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**RAGGED MEADOW OFF RIVER: LEA 81960 (COMP)
HERMITS HIDEAWAY > 1 AC: LEA 81740**

\$107,500 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R014345	01/04/2007	\$95,000		1.774	1	\$95,000	291727210007	LOTS 2-5 BLK 3 HERMITS HIDEAWAY #572284
R014302	09/25/2007	\$105,000		1.148	1	\$105,000	291727206042	LOTS 40,119,120,121 BLK 1 CRYSTAL RIVER FILING #579127
R014450	07/25/2007	\$110,000		1.341	1	\$110,000	291728111001	LOTS 1,2,9,10 BLK 4 HERMITS HIDEAWAY #577707
R014379	11/16/2006	\$140,000		1.138	1	\$140,000	291728101064	LOTS 49-51 MARBLE SKI AREA 7 #599574

MSA VAC < 1 AC SEASONAL: LEA 81810

\$16,850 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R013783	07/11/2007	\$10,000		0.33	1	\$10,000	291723304028	LOT 28 MARBLE SKI AREA 4 #576965
R013848	03/31/2007	\$10,000		0.333	1	\$10,000	291723402015	LOT 23 BLOCK 2 MARBLE SKI AREA FILING 5 #574298
R013974	07/05/2006	\$12,000		0.779	1	\$12,000	291726211003	LOT 23 MARBLE SKI AREA 4 #566834
R013864	04/04/2007	\$21,700		0.5	1	\$21,700	291723402034	LOT 9 BLK 2 MARBLE SKI AREA 5 #574292
R013863	04/04/2007	\$21,700		0.294	1	\$21,700	291723402043	LOT 6 BLK 2 MARBLE SKI AREA 5 #574294
R030694	04/04/2007	\$21,700		0.307	1	\$21,700	291723402044	LOT 5 BLK 2 MARBLE SKI AREA 5 #574297

MSA VAC < 1 AC YR ROUND: LEA 81820

\$10,750 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R014102	09/10/2008	\$5,000		0.342	1	\$5,000	291727102005	LOT 5 BLK 10 MARBLE SKI AREA 2 #586500
R014109	04/30/2008	\$6,300		0.333	1	\$6,300	291727102012	LOT 3 BLK 12 MARBLE SKI AREA 2 #583926
R014034	10/06/2008	\$7,500		0.261	1	\$7,500	291726216009	LOT 3 BLK 10 MARBLE SKI AREA 1 #586987
R014169	11/30/2007	\$56,000		1.542	4	\$14,000	291727105044	LOTS 43-46 MARBLE SKI AREA 3 #580667
R014103	11/02/2006	\$57,500		1.613	4	\$14,375	291727102021	LOTS 7,8,47,48 BLK 10 MARBLE SKI AREA FILING 2 #573701
R014106	01/06/2010	\$74,000		1.73	3	\$24,667	291727102020	LOTS 1 & 2 BLK 10 MARBLE SKI AREA 2 LOT 38 MARBLE SKI AREA 3

MSA IMP SEASONAL: LEA 81850 (COMP)

MSA VAC > 1 AC SEASONAL: LEA 81830

\$75,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R013758	09/23/2009	\$50,000		1.15	1	\$50,000	291723304003	LOT 57 MARBLE SKI AREA 4 #594248
R013895	10/27/2008	\$74,500		1.12	1	\$74,500	291724301009	LOT 25 MARBLE CONDO 1 #587327 #587328
R013978	05/09/2007	\$75,000		2.989	1	\$75,000	291726212014	LOTS 10 & 11 BLK 14 MARBLE SKI AREA 2 #575113
R013865	04/04/2007	\$100,000		1.075	1	\$100,000	291723402057	LOTS 10, & 19-21 BLK 2 MARBLE SKI AREA FILING 5 #574291
R013926	09/01/2009	\$105,000		1.52	1	\$105,000	291726101001	LOT 39 MARBLE CONDO 1 #593383

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MSA IMP YR ROUND: LEA 81860 (COMP)

MSA VAC > 1 AC YR ROUND: LEA 81840

\$110,000 PER SITE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R014103	11/02/2006	\$57,500		1.613	1	\$57,500	291727102021	LOTS 7,8,47,48 BLK 10 MARBLE SKI AREA FILING 2 #573701
R014036	08/14/2006	\$100,000		0.916	1	\$100,000	291726216020	LOTS 1-2 BLK 10 MARBLE SKI AREA 1 LOT 25 BLK 10 MARBLE
R014136	07/19/2007	\$120,000		1.019	1	\$120,000	291727104025	LOTS 52 & 56 (LOT 56 FKA 54 & 56) MARBLE SKI AREA 3 #578997
R014379	11/16/2006	\$140,000		1.138	1	\$140,000	291728101064	LOTS 49-51 MARBLE SKI AREA 7 #599574

ALPINE WOODS VILLAGE < 1 AC VAC: LEA 81680 (COMP)

CHAIR MOUNTAIN I & II: LEA 81930

\$89,900 PER SITE

ACCOUNT	SALE DATE	SALE PRICE		AREA	UNIT	PER UNIT	PARCEL	LEGAL
R015641	07/27/2007	\$89,900		0.46	1	\$89,900	291707301009	LOT 10 BLK 5 CHAIR MTN RANCH #577488

ALPINE WOODS VILLAGE RIVER: LEA 81670 (COMP)

MARBLE INSTITUTE: ON RIVER: LEA 81800 (COMP)

DARIEN RIVER SUBD LEA 81870 (COMP)

RAGGED MEADOW RIVER: LEA 81950 (COMP)

CHAIR MOUNTAIN I & II RIVER: LEA 81940

\$141,100 PER SITE

ACCOUNT	SALE DATE	SALE PRICE	1:3 L/B	AREA	UNIT	PER UNIT	PARCEL	LEGAL
R027091	10/19/2007	\$564,500	\$141,130	0.671	1	\$141,130	291707201019	LOT 4 BLK 1 CHAIR MTN RANCH & ADJ

ARROWHEAD COMMERCIAL: LEA 81970

\$2.40 PER SQUARE FOOT

ACCOUNT	SALE DATE	SALE PRICE		SQ FT	UNIT	PER SQ FT	PARCEL	LEGAL
R017230	09/21/2009	\$20,000		8211		\$2.44	404906005016	LOTS 7 & 8 ARROWHEAD COMMERCIAL AREA 1 #594299