

**2021 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - SAGE**

**SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2020**

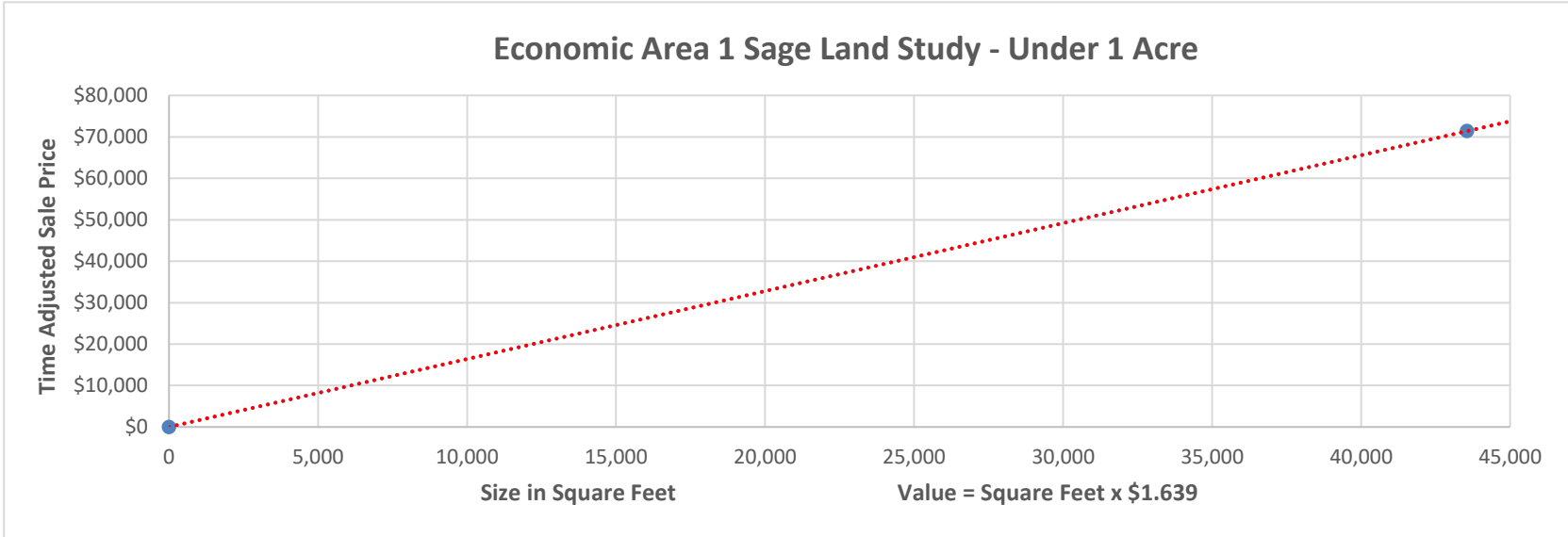
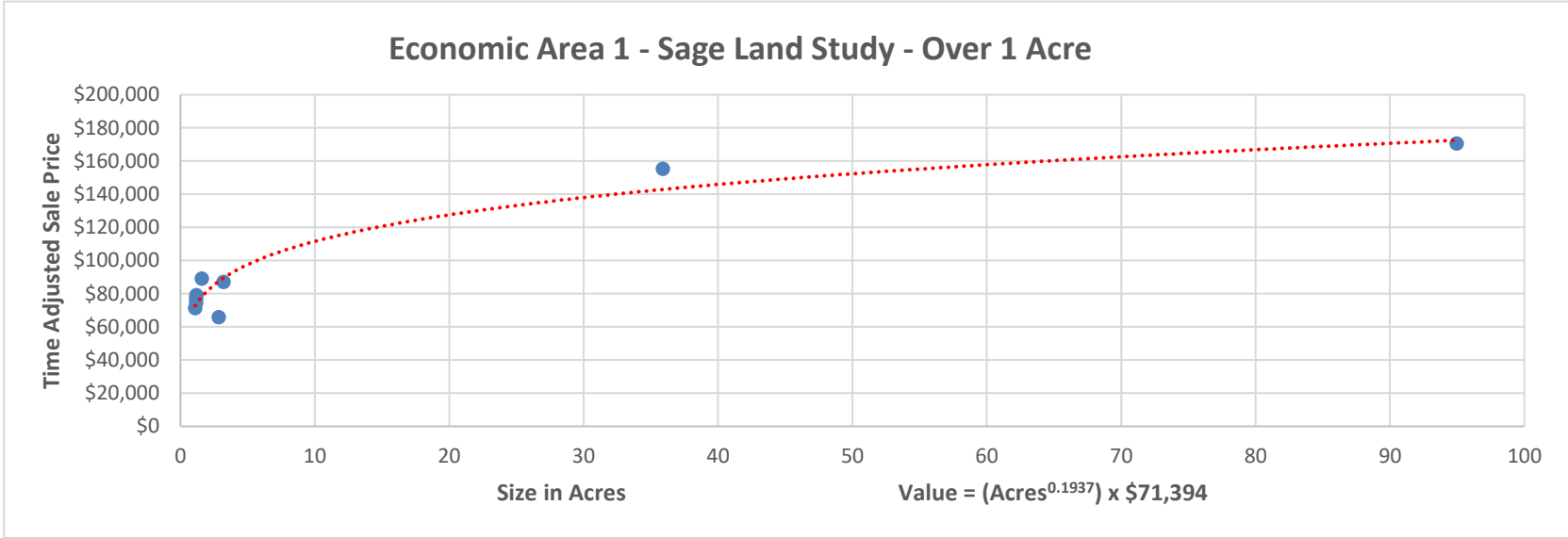
ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R017473	10940	12/8/2017	\$62,000	\$71,300	1.10	3517-333-01-006	LOT 17, MITZEL'S GREEN ACRES SUBDIVISION
R045447	11870	5/21/2019	\$70,000	\$74,550	1.18	3517-334-04-002	LOT 2, ROPER SUBDIVISION
R045446	11870	12/3/2019	\$75,000	\$77,250	1.18	3517-334-04-001	LOT 1, ROPER SUBDIVISION
R045448	11870	4/10/2018	\$70,000	\$79,100	1.19	3517-334-04-003	LOT 3, ROPER SUBDIVISION
R010390	11280	7/20/2018	\$80,000	\$89,200	1.60	3787-031-01-010	LOT 9, ZUGELDER SUBDIVISION
R009746	11160	7/6/2017	\$56,000	\$65,800	2.86	3701-110-02-020	LOT 19, OHIO MEADOWS SUBDIVISION, FILING NO. 2
R010216	10790	12/10/2018	\$80,000	\$87,200	3.21	3701-250-01-006	LOT 16, SUN PARK ADDITION SUBDIVISION
R009719 *	11161	12/9/2019	\$63,500	\$65,405	5.12	3701-110-01-019	LOT 32, OHIO MEADOWS SUBDIVISION, FILING NO. 3
R007581	11870	3/3/2020	\$325,000	\$329,875	6.90	3699-320-00-005	6.9 ACRES IN SECTION 32, TOWNSHIP 50N, RANGE 1E
R031816 **	11180	6/7/2018	\$95,000	\$106,400	35.15	3701-000-06-003	LOT 3, WEST ELK RIDGE SUBDIVISION
R031818	11180	8/30/2018	\$140,000	\$155,400	35.91	3701-000-06-005	LOT 5, WEST ELK RIDGE SUBDIVISION
R010267	11870	10/12/2018	\$155,000	\$170,500	94.98	3701-340-00-030	94.879 ACRES IN SECTION 34, TOWNSHIP 50N, RANGE 1W
R032878 **	11870	6/18/2018	\$542,500	\$607,600	604.91	3515-000-00-044	614.91 ACRES IN SECTIONS 33 & 34, TOWNSHIP 51N, RANGE 1W

* Moderate to steep slope

** Tier 1 Sage Grouse Habitat

**2021 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - SAGE**

**SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2020**



**2021 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - SAGE**

**SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2020**

LEA	SUBDIVISION	MEDIAN ACREAGE	2021 VALUE
10680	ANTELOPE HILLS MH	0.21	\$15,000
10690	ANTELOPE HILLS I	0.64	\$45,700
10700	ANTELOPE HILLS II	1.26	\$74,700
10710	WEST ANTELOPE CREEK	1.26	\$74,700
10720	PANOVIEW	1.02	\$71,700
10740	NORTH VALLEY: 1.01-5.0 AC	1.73	\$79,400
10750	NORTH VALLEY > 10.0 AC	10.63	\$112,900
10760	NORTH VALLEY: 0-1.0 AC	0.39	\$27,800
10780	SUN PARK: 0-2.0 AC	1.06	\$72,200
10790	SUN PARK: 2.01-5.0 AC	2.60	\$85,900
10900	CRANOR ACRES: 5.01-10.0 AC	5.99	\$101,000
10915	MOUNTAIN VISTA SUBD	5.02	\$97,600
10940	MITZELS GREEN ACRES	0.89	\$63,500
10960	SIGNAL PEAK II	1.02	\$71,700
11060	GUNNISON RAINBOW ACRES SAGE LOTS	0.96	\$68,500
11160	OHIO MEADOWS SAGE: 2-4 AC	3.01	\$88,400
11161	OHIO MEADOWS SAGE: 4.01-6 AC	4.50	\$95,500
11162	OHIO MEADOWS SAGE: 6.01-8 AC	6.76	\$103,400
11163	OHIO MEADOWS SAGE: > 8 AC	9.18	\$109,700
11180*	WEST ELK RIDGE	35.91	\$142,900
11280	ZUGELDER SAGE LOTS	2.00	\$81,700
11740	LOST MINER NORTH SIDE	5.35	\$98,800
11870	ECON 1 SAGE ≥ 1 ACRE	x = Acres	\$71,394x ^{0.1937}
11870	ECON 1 SAGE < 1 ACRE	x = Square Feet	x * \$1.639

*** DOWNWARD ADJUSTMENT IN THESE LEAs FOR: TIER 1 SAGE GROUSE HABITAT**