

SALES STUDY PERIOD:
 JANUARY 1, 2016 - JUNE 30, 2018

2019 REAPPRAISAL ECONOMIC AREA 1 VACANT LAND: SUBDIVISIONS

10510 - VANTUYL VILLAGE R1M							\$63,800 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044233	1/20/2017	\$50,000	\$57,096	1	\$57,096	3701-362-25-022	LOT 53 VANTUYL VILLAGE SUBDIVISION
R044193	11/14/2016	\$50,000	\$58,074	1	\$58,074	3701-362-25-014	LOT 14 VANTUYL VILLAGE SUBDIVISION
R044204	7/1/2016	\$51,500	\$61,944	1	\$61,944	3701-362-26-006	LOT 25 VANTUYL VILLAGE SUBDIVISION
R044223	12/28/2016	\$55,400	\$63,799	1	\$63,799	3701-362-26-025	LOT 43 VANTUYL VILLAGE SUBDIVISION
R044222	9/21/2016	\$55,000	\$64,996	1	\$64,996	3701-362-26-024	LOT 42 VANTUYL VILLAGE SUBDIVISION
R044234	10/24/2016	\$60,000	\$70,291	1	\$70,291	3701-362-25-023	LOT 54 VANTUYL VILLAGE SUBDIVISION
R044231	8/31/2017	\$80,000	\$86,289	1	\$86,289	3701-362-25-020	LOT 51 VANTUYL VILLAGE SUBDIVISION
COMPARABLE TO LEA 10510: 10520 - VANTUYL VILLAGE R2M							

10530 - VANTUYL VILLAGE R3							\$22,300 PER BUILDING UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044247	11/17/2017	\$127,000	\$133,818	6	\$22,303	3701-362-29-003	LOT 64 VANTUYL VILLAGE SUBDIVISION

10540 - PARK MEADOWS							\$44,700 PER UNIT
COMPARABLE TO LEA 10510 WITH AN ADJUSTMENT FOR SIZE							

10560 - MEADOWS VILLAGE							\$75,500 PER SITE
COMPARABLE TO LEA 10510 WITH AN ADJUSTMENT FOR SIZE							

10570 - MEADOWS R-1 & R-2							335 x (SIZE IN SQUARE FEET) ^{0.6}
COMPARABLE TO LEA 10250 WITH AN ADJUSTMENT FOR LOCATION							

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10580 - MEADOW VISTA SOUTH							\$57,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044398	7/27/2017	\$42,000	\$45,662	1	\$45,662	3787-022-43-014	LOT 14 MEADOW VISTA SOUTH
R044408	6/2/2016	\$41,950	\$50,911	1	\$50,911	3787-022-43-024	LOT 24 MEADOW VISTA SOUTH
R044405	8/17/2016	\$47,000	\$56,032	1	\$56,032	3787-022-43-021	LOT 21 MEADOW VISTA SOUTH
R044419	1/12/2017	\$50,000	\$57,096	1	\$57,096	3787-022-42-008	LOT 34 MEADOW VISTA SOUTH
R044389	6/13/2017	\$52,500	\$57,536	1	\$57,536	3787-022-43-005	LOT 5 MEADOW VISTA SOUTH
R044385	3/8/2018	\$68,000	\$69,515	1	\$69,515	3787-022-43-001	LOT 1 MEADOW VISTA SOUTH
COMPARABLE TO LEA 10580:							
10585 - TERRA VISTA SUBD							

10590 - RAINBOW MEADOWS ESTATES SFR							\$67,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042424	6/22/2017	\$50,000	\$54,797	1	\$54,797	3701-353-52-004	LOT 4 RAINBOW MEADOWS ESTATES FILING 2
R042426	10/29/2016	\$47,500	\$55,647	1	\$55,647	3701-353-52-006	LOT 2 RAINBOW MEADOWS ESTATES FILING 2
R042427	4/10/2018	\$63,647	\$64,585	1	\$64,585	3701-353-52-007	LOT 1 RAINBOW MEADOWS ESTATES FILING 2
R042425	5/29/2018	\$67,000	\$67,490	1	\$67,490	3701-353-52-005	LOT 3 RAINBOW MEADOWS ESTATES FILING 2
R042420	7/27/2017	\$68,000	\$73,930	1	\$73,930	3701-353-51-005	LOT 7 RAINBOW MEADOWS ESTATES FILING 2
R040349	6/26/2017	\$69,700	\$76,386	1	\$76,386	3701-353-41-013	LOT 11 RAINBOW MEADOWS ESTATES

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10610 - W MTN RANCH							\$82,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R040750	8/20/2016	\$62,000	\$73,915	1	\$73,915	3787-012-44-011	LOT 25 W MOUNTAIN RANCH SUBD
R072464	8/25/2017	\$75,250	\$81,166	1	\$81,166	3787-012-45-010	LOT 35 W MOUNTAIN RANCH SUBD
R072463	6/3/2017	\$75,250	\$82,469	1	\$82,469	3787-012-45-009	LOT 38 W MOUNTAIN RANCH SUBD
R072148	6/14/2016	\$69,900	\$84,831	1	\$84,831	3787-012-45-007	LOT 34 W MOUNTAIN RANCH SUBD
R040754	4/26/2018	\$85,000	\$86,253	1	\$86,253	3787-012-44-015	LOT 27 W MOUNTAIN RANCH SUBD
R040749	7/7/2017	\$80,000	\$86,976	1	\$86,976	3787-012-44-010	LOT 31 W MOUNTAIN RANCH SUBD

10620 - W MTN RANCH BORDERING COMMON GROUND							\$105,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R072076*	9/8/2016	\$107,500	\$127,038	1	\$127,038	3787-012-43-036	LOT 2A W MOUNTAIN RANCH SUBD HAUSLER BOUNDARY ADJUSTMENT

* SALE OF OVERSIZED LOT

10630 - SUNSPOT							\$48,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R032207*	11/14/2017	\$40,000	\$42,148	1	\$42,148	3701-353-38-051	LOT 32 SUNSPOT SUB

* SALE OF LOT WITH OUTSIDE INFLUENCE DUE TO OVERHEAD POWERLINES

10640 - ROCK CREEK VILLAGE							\$31,100 PER SITE
COMPARABLE TO LEA 10250 WITH ADJUSTMENTS FOR SIZE AND DEED RESTRICTION							

10650 - ROCK CREEK COMMONS							\$31,100 PER SITE
COMPARABLE TO LEA 10250 WITH ADJUSTMENTS FOR SIZE AND DEED RESTRICTION							

10655 - WILLS WAY COMMUNITY							\$38,900 PER SITE
COMPARABLE TO LEA 10250 WITH ADJUSTMENTS FOR SIZE AND DEED RESTRICTION							

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10680 - ANTELOPE HILLS MH							\$15,700 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010022	3/31/2017	\$14,000	\$15,723	1	\$15,723	3701-223-05-055	LOT 71 ANTELOPE HILLS MH SUBD

11220 - THORNTON MEADOWS							\$59,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045051	1/28/2016	\$30,000	\$36,408	1	\$36,408	3701-130-14-009	LOT 9 THORNTON MEADOWS
R045044	10/28/2016	\$48,000	\$56,233	1	\$56,233	3701-130-14-002	LOT 2 THORNTON MEADOWS
R045059	10/12/2016	\$50,000	\$58,576	1	\$58,576	3701-130-15-001	LOT 15 THORNTON MEADOWS
R045063	8/8/2017	\$56,000	\$60,402	1	\$60,402	3701-130-15-005	LOT 19 THORNTON MEADOWS
R045054	5/26/2017	\$60,000	\$66,289	1	\$66,289	3701-130-14-012	LOT 12 THORNTON MEADOWS

11330 - PONDEROSA PARK							\$30,300 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042798	3/23/2016	\$25,000	\$30,340	1	\$30,340	3701-240-11-027	LOT 2 PONDEROSA PARK
R042801	6/8/2016	\$25,000	\$30,340	1	\$30,340	3701-240-11-030	LOT 5 PONDEROSA PARK

11350 - COTTONWOOD MEADOWS (AFFECTED LOTS)							\$96,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042814	5/4/2017	\$87,000	\$96,119	1	\$96,119	3701-240-12-008	LOT SF8 COTTONWOOD MEADOWS
R042815	8/25/2017	\$90,000	\$97,075	1	\$97,075	3701-240-12-009	LOT SF9 COTTONWOOD MEADOWS

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11540 - DOS RIOS (MEADOW OR TREES) \$106,300 PER UNIT							LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	
R043739	3/26/2018	\$104,000	\$106,318	1	\$106,318	3787-100-06-048	LOT 80 DOS RIOS UNIT 3

11550 - DOS RIOS ON GOLF COURSE \$105,400 PER UNIT							LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	
R010762	9/11/2017	\$87,500	\$93,640	1	\$93,640	3787-100-07-020	LOT 72 DOS RIOS UNIT 3
R010749	7/26/2017	\$89,500	\$97,304	1	\$97,304	3787-100-07-007	LOT 46 DOS RIOS UNIT 3
R042869	9/20/2016	\$85,000	\$100,449	1	\$100,449	3787-100-06-043	LOT 75 DOS RIOS UNIT 3
R010735	3/25/2016	\$85,500	\$103,763	1	\$103,763	3787-100-06-029	LOT 73 DOS RIOS UNIT 3
R010870	10/30/2017	\$104,000	\$110,438	1	\$110,438	3787-100-06-045	LOT 79 DOS RIOS UNIT 3
R010748	10/7/2016	\$95,000	\$111,294	1	\$111,294	3787-100-07-004	LOT 40 DOS RIOS UNIT 3
R010744	10/14/2016	\$100,000	\$117,152	1	\$117,152	3787-100-06-038	LOT 83 DOS RIOS UNIT 3

11560 - DOS RIOS OFF GOLF COURSE \$76,100 PER UNIT							LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	
R010650	7/11/2017	\$70,000	\$76,104	1	\$76,104	3787-100-02-016	LOT 37 DOS RIOS 3

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11570 - DOS RIOS RIVER LOTS							\$234,300 PER UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010714	10/17/2016	\$200,000	\$234,300	1	\$234,300	3787-100-06-004	LOT 4 DOS RIOS HOMESITES 4

11580 - DOS RIOS BIG RIVER LOTS							\$367,900 PER UNIT
COMPARABLE TO LEA 11570 WITH AN ADJUSTMENT FOR SIZE							

11590 - DOS RIOS ISLAND							\$251,800 PER UNIT
COMPARABLE TO LEA 11570 WITH AN ADJUSTMENT FOR SIZE							

11610 - DOS AMIGOS HOMESITES							\$147,800 PER UNIT
COMPARABLE TO LEA 11540 WITH AN ADJUSTMENT FOR SIZE							

11620 - TOMICHI CREEK: OFF CREEK							\$157,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045249	11/1/2017	\$149,000	\$157,000	1	\$157,000	3787-100-34-009	LOT 8 TOMICHI CREEK SUBDIVISION

11630 - TOMICHI CREEK: ON CREEK							\$219,800 PER SITE
COMPARABLE TO LEA 11620 WITH ADJUSTMENT FOR WATER AMENITY							

11720 - RIVERWALK ESTATES: MEADOW LOTS							\$95,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043417	2/21/2018	\$74,500	\$76,731	1	\$76,731	3701-240-13-023	LOT 23 RIVERWALK ESTATES
R043434	11/1/2017	\$90,100	\$94,937	1	\$94,937	3701-240-13-040	LOT D RIVERWALK ESTATES
R043413	3/1/2017	\$85,000	\$95,458	1	\$95,458	3701-240-13-019	LOT 19 RIVERWALK ESTATES
R043412	3/30/2017	\$85,000	\$95,458	1	\$95,458	3701-240-13-018	LOT 18 RIVERWALK ESTATES
R043429	1/4/2018	\$110,000	\$114,151	1	\$114,151	3701-240-13-035	LOT 35 RIVERWALK ESTATES
R043435	4/30/2018	\$130,000	\$131,916	1	\$131,916	3701-240-13-041	LOT E RIVERWALK ESTATES

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11730 - RIVERWALK ESTATES: RIVER LOTS							\$145,200 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043403	2/2/2017	\$110,000	\$124,564	1	\$124,564	3701-240-13-009	LOT 9 RIVERWALK ESTATES
R043397	11/16/2017	\$130,000	\$136,980	1	\$136,980	3701-240-13-003	LOT 3 RIVERWALK ESTATES
R043400	12/15/2017	\$135,000	\$141,163	1	\$141,163	3701-240-13-006	LOT 6 RIVERWALK ESTATES
R043405	1/6/2017	\$125,000	\$142,739	1	\$142,739	3701-240-13-011	LOT 11 RIVERWALK ESTATES
R043396	10/10/2017	\$139,000	\$147,599	1	\$147,599	3701-240-13-002	LOT 2 RIVERWALK ESTATES
R043398	2/15/2018	\$147,500	\$151,918	1	\$151,918	3701-240-13-004	LOT 4 RIVERWALK ESTATES
R043399	6/11/2018	\$157,000	\$157,000	1	\$157,000	3701-240-13-005	LOT 5 RIVERWALK ESTATES
R043402	9/22/2017	\$150,000	\$160,525	1	\$160,525	3701-240-13-008	LOT 8 RIVERWALK ESTATES