

SALES STUDY PERIOD:
JULY 1, 2013 - JUNE 30, 2018

**2019 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES**

80190 - SOMERSET LARGE								\$18,000 BASE VALUE PER UNIT	
80180 - SOMERSET AVERAGE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R015852*	9/14/2015	\$33,000	\$40,623	6,160	1	\$13,541	3185-170-03-002	LOT 2 BLK 5 SOMERSET	BELOW AVERAGE VIEWS
R015861*	9/22/2016	\$40,000	\$45,880	3,629	1	\$15,293	3185-080-03-003	LOT 4 BLK 1 SOMERSET	BELOW AVERAGE VIEWS
R015926*	5/25/2017	\$44,900	\$48,986	2,781	1	\$16,329	3185-080-04-002	LOT 5 BLK 9 SOMERSET	AVERAGE VIEWS, HIGHWAY INFLUENCE
R015858*	5/29/2018	\$49,000	\$49,343	3,364	1	\$16,448	3185-080-04-001	LOT 4 BLK 9 SOMERSET	BELOW AVERAGE VIEWS, HIGHWAY INFLUENCE
R015883*	1/24/2017	\$44,500	\$49,796	4,211	1	\$16,599	3185-080-02-005	LOT 5 BLK 2 SOMERSET	AVERAGE VIEWS, HIGHWAY INFLUENCE, OUTSIDE INFLUENCE
R015829*	11/10/2015	\$47,500	\$57,808	4,780	1	\$19,269	3185-170-08-004	LOT 4 BLK 8 SOMERSET	AVERAGE VIEWS, MODERATE SLOPE
R026028*	11/10/2017	\$70,000	\$73,430	20,038	1	\$24,477	3185-170-10-002	0.46 AC IN PART OF LOT 5 & PART OF SCHOOL EXCEPTION TRACT BLK 5 SOMERSET	AVERAGE VIEWS, ON RIVER, OVERSIZED LOT, STEEP SLOPE
R015898*	2/14/2017	\$73,500	\$81,732	24,095	2	\$27,244	3185-170-10-001	LOTS 3, 4 BLK 5 SOMERSET	AVERAGE VIEWS, ON RIVER, OVERSIZED LOT, MODERATE SLOPE
R015808*	11/30/2016	\$90,000	\$101,970	4,719	1	\$33,990	3185-170-08-001	LOT 1 BLK 8 SOMERSET	AVERAGE VIEWS
R015930*	10/27/2016	\$110,000	\$125,400	5,770	1	\$41,800	3185-080-06-003	LOT 2 BLK 10 SOMERSET	AVERAGE VIEWS, ON RIVER

*VALUE DETERMINED BY APPLYING LAND:BUILDING RATIO OF 1:2

80240 - WHITEPINE < 1 ACRE								\$0.70 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
R009552	8/1/2013	\$3,000	\$3,872	6,250	1	\$0.62	3689-340-01-028	LOT 21 BLK 1 WHITE PINE #621807	AVERAGE VIEWS, SEASONAL ACCESS
R009536	7/11/2013	\$8,000	\$10,231	12,500	1	\$0.82	3689-340-01-012	LOTS 5,6 BLK 1 WHITE PINE #621426	ABOVE AVERAGE VIEWS, SEASONAL ACCESS

COMPARABLE LEAs:
80220 - WHITEPINE AVERAGE
80230 - WHITEPINE RIVER
80250 - WHITEPINE ACREAGE
80400 - TINCUP POOR

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80270 - LA VETA PLACER								\$2,000 BASE VALUE PER SITE	
80280 - LA VETA PLACER IMPROVED									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R008928	7/12/2017	\$28,500	\$28,500	46,375	14	\$2,036	3691-091-20-003	LOTS 19-32, E 1/2 OF ALLEY ADJT, BLK 2 LAVETA PLACER PITKIN #647629	ABOVE AVERAGE VIEWS, SEASONAL ACCESS
R007401	4/26/2018	\$33,500	\$33,500	46,375	14	\$2,393	3691-091-20-001	LOTS 1-14 W 1/2 OF ALLEY ADJT BLK 2 LAVETA PLACER PITKIN #652926	ABOVE AVERAGE VIEWS, SEASONAL ACCESS

80290 - PITKIN SINGLE LOTS								\$0.35 BASE VALUE PER SQ FT	
VALUE DETERMINED BY APPLYING A SINGLE LOT ADJUSTMENT TO THE LEA 80310 - PITKIN AVERAGE									

80300 - PITKIN AFFECTED LOTS								\$0.80 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
R025452	7/9/2014	\$60,000	\$74,448	96,180	1	\$0.77	3691-102-27-003	LOTS 1-18 & 20-23 & ADJ ALLEY (EXC PORTION OF ALLEY ADJ TO LOTS 20 & 21) BLK 12 PITKIN #627899	OBSTRUCTED VIEWS, MODERATE SLOPE, SEASONAL ACCESS

80310 - PITKIN AVERAGE								\$3.40 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
R003774	9/26/2016	\$19,000	\$19,000	12,500	4	\$1.52	3691-102-11-003	LOTS 8,9,18,19 BLK 15 PITKIN #642316	ABOVE AVERAGE VIEWS, WETLANDS
R003736	12/18/2017	\$85,000	\$85,000	25,000	8	\$3.40	3691-094-03-001	LOTS 9-16 BLK 48 PITKIN #650807	ABOVE AVERAGE VIEWS, HIGHWAY INFLUENCE
R003857	8/18/2017	\$82,000	\$82,000	18,750	6	\$4.37	3691-091-46-004	LOTS 17-22 BLK 30 PITKIN #648539	AVERAGE VIEWS, SEASONAL ACCESS, WATER IFLUENCE
R003834 R003916	8/22/2016	\$89,000	\$89,000	25,000	8	\$3.56	3691-102-09-003 3691-102-09-004	LOTS 9-12 BLK 25 PITKIN #641583 & LOTS 13-16 BLK 25 PITKIN #641582	ABOVE AVERAGE VIEWS, WATER INFLUENCE
R003695	6/16/2015	\$77,000	\$85,724	22,812	5	\$3.76	3691-102-13-004	LOTS 12-16 BLK 8 PITKIN #633562	ABOVE AVERAGE VIEWS
R042372	8/7/2014	\$75,000	\$92,100	12,500	4	\$7.37	3691-094-04-009	LOTS 4-7 BLK 44 PITKIN #628353	ABOVE AVERAGE VIEWS
R003852	4/5/2017	\$90,000	\$90,000	9,375	3	\$9.60	3691-102-03-008	LOTS 23-25 BLK 9 PITKIN #645774 #645914	AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ELECTRICITY, SEPTIC, WELL

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80320 - PITKIN LIMITED ACCESS	\$2.70 BASE VALUE PER SQ FT
VALUE DETERMINED BY APPLYING THE SEASONAL ADJUSTMENT TO LEA 80310 - PITKIN AVERAGE	

80350 - MARBLE VACANT < 20,000 SF				\$1.40 BASE VALUE PER SQ FT					
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
R004023	8/28/2017	\$31,000	\$31,000	22,500	1	\$1.38	2917-262-05-006	LOTS Q-Y BLK 12 EAST MARBLE #649785	AVERAGE VIEWS, SEASONAL ACCESS

80360 - MARBLE VACANT >= 20,000 SF				\$2.90 BASE VALUE PER SQ FT					
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
R004140	4/28/2016	\$67,000	\$68,159	30,000	1	\$2.27	2917-261-46-001	LOTS 1-12 BLK 33 WEST MARBLE #639145	AVERAGE VIEWS
R003986	8/5/2014	\$40,000	\$49,120	20,000	1	\$2.46	2917-261-13-004	LOTS 1-8 BLK 6 WEST MARBLE #628262	ABOVE AVERAGE VIEWS
R004046	4/20/2015	\$72,000	\$81,691	30,000	1	\$2.72	2917-261-30-001	LOTS 1-12 BLK 19 WEST MARBLE #632372	BELOW AVERAGE VIEWS, SEASONAL ACCESS
R003990	7/24/2017	\$87,000	\$87,000	30,000	1	\$2.90	2917-261-15-001	LOTS 1-12, BLK 4 WEST MARBLE #647852	AVERAGE VIEWS
R004057	5/10/2016	\$59,000	\$59,507	20,000	1	\$2.98	2917-261-33-005	LOTS 1-8 BLK 24 WEST MARBLE #639387 #639443	AVERAGE VIEWS
R004054	9/6/2017	\$91,500	\$91,500	30,000	1	\$3.05	2917-261-32-001	LOTS 1-12 BLK 25 WEST MARBLE #648889	BELOW AVERAGE VIEWS
R003992	4/27/2015	\$87,900	\$99,731	30,000	1	\$3.32	2917-261-17-001	LOTS 1-12 BLK 10 WEST MARBLE #632494	ABOVE AVERAGE VIEWS

80370 - MARBLE SMALL BUILDING SITE < 10,000 SF	\$14,000 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING SIZE ADJUSTMENT TO LEA 80350 - MARBLE VACANT < 20,000 SF	

80380 - MARBLE LARGE BUILDING SITE > 10,000 SF	\$29,000 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING SIZE ADJUSTMENT TO LEA 80370 - MARBLE SMALL BUILDING SITE < 10,000 SF	

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80410 - TINCUP								\$1.35 BASE VALUE PER SQ FT		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R071994	8/2/2016	\$3,500	\$3,500	2,625	1	\$1.33	3427-074-17-009	LOT 19 BLK 22 TINCUP #646941	AVERAGE VIEWS, WATER INFLUENCE	
80420 - TINCUP IMPROVED SMALL BLDG SITE < 5,000 SF										
80430 - TINCUP IMPROVED LARGE BLDG SITE > 5,000 SF										

80440 - CRYSTAL		\$1,750 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING THE TYPICAL LOT SIZE IN CRYSTAL TO LEA 80240 - WHITEPINE VACANT < 1 ACRE		

80450 - SCHOFIELD HILL SIDE		\$1,100 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING AN ADJUSTMENT FOR STEEP SLOPE & ACCESS TO LEA 80460 - SCHOFIELD VALLEY FLOOR		

80460 - SCHOFIELD VALLEY FLOOR		\$2,200 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING AN ADJUSTMENT FOR ACCESS TO LEA 81600 - IRWIN		

80505 - ARROWHEAD								\$17,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R017282	8/14/2017	\$7,500	\$7,500	43,560	1	\$7,500	3985-250-01-025	LOT 20 BLK 12 ARROWHEAD FILING 3 #648340	VIEW LOT, NO DRIVEWAY OFF MAIN ROAD	
R011741	8/23/2016	\$8,000	\$8,000	32,670	1	\$8,000	4049-180-03-028	LOT 11 BLK 6 ARROWHEAD FILING 1 #641572	NO TREE LOT, NO DRIVEWAY OFF MAIN ROAD	
R011499	8/31/2017	\$10,000	\$10,000	43,560	1	\$10,000	3983-310-02-005	LOT 5 BLK 9 ARROWHEAD FILING 3 #651142	TREE LOT, NO DRIVEWAY OFF MAIN ROAD	
R011875	7/1/2016	\$12,000	\$12,000	32,670	1	\$12,000	4049-180-04-022	LOT 10 BLK 5 ARROWHEAD FILING 1 #646787	TREE LOT, ON MAIN ROAD	
R012159	6/8/2018	\$12,500	\$12,500	43,560	1	\$12,500	4049-060-01-029	LOT 9 BLK 16 ARROWHEAD FILING 2 #653742	TREE LOT, ON MAIN ROAD	
R016378	12/29/2017	\$15,000	\$15,000	43,560	1	\$15,000	3985-360-01-045	LOT 27 BLK 7 ARROWHEAD FILING 3 #651083	TREE LOT, ON MAIN ROAD	
R016389	6/20/2017	\$15,500	\$15,500	43,560	1	\$15,500	3985-250-01-074	LOT 21 BLK 10 ARROWHEAD FILING 3 #647158	TREE LOT, NO DRIVEWAY OFF MAIN ROAD	
R017254	5/24/2018	\$17,500	\$17,500	43,560	1	\$17,500	3985-360-01-001	LOT 14 BLK 10 ARROWHEAD FILING 3 #653479	TREE LOT, ON MAIN ROAD	
R014830	3/28/2018	\$19,000	\$19,000	43,560	1	\$19,000	4047-010-04-028	LOT 28 BLK 14 ARROWHEAD FILING 2 #652368	LIMITED VIEW LOT, ON MAIN ROAD	
R016438	12/20/2017	\$20,000	\$20,000	43,560	1	\$20,000	3985-360-02-041	LOT 6 BLK 4 ARROWHEAD FILING 3 #562238 #57202	LIMITED VIEW LOT, ON MAIN ROAD	
R011645	8/15/2017	\$20,000	\$20,000	32,670	1	\$20,000	4049-070-08-009	LOT 6 BLK 23 ARROWHEAD FILING 1 #648420	LIMITED VIEW LOT, ON MAIN ROAD	

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80505 - ARROWHEAD - (cont.)		\$17,500 BASE VALUE PER SITE								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R014689	8/1/2017	\$20,000	\$20,000	43,560	1	\$20,000	4047-010-05-009	LOT 3 BLK 8 ARROWHEAD FILING 2 #655926	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R017249	3/31/2017	\$20,500	\$20,500	43,560	1	\$20,500	3985-360-01-010	LOT 9 BLK 10 ARROWHEAD FILING 3 #645743	TREE LOT, ON MAIN ROAD	
R011579	12/20/2016	\$20,500	\$20,500	32,670	1	\$20,500	4049-180-03-016	LOT 1 BLK 7 ARROWHEAD FILING 1 #644006	LIMITED VIEW LOT, DRIVEWAY OFF MAIN ROAD	
R016323	6/19/2017	\$20,500	\$20,500	43,560	1	\$20,500	3985-360-02-057	LOT 15 BLK 2 ARROWHEAD 3 #561975	TREE LOT, NO DRIVEWAY OFF MAIN ROAD, UTILITIES INSTALLED	
R011817	8/17/2017	\$21,000	\$21,000	43,560	1	\$21,000	4049-070-04-041	LOT 7 BLK 2 ARROWHEAD FILING 2 #648436	TREE LOT, NO DRIVEWAY OFF MAIN ROAD	
R011933	6/18/2018	\$22,000	\$22,000	43,560	1	\$22,000	4049-070-02-007	LOT 6 BLK 5 ARROWHEAD FILING 2 #653826	LIMITED VIEW LOT, ON MAIN ROAD	
R012045	12/29/2017	\$25,000	\$25,000	32,670	1	\$25,000	4049-180-04-003	LOT 2 BLK 11 ARROWHEAD FILING 1 #651084	TREE LOT, ON MAIN ROAD	
R012493	9/1/2017	\$25,000	\$25,000	32,670	1	\$25,000	4049-180-03-003	LOT 2 BLK 12 ARROWHEAD FILING 1 #648884	NO TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R016468	12/1/2016	\$28,500	\$28,500	43,560	1	\$28,500	3985-360-02-011	LOT 6 BLK 8 ARROWHEAD FILING 3 #643667	VIEW LOT, DRIVEWAY OFF MAIN ROAD	
R011966	1/10/2017	\$30,000	\$30,000	32,670	1	\$30,000	4049-070-06-037	LOT 15 BLK 14 ARROWHEAD SUBD FILING 1 #644339	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R016352	7/20/2017	\$32,000	\$32,000	43,560	1	\$32,000	3985-360-02-084	LOT 24 BLK 2 ARROWHEAD FILING 3 #648097	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R014767	8/23/2017	\$34,000	\$34,000	43,560	1	\$34,000	4047-010-04-055	LOT 18 BLK 9 ARROWHEAD FILING 2 #648584	NO TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011642	10/28/2016	\$38,000	\$38,000	32,670	1	\$38,000	4049-180-04-007	LOT 7 BLK 8 ARROWHEAD SUBD 1 #643047	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011161	9/15/2017	\$39,000	\$39,000	32,670	1	\$39,000	4049-180-03-001	LOT 3 BLK 12 ARROWHEAD FILING 1, #649058	LIMITED VIEW LOT, DRIVEWAY OFF MAIN ROAD, UTILITIES INSTALLED	
R011652	10/5/2017	\$40,000	\$40,000	32,670	1	\$40,000	4049-180-03-032	LOT 2 BLK 6 ARROWHEAD FILING 1 #649511	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R012423	9/25/2016	\$40,000	\$40,000	43,560	1	\$40,000	4049-060-01-021	LOT 16 BLK 16 ARROWHEAD FILING 2 #642442	LIMITED VIEW LOT, DRIVEWAY OFF MAIN ROAD, UTILITIES INSTALLED	
R011775	9/7/2017	\$41,250	\$41,250	43,560	1	\$41,250	4049-060-02-013	LOT 12 BLK 10 ARROWHEAD FILING 2 #649040	VIEW LOT, NO DRIVEWAY OFF MAIN ROAD	
R011968	5/24/2018	\$41,500	\$41,500	32,670	1	\$41,500	4049-070-03-017	LOT 2 BLK 15 ARROWHEAD FILING 1 #653413	VIEW LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011157	6/9/2017	\$42,000	\$42,000	43,560	1	\$42,000	4049-060-02-009	LOT 16 BLK 10 ARROWHEAD FILING 2 #646935	TREE LOT, DRIVEWAY OFF MAIN ROAD, UTILITIES INSTALLED	
R011886	6/28/2018	\$43,500	\$43,500	43,560	1	\$43,500	4049-070-04-025	LOT 14 BLK 2 ARROWHEAD FILING 2 #654160	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011237	11/30/2017	\$44,000	\$44,000	32,670	1	\$44,000	4049-070-06-049	LOT 1 BLK 13 ARROWHEAD FILING 1 #650532	LIMITED VIEW LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R012125	12/1/2017	\$44,000	\$44,000	32,670	1	\$44,000	4049-180-05-010	LOT 6 BLK 9 ARROWHEAD FILING 1 #650574	LIMITED VIEW LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011653	6/20/2017	\$46,500	\$46,500	32,670	1	\$46,500	4049-070-03-021	LOT 13 BLK 10 ARROWHEAD FILING 1 #647181	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011586	7/10/2017	\$47,000	\$47,000	32,670	1	\$47,000	4049-070-06-026	LOT 1 BLK 20 ARROWHEAD SUBD 1 #655918	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R012448	6/19/2017	\$47,000	\$47,000	32,670	1	\$47,000	4049-180-03-040	LOT 10 BLK 3 ARROWHEAD FILING 1 #647131	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R014752	7/17/2017	\$48,000	\$48,000	43,560	1	\$48,000	4047-010-03-005	LOT 12 BLK 13 ARROWHEAD FILING 2 #654556	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011680	6/23/2017	\$48,500	\$48,500	43,560	1	\$48,500	4049-060-02-012	LOT 13 BLK 10 ARROWHEAD FILING 2 #647218	TREE LOT, DRIVEWAY OFF MAIN ROAD, UTILITIES INSTALLED	
R016306	8/12/2016	\$48,500	\$48,500	43,560	1	\$48,500	3985-360-02-010	LOT 7 BLK 8 ARROWHEAD FILING 3 #641216	LIMITED VIEW LOT, ON MAIN ROAD, UTILITIES INSTALLED	

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80505 - ARROWHEAD - (cont.)								\$17,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R016359	7/21/2017	\$49,900	\$49,900	43,560	1	\$49,900	3985-360-02-038	LOT 14 BLK 1 ARROWHEAD FILING 3 #647788	LIMITED VIEW LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R017279	8/17/2017	\$54,000	\$54,000	43,560	1	\$54,000	3985-250-01-028	LOT 17 BLK 12 ARROWHEAD FILING 3 #648481	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R014761	8/16/2017	\$56,000	\$56,000	43,560	1	\$56,000	4047-010-04-015	LOT 26 BLK 14 ARROWHEAD FILING 2 #648480	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R011749	5/22/2018	\$59,900	\$59,900	32,670	1	\$59,900	4049-180-05-009	LOT 1 BLK 10 ARROWHEAD FILING 1 #653488	VIEW LOT, DRIVEWAY OFF MAIN ROAD, UTILITIES INSTALLED	
R017275	8/2/2017	\$70,000	\$70,000	43,560	1	\$70,000	3985-250-01-033	LOT 13 BLK 12 ARROWHEAD FILING 3 #648151	TREE LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R014643	8/29/2017	\$75,000	\$75,000	43,560	1	\$75,000	4047-010-04-042	LOT 30 BLK 14 ARROWHEAD FILING 2 #648703	LIMITED VIEW LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R012190	12/13/2017	\$95,000	\$95,000	32,670	1	\$95,000	4049-180-05-011	LOT 5 BLK 9 ARROWHEAD FILING 1 #650755	PANORAMIC VIEW LOT, ON MAIN ROAD, UTILITIES INSTALLED	
R014667	8/8/2017	\$115,000	\$115,000	43,560	1	\$115,000	4047-010-05-002	LOT 10 BLK 8 ARROWHEAD FILING 2 #648886	PANORAMIC VIEW LOT, DRIVEWAY OFF MAIN ROAD	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: LIMITED VIEW LOT, VIEW LOT, PANORAMIC VIEW LOT, UTILITIES
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO DRIVEWAY OFF MAIN ROAD, NO TREE LOT

80570 - SILVERJACK								\$64,400 BASE VALUE PER SITE		
80580 - BEARCLAW										
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R014538	8/25/2014	\$52,000	\$63,856	5.17	1	\$63,856	4251-050-02-022	LOT 29 BEARCLAW SUBD #628490	AVERAGE VIEWS, SEASONAL ACCESS, WATER INFLUENCE	
R072140	9/14/2016	\$65,000	\$65,000	5.00	1	\$65,000	4251-050-01-042	LOT 20 SILVERJACK SUBD #642008	AVERAGE VIEWS, SEASONAL ACCESS	

COMPARABLE LEAs:
80590 - LITTLE BIG HORN
80600 - EAGLES REST I & II

80610 - BLUE MESA/SAGE NO UTILITIES								\$9,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R072713	8/28/2017	\$25,000	\$25,000	9.20	3	\$8,333	4051-180-05-046	LOTS 177-179 BLUE MESA SUBD 2 #649132	ABOVE AVERAGE VIEWS, SEASONAL ACCESS	
R011164	9/7/2017	\$9,000	\$9,000	2.00	1	\$9,000	4051-190-03-024	LOT 176 BLUE MESA SUB 1 #648963	ABOVE AVERAGE VIEWS, SEASONAL ACCESS	
R016966	8/31/2017	\$15,500	\$15,500	2.00	1	\$15,500	4051-180-07-008	LOT 238 BLUE MESA SUBD 1 #648772	ABOVE AVERAGE VIEWS, SEASONAL ACCESS	

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80620 - BLUE MESA/SAGE WITH UTILITIES								LEGAL	ATTRIBUTES
80630 - BLUE MESA/TREE WITH UTILITIES									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER		
R016815	9/28/2016	\$28,500	\$28,500	6.5	3	\$9,500	4051-180-03-013	LOT 287 BLUE MESA SUBD 2 #642361 & LOT 299 BLUE MESA SUBD 2 & LOT 300 BLUE MESA SUBD 2	ABOVE AVERAGE VIEWS
R016827							4051-180-03-012		
R016828							4051-180-04-014		
R070669	12/3/2014	\$18,000	\$21,231	5.09	2	\$10,616	4051-300-03-068	LOT 70 BLUE MESA SUBD 1 & LOT 79 MELVIN CROW BOUNDARY LINE ADJ (BLUE MESA SUBD 1)	BELOW AVERAGE VIEWS
R011815	9/8/2015	\$14,000	\$15,158	2.1	1	\$15,158	4051-190-04-017	LOT 153 BLUE MESA SUBD UNIT 1 #635388	AVERAGE VIEWS
R043483	12/29/2017	\$15,500	\$15,500	4	1	\$15,500	4051-170-02-086	LOT 37 BLUE MESA SUBD 2 #651037	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R071700	9/24/2015	\$15,000	\$16,241	2	1	\$16,241	4051-070-03-013	LOT 100 BLUE MESA SUBD 2 #635785	ABOVE AVERAGE VIEWS
R016900	10/7/2013	\$14,000	\$18,395	2.5	1	\$18,395	4051-300-01-004	LOT 133 BLUE MESA SUBD 1 #623541	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R012140	8/23/2017	\$20,000	\$20,000	2	1	\$20,000	4051-180-02-002	LOT 221 BLUE MESA SUBD UNIT 2 #648680	ABOVE AVERAGE VIEWS
R016995	11/6/2015	\$19,000	\$20,201	2	1	\$20,201	4051-200-03-029	LOT 270 BLUE MESA SUBD 1 #636412	OUTSTANDING VIEWS, CUL DE SAC
R011441	8/19/2015	\$19,000	\$20,761	2.5	1	\$20,761	4051-300-06-016	LOT 16 BLUE MESA SUBD UNIT 1 #634867	ABOVE AVERAGE VIEWS
R016997	10/27/2015	\$20,000	\$21,458	2.4	1	\$21,458	4051-200-03-028	LOT 272 BLUE MESA SUBD 1 #636398	ABOVE AVERAGE VIEWS, CUL DE SAC
R043214	8/23/2016	\$43,500	\$43,500	4	2	\$21,750	4051-080-01-027	LOTS 69 & 70 BLUE MESA SUBD 2 #641600	ABOVE AVERAGE VIEWS
R012046	11/10/2015	\$22,000	\$23,390	2.1	1	\$23,390	4051-300-01-008	LOT 120 BLUE MESA SUBD UNIT 1 #636469	ABOVE AVERAGE VIEWS
R012016	9/9/2015	\$25,000	\$27,068	2.1	1	\$27,068	4051-190-04-018	LOT 152 BLUE MESA SUBD UNIT 1 #635382	AVERAGE VIEWS
R016894	12/28/2017	\$28,000	\$28,000	2	1	\$28,000	4051-300-03-060	LOT 96 BLUE MESA SUBD 1#651070	AVERAGE VIEWS
R012162	12/12/2016	\$28,400	\$28,400	4	1	\$28,400	4051-300-01-002	LOT 135 BLUE MESA SUBD UNIT 1 #643895	OUTSTANDING VIEWS
R016609	12/14/2017	\$30,000	\$30,000	2	1	\$30,000	4051-170-02-010	LOT 43 BLUE MESA SUBD 2 #650763	OUTSTANDING VIEWS, MODERATE SLOPE
R071701	9/11/2015	\$35,000	\$37,895	4	1	\$37,895	4051-070-03-014	LOT 152 BLUE MESA SUBD 2 #635335	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE & EXCELLENT VIEWS

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE : LIMITED VIEWS

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80650 - MASDEN LAKE COVE								\$13,400 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R011831	5/25/2018	\$6,250	\$6,250		1	\$6,250	3983-033-00-011	SITE 56 MASDEN LAKE FORK COVE #653439	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R011833	9/22/2017	\$10,000	\$10,000		1	\$10,000	3983-033-00-035	SITE 65 MASDEN LAKE FORK COVE #649213	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R011234 R011858 R033745	12/11/2017	\$30,000	\$30,000		3	\$10,000	3983-033-00-031 3983-033-00-032 3983-033-00-024	SITE 48 MASDEN LAKE FORK COVE; SITE 76 MASDEN LAKE FORK COVE; SITE 77 MASDEN LAKE FORK COVE	ABOVE AVERAGE VIEWS
R012429	11/3/2015	\$11,770	\$12,514		1	\$12,514	3983-033-00-016	SITE 75 MASDEN LAKE FORK COVE #636399	ABOVE AVERAGE VIEWS, SPRING INSTALLED
R011200	6/2/2014	\$10,700	\$13,415		1	\$13,415	3983-033-00-030	SITE 68 MASDEN LAKE FORK COVE B377 P317	ABOVE AVERAGE VIEWS
R033744	6/2/2014	\$10,700	\$13,415		1	\$13,415	3983-033-00-029	SITE 69 MASDEN LAKE FORK COVE B377 P317	OUTSTANDING VIEWS
R033743	6/2/2014	\$10,700	\$13,415		1	\$13,415	3983-033-00-036	SITE 70 MASDEN LAKE FORK COVE B377 P317	OUTSTANDING VIEWS
R011236	4/13/2015	\$12,000	\$13,615		1	\$13,615	3983-034-00-023	SITE 61 MASDEN LAKE FORK COVE #632353	ABOVE AVERAGE VIEWS
R011898	4/7/2016	\$15,000	\$15,260		1	\$15,260	3983-034-00-031	SITE 27 MASDEN LAKE FORK COVE #654860	ABOVE AVERAGE VIEWS

COMPARABLE LEA:
80670 - BLUE MESA ESTATES
81100 - 4TH OF JULY CREEK ESTATES

80700 - CEBOLLA RIVER RANCH								\$361,800 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R011414	10/20/2017	\$356,667	\$356,667	35.02	1	\$356,667	3981-000-03-013	RANCH R-10 CEBOLLA CREEK RANCH CO-OP #649880	ABOVE AVERAGE VIEWS, MODERATE & STEEP SLOPE
R030845	12/15/2014	\$306,700	\$361,753	35.02	1	\$361,753	3981-000-03-018	RANCH R-5 CEBOLLA CREEK #630513	AVERAGE VIEWS, MODERATE & STEEP SLOPE
R071353	2/12/2014	\$283,300	\$370,641	35.113	1	\$370,641	4051-000-01-010	RANCH H-3 CEBOLLA CREEK CO-OP REVISED PLAT	AVERAGE VIEWS, MODERATE & STEEP SLOPE

80720 - MARCELLINA MTN ESTATES \$4,800 BASE VALUE PER SITE
VALUE DETERMINED BY USING THE MEADOW/TREE FAIR ACCESS GRAPH - 107.88 AC/43 LOTS

80730 - RAGGED MTN ESTATES \$3,300 BASE VALUE PER SITE
VALUE DETERMINED BY USING THE MEADOW/TREE FAIR ACCESS GRAPH - 110.39 AC/65 LOTS

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80740 - RAGGED MTN RESERVE								\$4,800 BASE VALUE PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R015952	12/17/2015	\$250,000	\$263,450	80	1	\$3,293	2919-000-00-041	W2NE4. SEC 25 11S89W 80 ACRES (TRACT 10 RAGGED MTN RESERVE)	OUTSTANDING VIEWS, NO VEHICULAR ACCESS
R016020	3/22/2016	\$199,900	\$205,137	45	1	\$4,559	2919-000-00-027	E2NW4SE4.W2W2NE4SE4.NE4SW4SE4.W2NW4 SE4SE4. SEC 23 11S89W 45 ACRES #638537 (TRACT 20 RAGGED MTN RESERVE)	ABOVE AVERAGE VIEWS, 4x4 ACCESS ONLY
R031244	8/18/2017	\$204,000	\$204,000	40	1	\$5,100	2919-000-00-029	E2SE4SW4SE4. S2SE4SE4. SEC 23, N2NW4NW4NW4. SEC 25, N2N2NE4NE4. SEC 26 11S89W 40A (AKA TR 18A-2) #648507	ABOVE AVERAGE VIEWS, STEEP SLOPE
R072130	11/30/2016	\$212,915	\$212,915	40	1	\$5,323	2919-000-00-101	E2W2NE4. SEC 24 11S89W (AKA TRACT 6 RAGGED MTN RESERVE) #643586	ABOVE AVERAGE VIEWS, MODERATE SLOPE

80770 - GUNNISON HIGHLANDS NORTH								\$3,100 BASE VALUE PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R009484	3/6/2014	\$75,000	\$97,073	40	1	\$2,427	3519-000-00-115	SE4NW4. SEC 29 51N2E 40A ORIGINAL SURVEY	OUTSTANDING VIEWS
R009479	12/28/2017	\$100,000	\$100,000	40	1	\$2,500	3519-000-00-050	NE4NE4. SEC 29 51N2E 40A ORIGINAL SURVEY AKA 40A IN TR 46 INDEPENDENT RESURVEY #651063	BELOW AVERAGE VIEWS
R009504	3/15/2018	\$107,000	\$107,000	40	1	\$2,675	3519-000-00-140	SW4SE4. SEC 20 51N2E 40A ORIGINAL SURVEY	BELOW AVERAGE VIEWS
R009477	6/24/2014	\$112,500	\$141,041	40	1	\$3,526	3519-000-00-047	SE4SW4. SEC 20 51N2E 40A ORIGINAL SURVEY	AVERAGE VIEWS
R009476	9/14/2017	\$139,000	\$139,000	35	1	\$3,971	3519-000-00-046	35A IN SW4SW4 SEC 20 ORIGINAL SURVEY AKA NW 35A IN TR 43 SEC 20 IND. RESURVEY 51N2E #649070 #650590	ABOVE AVERAGE VIEWS
R009490	2/14/2017	\$165,000	\$165,000	40	1	\$4,125	3519-000-00-074	NW4NE4. SEC 32 51N2E 40A ORIGINAL SURVEY	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE

80780 - QUARTZ CREEK PROPERTIES < 1 ACRE **\$1,850 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT FOR SIZE TO LEA 80820 QCP < 6.0 ACRES

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80790 - QUARTZ CREEK PROPERTIES WITH UTILITIES < 6 ACRES								\$23,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R009389	6/26/2017	\$12,500	\$12,500	3.553	1	\$12,500	3691-090-00-029	NELLIE BLY, #10162 QUARTZ CREEK MD SUBD #6472	AVERAGE VIEWS, STEEP SLOPE
R007171	8/18/2017	\$79,000	\$79,000	5.82	1	\$79,000	3691-050-00-043	J D LODE #8569 QUARTZ CREEK SUBD #648487	AVERAGE VIEWS, IMPROVED ROAD

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: LIMITED VIEWS, STEEP SLOPE, UNDERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, SCENIC VIEWS, OUTSTANDING VIEWS

80800 - QUARTZ CREEK PROPERTIES WITH UTILITIES > 6 ACRES								\$33,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R008095	10/24/2017	\$20,000	\$20,000	10.331	1	\$20,000	3691-050-00-052	GREGORY NO 7 SURVEY 8109 QUARTZ CREEK SUBD	4x4 ACCESS ONLY, STEEP SLOPE
R008638	11/5/2015	\$24,500	\$26,048	9.79	1	\$26,048	3691-040-00-028	LIME BASIN NO 4 #13950 QUARTZ CREEK SUBD	IMPROVED ROAD, STEEP SLOPE
R008388	7/22/2013	\$26,500	\$33,891	9.878	1	\$33,891	3691-040-00-031	PORPHYRY NO 7 #15180 QUARTZ CREEK SUBD	IMPROVED ROAD
R007729	10/24/2014	\$36,500	\$43,920	6.835	1	\$43,920	3691-040-00-027	LIME BASIN NO 11 #13950 QUARTZ CREEK SUBD	IMPROVED ROAD

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: 4x4 ACCESS ONLY, STEEP SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, SCENIC VIEWS, OUTSTANDING VIEWS

80810 - QUARTZ CREEK PROPERTIES >= 6 ACRES								\$25,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R008206	6/21/2017	\$5,500	\$5,500	9.484	1	\$5,500	3691-050-00-029	SILVER COIN NO 6 SURVEY 14311 QUARTZ CREEK SU	4x4 ACCESS ONLY, LIMITED VIEWS, STEEP SLOPE
R008180	8/26/2014	\$10,500	\$12,894	9.635	1	\$12,894	3691-050-00-041	MAGGIE F NO 2 SURVEY 15300 QUARTZ CREEK SUBD	IMPROVED ROAD, ROCKY, STEEP SLOPE
R007131	10/30/2015	\$15,500	\$16,630	9.118	1	\$16,630	3691-050-00-040	SILVER COIN NO 9 SURVEY 14311 QUARTZ CREEK SU	IMPROVED ROAD, LIMITED VIEWS, STEEP SLOPE
R008352	11/3/2017	\$20,000	\$20,000	9.938	1	\$20,000	3691-050-00-013	LIME BLUFF NO 2, SURVEY 14311 QUARTZ CREEK SU	4x4 ACCESS ONLY
R009401	4/26/2018	\$20,000	\$20,000	10.331	1	\$20,000	3525-330-00-019	TREASURE NO 1, SURVEY 7910 QUARTZ CREEK SUBD	4x4 ACCESS ONLY, SCENIC VIEWS, STEEP SLOPE
R008266	7/26/2013	\$16,000	\$20,462	10.331	1	\$20,462	3691-030-00-002	VICI LODE MINING CLAIM #7713, QUARTZ CREEK SU	4x4 ACCESS ONLY
R008452	10/29/2015	\$19,500	\$20,922	10.331	1	\$20,922	3691-050-00-022	SILVER COIN NO 2 SURVEY 14311 QUARTZ CREEK SU	STEEP SLOPE
R007709	11/2/2015	\$20,000	\$21,264	9.305	1	\$21,264	3525-310-00-031	LIME CONTACT NO 10, SURVEY #14311 QUARTZ CRE	IMPROVED ROAD
R008358	8/6/2015	\$19,500	\$21,308	9.5	1	\$21,308	3525-320-00-057	LUCINDA NO 3 #13582 QUARTZ CREEK SUBD	4x4 ACCESS ONLY
R007694	11/3/2014	\$18,000	\$21,443	9.15	1	\$21,443	3525-000-00-123	SANTIAGO NO 2 #14511 QUARTZ CREEK SUBD	4x4 ACCESS ONLY

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80810 - QUARTZ CREEK PROPERTIES >= 6 ACRES - (cont.)								\$25,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R008093	9/9/2015	\$20,000	\$21,654	10.33	1	\$21,654	3525-000-00-141	BERTHA F #6418 QUARTZ CREEK SUBD SEC 34 51N4E	4x4 ACCESS ONLY, STEEP SLOPE
R009359	2/12/2016	\$23,000	\$23,810	10.33	1	\$23,810	3691-050-00-023	SILVER NUGGET SURVEY #949, QUARTZ CREEK SUBD	IMPROVED ROAD, ROCKY
R007835	11/21/2014	\$20,000	\$23,826	10.33	1	\$23,826	3525-330-00-018	TREASURE NO 2, SURVEY #7910 QUARTZ CREEK SUB	4x4 ACCESS ONLY
R008691	11/2/2015	\$22,500	\$23,922	10.234	1	\$23,922	3525-000-00-144	VENI #7713 QUARTZ CREEK SUBD #636415	4x4 ACCESS ONLY
R072137	6/24/2016	\$24,000	\$24,000	10.331	1	\$24,000	3691-050-00-063	KARIKAL MS #7908 QUARTZ CREEK SUBD #640211	SCENIC VIEWS, STEEP SLOPE
R007961	8/1/2016	\$25,000	\$25,000	10.331	1	\$25,000	3691-050-00-035	BANNER #7908 QUARTZ CREEK SUBD #641082	IMPROVED ROAD
R007672	10/13/2015	\$24,500	\$26,286	7.898	1	\$26,286	3525-290-00-024	MONETARY NO 6 SURVEY #8231 QUARTZ CREEK SUB	IMPROVED ROAD, OUTSTANDING VIEWS, ROCKY
R007687	11/20/2013	\$20,000	\$26,512	10.052	1	\$26,512	3525-290-00-047	HARRY F NO 4, SURVEY #8450 QUARTZ CREEK SUBD	IMPROVED ROAD, SCENIC VIEWS, STEEP SLOPE
R072138	11/3/2016	\$27,500	\$27,500	10.331	1	\$27,500	3691-050-00-064	SUNOL MS #7908 QUARTZ CREEK SUBD #643193	SCENIC VIEWS
R008207	11/5/2013	\$22,000	\$29,163	10.331	1	\$29,163	3525-000-00-142	MONONGAHELA #6418 QUARTZ CREEK SUBD #6237	4x4 ACCESS ONLY
R007655	7/29/2016	\$87,500	\$87,500	30.993	3	\$29,167	3691-040-00-040	GARDNER NO 4, NO 5, NO 6, MS #11767 QUARTZ CR	4x4 ACCESS ONLY, OUTSTANDING VIEWS
R008053	8/31/2017	\$30,000	\$30,000	9.328	1	\$30,000	3691-060-00-013	GOLDEN RULE SURVEY 2066 QUARTZ CRK SUBD	4x4 ACCESS ONLY, SCENIC VIEWS
R008173	8/7/2015	\$27,500	\$30,049	10.331	1	\$30,049	3691-060-00-005	SILVER PRINCE #11413 QUARTZ CREEK SUBD 50N4	SCENIC VIEWS
R017198	2/11/2015	\$27,000	\$31,228	10.331	1	\$31,228	3691-050-00-042	MAGGIE F NO 3, #15300 QUARTZ CREEK SUB #63140	4x4 ACCESS ONLY, SCENIC VIEWS
R009383	11/20/2014	\$53,000	\$63,139	20.66	2	\$31,570	3525-290-00-027	DIAMOND NO 2 & NO 3 #8388 QUARTZ CREEK SUBD	4x4 ACCESS ONLY, SCENIC VIEWS
R008197	11/7/2013	\$24,000	\$31,814	6.312	1	\$31,814	3525-320-00-024	RAND NO 1 SURVEY 15184 QUARTZ CREEK SUBD	4x4 ACCESS ONLY
R007967	10/14/2014	\$26,500	\$31,887	10.331	1	\$31,887	3691-040-00-006	OLD HICKORY SURVEY 8159 QUARTZ CREEK SUBD	4x4 ACCESS ONLY, SCENIC VIEWS
R008955	11/6/2017	\$32,000	\$32,000	9.33	1	\$32,000	3691-050-00-008	LIME BLUFF NO 7, SURVEY 14311 QUARTZ CREEK SU	IMPROVED ROAD
R007934	6/6/2018	\$39,500	\$39,500	7.378	1	\$39,500	3691-080-00-008	R G, SURVEY #6307 QUARTZ CREEK SUBD #653631	4x4 ACCESS ONLY, SCENIC VIEWS
R007950	11/7/2013	\$30,000	\$39,768	10.271	1	\$39,768	3525-310-00-022	FERRY NO 2, SURVEY 8063 QUARTZ CREEK SUBD	IMPROVED ROAD, OUTSTANDING VIEWS
R045000	7/12/2016	\$40,000	\$40,000	10.33	1	\$40,000	3525-000-00-182	STORM NO 4 #14511 QUARTZ CREEK MD #640557	IMPROVED ROAD, SCENIC VIEWS
R007150	9/21/2016	\$44,000	\$44,000	10.331	1	\$44,000	3525-320-00-055	TREASURE LODGE MINING CLAIM MS#7910 QUARTZ C	IMPROVED ROAD
R007128	7/22/2013	\$35,500	\$45,401	10.331	1	\$45,401	3525-320-00-049	LA RUE SURVEY 8050 QUARTZ CREEK SUBD #621648	IMPROVED ROAD, OUTSTANDING VIEWS
R009426	7/2/2014	\$38,500	\$47,771	10.296	1	\$47,771	3525-310-00-005	HARRY F NO. 15, SURVEY #8450 QUARTZ CREEK SUB	IMPROVED ROAD, OUTSTANDING VIEWS
R007068	10/22/2014	\$43,500	\$52,344	8.478	1	\$52,344	3525-320-00-048	FERRY NO 3, SURVEY 8063 QUARTZ CREEK SUBD	IMPROVED ROAD, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: 4x4 ACCESS ONLY, LIMITED VIEWS, ROCKY, UNDERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, SCENIC VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT

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80820 - QUARTZ CREEK PROPERTIES < 6 ACRES						\$18,500 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R008762	8/16/2016	\$6,500	\$6,500	4.997	1	\$6,500	3691-050-00-038	SILVER ISLET MILLSITE #583B QUARTZ CREEK SUBD	LIMITED VIEWS, STEEP SLOPE
R008341	7/31/2013	\$12,000	\$15,347	4.82	1	\$15,347	3525-320-00-027	RAND NO 3 & NO 4 #15184 QUARTZ CREEK SUBD	IMPROVED ROAD
R008186	7/27/2016	\$20,000	\$20,000	4.709	1	\$20,000	3525-290-00-029	STRATHMORE NO 5 #8059 QUARTZ CREEK SUBD	IMPROVED ROAD
R008958	9/29/2016	\$21,000	\$21,000	3.76	1	\$21,000	3525-320-00-046	EXPORT #8089 QUARTZ CREEK SUBD #642404	IMPROVED ROAD
R007066	9/3/2015	\$20,000	\$21,654	5.757	1	\$21,654	3691-060-00-008	LIME CLIFF NO 1, #14311 QUARTZ CREEK SUBD	SCENIC VIEWS
R008151	11/7/2017	\$22,000	\$22,000	5.48	1	\$22,000	3525-000-00-120	BONNIE NO 4 SURVEY 16436 QUARTZ CREEK SUBD	4x4 ACCESS ONLY, SCENIC VIEWS
R017201	9/27/2016	\$25,500	\$25,500	0.909	1	\$25,500	3525-330-00-011	SNOWFLAKE NO 2 #15184 QUARTZ CREEK SUB	IMPROVED ROAD, UNDERSIZED LOT
R008610	10/3/2013	\$24,000	\$31,534	3.303	1	\$31,534	3691-090-00-016	GLOUCESTER NO 3, SURVEY 15180 QUARTZ CREEK S	IMPROVED ROAD, OUTSTANDING VIEWS
R007352	11/7/2013	\$24,000	\$31,814	4.752	1	\$31,814	3525-320-00-025	RAND NO 2 SURVEY 15184 QUARTZ CREEK SUBD	4x4 ACCESS ONLY
R008618	7/1/2014	\$28,000	\$34,742	5.713	1	\$34,742	3691-040-00-001	ARMSTRONG GULCH NO 3 #8213 QUARTZ CREEK SU	IMPROVED ROAD, SCENIC VIEWS
R008687	7/15/2016	\$35,000	\$35,000	5.563	1	\$35,000	3525-330-00-010	SNOWFLAKE NO 1, SURVEY 15184 QUARTZ CREEK SU	IMPROVED ROAD

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: 4x4 ACCESS ONLY, LIMITED VIEWS, NO VEHICULAR ACCESS, OUTSIDE INFLUENCE, STEEP SLOPE, UNDERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, SCENIC VIEWS, OUTSTANDING VIEWS

SALES STUDY PERIOD:
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80910 - RAINBOW PLACER < 1.0 ACRE	\$40,800 BASE VALUE PER SITE
80940 - SAWATCH VIEW & TRACT A	
80950 - WOLF CANYON	

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R008568	10/9/2015	\$38,000	\$40,770	0.94	1	\$40,770	3427-060-08-011	LOT 14 SAWATCH VIEW SUBD, TRACT A #635989	AVERAGE VIEWS, UNDERSIZED LOT
R030147	8/31/2017	\$70,000	\$70,000	0.740358	1	\$70,000	3427-060-01-004	LOT 4 RAINBOW PLACER SUBD 1 #635252	ABOVE AVERAGE VIEWS
R007905	5/31/2016	\$45,000	\$45,387	0.711	1	\$45,387	3427-060-02-003	LOT 14 RAINBOW PLACER SUBD 1 #639717	OUTSTANDING VIEWS, WATER INFLUENCE
R008030	4/2/2014	\$50,000	\$64,025	1.618	1	\$64,025	3427-060-09-001	LOT 13 WOLF CANYON SUBD #626166	AVERAGE VIEWS

COMPARABLE LEAS:
80680 - FOXX ADDITION
80860 - TAYLOR RIVER ESTATE: NON-RIVER
80870 - TAYLOR RIVER ESTATES: RIVER
80880 - MURDIE
80890 - MCCRAY TRACTS: ROADS
80900 - MCCRAY TRACTS
80920 - RAINBOW PLACER > 1.0 ACRE
80930 - RED CROSS MILLSITE

UPWARD ADJUSTMENT IN THESE LEAs INCLUDE: WATER INFLUENCE
DOWNWARD ADJUSTMENT IN THESE LEAs INCLUDE: UNDERSIZED LOT

80980 - DAVENPORT RANCHES	\$6,900 BASE VALUE PER ACRE
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R013708	7/17/2015	\$299,000	\$329,772	47.51	1	\$6,941	3249-000-01-002	LOT 2 DAVENPORT RANCH #634272	ABOVE AVERAGE VIEWS, WATER INFLUENCE

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80990 - WILDERNESS STREAMS 2 LOWER BLDG								\$72,600 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R009340	8/8/2014	\$90,000	\$110,520	5.78	1	\$110,520	3439-010-04-002	LOT 13 WILDERNESS STREAMS #2 #628220	OUTSTANDING VIEWS	
R009338	4/28/2017	\$180,000	\$180,000	6.836	1	\$180,000	3439-010-04-001	LOT 12 WILDERNESS STREAMS #2 #647274	OUTSTANDING VIEWS	
COMPARABLE LEAS:										
81040 - WILDERNESS STREAMS 1 UPPER								\$145,200 BASE VALUE PER SITE		

81010 - WILDERNESS STREAMS 2 UPPER BLDG								\$112,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R007003	6/1/2017	\$225,000	\$225,000	4.175	1	\$112,500	3439-020-01-035	LOT 43 WILDERNESS STREAMS FILING 2 #646756	AVERAGE VIEWS	

81020 - WILDERNESS STREAMS 2 POND BLDG								\$123,800 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R017429	12/29/2017	\$247,500	\$247,500	7.921	1	\$123,800	3439-020-01-039	LOT 50 WILDERNESS STREAMS FILING 2 #650890	ABOVE AVERAGE VIEWS	

81030 - WILDERNESS STREAMS 1 COUNTY RD								\$134,600 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R009262*	7/14/2015	\$435,000	\$538,463	2.034	1	\$134,600	3439-010-02-004	LOT 18 WILDERNESS STREAMS FILING 1 #626432	ABOVE AVERAGE VIEWS	

*VALUE DETERMINED BY APPLYING LAND:BUILDING RATIO

81050 - FLORESTA TRACTS								\$3,600 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R072728	6/29/2018	\$130,000	\$130,000	40.61	1	\$3,201	3253-000-00-055	NW4SW4. SEC 17 14S87W #654227	4x4 ACCESS ONLY	
R072727	12/7/2017	\$165,000	\$165,000	40.60	1	\$4,064	3253-000-00-054	SW4SW4. SEC 17 14S87W #650718	4x4 ACCESS ONLY	

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81060 - STAR MOUNTAIN RANCH								\$6,600 BASE VALUE PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R030481	6/30/2017	\$170,000	\$170,000	35.516	1	\$4,787	3437-000-01-025	LOT 32 STAR MOUNTAIN RANCH SUB #647329	OUTSTANDING VIEWS, MODERATE SLOPE
R030471	10/30/2017	\$200,000	\$200,000	36.865	1	\$5,425	3437-000-01-034	LOT 22 STAR MOUNTAIN RANCH SUB #649023	OUTSTANDING VIEWS
R030461	4/17/2018	\$235,000	\$235,000	37.801	1	\$6,217	3437-000-01-012	LOT 12 STAR MOUNTAIN RANCH SUB #652754	OUTSTANDING VIEWS
R030466	6/26/2017	\$225,000	\$225,000	35.163	1	\$6,399	3437-000-01-019	LOT 17 STAR MOUNTAIN RANCH SUB #647191	ABOVE AVERAGE VIEWS
R030458	6/10/2014	\$249,000	\$312,171	46.119	1	\$6,769	3437-000-01-008	LOT 10 STAR MOUNTAIN RANCH SUB #637067	ABOVE AVERAGE VIEWS
R030452	2/5/2015	\$216,000	\$249,826	35.381	1	\$7,061	3437-000-01-003	LOT 3 STAR MOUNTAIN RANCH SUB #631423	OUTSTANDING VIEWS
R030475	12/3/2015	\$275,000	\$289,795	35.14	1	\$8,247	3437-000-01-024	LOT 25 STAR MOUNTAIN RANCH SUB #635143	OUTSTANDING VIEWS
R030474	9/1/2015	\$269,500	\$291,788	35	1	\$8,337	3437-000-01-032	LOT 9 STAR MOUNTAIN RANCH SUB REPLAT 2-23-93	OUTSTANDING VIEWS
81080 - BLUE MESA VILLAGE > 1 AC								\$34,400 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R016562	8/17/2016	\$25,000	\$25,000	1.02	1	\$25,000	3983-041-01-064	LOTS 54 & 54A BLUE MESA VILLAGE #641392	OUTSTANDING VIEWS
R016559	7/11/2016	\$30,000	\$30,000	1	1	\$30,000	3983-041-01-052	LOTS 51 & 51A BLUE MESA VILLAGE #640779	OUTSTANDING VIEWS
R011463	11/14/2017	\$68,500	\$68,500	2.31	2	\$34,250	3983-032-01-009	LOTS 61 & 62 BLUE MESA VILLAGE SUB #650267	OUTSTANDING VIEWS
R016531	7/2/2013	\$27,000	\$34,530	1.03	1	\$34,530	3983-032-02-024	LOTS 8 & 9 BLUE MESA VILLAGE #621411	ABOVE AVERAGE VIEWS
R016548	7/11/2013	\$30,000	\$38,367	1.13	1	\$38,367	3983-041-01-059	LOTS 40 & 41 BLUE MESA VILLAGE #621378	OUTSTANDING VIEWS
R016561	8/7/2015	\$59,990	\$65,551	1	1	\$65,551	3983-041-01-065	LOTS 53 & 53A BLUE MESA VILLAGE #634690	OUTSTANDING VIEWS

UPWARD ADJUSTMENT IN THIS LEA INCLUDE: OVER SIZED LOT

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81090 - BLUE MESA VILLAGE < 1 AC								\$17,100 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R011282	10/23/2015	\$10,000	\$10,729	0.56	1	\$10,729	3983-041-01-028	LOT 31 BLUE MESA VILLAGE #636215	
R030374	7/20/2015	\$15,500	\$17,095	0.69	1	\$17,095	3983-041-01-025	LOT 34 BLUE MESA VILLAGE #634357	
R011658	7/21/2015	\$18,000	\$19,852	0.71	1	\$19,852	3983-041-01-026	LOT 33 BLUE MESA VILLAGE B712 P75 #634358	

81140 - IOLA VALLEY RANCHES								\$37,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R011167	4/2/2018	\$36,000	\$36,000	5	1	\$36,000	3979-154-01-004	LOT 3 IOLA VALLEY RANCHES #652495	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R011574	4/11/2017	\$38,000	\$38,000	5	1	\$38,000	3979-154-01-003	LOT 4 IOLA VALLEY RANCHES #645932	

81150 - IOLA VALLEY TRACTS								\$550 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R011575 / R017037 - R017145	8/8/2014	\$46,500	\$57,102	56.44	104	\$549	3979-113-01-001 / 3979-113-01-002 + 102 OTHER PARCEL NUMBERS	LOT 1 BLOCK 1 IOLA VALLEY TRACTS #628609 & LOT 2 BLK 1 IOLA VALLEY TRACTS + 102 OTHER LEGALS	

81180 - CEBOLLA HOT SPRINGS RANCH								\$7,000 BASE VALUE PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R044273	6/28/2014	\$200,000	\$250,740	35.48	1	\$7,067	4243-000-010-08	LOT 8 CEBOLLA HOT SPRINGS RANCH #627533	

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81275 - WILDER ON THE TAYLOR								\$1,880,850 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R045501	8/26/2016	\$1,750,000	\$1,750,000	43.64	1	\$1,750,000	3433-000-05-007	LOT 5 WILDER ON THE TAYLOR PHASE 1 PLAT #64163	ABOVE AVERAGE VIEWS, POND ON PROPERTY
R045511	9/7/2016	\$1,750,000	\$1,750,000	35.67	1	\$1,750,000	3433-000-05-001	LOT 16 WILDER ON THE TAYLOR PHASE 1 PLAT #6418	ABOVE AVERAGE VIEWS
R045505	11/29/2016	\$1,750,000	\$1,750,000	35.07	1	\$1,750,000	3433-000-05-009	LOT 10 WILDER ON THE TAYLOR PHASE 1 PLAT #6435	ABOVE AVERAGE VIEWS
R045502	9/2/2015	\$1,700,000	\$1,840,590	41.7	1	\$1,840,590	3433-000-05-006	LOT 6 WILDER ON THE TAYLOR PHASE 1 #635256	ABOVE AVERAGE VIEWS, POND ON PROPERTY
R045498	7/28/2014	\$1,500,000	\$1,861,200	36.19	1	\$1,861,200	3433-000-05-018	LOT 1 WILDER ON THE TAYLOR PHASE 1 PLAT #6280	ABOVE AVERAGE VIEWS
R045499	5/30/2014	\$1,500,000	\$1,900,500	35.62	1	\$1,900,500	3433-000-05-017	LOT 2 WILDER ON THE TAYLOR PHASE 1 #626990	AVERAGE VIEWS
R045509	5/26/2015	\$1,700,000	\$1,910,460	36	1	\$1,910,460	3433-000-05-019	LOT 14 WILDER ON THE TAYLOR PHASE 1 PLAT #633	ABOVE AVERAGE VIEWS, POND ON PROPERTY
R045508	10/9/2014	\$1,600,000	\$1,925,280	36.67	1	\$1,925,280	3433-000-05-013	LOT 13 WILDER ON THE TAYLOR PHASE 1 #629459	ABOVE AVERAGE VIEWS, POND ON PROPERTY
R041288	10/21/2014	\$1,650,000	\$1,985,445	36.48	1	\$1,985,445	3433-000-05-016	LOT 3 WILDER ON THE TAYLOR PHASE 1 PLAT #62958	ABOVE AVERAGE VIEWS
R045507	9/16/2014	\$1,750,000	\$2,127,300	35.57	1	\$2,127,300	3433-000-05-012	LOT 12 WILDER ON THE TAYLOR PHASE 1 PLAT #6289	ABOVE AVERAGE VIEWS

81510 - ALMONT AREA: NON-RIVER								\$80,900 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R007821	1/8/2016	\$77,500	\$80,941	0.417	1	\$80,941	3517-220-06-005	LOT 3 BLK 4 HOMESTEAD SUBD #637468	ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENT IN THIS INCLUDE: STEEP SLOPE

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81600 - IRWIN TOWNSITE								\$1.35 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
R024694	7/20/2015	\$50,000	\$55,145	57,150		\$0.96	3253-030-13-007	LOTS 3-5, 14-16 BLK 13 & ADJ 6TH STREET AND ALLEY IRWIN (AKA PARCELS 5 STRATMAN REPLAT	AVERAGE VIEWS, MODERATE SLOPE
R071873	11/28/2017	\$55,000	\$55,000	43,560		\$1.26	3179-340-27-008	LOTS 7-12 & ADJ ALLEY (CLUSTERED) BLK 23 IRWIN	AVERAGE VIEWS
R071871	8/7/2015	\$50,000	\$54,635	39,600		\$1.38	3179-340-27-006	LOTS 1,2,15-18 & ADJ ALLEY (CLUSTERED) BLK 23 IRWIN	AVERAGE VIEWS
R012954 R012955 R012956	1/9/2018	\$96,000	\$96,000	66,000		\$1.45	3179-340-04-006 3179-340-04-007 3179-340-04-010	LOT 16 BLK 19 IRWIN; LOT 15 BLK 19 IRWIN; LOTS 1-5,14,17,18 BLK 19 IRWIN	
R032594	7/19/2016	\$75,000	\$75,000	44,126		\$1.70	3179-340-31-009	LOTS 6 & 7, 11-13 BLK 25, ADJ SREETS AND ALLEYS, IRWIN (AKA PARCEL 11 STRATMAN REPLAT OF IRWIN)	AVERAGE VIEWS

81600 - IRWIN TOWNSITE - LIMITED ACCESS								\$1.03 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
R013071	8/26/2013	\$39,900	\$51,495	75,504		\$0.68	3253-030-14-001	LOTS 6-13 & ADJ ALLEY & 6TH ST BLK 12 IRWIN	ABOVE AVERAGE VIEWS, MODERATE SLOPE, 4x4 ACCESS ONLY
R032593	5/18/2018*	\$85,000	\$85,000	87,120		\$0.98	3179-340-30-007	LOTS 1,2,3,16,17,18 BLK 36 & ADJ STS AND ALLEYS IRWIN	AVERAGE VIEWS, MODERATE SLOPE, NO VEHICULAR ACCESS
R031324	5/12/2014	\$35,500	\$44,979	43,560		\$1.03	3179-340-020-07	LOTS 1-3, 16-18, BLK 7 & ADJ ALLEY IRWIN (AKA PARCEL 33 STRATMAN REPLAT OF IRWIN) #031324	ABOVE AVERAGE VIEWS
R031398	11/14/2017	\$50,000	\$50,000	43,604		\$1.15	3253-030-120-02	LOTS 6,7, 12-14, BLK 24 & ADJ STREETS AND ALLEYS IRWIN (AKA PARCEL 7 STRATMAN REPLAT OF IRWIN)	AVERAGE VIEWS, MODERATE SLOPE
R012952	1/17/2018	\$75,000	\$75,000	52,800		\$1.42	3179-340-040-11	LOTS 6-13 BLK 19 IRWIN #651321	AVERAGE VIEWS, MODERATE SLOPE, NO VEHICULAR ACCESS

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81600 - IRWIN - WETLANDS								\$3,300 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R012986	5/11/2016	\$2,500	\$2,522	6,600	1	\$2,522	3253-030-040-02	LOT 5 BLK 4 IRWIN #639356	MODERATE SLOPE	
R013048	6/18/2015	\$4,700	\$5,233	9,791	2	\$2,617	3253-030-090-01	LOTS 8,11 BLK 2 IRWIN #633564	BELOW AVERAGE VIEWS	
R012977 R012979	2/17/2014	\$13,000	\$17,008	24,000	4.3	\$3,955	3253-030-020-01 3253-030-020-02	LOTS 7,8,11,12 & W 1/3 OF E 1/2 OF LOT 13 BLK 8 IRWIN	AVERAGE VIEWS	
R012995	5/19/2016	\$4,500	\$4,539	6,600	1	\$4,539	3253-030-050-04	LOT 2 BLK 9 IRWIN #639481	AVERAGE VIEWS, MODERATE SLOPE	

81640 - GOTHIC MTN								\$8,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R012624	9/1/2016	\$8,500	\$8,500	155,944.80	1	\$8,500	3177-030-010-08	LOT 1 GOTHIC MTN SUBD #641720	AVERAGE VIEWS, AVALANCHE ZONE	

81650 - GOTHIC								\$2,550 BASE VALUE PER SITE		
VALUE DETERMINED BY APPLYING THE ELECTRICITY ADJUSTMENT TO LEA 80460 - SCHOFIELD VALLEY FLOOR										

81685 - GALLO HILL								\$60,800 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R070498	7/30/2014	\$49,000	\$60,799	33,106	1	\$60,799	2917-262-23-001	LOT 1 GALLO HILL SUBD PLAT #628061	AVERAGE VIEWS	

81760 - LAKE VIEW ESTATES: VACANT								\$60,400 BASE VALUE PER SITE		
VALUE DETERMINED BY APPLYING THE ELECTRICITY ADJUSTMENT TO LEA 81840 - MSA VAC >1AC YR ROUND										

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81830 - MARBLE SKI AREA > 1 ACRE SEASONAL								LEGAL		ATTRIBUTES	
81925 - AMENDED CRYSTAL RIVER: SEASONAL											
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER				
								\$68,800 BASE VALUE PER SITE			
R013787	4/20/2017	\$35,000	\$35,000	2.113	1	\$35,000	2917-233-04-032	LOT 25 MARBLE SKI AREA 4 #646071		OUTSTANDING VIEWS	
R013914	10/11/2017	\$54,000	\$54,000	1.55	1	\$54,000	2917-252-010-14	LOT 36 MARBLE CONDO 1 #649961		OUTSTANDING VIEWS, STEEP SLOPE	
R014288	7/17/2014	\$45,000	\$55,836	1.59	1	\$55,836	2917-272-110-03	LOT 2 AMENDED PLAT OF LOTS IN BLOCKS 1 & 2 AND VACATED STREETS IN CRYSTAL RIVER FILING PLAT #630966		AVERAGE VIEWS, WATER INFLUENCE	
R013847	2/1/2017	\$57,000	\$57,000	1.161	1	\$57,000	2917-233-020-03	LOTS 31-34 BLK 2 MARBLE SKI AREA 5 #645496		AVERAGE VIEWS	
R014318	8/19/2015	\$63,000	\$68,840	1.64	1	\$68,840	2917-272-110-05	LOT 4 AMENDED PLAT OF LOTS IN BLOCKS 1 & 2 AND VACATED STREETS IN CRYSTAL RIVER FILING		AVERAGE VIEWS, 4x4 ACCESS ONLY	
R014320	8/26/2016	\$72,000	\$72,000	1.84	1	\$72,000	2917-272-110-04	LOT 3 AMENDED PLAT OF LOTS IN BLOCKS 1 & 2 AND VACATED STREETS IN CRYSTAL RIVER FILING PLAT #641934		AVERAGE VIEWS, 4x4 ACCESS ONLY	
R013928	5/5/2015	\$66,000	\$74,171	2.16	1	\$74,171	2917-261-020-07	LOTS 46 & 48 MARBLE CONDO FILING 1 #632720		OUTSTANDING VIEWS	

81830 - MARBLE SKI AREA > 1 ACRE SEASONAL - (cont.)								LEGAL		ATTRIBUTES	
81925 - AMENDED CRYSTAL RIVER: SEASONAL - (cont.)											
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER				
								\$68,800 BASE VALUE PER SITE			
R013895	5/20/2015	\$70,000	\$78,666	1.12	1	\$78,666	2917-243-010-09	LOT 25 MARBLE CONDO 1 #632950		OUTSTANDING VIEWS	
R013920	1/27/2014	\$120,000	\$158,724	9.23	2	\$79,362	2917-252-030-08	LOTS 53 & 54 MARBLE CONDO FILING 1 #625366		OUTSTANDING VIEWS	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDES: EXCELLENT VIEWS

**2019 REAPPRAISAL
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**SALES STUDY PERIOD:
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81840 - MARBLE SKI AREA > 1 ACRE YEAR AROUND						\$57,500 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R042324	12/2/2014	\$34,500	\$40,693	44,736	1	\$40,693	2917-271-06-042	LOTS 22 & 23 MARBLE SKI AREA 3 #630300	ABOVE AVERAGE VIEWS
R014092	10/24/2017	\$42,000	\$42,000	43,560	1	\$42,000	2917-271-01-001	LOT 6 BLK 14 MARBLE SKI AREA 2 #649960	ABOVE AVERAGE VIEWS, STEEP SLOPE
R013985	11/16/2017	\$42,000	\$42,000	43,952	1	\$42,000	2917-262-13-045	LOTS 7,8,9 BLK 13 MARBLE SKI AREA 2 #655596	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R070772	9/16/2015	\$45,000	\$48,722	65,253	1	\$48,722	2917-271-06-045	LOTS 8-11 MARBLE SKI AREA FILING 3 #635619	ABOVE AVERAGE VIEWS
R072588	10/14/2016	\$57,500	\$57,500	57,412	1	\$57,500	2917-271-06-048	LOS 87 & 88 (CLUSTERED) MARBLE SKI AREA 3	AVERAGE VIEWS, MODERATE SLOPE
R013962 R013963 R013966	6/17/2016	\$57,500	\$57,500	44,997	1	\$57,500	2917-262-09-007 2917-262-09-012 2917-262-09-008	LOT 13,14,15 MARBLE SKI AREA 4 #639971	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R014210	10/7/2016	\$75,000	\$75,000	87,556	1	\$75,000	2917-272-01-020	LOTS 91,92 MARBLE SKI AREA 3 #642855	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R014200	7/16/2014	\$62,500	\$77,550	52,272	1	\$77,550	2917-272-01-032	LOT 104 MARBLE SKI AREA 3 #627872	OUTSTANDING VIEWS
R014128	5/2/2018	\$105,000	\$105,000	109,336	1	\$105,000	2917-271-04-032	LOTS 73 & 75 MARBLE SKI AREA 3 #653053	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R014034 R014036	9/15/2014	\$87,500	\$106,365	51,270	1	\$106,365	2917-262-16-009 2917-262-16-020	LOT 3 BLK 10 MARBLE SKI AREA 1 #628978 & LOTS 1-2 BLK 10 MARBLE SKI AREA 1 & LOT 25 BLK 10 MARBLE SKI AREA 2 #628978	OUTSTANDING VIEWS
R014058	1/29/2016	\$175,000	\$182,770	148,104	1	\$182,770	2917-262-18-005	3.4 ACRE TRACT IN E2NW4 SEC 26 11S88W AKA TR E	OUTSTANDING VIEWS

- COMPARABLE LEAS:**
- 81710 - CRYSTAL MEADOWS > 1 AC
 - 81717 - MSA 7 > 1AC
 - 81740 - HERMITS HIDEAWAY > 1 ACRE
 - 81770 - SNOWBOUND
 - 81780 - JOY SUBD
 - 81790 - MARBLE INSTITUTE:OFF RIVER
 - 81920 - CRYSTAL RIVER >1AC - YR ROUND

UPWARD ADJUSTMENTS IN THESE LEAS INCLUDE: ABOVE AVERAGE & EXCELLENT VIEWS, CUL DE SAC, OVER SIZED LOT

**2019 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES**

**SALES STUDY PERIOD:
JULY 1, 2013 - JUNE 30, 2018**

81820 - MARBLE SKI AREA < 1 ACRE YEAR AROUND						\$4,500 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R014465	11/1/2016	\$4,250	\$4,250	0.267	1	\$4,250	2917-262-20-014	LOT 6 BLK 5 MARBLE SKI AREA 1 #643554	AVERAGE VIEWS
R014176	3/26/2018	\$4,800	\$4,800	0.231	1	\$4,800	2917-271-06-005	LOT 6 MARBLE SKI AREA 3 #652325	MODERATE SLOPE
COMPARABLE LEA:									
81810 - MARBLE SKI AREA < 1 ACRE SEASONAL									

81910 - CRYSTAL RIVER < 1AC						\$17,600 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R014224	9/17/2015	\$16,000	\$17,323	0.575	1	\$17,323	2917-272-030-06	LOTS 28,29 BLK 4 CRYSTAL RIVER FILING #635688	OUTSTANDING VIEWS, NO VEHICULAR ACCESS
R014299	11/21/2014	\$15,000	\$17,870	0.709	1	\$17,870	2917-272-060-45	LOTS 36 & 47 BLK 1 CRYSTAL RIVER FILING	ABOVE AVERAGE VIEWS
COMPARABLE LEAS:									
81680 - ALPINE WOODS VILLAGE < 1 AC VAC									
81700 - CRYSTAL MEADOWS < 1 AC									
81716 - MSA 7 < 1AC									
81730 - HERMITS HIDEAWAY < 1AC									

82000 - MINING CLAIMS: MEADOW/TREE						\$2,000 PER ACRE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R013520	10/28/2016	\$12,000	\$12,000	30.96	3	\$388	2915-270-00-009	DENVER CITY, MAMMOTH CAVE MAMMOTH CAVE EXTENTION #9929 ROCK CREEK MD SEC 26, 27 11S87W #644032	ROCKY, WATER INFLUENCE
R033526	8/21/2015	\$6,000	\$6,556	10.33	1	\$635	3689-260-00-009	IRON DUKE #1062 TOMICHI MD SEC 35 50N5E	ROCKY
R033634	12/16/2016	\$9,500	\$9,500	10.33	1	\$920	3525-000-00-149	BIG GALENA #5507 QUARTZ CREEK MD SEC 15,16 51N4E #643960	ROCKY, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD
R008973	9/30/2016	\$155,000	\$155,000	144.986	18	\$1,069	3427-310-00-001	MARY MAHER MS & 17 OTHER CLAIMS TINCUP MD	
R025504	8/4/2014	\$50,000	\$50,000	45.19	5	\$1,106	3523-000-00-009	DEMURRER #3, GOLD LINK 3,4,5,6 ALL SURVEY #15656, GOLD BRICK MINING DISTRICT#651838	
R008995	8/30/2016	\$12,000	\$12,000	10.33	1	\$1,162	3689-000-00-018	ANNA, #1481, TOMICHI M.D. SEC 15,16 50N5E	ROCKY, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD

SALES STUDY PERIOD:
JULY 1, 2013 - JUNE 30, 2018

**2019 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES**

82000 - MINING CLAIMS: MEADOW/TREE (cont.)								\$2,000 PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R071209	10/27/2015	\$12,500	\$13,411	10.33	1	\$1,298	3689-000-00-067	MINNIE M #1969 TOMICHI MD SEC 27,34 50N5E	NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD
R007437	3/21/2016	\$15,000	\$15,393	9.599	1	\$1,604	3689-340-00-004	BONITA #7273 TOMICHI MD SEC 34 50N5E #638587	NO VEHICULAR ACCESS
R040339	4/22/2015	\$8,000	\$9,077	5.574	1	\$1,628	2915-270-00-021	MEADOW MOUNTAIN NO 3 #18679 ROCK CREEK MD SEC 27 11S87W #632719	WATER INFLUENCE
R012910	2/26/2014	\$15,000	\$19,625	10.33	1	\$1,900	3179-000-00-029	TELLER #17919, RUBY MINING DISTRICT SEC 21, SEC 28 13S87W #625689	ROCKY, NO VEHICULAR ACCESS, WATER INFLUENCE
R013592	7/7/2016	\$20,000	\$20,000	10.32	1	\$1,938	2915-000-00-036	DALTON #4189 ROCK CREEK MD 11S87W #640491	NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD
R013686	12/1/2016	\$20,000	\$20,000	10.21	1	\$1,959	2991-010-00-005	WHITE LIME MS #5113 ROCK CREEK M.D. 12S88W SEC	WATER INFLUENCE
R009071	1/16/2015	\$17,500	\$20,440	10.14	1	\$2,016	3527-000-00-009	WEBSTER NO 2, #7004 QUARTZ CREEK M.D. 51N5E SEC	
R033592	7/12/2016	\$67,500	\$67,500	31.712	4	\$2,129	3427-300-00-012	DEER PARK #3393, ELDORADO NO 2 #6182, ELDORADO #16601, ELDORADO NO 5 #19393 TINCUP MD SEC 30	
R033670	11/13/2017	\$22,000	\$22,000	10.33	1	\$2,130	2993-000-00-063	MONITOR #6153 ELK MOUNTAIN MD SEC 23,26 12S87W #652265	ROCKY, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, WATER INFLUENCE
R008987	8/22/2014	\$17,995	\$22,098	10.33	1	\$2,139	3795-000-00-007	MULLINGER #1151 BOX CANON MINING DISTRICT SEC 3 & 10 49N4E #628611	ROCKY
R070753	6/20/2018	\$29,900	\$29,900	13.7	2	\$2,182	3691-050-00-059	SILVER ARROW #948, SILVER URN #974 QUARTZ CREEK MD 50N4E #653952	IMPROVED ROAD
R032067	9/16/2013	\$87,500	\$113,943	41.32	4	\$2,758	3691-000-00-044	OTERO, OTERO NO 1, ARKANSAS VALLEY, NETTED GEM, ALL MS #17176, BOX CANYON MD SEC 27,28 50N4E #622825	IMPROVED ROAD
R007421	8/11/2017	\$50,000	\$50,000	10.33	1	\$4,840	3525-000-00-010	ANNAS TREASURE, #1165 QUARTZ CREEK MINING DISTRICT SEC 10,11 51N4E #648319	WATER INFLUENCE
R012864	1/13/2016	\$25,000	\$26,110	4.97	1	\$5,254	3179-000-00-001	CINCINNATI MS #16131B RUBY M.D. SEC 2,3 13S87W	EAST RIVER SEASONAL, ROCKY
R071802	7/8/2015	\$50,000	\$55,145	8.1	1	\$6,808	3179-000-00-095	FOREST KING NO 2 #8067 RUBY MD SEC 35 13S87W	EAST RIVER SEASONAL

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: CONSERVATION EASEMENT, NO VEHICULAR, OUTSIDE INFLUENCE, ROCKY

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, EAST RIVER SEASONAL, WATER INFLUENCE

SALES STUDY PERIOD:
JULY 1, 2013 - JUNE 30, 2018

**2019 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES**

82001 - MINING CLAIMS: SAGE								\$1,400 BASE VALUE PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R033628	4/27/2018	\$7,000	\$7,000	9.629	1	\$727	3525-000-00-007	LITTLE EMMA #7749 QUARTZ CREEK MD SEC 11 51N	ROCKY
R011339	9/13/2016	\$20,000	\$20,000	21.443	3	\$933	4057-000-00-003	5/6 OF HUMMING BIRD, ALL ROSE BUD, 1/2 WAR EAGLE, ALL MS #10910 DOMINGO M.D. SEC 7,8 47N1W (BALANCE IN SAGUACHE COUNTY) #642095	WATER INFLUENCE
R009000	12/20/2017	\$52,500	\$52,500	41.2	4	\$1,274	3971-000-00-014	EASTERN STAR #16731, EASTERN STAR NO 2 #16731, EASTERN STAR NO 3, NO 4 #16852 ALL	
R012274	9/26/2014	\$15,000	\$18,234	12.172	1	\$1,498	4057-000-00-006	MILLSITE LODGE #19920, DOMINGO M.D. SEC 7,8 47N1W #629163	
R012252	5/6/2016	\$35,000	\$35,301	20.66	1	\$1,709	4053-000-00-019	BOSTON #19982, WHITE EARTH MD SEC 4,9 47N2W	WATER INFLUENCE
R012299	11/14/2014	\$20,000	\$23,826	10.33	1	\$2,306	4051-000-00-010	ALICE #13181 GOOSE CREEK MD SEC 2 47N3W	WATER INFLUENCE

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR, ROCKY

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WATER INFLUENCE

82002 - MINING CLAIMS LAKE IRWIN								\$10,800 BASE VALUE PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R012942	10/16/2017	\$77,000	\$77,000	7.16	1	\$10,754	3253-030-00-003	PRICELESS, #3736A, RUBY MD SEC 3 14S87W #649781	

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: AVALANCHE ZONE, CONSERVATION EASEMENT