

**2015 REAPPRAISAL  
ECONOMIC AREA 6**

**SALES STUDY PERIOD:  
JULY 1, 2010 - JUNE 30, 2014**

**VACANT LAND:  
SALES BY SUBDIVISION**

60240 - CB SOUTH							\$55,700 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R015028*</a>	05/15/13	\$20,000	\$24,992	1	\$24,992	3257-214-06-050	LOT 35 BLK 17 CRESTED BUTTE SOUTH FILING 3 #621653
<a href="#">R043526</a>	04/09/13	\$25,000	\$31,720	1	\$31,720	3257-211-02-018	LOT 1 BLK 27 CRESTED BUTTE SOUTH FILING 4 #619751
<a href="#">R015137</a>	10/25/12	\$25,000	\$34,600	1	\$34,600	3257-223-07-012	LOT 9 BLK 16 CRESTED BUTTE SOUTH FILING 3 #616431
<a href="#">R014918</a>	07/26/12	\$27,000	\$38,923	1	\$38,923	3257-211-04-032	LOT 31 BLK 26 CRESTED BUTTE SOUTH FILING 4 #614478
<a href="#">R042833</a>	06/18/13	\$32,000	\$39,373	1	\$39,373	3257-214-02-056	LOT 11 BLK 24 CRESTED BUTTE SOUTH FILING 3 #620885
<a href="#">R071414*</a>	02/13/14	\$37,000	\$39,842	1	\$39,842	3257-223-02-019	LOT 17 BLK 25 CRESTED BUTTE SOUTH FILING 4 #625542
<a href="#">R071356*</a>	01/31/14	\$37,500	\$41,100	1	\$41,100	3257-223-03-049	LOT 21 BLK 22 CRESTED BUTTE SOUTH FILING 4 #625410
<a href="#">R071413*</a>	02/27/14	\$39,000	\$41,995	1	\$41,995	3257-223-02-018	LOT 16 BLK 25 CRESTED BUTTE SOUTH FILING 4 #625712
<a href="#">R027594</a>	12/21/13	\$40,000	\$44,608	1	\$44,608	3257-223-05-032	LOT 2 BLK 21 CRESTED BUTTE SOUTH FILING 3 #624981
<a href="#">R045412</a>	12/31/12	\$35,000	\$47,096	1	\$47,096	3257-214-03-033	LOT 26 BLK 23 CRESTED BUTTE SOUTH FILING 3 #617560
<a href="#">R071294*</a>	10/16/13	\$44,000	\$50,758	1	\$50,758	3257-214-02-070	LOT 9 BLK 24 CRESTED BUTTE SOUTH FILING 3 #623346
<a href="#">R042405</a>	10/01/12	\$40,000	\$55,360	1	<b>\$55,360</b>	3257-214-02-053	LOT 31 BLK 24 CRESTED BUTTE SOUTH FILING 3 #615863
<a href="#">R071415</a>	06/09/14	\$56,000	\$56,000	1	<b>\$56,000</b>	3257-214-04-033	LOT 28 BLK 21 CRESTED BUTTE SOUTH FILING 3 #627139
<a href="#">R071014</a>	12/12/12	\$44,000	\$59,206	1	\$59,206	3257-223-01-038	LOT 53 BLK 26 CRESTED BUTTE SOUTH FILING 4 #628280
<a href="#">R070982</a>	11/01/12	\$44,000	\$60,051	1	\$60,051	3257-223-01-036	LOT 52 BLK 26 CRESTED BUTTE SOUTH FILING 4 #616555
<a href="#">R044995</a>	12/12/12	\$45,000	\$60,552	1	\$60,552	3257-222-02-063	LOT 10 BLK 28 CRESTED BUTTE SOUTH FILING 4 #617292
<a href="#">R015397</a>	12/18/13	\$58,000	\$64,682	1	\$64,682	3257-281-04-006	LOT 10 BLK 13 CRESTED BUTTE SOUTH FILING 2 #624852
<a href="#">R030576</a>	11/29/13	\$60,500	\$68,631	1	\$68,631	3257-214-08-017	LOT 4 BLK 18 CRESTED BUTTE SOUTH FILING 3 #624149
<a href="#">R015129</a>	05/20/14	\$75,000	\$76,440	1	\$76,440	3257-223-06-008	LOT 9 BLK 15 CRESTED BUTTE SOUTH FILING 3 #626833
<a href="#">R040334</a>	06/24/13	\$63,800	\$78,500	1	\$78,500	3257-214-06-042	LOT 23 BLK 17 CRESTED BUTTE SOUTH FILING 3 #621061

\* INDICATES LOT WITH A STREAM DRAINAGE DITCH

**COMPARABLE TO LEA 60240:**

**60250 - CB SOUTH GROUP 3 LOT**

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: CUL DE SAC, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ROCKY, STREAM DRAINAGE DITCH

**60260 - CB SOUTH LARGE NON-REVOCABLE**

**\$78,000 PER SITE**

VALUE DETERMINED BY APPLYING A 40% UPWARD ADJUSTMENT FOR SUPERIOR SIZE TO 60240 - CB SOUTH VALUE: \$55,700 x 1.4 = \$77,980 ROUNDED TO \$78,000

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SALES BY SUBDIVISION**

SALES STUDY PERIOD:  
JULY 1, 2010 - JUNE 30, 2014

60280 - RIVER RIM: OFF RIM							\$41,200 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R031255*	02/14/13	\$51,500	\$51,500	1	\$51,500	3257-281-12-003	LOT 4 BLK 1 RIVER RIM SUB #618588	

\* INDICATES LOT ON A CUL DE SAC. VALUE FOR THIS LEA IS BASED ON THIS SALE WITH A DOWNWARD ADJUSTMENT APPLIED:  $\$51,500 \times 0.8 = \$41,200$   
UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CUL DE SAC

60290 - RIVER RIM: ON RIM							\$63,600 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R031263*	05/23/11	\$89,000	\$89,000	1	\$89,000	3257-281-13-013	LOT 1 BLK 2 RIVER RIM SUB #605826	

**COMPARABLE TO LEA 60290:**  
**60270 - CB SOUTH RIVER VIEW**  
\* INDICATES AN OVERSIZED LOT. VALUE FOR THIS LEA IS BASED ON THIS SALE WITH A DOWNWARD ADJUSTMENT APPLIED:  $\$89,000 \div 1.4 = \$63,571$  ROUNDED TO  $\$63,600$   
UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

60360 - STAPLES EAST RIVER ON RIVER							\$155,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R013392	12/21/11	\$155,000	\$155,000	1	\$155,000	3257-273-06-004	LOT 3 STAPLES EAST RIVER ESTATES #610329	

60490 - DANNI RANCH ON RIVER							\$515,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R027244	07/09/13	\$515,000	\$515,000	1	\$515,000	3435-000-03-006	DANNI RANCH ESTATE #6 #621383	

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT

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SALES STUDY PERIOD:  
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60500 - EAST RIVER RANCHES							\$530,000 PER SITE	LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER		
<a href="#">R032798</a>	09/26/11	\$530,000	\$530,000	1	\$530,000	3257-000-04-003	LOT 4 EAST RIVER RANCHES SUB #608580 #608685	

60530 - PITCHFORK							\$43.30 PER SQUARE FOOT	LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	20% OF TASP PER SQ FT	PARCEL NUMBER		
<a href="#">R042860</a>	05/27/14	\$242,000	\$244,802	1,727	\$28.35	3177-264-54-001	LOT 35B MABEN AT PITCHFORK #626895	
<a href="#">R041010</a>	05/02/13	\$280,000	\$302,697	2,060	\$29.39	3177-264-41-021	LOT 22 PITCHFORK #622195	
<a href="#">R040968</a>	04/13/12	\$340,000	\$393,152	2,316	\$33.95	3177-264-45-001	LOT 56 PITCHFORK #612364	
<a href="#">R041006</a>	11/29/11	\$489,000	\$579,602	2,679	<b>\$43.27</b>	3177-264-41-018	LOT 19 PITCHFORK #609684 #627399	
<a href="#">R040959</a>	10/12/11	\$390,000	\$464,517	2,046	\$45.41	3177-264-44-002	LOT 45 PITCHFORK #608832	
<a href="#">R040999</a>	07/02/12	\$562,500	\$640,665	2,612	\$49.06	3177-264-41-010	LOT 11 PITCHFORK #614130	
<a href="#">R040972</a>	09/29/11	\$640,000	\$765,990	2,685	\$57.06	3177-264-45-012	LOT 60 PITCHFORK #608712	

60560 - PITCHFORK MULTI UNITS							\$60,000 PER SITE	LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER		
<a href="#">R041989</a>	09/12/11	\$188,000	\$225,010	1	\$45,002	3177-264-51-004	UNIT D PITCHFORK TOWNHOMES MIGHTY J BLDG #608234	
<a href="#">R041409</a>	02/27/14	\$234,000	\$240,774	1	\$48,155	3177-264-49-004	UNIT D PITCHFORK TOWNHOMES FLYING G BLDG #594205 #625749	
<a href="#">R041986</a>	01/21/13	\$221,800	\$244,916	1	\$48,983	3177-264-51-001	UNIT A PITCHFORK TOWNHOMES MIGHTY J BLDG #628414	
<a href="#">R042909</a>	07/25/13	\$263,500	\$281,808	1	<b>\$56,362</b>	3177-264-55-001	TOWNHOME A GIDDY UP GUEST HOUSE #621791	
<a href="#">R045493</a>	11/11/13	\$304,000	\$318,081	1	<b>\$63,616</b>	3177-264-64-002	UNIT 103 PITCHFORK TOWNHOMES BIG SKY BLDG II #623775	
<a href="#">R045494</a>	03/27/13	\$307,500	\$335,987	1	\$67,197	3177-264-64-003	UNIT 105 PITCHFORK TOWNHOMES BIG SKY BLDG II #619218	
<a href="#">R043164</a>	02/25/12	\$315,000	\$367,892	1	\$73,578	3177-264-56-001	UNIT 1 PITCHFORK TOWNHOMES BIG SKY BLDG #611531	
<a href="#">R043166</a>	04/20/12	\$330,000	\$381,589	1	\$76,318	3177-264-56-003	UNIT 3 PITCHFORK TOWNHOMES BIG SKY BLDG #612689	

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**VACANT LAND:  
SALES BY SUBDIVISION**

<b>60580 - CHALET VILLAGE ADDITION 10</b>	<b>\$137,300 PER SITE</b>
<b>60600 - CHALET VILLAGE ADDITION 1-2-6-7-8-9-11</b>	
<b>60650 - CHALET VILLAGE ADDITION: 6 UPPER LOTS</b>	

ACCOUNT NUMBER	LEA	SALE DATE	ADJUSTED SALE PRICE	TASP	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R004998*</a>	60580	04/01/13	\$60,000	\$60,000	\$60,000	3177-234-06-021	LOT 64 CHALET VILLAGE 10 #629062
<a href="#">R025779</a>	60650	02/15/13	\$82,000	\$82,000	\$82,000	3177-234-12-023	LOT 20 CHALET VILLAGE 6 #618583
<a href="#">R031867*</a>	60600	12/08/12	\$95,000	\$95,000	\$95,000	3177-234-04-048	LOT 5 BLK J CHALET VILLAGE 7 #617189
<a href="#">R005352</a>	60600	05/17/13	\$107,500	\$107,500	\$107,500	3177-242-03-003	LOT 37 CHALET VILLAGE 11 #620282
<a href="#">R004909</a>	60600	11/09/12	\$135,000	\$135,000	<b>\$135,000</b>	3177-234-02-001	LOT 38 CHALET VILLAGE ADDN 9 #616823
<a href="#">R004888</a>	60600	07/12/13	\$139,500	\$139,500	<b>\$139,500</b>	3177-231-02-002	LOT 9 CHALET VILLAGE 9 #621461
<a href="#">R004864</a>	60600	06/14/14	\$150,000	\$150,000	\$150,000	3177-231-01-004	LOT 29 CHALET VILLAGE 9 #627239
<a href="#">R004917</a>	60600	11/26/13	\$175,000	\$175,000	\$175,000	3177-234-03-005	LOT 11 BLK K CHALET VILLAGE ADD 7 #624036
<a href="#">R005019**</a>	60580	10/25/13	\$200,000	\$200,000	\$200,000	3177-234-07-010	LOT 11 CHALET VILLAGE 10 #623520
<a href="#">R005394</a>	60600	12/27/12	\$240,000	\$240,000	\$240,000	3177-243-01-007	LOT 24 CHALET VILLAGE 11 #617563 #621166

<b>COMPARABLE TO LEAs 60580/60600/60650:</b>
<b>60620 - CHALET VILLAGE ADDITION 11 UPPER LOTS</b>
<b>60960 - OVERLOOK AT MT CB NON-VIEW LOTS</b>

\* INDICATES LOT ON BUSY STREET  
\*\* INDICATES LOT ADJACENT TO OPEN SPACE

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ON BUSY STREET

<b>60590 - CHALET VILLAGE ADDITION 3</b>	<b>\$109,800 PER SITE</b>
<b>60630 - CHALET VILLAGE ADDITION AFFECTED LOTS</b>	

VALUE DETERMINED BY APPLYING A 20% DOWNWARD ADJUSTMENT TO 60580/60600/60650 CVA VALUE:  $\$137,300 \times 0.8 = \$109,840$  ROUNDED TO \$109,800

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ON BUSY STREET, STEEP SLOPE

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SALES STUDY PERIOD:  
JULY 1, 2010 - JUNE 30, 2014

60660 - ELK RUN & TIMBERLAND LOTS							\$156,300 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R005367</a>	03/23/12	\$80,000	\$80,000	1	\$80,000	3177-242-05-030	LOT 18A REPLAT OF LOTS 17-20 ELK RUN SUBD #612015	
<a href="#">R005423</a>	10/26/11	\$142,500	\$142,500	1	<b>\$142,500</b>	3177-243-02-022	LOT 16 ELK RUN SUBDIVISION #609166	
<a href="#">R005418</a>	08/13/12	\$170,000	\$170,000	1	<b>\$170,000</b>	3177-243-02-017	LOT 34 ELK RUN SUBDIVISION #614806	
<a href="#">R005419</a>	02/02/12	\$195,000	\$195,000	1	\$195,000	3177-243-02-018	LOT 33 ELK RUN SUBDIVISION #611254	
<a href="#">R005375*</a>	02/25/12	\$258,000	\$258,000	1	\$258,000	3177-242-05-013	LOT 24 ELK RUN SUBDIVISION #611581 #612942	

COMPARABLE TO LEA 60660:

60670 - MT CB TIMBERED LOTS  
60690 - SUNLIGHT RIDGE  
60720 - MORNING GLORY ADDITION

\* INDICATES OVERSIZED LOT

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: STREAM DRAINAGE DITCH

60750 - THE SUMMIT							\$138,800 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R030217 / R031532</a>	12/21/10	\$250,000	\$250,000	2	\$125,000	3177-264-30-004	LOT 19 THE SUMMIT RESIDENTIAL FILING 2 PLAT FILED 1/26/95 #602835 & LOT 23 THE SUMMIT FILING 1 #602835	
<a href="#">R031522</a>	02/09/11	\$137,500	\$137,500	1	<b>\$137,500</b>	3177-264-29-002	LOT 9 THE SUMMIT RESIDENTIAL FILING 2 #604068	
<a href="#">R040021</a>	03/10/13	\$140,000	\$140,000	1	<b>\$140,000</b>	3177-264-38-011	LOT 37 SUMMIT RESIDENTIAL FILING 3 #618957	
<a href="#">R030213</a>	05/06/11	\$157,500	\$157,500	1	\$157,500	3177-264-20-011	LOT 7 THE SUMMIT FILING 1 #605507	

60760 - THE SUMMIT: AFFECTED							\$115,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R040018</a>	12/03/10	\$115,000	\$115,000	1	\$115,000	3177-264-38-003	LOT 34 SUMMIT RESIDENTIAL FILING 3 #602288	

COMPARABLE TO LEA 60760:

61000 - VILLAS AT MT CB PHASE V

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60770 - THE SUMMIT: SKI IN/OUT							\$175,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R030211</a>	04/14/11	\$175,000	\$175,000	1	<b>\$175,000</b>	3177-264-20-009	LOT 5 THE SUMMIT FILING 1 #604798	
<a href="#">R030209*</a>	02/13/12	\$300,000	\$300,000	1	\$300,000	3177-264-20-007	LOT 3 THE SUMMIT FILING 1 #611320	
<b>COMPARABLE TO LEA 60770:</b> 60210 - MT CB ACREAGE SKI IN/OUT 60680 - MT CB SKI IN/OUT LOTS 61010 - NEVADA RIDGE				* INDICATES OVERSIZED LOT				

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

60790 - GOLD LINK: INTERIOR LOTS							\$153,800 PER SITE	
60830 - GOLD LINK NORTH: EXTERIOR LOTS								
ACCOUNT NUMBER	LEA	SALE DATE	ADJUSTED SALE PRICE	TASP	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R043738</a>	60830	06/06/13	\$132,500	\$132,500	<b>\$132,500</b>	3177-242-10-022	LOT 4 GOLD LINK NORTH SUB #620590	
<a href="#">R030760</a>	60790	12/28/10	\$175,000	\$175,000	<b>\$175,000</b>	3177-242-10-020	LOT 17 GOLD LINK SUB #602918	
<b>COMPARABLE TO LEAs 60790/60830:</b> 60780 - GOLD LINK: LOTS ALONG GOTHIC ROAD 60810 - GOLD LINK NORTH: LOTS ALONG GOTHIC ROAD 60820 - GOLD LINK NORTH: LOTS INTERIOR LOTS								

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

60840 - PROSPECT WEST ENTRANCE							\$175,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R042007</a>	05/22/14	\$175,000	\$175,000	1	<b>\$175,000</b>	3177-241-01-013	LOT C-11 PROSPECT AT MT CRESTED BUTTE PHASE 1 #626897	

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60860 - PROSPECT WEST ENTRANCE SKI IN/OUT LOTS							\$219,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R041993</a>	09/13/13	\$219,000	\$219,000	1	\$219,000	3177-242-14-002	LOT C-15 PROSPECT AT MT CRESTED BUTTE PHASE 1 #622854 #623172

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

60880 - PROSPECT LOTS		\$232,200 PER SITE
VALUE DETERMINED BY APPLYING A 20% DOWNWARD ADJUSTMENT TO 60900 - PROSPECT SKI LOTS VALUE: \$290,200 x 0.8 = \$232,160 ROUNDED TO \$232,200		

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

60900 - PROSPECT SKI IN/OUT LOTS							\$290,200 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER	LEGAL
<a href="#">R043681</a>	06/25/13	\$4,250,000	\$4,569,898	1	\$285,619	3177-244-02-005	LOT E13 PROSPECT AT MT CB PHASE 4 #621059
<a href="#">R043222</a>	12/23/11	\$4,000,000	\$4,717,960	1	\$294,873	3177-241-06-005	LOT D5 PROSPECT AT MT CB PHASE 2 #610578

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

60930 - WILDHORSE AT PROSPECT							\$200,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER	LEGAL
<a href="#">R043581</a>	05/31/12	\$665,000	\$765,109	1	\$153,022	3177-242-15-068	LOT 55 WILDHORSE AT PROSPECT #613265
<a href="#">R043562</a>	08/16/13	\$821,000	\$873,289	1	\$174,658	3177-242-15-049	LOT 36 WILDHORSE AT PROSPECT #622300
<a href="#">R043572</a>	04/18/12	\$975,000	\$1,127,422	1	\$225,484	3177-242-15-059	LOT 46 WILDHORSE AT PROSPECT #612476
<a href="#">R043544</a>	12/14/12	\$1,075,000	\$1,193,261	1	\$238,652	3177-242-15-047	LOT 18 WILDHORSE AT PROSPECT #617365

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60940 - PROSPECT HOMESTEAD							\$44,300 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER	LEGAL	
<a href="#">R070632</a>	11/02/11	\$108,290	\$128,354	1	\$25,671	3177-133-05-017	LOT 29 PROSPECT HOMESTEAD SUBD BOUNDARY LINE ADJ LOTS 29, 30 & 31 #609285	
<a href="#">R045368</a>	05/10/13	\$205,000	\$221,617	1	<b>\$44,323</b>	3177-133-05-012	LOT 32 PROSPECT HOMESTEAD SUBDIVISION #620064	
<a href="#">R045340</a>	09/19/12	\$213,000	\$240,132	1	\$48,026	3177-133-04-006	LOT 6 PROSPECT HOMESTEAD SUBDIVISION PLAT #615640	

60970 - OVERLOOK AT MT CB: VIEW							\$182,500 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R030968</a>	11/15/13	\$182,500	\$182,500	1	<b>\$182,500</b>	3177-351-01-012	LOT 17 OVERLOOK AT MT CRESTED BUTTE #623975	

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

60980 - OVERLOOK ESTATES							\$225,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R030976</a>	11/29/10	\$225,000	\$225,000	1	<b>\$225,000</b>	3177-351-01-019	ESTATE LOT E OVERLOOK AT MT CRESTED BUTTE #602227	

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

60990 - VILLAS AT MT CB							\$143,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER	LEGAL	
<a href="#">R033871</a>	10/14/13	\$437,000	\$459,772	1	\$91,954	3177-261-30-018	LOT 7A VILLAS AT MT CB PHASE II #623340	
<a href="#">R033876</a>	02/12/14	\$680,000	\$699,686	1	\$139,937	3177-261-30-012	LOT 12A VILLAS AT MT CB PHASE II #625535	
<a href="#">R040245</a>	05/12/14	\$706,800	\$714,985	1	<b>\$142,997</b>	3177-261-30-013	LOT 12B VILLAS AT MT CB PHASE II #626679	
<a href="#">R040718</a>	09/09/13	\$695,000	\$735,241	1	\$147,048	3177-261-32-011	LOT 15A VILLAS AT MT CB PHASE III #622664	
<a href="#">R044666</a>	01/07/13	\$700,000	\$772,954	1	\$154,591	3177-261-42-014	LOT 27B VILLAS AT MT CRESTED BUTTE PHASE IV SUPPLEMENTAL MAP #619632	

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61030 - RIVERBEND							\$100,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R013158</a>	04/18/13	\$75,000	\$75,000	1	\$75,000	3255-120-02-045	REPLAT LOT M7 LOT G RIVERBEND SUBD #619727	
<a href="#">R031374</a>	11/01/13	\$125,000	\$125,000	1	\$125,000	3255-120-02-051	LOT R13 RIVERBEND SUBD #623698	
<b>COMPARABLE TO LEA 61030:</b>								
60370 - LOWER SLATE RIVER								
61020 - SLATE RIVER								
61040 - RIVERBEND: ON RIVER								

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

61060 - MERIDIAN LAKE PARK							\$105,000 PER SITE	
61070 - MERIDIAN LAKE PARK: MIDDLE								
ACCOUNT NUMBER	LEA	SALE DATE	ADJUSTED SALE PRICE	TASP	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R012680</a>	61070	01/18/11	\$75,000	\$75,000	\$75,000	3177-222-03-019	LOT 4 MERIDIAN LAKE PARK FILING 2 #614688	
<a href="#">R012711</a>	61070	03/18/13	\$105,000	\$105,000	\$105,000	3177-222-05-015	LOT 68 MERIDIAN LAKE PARK FILING 2 #619058	
<a href="#">R012655</a>	61060	08/23/13	\$112,500	\$112,500	\$112,500	3177-222-02-008	LOT 30 MERIDIAN LAKE PARK FILING 2 #622437	
<a href="#">R012671*</a>	61070	07/11/13	\$170,000	\$170,000	\$170,000	3177-222-03-010	LOT 13 MERIDIAN LAKE PARK FILING 2 #621388	
<b>COMPARABLE TO LEAs 61060/61070:</b>								
61200 - ALPINE MEADOWS EAST OF ROAD								

\* INDICATES LOT ADJACENT TO OPEN SPACE

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: RESTRICTED FROM BUILDING

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ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

SALES STUDY PERIOD:  
JULY 1, 2010 - JUNE 30, 2014

61080 - MERIDIAN LAKE: LOWER							\$72,900 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER	LEGAL	
<a href="#">R012734</a>	05/29/12	\$279,500	\$321,576	1	\$64,315	3177-222-07-005	LOT 13 MERIDIAN LAKE PARK FILING 1 #620763	
<a href="#">R012727</a>	12/28/11	\$280,000	\$330,257	1	\$66,051	3177-222-06-014	LOT 30 MERIDIAN LAKE PARK FILING 1 #610406	
<a href="#">R012731</a>	01/17/13	\$330,000	\$364,393	1	<b>\$72,879</b>	3177-222-07-002	LOT 16 MERIDIAN LAKE PARK FILING 1 #618026	
<a href="#">R012747</a>	11/12/13	\$478,500	\$500,664	1	\$100,133	3177-223-01-008	LOT 4 MERIDIAN LAKE PARK FILING 1 #623797	
<a href="#">R012739</a>	06/03/13	\$617,000	\$663,442	1	\$132,688	3177-222-07-010	LOT 8 MERIDIAN LAKE PARK FILING 1 #620478	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE

61110 - MERIDIAN LAKE MEADOWS: UPPER LOTS							\$200,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R031935</a>	02/17/11	\$200,000	\$200,000	1	<b>\$200,000</b>	3177-222-10-008	LOT 34 MERIDIAN LAKE MEADOWS SUB #603847	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: PUBLIC ACCESS EASEMENT

61130 - PRISTINE POINT: LAKE LOT							\$930,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R033519</a>	12/04/13	\$930,000	\$930,000	1	<b>\$930,000</b>	3177-222-13-006	LOT 18 PRISTINE POINT AT CRESTED BUTTE #624223	

61150 - SMITH HILL RANCHES							\$825,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R042413</a>	06/30/10	\$825,000	\$825,000	1	<b>\$825,000</b>	3177-000-02-006	RANCH 2 THE SMITH HILL RANCHES #599284	

COMPARABLE TO LEA 61150:

61250 - CRESTED BUTTE SKI RANCHES

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SALES STUDY PERIOD:  
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61190 - THREE VALLEYS							\$250,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R071240</a>	08/01/13	\$200,000	\$200,000	1	\$200,000	3177-350-08-008	LOT 3 THREE VALLEYS SUBD #621832	
<a href="#">R071239</a>	09/11/13	\$250,000	\$250,000	1	<b>\$250,000</b>	3177-350-08-007	LOT 2 THREE VALLEYS SUBD #622707	
<a href="#">R071238</a>	07/24/13	\$265,000	\$265,000	1	\$265,000	3177-350-08-006	LOT 4 THREE VALLEYS SUBD #621680	
<b>COMPARABLE TO LEA 61190:</b>								
61050 - MOON RIDGE								
61220 - SADDLE RIDGE RANCH ESTATES								
61230 - SADDLE RIDGE RANCH ESTATES: MIDDLE								
61240 - SADDLE RIDGE RANCH ESTATES: UPPER								

61270 - GLACIER LILY: LOWER LOTS							\$147,500 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R045176</a>	01/09/12	\$140,000	\$140,000	1	<b>\$140,000</b>	3177-263-01-034	LOT 21 GLACIER LILY SUBDIVISION REPLAT OF OPEN SPACE TRACT #610904 #611206	
<a href="#">R045212</a>	09/09/13	\$155,000	\$155,000	1	<b>\$155,000</b>	3177-263-01-035	LOT 12 GLACIER LILY ESTATES #622743	

61310 - HIDDEN MINE RANCH							\$215,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
<a href="#">R070735</a>	05/31/11	\$199,000	\$199,000	1	\$199,000	3255-000-11-022	LOT 5 HIDDEN MINE RANCH (BOUNDARY LINE ADJ) #605926 #608727	
<a href="#">R045022</a>	04/18/14	\$205,000	\$205,000	1	<b>\$205,000</b>	3255-000-11-012	LOT 12 HIDDEN MINE RANCH #626496	
<a href="#">R045025</a>	04/02/14	\$225,000	\$225,000	1	<b>\$225,000</b>	3255-000-11-015	LOT 15 HIDDEN MINE RANCH #626272	
<a href="#">R045019</a>	06/17/14	\$298,000	\$298,000	1	\$298,000	3255-000-11-009	LOT 9 HIDDEN MINE RANCH #627304	

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SALES STUDY PERIOD:  
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61320 - HIDDEN MINE RANCH: BY GRAVEL PIT							\$165,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R045021</a>	08/22/13	\$165,000	\$165,000	1	\$165,000	3255-000-11-011	LOT 11 HIDDEN MINE RANCH #622324

61350 - TRAPPERS CROSSING @ WILDCAT							\$105,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R030324</a>	04/18/12	\$100,000	\$100,000	1	\$100,000	3255-000-05-027	LOT 27 TRAPPERS CROSSING AT WILDCAT #612429
<a href="#">R043482</a>	02/21/13	\$110,000	\$110,000	1	\$110,000	3255-000-05-051	LOT 33A TRAPPERS CROSSING AT WILDCAT #618719
<a href="#">R030309*</a>	04/30/13	\$144,000	\$144,000	1	\$144,000	3255-000-05-012	LOT 12 TRAPPERS CROSSING AT WILDCAT #619869

**COMPARABLE TO LEA 61350:**  
**61370 - TRAPPERS CROSSING @ WILDCAT III**

\* INDICATES LOT HAD WELL AT TIME OF SALE

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: WELL INSTALLED  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: CONSERVATION EASEMENT

61400 - SKYLAND: LOWER EXTERIOR LOTS							\$97,500 PER SITE
61480 - SKYLAND: WATER/OPEN SPACE INFLUENCE							
61560 - SKYLAND: LOWER INTERIOR LOTS							
ACCOUNT NUMBER	LEA	SALE DATE	ADJUSTED SALE PRICE	TASP	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R042407</a>	61400	11/09/12	\$72,500	1	\$72,500	3255-120-22-017	LOT S84 SKYLAND INITIAL FILING #616745
<a href="#">R032578</a>	61400	08/22/13	\$94,000	1	\$94,000	3255-120-20-053	LOT S74 SKYLAND INITIAL FILING #622438
<a href="#">R032577</a>	61400	06/18/14	\$94,000	1	\$94,000	3255-120-20-052	LOT S81 SKYLAND INITIAL FILING #627329
<a href="#">R015520</a>	61480	12/05/11	\$97,500	1	\$97,500	3255-010-03-008	LOT S42 SKYLAND INITIAL FILING REPLAT #609800
<a href="#">R032592</a>	61400	04/12/13	\$106,000	1	\$106,000	3255-120-22-014	LOT S83 SKYLAND INITIAL FILING #619728 #619729
<a href="#">R042973</a>	61560	09/14/10	\$110,000	1	\$110,000	3255-120-20-067	LOT S80 SKYLAND INITIAL FILING #600734
<a href="#">R032582</a>	61400	09/28/12	\$125,000	1	\$125,000	3255-120-22-004	LOT S93 SKYLAND INITIAL FILING #623904

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

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ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
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**61420 - SKYLAND: FILING 3 POCKET** **\$200,000 PER SITE**

VALUE DETERMINED BY APPLYING A 20% DOWNWARD ADJUSTMENT TO 61540 - SKYLAND LOWER GOLF COURSE VALUE: \$250,000 X 0.8 = \$200,000

**61430 - SKYLAND: FILING 3 UPPER** **\$283,000 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER	LEGAL
R040509	02/12/14	\$1,925,000	\$1,980,729	1	<b>\$282,961</b>	3255-010-13-007	LOT S-158 SKYLAND THIRD FILING PHASE I #625561

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CUL DE SAC, OVERSIZED LOT, PANORAMIC VIEW

**61440 - SKYLAND: FILING 3 LOWER LOTS** **\$85,000 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R040530	04/25/12	\$85,000	\$85,000	1	<b>\$85,000</b>	3255-010-13-029	LOT S-142 SKYLAND THIRD FILING PHASE I #612787

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

**61460 - SKYLAND: UPPER INTERIOR** **\$222,300 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	LAND TO BLDG RATIO	PARCEL NUMBER	LEGAL
R015566	09/22/11	\$1,300,000	\$1,555,918	1	<b>\$222,274</b>	3257-060-01-012	LOT S-28 SKYLAND INITIAL FILING #608464

**COMPARABLE TO LEA 61460:**  
**61410 - SKYLAND: NORTHEAST OF LAKE GRANT**  
**61450 - SKYLAND: UPPER**  
**61500 - SKYLAND: LAKESIDE**

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, OUTSIDE INFLUENCE

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ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2010 - JUNE 30, 2014**

61520 - SKYLAND RIVER NEIGHBORHOOD: INTERIOR LOTS							\$37,500 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R032538	12/06/11	\$37,500	\$37,500	1	\$37,500	3255-120-21-001	LOT RNT-2 SKYLAND RIVER NEIGHBORHOOD #609919	

61530 - SKYLAND RIVER NEIGHBORHOOD: MULTI-FAMILY							\$53,100 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R032515	03/31/11	\$43,600	\$43,600	1	\$43,600	3255-120-20-001	LOT RNT-1 SKYLAND RIVER NEIGHBORHOOD #614690	
R032539	10/09/13	\$62,500	\$62,500	1	\$62,500	3255-120-21-002	LOT RNQ-1 SKYLAND RIVER NEIGHBORHOOD #623337	

61540 - SKYLAND: LOWER GOLF COURSE							\$250,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R015518	07/21/10	\$250,000	\$250,000	1	\$250,000	3255-010-03-004	LOT S-7 SKYLAND INITIAL FILING #599721 #610058	

**COMPARABLE TO LEA 61540:  
61550 - SKYLAND: ON GOLF COURSE**

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, LIMITED VIEW*

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VACANT LAND:  
SALES BY SUBDIVISION**

SALES STUDY PERIOD:  
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61610 - BUCKHORN RANCH: FILING 2B							\$43,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R042668</a>	08/08/11	\$30,000	\$30,000	1	\$30,000	3257-074-16-008	LOT M3-36 BUCKHORN RANCH FILING 2B #607261
<a href="#">R042664</a>	10/03/12	\$32,000	\$32,000	1	<b>\$32,000</b>	3257-074-16-004	LOT M3-38 BUCKHORN RANCH FILING 2B #615921
<a href="#">R042630*</a>	10/29/10	\$47,000	\$47,000	1	\$47,000	3257-074-13-006	LOT M3-10 BUCKHORN RANCH FILING 2B #601804
<a href="#">R042602</a>	10/08/10	\$55,000	\$55,000	1	<b>\$55,000</b>	3257-074-10-001	LOT M2-74 BUCKHORN RANCH FILING 2B PLAT #601277
<a href="#">R042558</a>	04/30/14	\$55,000	\$55,000	1	\$55,000	3257-074-04-004	LOT M2-27 BUCKHORN RANCH FILING 2B #626559
<a href="#">R042618*</a>	10/15/13	\$67,500	\$67,500	1	\$67,500	3257-074-12-001	LOT M2-42 BUCKHORN RANCH FILING 2B #623325
<a href="#">R042670*</a>	05/05/11	\$84,300	\$84,300	1	\$84,300	3257-074-16-010	LOT M3-44 BUCKHORN RANCH FILING 2B #605511

\* INDICATES LOT ADJACENT TO OPEN SPACE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE

61620 - BUCKHORN RANCH ON AIRSTRIP							\$124,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R041446</a>	09/24/11	\$124,000	\$124,000	1	<b>\$124,000</b>	3257-070-09-003	LOT 75 BUCKHORN RANCH FILING 2A #614146

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE

61630 - BUCKHORN RANCH OFF AIRSTRIP							\$110,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R041441</a>	10/03/13	\$80,000	\$80,000	1	\$80,000	3257-070-08-003	LOT 37 BUCKHORN RANCH FILING 2A #623098
<a href="#">R042538</a>	03/24/14	\$110,000	\$110,000	1	<b>\$110,000</b>	3257-070-16-001	LOT 25 BUCKHORN RANCH FILING 2B #626099
<a href="#">R042686*</a>	02/12/14	\$158,500	\$158,500	1	\$158,500	3257-080-01-003	LOT 101 BUCKHORN RANCH FILING 2B #625569
<a href="#">R042725**</a>	11/10/11	\$525,000	\$525,000	3	\$175,000	3257-080-07-008	LOT 43, LOT 44 & LOT 45 BUCKHORN RANCH FILING 2B #610240

COMPARABLE TO LEA 61630:

60310 - WHETSTONE VISTA

60320 - WHETSTONE VISTA ABOVE BUCKHORN

\* INDICATES LOT ADJACENT TO OPEN SPACE

\*\* SALE INCLUDES R042725, R042726, & R042727. R042726 & R042727 HAVE WATER INFLUENCE.

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, WATER INFLUENCE

**2015 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

SALES STUDY PERIOD:  
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61640 - BUTTE PASTURE							\$175,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R042456</a>	10/17/12	\$175,000	\$175,000	1	\$175,000	3255-120-29-001	LOT 1 BUTTE PASTURE #616209

61680 - LARKSPUR: SINGLE-FAMILY RESTRICTED							\$13,600 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R044077</a>	12/17/13	\$13,600	\$13,600	1	\$13,600	3255-120-34-005	LOT E1 LARKSPUR SUBDIVISION #624912

**COMPARABLE TO LEA 61680:**  
**61690 - LARKSPUR: MULTI-FAMILY RESTRICTED**

61700 - LARKSPUR: ON LAKE							\$66,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R044125</a>	01/02/13	\$55,000	\$55,000	1	\$55,000	3255-120-35-004	LOT S35 LARKSPUR SUBDIVISION #618153
<a href="#">R044128</a>	05/23/12	\$66,500	\$66,500	1	\$66,500	3255-120-35-007	LOT S38 LARKSPUR SUBDIVISION #613181
<a href="#">R044137</a>	11/14/13	\$67,000	\$67,000	1	\$67,000	3255-120-35-016	LOT S46 LARKSPUR SUBDIVISION #623973

**2015 REAPPRAISAL  
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**VACANT LAND:  
SALES BY SUBDIVISION**

61710 - LARKSPUR: EXTERIOR EAST 61720 - LARKSPUR: EXTERIOR SOUTH							\$55,000 PER SITE
ACCOUNT NUMBER	LEA	SALE DATE	ADJUSTED SALE PRICE	TASP	TASP PER SITE	PARCEL NUMBER	LEGAL
R044104	61720	04/04/11	\$41,500	\$41,500	\$41,500	3255-120-34-032	LOT S19 LARKSPUR SUBDIVISION #606800
R044085	61710	06/04/13	\$55,000	\$55,000	\$55,000	3255-120-34-013	LOT E5 LARKSPUR SUBDIVISION #620495
R044099	61720	12/11/12	\$55,000	\$55,000	<b>\$55,000</b>	3255-120-34-027	LOT S14 LARKSPUR SUBDIVISION #617202 #617203
R044096	61720	06/03/13	\$55,000	\$55,000	<b>\$55,000</b>	3255-120-34-024	LOT S11 LARKSPUR SUBDIVISION #620470
R044075	61710	08/13/12	\$60,000	\$60,000	\$60,000	3255-120-34-003	LOT S47 PLAT OF LARKSPUR #614834
R044091	61710	11/29/11	\$82,000	\$82,000	\$82,000	3255-120-34-019	LOT S8 LARKSPUR SUBDIVISION #609855

**COMPARABLE TO LEAs 61710/61720:  
61730 - LARKSPUR: EXTERIOR WEST**

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

61740 - SILVER SAGE							\$265,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R032149	10/17/11	\$265,000	\$265,000	1	<b>\$265,000</b>	3255-013-02-014	LOT 14 SILVER SAGE SUB PLAT #608954
R032139*	01/06/12	\$350,000	\$350,000	1	\$350,000	3255-013-02-002	LOT 5 SILVER SAGE SUB PLAT #610611

\* INDICATES OVERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

61750 - SILVER SAGE: INTERIOR							\$150,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R032150	10/11/12	\$150,000	\$150,000	1	<b>\$150,000</b>	3255-013-02-015	LOT 15 SILVER SAGE SUB #616135 #627069

**2015 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

SALES STUDY PERIOD:  
JULY 1, 2010 - JUNE 30, 2014

61760 - HIDDEN RIVER RANCH: OFF RIVER							\$160,000 PER SITE	LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER		
<a href="#">R032308</a>	07/19/13	\$160,000	\$160,000	1	<b>\$160,000</b>	3257-173-01-004	RANCH SITE 14 HIDDEN RIVER RANCH SUB #621696	
<a href="#">R032327</a>	09/06/13	\$160,000	\$160,000	1	<b>\$160,000</b>	3257-201-01-001	RANCH SITE 12 HIDDEN RIVER RANCH SUB #622690	

61770 - HIDDEN RIVER RANCH: ON RIVER							\$250,000 PER SITE	LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER		
<a href="#">R032319</a>	09/26/11	\$250,000	\$250,000	1	<b>\$250,000</b>	3257-201-01-007	RANCH SITE 5 HIDDEN RIVER RANCH SUB #608565	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

61780 - RED MOUNTAIN: UPPER LOTS							\$320,000 PER SITE	LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER		
<a href="#">R032397</a>	12/21/10	\$250,000	\$250,000	1	\$250,000	3257-000-02-039	LOT 34 RED MOUNTAIN RANCH SUBD #602834	
<a href="#">R040928</a>	04/11/13	\$320,000	\$320,000	1	<b>\$320,000</b>	3257-000-06-004	LOT 52 RED MOUNTAIN RANCH PHASE 3 #619664	
<a href="#">R032395</a>	12/09/13	\$320,000	\$320,000	1	<b>\$320,000</b>	3257-000-02-037	LOT 32 RED MOUNTAIN RANCH SUBD #624736	
<a href="#">R032364</a>	05/23/12	\$400,000	\$400,000	1	\$400,000	3257-000-02-001	LOT 1 RED MOUNTAIN RANCH SUBD PLAT #613170	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: PANORAMIC VIEW

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

61790 - RED MOUNTAIN: LOWER LOTS							\$220,000 PER SITE	LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER		
<a href="#">R042341</a>	08/24/11	\$220,000	\$220,000	1	<b>\$220,000</b>	3435-000-00-065	35.041 AC IN N2 SEC 4 15S85W (AKA TRACT B RED MOUNTAIN RANCH) #607645	

**2015 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2010 - JUNE 30, 2014**

61820 - RESERVE ON EAST RIVER: OFF RIVER					\$1,150,000 PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
<a href="#">R043206</a>	07/30/13	\$1,150,000	\$1,150,000	1	\$1,150,000	3435-000-06-023	OWNER PARCEL 23 THE RESERVE ON THE EAST RIVER #621820
<b>COMPARABLE TO LEA 61820:</b> 61280 - MCCORMICK RANCH 61290 - MCCORMICK RANCH: ON RIVER 61810 - RESERVE ON EAST RIVER: ON RIVER							