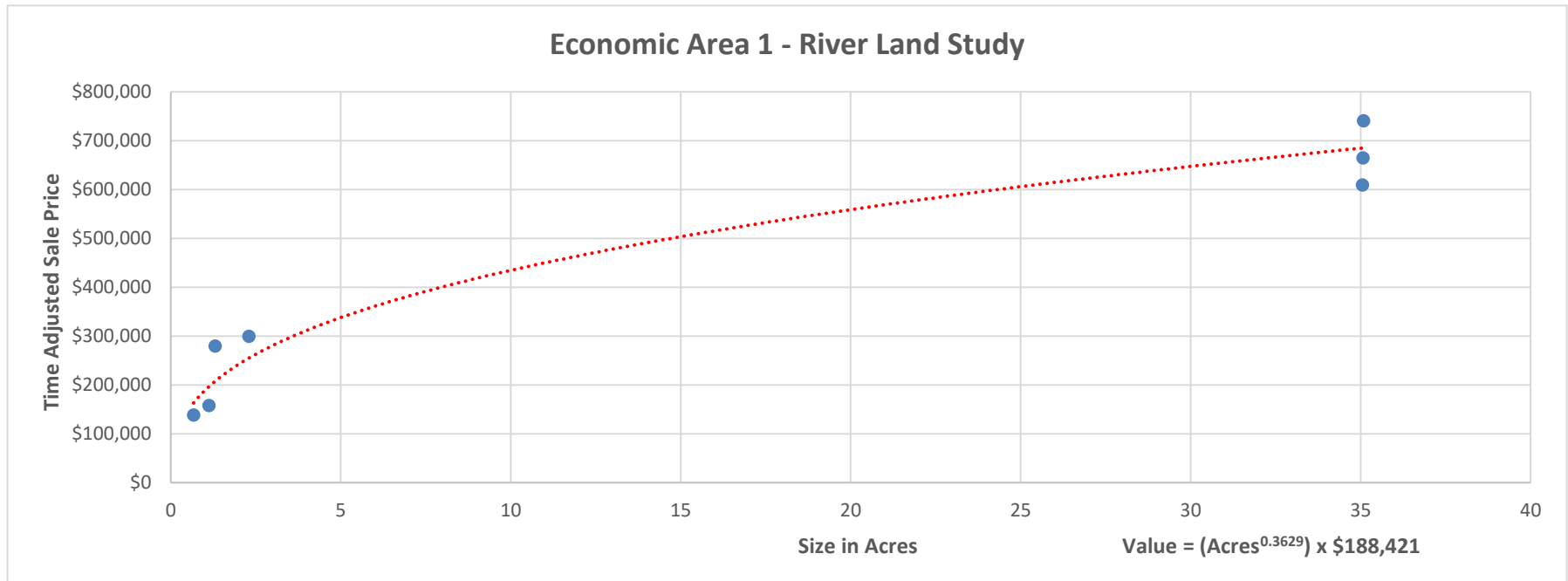


**2021 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - RIVER**

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

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R031154	11405	12/28/2017	\$120,000	\$138,000	0.67	3787-023-00-064	TRACT 34, GUNNISON ISLAND ACRES SUBDIVISION
R045252	11630	12/19/2019	\$270,000	\$278,100	1.06	3787-100-34-012	LOT 20, TOMICHI CREEK SUBDIVISION
R042810	11340	9/21/2017	\$135,000	\$157,275	1.12	3701-240-12-004	LOT SF4, COTTONWOOD MEADOWS SUBDIVISION
R071691	4000	11/15/2019	\$270,000	\$279,450	1.30	3787-110-01-006	LOT 7, TOMICHI CREEK PRESERVE SUBDIVISION
R043468	11400	10/29/2019	\$287,500	\$299,000	2.30	3699-080-01-020	LOT 10, ROCKEY RIVER ESTATES SUBDIVISION
R042747	12070	9/14/2017	\$285,000	\$332,025	35.06	3701-000-05-011	LOT 6, HORSE RIVER RANCH SUBDIVISION
R042743	12070	5/10/2018	\$329,000	\$370,125	35.09	3701-000-05-001	LOT 7, HORSE RIVER RANCH SUBDIVISION



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

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

ACCOUNT NUMBER	SUBDIVISION	MEDIAN ACREAGE	2019 VALUE
11235	SUNDANCE RIVERFRONT	1.59	\$223,000
11240*	WOMBLE TRACTS	0.52	\$148,600
11245	LOST CANYON	3.65	\$301,400
11315	ZUGELDER: RIVER	1.40	\$212,900
11340	COTTONWOOD MEADOWS: RIVER	1.12	\$196,300
11400	ROCKEY RIVER: RIVER	2.25	\$252,900
12290	ECON 1 RIVER	x= Acres	\$181,421x^{0.3629}

*** DOWNWARD ADJUSTMENT IN THESE LEAs FOR: MEADOW LOTS NOT LOCATED ON THE RIVER**