

**2021 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

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

10510 - VANTUYL VILLAGE SUBDIVISION - R1M							\$76,400 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044181	8/15/2018	\$60,000	\$66,600	1	\$66,600	3701-362-25-002	LOT 2, VANTUYL VILLAGE SUBDIVISION
R044231	8/31/2017	\$80,000	\$86,289	1	\$86,289	3701-362-25-020	LOT 51, VANTUYL VILLAGE SUBDIVISION

10520 - VANTUYL VILLAGE SUBDIVISION - R2M							\$116,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044219	5/31/2019	\$109,000	\$116,085	1	\$116,085	3701-362-25-021	LOT 40, VANTUYL VILLAGE SUBDIVISION

10530 - VANTUYL VILLAGE SUBDIVISION - R3							\$24,400 PER BUILDING UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	TASP PER UNIT	PARCEL NUMBER	LEGAL
R044247	11/17/2017	\$127,000	\$146,685	6	\$24,448	3701-362-29-003	LOT 64, VANTUYL VILLAGE SUBDIVISION

10540 - PARK MEADOWS SUBDIVISION							\$51,000 PER UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	TASP PER UNIT	PARCEL NUMBER	LEGAL
R032493	2/18/2020	\$50,000	\$51,000	1	\$51,000	3701-362-16-002	UNIT 11, PARK MEADOWS SUBDIVISION

10550 - MOUNTAINEER TOWNHOMES							\$78,000 PER SITE
COMPARABLE TO LEA 10510 WITH AN ADJUSTMENT FOR SIZE							

10560 - MEADOWS VILLAGE SUBDIVISION							\$90,400 PER SITE
COMPARABLE TO LEA 10510 WITH AN ADJUSTMENT FOR SIZE							

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10570 - THE MEADOWS SUBDIVISION							\$7.50 PER SQUARE FOOT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R032163	1/22/2019	\$610,000	\$661,850	87,991	\$7.52	3701-362-16-002	LOT 18, THE MEADOWS SUBDIVISION, PHASE 1R

10580 - MEADOW VISTA SOUTH SUBDIVISION							\$70,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044398	7/27/2017	\$42,000	\$49,350	1	\$49,350	3787-022-43-014	LOT 14, MEADOW VISTA SOUTH SUBDIVISION
R073331	6/5/2020	\$70,000	\$70,000	1	\$70,000	3787-022-43-031	LOT 17, MEADOW VISTA SOUTH SUBDIVISION
R044385	3/8/2018	\$68,000	\$77,180	1	\$77,180	3787-022-43-001	LOT 1, MEADOW VISTA SOUTH SUBDIVISION

COMPARABLE TO LEA 10580:
10585 - TERRA VISTA SUBDIVISION

10590 - RAINBOW MEADOWS ESTATES SUBDIVISION							\$73,900 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042426	3/3/2019	\$66,000	\$70,950	1	\$70,950	3701-353-52-006	LOT 2, RAINBOW MEADOWS ESTATES, FILING 2
R042427	4/10/2018	\$63,647	\$71,921	1	\$71,921	3701-353-52-007	LOT 1, RAINBOW MEADOWS ESTATES, FILING 2
R042429	7/29/2019	\$70,000	\$73,850	1	\$73,850	3701-353-53-002	LOT 13, RAINBOW MEADOWS ESTATES, FILING 2
R042425	5/29/2018	\$67,000	\$75,375	1	\$75,375	3701-353-52-005	LOT 3, RAINBOW MEADOWS ESTATES, FILING 2
R042420	7/27/2017	\$68,000	\$79,900	1	\$79,900	3701-353-51-005	LOT 7, RAINBOW MEADOWS ESTATES, FILING 2

COMPARABLE TO LEA 10590:
10600 - RAINBOW MEADOWS ESTATES DUPLEX

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10610 - W MOUNTAIN RANCH SUBDIVISION							\$106,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R040754	4/26/2018	\$85,000	\$96,050	1	\$96,050	3787-012-44-015	LOT 27, W MOUNTAIN RANCH SUBDIVISION
R072464	4/14/2020	\$105,000	\$106,050	1	\$106,050	3787-012-45-010	LOT 35, W MOUNTAIN RANCH SUBDIVISION
R040749	2/28/2020	\$105,000	\$107,100	1	\$107,100	3787-012-44-010	LOT 31, W MOUNTAIN RANCH SUBDIVISION

10620 - W MTN RANCH BORDERING COMMON GROUND							\$135,000 PER SITE
COMPARABLE TO LEA 10610 WITH AN ADJUSTMENT FOR LOCATION							

10630 - SUNSPOT SUBDIVISION							\$52,600 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R032207*	11/14/2017	\$40,000	\$46,200	1	\$46,200	3701-353-38-051	LOT 32, SUNSPOT SUBDIVISION

* SALE OF LOT WITH OUTSIDE INFLUENCE DUE TO OVERHEAD POWERLINES

10640 - ROCK CREEK VILLAGE SUBDIVISION							\$31,500 PER SITE
COMPARABLE TO LEA 10250 WITH ADJUSTMENTS FOR SIZE AND DEED RESTRICTION							

10650 - ROCK CREEK COMMONS SUBDIVISION							\$31,500 PER SITE
COMPARABLE TO LEA 10250 WITH ADJUSTMENTS FOR SIZE AND DEED RESTRICTION							

10655 - WILLS WAY COMMUNITY							\$40,000 PER SITE
COMPARABLE TO LEA 10250 WITH ADJUSTMENTS FOR SIZE AND DEED RESTRICTION							

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11220 - THORNTON MEADOWS SUBDIVISION							\$69,200 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045049	8/6/2018	\$50,000	\$55,500	1	\$55,500	3701-130-14-007	LOT 7, THORNTON MEADOWS SUBDIVISION
R045059	11/14/2018	\$55,000	\$60,225	1	\$60,225	3701-130-15-001	LOT 15, THORNTON MEADOWS SUBDIVISION
R045063	8/8/2017	\$56,000	\$65,520	1	\$65,520	3701-130-15-005	LOT 19, THORNTON MEADOWS SUBDIVISION
R045047	12/28/2018	\$63,500	\$69,215	1	\$69,215	3701-130-14-005	LOT 5, THORNTON MEADOWS SUBDIVISION
R045060	3/11/2019	\$65,000	\$69,875	1	\$69,875	3701-130-15-002	LOT 16, THORNTON MEADOWS SUBDIVISION
R045062	2/7/2019	\$65,000	\$70,200	1	\$70,200	3701-130-15-004	LOT 18, THORNTON MEADOWS SUBDIVISION
R045061	1/17/2019	\$65,000	\$70,525	1	\$70,525	3701-130-15-003	LOT 17, THORNTON MEADOWS SUBDIVISION

11350 - COTTONWOOD MEADOWS (AFFECTED LOTS)							\$105,300 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042815	8/25/2017	\$90,000	\$105,300	1	\$105,300	3701-240-12-009	LOT SF9 COTTONWOOD MEADOWS

11540 - DOS RIOS SUBDIVISION, MEADOW OR TREES							\$134,000 PER UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043739	3/26/2018	\$104,000	\$118,040	1	\$118,040	3787-100-06-048	LOT 80, DOS RIOS SUBDIVISION, UNIT NO. 3
R071246	6/9/2020	\$150,000	\$150,000	1	\$150,000	3787-100-01-086	LOT 29, DOS RIOS SUBDIVISION, UNIT NO. 1

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11550 - DOS RIOS SUBDIVISION, GOLF COURSE							\$105,000 PER UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010774	1/3/2020	\$93,000	\$93,325	1	\$93,325	3787-100-07-032	LOT 44, DOS RIOS SUBDIVISION, UNIT NO. 3
R010749	7/26/2017	\$89,500	\$105,163	1	\$97,304	3787-100-07-007	LOT 46, DOS RIOS SUBDIVISION, UNIT NO. 3
R010762	9/11/2017	\$87,500	\$101,938	1	\$101,938	3787-100-07-020	LOT 72, DOS RIOS SUBDIVISION, UNIT NO. 3
R010773	5/21/2019	\$101,500	\$108,098	1	\$108,098	3787-100-07-031	LOT 42, DOS RIOS SUBDIVISION, UNIT NO. 3
R042870	10/30/2017	\$104,000	\$120,640	1	\$110,438	3787-100-06-045	LOT 79, DOS RIOS SUBDIVISION, UNIT NO. 3
R042869	9/28/2018	\$125,000	\$138,125	1	\$138,125	3787-100-06-043	LOT 75, DOS RIOS SUBDIVISION, UNIT NO. 3

11560 - DOS RIOS SUBDIVISION, OFF GOLF COURSE							\$78,000 PER UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010766	7/24/2009	\$70,000	\$73,850	1	\$73,850	3787-100-07-024	LOT 55, DOS RIOS SUBDIVISION, UNIT NO. 3
R010650	7/11/2017	\$70,000	\$82,250	1	\$82,250	3787-100-02-016	LOT 37, DOS RIOS SUBDIVISION, UNIT NO. 3

11570 - DOS RIOS RIVER LOTS							\$281,900 PER UNIT
MEDIAN ACRES: 1.09 ACRES PLOTTED ON RIVER LAND STUDY GRAPH WITH UPWARD DOS RIOS ADJUSTMENT							

11580 - DOS RIOS BIG RIVER LOTS							\$448,500 PER UNIT
MEDIAN ACRES: 3.92 ACRES PLOTTED ON RIVER LAND STUDY GRAPH WITH UPWARD DOS RIOS ADJUSTMENT							

11590 - DOS RIOS ISLAND							\$317,300 PER UNIT
MEDIAN ACRES: 1.51 ACRES PLOTTED ON RIVER LAND STUDY GRAPH WITH UPWARD DOS RIOS ADJUSTMENT							

11610 - DOS AMIGOS HOMESITES							\$186,300 PER UNIT
COMPARABLE TO LEA 11540 WITH AN ADJUSTMENT FOR SIZE							

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11620 - TOMICHI CREEK SUBDIVISION, OFF CREEK							\$172,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045249	11/1/2017	\$149,000	\$172,095	1	\$172,095	3787-100-34-009	LOT 8, TOMICHI CREEK SUBDIVISION

11630 - TOMICHI CREEK SUBDIVISION, ON CREEK							\$278,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045252	12/19/2019	\$270,000	\$278,100	1	\$278,100	3787-100-34-012	LOT 20, TOMICHI CREEK SUBDIVISION

11720 - RIVERWALK ESTATES, MEADOW							\$117,700 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043416	3/30/2017	\$78,000	\$80,340	1	\$80,340	3701-240-13-022	LOT 22, RIVERWALK ESTATES SUBDIVISION
R043417	2/21/2018	\$74,500	\$84,930	1	\$84,930	3701-240-13-023	LOT 23, RIVERWALK ESTATES SUBDIVISION
R043433	7/3/2018	\$93,000	\$103,695	1	\$103,695	3701-240-13-039	LOT C, RIVERWALK ESTATES SUBDIVISION
R043434	11/1/2017	\$90,100	\$104,066	1	\$104,066	3701-240-13-040	LOT D, RIVERWALK ESTATES SUBDIVISION
R043437	3/30/2017	\$107,500	\$117,713	1	\$117,713	3701-240-13-043	LOT G, RIVERWALK ESTATES SUBDIVISION
R043429	1/4/2018	\$110,000	\$125,950	1	\$125,950	3701-240-13-035	LOT 35, RIVERWALK ESTATES SUBDIVISION
R043436	3/1/2017	\$120,000	\$127,800	1	\$127,800	3701-240-13-042	LOT F, RIVERWALK ESTATES SUBDIVISION
R043435	4/30/2018	\$130,000	\$146,900	1	\$146,900	3701-240-13-041	LOT E, RIVERWALK ESTATES SUBDIVISION
R043421	3/30/2017	\$170,000	\$170,850	1	\$170,850	3701-240-13-027	LOT 27, RIVERWALK ESTATES SUBDIVISION

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11730 - RIVERWALK ESTATES, RIVER							\$161,200 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043395	11/15/2018	\$120,000	\$131,400	1	\$131,400	3701-240-13-011	LOT 11 RIVERWALK ESTATES
R043397	11/16/2017	\$130,000	\$150,150	1	\$150,150	3701-240-13-003	LOT 3 RIVERWALK ESTATES
R043400	12/15/2017	\$135,000	\$155,250	1	\$155,250	3701-240-13-006	LOT 6 RIVERWALK ESTATES
R043396	10/10/2017	\$139,000	\$161,240	1	\$161,240	3701-240-13-002	LOT 2 RIVERWALK ESTATES
R043398	2/15/2018	\$147,500	\$168,150	1	\$168,150	3701-240-13-004	LOT 4 RIVERWALK ESTATES
R043402	9/22/2017	\$150,000	\$174,750	1	\$174,750	3701-240-13-008	LOT 8 RIVERWALK ESTATES
R043399	6/11/2018	\$157,000	\$175,840	1	\$175,840	3701-240-13-005	LOT 5 RIVERWALK ESTATES