

**2021 REAPPRAISAL  
ECONOMIC AREA 8  
VACANT LAND SUBDIVISION SALES**

SALES STUDY PERIOD:  
JULY 1, 2015 - JUNE 30, 2020

80190 - SOMERSET LARGE 80180 - SOMERSET AVERAGE								\$20,300 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R015852*</a>	9/14/2015	\$33,000	\$37,356	6,160	1	\$12,452	3185-170-03-002	LOT 2, BLOCK 5, SOMERSET	BELOW AVERAGE VIEWS
<a href="#">R015861*</a>	9/22/2016	\$40,000	\$43,360	3,629	1	\$14,453	3185-080-03-003	LOT 4, BLOCK 1, SOMERSET	BELOW AVERAGE VIEWS
<a href="#">R015926*</a>	5/25/2017	\$44,900	\$47,235	2,781	1	\$15,745	3185-080-04-002	LOT 5, BLOCK 9, SOMERSET	AVERAGE VIEWS, HIGHWAY INFLUENCE
<a href="#">R015883*</a>	1/24/2017	\$44,500	\$47,526	4,211	1	\$15,842	3185-080-02-005	LOT 5, BLOCK 2, SOMERSET	AVERAGE VIEWS, HIGHWAY INFLUENCE, OUTSIDE INFLUENCE
<a href="#">R015829*</a>	11/10/2015	\$47,500	\$53,390	4,780	1	\$17,797	3185-170-08-004	LOT 4, BLOCK 8, SOMERSET	AVERAGE VIEWS, MODERATE SLOPE
<a href="#">R015858*</a>	5/29/2018	\$49,000	\$53,900	3,364	1	\$17,967	3185-080-04-001	LOT 4, BLOCK 9, SOMERSET	BELOW AVERAGE VIEWS, HIGHWAY INFLUENCE
<a href="#">R015898*</a>	2/14/2017	\$73,500	\$78,204	24,095	2	\$26,068	3185-170-10-001	LOTS 3 & 4, BLOCK 5, SOMERSET	AVERAGE VIEWS, ON RIVER, OVERSIZED LOT, MODERATE SLOPE
<a href="#">R026028*</a>	11/10/2017	\$70,000	\$78,680	20,038	1	\$26,227	3185-170-10-002	PART OF LOT 5 & PART OF SCHOOL EXCEPTION TRACT, BLOCK 5, SOMERSET	AVERAGE VIEWS, ON RIVER, OVERSIZED LOT, STEEP SLOPE
<a href="#">R015808*</a>	11/30/2016	\$90,000	\$96,840	4,719	1	\$32,280	3185-170-08-001	LOT 1, BLOCK 8, SOMERSET	AVERAGE VIEWS
<a href="#">R015930*</a>	10/27/2016	\$110,000	\$118,800	5,770	1	\$39,600	3185-080-06-003	LOT 2, BLOCK 10, SOMERSET	AVERAGE VIEWS, ON RIVER

\*VALUE DETERMINED BY APPLYING LAND:BUILDING RATIO OF 1:3

80250 - WHITEPINE ACREAGE								\$1.16 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R009585</a>	9/3/2019	\$74,000	\$77,996	67,082.40	1	\$77,996	3689-340-02-001	BLOCK 4 & PART OF BLOCK 2, WHITE PINE	ABOVE AVERAGE VIEWS

<b>COMPARABLE LEAS:</b>
80220 - WHITEPINE AVERAGE
80230 - WHITEPINE RIVER
80240 - WHITEPINE < 1 ACRE

80270 - LA VETA PLACER 80280 - LA VETA PLACER IMPROVE								\$2,300 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R008928</a>	7/12/2017	\$28,500	\$32,604	46,375	14	\$2,329	3691-091-20-003	LOTS 19-32, E 1/2 OF ALLEY ADJT, BLK 2 LAVETA PLACER PITKIN	ABOVE AVERAGE VIEWS, SEASONAL ACCESS
<a href="#">R007401</a>	4/26/2018	\$33,500	\$38,324	46,375	14	\$2,737	3691-091-20-001	LOTS 1-14 W 1/2 OF ALLEY ADJT BLK 2 LAVETA PLACER	ABOVE AVERAGE VIEWS, SEASONAL ACCESS

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<b>80290 - PITKIN SINGLE LOTS</b>	<b>\$0.48 BASE VALUE PER SQ FT</b>
VALUE DETERMINED BY APPLYING A SINGLE LOT ADJUSTMENT TO THE LEA 80310 - PITKIN AVERAGE	

<b>80300 - PITKIN AFFECTED LOTS</b>	<b>\$1.10 BASE VALUE PER SQ FT</b>
VALUE DETERMINED BY APPLYING ADJUSTMENT TO THE LEA 80310 - PITKIN AVERAGE	

<b>80310 - PITKIN AVERAGE</b>	<b>\$4.77 BASE VALUE PER SQ FT</b>
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R003774</a>	9/26/2016	\$19,000	\$21,736	12,500	4	\$1.74	3691-102-11-003	LOTS 8, 9, 18 & 19, BLOCK 15, PITKIN	ABOVE AVERAGE VIEWS, WETLANDS
<a href="#">R003736</a>	12/18/2017	\$85,000	\$97,240	25,000	8	\$3.89	3691-094-03-001	LOTS 9-16, BLOCK 48, PITKIN	ABOVE AVERAGE VIEWS, HIGHWAY INFLUENCE
<a href="#">R003834</a> <a href="#">R003916</a>	8/22/2016	\$89,000	\$101,816	25,000	8	\$4.07	3691-102-09-003 3691-102-09-004	LOTS 9-16, BLOCK 25, PITKIN	ABOVE AVERAGE VIEWS, WATER INFLUENCE
<a href="#">R003857</a>	8/18/2017	\$82,000	\$93,808	18,750	6	\$5.00	3691-091-46-004	LOTS 17-22, BLOCK 30, PITKIN	AVERAGE VIEWS, SEASONAL ACCESS, WATER IFLUENCE
<a href="#">R073053</a>	5/29/2020	\$85,000	\$85,510	15,625	5	\$5.47	3691-102-18-009	LOTS 26-30, BLOCK 11, PITKIN	AVERAGE VIEWS, MODERATE SLOPE
<a href="#">R072740</a>	7/11/2018	\$175,000	\$199,150	25,000	8	\$7.97	3691-094-09-004	LOTS 1-8, BLOCK 43, PITKIN	ABOVE AVERAGE VIEWS
<a href="#">R003852</a>	4/5/2017	\$90,000	\$102,960	9,375	3	\$10.98	3691-102-03-008	LOTS 23-25, BLOCK 9, PITKIN	AVERAGE VIEWS

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

<b>80320 - PITKIN LIMITED ACCESS</b>	<b>\$3.24 BASE VALUE PER SQ FT</b>
VALUE DETERMINED BY APPLYING THE SEASONAL ADJUSTMENT TO LEA 80310 - PITKIN AVERAGE	

<b>80350 - MARBLE VACANT &lt; 20,000 SF</b>	<b>\$1.58 BASE VALUE PER SQ FT</b>
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R004023</a>	8/28/2017	\$31,000	\$35,464	22,500	1	\$1.58	2917-262-05-006	LOTS Q-Y, BLOCK 12, EAST MARBLE	AVERAGE VIEWS, SEASONAL ACCESS

<b>80360 - MARBLE VACANT &gt;= 20,000 SF</b>	<b>\$3.36 BASE VALUE PER SQ FT</b>
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R004140</a>	4/28/2016	\$67,000	\$77,974	30,000	1	\$2.60	2917-261-46-001	LOTS 1-12, BLOCK 33, MARBLE	AVERAGE VIEWS
<a href="#">R003990</a>	7/24/2017	\$87,000	\$99,528	30,000	1	\$3.32	2917-261-15-001	LOTS 1-12, BLOCK 4, MARBLE	AVERAGE VIEWS
<a href="#">R004057</a>	5/10/2016	\$59,000	\$68,076	20,000	1	\$3.40	2917-261-33-005	LOTS 1-8, BLOCK 24, MARBLE	AVERAGE VIEWS
<a href="#">R004054</a>	9/6/2017	\$91,500	\$104,676	30,000	1	\$3.49	2917-261-32-001	LOTS 1-12, BLOCK 25, MARBLE	LIMITED VIEWS

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<b>80370 - MARBLE SMALL BUILDING SITE &lt; 10,000 SF</b>	<b>\$15,800 BASE VALUE PER SITE</b>
VALUE DETERMINED BY APPLYING SIZE ADJUSTMENT TO LEA 80350 - MARBLE VACANT < 20,000 SF	

<b>80380 - MARBLE LARGE BUILDING SITE &gt; 10,000 SF</b>	<b>\$33,600 BASE VALUE PER SITE</b>
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R072587</a>	8/27/2017	\$31,000	\$35,464	22,500	1	\$35,464.00	2917-261-39-018	LOTS Q-Y, BLOCK 13, EAST MARBLE	ABOVE AVERAGE VIEWS

<b>80400 - TINCUP: POOR</b>	<b>\$1.00 BASE VALUE PER SQ FT</b>
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R007271</a>	8/27/2017	\$5,750	\$5,819	5,775	1	\$1.01	3427-074-20-003	LOT 9 & 10, BLOCK 19, TIN CUP	ABOVE AVERAGE VIEWS

<b>80410 - TINCUP</b>	<b>\$2.11 BASE VALUE PER SQ FT</b>
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R071994</a>	8/2/2016	\$3,500	\$4,004	2,625	1	\$1.53	3427-074-17-009	LOT 19, BLOCK 22, TIN CUP	AVERAGE VIEWS, WATER INFLUENCE
<a href="#">R043275</a>	9/17/2019	\$51,500	\$54,281	20,125	1	\$2.70	3427-074-04-009	LOTS 6-12 & PART OF ADJACENT ALLEY, BLOCK 3, TIN CUP	ABOVE AVERAGE VIEWS

<b>COMPARABLE LEAs:</b>
80420 - TIN CUP IMPROVED SMALL BLDG SITE < 5,000 SF
80430 - TIN CUP IMPROVED LARGE BLDG SITE > 5,000 SF

<b>80440 - CRYSTAL</b>	<b>\$2,900 BASE VALUE PER SITE</b>
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VALUE DETERMINED BY APPLYING THE TYPICAL LOT SIZE IN CRYSTAL TO LEA 80240 - WHITEPINE VACANT < 1 ACRE

<b>80450 - SCHOFIELD HILL SIDE</b>	<b>\$5,300 BASE VALUE PER SITE</b>
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VALUE DETERMINED SALE OF R042074 & R042075

<b>80460 - SCHOFIELD VALLEY FLOOR</b>	<b>\$5,300 BASE VALUE PER SITE</b>
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VALUE DETERMINED BY SALE IN 80450 - SCHOFIELD HILL SIDE

<b>80480 - OHIO CITY SQ FT</b>	<b>\$4.77 BASE VALUE PER SQ FT</b>
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VALUE DETERMINED BY COMP TO 80310 PITKIN AVERAGE

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80505 - ARROWHEAD				18,000 BASE VALUE PER SITE						
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R011496</a>	10/31/2018	\$6,500	\$5,850	1.00	1	\$5,850	4049-070-04-009	LOT 26, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	NO DRIVE WAY OFF MAIN ROAD	
<a href="#">R011592</a>	10/23/2019	\$9,000	\$8,640	0.75	1	\$8,640	4049-070-04-053	LOT 7, BLOCK 19, ARROWHEAD SUBDIVISION, FILING NO. 1	DRIVE WAY OFF MAIN ROAD	
<a href="#">R011774</a>	12/16/2018	\$10,000	\$9,100	1.00	1	\$9,100	4049-060-01-012	LOT 11, BLOCK 15, ARROWHEAD SUBDIVISION, FILING NO. 2	NO DRIVE WAY OFF MAIN ROAD	
<a href="#">R012161</a>	4/24/2019	\$10,000	\$9,300	1.00	1	\$9,300	4049-070-04-013	LOT 37, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD	
<a href="#">R016476</a>	9/27/2019	\$10,000	\$9,550	1.00	1	\$9,550	3985-250-01-022	LOT 23, BLOCK 12, ARROWHEAD SUBDIVISION, FILING NO. 3	NO DRIVE WAY OFF MAIN ROAD	
<a href="#">R016475</a>	4/10/2020	\$10,000	\$9,900	1.00	1	\$9,900	3985-250-01-065	LOT 4, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 3	DRIVE WAY OFF MAIN ROAD	
<a href="#">R011808</a>	6/5/2020	\$10,400	\$10,400	1.00	1	\$10,400	4049-060-02-019	LOT 7, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD	
<a href="#">R012121</a>	11/27/2018	\$14,000	\$12,670	0.75	1	\$12,670	4049-070-06-052	LOT 6, BLOCK 12, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R016473</a>	9/25/2018	\$14,500	\$12,978	1.00	1	\$12,978	3985-250-01-058	LOT 8, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 3	NO DRIVE WAY OFF MAIN ROAD	
<a href="#">R014827</a>	8/23/2019	\$14,000	\$13,300	1.00	1	\$13,300	4047-010-04-008	LOT 34, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD	
<a href="#">R016285</a>	10/31/2018	\$15,000	\$13,500	1.00	1	\$13,500	3985-360-04-011	LOT 22, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 3	NO DRIVE WAY OFF MAIN ROAD	
<a href="#">R016412</a>	6/10/2019	\$14,500	\$13,630	1.00	1	\$13,630	3985-250-01-067	LOT 2, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD	
<a href="#">R011584</a>	8/7/2019	\$14,500	\$13,775	1.00	1	\$13,775	4049-060-02-010	LOT 15, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD	
<a href="#">R011422</a>	6/1/2020	\$14,500	\$14,500	1.00	1	\$14,500	4049-060-04-002	LOT 12, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD	
<a href="#">R016457</a>	6/30/2020	\$15,000	\$15,000	1.00	1	\$15,000	3985-250-01-064	LOT 5, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 3	NO DRIVE WAY OFF MAIN ROAD, LIMITED VIEW	
<a href="#">R016467</a>	10/31/2018	\$17,000	\$15,300	1.00	1	\$15,300	3985-250-01-083	LOT 17, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 3	NO DRIVE WAY OFF MAIN ROAD	
<a href="#">R012496</a>	7/19/2019	\$18,000	\$17,010	1.00	1	\$17,010	4049-060-04-001	LOT 13, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R016289</a>	8/26/2019	\$18,000	\$17,100	1.00	1	\$17,100	3985-360-02-075	LOT 3, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 3	DRIVE WAY OFF MAIN ROAD	
<a href="#">R014689</a>	9/10/2018	\$20,000	\$17,900	1.00	1	\$17,900	4047-010-05-009	LOT 3, BLOCK 8, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011839</a>	1/11/2019	\$20,000	\$18,300	0.75	1	\$18,300	4049-180-04-025	LOT 9, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD	
<a href="#">R011612</a>	10/25/2019	\$20,000	\$19,200	0.75	1	\$19,200	4049-070-06-042	LOT 7, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD	
<a href="#">R016241</a>	10/11/2018	\$21,600	\$19,440	1.00	1	\$19,440	3985-360-02-090	LOT 27, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, LIMITED VIEW	
<a href="#">R011976</a>	1/21/2020	\$20,000	\$19,500	1.00	1	\$19,500	4049-070-03-003	LOT 2, BLOCK 1, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD	
<a href="#">R016488</a>	8/5/2019	\$22,000	\$20,900	1.00	1	\$20,900	3985-360-01-027	LOT 3, BLOCK 7, ARROWHEAD SUBDIVISION, FILING NO. 3	DRIVE WAY OFF MAIN ROAD	
<a href="#">R014666</a>	8/9/2019	\$23,000	\$21,850	1.00	1	\$21,850	4047-010-04-011	LOT 9, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 2	DRIVE WAY OFF MAIN ROAD	
<a href="#">R011315</a>	2/28/2020	\$23,000	\$22,540	1.00	1	\$22,540	4049-060-04-004	LOT 10, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, LIMITED VIEW	
<a href="#">R011249</a>	6/26/2020	\$23,000	\$23,000	1.00	1	\$23,000	4049-070-04-001	LOT 34, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD	
<a href="#">R017274</a>	8/14/2018	\$26,000	\$23,140	1.00	1	\$23,140	3985-250-01-034	LOT 12, BLOCK 12, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD	
<a href="#">R011535</a>	8/27/2018	\$28,000	\$24,920	0.75	1	\$24,920	4049-070-06-041	LOT 8, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD	
<a href="#">R016250</a>	8/26/2019	\$28,000	\$26,600	1.00	1	\$26,600	3985-360-04-025	LOT 10, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD	
<a href="#">R016453</a>	2/8/2019	\$29,000	\$26,680	1.00	1	\$26,680	3985-360-02-017	LOT 25, BLOCK 4, ARROWHEAD SUBDIVISION, FILING NO. 3	DRIVE WAY OFF MAIN ROAD, ABOVE AVERAGE VIEW	
<a href="#">R014811</a>	11/13/2018	\$32,000	\$28,960	1.00	1	\$28,960	4047-010-03-023	LOT 2, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 2	NO DRIVE WAY OFF MAIN ROAD, LIMITED VIEW	

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80505 - ARROWHEAD							18,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R011424</a>	7/10/2018	\$32,000	\$28,320	0.75	1	\$28,320	4049-070-06-013	LOT 11, BLOCK 20, ARROWHEAD SUBDIVISION, FILING NO. 1	DRIVE WAY OFF MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R016448</a>	9/30/2019	\$30,000	\$28,650	1.00	1	\$28,650	3985-360-02-019	LOT 20, BLOCK 4, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD	
<a href="#">R016282</a>	6/23/2020	\$29,500	\$29,500	1.00	1	\$29,500	3985-360-01-048	LOT 14, BLOCK 7, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R016240</a>	11/28/2018	\$35,000	\$31,675	1.00	1	\$31,675	3985-360-02-065	LOT 4, BLOCK 1, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R011585</a>	9/27/2019	\$35,000	\$33,425	1.00	1	\$33,425	4049-070-02-003	LOT 3, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011267</a>	11/2/2019	\$36,000	\$34,740	1.00	1	\$34,740	4049-060-04-006	LOT 8, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011139</a>	10/23/2018	\$40,000	\$36,000	0.75	1	\$36,000	4049-180-04-019	LOT 14, BLOCK 8, ARROWHEAD SUBDIVISION, FILING NO. 1	DRIVE WAY OFF MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011970</a>	6/28/2019	\$40,000	\$37,600	1.00	1	\$37,600	4049-070-04-031	LOT 11, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011306</a>	9/6/2019	\$39,500	\$37,723	1.00	1	\$37,723	4049-060-01-018	LOT 1, BLOCK 15, ARROWHEAD SUBDIVISION, FILING NO. 2	NO DRIVE WAY OFF MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R012055</a>	6/23/2020	\$39,000	\$39,000	1.00	1	\$39,000	4049-060-02-006	LOT 19, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011684</a>	10/16/2018	\$48,900	\$44,010	0.75	1	\$44,010	4049-070-09-001	LOT 6, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011904</a>	9/11/2018	\$50,000	\$44,750	0.75	1	\$44,750	4049-070-04-057	LOT 2, BLOCK 17, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011452</a>	9/20/2019	\$49,000	\$46,795	0.75	1	\$46,795	4049-180-04-012	LOT 12, BLOCK 8, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R012497</a>	8/15/2019	\$50,000	\$47,500	0.75	1	\$47,500	4049-180-04-002	LOT 11, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 1	DRIVE WAY OFF MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R014848</a>	7/13/2018	\$55,000	\$48,675	1.00	1	\$48,675	4047-010-04-026	LOT 12, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 2	DRIVE WAY OFF MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R011820</a>	6/9/2020	\$50,000	\$50,000	0.75	1	\$50,000	4049-070-03-019	LOT 15, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R017295</a>	7/31/2018	\$57,500	\$50,888	1.00	1	\$50,888	3985-250-01-011	LOT 14, BLOCK 13, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011490</a>	6/24/2020	\$52,000	\$52,000	0.75	1	\$52,000	4049-180-02-006	LOT 3, BLOCK 21, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R011667</a>	11/30/2019	\$55,000	\$53,075	0.75	1	\$53,075	4049-180-05-031	LOT 7, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R014752</a>	7/18/2018	\$60,000	\$53,100	1.00	1	\$53,100	4047-010-03-005	LOT 12, BLOCK 13, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R017276</a>	12/2/2019	\$55,750	\$54,078	1.00	1	\$54,078	3985-250-01-032	LOT 14, BLOCK 12, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R016489</a>	8/31/2018	\$63,000	\$56,070	1.00	1	\$56,070	3985-360-03-003	LOT 24, BLOCK 7, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R011813</a>	10/17/2018	\$63,000	\$56,700	0.75	1	\$56,700	4049-070-03-020	LOT 14, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, ABOVE AVERAGE VIEW, UTILITIES INSTALLED	
<a href="#">R012124</a>	6/13/2019	\$61,750	\$58,045	0.75	1	\$58,045	4049-180-05-043	LOT 3, BLOCK 1, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R011586</a>	9/11/2018	\$65,000	\$58,175	0.75	1	\$58,175	4049-070-06-026	LOT 1, BLOCK 20, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R016416</a>	8/9/2019	\$62,000	\$58,900	1.00	1	\$58,900	3985-250-01-072	LOT 23, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R014761</a>	12/19/2018	\$66,000	\$60,060	1.00	1	\$60,060	4047-010-04-015	LOT 26, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R012043</a>	8/3/2018	\$70,000	\$62,300	0.75	1	\$62,300	4049-070-03-011	LOT 1, BLOCK 16, ARROWHEAD SUBDIVISION, FILING NO. 1	ON MAIN ROAD, ABOVE AVERAGE VIEW	
<a href="#">R016270</a>	8/27/2019	\$69,000	\$65,550	1.00	1	\$65,550	3985-360-04-041	LOT 2, BLOCK 3, ARROWHEAD SUBDIVISION, FILING NO. 3	ON MAIN ROAD, UTILITIES INSTALLED	
<a href="#">R012196</a>	8/23/2019	\$70,000	\$66,500	1.00	1	\$66,500	3983-310-03-005	LOT 7, BLOCK 3, ARROWHEAD SUBDIVISION, FILING NO. 3	DRIVE WAY OFF MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R011615</a>	9/13/2019	\$74,000	\$70,670	1.00	1	\$70,670	4049-060-02-024	LOT 1, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, ABOVE AVERAGE VIEW, UTILITIES INSTALLED	

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**2021 REAPPRAISAL  
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VACANT LAND SUBDIVISION SALES**

80505 - ARROWHEAD								18,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R016271</a>	6/23/2020	\$74,000	\$74,000	1.00	1	\$74,000	3985-360-02-042	LOT 5, BLOCK 4, ARROWHEAD SUBDIVISION, FILING NO. 3	DRIVE WAY OFF MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	
<a href="#">R011914</a>	9/13/2019	\$80,000	\$76,400	1.00	1	\$76,400	4049-060-03-005	LOT 1, BLOCK 9, ARROWHEAD SUBDIVISION, FILING NO. 2	ON MAIN ROAD, LIMITED VIEW, UTILITIES INSTALLED	

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								\$74,630 BASE VALUE PER SITE		
80580 - BEARCLAW										
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R072139</a>	10/5/2018	\$60,000	\$67,200	5.00	1	\$67,200	4251-050-01-041	LOT 19, SILVERJACK SUBDIVISION	LIMITED VIEWS, SEASONAL ACCESS	
<a href="#">R072140</a>	9/14/2016	\$65,000	\$74,360	5.00	1	\$74,360	4251-050-01-042	LOT 20, SILVERJACK SUBDIVISION	AVERAGE VIEWS, SEASONAL ACCESS	
<a href="#">R017165</a>	6/16/2020	\$74,900	\$74,900	5.00	1	\$74,900	4251-050-01-037	LOT 18, SILVERJACK SUBDIVISION	AVERAGE VIEWS, SEASONAL ACCESS	
<a href="#">R017161</a>	11/20/2018	\$72,000	\$80,208	5.01	1	\$80,208	4251-050-01-010	LOT 13, SILVERJACK SUBDIVISION	LIMITED VIEWS, SEASONAL ACCESS	

80600 - EAGLE'S REST								45,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R027629</a>	8/22/2019	\$12,000	\$12,720	1.48	1	\$12,720	4045-320-03-007	LOT 7, EAGLE'S REST SUBDIVISION	OUTSTANDING VIEWS, SEASONAL ACCESS	
<a href="#">R033757</a>	10/29/2018	\$190,000	\$212,800	19.57	4	\$53,200	4045-320-04-014	LOTS 25-28, EAGLE'S REST SUBDIVISION	OUTSTANDING VIEWS, YEAR-AROUND ACCESS	

COMPARABLE LEAS:  
80590 - LITTLE BIG HORN

80610 - BLUE MESA/SAGE NO UTILITIES								10,200 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R072713</a>	8/28/2017	\$25,000	\$28,600	9.20	3	\$9,533	4051-180-05-046	LOTS 177-179, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS, SEASONAL ACCESS	
<a href="#">R011164</a>	9/7/2017	\$9,000	\$10,296	2.00	1	\$10,296	4051-190-03-024	LOT 176, BLUE MESA SUBDIVISION - UNIT 1	AVERAGE VIEWS, SEASONAL ACCESS	
<a href="#">R012359</a>	1/31/2020	\$10,000	\$10,300	2.00	1	\$10,300	4051-190-04-025	LOT 63, BLUE MESA SUBDIVISION - UNIT 1	AVERAGE VIEWS, YEAR-AROUND ACCESS	
<a href="#">R016966</a>	8/31/2017	\$15,500	\$17,732	2.00	1	\$17,732	4051-180-07-008	LOT 238, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS, SEASONAL ACCESS	

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VACANT LAND SUBDIVISION SALES**

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<b>80620 - BLUE MESA/SAGE WITH UTILITIES</b>							<b>\$23,000 BASE VALUE PER SITE</b>			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R073128</a>	7/26/2019	\$20,000	\$21,320	13.2	6	\$3,553	4051-180-02-049	LOTS 241-246, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS	
<a href="#">R043483</a>	12/29/2017	\$15,500	\$17,732	4	1	\$17,732	4051-170-02-086	LOT 37, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS, MODERATE SLOPE	
<a href="#">R012140</a>	8/23/2017	\$20,000	\$22,880	2	1	\$22,880	4051-180-02-002	LOT 221, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS	
<a href="#">R016995</a>	11/6/2015	\$19,000	\$23,110	2	1	\$23,110	4051-200-03-029	LOT 270, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS, CUL DE SAC	
<a href="#">R043214</a>	8/23/2016	\$43,500	\$49,764	4	2	\$24,882	4051-080-01-027	LOTS 69 & 70, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS	
<a href="#">R071701</a>	9/11/2015	\$35,000	\$43,351	4	1	\$43,351	4051-070-03-014	LOT 152, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS	
<a href="#">R027192</a>	6/24/2019	\$43,000	\$46,096	4	1	\$46,096	4049-130-01-007	LOT 266, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: EXCELLENT VIEWS

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE : LIMITED VIEWS

<b>80630 - BLUE MESA/TREE WITH UTILITIES</b>							<b>\$24,500 BASE VALUE PER SITE</b>			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R011190</a>	1/22/2020	\$12,000	\$12,360	1.79	1	\$12,360	4051-300-06-017	PART OF LOT 15, BLUE MESA SUBDIVISION - UNIT 1	AVERAGE VIEWS, STEEP SLOPE	
<a href="#">R011815</a>	10/2/2019	\$12,000	\$12,576	2.1	1	\$12,576	4051-190-04-017	LOT 153, BLUE MESA SUBDIVISION - UNIT 1	AVERAGE VIEWS	
<a href="#">R073018</a>	11/8/2018	\$12,500	\$13,925	2.2	1	\$13,925	4051-180-06-024	LOT 169, BLUE MESA SUBDIVISION - UNIT 2	AVERAGE VIEWS	
<a href="#">R011488</a>	11/19/2019	\$35,000	\$36,470	4	2	\$18,235	4051-300-03-062	LOTS 37 & 38, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS	
<a href="#">R071700</a>	9/24/2015	\$15,000	\$18,579	2	1	\$18,579	4051-070-03-013	LOT 100, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS	
<a href="#">R011547</a>	6/10/2019	\$39,975	\$42,853	4.1	2	\$21,427	4051-300-02-004	LOTS 138 & 139, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS	
<a href="#">R011441</a>	8/19/2015	\$19,000	\$23,751	2.5	1	\$23,751	4051-300-06-016	LOT 16, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS	
<a href="#">R016997</a>	10/27/2015	\$20,000	\$24,548	2.4	1	\$24,548	4051-200-03-028	LOT 272, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS, CUL DE SAC	
<a href="#">R012046</a>	11/10/2015	\$22,000	\$26,759	2.1	1	\$26,759	4051-300-01-008	LOT 120, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS	
<a href="#">R012016</a>	6/28/2019	\$25,000	\$26,800	2.1	1	\$26,800	4051-190-04-018	LOT 152, BLUE MESA SUBDIVISION - UNIT 1	AVERAGE VIEWS	
<a href="#">R016894</a>	12/28/2017	\$28,000	\$32,032	2	1	\$32,032	4051-300-03-060	LOT 96, BLUE MESA SUBDIVISION - UNIT 1	AVERAGE VIEWS	
<a href="#">R012162</a>	12/12/2016	\$28,400	\$32,490	4	1	\$32,490	4051-300-01-002	LOT 135, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS	
<a href="#">R016609</a>	12/14/2017	\$30,000	\$34,320	2	1	\$34,320	4051-170-02-010	LOT 43, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS, MODERATE SLOPE	
<a href="#">R016889</a>	4/19/2019	\$36,000	\$39,024	2	1	\$39,024	4051-300-03-017	LOT 82, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS, STEEP SLOPE	
<a href="#">R016582</a>	12/19/2018	\$40,000	\$44,320	2.5	1	\$44,320	4051-080-02-014	LOT 16, BLUE MESA SUBDIVISION - UNIT 2	AVERAGE VIEWS	
<a href="#">R011736</a>	10/4/2019	\$55,000	\$57,640	2	1	\$57,640	4051-300-03-030	LOT 97, BLUE MESA SUBDIVISION - UNIT 1	AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: EXCELLENT VIEWS

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE : LIMITED VIEWS

SALES STUDY PERIOD:  
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VACANT LAND SUBDIVISION SALES**

80640 - BLUE MESA HIGHLANDS								59,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R008688</a>	10/21/2019	\$57,000	\$59,736	6.45	1	\$59,736	3781-350-02-004	LOT 7, BLUE MESA LAKE HIGHLANDS SUBDIVISION	ABOVE AVERAGE VIEWS	

80650 - MASDEN LAKE COVE								\$12,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R011831</a>	5/25/2018	\$6,250	\$7,150	13,068	1	\$7,150	3983-033-00-011	SITE 56, MASDEN LAKE FORK COVE SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE	
<a href="#">R011724</a>	9/19/2018	\$5,000	\$5,630	13,068	1	\$5,630	3983-034-00-014	SITE 36, MASDEN LAKE FORK COVE SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R011833</a>	9/22/2017	\$10,000	\$11,440	13,068	1	\$11,440	3983-033-00-035	SITE 65, MASDEN LAKE FORK COVE SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE	
<a href="#">R011234</a> <a href="#">R011858</a> <a href="#">R033745</a>	12/11/2017	\$30,000	\$34,320	39,204	3	\$11,440	3983-033-00-031 3983-033-00-032 3983-033-00-024	SITES 48, 76 & 77, MASDEN LAKE FORK COVE SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R012202</a>	8/2/2019	\$12,000	\$12,720	13,068	1	\$12,720	3983-034-00-007	SITE 39, MASDEN LAKE FORK COVE SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R012429</a>	11/3/2015	\$11,770	\$14,316	13,068	1	\$14,316	3983-033-00-016	SITE 75, MASDEN LAKE FORK COVE SUBDIVISION	ABOVE AVERAGE VIEWS, SPRING INSTALLED	
<a href="#">R011898</a>	7/25/2018	\$25,000	\$28,450	13,068	1	\$28,450	3983-034-00-031	SITE 27, MASDEN LAKE FORK COVE SUBDIVISION	ABOVE AVERAGE VIEWS	

<b>COMPARABLE LEA:</b> 80670 - BLUE MESA ESTATES 81100 - 4TH OF JULY CREEK ESTATES
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80690 - CAMP CREEK RANCHETTES								\$2,200 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R025068</a>	11/6/2018	\$76,000	\$84,664	37.82	1	\$2,239	4057-000-00-025	37.82 ACRES IN SECTION 19, TOWNSHIP 47N, RANGE 1W, AKA PARCEL 25, CAMP CREEK RANCHETTES	AVERAGE VIEWS, STEEP SLOPE	

80700 - CEBOLLA RIVER RANCH								\$408,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R011414</a>	10/20/2017	\$356,667	\$408,027	35.02	1	\$408,027	3981-000-03-013	LOT R-10, CEBOLLA CREEK RANCH CO-OP SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE & STEEP SLOPE	



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80710 - EAST BULL MOUNTAIN RANCH								\$2,800 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R070677</a>	11/21/2018	\$75,000	\$83,550	54.23	1	\$1,541	2919-000-01-017	PARCEL 7, EAST BULL MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE, OVERSIZED	

\* LEA VALUED USING MEDIAN ACREAGE IN SUBDIVISION OF 36.66 AC

80720 - MARCELLINA MTN ESTATES		\$5,800 BASE VALUE PER SITE	
VALUE DETERMINED BY USING THE MEADOW/TREE FAIR ACCESS GRAPH - 107.88 AC/43 LOTS			

80730 - RAGGED MTN ESTATES		\$4,000 BASE VALUE PER SITE	
VALUE DETERMINED BY USING THE MEADOW/TREE FAIR ACCESS GRAPH - 110.39 AC/65 LOTS			

80740 - RAGGED MTN RESERVE		\$5,600 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
<a href="#">R016020</a>	3/22/2016	\$199,900	\$234,677	45.00	1	\$5,215	2919-000-00-027	TRACT 20, RAGGED MOUNTAIN RESERVE SUBDIVISION	ABOVE AVERAGE VIEWS, 4x4 ACCESS ONLY
<a href="#">R072130</a>	11/30/2016	\$212,915	\$243,575	40.00	1	\$6,089	2919-000-00-101	TRACT 6, RAGGED MOUNTAIN RESERVE SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE

80770 - GUNNISON HIGHLANDS NORTH		\$4,000 BASE VALUE PER ACRE	
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R009479</a>	12/28/2017	\$100,000	\$114,400	40.00	1	\$2,860	3519-000-00-050	NE4NE4. SEC 29 51N2E 40A ORIGINAL SURVEY AKA 40A IN TR 46 INDEPENDENT RESURVEY	LIMITED VIEWS
<a href="#">R009504</a>	3/15/2018	\$107,000	\$122,408	40.00	1	\$3,060	3519-000-00-140	SW4SE4. SEC 20 51N2E 40A ORIGINAL SURVEY	LIMITED VIEWS
<a href="#">R009476</a>	9/14/2017	\$139,000	\$159,016	35.00	1	\$4,543	3519-000-00-046	35A IN SW4SW4 SEC 20 ORIGINAL SURVEY AKA NW 35A IN TR 43 SEC 20 IND. RESURVEY 51N2E	ABOVE AVERAGE VIEWS
<a href="#">R009490</a>	2/14/2017	\$165,000	\$188,760	40.00	1	\$4,719	3519-000-00-074	NW4NE4. SEC 32 51N2E 40A ORIGINAL SURVEY	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE
<a href="#">R030084</a>	10/2/2019	\$185,000	\$193,880	39.76	1	\$4,876	3519-000-00-119	39.76 ACRES IN SE4NW4 SEC 17 51N2E	ABOVE AVERAGE VIEWS, STEEP SLOPE

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VACANT LAND SUBDIVISION SALES**

**SALES STUDY PERIOD:  
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**80790 - QUARTZ CREEK PROPERTIES WITH UTILITIES < 6 AC      \$23,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R009389</a>	6/26/2017	\$12,500	\$14,300	3.553	1	\$14,300	3691-090-00-029	NELLIE BLY, #10162 QUARTZ CREEK MD SUBD	UNIMPROVED ROAD, ROCKY, STEEP SLOPE
<a href="#">R007171</a>	8/18/2017	\$79,000	\$90,376	5.82	1	\$90,376	3691-050-00-043	J D LODE MINING CLAIM, SURVEY #8569, QUARTZ CREEK PROPERTIES SUBDIVISION	IMPROVED ROAD, IMPROVED DRIVEWAY

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

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, UNIMPROVED ROAD, IMPROVED DRIVEWAY, ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

**80800 - QUARTZ CREEK PROPERTIES WITH UTILITIES > 6 AC      \$33,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R008095</a>	10/24/2017	\$20,000	\$22,880	10.331	1	\$22,880	3691-050-00-052	GREGORY NO 7 SURVEY 8109 QUARTZ CREEK SUBD	STEEP SLOPE
<a href="#">R008638</a>	11/5/2015	\$24,500	\$29,799	9.79	1	\$29,799	3691-040-00-028	LIME BASIN NO 4 #13950 QUARTZ CREEK SUBD	IMPROVED ROAD, STEEP SLOPE
<a href="#">R007851</a>	10/31/2019	\$36,500	\$38,252	7.847	1	\$38,252	3691-040-00-038	GARDNER NO. 2 LODE MINING CLAIM, SURVEY #11767, QUARTZ CREEK SUBDIVISION	IMPROVED ROAD, ABOVE AVERAGE VIEWS, STEEP SLOPE
<a href="#">R008194</a>	8/27/2018	\$42,000	\$47,544	10.331	1	\$47,544	3691-040-00-022	PORPHYRY NO 5 #15180, QUARTZ CREEK SUBD	IMPROVED ROAD, ABOVE AVERAGE VIEWS

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

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, UNIMPROVED ROAD, IMPROVED DRIVEWAY, ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

**80810 - QUARTZ CREEK PROPERTIES >= 6 ACRES      \$26,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R008206</a>	6/21/2017	\$5,500	\$6,292	9.484	1	\$6,292	3691-050-00-029	SILVER COIN NO 6 SURVEY 14311 QUARTZ CREEK SUBD	LIMITED VIEWS, STEEP SLOPE
<a href="#">R007131</a>	10/30/2015	\$15,500	\$19,025	9.118	1	\$19,025	3691-050-00-040	SILVER COIN NO 9 SURVEY 14311 QUARTZ CREEK SUBD	IMPROVED ROAD, LIMITED VIEWS, STEEP SLOPE
<a href="#">R007618</a>	10/31/2018	\$17,000	\$19,040	8.781	1	\$19,040	3525-320-00-029	READ STAR SURVEY #8108 QUARTZ CREEK SUBDIVISION	IMPROVED ROAD, ABOVE AVERAGE VIEWS, STEEP SLOPE
<a href="#">R008700</a>	11/2/2018	\$19,000	\$21,166	10.331	1	\$21,166	3525-330-00-021	DENVER NO 5 SURVEY #8159 QUARTZ CREEK SUBD	IMPROVED ROAD
<a href="#">R008352</a>	11/3/2017	\$20,000	\$22,880	9.938	1	\$22,880	3691-050-00-013	LIME BLUFF NO 2, SURVEY 14311 QUARTZ CREEK SUBD	
<a href="#">R009401</a>	4/26/2018	\$20,000	\$22,880	10.331	1	\$22,880	3525-330-00-019	TREASURE NO 1, SURVEY 7910 QUARTZ CREEK SUBD	STEEP SLOPE
<a href="#">R008452</a>	10/29/2015	\$19,500	\$23,934	10.331	1	\$23,934	3691-050-00-022	SILVER COIN NO 2 SURVEY 14311 QUARTZ CREEK SUBD	UNIMPROVED ROAD, STEEP SLOPE
<a href="#">R007709</a>	11/2/2015	\$20,000	\$24,326	9.305	1	\$24,326	3525-310-00-031	LIME CONTACT NO 10, SURVEY #14311 QUARTZ CREEK	UNIMPROVED ROAD
<a href="#">R008358</a>	8/6/2015	\$19,500	\$24,376	9.5	1	\$24,376	3525-320-00-057	LUCINDA NO 3 #13582 QUARTZ CREEK SUBD	UNIMPROVED ROAD
<a href="#">R008093</a>	9/9/2015	\$20,000	\$24,772	10.33	1	\$24,772	3525-000-00-141	BERTHA F #6418 QUARTZ CREEK SUBD SEC 34 51N4E	UNIMPROVED ROAD, STEEP SLOPE
<a href="#">R009359</a>	2/12/2016	\$23,000	\$27,238	10.33	1	\$27,238	3691-050-00-023	SILVER NUGGET SURVEY #949, QUARTZ CREEK SUBD	IMPROVED ROAD, IMPROVED DRIVEWAY, ROCKY
<a href="#">R071741</a>	11/2/2015	\$22,500	\$27,367	10.234	1	\$27,367	3525-000-00-144	VENI #7713 QUARTZ CREEK SUBD	4x4 ACCESS ONLY, UNIMPROVED ROAD

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80810 - QUARTZ CREEK PROPERTIES >= 6 ACRES							\$26,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R072137</a>	6/24/2016	\$24,000	\$27,456	10.331	1	\$27,456	3691-050-00-063	KARIKAL MS #7908 QUARTZ CREEK SUBD	UNIMPROVED ROAD, ABOVE AVERAGE VIEWS, STEEP SLOPE	
<a href="#">R008587</a>	8/29/2018	\$24,500	\$27,734	8.625	1	\$27,734	3691-050-00-028	SILVER COIN NO 7 #14311 QUARTZ CREEK SUBD	IMPROVED ROAD, STEEP SLOPE	
<a href="#">R007772</a>	8/14/2018	\$25,000	\$28,300	10.331	1	\$28,300	3691-040-00-010	EQUITABLE #8181 QUARTZ CREEK SUBD	IMPROVED ROAD, STEEP SLOPE	
<a href="#">R007672</a>	10/13/2015	\$24,500	\$30,071	7.898	1	\$30,071	3525-290-00-024	MONETARY NO 6 SURVEY #8231 QUARTZ CREEK SUBD	IMPROVED ROAD, OUTSTANDING VIEWS, ROCKY	
<a href="#">R007681</a>	9/16/2019	\$29,000	\$30,566	10.314	1	\$30,566	3691-090-00-005	LIME BASIN NO. 5 LODE MINING CLAIM, SURVEY #13950, QUARTZ CREEK SUBDIVISION	IMPROVED ROAD	
<a href="#">R072138</a>	11/3/2016	\$27,500	\$31,460	10.331	1	\$31,460	3691-050-00-064	SUNOL MS #7908 QUARTZ CREEK SUBD	UNIMPROVED ROAD, ABOVE AVERAGE VIEWS	
<a href="#">R007655</a>	7/29/2016	\$87,500	\$100,100	30.993	3	\$33,367	3691-040-00-040	GARDNER NO 4, NO 5, NO 6, MS #11767 QUARTZ CREEK	OUTSTANDING VIEWS	
<a href="#">R009383</a>	8/28/2019	\$63,000	\$66,780	20.66	2	\$33,390	3525-290-00-027	DIAMOND NO. 2 & NO. 3 LODE MINING CLAIMS, SURVEY #8388, QUARTZ CREEK SUBDIVISION	UNIMPROVED ROAD, ABOVE AVERAGE VIEWS	
<a href="#">R008053</a>	8/31/2017	\$30,000	\$34,320	9.328	1	\$34,320	3691-060-00-013	GOLDEN RULE SURVEY 2066 QUARTZ CRK SUBD	IMPROVED DRIVEWAY, ABOVE AVERAGE VIEWS	
<a href="#">R008173</a>	8/7/2015	\$27,500	\$34,376	10.331	1	\$34,376	3691-060-00-005	SILVER PRINCE #11413 QUARTZ CREEK SUBD 50N4	UNIMPROVED ROAD, ABOVE AVERAGE VIEWS	
<a href="#">R007950</a>	5/31/2019	\$33,000	\$35,574	10.271	1	\$35,574	3525-310-00-022	FERRY NO. 2 LODE MINING CLAIM, SURVEY #8063, QUARTZ CREEK SUBDIVISION	IMPROVED ROAD, OUTSTANDING VIEWS	
<a href="#">R008955</a>	11/6/2017	\$32,000	\$36,608	9.33	1	\$36,608	3691-050-00-008	LIME BLUFF NO 7, SURVEY 14311 QUARTZ CREEK SUBD	IMPROVED ROAD, IMPROVED DRIVEWAY	
<a href="#">R007961</a>	8/23/2019	\$35,500	\$37,630	10.331	1	\$37,630	3691-050-00-035	BANNER LODE MINING CLAIM, SURVEY #7908, QUARTZ CREEK SUBDIVISION	IMPROVED ROAD, ABOVE AVERAGE VIEWS	
<a href="#">R008221</a>	10/1/2018	\$35,000	\$39,200	10.134	1	\$39,200	3525-320-00-008	CAMP BIRD SURVEY 8024 QUARTZ CREEK SUBD	UNIMPROVED ROAD, ABOVE AVERAGE VIEWS	
<a href="#">R070536</a>	10/18/2019	\$38,900	\$40,767	10.21	1	\$40,767	3525-000-00-185	JENNIE G NO 1 LODE MINING CLAIM, SURVEY #14511, QUARTZ CREEK SUBDIVISION	IMPROVED ROAD, OUTSTANDING VIEWS	
<a href="#">R007934</a>	6/6/2018	\$39,500	\$45,188	7.378	1	\$45,188	3691-080-00-008	R G, SURVEY #6307 QUARTZ CREEK SUBD	ABOVE AVERAGE VIEWS	
<a href="#">R045000</a>	7/12/2016	\$40,000	\$45,760	10.33	1	\$45,760	3525-000-00-182	STORM NO 4 #14511 QUARTZ CREEK MD	IMPROVED ROAD, ABOVE AVERAGE VIEWS	
<a href="#">R007150</a>	9/21/2016	\$44,000	\$50,336	10.331	1	\$50,336	3525-320-00-055	TREASURE LODE MINING CLAIM MS#7910 QUARTZ CREEK	IMPROVED ROAD, IMPROVED DRIVEWAY	

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS, LIMITED VIEWS, STEEP SLOPE, ROCKY, OUTSIDE INFLUENCE

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

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80820 - QUARTZ CREEK PROPERTIES < 6 ACRES								\$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	
<a href="#">R008762</a>	8/16/2016	\$6,500	\$7,436	4.997	1	\$7,436	3691-050-00-038	SILVER ISLET MILLSITE #583B QUARTZ CREEK SUBD	LIMITED VIEWS, STEEP SLOPE, UNIMPROVED ROAD	
<a href="#">R008186</a>	7/27/2016	\$20,000	\$22,880	4.709	1	\$22,880	3525-290-00-029	STRATHMORE NO 5 #8059 QUARTZ CREEK SUBD	IMPROVED ROAD, IMPROVED DRIVEWAY	
<a href="#">R008958</a>	9/29/2016	\$21,000	\$24,024	3.76	1	\$24,024	3525-320-00-046	EXPORT #8089 QUARTZ CREEK SUBD	IMPROVED ROAD, OUTSTANDING VIEWS	
<a href="#">R007066</a>	9/3/2015	\$20,000	\$24,772	5.757	1	\$24,772	3691-060-00-008	LIME CLIFF NO 1, #14311 QUARTZ CREEK SUBD	IMPROVED ROAD, ABOVE AVERAGE VIEWS	
<a href="#">R008151</a>	11/7/2017	\$22,000	\$25,168	5.48	1	\$25,168	3525-000-00-120	BONNIE NO 4 SURVEY 16436 QUARTZ CREEK SUBD	IMPROVED DRIVEWAY, ABOVE AVERAGE VIEWS	
<a href="#">R017201</a>	9/27/2016	\$25,500	\$29,172	0.909	1	\$29,172	3525-330-00-011	SNOWFLAKE NO. 2, LODE MINING CLAIM, SURVEY #15184, QUARTZ CREEK PROPERTIES SUBDIVISION	IMPROVED ROAD, ROCKY, UNDERSIZED LOT	
<a href="#">R007202</a>	10/29/2019	\$34,000	\$35,632	3.7	1	\$35,632	3525-320-00-021	HORN NO. 3 LODE MINING CLAIM, SURVEY #15184, QUARTZ CREEK SUBDIVISION	IMPROVED ROAD, IMPROVED DRIVEWAY, OUTSTANDING VIEWS	
<a href="#">R008687</a>	7/15/2016	\$35,000	\$40,040	5.563	1	\$40,040	3525-330-00-010	SNOWFLAKE NO 1, SURVEY 15184 QUARTZ CREEK SUBD	IMPROVED ROAD, IMPROVED DRIVEWAY	

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

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, UNIMPROVED ROAD, PAVED ACCESS, IMPROVED DRIVEWAY, ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

80830 - TOMICHI PARK								\$45,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R017795</a>	1/23/2019	\$30,000	\$33,060	2.6	1	\$33,060	3689-230-01-009	PART OF LOT 10, TOMICHI PARK SUBDIVISION		
<a href="#">R008954</a>	11/13/2018	\$39,400	\$43,892	7.78	1	\$43,892	3689-230-01-001	LOT 1, TOMICHI PARK SUBDIVISION		

80900 - MCCRAY TRACTS								\$46,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R032786</a>	1/23/2019	\$30,000	\$33,000	1.26	1	\$33,000	3263-214-00-003	1.26 ACRES IN SECTION 21, TOWNSHIP 14S, RANGE 82W	NO VEHICULAR ACCESS	

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

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**80910 - RAINBOW PLACER < 1.0 ACRE**  
**80940 - SAWATCH VIEW** **\$66,000 BASE VALUE PER SITE**  
**80950 - WOLF CANYON**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R008568</a>	10/9/2015	\$38,000	\$46,641	0.94	1	\$46,641	3427-060-08-011	LOT 14, SAWATCH VIEW SUBDIVISION	UNDERSIZED LOT
R007905	5/31/2016	\$45,000	\$51,923	0.711	1	\$51,923	3427-060-02-003	LOT 14, RAINBOW PLACER SUBDIVISION	OUTSTANDING VIEWS, WATER INFLUENCE
<a href="#">R030147</a>	8/31/2017	\$70,000	\$80,080	0.740358	1	\$80,080	3427-060-01-004	LOT 4, RAINBOW PLACER SUBDIVISION	ABOVE AVERAGE VIEWS

**COMPARABLE LEAs:**  
80680 - FOXX ADDITION  
80860 - TAYLOR RIVER ESTATE: NON-RIVER  
80870 - TAYLOR RIVER ESTATES: RIVER  
80880 - MURDIE  
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** **\$7,300 BASE VALUE PER ACRE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R013708</a>	7/17/2015	\$299,000	\$377,254	47.51	1	\$7,941	3249-000-01-002	LOT 2, DAVENPORT RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, WATER INFLUENCE

**80990 - WILDERNESS STREAMS 2 LOWER** **\$176,000 BASE VALUE PER ACRE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R009338</a>	4/28/2017	\$180,000	\$205,920	6.836	1	\$205,920	3439-010-04-001	LOT 12, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	OUTSTANDING VIEWS

**81010 - WILDERNESS STREAMS 2 UPPER**  
**81020 - WILDERNESS STREAMS 2 POND** **\$270,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R007003</a>	6/1/2017	\$225,000	\$257,400	4.175	1	\$257,400	3439-020-01-035	LOT 43, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	AVERAGE VIEWS
<a href="#">R017429</a>	12/29/2017	\$247,500	\$283,140	7.921	1	\$283,140	3439-020-01-039	LOT 50, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS

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81040 - WILDERNESS STREAMS 1 UPPER								\$180,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R008901</a>	8/3/2018	\$159,000	\$179,988	4.959	1	\$179,988	3439-010-02-004	LOT 18, WILDERNESS STREAMS SUBDIVISION, FILING NO. 1	LIMITED VIEWS	

81050 - FLORESTA TRACTS								\$4,800 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRE	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R072728</a>	6/29/2018	\$130,000	\$148,720	40.61	1	\$3,662	3253-000-00-055	NW4SW4. SEC 17 14S87W	4x4 ACCESS ONLY	
<a href="#">R072727</a>	12/7/2017	\$165,000	\$188,760	40.60	1	\$4,649	3253-000-00-054	SW4SW4. SEC 17 14S87W	4x4 ACCESS ONLY	

81060 - STAR MOUNTAIN RANCH								\$7,400 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R030463</a>	6/3/2020	\$180,000	\$180,000	35.245	1	\$5,107	3437-000-01-011	LOT 14, STAR MOUNTAIN RANCH SUBDIVISION	AVERAGE VIEWS	
<a href="#">R030481</a>	6/30/2017	\$170,000	\$194,480	35.516	1	\$5,476	3437-000-01-025	LOT 32, STAR MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R030458</a>	6/11/2020	\$275,000	\$275,000	46.119	1	\$5,963	3437-000-01-032	LOT 9, STAR MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R030480</a>	2/20/2019	\$200,000	\$219,200	35.491	1	\$6,176	3437-000-01-022	LOT 31, STAR MOUNTAIN RANCH SUBDIVISION	AVERAGE VIEWS	
<a href="#">R030471</a>	10/30/2017	\$200,000	\$228,800	36.865	1	\$6,206	3437-000-01-034	LOT 22, STAR MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R030461</a>	4/17/2018	\$235,000	\$268,840	37.801	1	\$7,112	3437-000-01-012	LOT 12, STAR MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R030466</a>	6/26/2017	\$225,000	\$257,400	35.163	1	\$7,320	3437-000-01-019	LOT 17, STAR MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R030477</a>	7/13/2018	\$270,000	\$307,260	36.089	1	\$8,514	3437-000-01-015	LOT 28, STAR MOUNTAIN RANCH SUBDIVISION	LIMITED VIEWS	
<a href="#">R030475</a>	12/3/2015	\$275,000	\$331,525	35.14	1	\$9,434	3437-000-01-024	LOT 25, STAR MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R030474</a>	9/1/2015	\$269,500	\$333,805	35	1	\$9,537	3437-000-01-032	LOT 9, STAR MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	

81080 - BLUE MESA VILLAGE > 1 AC								\$35,400 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R073303</a>	10/23/2015	\$10,000	\$12,274	1.3	1	\$12,274	3983-041-01-069	LOTS 30 & 31, BLUE MESA VILLAGE SUBDIVISION	AVERAGE VIEWS	
<a href="#">R016550</a>	11/21/2018	\$18,000	\$20,052	1.45	1	\$20,052	3983-041-01-062	LOTS 42 & 43, BLUE MESA VILLAGE SUBDIVISION	OUTSTANDING VIEWS, STEEP SLOPE	
<a href="#">R016543</a>	12/21/2018	\$21,900	\$24,265	1.02	1	\$24,265	3983-041-01-047	LOTS 35 & 36B, BLUE MESA VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS	

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81080 - BLUE MESA VILLAGE > 1 AC								\$35,400 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R016559</a>	7/11/2016	\$30,000	\$34,320	1	1	\$34,320	3983-041-01-052	LOTS 51 & 51A, BLUE MESA VILLAGE SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R016562</a>	3/27/2019	\$32,500	\$35,425	1.02	1	\$35,425	3983-041-01-064	LOTS 54 & 54A, BLUE MESA VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R011463</a>	11/14/2017	\$68,500	\$78,364	2.31	2	\$39,182	3983-032-01-009	LOTS 61 & 62, BLUE MESA VILLAGE SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R016560</a>	9/17/2018	\$49,000	\$55,174	1	1	\$55,174	3983-041-01-051	LOTS 52 & 52A, BLUE MESA VILLAGE SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R016556</a>	5/29/2019	\$65,000	\$70,070	1.414	1	\$70,070	3983-041-01-046	LOTS 48 & 49, BLUE MESA VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R016561</a>	8/7/2015	\$59,990	\$74,990	1	1	\$74,990	3983-041-01-065	LOTS 53 & 53A, BLUE MESA VILLAGE SUBDIVISION	OUTSTANDING VIEWS	
<a href="#">R011201</a>	7/23/2018	\$140,000	\$159,320	1.38	1	\$159,320	3983-041-01-031	LOTS 27 & 28, BLUE MESA VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS	

UPWARD ADJUSTMENT IN THESE LEAs INCLUDE: OVERSIZED LOT

81090 - BLUE MESA VILLAGE < 1 AC								\$22,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R073302	10/23/2015	\$10,000	\$12,274	0.76	1	\$12,274	3983-041-01-068	LOT 29, BLUE MESA VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS	
R030374	7/20/2015	\$15,500	\$19,557	0.69	1	\$19,557	3983-041-01-025	LOT 34, BLUE MESA VILLAGE SUBDIVISION	OUTSTANDING VIEWS	
R011658	7/21/2015	\$18,000	\$22,711	0.71	1	\$22,711	3983-041-01-026	LOT 33, BLUE MESA VILLAGE SUBDIVISION	OUTSTANDING VIEWS	
R011526	3/22/2019	\$21,000	\$22,890	0.79	1	\$22,890	3983-041-01-035	LOT 23, BLUE MESA VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS	
R016554	11/30/2018	\$36,000	\$40,104	0.98	1	\$40,104	3983-041-01-063	LOTS 46 & 47, BLUE MESA VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS	

81130 - IOLA VALLEY WEST								\$95,200 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R007624</a>	5/2/2017	\$88,000	\$100,672	12.62	1	\$100,672	3785-330-02-002	PARCEL C, IOLA HIGHLANDS WEST SUBDIVISION		

81140 - IOLA VALLEY RANCHES								\$42,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R011167</a>	4/2/2018	\$36,000	\$41,184	5	1	\$41,184	3979-154-01-004	LOT 3, IOLA VALLEY RANCHES SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R011574</a>	4/11/2017	\$38,000	\$43,472	5	1	\$43,472	3979-154-01-003	LOT 4, IOLA VALLEY RANCHES SUBDIVISION		

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81275 - WILDER ON THE TAYLOR								\$56,100 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRE	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R045501</a>	8/26/2016	\$1,750,000	\$2,002,000	43.64	1	\$45,875	3433-000-05-007	LOT 5, WILDER ON THE TAYLOR SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R045511</a>	9/7/2016	\$1,750,000	\$2,002,000	35.67	1	\$56,126	3433-000-05-001	LOT 16, WILDER ON THE TAYLOR SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R045505</a>	11/29/2016	\$1,750,000	\$2,002,000	35.07	1	\$57,086	3433-000-05-009	LOT 10, WILDER ON THE TAYLOR SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R045507</a>	8/30/2018	\$2,150,000	\$2,433,800	35.57	1	\$68,423	3433-000-05-006	LOT 6, WILDER ON THE TAYLOR SUBDIVISION	ABOVE AVERAGE VIEWS	

81320 - SPRING CREEK TRACTS: NON-RIVER								\$115,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R007159</a>	4/24/2017	\$90,000	\$102,960	1.33	1	\$102,960	3433-223-06-004	LOT 117/118, SPRING CREEK TRACTS SUBDIVISION		
<a href="#">R017475</a>	4/13/2020	\$115,000	\$116,380	1.28	1	\$116,380	3433-223-06-005	LOT 115/116, SPRING CREEK TRACTS SUBDIVISION		
<a href="#">R017476</a>	7/23/2019	\$112,500	\$119,925	1.29	1	\$119,925	3433-223-06-003	LOT 119/120, SPRING CREEK TRACTS SUBDIVISION		

81420 - PERSON'S MINOR								\$115,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R070976</a>	10/24/2016	\$100,000	\$114,400	1.25	1	\$114,400	3433-222-08-001	LOT 1, PERSONS MINOR SUBDIVISION		

81510 - ALMONT AREA: NON-RIVER								\$95,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R040105</a>	8/9/2018	\$81,000	\$91,692	0.4	1	\$91,692	3517-220-06-006	LOT 4, BLOCK 4, THE HOMESTEAD SUBDIVISION		
<a href="#">R007821</a>	1/8/2016	\$77,500	\$92,597	0.417	1	\$92,597	3517-220-06-005	LOT 3, BLOCK 4, THE HOMESTEAD SUBDIVISION	ABOVE AVERAGE VIEWS	
<a href="#">R043382</a>	11/30/2019	\$95,000	\$98,990	0.45	1	\$98,990	3517-220-06-007	LOT 7, BLOCK 4, THE HOMESTEAD SUBDIVISION	ABOVE AVERAGE VIEWS	

DOWNWARD ADJUSTMENT IN THIS INCLUDE: STEEP SLOPE

81520 - ALMONT AREA: RIVER								\$113,200 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R007215</a>	8/8/2018	\$200,000	\$226,400	0.895	2	\$113,200	3517-220-03-007	LOT 6 & 7, BLOCK 1, THE HOMESTEAD SUBDIVISION		



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81580 - ERIKSON SPRINGS								\$166,200 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R073086</a>	12/21/2018	\$150,000	\$166,200	2.27	1	\$166,200	3181-000-01-009	LOT 1, ERIKSON SPRINGS PROPERTIES SUBDIVISION	

81600 - IRWIN								\$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
<a href="#">R024694</a>	7/20/2015	\$50,000	\$63,085	57,150	1	\$1.10	3253-030-13-007	LOTS 3-5 & 14-16 AND ADJACENT STREETS AND ALLEYS, BLOCK 13, IRWIN	
<a href="#">R013028</a>	7/19/2017	\$85,000	\$97,240	71,940	1	\$1.35	3179-340-19-003	LOTS 6-14 AND ADJACENT STREET & ALLEY, BLOCK 27,	
<a href="#">R071873</a>	11/28/2017	\$55,000	\$62,920	43,560	1	\$1.44	3179-340-27-008	LOTS 7-12 AND ADJACENT ALLEY, BLOCK 23, IRWIN	

81600 - IRWIN								\$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
<a href="#">R071871</a>	8/7/2015	\$50,000	\$62,502	39,600	1	\$1.58	3179-340-27-006	LOTS 1, 2 & 15-18 AND ADJACENT ALLEY, BLOCK 23, IRWIN	
<a href="#">R032641</a>	10/31/2019	\$110,000	\$115,280	60,258	1	\$1.91	3179-340-06-009	LOTS 5-9 AND ADJACENT STREETS AND ALLEYS, BLOCK 31, IRWIN	
<a href="#">R032594</a>	7/19/2016	\$75,000	\$85,800	44,126	1	\$1.94	3179-340-31-009	LOTS 6, 7 & 11-13 AND ADJACENT STREETS AND ALLEYS, BLOCK 25, IRWIN	
<a href="#">R012951</a>	1/15/2019	\$85,500	\$94,221	43,560	1	\$2.16	3179-340-03-004	LOTS 1-3 & 16-18 AND ADJACENT ALLEY, BLOCK 18, IRWIN	NO VEHICULAR ACCESS
<a href="#">R032593</a>	5/18/2018	\$85,000	\$96,730	87,120	1	\$1.11	3179-340-30-007	LOTS 1-3 & 16-18 AND ADJACENT STREETS AND ALLEYS, BLOCK 36, IRWIN	AVERAGE VIEWS, MODERATE SLOPE, NO VEHICULAR ACCESS
<a href="#">R031398</a>	11/14/2017	\$50,000	\$57,200	43,604	1	\$1.31	3253-030-120-02	LOTS 6, 7 & 12-14 AND ADJACENT STREETS AND ALLEYS, BLOCK 24, IRWIN	AVERAGE VIEWS, MODERATE SLOPE
<a href="#">R012952</a>	1/17/2018	\$75,000	\$85,800	52,800	1	\$1.63	3179-340-040-11	LOTS 6-13, BLOCK 19, IRWIN	AVERAGE VIEWS, MODERATE SLOPE, NO VEHICULAR ACCESS

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
<a href="#">R012986</a>	5/11/2016	\$2,500	\$2,884	6,600	1	\$2,884	3253-030-040-02	LOT 5, BLOCK 4, IRWIN	MODERATE SLOPE
<a href="#">R012995</a>	5/19/2016	\$4,500	\$5,192	6,600	1	\$5,192	3253-030-050-04	LOT 2, BLOCK 9, IRWIN	AVERAGE VIEWS, MODERATE SLOPE

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81640 - GOTHIC MTN								\$9,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R012624</a>	9/1/2016	\$8,500	\$9,724	155,945	1	\$9,724	3177-030-010-08	LOT 1, GOTHIC MOUNTAIN SUBDIVISION	AVALANCHE ZONE	

**81650 - GOTHIC** **\$5,300 BASE VALUE PER SITE**  
**VALUE DETERMINED BY APPLYING THE ELECTRICITY ADJUSTMENT TO LEA 80460 - SCHOFIELD VALLEY FLOOR**

81660 - ALPINE WOODS VILLAGE: NON-RIVER								\$74,200 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R072786</a>	8/17/2018	\$125,000	\$141,500	1.333	1	\$141,500	2917-263-07-005	LOT 10A, ALPINE WOODS VILLAGE SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT	

*UPWARD ADJUSTMENT IN THIS INCLUDE: OVERSIZED LOT*

81675 - ALPINE WOODS VILLAGE: RIVER								\$180,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R072788</a>	9/17/2018	\$160,000	\$180,160	1.001	1	\$180,160	2917-262-24-015	LOT 7A, ALPINE WOODS VILLAGE SUBDIVISION		

**81760 - LAKE VIEW ESTATES: VACANT** **\$76,400 BASE VALUE PER SITE**  
**VALUE DETERMINED BY APPLYING THE ELECTRICITY ADJUSTMENT TO LEA 81840 - MSA VAC >1AC YR ROUND**

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ECONOMIC AREA 8  
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81810 - MARBLE SKI AREA: < ACRE SEASONAL								LEGAL		ATTRIBUTES
81820 - MARBLE SKI AREA: < ACRE YEAR ROUND										
\$10,800 BASE VALUE PER SITE										
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER			
<a href="#">R014465</a>	11/1/2016	\$4,250	\$4,862	0.267	1	\$4,862	2917-262-20-014	LOT 6, BLOCK 5, MARBLE SKI AREA SUBDIVISION, FILING NO. 1		
<a href="#">R014176</a>	3/26/2018	\$4,800	\$5,491	0.231	1	\$5,491	2917-271-06-005	LOT 6, MARBLE SKI AREA SUBDIVISION, FILING NO. 3		
<a href="#">R013973</a>	11/29/2019	\$6,000	\$6,252	0.558	1	\$6,252	2917-262-11-002	LOT 22, MARBLE SKI AREA, FILING NO. 4		
<a href="#">R014054</a>	11/18/2019	\$14,650	\$15,265	0.709	1	\$15,265	2917-262-17-020	LOTS 16 & 17, BLOCK 6, MARBLE SKI AREA SUBDIVISION, FILING NO. 1		
<a href="#">R014033</a>	8/29/2018	\$38,500	\$43,582	0.872	1	\$43,582	2917-262-16-008	LOTS 4-6, BLOCK 10, MARBLE SKI AREA SUBDIVISION, FILING NO. 1		
<a href="#">R042325</a>	11/30/2016	\$40,000	\$45,760	0.816	1	\$45,760	2917-271-06-043	LOT 84, MARBLE SKI AREA SUBDIVISION, FILING NO. 3		STEEP SLOPE
<a href="#">R072588</a>	10/14/2016	\$57,500	\$65,780	1.318	1	\$65,780	2917-271-06-048	LOS 87 & 88, MARBLE SKI AREA SUBDIVISION, FILING NO. 3		

81830 - MARBLE SKI AREA: > 1 ACRE SEASONAL								LEGAL		ATTRIBUTES
81830 - MARBLE SKI AREA: > 1 ACRE SEASONAL										
\$65,500 BASE VALUE PER SITE										
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER			
<a href="#">R013787</a>	4/20/2017	\$35,000	\$40,040	2.113	1	\$40,040	2917-233-04-032	LOT 25, MARBLE SKI AREA SUBDIVISION, FILING NO. 4		OUTSTANDING VIEWS
<a href="#">R013902</a>	6/28/2019	\$40,000	\$42,880	9.79	1	\$42,880	2917-252-01-001	TRACT A, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING		ABOVE AVERAGE VIEWS, STEEP SLOPE
<a href="#">R072862</a>	8/3/2018	\$50,000	\$56,600	3.537	1	\$56,600	2917-262-12-017	LOT 12, BLOCK 14, MARBLE SKI AREA SUBDIVISION, FILING NO 2		ABOVE AVERAGE VIEWS, STEEP SLOPE
<a href="#">R013914</a>	10/11/2017	\$54,000	\$61,776	1.55	1	\$61,776	2917-252-010-14	LOT 36, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING		OUTSTANDING VIEWS, STEEP SLOPE
<a href="#">R013847</a>	2/1/2017	\$57,000	\$65,208	1.161	1	\$65,208	2917-233-020-03	LOTS 31-34, BLOCK 2, MARBLE SKI AREA SUBDIVISION, FILING NO. 5		AVERAGE VIEWS

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81830 - MARBLE SKI AREA: > 1 ACRE SEASONAL								\$65,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R043636</a>	9/28/2017	\$132,000	\$151,008	3.01	1	\$151,008	2917-233-03-021	LOTS 1-3 & 19-21, BLOCK 3 & ADJACENT 0.976 ACRES, MARBLE SKI AREA SUBDIVISION, FILING NO. 5	OUTSTANDING VIEWS	
<a href="#">R013922</a>	12/23/2019	\$150,000	\$155,400	6.17	1	\$155,400	2917-252-03-005	LOT 51, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING	OUTSTANDING VIEWS, STEEP SLOPE	
<a href="#">R013839</a>	5/18/2018	\$202,000	\$231,088	1.82	1	\$231,088	2917-234-01-035	LOT 41, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING	OUTSTANDING VIEWS, STEEP SLOPE	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDES: OUTSANDING VIEWS

81840 - MARBLE SKI AREA > 1 ACRE YEAR AROUND								\$65,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R014092</a>	10/24/2017	\$42,000	\$48,048	1.000	1	\$48,048	2917-271-01-001	LOT 6, BLOCK 14, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS, STEEP SLOPE	
<a href="#">R013985</a>	8/30/2018	\$65,000	\$73,580	1.009	1	\$73,580	2917-262-13-045	LOTS 7-9, BLOCK 13, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS, MODERATE SLOPE	
<a href="#">R070772</a>	9/16/2015	\$45,000	\$55,737	1.498	1	\$55,737	2917-271-06-045	LOTS 8-11, MARBLE SKI AREA SUBDIVISION, FILING NO. 3	ABOVE AVERAGE VIEWS	
<a href="#">R014210</a>	10/7/2016	\$75,000	\$85,800	2.010	1	\$85,800	2917-272-01-020	LOTS 91 & 92, MARBLE SKI AREA SUBDIVISION, FILING NO. 3	ABOVE AVERAGE VIEWS, MODERATE SLOPE	
<a href="#">R014128</a>	9/6/2019	\$160,000	\$168,640	2.510	1	\$168,640	2917-271-04-032	LOTS 73 & 75, MARBLE SKI AREA SUBDIVISION, FILING NO. 3	ABOVE AVERAGE VIEWS, MODERATE SLOPE	
<a href="#">R014058</a>	1/29/2016	\$175,000	\$209,089	3.400	1	\$209,089	2917-262-18-005	3.4 ACRES IN SECTION 26, TOWNSHIP 11S, RANGE 88W	OUTSTANDING VIEWS, OVER SIZED LOT	

**COMPARABLE LEAs (USING 81840 AND 81925):**  
**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 & OUTSTANDING VIEWS, CUL DE SAC, OVER SIZED LOT

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81880 - MSA MUD LOTS								\$9,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
R014173	2/8/2019	\$3,500	\$3,836	0.264	1	\$3,836	2917-271-05-033	LOT 47, MARBLE SKI AREA SUBDIVISION, FILING NO. 3	MUD FLOW	
R014174	11/12/2019	\$13,500	\$14,067	0.284	1	\$14,067	2917-271-06-003	LOT 4, MARBLE SKI AREA SUBDIVISION, FILING NO. 3		

81925 - CRYSTAL RIVER: SEASONAL								\$80,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R014318</a>	8/19/2015	\$63,000	\$78,753	1.640	1	\$78,753	2917-272-11-005	LOT 4, BLOCKS 1 & 2 AND ADJACENT VACATED STREETS, MARBLE SKI AREA SUBDIVISION, CRYSTAL RIVER FILING	4 X 4 ACCESS ONLY, PRIVATELY MAINTAINED	
<a href="#">R014320</a>	8/26/2016	\$72,000	\$82,368	1.840	1	\$82,368	2917-272-11-004	LOT 3, BLOCKS 1 & 2 AND ADJACENT VACATED STREETS, MARBLE SKI AREA SUBDIVISION, CRYSTAL RIVER FILING	4 X 4 ACCESS ONLY, PRIVATELY MAINTAINED	

81910 - CRYSTAL RIVER: < 1 ACRE								\$19,800 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R014224</a>	9/17/2015	\$16,000	\$19,818	0.575	1	\$19,818	2917-272-030-06	LOTS 28 & 29, BLOCK 4, MARBLE SKI AREA SUBDIVISION, CRYSTAL RIVER FILING	OUTSTANDING VIEWS, NO VEHICULAR ACCESS	
<a href="#">R014419</a>	7/10/2018	\$24,500	\$27,881	0.223	1	<b>\$27,881</b>	2917-281-03-010	LOT 10, MARBLE SKI AREA SUBDIVISION, FILING NO. 7		
<a href="#">R015774</a>	3/22/2018	\$42,000	\$48,048	0.902	1	<b>\$48,048</b>	2917-281-07-008	LOT 3, BLOCK 3, AND ADJACENT 0.408 ACRE TRACT, CRYSTAL MEADOWS SUBDIVISION	OVERSIZED LOT	

**COMPARABLE LEAs:**  
**81680 - ALPINE WOODS VILLAGE < 1 AC VAC**  
**81716 - MSA 7 < 1AC**  
**81730 - HERMITS HIDEAWAY < 1AC**  
**81700 - CRYSTAL MEADOWS: < ACRE**

81930 - CHAIR MOUNTAIN RANCH								\$36,600 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R015642</a>	10/19/2018	\$55,000	\$61,600	0.590	1	\$61,600	2917-073-01-010	LOT 11, BLOCK 5, CHAIR MOUNTAIN RANCH SUBDIVISION	* PROPERTY SOLD WITH PREPAID TAP FEE AND PLANS. NOT USED TO SET VALUE FOR LEA	

\*VALUE FOR LEA DETERMINED USING MEDIAN ACREAGE AND MARBLE MEADOW/TREE GRAPH

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81975 - CHAIR MOUNTAIN RANCH: ON-RIVER								\$105,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R015627</a>	9/15/2015	\$84,500	\$104,662	0.520	1	\$104,662	2917-072-01-008	LOT 6, BLOCK 1, CHAIR MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS

82000 - MINING CLAIMS: MEADOW/TREE								\$2,300 BASE VALUE PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R013520</a>	10/28/2016	\$12,000	\$13,728	30.96	3	\$443	2915-270-00-009	DENVER CITY, MAMMOTH CAVE MAMMOTH CAVE EXTENTION #9929 ROCK CREEK MD SEC 26, 27 11S87W	STEEP SLOPE, ROCKY
<a href="#">R033526</a>	8/21/2015	\$6,000	\$7,500	10.33	1	\$726	3689-260-00-009	IRON DUKE #1062 TOMICHI MD SEC 35 50N5E	ROCKY, ABOVE AVERAGE VIEWS, STEEP SLOPE
<a href="#">R033634</a>	12/16/2016	\$9,500	\$10,868	10.33	1	\$1,052	3525-000-00-149	BIG GALENA #5507 QUARTZ CREEK MD SEC 15,16 51N4E	ROCKY, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, OUTSTANDING VIEWS
<a href="#">R008970</a>	11/13/2018	\$35,000	\$38,990	31.92	1	\$1,221	3689-000-00-044	PHILADELPHIA BOY #984, ROCKFORD #985, MINERS RELIEF #986, FREEPORT #987 ALL TOMICHI MD SEC 24 50N5E SEC 19 50N6E	ROCKY, STEEP SLOPE, ABOVE AVERAGE VIEWS
<a href="#">R008973</a>	9/30/2016	\$155,000	\$177,320	144.986	18	\$1,223	3427-310-00-001	MARY MAHER MS & 17 OTHER CLAIMS TINCUP MD	ABOVE AVERAGE VIEWS, STEEP SLOPE, ROCKY
<a href="#">R008995</a>	8/30/2016	\$12,000	\$13,728	10.33	1	\$1,329	3689-000-00-018	ANNA, #1481, TOMICHI M.D. SEC 15,16 50N5E	ROCKY, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, MODERATE SLOPE, OUTSTANDING VIEWS
<a href="#">R071209</a>	10/27/2015	\$12,500	\$15,343	10.33	1	\$1,485	3689-000-00-067	MINNIE M #1969 TOMICHI MD SEC 27,34 50N5E	NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, MODERATE SLOPE
<a href="#">R033181</a>	9/17/2018	\$13,500	\$15,201	9.8	1	\$1,551	3689-000-00-023	LITTLE CARRIE #2239 TOMICHI MD SEC 23 50N5E	NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD, STEEP SLOPE, ABOVE AVERAGE VIEWS
<a href="#">R012910</a>	11/14/2019	\$16,000	\$16,672	10.33	1	\$1,614	3179-000-00-029	TELLER #17919, RUBY MINING DISTRICT SEC 21, SEC 28 13S87W	ROCKY, STEEP SLOPE, OUTSTANDING VIEWS
<a href="#">R012305</a>	9/7/2018	\$15,000	\$16,890	10.32	1	\$1,637	2995-000-00-009	LITTLE WILLIE #4035 ROCK CREEK MINING DISTRICT SEC 19,20 12S86W	NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD, ROCKY, OUTSTANDING VIEWS
<a href="#">R008994</a>	7/30/2018	\$15,000	\$17,070	10.33	1	\$1,652	3689-000-00-002	JAMES G BLAINE #2127 QUARTZ CREEK MD SEC 2 50N5E	ROCKY, STEEP SLOPE, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, OUTSTANDING VIEWS
<a href="#">R013640</a>	10/23/2019	\$10,300	\$10,794	6.44	1	\$1,676	2915-000-00-035	TRUCKEE #4188 ROCK CREEK MD SEC 29 11S87W	NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD, MODERATE SLOPE, ABOVE AVERAGE VIEWS
<a href="#">R007455</a>	5/26/2020	\$17,500	\$17,605	9.7	1	\$1,815	3695-000-00-003	VENANGO LODE MINING CLAIM, SURVEY #7542, GOLD BRICK MINING DISTRICT	IMPROVED ROAD, STEEP SLOPE, ABOVE AVERAGE VIEWS
<a href="#">R007437</a>	3/21/2016	\$15,000	\$17,610	9.599	1	\$1,835	3689-340-00-004	BONITA #7273 TOMICHI MD SEC 34 50N5E	NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD, MODERATE SLOPE

SALES STUDY PERIOD:  
JULY 1, 2015 - JUNE 30, 2020

**2021 REAPPRAISAL  
ECONOMIC AREA 8  
VACANT LAND SUBDIVISION SALES**

82000 - MINING CLAIMS: MEADOW/TREE				12,300 BASE VALUE PER ACRE					
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
<a href="#">R033595</a>	2/11/2019	\$19,500	\$21,372	10.33	1	\$2,069	3427-300-00-018	STONEWALL MINING CLAIM, SURVEY #5602 TIN CUP MINING DISTRICT	ROCKY, MODERATE SLOPE, OUTSTANDING VIEWS
<a href="#">R033191</a>	10/29/2018	\$16,000	\$17,920	8.549	1	\$2,096	3693-120-00-002	SENATOR BECK #16567 QUARTZ CREEK MD SEC 12 50N3 1/2E	MODERATE SLOPE
<a href="#">R013592</a>	7/7/2016	\$20,000	\$22,880	10.32	1	\$2,217	2915-000-00-036	DALTON #4189 ROCK CREEK MD 11S87W	NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, ABOVE AVERAGE VIEWS
<a href="#">R013686</a>	12/1/2016	\$20,000	\$22,880	10.21	1	\$2,241	2991-010-00-005	WHITE LIME MS #5113 ROCK CREEK M.D. 12S88W SEC	STEEP SLOPE, OUTSTANDING VIEWS
<a href="#">R033592</a>	7/12/2016	\$67,500	\$77,220	31.712	4	\$2,435	3427-300-00-012	DEER PARK #3393, ELDORADO NO 2 #6182, ELDORADO #16601, ELDORADO NO 5 #19393 TINCUP MD SEC 30	
<a href="#">R033670</a>	11/13/2017	\$22,000	\$25,168	10.33	1	\$2,436	2993-000-00-063	MONITOR #6153 ELK MOUNTAIN MD SEC 23,26 12S87W	ROCKY, STEEP SLOPE, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, OUTSTANDING VIEWS
<a href="#">R009007</a>	8/2/2019	\$95,000	\$100,700	40.63	1	\$2,478	3525-000-00-136	NUTMEG NO 1, NO 2, NO 3 & NO 4 LODE MINING CLAIMS, SURVEY #10929, QUARTZ CREEK MINING DISTRICT	STEEP SLOPE, OUTSTANDING VIEWS
<a href="#">R070753</a>	6/20/2018	\$29,900	\$34,206	13.7	1	\$2,497	3691-050-00-059	SILVER ARROW #948, SILVER URN #974 QUARTZ CREEK MD 50N4E	IMPROVED ROAD, STEEP SLOPE, ABOVE AVERAGE VIEWS
<a href="#">R009084</a>	10/24/2019	\$46,000	\$48,208	10.33	1	\$4,667	3525-000-00-166	COLUMBINE LODE MINING CLAIM, SURVEY #7781, QUARTZ CREEK MINING DISTRICT	STEEP SLOPE, OUTSTANDING VIEWS
<a href="#">R011379</a>	10/4/2016	\$48,000	\$54,912	10.33	1	\$5,316	2995-000-00-016	GEORGE WASHINGTON #5476 ELK MOUNTAIN M.D. SEC 29,30 12S85W	MODERATE SLOPE, OUTSTANDING VIEWS
<a href="#">R007421</a>	8/11/2017	\$50,000	\$57,200	10.33	1	\$5,537	3525-000-00-010	ANNAS TREASURE, #1165 QUARTZ CREEK MINING DISTRICT SEC 10,11 51N4E	ABOVE AVERAGE VIEWS
<a href="#">R012864</a>	1/13/2016	\$25,000	\$29,870	4.97	1	\$6,010	3179-000-00-001	CINCINNATI MS #16131B RUBY M.D. SEC 2,3 13S87W	EAST RIVER SEASONAL, ROCKY, STEEP SLOPE, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: CONSERVATION EASEMENT, NO VEHICULAR, OUTSIDE INFLUENCE, ROCKY, STEEP OR MODERATE SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: IMPROVED ROAD, ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, EAST RIVER SEASONAL

**2021 REAPPRAISAL  
ECONOMIC AREA 8  
VACANT LAND SUBDIVISION SALES**

**SALES STUDY PERIOD:  
JULY 1, 2015 - JUNE 30, 2020**

82001 - MINING CLAIMS: SAGE								\$1,500 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R033628</a>	4/27/2018	\$7,000	\$8,008	9.629	1	\$832	3525-000-00-007	LITTLE EMMA #7749 QUARTZ CREEK MD SEC 11 51N4E	STEEP, ROCKY	
<a href="#">R011131</a>	9/13/2016	\$70,000	\$79,660	82.64	4	\$964	4051-000-00-019	WHITE IRON, HELEN, CHARLOTTE, IRON GOAT, #20290 GOOSE CREEK M.D. 47N3W	MODERATE SLOPE	
<a href="#">R011339</a>	9/13/2016	\$20,000	\$22,880	21.443	3	\$1,067	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)	MODERATE SLOPE	
<a href="#">R009000</a>	12/20/2017	\$52,500	\$60,060	41.2	4	\$1,458	3971-000-00-014	EASTERN STAR #16731, EASTERN STAR NO 2 #16731, EASTERN STAR NO 3, NO 4 #16852 ALL COCHETOPA		
<a href="#">R012252</a>	5/6/2016	\$35,000	\$40,383	20.66	1	\$1,955	4053-000-00-019	BOSTON #19982, WHITE EARTH MD SEC 4,9 47N2W		

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR, STEEP SLOPE, ROCKY

82002 - MINING CLAIMS: LAKE IRWIN								\$12,500 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES	
<a href="#">R071802</a>	7/8/2015	\$50,000	\$63,085	8.1	1	\$7,788	3179-000-00-095	FOREST KING NO 2 #8067 RUBY MD SEC 35 13S87W		
<a href="#">R012942</a>	10/16/2017	\$77,000	\$88,088	7.16	1	\$12,303	3253-030-00-003	PRICELESS, #3736A, RUBY MD SEC 3 14S87W		
<a href="#">R011394</a>	10/18/2018	\$115,000	\$128,800	10.33	1	\$12,469	3253-000-00-007	GENERAL MOLTKE #2989, RUBY MINING DISTRICT SEC 2,11 14S87W		
<a href="#">R012909</a>	11/14/2019	\$125,000	\$130,250	10.03	1	\$12,986	3179-000-00-018	ACME #3768 RUBY MD SEC 35 13S 87W & SEC 2 14S 87W		
<a href="#">R012904</a>	11/29/2019	\$50,000	\$52,100	2.79	1	\$18,674	3179-000-00-016	FOREST KING 1 #8067, RUBY MD 13S87W		

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO LEGAL ACCESS, NO VEHICULAR ACCESS, AVALANCHE ZONE, CONSERVATION EASEMENT