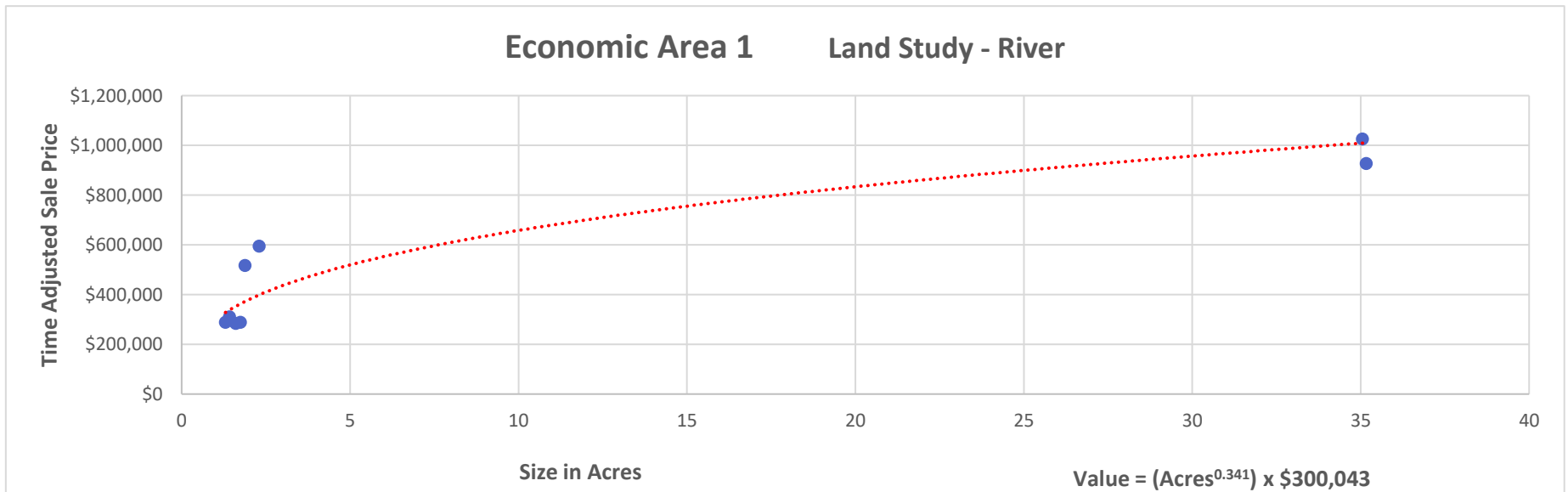


**2023 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - RIVER**

**SALES STUDY PERIOD:
JULY 1, 2019 - JUNE 30, 2022**

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ADJUSTED TASP	ACRES	PARCEL NUMBER	LEGAL
R073227	11480	11/23/2020	\$145,000	\$288,550	\$288,550	1.30	3701-130-02-046	LOT 10, NORTH ELK MEADOWS SUBDIVISION
R071691	12290	11/15/2019	\$270,000	\$556,106	\$506,106	1.30	3787-110-01-006	LOT 7, TOMICHI CREEK PRESERVE SUBDIVISION
R073226	11480	5/26/2020	\$155,000	\$309,992	\$309,992	1.42	3701-130-02-045	LOT 9, NORTH ELK MEADOWS SUBDIVISION
R043395	11730	9/25/2020	\$142,500	\$283,575	\$283,575	1.60	3701-240-13-001	LOT 1, RIVERWALK ESTATES SUBDIVISION
R043396	11730	10/28/2020	\$145,000	\$288,550	\$288,550	1.74	3701-240-13-002	LOT 2, RIVERWALK ESTATES SUBDIVISION
R043399	11730	10/29/2020	\$260,000	\$517,400	\$517,400	1.88	3701-240-13-005	LOT 5, RIVERWALK ESTATES SUBDIVISION
R043468	11400	10/29/2019	\$287,500	\$595,010	\$595,010	2.30	3699-080-01-020	LOT 10, ROCKEY RIVER ESTATES SUBDIVISION
R042749	12070	1/11/2021	\$265,000	\$512,775	\$1,025,550	35.05	3701-000-05-013	LOT 4, HORSE RIVER RANCH SUBDIVISION
R042751	12070	11/12/2019	\$225,000	\$463,421	\$926,843	35.16	3701-000-05-003	LOT 12, HORSE RIVER RANCH SUBDIVISION



**2023 REAPPRAISAL
ECONOMIC AREA 1 SUBDIVISIONS
LAND STUDY: RIVER**

SUBDIVISION: LEA	MEDIAN ACRES	VALUE MEASURE	VALUE
CLINE'S HOME SITES SUBDIVISION: 11320	0.77	SITE	\$274,500
<i>DOWNWARD ADJUSTMENT IN THIS LEA FOR LOTS NOT ON THE RIVER</i>			
COTTONWOOD MEADOWS SUBDIVISION RIVER: 11340	1.12	SITE	\$311,900
GUNNISON ISLAND ACRES SUBDIVISION ON RIVER: 11405	0.44	SITE	\$226,800
GUNNISON RIVER SUBDIVISION RIVER/STREAM <= 2 ACRES: 11510	1.18	SITE	\$317,500
GUNNISON RIVER SUBDIVISION RIVER/STREAM > 2 ACRES: 11520	2.28	SITE	\$397,400
HIDEAWAY ON THE RIVER SUBDIVISION: 11335	0.50	SITE	\$236,900
LOST CANYON SUBDIVISION: 11245	3.65	SITE	\$466,600
ROCKEY RIVER ESTATES SUBDIVISION RIVER: 11400	2.25	SITE	\$395,600
SUNDANCE RIVERFRONT SUBDIVISION: 11235	1.59	SITE	\$351,400
WOMBLE TRACTS SUBDIVISION: 11240	0.52	SITE	\$240,100
<i>UPWARD ADJUSTMENT IN THIS LEA FOR OVER SIZED LOT</i>			
<i>DOWNWARD ADJUSTMENT IN THIS LEA FOR LOTS NOT ON THE RIVER</i>			
ZUGELDER SUBDIVISION RIVER: 11315	1.40	SITE	\$336,500