

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

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

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R074121	10940	7/6/2022 *	\$100,000	\$100,000	0.87	3517-333-02-003	LOT 19, MITZEL'S GREEN ACRES SUBDIVISION
R074120	10940	6/16/2022	\$112,900	\$112,900	0.88	3517-333-02-002	LOT 18, MITZEL'S GREEN ACRES SUBDIVISION
R007793	10940	3/15/2021	\$87,500	\$159,688	1.00	3517-333-01-011	LOT 12, MITZEL'S GREEN ACRES SUBDIVISION
R045446	11870	12/3/2019	\$75,000	\$153,728	1.18	3517-334-04-001	LOT 1, ROPER SUBDIVISION
R041601	10710	6/10/2022	\$125,000	\$125,000	2.00	3701-214-03-003	LOT 1, WEST ANTELOPE CREEK SUBDIVISION
R009715	11160	8/28/2020	\$95,000	\$189,050	2.43	3701-110-01-015	LOT 34, OHIO MEADOWS SUBDIVISION, FILING NO. 3 **
R043643	10915	5/23/2022	\$224,000	\$236,320	5.02	3699-190-04-002	LOT 2, MOUNTAIN VISTA SUBDIVISION
R009719	11161	12/9/2019	\$63,500	\$130,156	5.12	3701-110-01-019	LOT 32, OHIO MEADOWS SUBDIVISION, FILING NO. 3 **
R007581	11870	3/3/2020	\$325,000	\$656,451	6.90	3699-320-00-005	6.9 ACRES IN SECTION 32, TOWNSHIP 50N, RANGE 1E
R011047	11870	11/4/2021	\$130,000	\$180,050	8.90	3787-231-00-006	8.9 ACRES IN SECTION 23, TOWNSHIP 49N, RANGE 1W
R008725	11870	9/22/2020	\$40,000	\$79,600	11.11	3699-000-00-064	11.105 ACRES IN SECTION 30, TOWNSHIP 50N, RANGE 1E ***
R009675	11870	10/14/2020	\$28,000	\$55,720	12.32	3701-000-00-052	12.32 ACRES IN SECTION 27, TOWNSHIP 50N, RANGE 1W **
R008885	11870	5/4/2022	\$250,000	\$263,750	23.77	3699-000-05-001	23.77 ACRES IN SECTION 9, TOWNSHIP 50N, RANGE 1E
R031160	11870	10/2/2020	\$190,000	\$378,100	35.60	3699-000-03-002	TRACT 3, LOST CANYON TRACTS SUBDIVISION **
R010378	11870	4/9/2021	\$214,500	\$379,665	37.65	3787-031-00-006	37.65 ACRES IN SECTION 3, TOWNSHIP 49N, RANGE 1W **
R032446	11870	7/10/2020	\$122,500	\$243,775	40.00	3787-000-00-088	40 ACRES IN SECTION 3, TOWNSHIP 49N, RANGE 1W **
R032446	11870	2/28/2022	\$428,000	\$522,160	40.00	3787-000-00-088	40 ACRES IN SECTION 3, TOWNSHIP 49N, RANGE 1W **

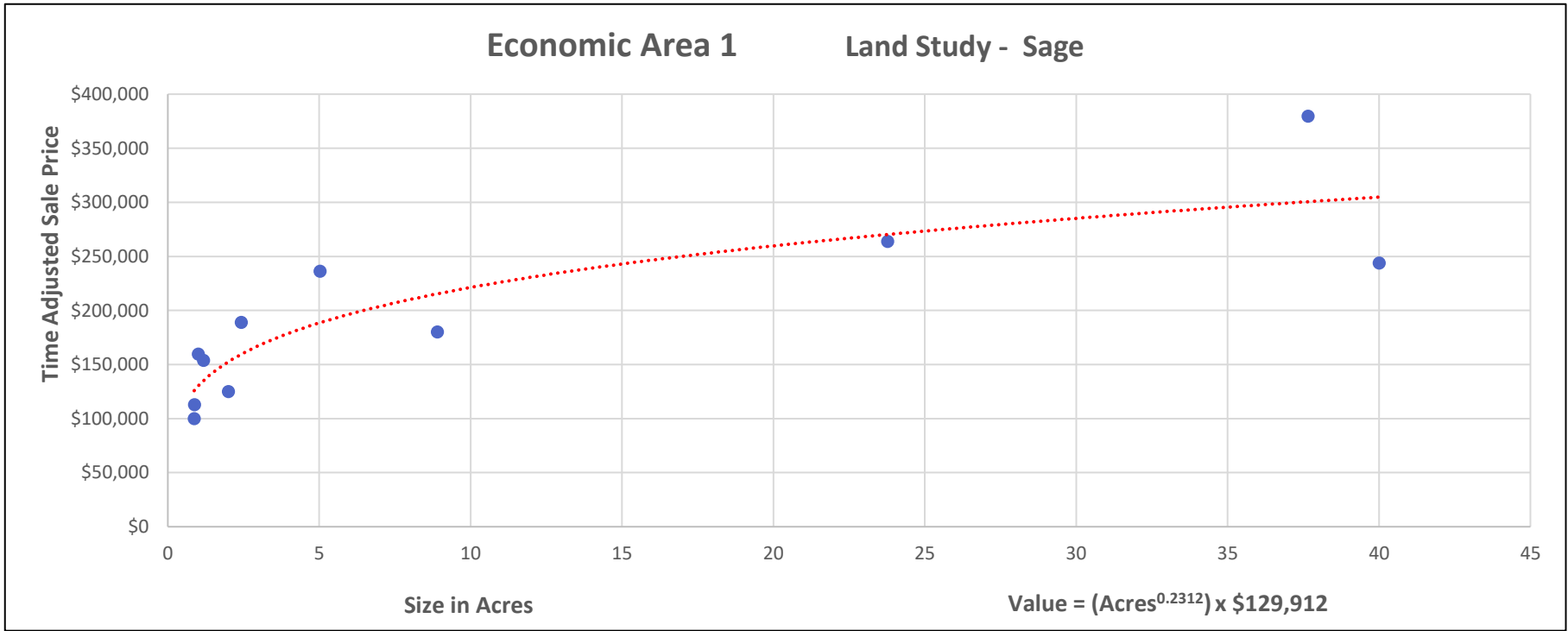
* Contracted prior to June 30, 2022

** Moderate to Steep slopes

*** No Vehicular Access

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

SUBDIVISION: LEA	MEDIAN ACRES	VALUE MEASURE	VALUE
ANTELOPE HILLS MOBILE HOME SUBDIVISION: 10680	0.21	SITE	\$90,600
ANTELOPE HILLS SUBDIVISION I: 10690	0.64	SITE	\$117,200
ANTELOPE HILLS SUBDIVISION II: 10700 WEST ANTELOPE CREEK SUBDIVISION: 10710	1.26	SITE	\$137,000
CRANOR ACRES SUBDIVISION <= 5 ACRES: 10890	4.71	SITE	\$185,900
CRANOR ACRES SUBDIVISION 5-10 ACRES: 10900	5.99	SITE	\$196,500
CRANOR ACRES SUBDIVISION > 10 ACRES: 10910	13.51	SITE	\$237,200
FENSKE SUBDIVISION SAGE: 10840	3.05	SITE	\$168,100
GLAZE SUBDIVISION: 10880	13.06	SITE	\$235,300
GUNNISON HEIGHTS SUBDIVISION <= 2 ACRES: 10810	1.50	SITE	\$142,700
GUNNISON HEIGHTS SUBDIVISION > 2 ACRES: 10820	2.46	SITE	\$160,000
GUNNISON RAINBOW ACRES SUBDIVISION	0.96	SITE	\$128,700
HARTMAN ROCKS SUBDIVISION: 10730	1.53	SITE	\$143,300
MITZEL'S GREEN ACRES SUBDIVISION: 10940	0.89	SITE	\$126,500
MOUNTAIN VISTA SUBDIVISION: 10915	5.02	SITE	\$188,600
NORTH VALLEY SUBDIVISION 1-5 ACRES: 10740	1.73	SITE	\$147,500
OHIO MEADOWS SUBDIVISION SAGE, 2-4 ACRES: 11160	3.01	SITE	\$167,600
OHIO MEADOWS SUBDIVISION SAGE, 4-6 ACRES: 11161	4.50	SITE	\$183,900
OHIO MEADOWS SUBDIVISION SAGE, 6-8 ACRES: 11162	6.76	SITE	\$202,100

OHIO MEADOWS SUBDIVISION SAGE, > 8 ACRES: 11163	9.18	SITE	\$216,600
PANOVIEW PARK SUBDIVISION: 10720	1.02	SITE	\$130,500
RIO VISTA SUBDIVISION SAGE: 11250	2.31	SITE	\$157,700
SIGNAL PEAK INDUSTRIAL PARK SUBDIVISION: 10960	1.02	SITE	\$130,500
SUN PARK SUBDIVISION <= 2 ACRES: 10780	1.06	SITE	\$131,700
SUN PARK SUBDIVISION > 2 ACRES: 10790	2.60	SITE	\$162,000
TERRA SUBDIVISION: 11010	0.89	SITE	\$90,600
TOMICHI HEIGHTS SUBDIVISION: 10920	1.08	SITE	\$132,200
TOMICHI RANCHETTES SUBDIVISION: 10930	2.54	SITE	\$161,200
WEST ELK RIDGE SUBDIVISION: 11180	35.91	SITE	\$297,300
ZUGELDER SUBDIVISION SAGE: 11280	2.00	SITE	\$152,500