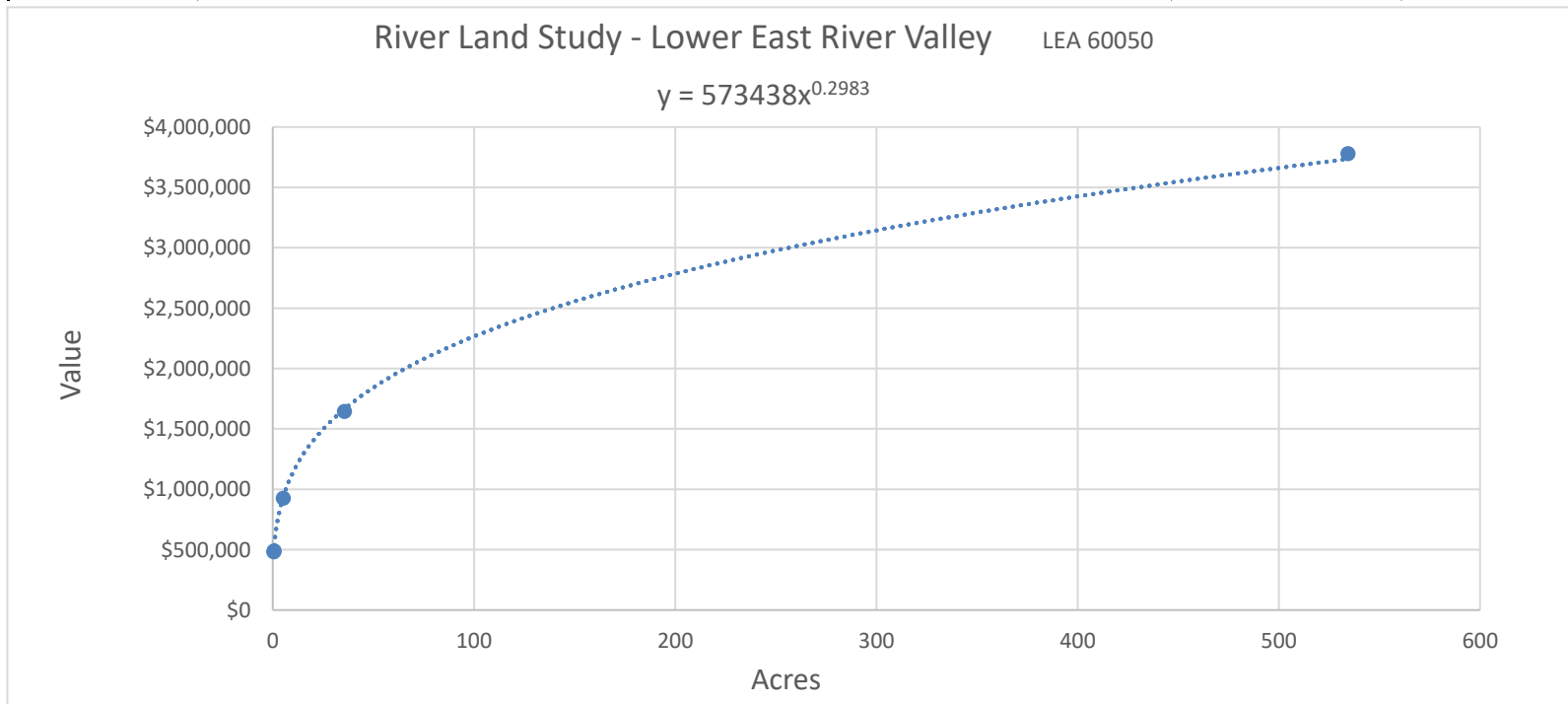


**2023 REAPPRAISAL
ECONOMIC AREA 6
VACANT RIVER LAND
LOWER EAST RIVER VALLEY**

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

ACCOUNT NUMBER	LEGAL	TIME ADJUSTED SALE PRICE	ACRES
R031272	LOT 10, BLOCK 2, RIVER RIM SUBDIVISION	\$480,850	0.51
R031264	LOT 2, BLOCK 2, RIVER RIM SUBDIVISION	\$489,000	0.61
R032315	SITE 1, HIDDEN RIVER RANCH SUBDIVISION	\$925,000	5.18
R043184	RESERVE PARCEL 1, THE RESERVE ON THE EAST RIVER SUBDIVISION	\$1,645,000	35.687
R013247 R013356 R013358 R013406	377.346 ACRES IN SECTIONS 26 & 27, TOWNSHIP 14S, RANGE 85W and 157 ACRES IN SECTION 34, TOWNSHIP 14S, RANGE 85W	\$3,780,417* *adjustment for slope	534.346



**2023 REAPPRAISAL
ECONOMIC AREA 6
VACANT RIVER LAND
LOWER EAST RIVER VALLEY**

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

**2023 REAPPRAISAL
ECONOMIC AREA 6 SUBDIVISIONS
LAND STUDY: RIVER
LOWER EAST RIVER VALLEY**

SUBDIVISION: LEA	MEDIAN ACRES	VALUE MEASURE	VALUE
RESERVE ON THE EAST RIVER SUBDIVISIOND: 61810, 61820	35.00	SITE	\$984,500
DANNI RANCH SUBDIVISION ON RIVER: 61210	35.06	SITE	\$787,600

VALUE DETERMINED BY APPLYING A DOWNWARD VIEW ADJUSTMENT TO GRAPH VALUE

$\$984,500 / 1.25 = \$787,600$

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT