

SALES STUDY PERIOD:
JULY 1, 2021 - JUNE 30, 2024

**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - SAGE**

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ADJUSTED TASP	ACRES	PARCEL NUMBER	LEGAL
R017154	10760	9/3/2021	\$52,500	\$78,488	\$78,488	0.73	3699-202-01-019	LOT 34, NORTH VALLEY SUBDIVISION
R017151	10760	12/8/2021	\$72,000	\$95,760	\$136,800	0.75	3699-202-01-026	8.9 ACRES IN SECTION 23, TOWNSHIP 49N, RANGE 1W
R074121	10940	7/6/2022	\$100,000	\$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	\$112,900	0.88	3517-333-02-002	LOT 18, MITZEL'S GREEN ACRES SUBDIVISION
R041601	10710	6/10/2022	\$125,000	\$125,000	\$125,000	2.00	3701-214-03-003	LOT 1, WEST ANTELOPE CREEK SUBDIVISION
R008864	11870	8/11/2022	\$70,000	\$70,000	\$100,000	2.16	3517-331-00-018	2.164 ACRES IN SECTION 33, TOWNSHIP 51N, RANGE 1E
R043643	10915	5/23/2022	\$224,000	\$236,320	\$236,320	5.02	3699-190-04-002	LOT 2, MOUNTAIN VISTA SUBDIVISION
R011047	11870	11/4/2021	\$130,000	\$180,050	\$257,214	8.90	3787-231-00-006	8.9 ACRES IN SECTION 23, TOWNSHIP 49N, RANGE 1W
R008885	11870	5/4/2022	\$250,000	\$263,750	\$263,750	23.77	3699-000-05-001	23.77 ACRES IN SECTION 9, TOWNSHIP 50N, RANGE 1E
R071976	11870	7/11/2024 *	\$250,000	\$250,000	\$357,143	35.01	3701-000-00-216	35.01 ACRES IN SECTIONS 27 & 34, TOWNSHIP 50N, RANGE 1W
R031657	11870	10/7/2022	\$206,000	\$206,000	\$294,286	36.18	3699-000-01-003	TRACT 10, LOST CANYON TRACTS SUBDIVISION
R071250	11870	11/1/2022	\$501,000	\$501,000	\$715,714	179.19	3701-000-03-011	LOTS 3-7, CASTLE MOUNTAIN RANCHES SUBDIVISION

* Contracted prior to June 30, 2024

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