

SALES STUDY PERIOD:
JULY 1, 2019 - JUNE 30, 2024

2025 REAPPRAISAL ECONOMIC AREA 8 VACANT LAND SUBDIVISION SALES

MARBLE & CRYSTAL VALLEY MEADOW: 80000 & 80020 VARIES BY SIZE

VALUE DETERMINED USING MEADOW/TREE GOOD ACCESS LAND STUDY GRAPH

MARBLE & CRYSTAL VALLEY RIVER: 80010 & 80030 VARIES BY SIZE

VALUE DETERMINED USING RIVER GOOD ACCESS LAND STUDY GRAPH

SOMERSET AVERAGE LOTS: 80180 \$35,000 PER UNIT

VALUE DETERMINED BY APPLYING LAND TO BUILDING RATIO

SOMERSET LARGE LOTS: 80190 \$54,100 PER UNIT

VALUE DETERMINED BY APPLYING LAND TO BUILDING RATIO

WHITEPINE: 80220, 80230 & 80240 \$2.23 PER SQ FT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R009595	7/13/2023	\$15,000	\$15,000	6,250	1	\$2.40	3689-340-02-011	LOT 13, BLOCK 2, WHITE PINE	
R009586, R009587, & R009588	9/25/2020	\$25,000	\$25,000	18,750	3	\$1.33	3689-340-02-002, 3689-340-02-003, 3689-340-02-004	LOTS 1-3, BLOCK 2, WHITE PINE	STEEP SLOPE
R009592 & R009593	12/8/2022	\$60,000	\$60,000	29,036	2	\$2.07	3689-340-02-054, 3689-340-02-009	LOTS 6-10, BLOCK 2, WHITE PINE	

DOWNWARD ADJUSTMENTS IN LEAs 80220 & 80240 INCLUDE: STEEP SLOPE

WHITEPINE ACREAGE: 80250 \$1.16 PER SQ FT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R009585	9/3/2019	\$74,000	\$77,996	67,082	1	\$1.16	3689-340-02-001	BLOCK 4 & PART OF BLOCK 2, WHITE PINE	
R009612	7/21/2021	\$34,500	\$34,500	66,191	1	\$0.52	3689-340-02-057	PART OF LOT 35 & ADJACENT STREET, BLOCK 2 & PART OF BLOCK 3, WHITE PINE	STEEP SLOPE

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

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LA VETA PLACER: 80270 & 80280								\$2,500 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R033559 & R033560	9/24/2021	\$50,000	\$50,000	186,000	62	\$806	3691-091-04-001 & 3691-091-05-001	LOTS 1-30, BLOCK 13 AND LOTS 1-32, BLOCK 14, LA VETA ADDITION TO PITKIN	STEEP SLOPE, NO VEHICULAR ACCESS
R073711	4/22/2021	\$40,000	\$40,000	125,017	40	\$1,000	3691-091-20-001	LOTS 1-14, BLOCK 2 AND PART OF ADJACENT ALLEY, LA VETA ADDITION TO PITKIN	SEPTIC SYSTEM INSTALLED, 4x4 ACCESS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: SEPTIC SYSTEM INSTALLED

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE, 4x4 ACCESS, NO VEHICULAR ACCESS

PITKIN SINGLE LOTS: 80290		\$0.70 PER SQ FT
COMPARABLE TO LEA 80310 PITKIN AVERAGE LOTS WITH AN ADJUSTMENT FOR SINGLE LOTS		

PITKIN AFFECTED LOTS: 80300								\$1.00 PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R033550 & R033551	6/4/2021	\$130,000	\$130,000	125,017	48	\$1.04	3691-102-28-001 & 3691-102-17-001	LOTS 1-4, BLOCK 3 & LOTS 1-32, BLOCK 4, PITKIN	NO VEHICULAR ACCESS
COMPARABLE LEAS:									
80260 - PITKIN DESOLATE									

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

PITKIN AVERAGE LOTS: 80310								\$6.68 PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073053	5/29/2020	\$85,000	\$85,510	15,625	5	\$5.47	3691-102-18-009	LOTS 26-30, BLOCK 11, PITKIN	
R072741	8/26/2020	\$194,000	\$194,000	25,000	8	\$7.76	3691-094-09-005	LOTS 9-16, BLOCK 43, PITKIN	
R026065	7/13/2021	\$155,000	\$155,000	15,625	5	\$9.92	3691-102-12-003	LOTS 11-15, BLOCK 10, PITKIN	WELL INSTALLED
R003935	10/11/2022	\$175,000	\$175,000	18,750	6	\$9.33	3691-091-36-003	LOTS 11-16, BLOCK 45, PITKIN	

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PITKIN AVERAGE LOTS *continued* **\$6.68 PER SQ FT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R003835 & R003904	10/4/2021	\$69,900	\$69,900	12,500	4	\$5.59	3691-094-08-005 & 3691-094-08-006	LOTS 13-16, BLOCK 50, PITKIN	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WELL INSTALLED

PITKIN LIMITED ACCESS LOTS: 80320 **\$4.35 PER SQ FT**

COMPARABLE TO LEA 80310 PITKIN AVERAGE LOTS WITH AN ADJUSTMENT FOR SEASONAL ACCESS

MARBLE SWAMP: 80340 **\$0.64 PER SQ FT**

COMPARABLE TO LEA 81880 - MARBLE MUD LOTS

MARBLE < 20,000 SF: 80350 **\$2.67 PER SQ FT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073590	4/26/2024	\$20,000	\$20,000	7,500	1	\$2.67	2917-261-46-006	LOTS 1-3, BLOCK 33, MARBLE	

COMPARABLE LEAs:
 81700 - CRYSTAL MEADOWS < 1 ACRE
 81910 - CRYSTAL RIVER < 1 ACRE

MARBLE >= 20,000 SF: 80360 **\$6.70 PER SQ FT**

COMPARABLE TO LEA 80310 - PITKIN AVERAGE

MARBLE SMALL BUILDING SITES: 80370 **\$69,800 PER SITE**

VALUE DETERMINED BY APPLYING LAND TO BUILDING RATIO

MARBLE LARGE BUILDING SITES: 80380 **\$69,800 PER SITE**

VALUE DETERMINED BY APPLYING LAND TO BUILDING RATIO

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TIN CUP SWAMP: 80390 **\$40.00 PER UNIT**

COMPARABLE TO LEA 80400 - TINCUP POOR ACCESS WITH ADJUSTMENT FOR WETLANDS

TIN CUP POOR ACCESS: 80400 **\$1.00 PER SQ FT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007271	4/8/2020	\$5,750	\$5,819	5,775	1	\$1.01	3427-074-20-003	LOT 9 & 10, BLOCK 19, TIN CUP	
R031695	7/15/2020	\$6,800	\$6,800	7,000	1	\$0.97	3427-083-02-004	LOTS 9 & 10, BLOCK 8, TIN CUP	
R008634	4/21/2023	\$10,000	\$10,000	12,007	1	\$0.83	3427-083-01-001	PART OF 11TH STREET ADJACENT TO LOT 1, BLOCK 9, TIN CUP	

TIN CUP AVERAGE ACCESS: 80410, 80420, 80430 **\$2.70 PER SQ FT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043275	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	

CRYSTAL: 80440 **\$2,900 PER SITE**

VALUE CARRIED THROUGH FROM PREVIOUS REAPPRAISAL

SCHOFIELD: 80450, 80460, 80470 **\$4,500 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R013703	8/31/2023	\$30,025	\$30,025	65,606	12	\$2,502	2993-121-12-002	LOTS 8-13 & 28-33, BLOCK 17, SCHOFIELD TOWNSITE	
R030358	6/2/2021	\$6,500	\$6,500	5,040	2	\$3,250	2995-070-02-002	LOTS 19 & 20, BLOCK 23, SCHOFIELD TOWNSITE	
R013569	1/24/2024	\$20,000	\$20,000	20,160	5	\$4,000	2993-121-11-010	LOTS 35-39, BLOCK 18, SCHOFIELD TOWNSITE	
R013616	2/18/2021	\$33,000	\$33,000	30,240	6	\$5,500	2993-014-19-003	LOTS 12-14 & 27-29, BLOCK 27, SCHOFIELD TOWNSITE	
R042074 & R042075	8/28/2019	\$25,000	\$26,500	31,250	5	\$5,300	2993-121-10-011 & 2993-121-10-008	LOTS 26-30, BLOCK 19, SCHOFIELD TOWNSITE	NO VEHICULAR ACCESS

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SCHOFIELD <i>continued</i>								LEGAL	UNIQUE ATTRIBUTES
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER		
R013530 , R013531 , R013532 , R013533 , & R013534	11/10/2021	\$165,000	\$165,000	166,320	33	\$5,000	2993-121-11-005, 2993-121-11-009, 2993-121-08-002, 2993-121-08-003 & 2995-070-03-004	LOTS 2-7, 14-18, 27, & 34, BLOCK 18; LOTS 2-8 & 29-39, BLOCK 21; LOTS 2 & 3, BLOCK 22, SCHOFIELD TOWNSITE	NO VEHICULAR ACCESS
COMPARABLE LEAS: 81650 - GOTHIC									

ARROWHEAD: 80505								\$40,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R016287	7/19/2022	\$39,000	\$44,265	1.00	1	\$44,265	3985-360-04-026	LOT 2, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 3	
R017210	7/25/2022	\$90,000	\$102,150	1.00	1	\$102,150	4049-060-01-031	LOT 7, BLOCK 16, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011191	7/25/2022	\$68,000	\$77,180	0.75	1	\$77,180	4049-070-06-035	LOT 5, BLOCK 13, ARROWHEAD SUBDIVISION, FILING NO. 1	
R016327	8/8/2022	\$105,000	\$118,388	1.00	1	\$118,388	3985-360-04-034	LOT 11, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 3	VIEW LOT
R016498	8/30/2022	\$39,600	\$44,649	1.00	1	\$44,649	4047-010-02-006	LOT 6, BLOCK 18, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011766	8/30/2022	\$44,000	\$49,610	1.00	1	\$49,610	4049-070-05-004	LOT 6, BLOCK 3, ARROWHEAD SUBDIVISION, FILING NO. 2	LIMITED VIEWS
R011535	8/26/2022	\$49,000	\$55,248	0.75	1	\$55,248	4049-070-06-041	LOT 8, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 1	
R016264	8/15/2022	\$37,500	\$42,281	1.00	1	\$42,281	3985-360-01-019	LOT 6, BLOCK 6, ARROWHEAD SUBDIVISION, FILING NO. 3	
R011718	8/17/2022	\$37,000	\$41,718	1.00	1	\$41,718	4049-070-03-004	LOT 1, BLOCK 1, ARROWHEAD SUBDIVISION, FILING NO. 2	
R012462	8/25/2022	\$92,000	\$103,730	0.75	1	\$103,730	4049-180-03-006	LOT 12, BLOCK 7, ARROWHEAD SUBDIVISION, FILING NO. 1	
R016221	8/8/2022	\$63,000	\$71,033	1.00	1	\$71,033	3985-360-02-014	LOT 5, BLOCK 8, ARROWHEAD SUBDIVISION, FILING NO. 3	
R016298	8/25/2022	\$85,000	\$95,838	1.00	1	\$95,838	3985-360-04-018	LOT 16, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 3	
R014771	9/26/2022	\$85,000	\$95,200	1.00	1	\$95,200	4047-010-04-068	LOT 11, BLOCK 9, ARROWHEAD SUBDIVISION, FILING NO. 2	
R012114	9/9/2022	\$78,000	\$87,360	0.75	1	\$87,360	4049-070-04-055	LOT 11, BLOCK 17, ARROWHEAD SUBDIVISION, FILING NO. 1	
R011181	10/7/2022	\$50,000	\$55,625	0.75	1	\$55,625	4049-070-06-016	LOT 10, BLOCK 20, ARROWHEAD SUBDIVISION, FILING NO. 1	LIMITED VIEWS

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ARROWHEAD <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R017292	10/3/2022	\$37,500	\$41,719	1.00	1	\$41,719	3985-250-01-004	LOT 11, BLOCK 13, ARROWHEAD SUBDIVISION, FILING NO. 3	NO DRIVE WAY OFF MAIN ROAD
R016475	10/13/2022	\$48,000	\$53,400	1.00	1	\$53,400	3985-250-01-065	LOT 4, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 3	
R014681	10/25/2022	\$32,000	\$35,600	1.00	1	\$35,600	4047-010-04-047	LOT 1, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 2	
R016446	11/17/2022	\$42,000	\$46,410	1.00	1	\$46,410	3985-360-02-028	LOT 17, BLOCK 4, ARROWHEAD SUBDIVISION, FILING NO. 3	NO DRIVE WAY OFF MAIN ROAD
R016441	11/17/2022	\$30,000	\$33,150	1.00	1	\$33,150	3985-360-02-033	LOT 9, BLOCK 4, ARROWHEAD SUBDIVISION, FILING NO. 3	
R016460	5/19/2023	\$48,000	\$50,880	1.00	1	\$50,880	3985-250-01-055	LOT 11, BLOCK 11, ARROWHEAD SUBDIVISION, FILING NO. 3	LIMITED VIEWS
R014812	5/26/2023	\$37,000	\$39,220	1.00	1	\$39,220	4047-010-04-066	LOT 13, BLOCK 9, ARROWHEAD SUBDIVISION, FILING NO.	
R016228	5/23/2023	\$31,000	\$32,860	1.00	1	\$32,860	3985-360-02-079	LOT 7, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 3	
R016402	6/12/2023	\$110,400	\$116,196	1.00	1	\$116,196	3985-250-01-012	LOT 4, BLOCK 13, ARROWHEAD SUBDIVISION, FILING NO. 2	PANORAMIC VIEWS
R017293	6/30/2023	\$48,000	\$50,520	1.00	1	\$50,520	3985-250-01-008	LOT 12, BLOCK 13, ARROWHEAD SUBDIVISION, FILING NO. 3	LIMITED VIEWS
R011614	6/23/2023	\$65,000	\$68,413	1.00	1	\$68,413	4049-060-02-023	LOT 2, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 2	LIMITED VIEWS
R014657	6/30/2023	\$83,000	\$87,358	1.00	1	\$87,358	4047-010-04-034	LOT 1, BLOCK 12, ARROWHEAD SUBDIVISION, FILING NO. 2	
R016292	6/30/2023	\$120,000	\$126,300	1.00	1	\$126,300	3985-360-02-088	LOT 26, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011648	6/14/2023	\$50,000	\$52,625	1.00	1	\$52,625	4049-060-02-017	LOT 9, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 2	
R016256	6/27/2023	\$33,000	\$34,733	1.00	1	\$34,733	3985-360-01-021	LOT 1, BLOCK 6, ARROWHEAD SUBDIVISION, FILING NO. 3	
R011483	6/29/2023	\$102,000	\$107,355	1.00	1	\$107,355	4049-060-02-011	LOT 14, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO. 2	
R016421	6/16/2023	\$32,000	\$33,680	1.00	1	\$33,680	3985-360-02-013	LOT 4, BLOCK 8, ARROWHEAD SUBDIVISION, FILING NO. 3	
R014652	7/14/2023	\$47,000	\$49,115	1.00	1	\$49,115	4047-010-05-004	LOT 8, BLOCK 8, ARROWHEAD SUBDIVISION, FILING NO. 2	VIEW LOT, NO DRIVE WAY OFF MAIN ROAD
R012018	7/25/2023	\$42,000	\$43,890	1.00	1	\$43,890	3983-310-02-002	LOT 2, BLOCK 9, ARROWHEAD SUBDIVISION, FILING NO. 3	
R011649	7/14/2023	\$85,000	\$88,825	0.75	1	\$88,825	4049-070-04-058	LOT 12, BLOCK 17, ARROWHEAD SUBDIVISION, FILING NO. 1	
R017212	8/9/2023	\$45,000	\$46,688	1.00	1	\$46,688	4049-060-01-028	LOT 10, BLOCK 16, ARROWHEAD SUBDIVISION, FILING NO. 2	LIMITED VIEWS, NO DRIVE WAY OFF MAIN ROAD

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ARROWHEAD <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R012071	8/3/2023	\$44,000	\$45,650	1.00	1	\$45,650	4049-060-01-001	LOT 17, BLOCK 15, ARROWHEAD SUBDIVISION, FILING NO. 2	
R016250	8/25/2023	\$53,000	\$54,988	1.00	1	\$54,988	3985-360-04-025	LOT 10, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 3	
R017249	8/21/2023	\$53,000	\$54,988	1.00	1	\$54,988	3985-360-01-010	LOT 9, BLOCK 10, ARROWHEAD SUBDIVISION, FILING NO.	
R011144	8/9/2023	\$108,000	\$112,050	1.00	1	\$112,050	4049-060-01-027	LOT 11, BLOCK 16, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011735	8/29/2023	\$38,000	\$39,425	1.00	1	\$39,425	4049-060-01-003	LOT 21, BLOCK 15, ARROWHEAD SUBDIVISION, FILING NO. 2	
R017470	9/29/2023	\$135,000	\$139,050	1.00	1	\$139,050	4049-070-04-020	LOT 24, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO.	LIMITED VIEWS
R016482	9/1/2023	\$92,000	\$94,760	1.00	1	\$94,760	3985-360-04-030	LOT 15, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011312	9/1/2023	\$100,000	\$103,000	0.75	1	\$103,000	4049-070-04-048	LOT 9, BLOCK 17, ARROWHEAD SUBDIVISION, FILING NO. 1	
R016445	9/22/2023	\$38,000	\$39,140	1.00	1	\$39,140	3985-360-02-026	LOT 14, BLOCK 4, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011728	9/5/2023	\$35,000	\$36,050	0.75	1	\$36,050	4049-070-04-045	LOT 6, BLOCK 17, ARROWHEAD SUBDIVISION, FILING NO. 1	
R016296	10/27/2023	\$30,000	\$30,675	1.00	1	\$30,675	3985-360-01-044	LOT 22, BLOCK 7, ARROWHEAD SUBDIVISION, FILING NO. 3	
R011469	11/3/2023	\$51,500	\$52,273	1.00	1	\$52,273	4049-070-04-008	LOT 21, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011139	11/10/2023	\$70,000	\$71,050	0.75	1	\$71,050	4049-180-04-019	LOT 14, BLOCK 8, ARROWHEAD SUBDIVISION, FILING NO. 1	
R011886	1/12/2024	\$135,000	\$135,000	1.00	1	\$135,000	4049-070-04-025	LOT 14, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011847	3/15/2024	\$40,000	\$40,000	1.00	1	\$40,000	4049-060-01-010	LOT 9, BLOCK 15, ARROWHEAD SUBDIVISION, FILING NO. 2	
R011896	5/1/2024	\$70,000	\$70,000	0.75	1	\$70,000	4049-070-08-015	LOT 9, BLOCK 21, ARROWHEAD SUBDIVISION, FILING NO. 1	
R011788	5/30/2024	\$52,000	\$52,000	0.75	1	\$52,000	4049-070-04-042	LOT 4, BLOCK 19, ARROWHEAD SUBDIVISION, FILING NO. 1	
R011762	5/6/2024	\$115,000	\$115,000	0.75	1	\$115,000	4049-180-05-042	LOT 5, BLOCK 1, ARROWHEAD SUBDIVISION, FILING NO. 1	
R011708 & R011937	6/10/2024	\$115,000	\$115,000	1.00	2	\$57,500	4049-070-02-008, 4049-070-02-005	LOT 4 AND LOT 5, BLOCK 5, ARROWHEAD SUBDIVISION, FILING NO. 2	LIMITED VIEWS
R016383	6/13/2024	\$40,000	\$40,000	1.00	1	\$40,000	3985-360-02-086	LOT 21, BLOCK 2, ARROWHEAD SUBDIVISION, FILING NO. 2	
R014850	6/13/2024	\$38,000	\$38,000	1.00	1	\$38,000	4047-010-04-036	LOT 19, BLOCK 14, ARROWHEAD SUBDIVISION, FILING NO. 2	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE OR OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO DRIVEWAY OFF MAIN ROAD, NO TREE LOT, LIMITED VIEWS

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SILVERJACK & BEARCLAW: 80570 & 80580								\$85,300 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R017165	6/16/2020	\$74,900	\$74,900	5	1	\$74,900	4251-050-01-037	LOT 18, SILVERJACK SUBDIVISION	
R072139	3/21/2022	\$90,000	\$90,000	5	1	\$90,000	4251-050-01-041	LOT 19, SILVERJACK SUBDIVISION	CUL DE SAC
R017163	11/29/2023	\$95,750	\$95,750	5	1	\$95,750	4251-050-01-008	LOT 16, SILVERJACK SUBDIVISION	
R017162	2/20/2024	\$115,000	\$115,000	5	1	\$115,000	4251-050-01-004	LOT 14, SILVERJACK SUBDIVISION	CUL DE SAC
R014607	12/18/2023	\$140,000	\$140,000	6.08	1	\$140,000	4251-050-02-003	LOT 3, BEARCLAW SUBDIVISION	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CUL DE SAC

EAGLE'S REST & LITTLE BIG HORN: 80590 & 80600								\$50,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R027629	8/22/2019	\$12,000	\$12,720	1.48	1	\$12,720	4045-320-03-007	LOT 7, EAGLE'S REST SUBDIVISION	
R027630	8/31/2020	\$30,000	\$30,000	2.13	1	\$30,000	4045-320-03-008	LOT 8, EAGLE'S REST SUBDIVISION	
R027631	7/6/2020	\$49,500	\$49,500	1.16	1	\$49,500	4045-320-03-009	LOT 9, EAGLE'S REST SUBDIVISION	
R027625	8/14/2020	\$50,000	\$50,000	1.76	1	\$50,000	4045-320-03-027	LOT 4, EAGLE'S REST SUBDIVISION	
R070987	6/29/2023	\$134,400	\$134,400	3.102	2	\$67,200	4045-320-04-016	LOT 29, EAGLE'S REST SUBDIVISION	OVERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

BLUE MESA SAGE NO UTILITIES: 80610								\$15,300 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073128	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
R012359	1/31/2020	\$10,000	\$10,300	2	1	\$10,300	4051-190-04-025	LOT 63, BLUE MESA SUBDIVISION - UNIT 1	
R016721	6/28/2024	\$18,500	\$18,500	2	1	\$18,500	4051-180-05-021	LOT 182, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016736	10/11/2023	\$20,000	\$20,000	2.3	1	\$20,000	4051-180-05-019	LOT 197, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016723	10/14/2022	\$21,000	\$21,000	3	1	\$21,000	4051-180-05-025	LOT 184, BLUE MESA SUBDIVISION - UNIT 2	

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BLUE MESA SAGE NO UTILITIES <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R016735	11/16/2023	\$22,500	\$22,500	2	1	\$22,500	4051-180-05-020	LOT 196, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016737	10/12/2023	\$25,000	\$25,000	2.3	1	\$25,000	4051-180-05-016	LOT 198, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R073016	1/8/2021	\$30,600	\$30,600	7.4	2	\$15,300	4051-180-06-025	LOTS 167 & 168, BLUE MESA SUBDIVISION - UNIT 2	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

BLUE MESA SAGE WITH UTILITIES: 80620 \$15,300 PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073436	9/3/2020	\$12,000	\$12,000	2	1	\$12,000	4051-200-03-043	LOT 263, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R073437	3/26/2021	\$12,000	\$12,000	2	1	\$12,000	4051-200-03-044	LOT 264, BLUE MESA SUBDIVISION - UNIT 1	
R073476	10/7/2020	\$13,000	\$13,000	2.3	1	\$13,000	4051-180-05-048	LOT 200, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R043511	8/24/2021	\$27,000	\$27,000	4.2	2	\$13,500	4051-080-02-020	LOTS 5 & 6, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016701	6/18/2021	\$27,500	\$27,500	4.2	2	\$13,750	4051-070-03-012	LOTS 153 & 154, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016745	10/29/2021	\$27,500	\$27,500	4	2	\$13,750	4051-070-02-015	LOTS 208 & 209, BLUE MESA SUBDIVISION - UNIT 2	
R043940	4/18/2021	\$15,000	\$15,000	3	1	\$15,000	4051-200-02-012	LOT 228, BLUE MESA SUBDIVISION - UNIT 1	
R073984	9/9/2022	\$15,000	\$15,000	2.1	1	\$15,000	4051-190-01-028	LOT 189, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016975	9/20/2023	\$15,000	\$15,000	2	1	\$15,000	4051-170-03-004	LOT 249, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R073129	8/10/2021	\$127,500	\$127,500	16.6	8	\$15,938	4051-180-02-050	LOTS 247-254, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS
R073983	1/28/2022	\$32,000	\$32,000	7	2	\$16,000	4051-190-01-027	LOTS 207 & 208, BLUE MESA SUBDIVISION - UNIT 1	
R016621	4/1/2024	\$80,000	\$80,000	12	5	\$16,000	4051-070-01-013	LOTS 55-59, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R071700	7/30/2020	\$17,000	\$17,000	2	1	\$17,000	4051-070-03-013	LOT 100, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016903	10/28/2021	\$18,000	\$18,000	3.5	1	\$18,000	4051-300-02-001	LOT 140, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R017002	11/1/2021	\$18,000	\$18,000	2	1	\$18,000	4051-200-03-007	LOT 280, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R016974	11/2/2021	\$18,000	\$18,000	2	1	\$18,000	4051-170-03-003	LOT 248, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R016973	12/20/2021	\$18,000	\$18,000	2	1	\$18,000	4051-170-03-002	LOT 247, BLUE MESA SUBDIVISION - UNIT 1	
R016713	12/7/2020	\$55,000	\$55,000	9	3	\$18,333	4051-180-05-035	LOTS 174, 203 & 204, BLUE MESA SUBDIVISION - UNIT 2	

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BLUE MESA SAGE WITH UTILITIES <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073985	1/31/2022	\$37,000	\$37,000	6	2	\$18,500	4049-130-01-027	LOTS 264 AND 265, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS
R044370	9/7/2021	\$60,000	\$60,000	6	3	\$20,000	4051-070-04-008	LOTS 52-54, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016985	6/13/2022	\$20,500	\$20,500	2	1	\$20,500	4051-200-03-015	LOT 259, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R016977	4/14/2022	\$21,500	\$21,500	2	1	\$21,500	4051-170-03-006	LOT 251, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R016978	4/14/2022	\$21,500	\$21,500	2	1	\$21,500	4051-200-03-002	LOT 252, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R016979	12/30/2021	\$22,000	\$22,000	2	1	\$22,000	4051-200-03-004	LOT 253, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R016980	5/24/2022	\$22,000	\$22,000	2	1	\$22,000	4051-200-03-005	LOT 254, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R016712	4/5/2023	\$22,000	\$22,000	2.1	1	\$22,000	4051-180-05-001	LOT 173, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016817	10/14/2022	\$25,000	\$25,000	2.2	1	\$25,000	4051-180-04-016	LOT 289, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS
R073893	10/11/2021	\$27,000	\$27,000	2	1	\$27,000	4049-130-01-025	LOT 273, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R011665	1/30/2024	\$30,000	\$30,000	2.8	1	\$30,000	4051-300-07-005	LOT 46, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE & OUTSTANDING VIEWS

BLUE MESA TREE WITH UTILITIES: 80630 \$24,000 PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R016671	8/2/2021	\$22,500	\$22,500	4	2	\$11,250	4051-170-02-046	LOTS 115 & 116, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R011190	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	LIMITED VIEWS
R011815	10/2/2019	\$12,000	\$12,576	2.1	1	\$12,576	4051-190-04-017	LOT 153, BLUE MESA SUBDIVISION - UNIT 1	
R011783	8/28/2020	\$13,000	\$13,000	2	1	\$13,000	4051-190-04-015	LOT 155, BLUE MESA SUBDIVISION - UNIT 1	LIMITED VIEWS
R011983	11/3/2020	\$14,000	\$14,000	2.2	1	\$14,000	4051-300-01-003	LOT 134, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R016875	5/17/2021	\$57,500	\$57,500	10.5	4	\$14,375	4051-300-03-057	LOTS 66, 67, 84 & 85, BLUE MESA SUBDIVISION - UNIT 1	
R011784	1/31/2022	\$17,000	\$17,000	2	1	\$17,000	4051-300-06-014	LOT 20, BLUE MESA SUBDIVISION - UNIT 1	LIMITED VIEWS
R016691	6/10/2021	\$35,000	\$35,000	9	2	\$17,500	4051-170-02-074	LOTS 143 & 144, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS
R011488	11/19/2019	\$35,000	\$36,470	4	2	\$18,235	4051-300-03-062	LOTS 37 & 38, BLUE MESA SUBDIVISION - UNIT 1	
R011190	7/29/2020	\$19,500	\$19,500	1.79	1	\$19,500	4051-300-06-017	PART OF LOT 15, BLUE MESA SUBDIVISION - UNIT 1	LIMITED VIEWS

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BLUE MESA TREE WITH UTILITIES <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R027602	10/2/2020	\$22,000	\$22,000	2	1	\$22,000	4051-300-03-016	LOT 83, BLUE MESA SUBDIVISION - UNIT 1	
R016678	7/25/2024	\$44,500	\$44,500	4.3	2	\$22,250	4051-170-02-077	LOTS 130 & 131, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R011815	9/1/2021	\$24,000	\$24,000	2.1	1	\$24,000	4051-190-04-017	LOT 153, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R011155	10/6/2020	\$26,000	\$26,000	3.1	1	\$26,000	4051-300-01-013	LOT 127, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R016691	2/8/2024	\$55,000	\$55,000	9	2	\$27,500	4051-170-02-074	LOTS 143 & 144, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS
R011507	7/15/2022	\$28,000	\$28,000	3	1	\$28,000	4051-190-01-019	LOT 137, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R012156	11/23/2021	\$60,000	\$60,000	5.8	2	\$30,000	4051-300-06-025	LOTS 12 & 13, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R016607	11/8/2023	\$30,000	\$30,000	2	1	\$30,000	4051-170-02-012	LOT 41, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R016608	2/19/2024	\$30,000	\$30,000	2	1	\$30,000	4051-170-02-011	LOT 42, BLUE MESA SUBDIVISION - UNIT 2	OUTSTANDING VIEWS
R016606	8/18/2021	\$32,000	\$32,000	4	1	\$32,000	4051-170-02-013	LOT 40, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R011815	8/23/2023	\$32,000	\$32,000	2.1	1	\$32,000	4051-190-04-017	LOT 153, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R012046	7/16/2021	\$35,000	\$35,000	2.1	1	\$35,000	4051-300-01-008	LOT 120, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R016689	8/18/2022	\$35,000	\$35,000	4.5	1	\$35,000	4051-170-02-033	LOT 141, BLUE MESA SUBDIVISION - UNIT 2	
R016687	9/6/2022	\$37,000	\$37,000	2.3	1	\$37,000	4051-170-02-031	LOT 139, BLUE MESA SUBDIVISION - UNIT 2	ABOVE AVERAGE VIEWS
R012046	4/12/2022	\$38,000	\$38,000	2.1	1	\$38,000	4051-300-01-008	LOT 120, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R016901	7/11/2022	\$40,000	\$40,000	3.3	1	\$40,000	4051-300-01-001	LOT 136, BLUE MESA SUBDIVISION - UNIT 1	ABOVE AVERAGE VIEWS
R016889	6/3/2021	\$46,500	\$46,500	2	1	\$46,500	4051-300-03-017	LOT 82, BLUE MESA SUBDIVISION - UNIT 1	
R012162	4/3/2024	\$54,800	\$54,800	4	1	\$54,800	4051-300-01-002	LOT 135, BLUE MESA SUBDIVISION - UNIT 1	OUTSTANDING VIEWS
R070669	7/22/2022	\$115,000	\$115,000	5.09	2	\$57,500	4051-300-03-068	LOTS 70 & 79, BLUE MESA SUBDIVISION - UNIT 1	LIMITED VIEWS
R011736	10/4/2019	\$55,000	\$57,640	2	1	\$57,640	4051-300-03-030	LOT 97, BLUE MESA SUBDIVISION - UNIT 1	
R011488	5/23/2023	\$128,000	\$128,000	4	2	\$64,000	4051-300-03-062	LOTS 37 & 38, BLUE MESA SUBDIVISION - UNIT 1	
R016889	8/30/2022	\$65,000	\$65,000	2	1	\$65,000	4051-300-03-017	LOT 82, BLUE MESA SUBDIVISION - UNIT 1	
R016807	5/13/2021	\$82,500	\$82,500	2.3	1	\$82,500	4051-180-04-006	LOT 279, BLUE MESA SUBDIVISION - UNIT 2	
R016807	6/27/2023	\$125,000	\$125,000	2.3	1	\$125,000	4051-180-04-006	LOT 279, BLUE MESA SUBDIVISION - UNIT 2	

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BLUE MESA TREE WITH UTILITIES <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R016682 , R016683 , R016684 & R016685	9/20/2022	\$147,000	\$147,000	9.2	4	\$36,750	4051-170-02-026, 4051-170-02-027, 4051-170-02-028, 4051-170-02-029	LOTS 134-137, BLUE MESA SUBDIVISION - UNIT 2	
R012387 & R044369	8/20/2020	\$60,000	\$60,000	5.6	2	\$30,000	4051-080-02-008, 4051-070-04-007	LOTS 13 & 51, BLUE MESA SUBDIVISION - UNIT 2	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE & OUTSTANDING VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: LIMITED VIEWS

BLUE MESA HIGHLANDS: 80640								\$57,000 PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES	
R007061	1/5/2022	\$110,000	\$110,000	10.22	2	\$55,000	3781-350-01-004	LOTS 4 & 5, BLUE MESA LAKE HIGHLANDS SUBDIVISION		
R008688	10/21/2019	\$57,000	\$59,736	6.45	1	\$59,736	3781-350-02-004	LOT 7, BLUE MESA LAKE HIGHLANDS SUBDIVISION		

MASDEN LAKE COVE: 80650								\$10,700 PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES	
R011859	12/15/2022	\$8,600	\$8,600	13,068	1	\$8,600	3983-034-00-006	SITE 78, MASDEN LAKE FORK COVE SUBDIVISION		
R012202	8/2/2019	\$12,000	\$12,720	13,068	1	\$12,720	3983-034-00-007	SITE 39, MASDEN LAKE FORK COVE SUBDIVISION		

COMPARABLE LEA:
81100 - 4TH OF JULY CREEK ESTATES

PINNACLES: 80660 **\$86,868 PER SITE**
MEDIAN ACREAGE PLOTTED ON SAGE FAIR ACCESS GRAPH

FOXX ADDITION: 80680 **\$15,500 PER SITE**
VALUE DETERMINED USING 1.0 ACRE PLOTTED ON MEADOW/TREE FAIR ACCESS LAND STUDY GRAPH

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CAMP CREEK RANCHETTES: 80690								\$2,150 PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R025124	7/15/2020	\$80,000	\$80,000	37.21	1	\$2,150	4057-000-00-022	37.21 ACRES IN SECTION 19, TOWNSHIP 47N, RANGE 1W, AKA PARCEL 19, CAMP CREEK RANCHETTES	

CEBOLLA RIVER RANCH: 80700								\$465,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R011517	9/10/2021	\$520,000	\$520,000	35.02	1	\$520,000	3981-000-03-017	LOT R-6, CEBOLLA CREEK RANCH CO-OP SUBDIVISION	

EAST BULL MOUNTAIN RANCH: 80710								\$2,800 PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042082	9/3/2021	\$100,000	\$100,000	35.43	1	\$2,822	2919-000-01-014	PARCEL 5, EAST BULL MOUNTAIN RANCH SUBDIVISION	
R042083	1/31/2022	\$110,000	\$110,000	36.82	1	\$2,988	2919-000-01-015	PARCEL 2, EAST BULL MOUNTAIN RANCH SUBDIVISION	
R041977 & R042080	10/28/2020	\$162,500	\$162,500	70.78	2	\$2,296	2919-000-01-003, 2919-000-01-002	PARCELS 1 & 3, EAST BULL MOUNTAIN RANCH SUBDIVISION	

RAGGED MOUNTAIN ESTATES: 80730								VARIES BY SIZE	
VALUE DETERMINED USING MEADOW/TREE FAIR ACCESS LAND STUDY GRAPH									

RAGGED MOUNTAIN RESERVE: 80740								\$6,250 PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030824	10/26/2021	\$250,000	\$250,000	40	1	\$6,250	2919-000-00-051	TRACT 29, RAGGED MOUNTAIN RESERVE SUBDIVISION	

COMPARABLE LEA:									
80720 - MARCELLINA MOUNTAIN ESTATES									
80750 - MARBLE MOUNTAIN MESA									

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GUNNISON HIGHLANDS NORTH: 80770								\$215,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030084	10/2/2019	\$185,000	\$193,880	39.76	1	\$193,880	3519-000-00-119	39.76 ACRES IN SECTION 17, TOWNSHIP 51N, RANGE 2E	STEEP SLOPE, ABOVE AVERAGE VIEWS
R009479	9/23/2020	\$130,000	\$130,000	40	1	\$130,000	3519-000-00-050	40 ACRES IN SECTION 29, TOWNSHIP 51N, RANGE 2E	LIMITED VIEWS
R009476	5/13/2024	\$275,000	\$275,000	35	1	\$275,000	3519-000-00-046	35 ACRES IN SECTION 20, TOWNSHIP 51N, RANGE 2E	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE OR OUTSTANDING VIEWS

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

QUARTZ CREEK PROPERTIES UTILITIES, > 6 ACRES: 80800								\$33,250 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007851	10/12/2021	\$52,500	\$52,500	7.847	1	\$52,500	3691-040-00-038	GARDNER NO. 2 LODE MINING CLAIM, SURVEY #11767, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, ABOVE AVERAGE VIEWS
R008353	9/14/2020	\$40,000	\$40,000	9.79	1	\$40,000	3691-080-00-015	G C LODE MINING CLAIM, SURVEY #6307, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, ABOVE AVERAGE VIEWS
R008388	11/4/2020	\$44,000	\$44,000	9.878	1	\$44,000	3691-040-00-031	PORPHYRY NO. 7 LODE MINING CLAIM, SURVEY #15180, QUARTZ CREEK PROPERTIES SUBDIVISION	STEEP SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: DRIVEWAY, ABOVE AVERAGE AND OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ELECTRICITY NOT AVAILABLE, ELECTRICITY NOT INSTALLED, STEEP SLOPE

QUARTZ CREEK PROPERTIES >= 6 ACRES: 80810								\$36,500 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007200	8/28/2020	\$34,000	\$34,000	10.331	1	\$34,000	3691-050-00-007	SILVER BLUFF LODE MINING CLAIM, SURVEY #6244, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, STEEP SLOPE, ABOVE AVERAGE VIEWS
R007210	9/6/2022	\$30,000	\$30,000	10.331	1	\$30,000	3691-050-00-011	LIME BLUFF NO.4 LODE MINING CLAIM, SURVEY #14311, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED
R007378	9/16/2021	\$38,000	\$38,000	9.211	1	\$38,000	3525-330-00-016	BI METALLIC NO. 2 LODE MINING CLAIM, SURVEY #15184, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED

**2025 REAPPRAISAL
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QUARTZ CREEK PROPERTIES >= 6 ACRES <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007390	10/21/2020	\$25,000	\$25,000	10.186	1	\$25,000	3525-320-00-037	GUIENA LODGE MINING CLAIM, SURVEY #8050, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, STEEP SLOPE, ABOVE AVERAGE VIEWS
R007617	10/27/2022	\$35,900	\$35,900	10.331	1	\$35,900	3691-030-00-001	VIDI LODGE MINING CLAIM, SURVEY #7713, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R007681	9/17/2019	\$29,000	\$30,566	10.314	1	\$30,566	3691-090-00-005	LIME BASIN NO. 5 LODGE MINING CLAIM, SURVEY #13950, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED
R007772	10/27/2021	\$40,000	\$40,000	10.331	1	\$40,000	3691-040-00-010	EQUITABLE LODGE MINING CLAIM, SURVEY #8181, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, STEEP SLOPE
R007817	2/9/2021	\$28,500	\$28,500	7.378	1	\$28,500	3691-080-00-009	LIGHT OF DAY LODGE MINING CLAIM, SURVEY #15300, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, STEEP SLOPE, ABOVE AVERAGE VIEWS
R007961	8/27/2019	\$35,500	\$37,630	10.331	1	\$37,630	3691-050-00-035	BANNER LODGE MINING CLAIM, SURVEY #7908, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R007963	8/24/2023	\$79,000	\$79,000	9.899	1	\$79,000	3691-050-00-056	LIME BASIN NO. 2 LODGE MINING CLAIM, SURVEY #13950, QUARTZ CREEK PROPERTIES SUBDIVISION	
R008096	8/28/2020	\$27,500	\$27,500	10.331	1	\$27,500	3691-060-00-016	LIME CONTACT NO. 2 LODGE MINING CLAIM, SURVEY #14311, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED
R008670	8/10/2021	\$43,000	\$43,000	10.296	1	\$43,000	3525-310-00-004	HARRY F NO. 14 LODGE MINING CLAIM, SURVEY #8450, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R008681	7/22/2020	\$58,000	\$58,000	19.069	2	\$29,000	3525-290-00-053	HARRY F NO. 7 & NO. 8 LODGE MINING CLAIMS, SURVEY #8450, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R008779	8/23/2022	\$49,900	\$49,900	10.33	1	\$49,900	3525-000-00-181	STORM NO.5 LODGE MINING CLAIM, SURVEY #14511, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT INSTALLED
R008803	8/15/2022	\$68,000	\$68,000	10.33	1	\$68,000	3525-290-00-019	TWO PILGRIMS LODGE MINING CLAIM, SURVEY #913, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R008806	7/29/2020	\$37,000	\$37,000	10.288	1	\$37,000	3525-290-00-037	DIAMOND NO. 6 LODGE MINING CLAIM, SURVEY #8388, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS

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QUARTZ CREEK PROPERTIES >= 6 ACRES <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R008806	10/18/2022	\$65,000	\$65,000	10.288	1	\$65,000	3525-290-00-037	DIAMOND NO. 6 LODGE MINING CLAIM, SURVEY #8388, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R008862	7/8/2024	\$42,000	\$42,000	10.331	1	\$42,000	3691-060-00-007	SILVER KING LODGE MINING CLAIM, SURVEY #11413, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, ABOVE AVERAGE VIEWS
R008889	11/18/2021	\$44,000	\$44,000	10.331	1	\$44,000	3525-320-00-059	NINA G LODGE MINING CLAIM, SURVEY #7908, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, ABOVE AVERAGE VIEWS
R008931	11/20/2020	\$39,000	\$39,000	9.597	1	\$39,000	3525-000-00-046	THUNDERBOLT LODGE MINING CLAIM, SURVEY #14511, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R008943	10/8/2020	\$35,000	\$35,000	39.868	4	\$8,750	3525-000-00-143	MOTTO, MOTTO NO. 2, MOTTO NO. 3 & MOTTO FRACTION LODGE MINING CLAIMS, SURVEY #7713, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, STEEP SLOPE
R009372	5/23/2022	\$32,000	\$32,000	10.297	1	\$32,000	3525-000-00-131	STORM NO. 7 LODGE MINING CLAIM, SURVEY #14511, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R009383	8/28/2019	\$63,000	\$66,780	20.66	2	\$33,390	3525-290-00-027	DIAMOND NO. 2 & NO. 3 LODGE MINING CLAIMS, SURVEY #8388, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, ABOVE AVERAGE VIEWS
R070536	10/18/2019	\$38,900	\$40,767	10.21	1	\$40,767	3525-000-00-185	JENNIE G NO 1 LODGE MINING CLAIM, SURVEY #14511, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R070921	9/20/2021	\$110,000	\$110,000	26.11	3	\$36,667	3525-330-00-040	QUARTZITE NO. 2 & NO. 3 LODGE MINING CLAIMS, SURVEY #8475, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: DRIVEWAY, ABOVE AVERAGE AND OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ELECTRICITY NOT AVAILABLE, ELECTRICITY NOT INSTALLED, STEEP SLOPE

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QUARTZ CREEK PROPERTIES < 6 ACRES: 80820								\$27,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007202	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	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS
R008044	7/6/2022	\$25,000	\$25,000	4.506	1	\$25,000	3525-330-00-005	PARK NO. 1 LODE MINING CLAIM, SURVEY #15184, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED, ABOVE AVERAGE VIEWS
R008745	1/8/2024	\$27,500	\$27,500	2.5	1	\$27,500	3691-060-00-018	LIME CONTACT NO. 14 LODE MINING CLAIM, SURVEY #14311, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT INSTALLED
R025798	11/7/2023	\$32,500	\$32,500	5.504	1	\$32,500	3525-000-00-031	SULPHERET NO. 6 LODE MINING CLAIM, SURVEY #14511, QUARTZ CREEK PROPERTIES SUBDIVISION	ELECTRICITY NOT AVAILABLE, ABOVE AVERAGE VIEWS

COMPARABLE LEA:
80790 - QUARTZ CREEK PROPERTIES UTILITIES < 6 ACRES

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: DRIVEWAY, ABOVE AVERAGE AND OUTSTANDING VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ELECTRICITY NOT AVAILABLE, ELECTRICITY NOT INSTALLED, STEEP SLOPE

TOMICHI PARK: 80830 **\$44,000 PER SITE**
MEDIAN ACRES: 5.76 ACRES PLOTTED ON MEADOW/TREE FAIR ACCESS LAND STUDY GRAPH

GOLD CREEK OFF RIVER: 80840 **\$105,000 PER SITE**
7.3 ACRES PLOTTED ON MEADOW/TREE GOOD ACCESS LAND STUDY GRAPH

GOLD CREEK ON RIVER: 80850 **\$162,000 PER SITE**
12.26 ACRES PLOTTED ON RIVER GOOD ACCESS LAND STUDY GRAPH

TAYLOR RIVER ESTATES OFF RIVER: 80860 **\$24,000 PER SITE**
MEDIAN ACRES: 2.08 ACRES PLOTTED ON MEADOW/TREE FAIR ACCESS LAND STUDY GRAPH

TAYLOR RIVER ESTATES ON RIVER: 80870 **\$55,000 PER SITE**
MEDIAN ACRES: 1.49 ACRES PLOTTED ON RIVER LAND STUDY GRAPH

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MCCRAY TRACTS: 80900 **\$30,000 PER SITE**

MEDIAN ACRES: 0.5 ACRES PLOTTED ON MEADOW/TREE GOOD ACCESS LAND STUDY GRAPH

SAWATCH VIEW & WOLF CANYON: 80940 & 80950 **\$90,000 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R009434	8/11/2023	\$100,000	\$100,000	1.17	1	\$100,000	3427-060-08-009	LOT 5, SAWATCH VIEW SUBDIVISION	
R008068	7/31/2020	\$80,000	\$80,000	1.735	1	\$80,000	3427-070-02-001	LOT 4, WOLF CANYON SUBDIVISION	

COMPARABLE LEAs:

- 80880 - MURDIE SUBDIVISION
- 80910/80920 - RAINBOW PLACER
- 80930 - RED CROSS MILLSITE

MILL CREEK: 80960 & 80970 **\$69,000 PER SITE**

MEDIAN ACRES: 11.95 ACRES PLOTTED ON MEADOW/TREE FAIR ACCESS LAND STUDY GRAPH

DAVENPORT RANCHES: 80980 **\$4,500 PER ACRE**

MEDIAN ACRES: 37.67 ACRES PLOTTED ON RIVER FAIR ACCESS LAND STUDY GRAPH

WILDERNESS STREAMS FILING 2 LOWER: 80990 & 81000 **\$72,940 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R017030	11/13/2019	\$140,000	\$145,880	6.179	1	\$145,880	3439-020-01-020	LOT 30, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	
R008860	7/11/2023	\$271,000	\$271,000	4.913	1	\$271,000	3439-020-01-002	LOT 19, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	ON CREEK
R008788	1/11/2024	\$355,000	\$355,000	4.178	1	\$355,000	3439-020-01-003	LOT 20, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	ON CREEK

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON CREEK

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WILDERNESS STREAMS FILING 2 UPPER & POND: 81010								\$150,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R008282	9/7/2021	\$264,000	\$264,000	4.826	1	\$264,000	3439-020-01-018	LOT 37, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	
R008836	6/15/2021	\$300,000	\$300,000	4.593	1	\$300,000	3439-020-01-036	LOT 44, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	
R007945	7/12/2021	\$355,000	\$355,000	1.783	1	\$355,000	3439-020-02-024	LOT 57, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R007003	5/25/2023	\$355,000	\$355,000	4.175	1	\$355,000	3439-020-01-035	LOT 43, WILDERNESS STREAMS SUBDIVISION, FILING NO. 2	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE OR OUTSTANDING VIEWS

WILDERNESS STREAMS FILING 1: 81030 & 81040		\$180,000 PER SITE
NO CHANGE FROM 2023 REAPPRAISAL		

STAR MOUNTAIN RANCH: 81060								\$300,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030458	6/29/2023	\$500,000	\$500,000	46.119	5	\$100,000	3437-000-01-032	LOT 9, STAR MOUNTAIN RANCH SUBDIVISION	
R030464	8/17/2021	\$210,000	\$210,000	40.062	1	\$210,000	3437-000-01-017	LOT 15, STAR MOUNTAIN RANCH SUBDIVISION	
R030450	10/21/2021	\$222,500	\$222,500	35.282	1	\$222,500	3437-000-01-036	LOT 1, STAR MOUNTAIN RANCH SUBDIVISION	
R030455	6/18/2021	\$275,000	\$275,000	35.392	1	\$275,000	3437-000-01-005	LOT 6, STAR MOUNTAIN RANCH SUBDIVISION	
R040074	10/25/2021	\$325,000	\$325,000	45.8	1	\$325,000	3437-000-00-044	LOT 33, STAR MOUNTAIN RANCH SUBDIVISION	
R030468	5/30/2023	\$480,000	\$480,000	35.217	1	\$480,000	3437-000-01-027	LOT 19, STAR MOUNTAIN RANCH SUBDIVISION	
R030481	4/27/2023	\$485,000	\$485,000	35.516	1	\$485,000	3437-000-01-025	LOT 32, STAR MOUNTAIN RANCH SUBDIVISION	
R030463	6/29/2023	\$499,000	\$499,000	35.245	1	\$499,000	3437-000-01-011	LOT 14, STAR MOUNTAIN RANCH SUBDIVISION	

DOUBLE TREE RANCH: 81070		\$8,000 PER ACRE
MEDIAN ACRES: 36.667 ACRES PLOTTED ON RIVER GOOD ACCESS LAND STUDY GRAPH		

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BLUE MESA VILLAGE: 81080 & 81090								\$23,250 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R012166	9/6/2022	\$44,000	\$44,000	1.73	2	\$22,000	3983-032-02-027	LOTS 17 & 18, BLUE MESA VILLAGE SUBDIVISION	
R016558	11/3/2021	\$49,000	\$49,000	1.01	2	\$24,500	3983-041-01-053	LOTS 50 & 50A, BLUE MESA VILLAGE SUBDIVISION	

WILLIS MINOR SUBDIVISION: 81110 **\$64,000 PER SITE**
 19.46 ACRES PLOTTED ON SAGE GOOD ACCESS LAND STUDY GRAPH

IOLA HIGHLANDS SOUTH: 81120 **\$40,000 PER SITE**
 MEDIAN ACRES: 7.76 ACRES PLOTTED ON SAGE GOOD ACCESS LAND STUDY GRAPH

IOLA HIGHLANDS WEST: 81130 **\$49,000 PER SITE**
 MEDIAN ACRES: 11.9 ACRES PLOTTED ON SAGE GOOD ACCESS LAND STUDY GRAPH

IOLA VALLEY RANCHES: 81140 **\$35,000 PER SITE**
 MEDIAN ACRES: 5 ACRES PLOTTED ON SAGE GOOD ACCESS LAND STUDY GRAPH

IOLA VALLEY TRACTS: 81150 **\$1,300 PER SITE**
 TOTAL ACRES 58.73 PLOTTED ON SAGE GOOD ACCESS LAND STUDY GRAPH, DIVIDED BY 108 LOTS

GOLD CREEK MEADOWS: 81170 **\$74,000 PER SITE**
 2.62 ACRES PLOTTED ON RIVER GOOD ACCESS LAND STUDY GRAOH

CEBOLLA HOT SPRINGS RANCH: 81180 **\$57,000 PER SITE**
 VALUE DETERMINED USING MEADOW/TREE GOOD ACCESS LAND STUDY GRAPH

BIG HORN MEADOW: 81190 **\$22,300 PER SITE**
 MEDIAN ACRES: 0.265 ACRES PLOTTED ON MEADOW/TREE GOOD ACCESS LAND STUDY GRAPH

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BIG HORN WATER: 81200	\$26,500 PER SITE
MEDIAN ACRES: 0.355 ACRES PLOTTED ON RIVER GOOD ACCESS LAND STUDY GRAPH	

TAYLOR RIVER TRACTS OFF RIVER: 81220	\$160,790 PER SITE
MEDIAN ACRES: 1.5 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH	

TAYLOR RIVER TRACTS ON RIVER: 81230	\$225,110 PER SITE
MEDIAN ACRES: 1.5 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH WITH ADJUSTMENT FOR WATER INFLUENCE	

TAYLOR RIVER ACRES OFF RIVER: 81240	\$160,040 PER SITE
MEDIAN ACRES: 1.493 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH	

TAYLOR RIVER ACRES ON RIVER: 81250	\$310,490 PER SITE
MEDIAN ACRES: 2.069 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH WITH ADJUSTMENT FOR WATER INFLUENCE	

WHITEWATER ESTATES: 81260 & 812700	\$191,790 PER SITE
MEDIAN ACRES: 1.278 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH	

WILDER ON THE TAYLOR: 81275	\$300,130 PER SITE
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R045510	9/4/2020	\$1,750,000	\$1,750,000	36.92	3	\$47,400	3433-000-05-014	LOT 15, WILDER ON THE TAYLOR SUBDIVISION	
R073090	8/23/2019	\$1,750,000	\$1,855,000	44.467	2	\$41,716	3433-000-07-001	LOT 17, WILDER ON THE TAYLOR SUBDIVISION	
R073534	1/8/2021	\$2,000,000	\$2,000,000	35.08	2	\$57,013	3433-000-07-009	LOT 21, WILDER ON THE TAYLOR SUBDIVISION	
R073535	12/9/2020	\$2,000,000	\$2,000,000	35.46	1	\$56,402	3433-000-07-010	LOT 22, WILDER ON THE TAYLOR SUBDIVISION	
R071860	9/19/2022	\$2,000,000	\$2,000,000	35.68	1	\$56,054	3433-000-06-003	LOT 28, WILDER ON THE TAYLOR SUBDIVISION	
R071857	12/8/2022	\$2,000,000	\$2,000,000	36.02	1	\$55,525	3433-000-06-001	LOT 26, WILDER ON THE TAYLOR SUBDIVISION	
R073421	6/28/2024	\$2,000,000	\$2,000,000	35.04	1	\$57,078	3433-000-07-008	LOT 34, WILDER ON THE TAYLOR SUBDIVISION	

* BASE VALUE RESPRESENTS 2 ACRE ENVELOPE. ALL PROPERTIES ARE AGRICULTURAL WHEN VACANT.

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RIVER ROAD: 81280	\$179,010 PER SITE
MEDIAN ACRES: 1.67 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH	

CRYSTAL CREEK: 81290 & 81300	\$1,660,700 PER SITE
VALUE DETERMINED BY APPLYING LAND TO BUILDING RATIO	

DUNBAR TRACTS: 81310	\$118,000 PER SITE
MEDIAN ACRES: 4.8985 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH	

SPRING CREEK TRACTS OFF RIVER: 81320						\$118,000 PER SITE				
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES	
R017475	4/13/2020	\$115,000	\$116,380	1.28	1	\$116,380	3433-223-06-005	LOT 115/116, SPRING CREEK TRACTS SUBDIVISION		
R017476	7/23/2019	\$112,500	\$119,925	1.29	1	\$119,925	3433-223-06-003	LOT 119/120, SPRING CREEK TRACTS SUBDIVISION		

SPRING CREEK & EUBANKS TRACTS ON RIVER: 81330 &	\$200,600 PER SITE
VALUE DETERMINED BY COMPARING TO LEA 81320 WITH ADJUSTMENT FOR RIVER INFLUENCE	

SPRING CREEK RESORT OFF RIVER: 81340						\$115,000 PER SITE				
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES	
R043318	7/6/2020	\$115,000	\$115,000	1	1	\$115,000	3433-222-06-012	LOT 3, SPRING CREEK RESORT DEVELOPMENT SUBDIVISION		

SPRING CREEK RESORT ON RIVER: 81350	\$195,500 PER SITE
VALUE DETERMINED BY COMPARING TO LEA 81340 WITH ADJUSTMENT FOR RIVER INFLUENCE	

EUBANKS ACRES ON RIVER: 81380	\$253,610 PER SITE
MEDIAN ACRES: 1.69 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH WITH ADJUSTMENT FOR RIVER INFLUENCE	

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THORNWORTH ESTATES OFF RIVER: 81390	\$248,680 PER SITE
MEDIAN ACRES: 2.32 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH	

THORNWORTH ESTATES 2+ RIVER: 81400	\$322,640 PER SITE
MEDIAN ACRES: 2.15 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH WITH ADJUSTMENT FOR RIVER INFLUENCE	

THORNWORTH ESTATES LARGE RIVER: 81410	\$500,960 PER SITE
MEDIAN ACRES: 6.10 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH WITH ADJUSTMENT FOR RIVER INFLUENCE	

PERSONS MINOR SUBDIVISION: 81420	\$135,060 PER SITE
MEDIAN ACRES: 1.26 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH	

CREEKWOOD 2+ RIVER: 81430	\$495,010 PER SITE
MEDIAN ACRES: 4.82 ACRES PLOTTED ON TAYLOR CANYON LAND STUDY GRAPH WITH ADJUSTMENT FOR RIVER INFLUENCE	

ALMONT AREA OFF RIVER: 81510 **\$118,500 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043382	11/30/2019	\$95,000	\$98,990	0.45	1	\$98,990	3517-220-06-007	LOT 7, BLOCK 4, THE HOMESTEAD SUBDIVISION	
R007821	3/31/2021	\$118,500	\$118,500	0.417	1	\$118,500	3517-220-06-005	LOT 3, BLOCK 4, THE HOMESTEAD SUBDIVISION	
R040105	5/30/2024	\$175,000	\$175,000	0.4	1	\$175,000	3517-220-06-006	LOT 4, BLOCK 4, THE HOMESTEAD SUBDIVISION	

COMPARABLE LEAs:
 81440 - SPRING CREEK ESTATES, OFF RIVER
 81455 - HARMELS SUBDIVISION

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ALMONT AREA ON RIVER: 81520								\$200,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007215	8/15/2023	\$400,000	\$400,000	0.8953	2	\$200,000	3517-220-03-007	LOT 6 & 7, BLOCK 1, THE HOMESTEAD SUBDIVISION	

COMPARABLE LEAS:
81450 - SPRING CREEK ESTATES, ON RIVER

THREE RIVERS RESORT: 81530		\$49,800 PER SITE
MEDIAN ACRES: 1.48 ACRES PLOTTED ON MEADOW/TREE GOOD ACCESS LAND STUDY GRAPH		

GREEN MESA ON CREEK: 81560								\$192,770 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032081	11/19/2019	\$185,000	\$192,770	12.4	1	\$192,770	3791-000-02-012	LOT 5, GREEN MESA RANCH SUBDIVISION	

GREEN MESA OFF CREEK: 81570		\$43,900 PER SITE
MEDIAN ACRES: 9.6 ACRES PLOTTED ON SAGE GOOD ACCESS LAND STUDY GRAPH		

IRWIN: 81600								\$1.65 PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032641	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	
R043217	10/20/2020	\$82,500	\$82,500	45,912	1	\$1.80	3253-030-13-006	LOTS 6-8 & 12-13 AND ADJACENT STREETS AND ALLEYS, BLOCK 13, IRWIN	
R012966	11/20/2020	\$110,000	\$110,000	82,401	1	\$1.33	3179-340-09-007	LOTS 6-14 AND PART OF ADJACENT STREETS AND ALLEYS, BLOCK 20, IRWIN	
R031380	2/22/2021	\$80,000	\$80,000	53,143	1	\$1.51	3253-030-13-001	LOTS 9-11 AND ADJACENT STREETS AND ALLEYS, BLOCK 13, IRWIN	
R072623	3/31/2021	\$100,000	\$100,000	43,560	1	\$2.30	3179-340-03-008	LOTS 7-12 AND ADJACENT ALLEY, BLOCK 18, IRWIN	ABOVE AVERAGE VIEWS
R071871	4/5/2021	\$125,000	\$125,000	43,560	2	\$2.87	3179-340-27-006	LOTS 1, 2 & 15-18 AND ADJACENT ALLEY, BLOCK 23, IRWIN	

**2025 REAPPRAISAL
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IRWIN <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R072285	9/24/2021	\$75,000	\$75,000	79,200	2	\$0.95	3179-340-20-008	LOTS 1, 2, 10-18 & PART OF LOT 3 AND ADJACENT ALLEY, BLOCK 22, IRWIN	
R072284	9/24/2021	\$75,000	\$75,000	43,560	2	\$1.72	3179-340-27-009	LOTS 3-6, 13 & 14 AND ADJACENT ALLEY, BLOCK 23, IRWIN	
R072286	1/24/2022	\$75,000	\$75,000	51,480	2	\$1.46	3179-340-20-010	LOTS 4-9 & PART OF LOT 3 AND ADJACENT ALLEY, BLOCK 22, IRWIN	
R013053	8/29/2022	\$140,000	\$140,000	59,400	2	\$2.36	3253-030-10-001	LOTS 6-14, BLOCK 11, IRWIN	ABOVE AVERAGE VIEWS
R013040	9/13/2022	\$19,000	\$19,000	26,400	1	\$0.72	3253-030-07-003	LOTS 1-4, BLOCK 10, IRWIN	ABOVE AVERAGE VIEWS
R012997	3/18/2023	\$6,000	\$6,000	13,200	1	\$0.45	3253-030-05-007	LOTS 16 & 17, BLOCK 9, IRWIN	ABOVE AVERAGE VIEWS
R013000	9/18/2023	\$5,000	\$5,000	7,431	1	\$0.67	3253-030-05-009	LOTS 10 & 11, BLOCK 9, IRWIN	
R073905	2/12/2024	\$115,000	\$115,000	43,996	1	\$2.61	3253-030-01-006	LOTS 2-5, 14-16 & PART OF LOT 6 AND ADJACENT ALLEY, BLOCK 6, IRWIN	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE, OUTSIDE INFLUENCE

GOTHIC MOUNTAIN: 81640									
\$55,000 PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R012625	7/16/2021	\$55,000	\$55,000	115,434	1	\$55,000	3177-030-010-26	LOT 14, GOTHIC MOUNTAIN SUBDIVISION	AVALANCHE ZONE

MARBLE SKI AREA, FILING 7 < 1 AC: 81716									
\$20,000 PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R014389	5/16/2024	\$12,000	\$12,000	10,715	1	\$12,000	2917-281-01-037	LOT 58, MARBLE SKI AREA SUBDIVISION, FILING NO. 7	WETLANDS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: WETLANDS

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MARBLE SKI AREA < 1 AC: 81810 & 81820								\$12,800 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R013973	11/29/2019	\$6,000	\$6,252	0.558	1	\$6,252	2917-262-11-002	LOT 22, MARBLE SKI AREA SUBDIVISION, FILING NO. 4	
R014146	6/21/2021	\$10,750	\$10,750	0.262	1	\$10,750	2917-271-05-006	LOT 60, MARBLE SKI AREA SUBDIVISION, FILING NO. 3	
R014060	8/7/2020	\$12,000	\$12,000	0.254	1	\$12,000	2917-262-19-002	LOT 5, BLOCK 7, MARBLE SKI AREA SUBDIVISION, FILING NO. 1	
R014054	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	
R014107	7/1/2024	\$20,000	\$20,000	0.298	1	\$20,000	2917-271-02-010	LOT 1, BLOCK 12, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	
R014163 & R014162	12/11/2020	\$40,000	\$40,000	1.269	2	\$20,000	2917-271-05-022, 2917-271-05-023	LOTS 34 & 37, MARBLE SKI AREA SUBDIVISION, FILING NO. 3	
R014016	6/22/2023	\$44,000	\$44,000	0.57	1	\$44,000	2917-262-15-002	LOTS 26 & 27, BLOCK 10, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	

MARBLE SKI AREA > 1 AC, SEASONAL ACCESS: 81830								\$140,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R013787	7/1/2021	\$62,000	\$62,000	2.113	1	\$62,000	2917-233-04-032	LOT 25, MARBLE SKI AREA SUBDIVISION, FILING NO. 4	
R013906	6/24/2021	\$75,500	\$75,500	2.1	1	\$75,500	2917-252-01-005	LOT 30, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING	
R013913	10/13/2020	\$140,000	\$140,000	2.12	1	\$140,000	2917-252-01-013	LOT 35, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING	
R013808	8/7/2023	\$145,000	\$145,000	1.21	1	\$145,000	2917-234-01-004	LOT 17, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING	
R013922	12/23/2019	\$150,000	\$155,400	6.17	1	\$155,400	2917-252-03-005	LOT 51, MARBLE SKI AREA SUBDIVISION, CONDOMINIUM FILING	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDES: SEPTIC SYSTEM INSTALLED, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDES: CONSERVATION EASEMENT, NO VEHICULAR ACCESS, ADVERSE SOIL

SALES STUDY PERIOD:
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**2025 REAPPRAISAL
ECONOMIC AREA 8
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MARBLE SKI AREA > 1 AC, YEAR ROUND ACCESS: 81840								\$78,800 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R072862	8/4/2020	\$68,000	\$68,000	1.179	1	\$68,000	2917-262-12-017	LOT 12, BLOCK 14, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	OUTSTANDING VIEWS
R074534	8/1/2023	\$148,000	\$148,000	0.58	2	\$74,000	2917-262-15-023	LOT 6, BLOCK 10, MARBLE SKI AREA SUBDIVISION , FILING NO. 1 AND LOT 25, BLOCK 10, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	OUTSTANDING VIEWS
R014128	9/6/2019	\$160,000	\$168,640	2.51	2	\$84,320	2917-271-04-032	LOTS 73 & 75, MARBLE SKI AREA SUBDIVISION, FILING NO. 3	OUTSTANDING VIEWS
R014029 & R014020	8/4/2022	\$241,000	\$241,000	1.523	3	\$80,333	2917-262-16-021, 2917-262-15-006	LOTS 10 & 11, BLOCK 10, MARBLE SKI AREA SUBDIVISION, FILING NO. 1 AND LOTS 32-34, BLOCK 10, MARBLE SKI AREA SUBDIVISION, FILING 2	OUTSTANDING VIEWS

COMPARABLE LEAs:
81660 - ALPINE WOODS: OFF RIVER
81685 - GALLO HILL
81690 - CRYSTAL MEADOWS IMPROVED
81710 - CRYSTAL MEADOWS > 1 ACRE
81717 - MARBLE SKI AREA, FILING 7 > 1 ACRE
81720/81730/81740 - HERMITS HIDEAWAY
81750/81760 - LAKE VIEW ESTATES
81770 - SNOWBOUND
81780 - JOY SUBDIVISION
81790/81805 - MARBLE INSTITUTE
81850/81860 - MARBLE SKI AREA IMPROVED LAND

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: SEPTIC SYSTEM INSTALLED, CUL DE SAC, OVER SIZED LOT, OUTSTANDING VIEWS, CUL DE SAC, OVER SIZED LOT
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: NO LEGAL ACCESS, NO VEHICULAR ACCESS, ADVERSE SOIL, STEEP SLOPE

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2025 REAPPRAISAL ECONOMIC AREA 8 VACANT LAND SUBDIVISION SALES

MARBLE SKI AREA MUD LOTS: 81880								\$8,000 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R041985	6/10/2022	\$4,000	\$4,000	0.33	1	\$4,000	2917-262-15-019	LOT 38, BLOCK 10, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	
R014024	6/10/2022	\$8,000	\$8,000	0.286	1	\$8,000	2917-262-15-018	LOT 39, BLOCK 10, MARBLE SKI AREA SUBDIVISION, FILING NO. 2	
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	
COMPARABLE LEAs: 81890 - MARBLE SKI AREA OPEN SPACE 81900 - CRYSTAL RIVER AFFECTED									

CRYSTAL RIVER AMENDED: 81925								\$144,900 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R014284	9/10/2020	\$95,000	\$95,000	1.84	1	\$95,000	2917-272-11-002	LOT 1, BLOCKS 1 & 2 AND ADJACENT VACATED STREETS, MARBLE SKI AREA SUBDIVISION, CRYSTAL RIVER FILING	
R014280	9/11/2020	\$144,900	\$144,900	1.41	1	\$144,900	2917-272-11-001	LOT 6, BLOCKS 1 & 2 AND ADJACENT VACATED STREETS, MARBLE SKI AREA SUBDIVISION, CRYSTAL RIVER FILING	
R014320	8/5/2021	\$183,000	\$183,000	1.84	1	\$183,000	2917-272-11-004	LOT 3, BLOCKS 1 & 2 AND ADJACENT VACATED STREETS, MARBLE SKI AREA SUBDIVISION, CRYSTAL RIVER FILING	
COMPARABLE LEAs: 81580 - ERIKSON SPRINGS 81920 - CRYSTAL RIVER > 1 AC 81960 - RAGGED MEADOW OFF RIVER									

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CHAIR MOUNTAIN I & II: 81930								\$79,000 PER LOT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R015641	4/14/2021	\$79,000	\$79,000	0.46	1	\$79,000	2917-073-01-009	LOT 10, BLOCK 5, CHAIR MOUNTAIN RANCH SUBDIVISION	
R015666	8/11/2020	\$90,000	\$90,000	2.806	1	\$90,000	2917-073-03-014	LOT 3, CHAIR MOUNTAIN RANCH SUBDIVISION, FILING NO. 2	OVER SIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDES: OVER SIZED LOT

RAGGED MEADOW RIVER: 81950								\$63,700 PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R041131	5/13/2021	\$592,500	\$592,500	9.302	2	\$63,696	2917-210-01-001	LOT 1, RAGGED MEADOW SUBDIVISION	

COMPARABLE LEAs:

- 81670/81675 - ALPINE WOODS VILLAGE RIVER
- 81870/81875 - DARIEN RIVER SUBDIVISION
- 81940/81975 - CHAIR MOUNTAIN I & II RIVER

MINING CLAIMS: 82000, 82001 & 82002								\$2,250 PER ACRE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007413	9/15/2020	\$46,700	\$46,700	19.328	2	\$2,416	3525-320-00-026	IRON CROWN NO. 1 & NO. 2 LODGE MINING CLAIMS, SURVEY #8023 QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R007455	5/26/2020	\$17,500	\$17,605	9.66	1	\$1,822	3695-000-00-003	VENANGO LODGE MINING CLAIM, SURVEY #7542, GOLD BRICK MINING DISTRICT	ELECTRICITY NOT INSTALLED, MEADOW, STEEP SLOPES, WETLANDS, ABOVE AVERAGE VIEWS
R007501	2/23/2021	\$19,000	\$19,000	18.035	2	\$1,054	3799-000-00-007	SULPHURET & SNOWBIRD LODGE MINING CLAIMS, SURVEY #S: 6938 & 17748, TOMICHI MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, ABOVE AVERAGE VIEWS
R007509	9/14/2022	\$25,000	\$25,000	9.58	1	\$2,610	3695-000-00-004	PLATO RICO LODGE MINING CLAIM, SURVEY #5834, GOLD BRICK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW

**2025 REAPPRAISAL
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MINING CLAIMS <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R007524	12/7/2021	\$44,000	\$44,000	5.81	1	\$7,573	3427-310-00-014	LOGAN LODGE MINING CLAIM, SURVEY #13408, TIN CUP MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ROCKY, OUTSTANDING
R007558	2/12/2021	\$28,900	\$28,900	10.33	1	\$2,798	3527-000-00-018	SANGAMON NO.2 LODGE MINING CLAIM, SURVEY #18815, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, ABOVE AVERAGE VIEWS
R008974	3/30/2022	\$172,500	\$172,500	49.984	5	\$3,451	3525-320-00-002	BI METTALIC NO.4, NO.5, NO.6, NO.7 & NO.8, SURVEY #8475, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT INSTALLED, MEADOW
R008987	1/6/2021	\$225,000	\$225,000	10.33	1	\$21,781	3795-000-00-007	MULLINGAR LODGE MINING CLAIM, SURVEY #1151, BOX CANON MINING DISTRICT	MEADOW, ABOVE AVERAGE VIEWS
R008992	9/29/2020	\$7,500	\$7,500	5.44	1	\$1,379	3693-130-00-003	TILDEN LODGE MINING CLAIM, SURVEY #4690, GOLD BRICK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES
R009001	1/20/2023	\$22,000	\$22,000	10.33	1	\$2,130	3689-000-00-009	BRAGANZA LODGE MINING CLAIM, SURVEY #16629, TOMICHI MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, OUTSTANDING VIEWS
R009007	8/2/2019	\$95,000	\$100,700	40.63	4	\$2,478	3525-000-00-136	NUTMEG NO.1, NO.2, NO.3 & NO.4 LODGE MINING CLAIMS, SURVEY #10929, QUARTZ CREEK MINING	ELECTRICITY NOT AVAILABLE, ROCKY, OUTSTANDING
R009023	11/3/2023	\$30,000	\$30,000	10.33	1	\$2,904	3525-000-00-140	HORRIBLE LODGE MINING CLAIM, SURVEY #5458, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW
R009084	10/24/2019	\$46,000	\$48,208	10.33	1	\$4,667	3525-000-00-166	COLUMBINE LODGE MINING CLAIM, SURVEY #7781, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, WETLANDS, OUTSTANDING VIEWS
R009092	11/4/2021	\$270,000	\$270,000	170.33	2	\$1,585	3799-000-00-013	IRON HOPE PLACER MINING CLAIM, TOMICHI MINING DISTRICT & TYRONE LODGE MINING CLAIM, SURVEY #6530, TOMICHI MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R012207	8/23/2022	\$125,000	\$125,000	29.53	2	\$4,233	3253-000-00-004	ROOSEVELT NO.1 & NO.2 LODGE MINING CLAIM, SURVEY #19527, RUBY MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R012263	2/2/2024	\$13,400	\$13,400	10.32	1	\$1,298	2997-000-00-006	COPPER GLANCE LODGE MINING CLAIM, SURVEY #16254, ELK MOUNTAIN MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ROCKY, STEEP SLOPES, OUTSTANDING VIEWS

**2025 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES**

MINING CLAIMS <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R012265	1/2/2023	\$12,000	\$12,000	10.33	1	\$1,162	4051-000-00-007	VICTOR LODGE MINING CLAIM, SURVEY #14675, GOOSE CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, SAGE, STEEP SLOPES, ABOVE AVERAGE VIEWS
R012270	3/22/2021	\$159,000	\$159,000	9.97	1	\$15,948	3253-030-00-002	BOOMERANG LODGE MINING CLAIM, SURVEY #4401, RUBY MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, OUTSTANDING VIEWS
R012287	4/5/2023	\$27,000	\$27,000	10.33	1	\$2,614	2995-000-00-030	VIRGINIA LODGE MINING CLAIM, SURVEY #3164, ELK MOUNTAIN MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R012903	8/22/2022	\$42,000	\$42,000	3.47	1	\$12,104	3179-000-00-025	VENANGO LODGE MINING CLAIM, SURVEY #2697, RUBY MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, ABOVE AVERAGE VIEWS
R012904	11/29/2019	\$50,000	\$52,100	2.79	1	\$18,674	3179-000-00-016	FOREST KING NO.1 LODGE MINING CLAIM, SURVEY #8067, RUBY MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ISDS NOT ALLOWED, MEADOW
R012909	11/19/2020	\$127,500	\$127,500	10.03	1	\$12,712	3179-000-00-018	ACME LODGE MINING CLAIM, SURVEY #3768, RUBY MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R012910	11/14/2019	\$16,000	\$16,672	10.33	1	\$1,614	3179-000-00-029	TELLER LODGE MINING CLAIM, SURVEY #17919, RUBY MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ROCKY, STEEP SLOPES, OUTSTANDING VIEWS
R013492	8/27/2021	\$200,000	\$200,000	18	2	\$11,111	2915-000-00-120	GUILFORD & KEYSTONE NO.2 LODGE MINING CLAIMS, SURVEY #S: 6361A & 6361B, ROCK CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R013640	10/23/2019	\$10,300	\$10,794	6.44	1	\$1,676	2915-000-00-035	TRUCKEE LODGE MINING CLAIM, SURVEY #4188, ROCK CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R013681	9/24/2020	\$18,000	\$18,000	8.26	1	\$2,179	2915-000-00-105	BELLE OF THE WEST LODGE MINING CLAIM, SURVEY #3773, ROCK CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ROCKY, STEEP SLOPES, OUTSTANDING VIEWS
R015604	12/20/2023	\$107,500	\$107,500	80	1	\$2,688	2915-000-00-009	SURFACE & MINERAL RIGHTS TO SW4SW4. SEC 19, 11S87W BEING PART OF LACY PLACER #8260, ROCK CREEK MD	ELECTRICITY NOT INSTALLED, MEADOW, ABOVE AVERAGE VIEWS

**2025 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES**

MINING CLAIMS <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R025584	6/3/2021	\$95,000	\$95,000	30.337	4	\$3,131	3689-350-00-035	NORTH STAR, NUMBER 3, NARROW GAUGE & MULDOON LODE MINING CLAIMS, SURVEY #S: 847A, 848, 849 & 850, TOMICHI MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, OUTSTANDING VIEWS
R030641	11/1/2023	\$25,000	\$25,000	10.33	1	\$2,420	3427-190-00-011	EVENDEN NO.2 LODE MINING CLAIM, SURVEY #8324, TIN CUP MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES
R032067	11/3/2021	\$115,000	\$115,000	41.32	4	\$2,783	3691-000-00-044	OTERO, OTERO NO.1, ARKANSAS VALLEY & NETTED GEM MINING CLAIMS, SURVEY #17176, BOX CANON MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R032599	4/6/2022	\$10,000	\$10,000	5.83	1	\$1,715	2915-000-00-032	LUCKY STAR LODE MINING CLAIM, SURVEY #6471, ROCK CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ROCKY, STEEP SLOPES, ABOVE AVERAGE VIEWS
R033205	10/18/2021	\$128,500	\$128,500	26.138	3	\$4,916	3525-320-00-003	STRATHMORE NO.6, NO.7 & NO.8 LODE MINING CLAIMS, SURVEY #8059, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT INSTALLED, MEADOW, ABOVE AVERAGE VIEWS
R033410	6/22/2021	\$29,900	\$29,900	8.41	1	\$3,555	2915-000-00-042	BLUE RIVER LODE MINING CLAIM, SURVEY #6471, ROCK CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, ABOVE AVERAGE VIEWS
R033531	9/27/2023	\$90,000	\$90,000	18.09	2	\$4,975	3689-350-00-036	BANDIT LODE MINING CLAIM, SURVEY #1871, TOMICHI MINING DISTRICT & HAVERFORD LODE MINING CLAIM, SURVEY #1606, TOMICHI MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, OUTSTANDING VIEWS
R033553	4/11/2024	\$15,000	\$15,000	4.13	1	\$3,632	3427-190-00-018	FRANKIE LODE MINING CLAIM, SURVEY #7135, TIN CUP MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW
R033567	8/9/2023	\$155,000	\$155,000	108.39	11	\$1,430	3427-000-00-004	88 NOS.1 - NO.7 & NO.10, LODE MINING CLAIMS, SURVEY #6940, TIN CUP MINING DISTRICT HALL NO.1 & NO.2 LODE MINING CLAIMS, SURVEY #7227, TIN CUP MINING DISTRICT & HALL NO. 5, LODE MINING CLAIM, SURVEY #7227, TIN CUP MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES
R033658	7/29/2020	\$83,500	\$83,500	10.331	1	\$8,082	2993-000-00-040	GALENA PARK NO.1 LODE MINING CLAIM, SURVEY #19300, ROCK CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, STEEP SLOPES, ABOVE AVERAGE VIEWS
R033684	9/20/2023	\$70,000	\$70,000	18.72	2	\$3,739	3693-130-00-011	ADAMS & MATTHEW LODE MINING CLAIMS, SURVEY #17855, GOLD BRICK MINING DISTRICT	ELECTRICITY NOT INSTALLED, MEADOW

**2025 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES**

MINING CLAIMS <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040162	6/10/2024	\$6,500	\$6,500	8.754	1	\$743	3687-000-00-005	STAR OF THE WEST LODE MINING CLAIM, SURVEY #3144, TOMICHI MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ROCKY, STEEP SLOPES, OUTSTANDING VIEWS
R041017	7/6/2022	\$150,000	\$150,000	30.99	3	\$4,840	3525-320-00-065	WESTERN STAR NO.3, NO.4 & NO.5 LODE MINING CLAIMS, SURVEY #8138 QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT INSTALLED, MEADOW, OUTSTANDING VIEWS
R071801	7/21/2021	\$135,000	\$135,000	9.96	1	\$13,554	3179-000-00-094	MOUNTAIN BELL LODE MINING CLAIM, SURVEY #4236, RUBY MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, ABOVE AVERAGE VIEWS
R073434	8/24/2020	\$25,000	\$25,000	10.33	1	\$2,420	3427-000-00-018	HALL NO.3 LODE MINING CLAIM, SURVEY #7227, TIN CUP MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, WETLANDS, ABOVE AVERAGE VIEWS
R073714	2/6/2024	\$68,000	\$68,000	30.9	3	\$2,201	3787-000-00-116	GOLDEN STAIR LODE, W C DILLION & PURE GOLD LODE MINING CLAIMS, SURVEY #11268, #10715, & #8430, GOLD BASIN MINING DISTRICT	ELECTRICITY NOT AVAILABLE, SAGE, STEEP SLOPES, OUTSTANDING VIEWS
R073821	7/6/2021	\$30,000	\$30,000	10.33	1	\$2,904	3427-000-00-022	HALL NO. 6 LODE MINING CLAIMS, SURVEY #7227, TIN CUP MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, WETLANDS, ABOVE AVERAGE VIEWS
R073834	8/17/2021	\$80,000	\$80,000	20.66	2	\$3,872	3691-050-00-068	FINE & SAPP LODE MINING CLAIMS, SURVEY #8049, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT INSTALLED, MEADOW, ABOVE AVERAGE VIEWS
R074278	9/13/2022	\$20,000	\$20,000	10.33	1	\$1,936	3427-000-00-023	HALL NO. 4, LODE MINING CLAIM, SURVEY #7227, TIN CUP MINING DISTRICT	ELECTRICITY NOT AVAILABLE, MEADOW, WETLANDS
R074602	4/10/2024	\$10,000	\$10,000	10.8	1	\$926	3525-000-00-196	EMPIRE MINING CLAIM, SURVEY #: 2054, QUARTZ CREEK MINING DISTRICT	ELECTRICITY NOT AVAILABLE, ROCKY, STEEP SLOPES, OUTSTANDING VIEWS
R074620	4/3/2024	\$31,500	\$31,500	10.33	1	\$3,049	3971-000-00-026	EASTERN STAR NO.2, SURVEY #: 16731, COCHETOPA MINING DISTRICT	ELECTRICITY NOT INSTALLED, SAGE, STEEP SLOPES, OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: PREDOMINANTLY MEADOW OR TREE, ON CREEK, WATER INFLUENCE, EAST RIVER SEASONAL LOCATION, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ELECTRICITY NOT AVAILABLE, STEEP SLOPE, OUTSIDE INFLUENCE, WETLANDS

LOCATION IN THESE MINING DISTRICTS CARRY A POSITIVE ADJUSTMENT: BOX CANYON, CROSS MOUNTAIN, ELK MOUNTAIN, ROCK CREEK, RUBY, SPRING CREEK, TIN CUP, & TOMICHI

LOCATION IN THESE MINING DISTRICTS CARRY A NEGATIVE ADJUSTMENT: COCHETOPA, DOMINGO, GOLD BASIN, GOOSE CREEK, GREEN MOUNTAIN, & WHITE EARTH