

2024 VACANT LAND STUDY FOR
ALPEN VILLAGE, POWDERVILLE HAMLET, SNOW SUMMIT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	
01-20-500-500		12/07/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$7,000	\$3,408	119.6	302.0	\$59	104.00	CRKSD		POWDERVILLE HAMLET LAND	
01-46-001-800		03/06/23	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$2,000	\$4,686	125.0	360.0	\$16	104.00	PWDRV		POWDERVILLE HAMLET LAND	
01-46-001-900		03/06/23	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$2,000	\$4,625	123.3	319.0	\$16	106.00	PWDRV		POWDERVILLE HAMLET LAND	
01-46-002-210		02/24/23	\$3,000	QC	03-ARM'S LENGTH	\$3,000	\$3,000	\$7,496	299.8	383.0	\$10	105.00	PWDRV		POWDERVILLE HAMLET LAND	
01-46-003-700		04/20/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$5,500	220.0	139.0	\$55	254.00	PWDRV		POWDERVILLE HAMLET LAND	
01-46-003-800	10821 N CANNONBALL DRIVE	04/20/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	\$5,152	206.1	149.0	\$58	220.00	PWDRV		POWDERVILLE HAMLET LAND	
01-46-004-000		11/04/21	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$7,500	\$3,313	174.4	192.0	\$43	120.00	PWDRV		POWDERVILLE HAMLET LAND	
01-49-002-100		05/27/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$4,000	\$3,320	174.8	181.0	\$23	236.00	SNWSM		SNOW SUMMIT LAND	
01-49-003-100		11/11/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	\$2,586	136.1	348.0	\$73	120.00	SNWSM		SNOW SUMMIT LAND	
Totals:			\$59,500			\$59,500	\$59,500	\$40,086	1,579.0							
									Average per FF=>	\$38	Average per Net Acre=>	Average per SqFt=>				

USED \$38 FRONT FOOT

2024 RAMSAY VILLAGE LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area
01-21-300-128	N VERONA ROAD	06/23/21	\$1,160	QC	03-ARM'S LENGTH	\$1,160	\$1,115	65.6	163.0	\$18	60.00	RAMSY
01-21-300-153	BELMONT DR	11/14/23	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,034	60.8	101.0	\$16	67.00	RAMSY
01-52-003-100	8295 HIGHLAND	10/04/21	\$3,000	QC	03-ARM'S LENGTH	\$3,000	\$1,179	69.4	117.0	\$43	70.00	RAMSY
Totals:			\$5,160			\$5,160	\$3,328	195.8				
								Average per FF=>		\$26		

USED \$26 FRONT FOOT

2024 LAND STUDY FOR TIMBER CUTOVER, RESIDENTIAL RURAL, RAMSAY VILLAGE EXCESS ACREAGE, MORAINES, CHANEY LAKE EXCES AGREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table
01-21-702-400		08/06/22	\$2,200	WD	03-ARM'S LENGTH	\$2,200	0.50	0.50	\$4,400	BSRUR		RURAL ACREAGE CHART
01-21-311-600	8249 ALICE STREET	12/10/21	\$30,000	WD	03-ARM'S LENGTH	\$1,756	0.62	0.62	\$2,814	RAMSY	01-21-312-010	RAMSAY VILLAGE LAND
01-56-400-600	E AMELIA (NOT IMPROVED)	08/31/22	\$1,200	QC	03-ARM'S LENGTH	\$1,200	0.72	0.72	\$1,674	ANVIL		ANVIL VILLAGE LAND
01-46-001-900		03/06/23	\$2,000	QC	03-ARM'S LENGTH	\$2,000	0.78	0.78	\$2,577	PWDRV		POWDERVILLE HAMLET LAND
01-46-001-800		03/06/23	\$2,000	QC	03-ARM'S LENGTH	\$2,000	0.86	0.86	\$2,326	PWDRV		POWDERVILLE HAMLET LAND
01-23-400-900	7103 E SPRUCE RD.	05/24/22	\$100,000	WD	03-ARM'S LENGTH	\$2,813	2.00	2.00	\$1,407	BSRUR		RURAL ACREAGE CHART
01-46-002-210		02/24/23	\$3,000	QC	03-ARM'S LENGTH	\$3,000	3.10	3.10	\$966	PWDRV		POWDERVILLE HAMLET LAND
01-23-401-000	9114 JOHNSON RD	12/22/22	\$32,500	WD	03-ARM'S LENGTH	\$10,805	5.40	5.40	\$2,001	BSRUR	01-23-401-110	RURAL ACREAGE CHART
01-22-100-400	10088 N JOHNSON ROAD	06/28/22	\$16,250	WD	03-ARM'S LENGTH	\$2,788	4.37	4.37	\$638	BSRUR		RURAL ACREAGE CHART
01-17-900-700	519 LINNA RD	03/22/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	5.00	5.00	\$2,800	TCSWA		TIMBER CUTOVER LAND CHART
01-23-401-100	JOHNSON RD	10/06/22	\$3,000	QC	03-ARM'S LENGTH	\$3,000	5.25	5.25	\$571	BSRUR		RURAL ACREAGE CHART
01-21-301-600	10330 EAST VIEW RD	07/21/21	\$67,900	WD	03-ARM'S LENGTH	\$1,852	6.82	6.82	\$272	ANVIL		RURAL ACREAGE CHART
01-21-100-310	10754 DIVISION LANE	07/28/21	\$131,000	WD	03-ARM'S LENGTH	\$16,573	12.60	12.60	\$1,315	BSRUR		RURAL ACREAGE CHART
01-20-502-400		05/04/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	18.91	18.91	\$1,692	BSRUR	01-20-502-410, 01-20-502-420	RURAL ACREAGE CHART
01-17-900-900	9696 COLBERG RD	10/07/21	\$94,500	WD	03-ARM'S LENGTH	\$16,909	20.00	20.00	\$845	SWRUR		RURAL ACREAGE CHART
01-22-900-510	HARDING ROAD	03/04/22	\$39,500	WD	03-ARM'S LENGTH	\$39,500	20.00	20.00	\$1,975	TCBSA		TIMBER CUTOVER LAND CHART
01-05-301-010	6125 N CHANEY LAKE ROAD	01/23/23	\$130,000	WD	03-ARM'S LENGTH	\$51,058	24.00	24.00	\$2,127	SWRUR		RURAL ACREAGE CHART
01-06-100-700		10/21/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	25.20	25.20	\$2,461	CHNLK		CHANEY LAKE LAND
01-22-700-400	BLACK RIVER LANE	05/10/21	\$20,000	QC	03-ARM'S LENGTH	\$20,000	30.00	30.00	\$667	BSRUR		RURAL ACREAGE CHART
01-22-700-400	BLACK RIVER LANE	12/09/21	\$41,000	WD	03-ARM'S LENGTH	\$41,000	30.00	30.00	\$1,367	BSRUR		RURAL ACREAGE CHART
01-05-300-900		09/08/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	32.08	32.08	\$1,902	CHNLK		CHANEY LAKE LAND
01-20-203-100	PROSPECT DRIVE	04/26/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	36.00	36.00	\$1,667	TCBSA		RURAL ACREAGE CHART
01-21-900-600	1005 N GENEVA RD	12/14/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	38.00	38.00	\$1,316	BSRUR		RURAL ACREAGE CHART
01-21-902-700	HARDING RD	11/09/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	39.00	39.00	\$641	BSRUR		RURAL ACREAGE CHART
01-17-900-600		11/09/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	65.00	65.00	\$708		01-17-900-800, 01-17-900-600	TIMBER CUTOVER LAND CHART
01-22-000-600		02/18/22	\$34,623	CD	03-ARM'S LENGTH	\$34,623	40.00	40.00	\$866			TIMBER CUTOVER LAND CHART
01-22-501-100		04/29/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	40.00	40.00	\$625	TCBSA		TIMBER CUTOVER LAND CHART
01-23-000-300		04/22/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	80.00	40.00	\$775	TCBSA	01-23-000-400	TIMBER CUTOVER LAND CHART
01-23-300-100		10/19/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	40.00	40.00	\$875	BSRUR		RURAL ACREAGE CHART
01-22-103-600		10/21/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	75.50	75.50	\$702	TCBSA		TIMBER CUTOVER LAND CHART
01-21-902-800	6194 E W HARDING RD	07/14/21	\$349,000	WD	03-ARM'S LENGTH	\$209,089	77.42	77.42	\$2,701	BSRUR	01-21-902-300	RURAL ACREAGE CHART
01-17-802-100		10/25/21	\$39,750	WD	03-ARM'S LENGTH	\$39,750	80.00	80.00	\$497	TCSWA		TIMBER CUTOVER LAND CHART
01-23-100-100		01/23/23	\$370,000	WD	03-ARM'S LENGTH		311.98	311.98	\$1,023		01-23-100-300;400;700;102-000;100;200;300	TIMBER CUTOVER LAND CHART
MUTLI	KLAL/SAGE	12/22/21		WD	03-ARM'S LENGTH		100+	100+	\$1,050			TIMBER CUTOVER LAND CHART

PRICE PER ACRE

ACRES	LOW	HIGH	AVERAGE	USED
0-10	\$272	4,400.00	1,870.00	\$1,800
11-39	\$641	2,461.00	1,497.00	\$1,200
40-79	\$625	2,701.00	1,036.00	\$900
80+	\$497	1,050.00	856.00	\$900

2024 VACANT LAND STUDY FOR CHANEY AND MORAINÉ LAKES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
01-05-200-515	6251 LAKE SHORE DR.	10/18/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$32,639	189.0	750.0	\$275	150.00		CHANEY LAKE LAND
01-05-200-610	6173 N LAKESHORE DR. CHANEY LAKE	09/10/21	\$250,000	WD	03-ARM'S LENGTH	\$27,334	\$32,818	193.0	439.0	\$142	175.00		CHANEY LAKE LAND
01-05-200-700		10/18/21	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$74,537	431.0	339.0	\$173	380.00		CHANEY LAKE LAND
01-05-300-900		09/08/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$69,526	231.1	400.0	\$264	200.00		CHANEY LAKE LAND
01-06-002-610		08/29/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$51,000	188.9	743.0	\$238	98.00		CHANEY LAKE LAND
01-06-002-620		08/26/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$45,165	167.3	571.0	\$167	99.00		CHANEY LAKE LAND
01-06-100-700		10/21/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$62,646	231.1	400.0	\$268	200.00		CHANEY LAKE LAND
01-06-500-400	5636 CHANEY LAKE RD	10/05/21	\$60,000	WD	03-ARM'S LENGTH	\$25,799	\$25,353	123.8	400.0	\$208	100.00		CHANEY LAKE LAND
01-06-500-500		04/11/22	\$50,000	OTH	03-ARM'S LENGTH	\$39,688	\$64,088	466.0	400.0	\$85	300.00		CHANEY LAKE LAND
01-30-001-300	5827 N LAKESHORE	06/18/21	\$249,900	WD	03-ARM'S LENGTH	\$37,676	\$14,997	91.0	103.0	\$414	100.00		CHANEY LAKE LAND
Totals:			\$932,400			\$452,997	\$472,769	2,312.2					
								Average per FF=>					
													\$196

NOTE: NO RECENT SALES FOR MORAINÉ LAKE

USED \$195 FRONT FOOT