



ACCOUNT NUMBER	BUSINESS NAME	TIME ADJUSTED SALES PRICE	SALE DATE	NET ACRES	2011 LAND VALUE	TOTAL SQ FT	TIME ADJ SQ. FT	BUILDING VALUE	2011 NEW VALUE
<b>RESTAURANTS FOR ALMA &amp; FAIRPLAY</b>									
R0000193& 125	ALMAS ONLY BISTRO	\$599,000	Oct-06	0.11	\$110,850	4626	\$106	\$444,096	\$554,946
R0000399	BEARY BEARY BAKERY	\$138,798	Dec-05	0.27	\$77,534	1056	\$58	\$101,376	\$178,910
R0005298	O'BREGAN'S PUB & LIQUORS	\$577,193	Aug-07	0.73	\$141,201	4758	\$92	\$456,768	\$597,969
R0000453	MCCALLS PARK BAR	\$224,997	Oct-05	0.17	\$48,733	1763	\$100	\$169,248	\$217,981
							\$96		
<b>RESTAURANTS FOR BAILEY &amp; SOUTH</b>									
R0011660	BULL MOOSE	\$180,727	Jan-10	1.71	\$90,158	3752	\$24	\$150,080	\$240,238
R0015523	GUFFEY GENERAL STORE	\$246,325	Mar-10	1.19	\$58,757	3484	\$54	\$139,360	\$198,117
R0045597	BAILEY BAR & GRILL	\$223,721	Dec-09	0.09	\$51,082	2868	\$60	\$114,720	\$165,802
R0021453	PIZZA PLACE	\$101,831	Aug-05	0.52	\$56,961	1440	\$31	\$57,600	\$114,561
*R0021321	MOUNTAIN SHADOWS	\$199,890	Aug-05	1.14	\$77,058	2295	\$54	\$91,800	\$168,858
R0032381	COMO DEPOT	\$382,931	Feb-08	4.62	\$173,708	5282	\$40	\$211,280	\$384,988
							\$40		
*R0021197									
<b>STORAGE COUNTY WIDE</b>									
R0014224	GARAGE IN HARTSEL	\$109,202	Sep-06	0.50	\$98,433	789	\$14	\$15,780	\$114,213
R0044666	FAIRPLAY STORAGE	\$295,815	Sep-05	1.36	\$179,421	9600	\$12	\$192,000	\$371,421
R0013566	4 MILE STORAGE UNITS	\$125,443	Feb-08	5.91	\$35,664	4400	\$20	\$88,000	\$123,664
R0000341	HIGH ALPINE SPORTS	\$330,280	Jan-07	0.24	\$74,203	9696	\$26	\$193,920	\$268,123
R0042294	AUTO EXPRESS & GARAGE	\$131,882	Jan-10	0.26	\$76,525	1672	\$33	\$33,440	\$109,965
							\$20		

2011 & 2012 COMMERCIAL VACANT LAND								
ACCOUNT NUMBER	LEGAL DESCRIPTION	LEGAL DESCRIPTION II	ACRES	ADJUSTED SALES PRICE	SALE DATE	NBHD	ACCESS	NEW VALUE
R0032261	A TRACT IN NW4 18-9-77	M&B	7.04	\$188,000	7-Jan-05	M&B OUTSIDE TOWN	HWY	\$188,019
R0044684	SPRUCE HILL	F2, LOT C-12	0.63	\$104,000	17-Apr-06	FAIRPLAY	285	\$133,415
R0000032	ALMA GROSE & TREWEEK	BLK 2 LOT 07	0.4	\$84,000	20-Apr-06	ALMA	HWY	\$90,330
R0045895	SAMUEL MICK SUBDIVISION	PARCEL F	7.08	\$350,000	3-Aug-06	FAIRPLAY	285	\$338,628
R0000144	ALMA PARK ESTATES	LOT 18	2	\$210,000	28-Sep-06	ALMA	HWY	\$167,855
R0045797	ALMA RHODES ADDITION	LOT 07	0.158	\$68,000	7-Nov-06	ALMA	HWY	\$63,172
R0047222	ALMA PLACER SUB	LOT 4 & 5	0.149	\$66,000	12-Dec-07	ALMA	NO HWY	\$46,201
R0044487	HOLLY COMMERCIAL	LOT 5	3	\$267,500	5-Feb-08	BAILEY	HWY	\$196,214
R0044940	BEAVER MEADOWS	LOT C02	2.45	\$225,000	16-Apr-08	FAIRPLAY	285	\$225,055
R0045107	BEAVER MEADOWS	LOT C03	1.46	\$175,000	20-May-08	FAIRPLAY	285	\$184,389
R0012532	ALMA PARK ESTATES	LOT 01	5	\$178,000	6-Jun-08	ALMA	HWY	\$238,859
R0045892	SAMUEL MICK SUBDIVISION	PARCEL C	0.8553	\$150,000	5-May-09	FAIRPLAY	285	\$150,081
<b>ACCESS ADJUSTMENT</b>								
1=NO HWY EXPOSURE			0.75	ADJUSTMENT	25% DOWNWARD			
2=HWY ACCESS			NO	ADJUSTMENT				
3= 285 ACCESS IN FAIRPLAY			1.24	ADJUSTMENT	24% UPWARD			
<b>VALUATION METHOD FOR ALMA, FAIRPLAY, JEFFERSON, COMO, BAILEY, GRANT &amp; HARTSEL</b>								
ACREAGE **.385 *128,540 *ACCESS								
<b>VALUATION METHOD FOR PARCELS IN LAKE GEORGE &amp; GUFFEY</b>								
ACREAGE **.385 *128,540 *.57 *ACCESS								
<b>VALUATION METHOD FOR 4 MILE FISHING CLUB</b>								
ACREAGE **.385 *128,540 *.12								
<b>VALUATION METHOD FOR PARCELS LARGER THAN 7.00 ACRES OUTSIDE TOWN LIMITS</b>								
ACREAGE **.385 *128,540 *.69 * ACCESS								