

ACCOUNT NUMBER	BUSINESS NAME	ADJUSTED SALES PRICE	SALE DATE	GROSS ACRES	LAND VALUE	BLTASSF	BUILDING VALUE	SPPSF	NEW VALUE	LOCATION
	SERVICE GARAGES									
R0043406	MAIN STREET GARAGE	650,000	04-May-2007	0.87	114,369	6,000	535,631	89	594,369	FAIRPLAY
R0042294	AUTO EXPRESS	231,000	14-Oct-2005	0.26	85,104	1,672	145,896	87	218,864	BAILEY
R0020709	SILVER CLOUD AUTOMOTIVE	100,000	06-Jun-2006	1.10	55,269	840	44,731	53	109,869	LAKE GEORGE
R0042295	GARAGE STORAGE	460,000	28-Nov-2005	0.49	119,301	5,400	340,699	63	470,301	BAILEY
R0002288	COLORADO DALLAS	600,000	08-May-2006	2.00	177,800	6,440	422,200	66	596,400	JEFFERSON
					ALMA, FARIPALY & BAILEY				\$80	
					JEFFERSON, COMO AND SOUTH				\$65	
	INDUSTRIAL/GARAGE STORAGE & STORAGE UNITS									
R0046064	AMAJIN	120,000	24-May-2006	1.35	82,191	1,200	37,809	32	113,391	LAKE GEORGE
R0043871	SOLID BLDG	600,000	07-Apr-2008	3.00	165,519	23,000	434,481	19	763,519	FAIRPLAY
R0013566	STORAGE UNITS	142,500	01-Feb-2008	5.91	38,012	4,400	104,488	24	152,412	FAIRPLAY
R0014224	GARAGE	135,000	29-Sep-2006	0.34	120,593	1,029	14,407	14	147,347	HARTSEL
R0005840	SINCLAIR	450,000	07-Apr-2004	2.00	160,234	10,520	289,766	28	433,754	FAIRPLAY
R0000341	HIGH ALPINE SPORTS	400,000	02-Jan-2007	0.24	81,550	9,672	318,450	33	333,022	FAIRPLAY
R0044666	FAIRPLAY STORAGE	390,000	13-Sep-2005	1.36	144,763	9,600	245,237	26	394,363	FAIRPLAY
					COUNTY WIDE				\$26	
	HOTEL/MOTELS									
R0021047	ELEVEN MILE MOTEL	455,000	30-May-2007	1.71	93,228	5,244	361,772	69	355,428	LAKE GEORGE
R0000329	WESTERN INN	782,500	28-Apr-2005	2.34	203,728	13,293	578,772	44	868,378	FAIRPLAY
R0000361	SOUTH PARK LODGE	550,000	03-Oct-2005	1.99	251,801	6,170	298,199	48	560,301	FAIRPLAY
					COUNTY WIDE				\$50	

2009 & 2010 COMMERCIAL VACANT LAND

ACCOUNT NUMBER	LEGAL DESCRIPTION	LEGAL DESCRIPTION II	ACRES	ADJUSTED SALES PRICE	SALE DATE	NBHD	HIGHWAY EXPOSURE	NEW VALUE
R0013561	FOURMILE FISHING CLUB	FILING 1 LOT 28	5.03	40,000	15-Mar-2004	4 MILE FISHING	YES	34,882
R0013564	FOURMILE FISHING CLUB	FILING 1 LOT 31	5.51	30,000	15-Mar-2004	4 MILE FISHING	YES	36,618
R0044487	HOLLY COMMERCIAL	LOT 5	3.00	267,500	05-Feb-2008	BAILEY	YES	220,692
R0044940	FAIRPLAY BEAVER MEADOWS	LOT C02	2.45	225,000	16-Apr-2008	FAIRPLAY	YES	198,110
R0045107	FAIRPLAY BEAVER MEADOWS	LOT C03	1.46	175,000	20-May-2008	FAIRPLAY	YES	150,342
R0044667	FAIRPLAY BUTTERMILK	PHASE 1 LOT	1.39	140,000	24-May-2005	FAIRPLAY	YES	146,456
R0044662	FAIRPLAY BUTTERMILK	PHASE 1 LOT C1	1.35	140,000	20-Jun-2005	FAIRPLAY	YES	144,195
R0044666	FAIRPLAY BUTTERMILK	PHASE 1 LOT C5	1.36	140,000	12-May-2005	FAIRPLAY	YES	144,763
R0045893	SAMUEL MICK SUBDIVISION	PARCEL D	3.85	200,000	30-Jul-2003	FAIRPLAY	YES	252,076
R0045894	SAMUEL MICK SUBDIVISION	PARCEL E	1.26	125,000	14-Nov-2003	FAIRPLAY	YES	138,988
R0045895	SAMUEL MICK SUBDIVISION	PARCEL F	7.08	350,000	03-Aug-2006	FAIRPLAY	YES	348,778
R0044680	SPRUCE HILL	FILING 2 LOT C-08	0.63	105,000	02-Jul-2003	FAIRPLAY	YES	96,057
R0044684	SPRUCE HILL	FILING 2 LOT C-12	0.63	104,000	17-Apr-2006	FAIRPLAY	YES	96,057
R0046064	CASTLE COMMERCIAL	TRACT 3	1.35	60,000	30-Apr-2005	L.G. & GUFFEY	YES	82,191
R0045711	PART OF E2NW4NW4	NELY OF HWY 24	3.45	179,000	10-Dec-2003	L.G. & GUFFEY	YES	135,523
R0046063	PART OF E2NW4NW4	NELY OF HWY 24	3.00	130,680	29-Apr-2005	L.G. & GUFFEY	YES	125,795
R0032261	A TRACT IN NW4 18-9-77	R643113 TR07 23280	7.04	188,000	01-Jul-2005	M&B	YES	187,772
R0000144	ALMA PARK ESTATES	LOT 18 SOUTH HALF	2.00	210,000	28-Sep-2006	OUTSIDE ALMA	YES	252,475
R0000087	ALMA	BLOCK 1 LOT 19 NEW	0.15	60,000	20-Oct-2004	TOWN LIMITS	YES	63,478
R0045797	ALMA RHODES ADDITION	LOT 07, FIRST REPLAT	0.16	68,000	07-Nov-2006	TOWN LIMITS	YES	65,261
R0000535	FAIRPLAY	BLOCK 14 LOT 5	0.13	60,000	29-Jun-2004	TOWN LIMITS	YES	58,817
R0046004	FAIRPLAY	BLOCK 16 LOT 16	0.13	45,000	24-Nov-2004	TOWN LIMITS	NO	44,884
R0000032	ALMA	BLOCK 2 LOT 7-11	0.40	84,000	20-Apr-06	TOWN LIMITS	YES	107,069
VALUATION METHOD FOR ALMA, FAIRPLAY, JEFFERSON, COMO, BAILEY, GRANT & HARTSEL WITHIN TOWN LIMITS								
ACREAGE **.533 *122,880 * 1.42 UP TO .60 ACRES								
NO HIGHWAY EXPOSURE-.75								
VALUATION METHOD FOR PARCELS OUTSIDE TOWN LIMITS								
ACREAGE **.533 *122,880								
NO HIGHWAY EXPOSURE-.75								
VALUATION METHOD FOR LAKE GEORGE AND GUFFEY								
ACREAGE **.533 *122,880 *.57								
NO HIGHWAY EXPOSURE-.75								
VALUATION METHOD FOR 4 MILE FISHING CLUB								
ACREAGE **.533 *122,880 *.12								
VALUATION METHOD FOR PARCELS LARGER THAN 7.00 ACRES OUTSIDE TOWN LIMITS								
ACREAGE **.533 *122,880 *.54								
NO HIGHWAY EXPOSURE-.75								