



City of Sedro-Woolley
DRAFT Park Impact Fee Calculation
Update



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Section 1 – Introduction

The City of Sedro-Woolley is updating the Parks and Recreation Element of the Sedro-Woolley Comprehensive Plan. The Parks and Recreation Element includes the calculations used to set the parks impact fee for new residential development in the city. This document explains the technical information and methods used to determine the anticipated cost to meet the level of service (LOS) standards for parks over the next ~~fourteen–eighteen~~ years. LOS is measured by the amount of park land per 1,000 residents that will be provided by the city. During the Parks and Recreation Element update process, the Planning Commission established a desired LOS for parks in ~~2025~~2036. Those standards are elaborated on in Section 2 of this report.

This document will examine the existing park land and determine the amount of land that will need to be acquired and improved to meet the Planning Commission’s desired LOS standards goal for ~~2025~~2036. The cost of acquiring that land and improving it for park use is then estimated. Using that figure and the projected housing increase, this document determines the *estimated cost per new dwelling unit to pay for the needed park system improvements (end result)*. The impact fees can only be used to pay for improvements reasonably related to new development, not existing deficiencies. The city owns several acres of land that are intended to be used for parks in the future. The cost of improving these lands is counted as deficiencies in the existing system. For the purposes of this study, those unimproved lands have been included as *existing parks* (though noted as unimproved in Table 1) and the cost of improving them has not been included. No other existing deficiencies have been found in the current park system. Because the cost of improving any deficiencies has been excluded from this study, the full estimated cost per new dwelling unit found in Section 4 may be applied to future development.

RCW 82.02.050-100 establishes the requirements for impact fees in the State of Washington. This document will not set new park impact fees, but rather it addresses the state requirements for impact fee calculations and informs the City Council for future park impact fee discussions. The end result is a number that the City Council can ultimately use to determine how much the city should charge new development to reasonably offset the impacts of new development on the city’s parks system. This document will show the fiscal impacts of new development on the park system to assist the City Council if they choose to change the parks impact fee. Per RCW 82.02.050, the City Council may set the impact fee lower (incorporate an “adjustment factor”), but not higher, than the estimated cost per dwelling unit that is determined in this document.

Section 2 – Level of Service

There are five basic types of parks and recreation facilities that the city provides, described below:

- Neighborhood parks are smaller areas meant to accommodate the residents in the immediate vicinity. Amenities are limited and include playgrounds, picnic areas and other amenities expected in a small park.
- Community parks generally are larger and serve the needs of the greater Sedro-Woolley community. Picnic shelters, playgrounds, ball fields and restrooms are typical to these parks. Bingham Park, the City Ball Park (Metcalf Street) and Memorial Park are examples.
- Regional parks serve areas beyond city limits and include amenities that attract users from the region and beyond such as a sports field complex suitable for large tournaments, camping, trails, playgrounds, restrooms and picnic shelters.
- Open Space parks are areas for passive recreation and have limited, if any amenities. Typical amenities are limited to trails, viewing areas and maybe a small parking area.
- Trails are less expensive on average to develop because they consist of little more than a graded path, some signage and maybe some security fencing. The city has also been including paved paths as part of major road improvement projects (Fruitdale/McGarigle Road improvement and State Route 20 improvements).

For the purposes of this analysis, the first three types of parks – which share user characteristics – have been consolidated into one subgroup. Thus there are three subgroups used in this analysis: 1) neighborhood, community and regional parks; 2) open space; and 3) trails.

Only properties that the city can control for parks purposes are included in this study. Though the School District properties serve a vital recreational need in the community, use of school owned properties is limited and access to them is not guaranteed to the general public. Therefore only city-owned properties are included in this study. Also, this study is based on 2025–2036 population projections adopted by Skagit County. Thus the planning horizon for the Sedro-Woolley park impact fees is through 20252036. The County's projected population for Sedro-Woolley (and its unincorporated urban growth area) in 2025 2036 is 15,00017,069 residents, an increase of 4,4106,039 residents from the current estimated population of 10,59010,950 within city limits.

Table 1 shows the existing land owned by the City of Sedro-Woolley that is currently used for parks or is anticipated to be used as parkland in the future.

Table 1 – Existing city parklands

Park Name	Park Type	Acreage	Developed
Harry Osborne Park	Neighborhood	1.5	Yes
Hammer Heritage Park	Neighborhood	0.20	Yes
Metcalf Street Mall	Neighborhood	0.25	Yes
Lions Roadside Park	Neighborhood	0.25	Yes
Fire Station 2 Park	Neighborhood	1.00	No
Basset Road Property	Neighborhood	11.20	No
Park Cottages Property	Neighborhood	0.29	No
Dog Park	Community	1.00	Yes
Bingham Park	Community	2.60	Yes
Winnie Houser Park & Playfield	Community	9.52	No
N. Reed Street Property	Community	2.6	No
Sapp Road Property	Community	0.6	No
Bingham Park Western Addition	Community	2.00	Yes
Memorial Park	Community	3.00	Yes
City Ball Fields Metcalf Park	Community	2.20 2.8	Yes
Fruitdale Road Ball Fields Denny Engberg Memorial Field	Community	5.35	Yes
Riverfront Park	Regional	20.50	Yes
FEMA Property	Open Space	11.00	N/A
Sauk Mountain View Estates Park	Open Space	3.0	N/A
River Road Property ¹	Open Space	36.00	N/A
Fruitdale Road/McGarigle Road Paths	Trail	7,000 lf	Yes
State Route 20 Path	Trail	3,500 lf	Yes
RR Path (Fruitdale Rd to Township St) ²	Trail	4,500 lf	Yes
Sauk Mountain View Estates Trails ³	Trail	2,600 lf	Yes

Before the Planning Commission made a decision on the future LOS per 1,000 residents, the existing LOS was examined. Using the information on Table 1 and the current population of ~~10,590~~10,095, the existing parks LOS was determined. The existing amount of park land is listed in the second column of Table 2 (page 7), the existing LOS results are included in the third column.

After reviewing the existing amount of parks owned by the city, the Planning Commission debated the appropriate LOS for ~~2025–2036~~ considering the increased demand on undeveloped and underdeveloped property in city limits. The result of that discussion is as follows:

¹ Undeveloped field outside city limits

² Mostly outside of city limits, on Skagit County’s Cascade trail

³ Private land with easement for public trail access

1) Neighborhood, community and regional parks – Ten (10) acres of neighborhood, community and regional park per 1,000 residents in 20252036. This number includes limited-use parks such as ball fields and undeveloped properties where the public does not have unfettered access to the property. An allowance that only 75% of that property must be fully developed by 2025-2036 was included to account for the typical lag time between property acquisition and securing of funding for improvements to the land. This means that city-owned 7.5 acres out of every 10 acres of open, city-owned park should be available per 1,000 residents.

2) Open space – Five (5) acres of open space park per 1,000 residents is recommended as the LOS for 20252036.

3) Trails – 1 mile of trail or shared use paths (separated from roadways) per 1,000 residents in 20252036. This includes both trails on public lands and trails on private land where an easement is in place to allow public trail access.

The existing LOS is lower than the newly recommended LOS. The LOS was raised to compensate for the loss lands that are not owned by the city, but have been used for recreation purposes in the past. Such lands include private land that has been recently developed or is anticipated to be developed in the near future. The Planning Commission recognizes that the city has traditionally had lower density rates than those projected for 20252036. Higher densities coupled with the loss of previously vacant land within the city increases the need for parks and open spaces to be provided by the city. Unused and otherwise vacant lots have in the past served both recreational and aesthetic needs of the community because their presence as undeveloped areas gave the impression of open space and gave residents a place to recreate. As private lands are developed, city parks will need to fulfill all of the open space and recreational needs of the community. Therefore, the city must take a more active roll in providing park land to replace the open space to which the community has grown accustomed. To maintain the existing perceived open space amenities, the city must increase the number of acres of official parks per resident, thus the increased LOS for parks in 20252036.

Table 2 shows the existing LOS, planned LOS, and the amount of land that must be acquired to meet the Planned LOS for each of the three subgroups of park type.

Table 2 – Projected acreage needed to meet the ~~2025-2036~~ LOS standards

Park Type	2011-2018 Existing Acres	2011-2018 Existing LOS (acres per 1000 residents. 40,590 <u>10,950</u> residents in 2011 <u>2017</u>)	2025-2036 Planned LOS	2025-2036 Total Acres Under Planned LOS based on 15,000 <u>17,069</u> population	2025-2036 New Acreage Needed to meet Planned LOS
Neighborhood, Community & Regional	51.34 <u>62.66</u> acres	4.85 <u>5.72</u> per 1,000	10 per 1,000	150 <u>170.69</u> acres	98.66 <u>108</u> acres
Open Space	50	4.72 <u>4.57</u> per 1,000	5 per 1,000	75 <u>78</u> acres	25 <u>28</u> acres
Trails ⁴	8.08 <u>13.21</u> acres (3.33 <u>5.45</u> linear miles)	0.31 <u>50.5</u> linear miles per 1,000	1 mile per 1,000	36.36 <u>41.38</u> acres (45 <u>17.07</u> linear miles)	28.28 <u>28.17</u> acres (44.67 <u>11.62</u> linear miles)
Totals	409.42 <u>125.87</u> acres	N/A	N/A	261.36 <u>290.07</u> acres	151.94 <u>164.17</u> acres

Based on the above Table 2, the City of Sedro-Woolley needs to acquire ~~98.66~~108 acres of land to be developed as neighborhood, community and regional parks to meet the needs of the residents in ~~2025~~2036. In addition, ~~25~~28 acres of land to be conserved as open space parkland must also be acquired, as well as enough property to accommodate ~~44.67~~11.62 linear miles of trails. To determine an estimated cost of trail-miles, a minimum right-of-way of 20 feet is assumed. ~~44.67~~11.62 linear miles equals ~~61,600~~61,353 linear feet. Multiplied by the assumed 20-foot wide right-of-way, the estimated number of acres that is necessary to meet the trails LOS is determined. 20' X ~~61,600~~61,353' = ~~1,232,000~~1,227,060 square feet. This is equivalent to ~~28.28~~28.17 acres of trail corridor. The total amount of land the city needs to acquire to meet the ~~2025~~2036 parks LOS is ~~151.94~~164.17 acres

⁴ Assuming 20-foot wide trail right-of-way

Section 3 – Development Costs

Two factors will affect the cost of park development, the cost of land acquisition and the cost of building the park infrastructure.

Cost of land acquisition

The study used valuations from the Skagit County Assessor Office to determine an average price per acre of land that might potentially be used for parks. The Assessor's Office provided a list of developable land suitable for park use within Sedro-Woolley's city limits and urban growth area. The properties included are based on criteria set by the city⁵. Attached to each parcel is the Assessor's valuation, which was devised from the Office's determination of highest and best use for the property.

The Planning Department calculated the total amount of land and the total assessed value of all the properties that meet the above criteria. ~~599,54979.7~~ acres of land totaling ~~\$39,769,35267,213,500~~ was found to meet the criteria. The average assessed value for property one acre or larger within city limits is ~~\$66,33268,605~~ / acre (See Exhibit A). The anticipated cost of acquiring enough land for park use to meet the ~~2025–2036~~ LOS (~~151.94164.17~~ acres) is ~~\$10,078,48411,262,882~~.

Cost of Infrastructure Development

No specific development cost standards exist for park infrastructure and each project is different. The site location, scope of the improved development and other factors affect the cost. However, in 2011 the City of Poulsbo determined a cost estimate based on recent park development projects, typical park amenities and feedback from other municipalities (~~2016 cost estimates have been revised upward, but the City of Sedro-Woolley has elected to use the older estimated costs because they better reflect costs in the Skagit County area~~). That study yielded the following cost estimates:

Neighborhood Park: average \$75,000 per acre (*typical amenities: playground, picnic area, lawn/sitting area, barbeque, trails, viewing area*).

Community Park: average \$115, 000 per acre (*typical amenities: playground, sport fields, picnic area/shelter, barbeque, trails/paths, lawn/sitting area, viewing areas, dog run, and community gardens*).

Regional Park: average \$130,000 per acre (*typical amenities: playground, picnic area, restrooms, trails/paths, lawn/sitting area, multi-purpose fields, viewing areas, picnic shelter*)

Open Space Park: average \$60,000 per acre (*typical amenities: trails and paths, viewing areas, viewing platforms, arboretum*).

⁵Criteria for lands included in Assessor's data are as follows; in general, parks are not located in commercial or industrial areas, so only properties in residential areas are included in this study. Also, small lots that have been subdivided for use by single family residences were not included in this study. Thus, only properties one acre or larger in residential zones are considered for the purposes of determining a value per acre for properties that may feasibly be used for parks.

Trails: average \$30,000 per acre (*typical development: grading and gravel path*).

Because Sedro-Woolley is not specifying percentages of land for neighborhood, community and regional parks, the average cost of developing those parks is used in the calculations shown below in Table 3. The calculation of \$105,000 is roughly equivalent of the average of \$60,000, \$115,000 and \$130,000. The anticipated cost of improving ~~151.94~~164.17 acres of newly acquired lands for park use to meet the ~~2025-2036~~ LOS is ~~\$12,707,700~~\$13,865,100.

Table 3 – Projected Cost to Develop Specific Park Types

Park Type	2025-2036 New acreage needed to meet planned LOS	Average cost of development per acre	Estimated cost to acquire and improve
Neighborhood, Community & Regional	98.66 <u>108</u> acres	\$105,000	\$10,359,300 <u>\$11,340,000</u>
Open Space	25-28 acres	\$60,000	\$1,500,000 <u>\$1,680,000</u>
Trails ⁶	28.28 <u>28.17</u> acres (41.67 <u>11.62</u> linear miles)	\$30,000	\$848,400 <u>\$845,100</u>
Totals	151.94 <u>164.17</u> acres	N/A	\$12,707,700 <u>\$13,865,100</u>

⁶ Assuming 20-foot wide trail right-of-way

Section 4 – Costs Related to Future Residential Development

The financial costs discussed in Section 3 are for parks improvements necessary because of future development. The total cost of acquiring 151.94164.17 acres necessary to accommodate new development is \$10,078,48411,262,882 and the estimated cost to improve those lands is \$12,707,70013,865,100. Together, *the total estimated cost of future development on the city's parks and recreation system is \$22,786,18425,127,982.*

Although it is not anticipated that the full cost of upgrading the parks system will be paid by new development through parks impact fees, the following analysis shows what the responsibility per new dwelling unit would be if no other funding measures are used to fund the improvements.

According to Skagit County's adopted population projections for 20252036, the City of Sedro-Woolley is expected to increase to 15,00017,069 residents. The current population is estimated at 10,59010,950. The 2010 United States Census results indicate that there is an average of 2.449 residents per dwelling unit in Sedro-Woolley. Therefore an increase of 4,4106,119 residents results in an *additional 1,8002,499 dwelling units between 2011–2018 and 2025–2036 (4,4106,119/2.449=1,8002,499).*

By dividing the number of new units expected to be built between now and 2015 2036 (1,8002,499) into the cost of improving parks to meet the 2025–2036 LOS (\$22,786,18425,127,982), the cost per new unit is determined. The result of the calculation shows that it will cost the city \$12,65910,055 for each new unit of residential development to meet the desired goals for park services in 20252036.

It is not recommended that the city alter its park impact fees to try to capture the above cost per unit. This study was performed to provide up to date information about the cost of providing parks, as required by the state legislation regarding impact fee rates (RCW 82.02). The City is currently in compliance with these requirements; this study was performed to keep the city in compliance in the new planning horizon stretching into 20252036. The findings herein show that the impacts of new development have a direct and substantial financial impact on the Sedro-Woolley park system. The findings further support the city's current park impact fee of \$1,500 per new residential unit.

Though the above calculations indicate that the cost of new parks facilities that are necessary as a result of new development is actually much higher per unit, it cannot be expected that all future park acquisition and development be financed exclusively by park impact fees. The total 2036 park needs cost of \$ 25,127,982 must be shared between the city and new development. This is referred to as an "adjustment factor" and reflects the contribution public funds must make to future park development. state–State legislation allows jurisdictions to include an adjustment factor, in other words, the city may charge less than the actual

projected cost per unit. The adjustment factor is based on the city's ability to pay for parks needs through grants, general funds and donations.

Exhibit A - Assessor's Office Valuation chart

ALL PROPERTIES 1 ACRE OR LARGER

prop_id	subset_cd	abs_subdv _cd	legal_acreage	Property use_cd	hood_cd	value	amount-over base value
36589	71	-SWW	1.00	110	20SWRURAL	102,400.00	
36603	71	-SWW	1.00	110	20SWRURAL	102,400.00	
37686	71	-SWW	1.00	110	20SWRURAL	102,400.00	
37687	71	-SWW	1.00	110	20SWRURAL	102,400.00	
37139	71	-SWW	1.00	111	20SWRURAL	102,400.00	
37431	71	-SWC	1.00	111	20SWRURAL	102,400.00	
37434	71	-SWC	1.00	111	20SWRURAL	102,400.00	
39513	470	-SWC	1.00	111	132	102,400.00	
95635	71	-SWW	1.00	111	20SWRURAL	102,400.00	
37438	71	-SWC	1.00	810	20SWRURAL	102,400.00	
36359	71	-SWC	1.01	111	20SWRURAL	103,327.04	0.01
95637	71	-SWW	1.02	111	20SWRURAL	104,252.16	0.02
36383	71	-SWC	1.04	110	20SWRURAL	106,096.64	0.04
122991	71	-SWC	1.04	111	20SWRURAL	106,096.64	0.04
37673	71	-SWW	1.04	111	20SWRURAL	106,096.64	0.04
77251	71	4173	1.06	111	20SWRURAL	107,933.44	0.06
36598	71	-SWW	1.06	180	20SWRURAL	107,933.44	0.06
36606	71	-SWW	1.06	180	20SWRURAL	107,933.44	0.06
122090	71	3899	1.08	110	20SWRURAL	109,762.56	0.08
37404	470	-SWC	1.08	111	310	109,762.56	0.08
37157	71	-SWW	1.08	180	20SWRURAL	109,762.56	0.08
64967	71	3899	1.10	110	20SWRURAL	111,584.00	0.10
37176	71	-SWW	1.10	111	20SWRURAL	111,584.00	0.10
36594	71	-SWW	1.10	180	20SWRURAL	111,584.00	0.10
36597	71	-SWW	1.10	180	20SWRURAL	111,584.00	0.10
37171	470	-SWW	1.13	111	311	114,301.76	0.13
39546	71	-SWC	1.14	111	20SWRURAL	115,203.84	0.14
36368	71	-SWC	1.15	111	20SWRURAL	116,104.00	0.15
37463	71	-SWC	1.16	111	20SWRURAL	117,002.24	0.16
39768	71	-SWC	1.17	110	20SWRURAL	117,898.56	0.17
36481	71	-SWC	1.18	110	20SWRURAL	118,792.96	0.18
36690	71	-SWW	1.18	110	20SWRURAL	118,792.96	0.18
36353	71	-SWC	1.20	111	20SWRURAL	120,576.00	0.20
39896	71	-SWC	1.21	110	20SWRURAL	121,464.64	0.21
64936	71	3899	1.22	110	20SWRURAL	122,351.36	0.22
95636	71	-SWW	1.22	111	20SWRURAL	122,351.36	0.22
125213	470	-SWW	1.23	111	312	123,236.16	0.23

36382	71	-SWC	1.25	910	20SWRURAL	125,000.00	0.25
77766	71	4187	1.27	110	20SWRURAL	126,756.16	0.27
36362	71	-SWC	1.27	910	20SWRURAL	126,756.16	0.27
37154	71	-SWW	1.33	180	20SWRURAL	131,978.56	0.33
39903	71	-SWC	1.36	110	20SWRURAL	134,563.84	0.36
39398	71	-SWC	1.36	111	20SWRURAL	134,563.84	0.36
100299	470	-SWW	1.38	910	312	136,277.76	0.38
36404	71	-SWC	1.40	111	20SWRURAL	137,984.00	0.40
77020	470	4170	1.41	111	312	138,834.24	0.41
39583	71	-SWC	1.43	110	20SWRURAL	140,528.96	0.43
39359	71	-SWC	1.43	111	20SWRURAL	140,528.96	0.43
37138	470	-SWW	1.46	111	310	143,056.64	0.46
37776	71	-SWW	1.47	111	20SWRURAL	143,895.36	0.47
77001	470	4170	1.47	111	312	143,895.36	0.47
36407	71	-SWC	1.49	111	20SWRURAL	145,567.04	0.49
37168	71	-SWW	1.50	111	20SWRURAL	146,400.00	0.50
37169	470	-SWW	1.50	111	312	146,400.00	0.50
37484	470	-SWC	1.51	111	310	147,231.04	0.51
39451	71	-SWC	1.51	111	20SWRURAL	147,231.04	0.51
37150	71	-SWW	1.54	111	20SWRURAL	149,712.64	0.54
37194	470	-SWW	1.54	690	122	149,712.64	0.54
36403	71	-SWC	1.58	180	20SWRURAL	152,994.56	0.58
37726	71	-SWW	1.60	180	20SWRURAL	154,624.00	0.60
36584	71	-SWW	1.61	110	20SWRURAL	155,435.84	0.61
36660	71	-SWW	1.62	110	20SWRURAL	156,245.76	0.62
37674	71	-SWW	1.63	111	20SWRURAL	157,053.76	0.63
39906	71	-SWC	1.64	110	20SWRURAL	157,859.84	0.64
77368	470	4175	1.67	111	112	160,266.56	0.67
36587	71	-SWW	1.70	110	20SWRURAL	162,656.00	0.70
37335	71	-SWW	1.70	111	20SWRURAL	162,656.00	0.70
39550	71	-SWC	1.76	110	20SWRURAL	167,383.04	0.76
76918	470	4170	1.79	111	312	169,720.64	0.79
36678	71	-SWW	1.81	110	20SWRURAL	171,269.44	0.81
39578	71	-SWC	1.82	111	20SWRURAL	172,040.96	0.82
126654	470	4169	1.85	111	110	174,344.00	0.85
37216	71	-SWW	1.85	111	20SWRURAL	174,344.00	0.85
37696	71	-SWW	1.90	910	20SWRURAL	178,144.00	0.90
107812	470	-SWC	1.93	111	310	180,400.96	0.93
76524	71	4163	1.95	111	20SWRURAL	181,896.00	0.95
36378	71	-SWC	1.98	110	20SWRURAL	184,124.16	0.98
39891	71	-SWC	1.98	110	20SWRURAL	184,124.16	0.98
36638	71	-SWW	2.00	110	20SWRURAL	185,600.00	1.00
36522	71	-SWC	2.00	111	20SWRURAL	185,600.00	1.00

37166	71	-SWW	2.00	111	20SWRURAL	185,600.00	1.00
37177	71	-SWW	2.08	910	20SWRURAL	191,426.56	1.08
123079	71	3899	2.09	180	20SWRURAL	192,146.24	1.09
37482	470	-SWC	2.11	111	312	193,579.84	1.11
39376	71	-SWC	2.12	720	20SWRURAL	194,293.76	1.12
39897	71	-SWC	2.14	110	20SWRURAL	195,715.84	1.14
39902	71	-SWC	2.17	120	20SWRURAL	197,834.56	1.17
36550	71	-SWW	2.19	110	20SWRURAL	199,237.44	1.19
36652	71	-SWW	2.20	110	20SWRURAL	199,936.00	1.20
36468	71	-SWC	2.21	111	20SWRURAL	200,632.64	1.21
37147	71	-SWW	2.21	910	20SWRURAL	200,632.64	1.21
36510	71	-SWC	2.27	111	20SWRURAL	204,772.16	1.27
74638	470	4135	2.32	180	244	208,168.96	1.32
76912	470	4170	2.34	111	312	209,514.24	1.34
37421	71	-SWC	2.34	111	20SWRURAL	209,614.83	1.34
76913	470	4170	2.35	111	312	210,184.00	1.35
36651	71	-SWW	2.36	110	20SWRURAL	210,851.84	1.36
36511	71	-SWC	2.38	111	20SWRURAL	212,181.76	1.38
36416	470	-SWC	2.39	111	321	212,843.84	1.39
39900	71	-SWC	2.43	110	20SWRURAL	215,472.96	1.43
113070	71	-SWC	2.43	111	20SWRURAL	215,472.96	1.43
39825	71	-SWC	2.43	111	20SWRURAL	215,472.96	1.43
36418	470	-SWC	2.58	111	320	225,058.56	1.58
36561	71	-SWW	2.62	180	20SWRURAL	227,541.76	1.62
37140	71	-SWW	2.67	111	20SWRURAL	230,602.56	1.67
64948	71	3899	2.70	110	20SWRURAL	232,416.00	1.70
108053	71	1	3.00	180	20SWRURAL	249,600.00	2.00
36564	71	-SWW	3.05	111	20SWRURAL	252,296.00	2.05
39399	71	-SWC	3.15	111	20SWRURAL	257,544.00	2.15
76522	71	4163	3.21	111	20SWRURAL	260,600.64	2.21
39305	470	-SWC	3.22	810	360	261,103.36	2.22
113471	470	-SWC	3.23	110	320	261,604.16	2.23
39548	470	-SWC	3.40	110	310	269,824.00	2.40
37407	470	-SWC	3.40	910	320	269,824.00	2.40
123564	470	-SWC	3.47	110	324	273,047.36	2.47
36367	71	-SWC	3.47	111	20SWRURAL	273,047.36	2.47
39371	470	-SWC	3.59	111	320	278,354.24	2.59
37412	71	-SWC	3.66	111	20SWRURAL	281,322.24	2.66
39757	71	-SWC	3.69	110	20SWRURAL	282,565.44	2.69
36623	71	-SWW	3.86	180	20SWRURAL	289,283.84	2.86
36409	71	-SWC	3.89	111	20SWRURAL	290,411.84	2.89
36643	71	-SWW	3.90	110	20SWRURAL	290,784.00	2.90
36644	71	-SWW	3.90	110	20SWRURAL	290,784.00	2.90

36552	71	-SWW	3.93	110	20SWRURAL	291,888.96	2.93
36379	71	-SWC	4.00	180	20SWRURAL	294,400.00	3.00
36379	71	-SWC	4.00	180	20SWRURAL	294,400.00	3.00
121361	470	4829	4.02	111	117	295,100.16	3.02
108053	71	1	4.14	180	20SWRURAL	299,139.84	3.14
39773	71	-SWC	4.25	110	20SWRURAL	302,600.00	3.25
39290	71	-SWC	4.32	111	20SWRURAL	304,680.96	3.32
36675	71	-SWW	4.38	110	20SWRURAL	306,389.76	3.38
36680	71	-SWW	4.45	111	20SWRURAL	308,296.00	3.45
36528	470	-SWC	4.46	790	991	308,560.64	3.46
36405	71	-SWC	4.47	111	20SWRURAL	308,823.36	3.47
36640	71	-SWW	4.54	110	20SWRURAL	310,608.64	3.54
36509	71	-SWC	4.64	111	20SWRURAL	312,995.84	3.64
36372	71	-SWC	4.73	810	20SWRURAL	314,980.16	3.73
118271	71	4779	4.74	111	20SWRURAL	315,191.04	3.74
39417	71	-SWC	4.77	111	20SWRURAL	315,812.16	3.77
37291	71	-SWW	4.83	180	20SWRURAL	317,002.56	3.83
37073	71	-SWW	4.85	180	20SWRURAL	317,384.00	3.85
36653	71	-SWW	4.89	110	20SWRURAL	318,123.84	3.89
36470	71	-SWC	4.91	110	20SWRURAL	318,482.24	3.91
37066	71	-SWW	4.92	180	20SWRURAL	318,658.56	3.92
37320	71	-SWW	4.92	180	20SWRURAL	318,658.56	3.92
36684	71	-SWW	5.00	110	20SWRURAL	320,000.00	4.00
127102	71	-SWC	5.07	910	20SWRURAL	323,798.59	0.07
37229	470	-SWW	5.15	111	332	328,116.80	0.15
127103	71	-SWC	5.17	910	20SWRURAL	329,192.51	0.17
127101	71	-SWC	5.30	910	20SWRURAL	336,147.20	0.30
36374	71	-SWC	5.98	110	20SWRURAL	371,468.03	0.98
121363	470	4829	6.34	111	117	389,448.45	1.34
36637	71	-SWW	6.66	180	20SWRURAL	405,013.25	1.66
36477	71	-SWC	6.78	110	20SWRURAL	410,748.67	1.78
36380	71	-SWC	7.00	810	20SWRURAL	421,120.00	2.00
76509	71	4163	7.22	810	20SWRURAL	431,305.47	2.22
41322	470	4958	7.64	111	330	450,234.37	2.64
113136	470	1	7.69	110	350	452,442.69	2.69
36419	71	-SWC	7.80	180	20SWRURAL	457,267.20	2.80
36366	71	-SWC	7.95	111	20SWRURAL	463,771.20	2.95
36469	71	-SWC	9.21	110	20SWRURAL	514,993.73	4.21
39756	470	-SWC	9.52	790	-6M14	526,661.63	4.52
39370	470	-SWC	11.59	110	360	495,644.03	1.59
39391	470	-SWC	12.00	111	360	506,880.00	2.00
113138	470	1	12.26	110	350	513,782.27	2.26
37854	71	1	15.24	180	20SWRURAL	580,534.27	5.24

36480	470	-SWC	17.88	910	340	620,679.17	7.88
36482	71	-SWC	19.44	810	20SWRURAL	636,014.59	9.44
39366	470	-SWC	19.55	111	342	636,860.80	9.55
39361	470	-SWC	23.90	740	360	645,491.20	3.90
39369	470	-SWC	24.41	910	350	643,330.43	4.41

Total value of properties 1 acre or larger						39,769,352.11
Total acreage 1 acre or larger						599.54
Average price per acre of developable land 1 acre or larger						66,332.94

The formulas and data are part of the Skagit County Assessor's Office developmental acreage rates for 2011 assessments in Sedro Woolley and surrounding UGA.

The formulas are used to determine the value of property based on the land's potential highest and best use.

Property ID is Assessors parcel number

Subset ID codes – 71 means single family home on site. 470 means no residence on site.

Value formulas:

under 1 acre = acreage X 102400

1 to 5 acres = (102400 - (9600 X amount over base value)) X

legal acreage

5.1 to 10 acres = (64000 - (1920 X amount over base value)) X

legal acreage

10.01 to 20 acres = (44800 - (1280 X amount over base value)) X legal acreage

20.01 acres or more = (32000 - (1280 X amount over base value)) X legal

acreage

Developmental acreage rates for 2011 assessments in Sedro Woolley and surrounding UGA. Generated by Skagit County Assessor's Office

1 acre = 102400

5 acres and below = 6400

10 acres and below = 44800

20 acres and below = 32000

20 acres and above = 32000

<u>PARCELID</u>	<u>Acres</u>	<u>AssessedValue</u>	<u>LandUse</u>
<u>36589</u>	<u>1</u>	<u>\$ 153,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37139</u>	<u>1</u>	<u>\$ 243,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37431</u>	<u>1</u>	<u>\$ 193,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37434</u>	<u>1</u>	<u>\$ 224,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37438</u>	<u>1</u>	<u>\$ 534,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37686</u>	<u>1</u>	<u>\$ 234,100</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37687</u>	<u>1</u>	<u>\$ 381,900</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>

<u>39513</u>	<u>1</u>	<u>\$</u>	<u>154,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39751</u>	<u>1</u>	<u>\$</u>	<u>256,500</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39778</u>	<u>1</u>	<u>\$</u>	<u>21,900</u>	<u>(180) MOBILE HOMES</u>
<u>40386</u>	<u>1</u>	<u>\$</u>	<u>114,900</u>	<u>(180) MOBILE HOMES</u>
<u>64969</u>	<u>1</u>	<u>\$</u>	<u>293,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>76880</u>	<u>1</u>	<u>\$</u>	<u>138,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>76885</u>	<u>1</u>	<u>\$</u>	<u>137,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>76909</u>	<u>1</u>	<u>\$</u>	<u>197,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>95635</u>	<u>1</u>	<u>\$</u>	<u>326,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>103786</u>	<u>1</u>	<u>\$</u>	<u>218,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>117232</u>	<u>1</u>	<u>\$</u>	<u>54,600</u>	
<u>120877</u>	<u>1</u>	<u>\$</u>	<u>133,300</u>	<u>(180) MOBILE HOMES</u>
<u>123071</u>	<u>1</u>	<u>\$</u>	<u>69,000</u>	<u>(910) UNIMPROVED LAND</u>
<u>123072</u>	<u>1</u>	<u>\$</u>	<u>449,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>123073</u>	<u>1</u>	<u>\$</u>	<u>286,700</u>	<u>(180) MOBILE HOMES</u>
<u>125302</u>	<u>1</u>	<u>\$</u>	<u>74,800</u>	<u>(910) UNIMPROVED LAND</u>
<u>36359</u>	<u>1.01</u>	<u>\$</u>	<u>587,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36642</u>	<u>1.01</u>	<u>\$</u>	<u>8,200</u>	<u>(910) UNIMPROVED LAND</u>
<u>95637</u>	<u>1.02</u>	<u>\$</u>	<u>482,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>76870</u>	<u>1.03</u>	<u>\$</u>	<u>250,700</u>	<u>(120) HOUSEHOLD, 2-4 UNITS</u>
<u>36383</u>	<u>1.04</u>	<u>\$</u>	<u>238,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37673</u>	<u>1.04</u>	<u>\$</u>	<u>212,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>122991</u>	<u>1.04</u>	<u>\$</u>	<u>452,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>77251</u>	<u>1.06</u>	<u>\$</u>	<u>170,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>77252</u>	<u>1.06</u>	<u>\$</u>	<u>279,300</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37440</u>	<u>1.07</u>	<u>\$</u>	<u>35,300</u>	
<u>37157</u>	<u>1.08</u>	<u>\$</u>	<u>108,800</u>	<u>(180) MOBILE HOMES</u>
<u>122090</u>	<u>1.08</u>	<u>\$</u>	<u>75,900</u>	<u>(910) UNIMPROVED LAND</u>
<u>39400</u>	<u>1.09</u>	<u>\$</u>	<u>6,300</u>	
<u>39549</u>	<u>1.09</u>	<u>\$</u>	<u>94,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37176</u>	<u>1.1</u>	<u>\$</u>	<u>176,300</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>64967</u>	<u>1.1</u>	<u>\$</u>	<u>257,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36342</u>	<u>1.11</u>	<u>\$</u>	<u>127,200</u>	<u>(180) MOBILE HOMES</u>
<u>38610</u>	<u>1.12</u>	<u>\$</u>	<u>325,800</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37171</u>	<u>1.13</u>	<u>\$</u>	<u>117,300</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36368</u>	<u>1.15</u>	<u>\$</u>	<u>46,900</u>	
<u>37463</u>	<u>1.16</u>	<u>\$</u>	<u>340,400</u>	<u>(120) HOUSEHOLD, 2-4 UNITS</u>
<u>39768</u>	<u>1.17</u>	<u>\$</u>	<u>346,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36481</u>	<u>1.18</u>	<u>\$</u>	<u>322,100</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36690</u>	<u>1.18</u>	<u>\$</u>	<u>205,100</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>64939</u>	<u>1.19</u>	<u>\$</u>	<u>97,100</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36353</u>	<u>1.2</u>	<u>\$</u>	<u>249,700</u>	<u>(120) HOUSEHOLD, 2-4 UNITS</u>
<u>36346</u>	<u>1.21</u>	<u>\$</u>	<u>214,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>

<u>39896</u>	<u>1.21</u>	<u>\$</u>	<u>177,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>64936</u>	<u>1.22</u>	<u>\$</u>	<u>79,900</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>95636</u>	<u>1.22</u>	<u>\$</u>	<u>342,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>125213</u>	<u>1.233</u>	<u>\$</u>	<u>169,100</u>	<u>(180) MOBILE HOMES</u>
<u>76893</u>	<u>1.24</u>	<u>\$</u>	<u>288,000</u>	<u>(180) MOBILE HOMES</u>
<u>100299</u>	<u>1.24</u>	<u>\$</u>	<u>84,400</u>	<u>(910) UNIMPROVED LAND</u>
<u>36382</u>	<u>1.25</u>	<u>\$</u>	<u>78,200</u>	<u>(910) UNIMPROVED LAND</u>
<u>39283</u>	<u>1.27</u>	<u>\$</u>	<u>6,800</u>	<u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>77766</u>	<u>1.27</u>	<u>\$</u>	<u>288,300</u>	<u>O/S</u>
<u>36501</u>	<u>1.3</u>	<u>\$</u>	<u>455,800</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36661</u>	<u>1.31</u>	<u>\$</u>	<u>166,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36369</u>	<u>1.32</u>	<u>\$</u>	<u>161,500</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36503</u>	<u>1.33</u>	<u>\$</u>	<u>32,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37154</u>	<u>1.33</u>	<u>\$</u>	<u>207,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39398</u>	<u>1.36</u>	<u>\$</u>	<u>298,700</u>	<u>(180) MOBILE HOMES</u>
<u>39903</u>	<u>1.36</u>	<u>\$</u>	<u>259,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>38611</u>	<u>1.37</u>	<u>\$</u>	<u>377,000</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>38612</u>	<u>1.37</u>	<u>\$</u>	<u>248,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>64940</u>	<u>1.37</u>	<u>\$</u>	<u>243,000</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>76869</u>	<u>1.38</u>	<u>\$</u>	<u>109,000</u>	
<u>36404</u>	<u>1.4</u>	<u>\$</u>	<u>471,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>77020</u>	<u>1.41</u>	<u>\$</u>	<u>204,000</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39359</u>	<u>1.43</u>	<u>\$</u>	<u>121,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39583</u>	<u>1.43</u>	<u>\$</u>	<u>200,100</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36410</u>	<u>1.45</u>	<u>\$</u>	<u>375,500</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36411</u>	<u>1.45</u>	<u>\$</u>	<u>247,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>77289</u>	<u>1.45</u>	<u>\$</u>	<u>16,700</u>	<u>(910) UNIMPROVED LAND</u>
<u>37138</u>	<u>1.46</u>	<u>\$</u>	<u>89,500</u>	
<u>77001</u>	<u>1.47</u>	<u>\$</u>	<u>354,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36407</u>	<u>1.49</u>	<u>\$</u>	<u>257,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37168</u>	<u>1.5</u>	<u>\$</u>	<u>195,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37484</u>	<u>1.51</u>	<u>\$</u>	<u>117,800</u>	
<u>39451</u>	<u>1.51</u>	<u>\$</u>	<u>278,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37194</u>	<u>1.54</u>	<u>\$</u>	<u>187,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37150</u>	<u>1.57</u>	<u>\$</u>	<u>152,100</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36441</u>	<u>1.58</u>	<u>\$</u>	<u>12,200</u>	<u>(910) UNIMPROVED LAND</u>
<u>36660</u>	<u>1.62</u>	<u>\$</u>	<u>191,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37674</u>	<u>1.63</u>	<u>\$</u>	<u>178,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39906</u>	<u>1.64</u>	<u>\$</u>	<u>254,800</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>77368</u>	<u>1.67</u>	<u>\$</u>	<u>192,300</u>	
<u>77174</u>	<u>1.6943</u>	<u>\$</u>	<u>2,306,800</u>	<u>(130) HOUSEHOLD, 5+ UNITS</u>
<u>36587</u>	<u>1.7</u>	<u>\$</u>	<u>289,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>

<u>37335</u>	<u>1.7</u>	<u>\$</u>	<u>371,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>126554</u>	<u>1.73</u>	<u>\$</u>	<u>7,900</u>	<u>(180) MOBILE HOMES</u>
<u>39550</u>	<u>1.76</u>	<u>\$</u>	<u>305,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37694</u>	<u>1.77</u>	<u>\$</u>	<u>14,000</u>	
<u>39329</u>	<u>1.78</u>	<u>\$</u>	<u>311,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37698</u>	<u>1.8</u>	<u>\$</u>	<u>272,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>76918</u>	<u>1.8</u>	<u>\$</u>	<u>238,900</u>	
<u>36678</u>	<u>1.81</u>	<u>\$</u>	<u>159,700</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39578</u>	<u>1.82</u>	<u>\$</u>	<u>118,100</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36584</u>	<u>1.83</u>	<u>\$</u>	<u>169,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37401</u>	<u>1.8737</u>	<u>\$</u>	<u>444,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37696</u>	<u>1.9</u>	<u>\$</u>	<u>73,100</u>	<u>(910) UNIMPROVED LAND</u>
<u>39315</u>	<u>1.93</u>	<u>\$</u>	<u>284,700</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>107812</u>	<u>1.93</u>	<u>\$</u>	<u>144,300</u>	
<u>76524</u>	<u>1.95</u>	<u>\$</u>	<u>55,300</u>	
<u>77290</u>	<u>1.96</u>	<u>\$</u>	<u>398,100</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36378</u>	<u>1.98</u>	<u>\$</u>	<u>231,900</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39891</u>	<u>1.98</u>	<u>\$</u>	<u>221,700</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36242</u>	<u>2</u>	<u>\$</u>	<u>413,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36522</u>	<u>2</u>	<u>\$</u>	<u>286,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36638</u>	<u>2</u>	<u>\$</u>	<u>219,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37166</u>	<u>2</u>	<u>\$</u>	<u>262,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37259</u>	<u>2</u>	<u>\$</u>	<u>1,000</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>40385</u>	<u>2</u>	<u>\$</u>	<u>448,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37147</u>	<u>2.07</u>	<u>\$</u>	<u>131,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>123079</u>	<u>2.09</u>	<u>\$</u>	<u>280,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37482</u>	<u>2.11</u>	<u>\$</u>	<u>356,500</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39897</u>	<u>2.14</u>	<u>\$</u>	<u>120,000</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39902</u>	<u>2.17</u>	<u>\$</u>	<u>355,500</u>	<u>(120) HOUSEHOLD, 2-4 UNITS</u>
<u>36550</u>	<u>2.19</u>	<u>\$</u>	<u>250,700</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36652</u>	<u>2.2</u>	<u>\$</u>	<u>249,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36468</u>	<u>2.21</u>	<u>\$</u>	<u>223,000</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>38599</u>	<u>2.24</u>	<u>\$</u>	<u>260,000</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>64957</u>	<u>2.25</u>	<u>\$</u>	<u>243,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36510</u>	<u>2.27</u>	<u>\$</u>	<u>451,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39825</u>	<u>2.34</u>	<u>\$</u>	<u>280,300</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>76912</u>	<u>2.34</u>	<u>\$</u>	<u>403,500</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>95634</u>	<u>2.34</u>	<u>\$</u>	<u>380,000</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37421</u>	<u>2.3415</u>	<u>\$</u>	<u>291,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36651</u>	<u>2.36</u>	<u>\$</u>	<u>231,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36370</u>	<u>2.37</u>	<u>\$</u>	<u>16,900</u>	<u>(910) UNIMPROVED LAND</u>
<u>36511</u>	<u>2.38</u>	<u>\$</u>	<u>322,000</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36416</u>	<u>2.39</u>	<u>\$</u>	<u>131,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>

<u>39900</u>	<u>2.43</u>	<u>\$</u>	<u>187,800</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>113070</u>	<u>2.43</u>	<u>\$</u>	<u>303,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39373</u>	<u>2.47</u>	<u>\$</u>	<u>300</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>77287</u>	<u>2.48</u>	<u>\$</u>	<u>383,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>40389</u>	<u>2.5</u>	<u>\$</u>	<u>165,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>40388</u>	<u>2.54</u>	<u>\$</u>	<u>227,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39889</u>	<u>2.55</u>	<u>\$</u>	<u>2,837,000</u>	<u>(130) HOUSEHOLD, 5+ UNITS</u>
<u>36418</u>	<u>2.58</u>	<u>\$</u>	<u>126,500</u>	
<u>37140</u>	<u>2.67</u>	<u>\$</u>	<u>282,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36662</u>	<u>2.7</u>	<u>\$</u>	<u>23,300</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36663</u>	<u>2.7</u>	<u>\$</u>	<u>25,700</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>64948</u>	<u>2.7</u>	<u>\$</u>	<u>337,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39318</u>	<u>2.71</u>	<u>\$</u>	<u>242,200</u>	<u>(180) MOBILE HOMES</u>
<u>37677</u>	<u>2.74</u>	<u>\$</u>	<u>14,800</u>	<u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>37632</u>	<u>2.76</u>	<u>\$</u>	<u>338,600</u>	<u>O/S</u>
<u>39548</u>	<u>2.8</u>	<u>\$</u>	<u>350,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36325</u>	<u>2.85</u>	<u>\$</u>	<u>18,800</u>	<u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>36639</u>	<u>2.89</u>	<u>\$</u>	<u>13,500</u>	<u>O/S</u>
<u>131117</u>	<u>3.0325</u>	<u>\$</u>	<u>181,000</u>	<u>(910) UNIMPROVED LAND</u>
<u>131116</u>	<u>3.0388</u>	<u>\$</u>	<u>-</u>	
<u>36564</u>	<u>3.05</u>	<u>\$</u>	<u>321,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39399</u>	<u>3.15</u>	<u>\$</u>	<u>334,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>76522</u>	<u>3.21</u>	<u>\$</u>	<u>270,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39305</u>	<u>3.22</u>	<u>\$</u>	<u>49,500</u>	<u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>36412</u>	<u>3.26</u>	<u>\$</u>	<u>23,200</u>	<u>O/S</u>
<u>37695</u>	<u>3.27</u>	<u>\$</u>	<u>162,000</u>	<u>(910) UNIMPROVED LAND</u>
<u>39314</u>	<u>3.38</u>	<u>\$</u>	<u>160,900</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36367</u>	<u>3.47</u>	<u>\$</u>	<u>261,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>123564</u>	<u>3.47</u>	<u>\$</u>	<u>116,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37688</u>	<u>3.48</u>	<u>\$</u>	<u>6,000</u>	<u>(910) UNIMPROVED LAND</u>
<u>39406</u>	<u>3.5</u>	<u>\$</u>	<u>117,000</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>39371</u>	<u>3.59</u>	<u>\$</u>	<u>132,500</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39757</u>	<u>3.69</u>	<u>\$</u>	<u>329,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37333</u>	<u>3.75</u>	<u>\$</u>	<u>6,500</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>37541</u>	<u>3.87</u>	<u>\$</u>	<u>4,801,000</u>	<u>(130) HOUSEHOLD, 5+ UNITS</u>
<u>36409</u>	<u>3.89</u>	<u>\$</u>	<u>260,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36641</u>	<u>3.89</u>	<u>\$</u>	<u>21,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36643</u>	<u>3.9</u>	<u>\$</u>	<u>237,800</u>	<u>(910) UNIMPROVED LAND</u>
<u>36644</u>	<u>3.9</u>	<u>\$</u>	<u>215,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36552</u>	<u>3.93</u>	<u>\$</u>	<u>307,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36379</u>	<u>4</u>	<u>\$</u>	<u>195,000</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
				<u>(180) MOBILE HOMES</u>

<u>76507</u>	<u>4.12</u>	<u>\$</u>	<u>7,100</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36241</u>	<u>4.22</u>	<u>\$</u>	<u>341,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36244</u>	<u>4.24</u>	<u>\$</u>	<u>269,000</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37251</u>	<u>4.25</u>	<u>\$</u>	<u>152,300</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>37256</u>	<u>4.28</u>	<u>\$</u>	<u>2,200</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>39290</u>	<u>4.32</u>	<u>\$</u>	<u>295,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36675</u>	<u>4.38</u>	<u>\$</u>	<u>255,000</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37407</u>	<u>4.39</u>	<u>\$</u>	<u>410,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36680</u>	<u>4.45</u>	<u>\$</u>	<u>159,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36405</u>	<u>4.47</u>	<u>\$</u>	<u>546,500</u>	<u>(120) HOUSEHOLD, 2-4 UNITS</u>
<u>39307</u>	<u>4.5</u>	<u>\$</u>	<u>229,900</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36640</u>	<u>4.54</u>	<u>\$</u>	<u>387,400</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36348</u>	<u>4.57</u>	<u>\$</u>	<u>30,800</u>	<u>(910) UNIMPROVED LAND</u>
<u>36509</u>	<u>4.64</u>	<u>\$</u>	<u>306,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u> <u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>36372</u>	<u>4.73</u>	<u>\$</u>	<u>223,300</u>	<u>O/S</u>
<u>118271</u>	<u>4.74</u>	<u>\$</u>	<u>283,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39417</u>	<u>4.77</u>	<u>\$</u>	<u>207,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37702</u>	<u>4.87</u>	<u>\$</u>	<u>323,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39316</u>	<u>4.87</u>	<u>\$</u>	<u>169,800</u>	<u>(180) MOBILE HOMES</u>
<u>39317</u>	<u>4.87</u>	<u>\$</u>	<u>232,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36653</u>	<u>4.89</u>	<u>\$</u>	<u>315,800</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>40364</u>	<u>4.89</u>	<u>\$</u>	<u>303,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36470</u>	<u>4.91</u>	<u>\$</u>	<u>176,300</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36323</u>	<u>5</u>	<u>\$</u>	<u>281,300</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36654</u>	<u>5</u>	<u>\$</u>	<u>27,900</u>	<u>(910) UNIMPROVED LAND</u>
<u>36684</u>	<u>5</u>	<u>\$</u>	<u>233,800</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37820</u>	<u>5</u>	<u>\$</u>	<u>291,200</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>133765</u>	<u>5</u>	<u>\$</u>	<u>260,500</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39377</u>	<u>5.01</u>	<u>\$</u>	<u>232,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>127102</u>	<u>5.07</u>	<u>\$</u>	<u>112,100</u>	<u>(910) UNIMPROVED LAND</u>
<u>37229</u>	<u>5.15</u>	<u>\$</u>	<u>354,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>127103</u>	<u>5.17</u>	<u>\$</u>	<u>112,800</u>	<u>(910) UNIMPROVED LAND</u>
<u>127101</u>	<u>5.3</u>	<u>\$</u>	<u>113,800</u>	<u>(910) UNIMPROVED LAND</u>
<u>39304</u>	<u>5.64</u>	<u>\$</u>	<u>328,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>37250</u>	<u>5.65</u>	<u>\$</u>	<u>67,200</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>39390</u>	<u>5.69</u>	<u>\$</u>	<u>295,000</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>36374</u>	<u>5.98</u>	<u>\$</u>	<u>368,800</u>	<u>(180) MOBILE HOMES</u>
<u>39388</u>	<u>6.03</u>	<u>\$</u>	<u>157,700</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>118146</u>	<u>6.29</u>	<u>\$</u>	<u>110,400</u>	<u>(910) UNIMPROVED LAND</u>
<u>121363</u>	<u>6.34</u>	<u>\$</u>	<u>162,300</u>	
<u>36637</u>	<u>6.44</u>	<u>\$</u>	<u>216,400</u>	<u>(180) MOBILE HOMES</u>
<u>36343</u>	<u>6.53</u>	<u>\$</u>	<u>278,300</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>

<u>36477</u>	<u>6.78</u>	<u>\$</u>	<u>654,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>37658</u>	<u>6.87</u>	<u>\$</u>	<u>145,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36324</u>	<u>7</u>	<u>\$</u>	<u>382,300</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u> <u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>36380</u>	<u>7</u>	<u>\$</u>	<u>173,300</u>	<u>O/S</u>
<u>64982</u>	<u>7.03</u>	<u>\$</u>	<u>314,200</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36419</u>	<u>7.8</u>	<u>\$</u>	<u>196,900</u>	<u>(180) MOBILE HOMES</u>
<u>37206</u>	<u>7.85</u>	<u>\$</u>	<u>131,400</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36366</u>	<u>7.95</u>	<u>\$</u>	<u>267,000</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>64984</u>	<u>7.97</u>	<u>\$</u>	<u>257,300</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>37678</u>	<u>8.71</u>	<u>\$</u>	<u>325,600</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36234</u>	<u>9.01</u>	<u>\$</u>	<u>169,300</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36413</u>	<u>9.11</u>	<u>\$</u>	<u>146,900</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36469</u>	<u>9.21</u>	<u>\$</u>	<u>335,600</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39280</u>	<u>9.34</u>	<u>\$</u>	<u>231,600</u>	<u>(120) HOUSEHOLD, 2-4 UNITS</u>
<u>118284</u>	<u>9.58</u>	<u>\$</u>	<u>421,300</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39380</u>	<u>9.6</u>	<u>\$</u>	<u>336,200</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39382</u>	<u>9.64</u>	<u>\$</u>	<u>318,400</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u> <u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>36581</u>	<u>9.72</u>	<u>\$</u>	<u>54,200</u>	<u>O/S</u>
<u>37253</u>	<u>9.73</u>	<u>\$</u>	<u>3,900</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36414</u>	<u>9.75</u>	<u>\$</u>	<u>131,800</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>36491</u>	<u>9.82</u>	<u>\$</u>	<u>1,988,700</u>	<u>(130) HOUSEHOLD, 5+ UNITS</u>
<u>37824</u>	<u>10.45</u>	<u>\$</u>	<u>18,100</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36417</u>	<u>11.65</u>	<u>\$</u>	<u>745,600</u>	
<u>39374</u>	<u>12.7</u>	<u>\$</u>	<u>420,100</u>	
<u>39295</u>	<u>16.08</u>	<u>\$</u>	<u>125,900</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>123070</u>	<u>16.48</u>	<u>\$</u>	<u>2,400</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36480</u>	<u>17.879999</u>	<u>\$</u>	<u>496,500</u>	<u>(910) UNIMPROVED LAND</u>
<u>36347</u>	<u>18.860001</u>	<u>\$</u>	<u>273,300</u>	<u>(180) MOBILE HOMES</u> <u>(810) AGRICULTURE, NON-CLASSIFIED</u>
<u>36482</u>	<u>19.440001</u>	<u>\$</u>	<u>259,300</u>	<u>O/S</u>
<u>39366</u>	<u>19.549999</u>	<u>\$</u>	<u>621,600</u>	<u>(111) HOUSEHOLD, SFR, INSIDE CITY</u>
<u>39369</u>	<u>24.41</u>	<u>\$</u>	<u>624,900</u>	<u>(910) UNIMPROVED LAND</u>
<u>38606</u>	<u>24.42</u>	<u>\$</u>	<u>424,100</u>	<u>(110) HOUSEHOLD SFR OUTSIDE CITY</u>
<u>39372</u>	<u>28.75</u>	<u>\$</u>	<u>3,500</u>	<u>(830) CURRENT USE FARM AN AG</u>
<u>36504</u>	<u>40.540001</u>	<u>\$</u>	<u>258,700</u>	<u>(830) CURRENT USE FARM AN AG</u>
-	<u>979.703801</u>	<u>\$</u>	<u>67,213,500</u>	-

<u>Total value of properties 1 acre or larger</u>	<u>\$</u>	<u>67,213,500</u>
<u>Total acreage 1 acre or larger</u>		<u>979.703801</u>
<u>Average price per acre of developable land 1 acre or larger</u>	<u>\$</u>	<u>68,605.94</u>