

**North Peak
Plat**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1												
02-36-381-130	3002 TAHOE	12/15/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,000	47.17	\$260,668	\$49,490	\$45,158	92.2	136.3	0.30	0.30	\$537	\$166,633	\$3.83	118.75	NTHPK	2023-030378	NORTH PEAK	1/10/2024	401	NORTHPEAK FF												
02-36-381-380	2896 ARCTIC	01/30/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,600	52.78	\$277,240	\$16,962	\$39,202	80.0	132.0	0.24	0.24	\$212	\$70,091	\$1.61	80.01	NTHPK	2024-002579	NORTH PEAK	5/29/2025	401	NORTHPEAK FF												
02-36-381-390	2918 ARCTIC	10/04/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,600	45.51	\$268,829	\$35,373	\$39,202	80.0	132.0	0.24	0.24	\$442	\$146,169	\$3.36	80.01	NTHPK	2024-026028	NORTH PEAK	5/29/2025	401	NORTHPEAK FF												
02-36-381-440	3005 NORDIC	09/04/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$141,700	45.42	\$291,391	\$60,777	\$40,168	82.0	132.0	0.26	0.26	\$741	\$238,341	\$5.47	84.00	NTHPK	2024-023637	NORTH PEAK	11/5/2024	401	NORTHPEAK FF												
Totals:			\$1,097,000			\$1,097,000	\$521,900		\$1,098,128	\$162,602	\$163,730	334.1		1.04	1.04																						
								Sale. Ratio =>	47.58									Average																			
								Std. Dev. =>	3.47									per FF=>	\$487									Average									
																		per Net Acre=>	156,951.74									per SqFt=>	\$3.60								

\$490 FF Pricing

OUT

02-36-381-120	2980 TAHOE	08/28/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$111,100	40.70	\$231,399	\$80,803	\$39,202	80.0	132.0	0.24	0.24	\$1,010	\$333,897	\$7.67	80.01	NTHPK	2023-021402	NORTH PEAK	10/4/2023	401	NORTHPEAK FF
02-36-381-490	2895 NORDIC	06/09/23	\$282,750	WD	03-ARM'S LENGTH	\$282,750	\$120,550	42.63	\$249,930	\$72,022	\$39,202	80.0	132.0	0.24	0.24	\$900	\$297,612	\$6.83	80.01	NTHPK	2023-014966	NORTH PEAK	7/26/2023	401	NORTHPEAK FF