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VOLUME - II

**APPENDICES FOR:
THE APPRAISAL OF
GATES OF THE ARCTIC**

APPENDICES FOR:

The Appraisal of

Gates of the Arctic

APPENDIX IV-E

Price/Time Regression Analysis - Natural Land Properties

Set #1 U.S. Forest Service Wilderness and Recreation Area
Acquisitions 1976 - 1983

Set #2 Federal Agencies' Public Park and Recreation Land
Acquisitions 1976 - 1983

Set #3 Real Estate Dynamics - Wilderness Land Comparables 1969 - 1979

Price/Time Regression Analysis

Set #1
U.S. Forest Service
Wilderness and Recreation Area Acquisitions

Time in Years	Name	Price/Acre
1976	Mt. Rogers	381
1976	Spruce Knob	451
1976	Sawtooth	2886
1976	Shasta	1060
1976	Lye Brook	333
1976	Dome Land	1106
1976	Upper Buffalo	233
1976	Misc. Wilderness	3014
1977	Sawtooth	1559
1977	Mt. Rogers	422
1977	Hells Canyon	271
1977	Spruce Knob	587
1977	Shasta	1604
1977	Lye Brook	364
1978	Boundary Waters	117
1978	Mt. Rogers	683
1978	Ventana	426
1978	Spruce Knob	545
1978	Hells Canyon	462
1979	Spruce Knob	403
1979	Mt. Rogers	767
1979	Oregon Dunes	1110
1979	Shasta-Trinity	755
1979	Hells Canyon	1200
1979	Ventana	300
1979	Misc. Wilderness	329
1980	Sawtooth	1996
1980	Spruce Knob	729
1980	Hells Canyon	179
1980	Shasta-Trinity	975
1980	Boundary Waters	8004
1981	Sawtooth	1070
1981	Spruce Knob	755
1981	Gila	456
1981	Mt. Rogers	808
1981	Boundary Waters	849
1981	Misc. Wilderness	891
1982	Spruce Knob	704
1982	Sawtooth	2358
1982	Hells Canyon	635
1982	Mt. Rogers	571
1983	Sawtooth	1561
1983	Mt. Rogers	597
1983	Spruce Knob	336
1983	Boundary Waters	9519
1983	Shasta-Trinity	1924

Regression Output

Constant	539.9273
Std Err of Y Est	1742.4740
R Squared	0.046822
No. of Observations	46
Degrees of Freedom	44
X Coefficient(s)	163.793458940
Std Err of Coef.	111.411621292

Source: Real Estate Dynamics, Inc., March 1988.

Price/Time Regression Analysis

Set #2

Federal Agencies' Public Park and Recreation
Land Acquisitions (1976-1983)

Time in Years	Name	Price/acre
1976	Big Cypress	237
1976	Voyageurs	188
1976	Buffalo River	437
1976	San Francisco Bay	378
1977	Big Cypress	553
1977	Big Thicket	885
1977	Sleeping Bear Dunes	798
1977	Buffalo River	573
1977	Voyageurs	792
1977	Cape Lookout	1117
1977	Great Dismal Swamp	226
1977	Miss.Sandhill Crane	744
1978	Big Cypress	214
1978	Redwood	4165
1978	Big Thicket	814
1978	Congaree Swamp	1220
1978	Buffalo River	606
1978	Great Dismal Swamp	351
1979	Big Cypress	231
1979	Buffalo River	652
1979	Lower Suwanee	123
1979	Miss.Sandhill Crane	1750
1980	Big Cypress	817
1980	Appalachian Trail	1413
1980	Buffalo River	645
1980	Great Dismal Swamp	511
1981	Appalachian Trail	1518
1981	Bogue Chitto	389
1981	Appalachian Trail	261
1982	Appalachian Trail	664
1982	Tensas	900
1983	Appalachian Trail	725
1983	Tensas	977
1983	Rio Grande	199

Regression Output

Constant	713.71981
Std Err of Y Est	732.31631
R Squared	0.0017404
No. of Observations	34
Degrees of Freedom	32
X Coefficient(s)	13.89
Std Err of Coef.	58.83

Price/Time Regression Analysis

Set #3

Real Estate Dynamics-Wilderness Land Comparables
(1969-1979)

Time-Year	Name	Price/acre
1969	Taylor	1542
1973	Marble Creek	2417
1974	Lanham	2339
1975	Matteson	4000
1976	Bench Caroline	816
1976	Sunset	289
1976	Wolfenbarger	4000
1976	Sloan Kettering	2809
1977	Nature Conservancy	258
1978	Mueller Ranch	563
1979	Phelps Creek	980
1979	Bettis	5500
1979	Ankeny	341
1979	Markley	2901
1979	National Wildlife	1190
1979	Siskiyou	303
1979	Toulene	601

Regression Output

Constant	2502.33
Std Err of Y Est	1624.03
R Squared	0.02
No. of Observations	17.00
Degrees of Freedom	15.00
X Coefficient(s)	-79.53
Std Err of Coef.	145.91

APPENDIX IV-F

Dynamic Attributes Used in the Appraisal of Wilderness Lands

DYNAMIC ATTRIBUTES

INTRODUCTION

This report deals with the dynamic attributes used in the appraisal of natural and wilderness lands. The dynamic attributes used relate to the wilderness and scenic beauty qualities of the land.

A list of the dynamic attributes used in this study is presented in Exhibit A.

To organize these qualities two systems employed by the United States Forest Service are used as a point of departure. The Wilderness Attribute Rating System (WARS) is used to rate the wilderness quality. The Variety Class Assessment System is used for the evaluation of visual quality.

The WARS System is part of the Roadless Area Review and Evaluation (RARE II) process that assists the Forest Service in making recommendations to Congress as to which lands should be considered for wilderness. It is a programmatic system that is intended to be used on wilderness areas throughout the western United States. The WARS System is based on the wilderness attributes expressed by Congress in the Wilderness Act of 1964. Four requisite attributes are identified in the System: Natural Integrity, Apparent Naturalness, Opportunity for Solitude, and Opportunity for a Primitive Recreation Experience. (Supplementary attributes such as ecological, geological, scenic, and cultural features are also identified.)

The Variety Class Assessment System (VCAS) is part of the Visual Management System. This system was designed by the Forest Service to be used as a guide to the management and evaluation of the Nation's scenic resources. The Variety Class Assessment which deals with the evaluation of scenic resources is based on a diversity index that rates the variety or diversity of five elements of the landscape: Landform, Rockform, Vegetation, Waterform (lakes), and Waterform (streams). The two systems, WARS and VCAS, are used as guidelines for the evaluation of the Wilderness and Visual Quality on subject lands and comparable sales. The site specific nature of the appraisal process necessitates a more detailed analysis of both the subject property and the comparables than is demonstrated in the Wilderness Attribute Rating System and Visual Quality Assessment System. A spatial data method was developed to accommodate this need while still adhering to the principles of both systems.

This report reviews the methodology used to evaluate the dynamic attributes, wilderness and scenic beauty evaluation techniques. The second section deals with the spatial identification of the lands to be inventoried. Section three discusses inventory procedures and encoding of the data. The last section contains the different appendices referenced in the report.

EXHIBIT A

The following is a list of the dynamic attributes used in the spatial data inventory. It is divided into two parts, those attributes associated with the Wilderness Evaluation System and those attributes associated with the Visual Quality System.

The Wilderness Evaluation System (WES)

- I. Natural Integrity - Apparent Naturalness
 1. Paved road
 2. Clear-cut, logging operation
 3. Buildings
 4. Trails, fences

- II. Opportunity for Solitude
 1. View from
 2. View to
 3. Vegetative screening (stocking class)
 4. Distance perimeter to core

- III. Opportunity for a Primitive Recreation Experience
 1. Challenge
 - a. Rockform present
 - 1) Avalanche chute (snow or rock)
 - 2) Talus slope or boulder field
 - 3) Rock outcrop
 - 4) Cliff
 - 5) Pinnacle
 - 6) Cirque
 - 7) Permanent snow field
 - 8) Glacier
 - b. Vegetative overstory
 2. Diversity (see VQS)
 - a. Physiography
 - b. Rockform
 - c. Vegetation
 - d. Waterform

EXHIBIT A (continued)

The Scenic Quality System (SQS)

I. Physiography

1. Sharp dissected uneven slopes
2. Moderately dissected slope
3. Irregular landscape
4. Ridged landscape
5. Peak

II. Rockform

1. Avalanche chute (rock)
2. Avalanche chute (snow)
3. Talus slope or boulder field
4. Rock outcrop < 2 acres
5. Rock outcrop 2 - 5 acres
6. Rock outcrop 5 or more acres
7. Cliff
8. Pinnacle
9. Cirque
10. Permanent snow field
11. Glacier
12. Rock dome

III. Vegetation

1. Stocking 10 to 39%
2. Stocking 49 to 69%
3. Stocking 70% +
4. Large old growth timber
5. Dry meadow

IV. Waterform

1. Unusual shoreline configuration (lakes)
2. Falls
3. Rapids
4. Meander

Wilderness Evaluation System (WES)

Introduction

This system is designed to inventory the wilderness attributes present on the subject property and the comparables. It is based on the requisite attributes of WARS. The design of the system places greater emphasis on a site specific evaluation of the area.

Sources

Creation of the system undertaken after extensive research on the origin of the RARE II system. Background information on the pitfalls of systems tried (RARE I) were reviewed along with present problems associated with the RARE II system.

Firsthand information was received from contacts made with Cal Dannel of the U. S. Forest Service who had done a WARS evaluation in the Glacier Peaks Wilderness Area. A copy of an original WARS worksheet was reviewed to gain more insight into the WARS evaluation techniques.

System Components

The WARS document used five requisite attributes for wilderness evaluation: Natural Integrity, Apparent Naturalness, Opportunity for a Primitive Recreation Experience and four Supplementary Attributes: Geological, Scenic and Cultural Features. The Wilderness Evaluation System (WES) used in this study closely parallels WARS.

The WARS system deals with wilderness areas in a programmatic fashion. It was designed to be used for the evaluation of land throughout the western United States and is general in its application.

The Wilderness Evaluation System is modeled after WARS. WES uses the same requisite attributes and is conceptually similar in its scope of application. The primary difference lies in the more site specific nature of the WES. The WES uses 10 acre cells for its unit of evaluation rather than the more general

evaluation procedure of WARS which doesn't use a specific unit cell. The location of the wilderness resources within the area of study is another difference in the systems. The WES is tied to a geographically referenced data base which provides for a better spatial understanding of the wilderness resource. WARS is not tied to a geographically referenced data base, other than in the most general terms.

To highlight the relationships between the two systems a chart of the WARS and WES is presented in Exhibit B which summarizes each system.

System Organization

The WES is composed of three requisite attributes, Natural Integrity - Apparent Naturalness, Opportunity for Solitude, and Opportunity for a Primitive Recreation Experience. Each requisite attribute contains several sub-attributes that relate to wilderness qualities.

Inventory of the wilderness attributes is done using a 10 acre cell as the unit for evaluation. In situations where the attribute relates to a larger area it is evaluated on that basis then recorded for each 10 acre cell that contains the attribute.

System Structure

Natural Integrity - Apparent Naturalness

Natural Integrity and Apparent Naturalness are defined as the extent to which physical development has affected longterm ecological processes. The system is based on the same physical impacts used in WARS but is geared more toward impacts on the natural processes as perceived by the average user.

Rating is done on a unit of 10 acres at a time. Each cell starts out with a positive 10. Impacts are assigned negative values based on their effect on the natural surrounding lands. The negative values are added to 10 then multiplied by a weighting factor to account for impact on surrounding cells.

Score	Attribute (impact)
-10	paved road
-7	clear-cut, logging operation
-5	logging road, air strip, mine
-3	buildings
-1	trails, fences
0	no impact

Weighting factor to account for impact on surrounding cell. $wts = 1.7$.

.25 for adjacent cells and .175 for catty-corner cells - $wts = (4 \times .5) + (4 \times .35) = 3.4$.

Natural Integrity - Apparent Naturalness score = $(10 + X) \times wts$.

Where X = total impact score (0 to -10) and wts = weighted impact for effect on surrounding cells.

Opportunity for Solitude

1. Topographic screening

The extent to which surrounding areas can be seen from the cell. A 10 acre cell size is used as the unit of evaluation.

EXHIBIT B

WILDERNESS ATTRIBUTE RATING SYSTEM

Structure of System

Programmatic - general in application

Qualitative - presence of attributes recorded quantity and location not specified

I. Natural Integrity - The extent to which human impact affects longterm ecological processes. Fourteen possible physical developments or human-caused impacts. Rating is based on a 7 point scale.

1. description of impact
2. which impact present
3. effect on natural process
4. size of impacted area
5. potential for separation from whole
6. feasibility of correction
7. overall influence on natural integrity

II. Apparent Naturalness - Rated for the same attributes as Natural Integrity - only impacts that would be perceived by the average user are recorded.

III. Opportunity for Solitude

1. Size - of the intended wilderness.
2. Topographic screening - high-low.
3. Vegetative screening - dense-sparse.
4. Distance perimeter to core.
5. Offsite intrusions - minimal, some, many.

WILDERNESS EVALUATION SYSTEM

Structure of System

Site Specific - general in application

Qualitative - presence of attributes recorded quantity and location not specified

I. Natural Integrity - Apparent Naturalness - The extent to which physical development has affected longterm ecological processes. Based on the same physical impacts used in WARS. The system is geared more toward impacts as perceived by user.

Rating is done on a unit of 10 acres at a time. Each cell starts out with a score of 10. Impacts are given negative values that are based on the effect on the natural processes, the feasibility of correction and the impact on surrounding lands. The negative values are added to 10 then multiplied by a weighting factor to account for impact on surrounding lands.

II. Apparent Naturalness -
(See I.)

III. Opportunity for Solitude

1. Topographic screening - the extent to which surrounding lands can be seen.
2. Sensitivity - the extent to which the cell can be seen from recreation platforms.
3. Vegetative screening - density as measured by stocking class.
4. Distance perimeter to core.

EXHIBIT B (continued)

IV. Opportunity for a Primitive Recreation Experience

1. Diversity - vegetation, terrain, fish, and wildlife.
2. Challenge - number and extent of challenging features (avalanche potential, cliffs, glaciers, climate).
3. Recreational features - trails, campsites, etc.

V. Supplementary Attributes

1. Ecological
2. Geological
3. Scenic
4. Cultural features

IV. Opportunity for a Primitive Recreation Experience

1. Challenge - number and extent of challenging features.
2. Diversity - diversity of landform, rockform, vegetation, and waterform.

V. Supplementary Attributes

1. Scenic beauty - treated separately.

Manual View-it Coding System - View From

Site line distances from each 10 acre cell to lands north, south, east, and west are calculated using a U.S.G.S. topographic map with the location of the comparable plotted. Scores are summed and divided by 4 to get an average viewing score.

Distance that can be seen from comparable (miles).

Score	Distance
1	0.25 to 0.50 miles
2	0.51 to 0.75
3	0.76 to 1.5
4	1.61 to 2.0
5	2.01 to 3.0
6	3.01 to 4.0
7	4.01 to 5.0
8	5.01 to 6.0
9	6.01 to 7.0
10	7.01 to 8.0

Topographic Screening = sum of 10-X for each direction divided by 4.

Where X = distance score (1-10).

2. Sensitivity

This attribute is based on how well the cell can be seen from resource platforms. Because more people will center around these platforms a cell that is easily visible from them will have low solitude.

Manual View-it Coding System - View To

Site line distances from resource platforms to each 10 acre cell within the comparable are calculated using a U.S.G.S. topographic map with the location of the comparable plotted. Distance scores are multiplied by the platform score that is given for each direction then added to 1. Scores are summed and divided by 4 to get an average viewing score.

Distance to platform (miles) A		Type of Platform B	
Score	Distance (A)	Score	Platform (B)
3	0 to 1 mile	1	trail, stream or lake
2	1.01 to 3 miles	2	trail and stream ridge or lake
1	3.01 to 6 miles	3	road or major navigable river, building or air strip

Sensitivity = sum of (A x B) + 1 for each direction divided by 4, the number of directions.

Where (A) = score for distance and (B) = score for platform.

3. Vegetative Screening (See Exhibit C.)

A measure of the degree to which vegetative cover adds to Solitude.

Score	Vegetative Cover
0	less than 10%
1	10 to 40%
5	40 to 70%
7	Presence of large old growth
10	70% +

Vegetative Screening = score

4. Distance Perimeter to Core

Score	Attribute
0	section borders wilderness boundary
5	one section between cell and wilderness boundary
10	two or more sections between cell and wilderness boundary

Opportunity for a Primitive Recreation Experience

1. Challenge

The number and extent of challenging features present on each 10 acre cell is used for measure of challenge. Determination of which feature are challenging was made using the WARS guidelines. Three criteria will be used for challenge: number of rockforms present, the presence of 40% or more overstory, and the percent slope of the cell.

Rockforms Present (See Exhibit C.)

Rockforms consist of avalanche chutes (rock or snow), talus slope or boulder field, rock outcrop, cliff, pinnacle, cirque, permanent snow field and glacier.

Score	Number of features present
0	0
5	1
10	2 or more

Vegetative Cover - overstory (See Exhibit C.)

Score	Percent Vegetative Cover
5	40 to 70%
10	70% or more

Percent Slope

Score	Percent Slope
0	0 - 15%
1	15 - 30%
3	30 - 60%
5	60 - 80%

2. Diversity

The degree to which a landscape exhibits multiple combinations of scenic quality landscape features: physiography, vegetation, and waterform. (See Exhibit C.)

Score	Attribute
2	1 of the requisite attributes is present
4	2 of the requisite attributes are present
6	3 of the requisite attributes are present
8	4 of the requisite attributes are present

Diversity = score + X.

Where X = the sum of each additional sub-attribute found in the cell.

Scenic Quality System (SQS)

Introduction

This system is designed to evaluate the scenic beauty of the subject property and the comparables. It is based on the Variety Classes used by the U.S. Forest Service's Visual Management System.

Sources

Design of the system was undertaken after extensive research on the principles and objectives of the Visual Management System. Discussions with Henry Miakawa of the United States forest Service helped to clarify the goals and applications of the system.

Fieldwork done in the subject property and the comparables helped to get an appreciation for the lands to be inventoried. Numerous helicopter overflights and hiking expeditions provided the researcher with the necessary link between the conceptual framework of the system and its relationship to the resources being evaluated.

System Components

The Variety Classes of the Forest Service's VMS are used to determine those landscapes which are highest in scenic beauty. Landscape features are broken down into five categories: landform, rockform, vegetation, waterform (lakes), and waterform (streams). The diversity of these features is a determinant of the variety class to which a particular landscape belongs. The premise of the system is that diversity is an index for high scenic quality. Variety classes are divided into three categories class A distinct, class B common, and class C minimal.

The Scenic Quality System (SQS) uses the same landscape features as the VMS with the exception of the waterform classes which are condensed into one class. Conceptually both systems use the diversity of landscapes as a measure of scenic quality. The primary difference lies in the more quantitative, site specific approach that is taken by the SQS.

System Organization

Four landscape features are used to evaluate scenic quality in the SQS: physiography, rockform, vegetation, and waterform. Each of these features has up to 12 sub-features associated with them (See Exhibit A.) A photo interpretation key for each sub-feature was created along with a visual key that gives photographic representation of each sub-attribute (Appendix A)..

Sub-features were established using the Western Cascades Character Subtype as a reference. Thorough evaluation of potential sub-features was done on the subject property and the comparables. The criteria for establishing a sub-feature was based on its contribution to landscape form, line, color, and texture.

System Structure

The SQS is based on the premise that the greater the diversity of a landscape, the higher the scenic quality. Diversity of the landscape is measured in terms of the number of landscape features present in a unit area. A 10 acre cell is used as the unit of evaluation.

Data to support the concept that scenic quality is a function of diversity was obtained in the Visual Employed Photography study. Basically the study involved having wilderness users take pictures of areas they found most scenically beautiful and rated them on a scale of 1 to 10.

Using the list of landscape features in the VQS (See Exhibit A.) a key to interpret these features off the photographs taken by the users was devised. The presence or absence of landscape features was recorded for each feature along with the scenic beauty score given to the photograph.

This data was used in the analysis of the relationships between scenic beauty and the landscape features. The first stage of the analysis attempted to correlate scenic quality scores with specific attributes using a stepwise regression. This strategy resulted in low correlations between individual variables and scenic quality. The next analysis used the quantity of landscape attributes as a predictor of scenic quality. This produced high correlations between the number of variables present in a scene and the scenic quality scores. High scenic quality scores consistently related to the occurrence of multiple attributes. Conclusions of the analysis reinforced the concept that the more landscape attributes present (diversity), the higher the scenic quality.

Exhibit C is a photo-interpretation key that was used for the inventory of the subject property and comparable lands. A visual key of the attributes is given in Appendix A.

EXHIBIT C

Air Photo Interpretation Key: WES, SQS

I. Physiography

Variable	Explanation
1	Sharp Dissected Uneven Slopes - a slope that contains more than 3 changes of aspect in a 10 acre cell with large sharp ridges that are continuous over the cell.
2	Moderately Dissected Slope - a slope that contains at least major changes in aspect in a 40 acre cell and is characterized by a series of rolling humpbacks parallel to the aspect.
3	Irregular Landscape - a landscape that has more than 3 changes in aspect over a 10 acre cell in any one direction and is characterized by small ridges, gullies, hummocks, or hollows.
4	Ridged Landscape - a landscape that has two major changes in aspect, containing a ridge that divides the 10 acre cell into two major parts.
5	Peak - a major landscape component. Peaks are usually the highest points in the area. The landform starts at a high point then slopes off in all directions for several thousand feet.

II. Rockform

Variable	Explanation
1	Avalanche Chute (rock) - a linear feature perpendicular to the contour that cuts into the terrain, usually occurring on slopes in excess of 45 degrees or more. They lack perennial vegetation and are usually boulder strewn.
2	Avalanche Chute (snow) - a linear feature perpendicular to the contour usually occurring on slopes in excess of 45 degrees, that cuts into the vegetation on its side slopes or at its termination in the valley bottom.
3	Talus Slope or Boulder Field - a body of loose rocks or boulders beneath a rock peak or outcrop caused by gradual weathering of the outcrop (talus slope) or a catastrophic event (boulder field).
4	Rock Outcrop - a rocky area that is almost completely devoid of vegetation (less than 2 acres).
5	Rock Outcrop - 2 to 5 acres.
6	Rock Outcrop - 5 to 10 acres.
7	Cliff - a rock face in excess of 150% or 60 degrees.
8	Pinnacle - a rocky spire sloping off in all directions at greater than 150% or 60 degrees.
9	Cirque - a bowl shaped depression found at high elevations that is a result of the previous existence of a glacial ice field. It is usually snow filled for most of the year.

EXHIBIT C (continued)

Air Photo Interpretation Key: WES, SQS

- 10 Permanent Snow Field - a body of snow that is perennial in nature lacking the crevices that are characteristic of glaciers.
- 11 Glacier - a body of ice usually occurring at higher elevations and on NE-NW slopes that shows evidence of motion (crevices).
- 12 Rock Dome - a rock outcrop completely devoid of vegetation that is 10 acres + in size. It has a rounded top exhibiting exfoliation (granitic).

III. Vegetation

Variable	Explanation
1	Stocking - 10 to 39% measured as a vertical projection of the crown cover to the ground.
2	Stocking - 40 to 69%.
3	Stocking - 70% +.
4	Bushes - vegetative cover that is below the tree canopy but above the grasses and is characterized by its fine textured appearance.
5	Old Growth - characterized by its rough texture and large predominant crowns. Ponderosa pine old growth exhibits orange bark.
6	Dry Meadow - short grasses found on dry side slopes and mountain tops that turns yellow-brown in late summer and early fall (greater than 1 acre in size).
7	Wet Meadow - longer grasses found in valley bottoms, depressions, swales, or on north facing slopes. Grasses are usually green (greater than 1 acre in size).

IV. Waterform

Variable	Explanation
1	Unusual Shoreline Configuration - shoreline is jagged with the presence of covers and peninsulas.
2	Falls - the flow of a stream over a vertical or nearly vertical rock face.
3	Rapids or High Volume Flow - the flow of a stream or river which produces white water at high flow (rapids) or a major river.
4	Meander - the S-shape flow pattern of a stream or river as it winds through its flood plain.

Identification of Lands to be Surveyed

Introduction

Spatial location of the subject property and the comparables on vertical photographs had to be accomplished before the inventory of the Landscape feature (Exhibit C). For the comparables, location of the property on the U.S.G.S. Quad-sheets was a prerequisite to location on the photos.

Spatial location of the subject property and the comparable was accomplished using two techniques.

The point transfer method was used for the Pack River Lands on the vertical photographs. A two dimensional transformation was used for the location of the comparables on the U.S.G.S. Quad-sheets and on the vertical photographs.

Pack River Lands (point transfer technique)

1. Alignment of overlays on the orthophotos.

Sources:

- a. Orthophoto maps with planimetric overlays, scale 1:24,000.
- b. Vertical aerial photographs (9" x 9") with clear overlays: color, scale 1:14,000.
- c. U.S.G.S. Quad-sheets.

Procedures:

- a. Control points that can be easily identified on both the quad-sheets and the orthophotos are located for each section i.e., peaks, lake inlets, etc.
- b. A down and across measurement is made for each control point from a given section corner on the quad-sheet.
- c. A scale equation is used to convert these measurements to their corresponding distances on the orthophotos.

- d. The overlay is aligned with respect to the calculated distances from the identified control point to the section corner.
- e. The process is repeated using the section corner diagonal to the one used in 2.
- f. A final alignment of the Overlays on the orthophoto is done using the down and across measurements from the control point to both of the section corners.

Example: If the NW corner of a section were 1.23 inches down and 2.16 inches across (south and east if positive) from a given control point on the quad sheet, the measurement for alignment of the overlays on the orthophotos would be:

$$1.23 \times 62500/24000 = 3.20 \text{ inches down.}$$

$$2.16 \times 62500/24000 = 5.63 \text{ inches across.}$$

Where 62500 is the reciprocal of the scale of the orthophoto.

Therefore, the NW corner of the section of the overlay will be placed 3.20 inches down and 5.63 inches across from the control point on the orthophoto. This procedure is repeated using another control point and the SE corner of the section to complete the alignment.

2. Point location and transfer from the orthophotos to the vertical photographs.

Sources:

- a. Aligned overlays on the orthophoto.
- b. Vertical photographs, 9" color.

Procedure:

- a. Starting in the southeast corner of each section and progressing counterclockwise, pin prick the section lines every .66 inches (for true sections) around the periphery of the section.
- b. Transfer the location of the pin pricked points from the orthophoto to the vertical photo by means of contextual assessment (using vegetative pattern, rockform, waterform, and physiography as a guide).

- c. Connect the peripheral points to form the outer boundary of the section assuming a linear interpolation with respect to elevation change.
- d. Connect the peripheral points on opposite sides of the section to form a 4 x 4 grid containing forty acre cells.*
- e. To create the 8 x 8 ten acre grid cells, the midpoints of the peripheral forty acre boundaries are marked. Step 1 is then repeated using the newly designated points to form the 8 x 8 grid.*

* Although a linear interpolation is not as accurate over the entire section, making spatial of the interior cells less accurate, the interior cells are all owned by Pack river and no double count of attributes will occur because of the grid system.

Comparables (two-dimensional transformation)

Because the non Pack River comparables were not always spatially located on the U.S.G.S. Quad-sheets and there were no orthophotos available for them, a special technique was developed to make the transformation. A computer program was written to transfer points from a map source to another map or a map to a photo. This program was based on a two-dimensional conformal transformation.

The technique involves using U.S.G.S. Quad-sheet to establish control. Usually three to six points are used. These points are located on the quad-sheet and on the photo. Coordinates for the quad-sheet and the photo are measured and input into the computer program. The program first adjusts the control points on the photo to the same elevation. This is necessary because of the relief displacement inherent in air-photos which is a function of elevation of the point on the ground and its distance to the principle point on the photo.

After adjustment for relief displacement the program finds the scale, rotation, and translation parameters which give the relationship between the coordinate systems. This relationship is then used to find the location of any point on the photo given a point on the quad-sheet.

The next step in the program is to put relief displacement back into the calculated photo coordinates. Because the model was computed at a certain elevation the location of the calculated points will also be at that elevation. Elevations of each point are input into the program and adjustments are made based on elevation and the point's distance from the principle point.

For transformations from map to map a scaling is the only operation necessary.

Inventory of the Wilderness Evaluation System
and Scenic Quality System Attribute

Introduction

Inventory of the WES and SQS Attributes was accomplished after extensive ground and helicopter reconnaissance of the subject property. Comparables were covered only by helicopter.

Groundwork efforts proved invaluable for establishing the relationship between resources observed on the vertical photos and their appearance on the ground. Vertical photos were carried with the researcher and referred to throughout the ground efforts. Terrestrial photos were taken for documentation purposes and to assist in the inventory process.

Sources

1. Photo Interpretation Key - Exhibit C.
2. Vertical Photographs with 8 x 8 section grid overlays of subject property and a plotted overlay for the comparables showing their location.
3. Oblique Photographs - helicopter photography.
4. Terrestrial Photographs.
5. Coding Sheets.
6. Stereoscope.

Procedure

1. A general review of the section using the vertical and oblique photographs is done to become familiar with the landscape characteristics.
2. The vertical photographs are used as the first source of data with the oblique photographs being used for verification of the attributes under examination. Photos are observed in stereo
3. Inventory of each 10 acre cell is performed for the landscape characteristics in Exhibit C. The property being inventoried is analyzed four separate times, recording the landscape characteristics for physiography, rockform, vegetation, and waterform separately to enhance coding accuracy by increasing the concentration on one characteristic at a time.

APPENDIX A

Air Photo Interpretation Key

Wilderness Evaluation System

Scenic Quality System



Physiography #1 Sharp Dissected Uneven Slopes - a slope that contains more than 3 changes of aspect in a 10 acre cell with large sharp ridges that are continuous over the cell.

I. Physiography

Helicopter



Physiography #1 Sharp Dissected Uneven Slopes - a slope that contains more than 3 changes of aspect in a 10 acre cell with large sharp ridges that are continuous over the cell.

Ground





Physiography #2 Moderately Dissected Slope - a slope that contains at least 2 major changes in aspect in a 40 acre cell and is characterized by a series of rolling humpbacks parallel to the aspect.



Physiography #3 Irregular Landscape - a landscape that has more than 3 changes in aspect over a 10 acre cell in any one direction and is characterized by small ridges, gullies, hummocks, or hollows.



Physiography #4 Ridged Landscape - a landscape that has two major changes in aspect, containing a ridge that divides the 10 acre cell into two major parts.



Physiography #5 Peaks - a major landscape component. Peaks are usually the highest points in the area. The landform starts at a high point then slopes off in all directions for several thousand feet.



Rockform #1 Avalanche Chute (rock) - a linear feature perpendicular to the contour that cuts into the terrain, usually occurring on slopes in excess of 45 degrees or more. They lack perennial vegetation and are usually boulder strewn.

II. Rockform

Helicopter



Rockform #2 Avalanche Chute (snow) - a linear feature perpendicular to the contour usually occurring on slopes in excess of 43 degrees, that cuts into the vegetation on its side slopes or at its termination in the valley bottom.

Ground



II. Rockform

Boulder Field

Helicopter



Rockform #3 Talus Slope or Boulder Field - a body of loose rocks or boulders beneath a rock peak or outcrop caused by gradual weathering of the outcrop (talus slope) or a catastrophic event (boulder field).

Ground



II. Rockform

Talus Slope

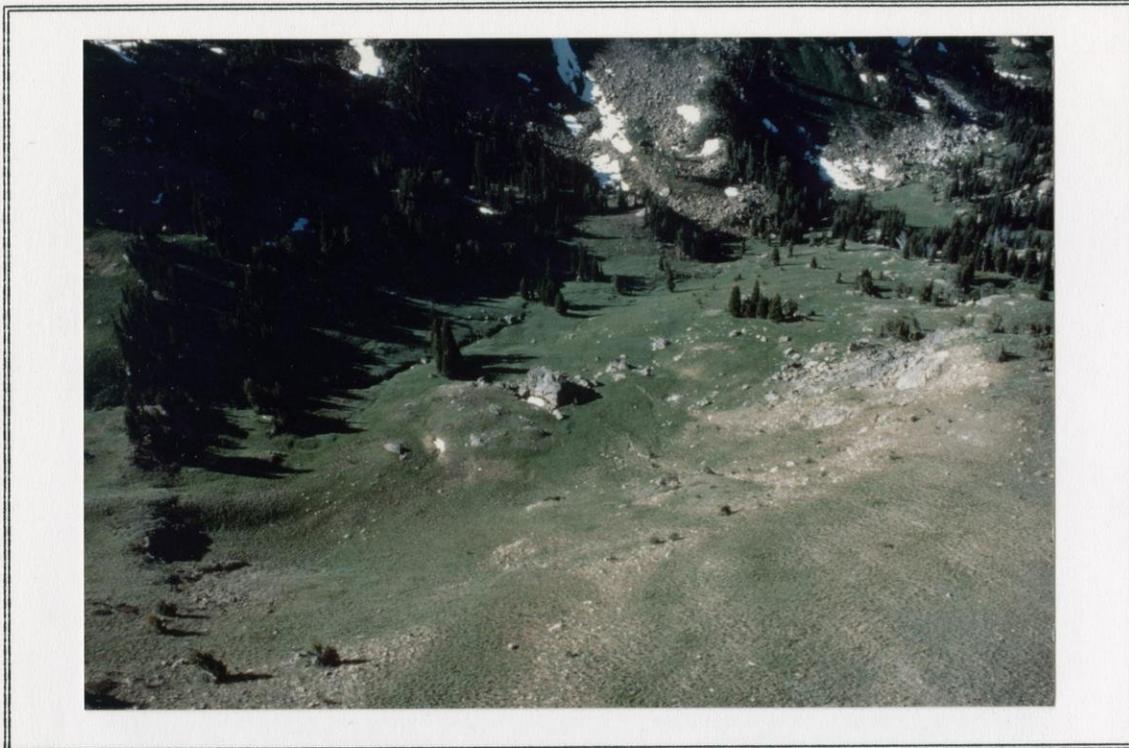
Helicopter



Rockform #3 Talus Slope or Boulder Field - a body of loose rocks or boulders beneath a rock peak or outcrop caused by gradual weathering of the outcrop (talus slope) or a catastrophic event (boulder field).

II. Rockform

Helicopter



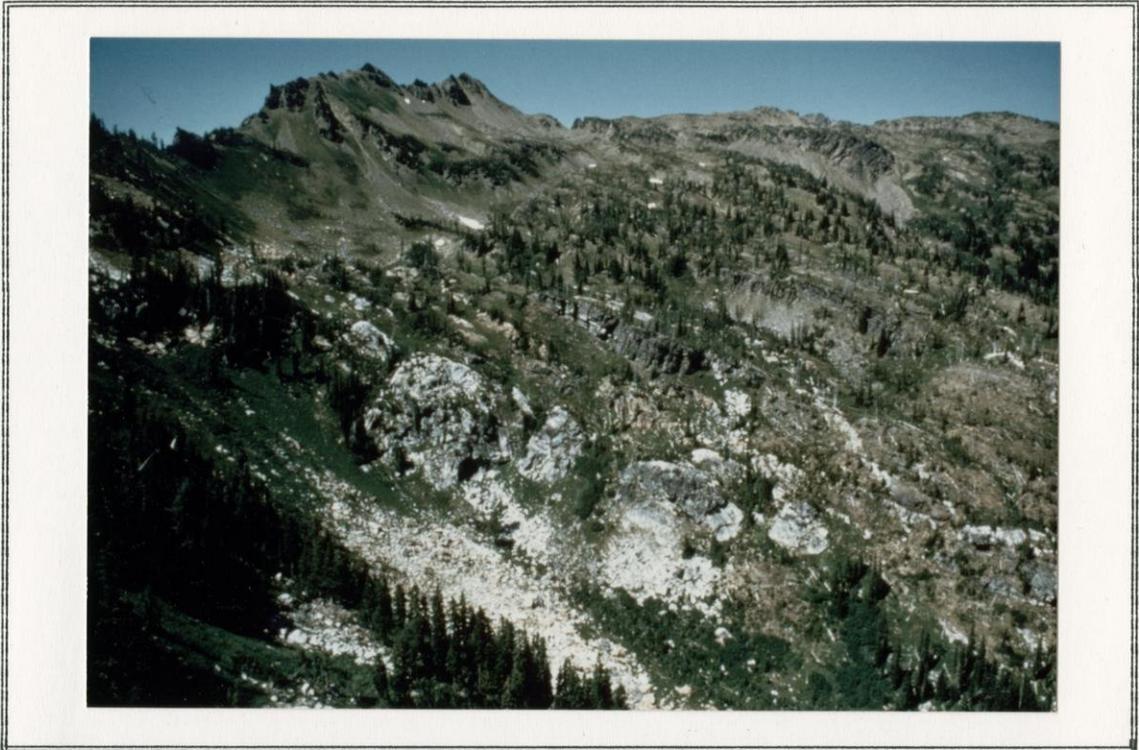
Rockform #4 Rock Outcrop - a rocky area that is almost completely devoid of vegetation (2 acres).

Ground



II. Rockform

Helicopter



Rockform #5 Rock Outcrop - 2 to 5 acres.

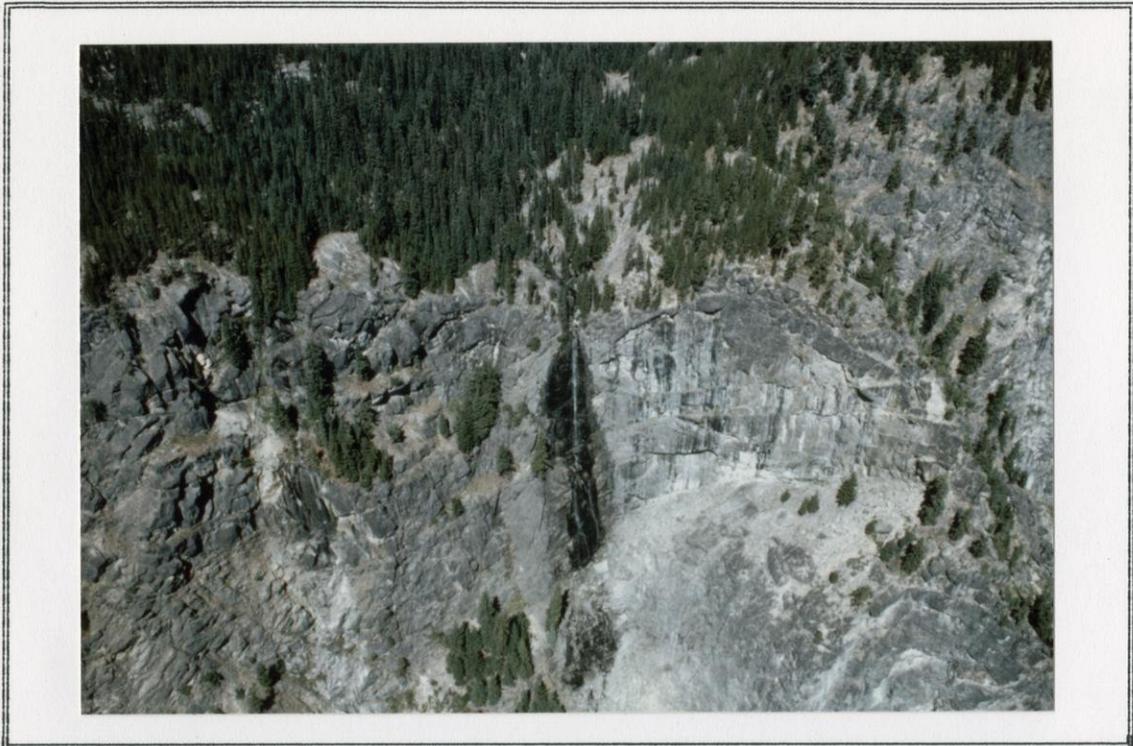
Helicopter



Rockform #6 Rock Outcrop - 5 to 10 acres.

II. Rockform

Helicopter



Rockform #7 Cliff - a rock face in excess of 130% or 60 degrees.

Helicopter



Rockform #8 Pinnacle - a rocky spire sloping off in all directions at greater than 150% or 60 degrees.

II. Rockform

Helicopter



Rockform #9 Cirque - a bowl shaped depression found at high elevations that is a result of the previous existence of a glacial ice field. It is usually snow filled for most of the year.

Ground



II. Rockform

Helicopter



Rockform #10 Permanent Snow Field - a body of snow that is perennial in nature lacking the crevices that are characteristic of glaciers.

Helicopter



III. Vegetation

Helicopter



Vegetation #1 Stocking - 10 to 39% measured as a vertical projection of the crown cover to the ground.

Ground



III. Vegetation

Helicopter



Vegetation #2 Stocking - 40 to 69%.

III. Vegetation

Helicopter



Vegetation #3 Stocking - 70% +.

Ground

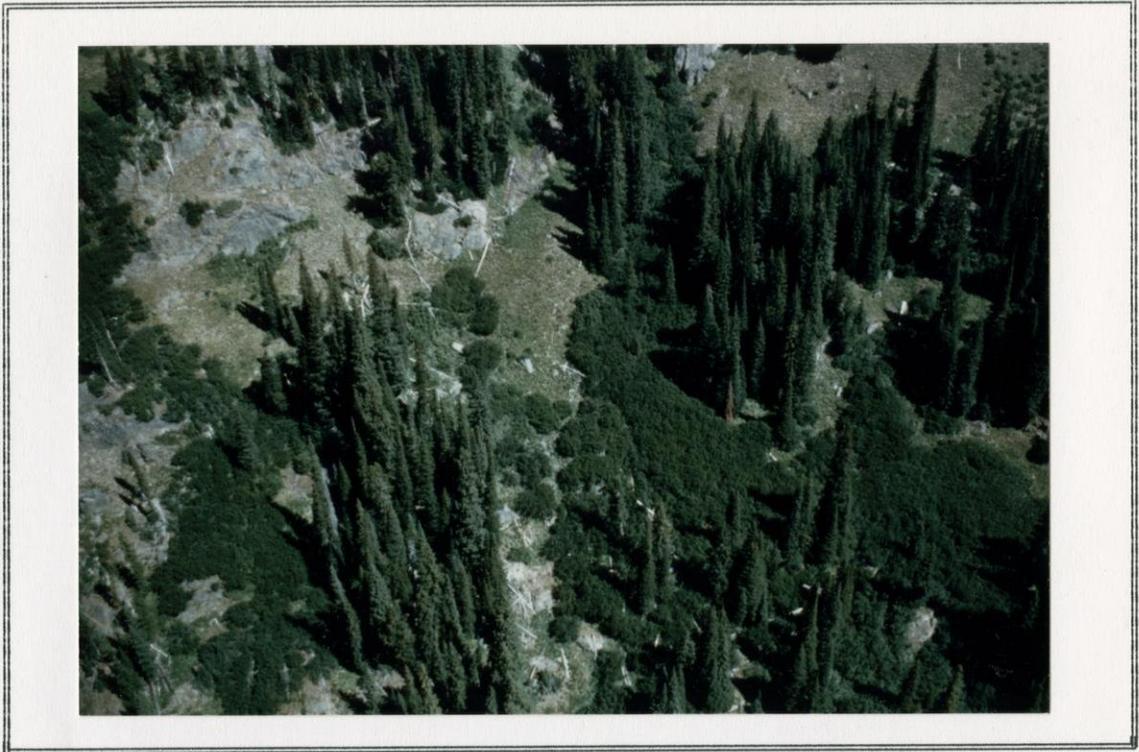


III. Vegetation

Helicopter



Vegetation #4 Old Growth - characterized by its rough texture and large predominant crowns. Ponderosa pine old growth exhibits orange bark.



Vegetation #5 Bushes - vegetative cover that is below the tree canopy but above the grasses and is characterized by its fine textured appearance.

III. Vegetation

Helicopter



Vegetation #6 Dry Meadow - short grasses found on dry side slopes and mountain tops that turns yellow-brown in late summer and early fall (greater than 1 acre in size).

Helicopter



III. Vegetation

Valley Bottoms

Helicopter



Vegetation #7 Wet Meadow - longer grasses found in valley bottoms, depressions, swales, or on north facing slopes. Grasses are usually green (greater than 1 acre in size).

Ground



III. Vegetation

Valley Bottoms

Helicopter



Vegetation #7 Wet Meadow - longer grasses found in valley bottoms, depressions, swales, or on north facing slopes. Grasses are usually green (greater than 1 acre in size).

Ground



III. Vegetation

North Slope

Helicopter



Vegetation #7 Wet Meadow - longer grasses found in valley bottoms, depressions, swales, or on north facing slopes. Grasses are usually green (greater than 1 acre in size).

Ground



IV. Waterform

Helicopter



Waterform #1 Unusual Shoreline Configuration - shoreline is ragged with the presence of coves and peninsulas.

Helicopter



Waterform #2 Falls - the flow of a stream over a vertical or nearly vertical rock face.

IV. Waterform

Helicopter



Waterform #3 Rapids or High Volume Flow - the flow of a stream or river which produces white water at high flow (rapids) or a major river.

Helicopter



Waterform #4 Meander - the S-shape flow pattern of a stream or river as it winds through its flood plain.

APPENDIX IV-G

Market Comparable Program (MKTCOMP) Output
20 Comparables

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	NATIONAL WILDLIFE-06-402	.13
2	TAYLOR LAKE-19-303	.15
3	KENNEDY MEADOW-20-601	.17
4	ANKENNY-18-341	.18
5	BETTIS-14-4875	.18
6	WOLFINBARGER-05-3986	.20
7	SLOAN KETTERING-16-2809	.20
8	TAYLOR RANCH-15-1234	.20
9	LANHAM-03-2000	.21
10	PACK RIVER04-11-1292	.22
11	MARBLE CREEK-12-2417	.23
12	PACK RIVER03-10-1229	.23
13	MATTESON-04-3393	.23
14	NATURE CONSERVENCY-17-258	.23
15	BENCH-CAROLINE-13-775	.24
16	MUELLER RANCH-07-804	.24
17	PHELPS-01-714	.25
18	PACK RIVER01-08-1309	.26
19	SUNSET-02-300	.26
20	PACK RIVER02-09-1443	.27

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 1
PRICE/ACRE	1,524.25	1,329.31	1.00
NATURAL INTEGRITY	.15	.16	5.00
DIST. TO PERIMETER	.13	.18	4.00
VEG. SCREENING	- .20	.12	1.00
CHALLENGE	- .10	.14	2.00
DIVERSITY-% SLOPE	- .23	.12	1.00
DIVERSITY-TERRAIN	- .04	.11	3.00
SCENIC QUALITY	.13	.10	4.00
DEMAND PROXIMITY	- .17	.16	1.00
DEMAND DENSITY	- .25	.16	1.00
PRIOR USE	- .15	.15	1.00
ACCESS EFFICIENCY	- .18	.14	1.00

PRICE/ACRE 1,523.36 1,329.26 20 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 1
PRICE/ACRE 258.40 AND	1,523.36 4,874.00	1,329.26	20 COMPARABLES BETWEEN

T-RATIO: 5

WEIGHTED
SELLING PRICE: 1,634.86
20 COMPARABLES

WEIGHTED
SELLING PRICE: 1,634.86
20 COMPARABLES

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):
COMP. ID C-INDEX

1	NATIONAL WILDLIFE-06-402	.11
2	KENNEDY MEADOW-20-601	.12
3	TAYLOR LAKE-19-303	.13
4	SLOAN KETTERING-16-2809	.20
5	NATURE CONSERVENCY-17-258	.20
6	ANKENNY-18-341	.20
7	BENCH-CAROLINE-13-775	.23
8	BETTIS-14-4875	.23
9	TAYLOR RANCH-15-1234	.23
10	PACK RIVER04-11-1292	.24
11	MARBLE CREEK-12-2417	.24
12	WOLFINBARGER-05-3986	.24
13	LANHAM-03-2000	.24
14	PACK RIVER03-10-1229	.24
15	MUELLER RANCH-07-804	.24
16	PACK RIVER01-08-1309	.24
17	PHELPS-01-714	.26
18	MATTESON-04-3393	.26
19	PACK RIVER02-09-1443	.27
20	SUNSET-02-300	.30

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 2
PRICE/ACRE	1,524.25	1,329.31	2.00
NATURAL INTEGRITY	.15	.16	5.00
DIST. TO PERIMETER	-.17	.18	1.00
VEG. SCREENING	-.20	.12	1.00
CHALLENGE	-.20	.14	1.00
DIVERSITY-% SLOPE	-.23	.12	1.00
DIVERSITY-TERRAIN	-.15	.11	2.00
SCENIC QUALITY	.03	.10	3.00
DEMAND PROXIMITY	-.17	.16	1.00
DEMAND DENSITY	-.25	.16	1.00
PRIOR USE	-.15	.15	1.00
ACCESS EFFICIENCY	-.18	.14	1.00
PRICE/ACRE	1,522.76	1,329.26	20 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 2
PRICE/ACRE 257.80 AND	1,522.76 4,873.40	1,329.26	20 COMPARABLES BETWEEN

T-RATIO: 5

WEIGHTED
SELLING PRICE: 1,414.95
20 COMPARABLES

WEIGHTED
SELLING PRICE: 1,414.95
20 COMPARABLES

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):
COMP. ID C-INDEX

1	NATIONAL WILDLIFE-06-402	.11
2	KENNEDY MEADOW-20-601	.12
3	TAYLOR LAKE-19-303	.13
4	SLOAN KETTERING-16-2809	.20
5	NATURE CONSERVENCY-17-258	.20
6	ANKENNY-18-341	.20
7	BENCH-CAROLINE-13-775	.23
8	BETTIS-14-4875	.23
9	TAYLOR RANCH-15-1234	.23
10	PACK RIVER04-11-1292	.24
11	MARBLE CREEK-12-2417	.24
12	WOLFINBARGER-05-3986	.24
13	LANHAM-03-2000	.24
14	PACK RIVER03-10-1229	.24
15	MUELLER RANCH-07-804	.24
16	PACK RIVER01-08-1309	.24
17	PHELPS-01-714	.26
18	MATTESON-04-3393	.26
19	PACK RIVER02-09-1443	.27
20	SUNSET-02-300	.30

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 3
PRICE/ACRE	1,524.25	1,329.31	3.00
NATURAL INTEGRITY	.15	.16	5.00
DIST. TO PERIMETER	- .17	.18	1.00
VEG. SCREENING	- .20	.12	1.00
CHALLENGE	- .20	.14	1.00
DIVERSITY-% SLOPE	- .23	.12	1.00
DIVERSITY-TERRAIN	- .15	.11	2.00
SCENIC QUALITY	.03	.10	3.00
DEMAND PROXIMITY	- .17	.16	1.00
DEMAND DENSITY	- .25	.16	1.00
PRIOR USE	- .15	.15	1.00
ACCESS EFFICIENCY	- .18	.14	1.00
PRICE/ACRE	1,522.76	1,329.26	20 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 3
PRICE/ACRE 257.80 AND	1,522.76 4,873.40	1,329.26	20 COMPARABLES BETWEEN

T-RATIO: 5

WEIGHTED
SELLING PRICE: 1,414.95
20 COMPARABLES

WEIGHTED
SELLING PRICE: 1,414.95
20 COMPARABLES

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	NATIONAL WILDLIFE-06-402	.12
2	TAYLOR LAKE-19-303	.15
3	KENNEDY MEADOW-20-601	.15
4	ANKENNY-18-341	.16
5	SLOAN KETTERING-16-2809	.18
6	BETTIS-14-4875	.19
7	TAYLOR RANCH-15-1234	.20
8	WOLFINBARGER-05-3986	.20
9	MARBLE CREEK-12-2417	.20
10	LANHAM-03-2000	.20
11	BENCH-CAROLINE-13-775	.22
12	PACK RIVER04-11-1292	.22
13	PACK RIVER03-10-1229	.22
14	NATURE CONSERVENCY-17-258	.23
15	MATTESON-04-3393	.23
16	MUELLER RANCH-07-804	.23
17	SUNSET-02-300	.24
18	PHELPS-01-714	.25
19	PACK RIVER01-08-1309	.25
20	PACK RIVER02-09-1443	.25

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 4
PRICE/ACRE	1,524.25	1,329.31	4.00
NATURAL INTEGRITY	.16	.16	5.00
DIST. TO PERIMETER	.13	.18	4.00
VEG. SCREENING	- .20	.12	1.00
CHALLENGE	.00	.14	3.00
DIVERSITY-% SLOPE	- .13	.12	2.00
DIVERSITY-TERRAIN	- .15	.11	2.00
SCENIC QUALITY	.03	.10	3.00
DEMAND PROXIMITY	- .17	.16	1.00
DEMAND DENSITY	- .25	.16	1.00
PRIOR USE	- .15	.15	1.00
ACCESS EFFICIENCY	- .17	.14	1.00
PRICE/ACRE	1,523.36	1,329.26	20 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 4
PRICE/ACRE 258.40 AND	1,523.36 4,874.00	1,329.26	20 COMPARABLES BETWEEN

T-RATIO: 5

WEIGHTED
SELLING PRICE: 1,577.33
20 COMPARABLES

WEIGHTED
SELLING PRICE: 1,577.33
20 COMPARABLES

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	KENNEDY MEADOW-20-601	.10
2	NATIONAL WILDLIFE-06-402	.11
3	TAYLOR LAKE-19-303	.13
4	SLOAN KETTERING-16-2809	.18
5	NATURE CONSERVENCY-17-258	.20
6	ANKENNY-18-341	.20
7	BENCH-CAROLINE-13-775	.21
8	MARBLE CREEK-12-2417	.22
9	TAYLOR RANCH-15-1234	.23
10	LANHAM-03-2000	.23
11	PACK RIVER04-11-1292	.24
12	PACK RIVER03-10-1229	.24
13	MUELLER RANCH-07-804	.24
14	WOLFINBARGER-05-3986	.24
15	BETTIS-14-4875	.24
16	PACK RIVER01-08-1309	.24
17	PACK RIVER02-09-1443	.26
18	PHELPS-01-714	.26
19	MATTESON-04-3393	.26
20	SUNSET-02-300	.30

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 5
PRICE/ACRE	1,524.25	1,329.31	5.00
NATURAL INTEGRITY	.15	.16	5.00
DIST. TO PERIMETER	- .17	.18	1.00
VEG. SCREENING	- .20	.12	1.00
CHALLENGE	- .10	.14	2.00
DIVERSITY-% SLOPE	- .13	.12	2.00
DIVERSITY-TERRAIN	- .25	.11	1.00
SCENIC QUALITY	- .08	.10	2.00
DEMAND PROXIMITY	- .17	.16	1.00
DEMAND DENSITY	- .25	.16	1.00
PRIOR USE	- .15	.15	1.00
ACCESS EFFICIENCY	- .18	.14	1.00
PRICE/ACRE	1,522.76	1,329.26	20 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 5
PRICE/ACRE 257.80 AND	1,522.76 4,873.40	1,329.26	20 COMPARABLES BETWEEN

T-RATIO: 5

WEIGHTED
SELLING PRICE: 1,285.93
20 COMPARABLES

WEIGHTED
SELLING PRICE: 1,285.93
20 COMPARABLES

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):
COMP. ID C-INDEX

1	NATIONAL WILDLIFE-06-402	.08
2	TAYLOR LAKE-19-303	.12
3	SLOAN KETTERING-16-2809	.14
4	KENNEDY MEADOW-20-601	.14
5	ANKENNY-18-341	.18
6	BENCH-CAROLINE-13-775	.19
7	MUELLER RANCH-07-804	.20
8	MARBLE CREEK-12-2417	.22
9	PHELPS-01-714	.22
10	NATURE CONSERVENCY-17-258	.22
11	PACK RIVER02-09-1443	.23
12	PACK RIVER03-10-1229	.23
13	BETTIS-14-4875	.23
14	PACK RIVER04-11-1292	.23
15	PACK RIVER01-08-1309	.23
16	TAYLOR RANCH-15-1234	.23
17	WOLFINBARGER-05-3986	.23
18	LANHAM-03-2000	.24
19	SUNSET-02-300	.26
20	MATTESON-04-3393	.26

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 6
PRICE/ACRE	1,524.25	1,329.31	6.00
NATURAL INTEGRITY	.16	.16	5.00
DIST. TO PERIMETER	- .17	.18	1.00
VEG. SCREENING	- .20	.12	1.00
CHALLENGE	.11	.14	4.00
DIVERSITY-% SLOPE	- .03	.12	3.00
DIVERSITY-TERRAIN	- .15	.11	2.00
SCENIC QUALITY	.03	.10	3.00
DEMAND PROXIMITY	- .17	.16	1.00
DEMAND DENSITY	- .25	.16	1.00
PRIOR USE	- .14	.15	1.00
ACCESS EFFICIENCY	- .18	.14	1.00
PRICE/ACRE	1,523.25	1,329.26	20 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 6
PRICE/ACRE 258.30 AND	1,523.25 4,873.90	1,329.26	20 COMPARABLES BETWEEN

T-RATIO: 5

WEIGHTED
SELLING PRICE: 1,233.60
20 COMPARABLES

WEIGHTED
SELLING PRICE: 1,233.60
20 COMPARABLES

APPENDIX IV-H

Market Comparable Program (MKTCOMP) Output
7 Comparables

New Subject ID: TRACT 1

#	Attribute	Factor
1	PRICE/ACRE	1.00
2	NATURAL INTEGRITY	5.00
3	DIST. TO PERIMETER	4.00
4	VEG. SCREENING	1.00
5	CHALLENGE	2.00
6	DIVERSITY-% SLOPE	1.00
7	DIVERSITY-TERRAIN	3.00
8	SCENIC QUALITY	4.00
9	DEMAND PROXIMITY	1.00
10	DEMAND DENSITY	1.00
11	PRIOR USE	1.00
12	ACCESS EFFICIENCY	1.00

LIST OF FACTORS READ:

#	ATTRIBUTE	TYPE	ADJUSTMENT	MIN.	MAX.
1	PRICE/ACRE	0	1.00	258.00	4,875.00
2	NATURAL INTEGRITY	1	.10	1.00	5.00
3	DIST. TO PERIMETER	1	.10	1.00	5.00
4	VEG. SCREENING	1	.10	1.00	5.00
5	CHALLENGE	1	.10	1.00	5.00
6	DIVERSITY-% SLOPE	1	.10	1.00	5.00
7	DIVERSITY-TERRAIN	1	.10	1.00	5.00
8	SCENIC QUALITY	1	.10	1.00	4.00
9	DEMAND PROXIMITY	1	.10	1.00	5.00
10	DEMAND DENSITY	1	.10	1.00	5.00
11	PRIOR USE	1	.10	1.00	5.00
12	ACCESS EFFICIENCY	1	.10	1.00	5.00

LIST OF COMPARABLE NAMES:

NAME

1	PHELPS-01-714
2	SUNSET-02-300
3	LANHAM-03-2000
4	MATTESON-04-3393
5	WOLFINBARGER-05-3986
6	NATIONAL WILDLIFE-06-402
7	MUELLER RANCH-07-804
8	PACK RIVER01-08-1309
9	PACK RIVER02-09-1443
10	PACK RIVER03-10-1229
11	PACK RIVER04-11-1292
12	MARBLE CREEK-12-2417
13	BENCH-CAROLINE-13-775
14	BETTIS-14-4875
15	TAYLOR RANCH-15-1234
16	SLOAN KETTERING-16-2809
17	NATURE CONSERVENCY-17-258
18	ANKENNY-18-341
19	TAYLOR LAKE-19-303
20	KENNEDY MEADOW-20-601

LIST OF COMPARABLE VALUES:

1	PHELPS-01-	714	4	1	3	5	3	5	4	4	5	4	3
2	SUNSET-02-	300	5	5	4	5	5	5	4	5	5	2	1
3	LANHAM-03-	2000	1	5	2	1	4	3	2	1	2	5	2
4	MATTESON-0	3393	1	5	2	2	3	4	3	1	5	5	2
5	WOLFINBARG	3986	2	5	2	2	3	4	3	1	5	4	2
6	NATIONAL W	402	5	1	2	3	3	4	3	1	2	1	1
7	MUELLER RA	804	5	1	3	4	5	5	4	5	1	2	4
8	PACK RIVER	1309	5	1	5	3	3	3	3	4	5	1	5
9	PACK RIVER	1443	5	1	4	5	4	4	3	4	5	1	5
10	PACK RIVER	1229	5	3	4	3	3	3	3	4	5	1	5
11	PACK RIVER	1292	4	3	4	3	2	3	3	4	5	1	5
12	MARBLE CRE	2417	4	4	3	2	5	2	1	4	5	2	1
13	BENCH-CARO	775	2	1	1	5	3	3	2	4	5	2	2
14	BETTIS-14-	4875	2	5	3	2	3	5	4	1	2	4	3
15	TAYLOR RAN	1234	1	5	2	1	4	3	2	1	2	4	3
16	SLOAN KETT	2809	4	1	4	4	5	4	3	2	2	2	1
17	NATURE CON	258	1	1	5	1	1	2	1	1	2	2	3
18	ANKENNY-18	341	5	4	4	3	4	3	3	1	2	4	3
19	TAYLOR LAK	303	3	1	2	3	2	3	3	2	3	1	3
20	KENNEDY ME	601	5	1	1	2	1	1	1	4	1	1	1

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

COMP. ID C-INDEX

1	NATIONAL WILDLIFE-06-402	.13
2	TAYLOR LAKE-19-303	.15
3	KENNEDY MEADOW-20-601	.17
4	PACK RIVER04-11-1292	.22
5	PACK RIVER03-10-1229	.23
6	PACK RIVER01-08-1309	.26
7	PACK RIVER02-09-1443	.27

ADJUSTMENTS BY COMPARABLE:

COMP ID:	NATIONAL	TAYLOR L	KENNEDY	PACK RIV	PACK RIV
PRICE/ACRE	402.00	303.00	601.00	1,292.00	1,229.00
NATURAL INTEGRITY	.00 5.00	.20 3.00	.00 5.00	.10 4.00	.00 5.00
DIST. TO PERIMETER	.30 1.00	.30 1.00	.30 1.00	.10 3.00	.10 3.00
VEG. SCREENING -	.10- 2.00	.10 2.00	.00- 1.00	.30- 4.00	.30 4.00
CHALLENGE -	.10- 3.00	.10 3.00	.00- 2.00	.10- 3.00	.10 3.00
DIVERSITY-% SLOPE -	.20- 3.00	.10 2.00	.00- 1.00	.10- 2.00	.20 3.00
DIVERSITY-TERRAIN -	.10 4.00	.00 3.00	.20 1.00	.00 3.00	.00 3.00
SCENIC QUALITY	.10 3.00	.10 3.00	.30 1.00	.10 3.00	.10 3.00
DEMAND PROXIMITY	.00- 1.00	.10- 2.00	.30- 4.00	.30- 4.00	.30 4.00
DEMAND DENSITY -	.10- 2.00	.20 3.00	.00- 1.00	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00	.00 1.00	.00 1.00	.00 1.00
ACCESS EFFICIENCY	.00- 1.00	.20 3.00	.00- 1.00	.40- 5.00	.40 5.00
ADJ. SALES PRICE	401.80	302.80	601.50	1,290.70	1,227.50
T RATIO -	1.11-	1.32-	.70	.73	.60
C INDEX	.13	.15	.17	.22	.23

ADJUSTMENTS BY COMPARABLE:

COMP ID:	PACK RIV	PACK RIV
PRICE/ACRE	1,309.00	1,443.00
NATURAL INTEGRITY	.00 5.00	.00 5.00
DIST. TO PERIMETER	.30 1.00	.30 1.00
VEG. SCREENING -	.40- 5.00	.30 4.00
CHALLENGE -	.10- 3.00	.30 5.00
DIVERSITY-% SLOPE -	.20- 3.00	.30 4.00
DIVERSITY-TERRAIN	.00- 3.00	.10 4.00
SCENIC QUALITY	.10 3.00	.10 3.00
DEMAND PROXIMITY -	.30- 4.00	.30 4.00
DEMAND DENSITY -	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00
ACCESS EFFICIENCY -	.40- 5.00	.40 5.00
ADJ. SALES PRICE	1,307.60	1,441.30
T RATIO	.76	1.04
C INDEX	.26	.27

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 1
PRICE/ACRE	939.86	484.21	1.00
NATURAL INTEGRITY	.04	.08	5.00
DIST. TO PERIMETER	.24	.10	4.00
VEG. SCREENING	- .21	.15	1.00
CHALLENGE	- .11	.09	2.00
DIVERSITY-% SLOPE	- .16	.10	1.00
DIVERSITY-TERRAIN	.00	.10	3.00
SCENIC QUALITY	.13	.08	4.00
DEMAND PROXIMITY	- .23	.13	1.00
DEMAND DENSITY	- .27	.17	1.00
PRIOR USE	.00	.00	1.00
ACCESS EFFICIENCY	- .26	.19	1.00
PRICE/ACRE	939.03	483.45	7 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 1
PRICE/ACRE 302.80 AND	939.03 1,441.30	483.45	7 COMPARABLES BETWEEN

T-RATIO: 2

WEIGHTED
SELLING PRICE: 733.52
7 COMPARABLES

WEIGHTED
SELLING PRICE: 733.52
7 COMPARABLES

New Subject ID: TRACT 2

#	Attribute	Factor
1	PRICE/ACRE	2.00
2	NATURAL INTEGRITY	5.00
3	DIST. TO PERIMETER	1.00
4	VEG. SCREENING	1.00
5	CHALLENGE	1.00
6	DIVERSITY-% SLOPE	1.00
7	DIVERSITY-TERRAIN	2.00
8	SCENIC QUALITY	3.00
9	DEMAND PROXIMITY	1.00
10	DEMAND DENSITY	1.00
11	PRIOR USE	1.00
12	ACCESS EFFICIENCY	1.00

LIST OF FACTORS READ:

#	ATTRIBUTE	TYPE	ADJUSTMENT	MIN.	MAX.
1	PRICE/ACRE	0	1.00	258.00	4,875.00
2	NATURAL INTEGRITY	1	.10	1.00	5.00
3	DIST. TO PERIMETER	1	.10	1.00	5.00
4	VEG. SCREENING	1	.10	1.00	5.00
5	CHALLENGE	1	.10	1.00	5.00
6	DIVERSITY-% SLOPE	1	.10	1.00	5.00
7	DIVERSITY-TERRAIN	1	.10	1.00	5.00
8	SCENIC QUALITY	1	.10	1.00	4.00
9	DEMAND PROXIMITY	1	.10	1.00	5.00
10	DEMAND DENSITY	1	.10	1.00	5.00
11	PRIOR USE	1	.10	1.00	5.00
12	ACCESS EFFICIENCY	1	.10	1.00	5.00

LIST OF COMPARABLE NAMES:

NAME

1	PHELPS-01-714
2	SUNSET-02-300
3	LANHAM-03-2000
4	MATTESON-04-3393
5	WOLFINBARGER-05-3986
6	NATIONAL WILDLIFE-06-402
7	MUELLER RANCH-07-804
8	PACK RIVER01-08-1309
9	PACK RIVER02-09-1443
10	PACK RIVER03-10-1229
11	PACK RIVER04-11-1292
12	MARBLE CREEK-12-2417
13	BENCH-CAROLINE-13-775
14	BETTIS-14-4875
15	TAYLOR RANCH-15-1234
16	SLOAN KETTERING-16-2809
17	NATURE CONSERVENCY-17-258
18	ANKENNY-18-341
19	TAYLOR LAKE-19-303
20	KENNEDY MEADOW-20-601

LIST OF COMPARABLE VALUES:

1	PHELPS-01-	714	4	1	3	5	3	5	4	4	5	4	3
2	SUNSET-02-	300	5	5	4	5	5	5	4	5	5	2	1
3	LANHAM-03-	2000	1	5	2	1	4	3	2	1	2	5	2
4	MATTESON-0	3393	1	5	2	2	3	4	3	1	5	5	2
5	WOLFINBARG	3986	2	5	2	2	3	4	3	1	5	4	2
6	NATIONAL W	402	5	1	2	3	3	4	3	1	2	1	1
7	MUELLER RA	804	5	1	3	4	5	5	4	5	1	2	4
8	PACK RIVER	1309	5	1	5	3	3	3	3	4	5	1	5
9	PACK RIVER	1443	5	1	4	5	4	4	3	4	5	1	5
10	PACK RIVER	1229	5	3	4	3	3	3	3	4	5	1	5
11	PACK RIVER	1292	4	3	4	3	2	3	3	4	5	1	5
12	MARBLE CRE	2417	4	4	3	2	5	2	1	4	5	2	1
13	BENCH-CARO	775	2	1	1	5	3	3	2	4	5	2	2
14	BETTIS-14-	4875	2	5	3	2	3	5	4	1	2	4	3
15	TAYLOR RAN	1234	1	5	2	1	4	3	2	1	2	4	3
16	SLOAN KETT	2809	4	1	4	4	5	4	3	2	2	2	1
17	NATURE CON	258	1	1	5	1	1	2	1	1	2	2	3
18	ANKENNY-18	341	5	4	4	3	4	3	3	1	2	4	3
19	TAYLOR LAK	303	3	1	2	3	2	3	3	2	3	1	3
20	KENNEDY ME	601	5	1	1	2	1	1	1	4	1	1	1

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	NATIONAL WILDLIFE-06-402	.11
2	KENNEDY MEADOW-20-601	.12
3	TAYLOR LAKE-19-303	.13
4	PACK RIVER04-11-1292	.24
5	PACK RIVER03-10-1229	.24
6	PACK RIVER01-08-1309	.24
7	PACK RIVER02-09-1443	.27

ADJUSTMENTS BY COMPARABLE:

COMP ID:	NATIONAL	KENNEDY	TAYLOR L	PACK RIV	PACK RIV
PRICE/ACRE	402.00	601.00	303.00	1,292.00	1,229.00
NATURAL INTEGRITY	.00 5.00	.00 5.00	.20 3.00	.10 4.00	.00 5.00
DIST. TO PERIMETER	.00 1.00	.00 1.00	.00- 1.00	.20- 3.00	.20 3.00
VEG. SCREENING	.10 2.00	.00- 1.00	.10- 2.00	.30- 4.00	.30 4.00
CHALLENGE	.20- 3.00	.10- 2.00	.20- 3.00	.20- 3.00	.20 3.00
DIVERSITY-% SLOPE	.20 3.00	.00- 1.00	.10- 2.00	.10- 2.00	.20 3.00
DIVERSITY-TERRAIN	.20 4.00	.10- 1.00	.10- 3.00	.10- 3.00	.10 3.00
SCENIC QUALITY	.00 3.00	.20 1.00	.00 3.00	.00 3.00	.00 3.00
DEMAND PROXIMITY	.00- 1.00	.30- 4.00	.10- 2.00	.30- 4.00	.30 4.00
DEMAND DENSITY	.10 2.00	.00- 1.00	.20- 3.00	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00	.00 1.00	.00 1.00	.00 1.00
ACCESS EFFICIENCY	.00 1.00	.00- 1.00	.20- 3.00	.40- 5.00	.40 5.00
ADJ. SALES PRICE	401.20	600.90	302.20	1,290.10	1,226.90
T RATIO	1.11-	.70-	1.32	.73	.60
C INDEX	.11	.12	.13	.24	.24

ADJUSTMENTS BY COMPARABLE:

COMP ID;	PACK RIV	PACK RIV
PRICE/ACRE	1,309.00	1,443.00
NATURAL INTEGRITY	.00 5.00	.00 5.00
DIST. TO PERIMETER	.00 1.00	.00 1.00
VEG. SCREENING -	.40- 5.00	.30 4.00
CHALLENGE -	.20- 3.00	.40 5.00
DIVERSITY-% SLOPE -	.20- 3.00	.30 4.00
DIVERSITY-TERRAIN -	.10- 3.00	.20 4.00
SCENIC QUALITY	.00 3.00	.00 3.00
DEMAND PROXIMITY -	.30- 4.00	.30 4.00
DEMAND DENSITY -	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00
ACCESS EFFICIENCY -	.40- 5.00	.40 5.00
ADJ. SALES PRICE	1,307.00	1,440.70
T RATIO	.76	1.04
C INDEX	.24	.27

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 2
PRICE/ACRE	939.86	484.21	2.00
NATURAL INTEGRITY	.04	.08	5.00
DIST. TO PERIMETER	- .06	.10	1.00
VEG. SCREENING	- .21	.15	1.00
CHALLENGE	- .21	.09	1.00
DIVERSITY-% SLOPE	- .16	.10	1.00
DIVERSITY-TERRAIN	- .10	.10	2.00
SCENIC QUALITY	.03	.08	3.00
DEMAND PROXIMITY	- .23	.13	1.00
DEMAND DENSITY	- .27	.17	1.00
PRIOR USE	.00	.00	1.00
ACCESS EFFICIENCY	- .26	.19	1.00
PRICE/ACRE	938.43	483.45	7 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 2
PRICE/ACRE 302.20 AND	938.43 1,440.70	483.45	7 COMPARABLES BETWEEN

T-RATIO: 2

WEIGHTED
SELLING PRICE: 743.59
7 COMPARABLES

WEIGHTED
SELLING PRICE: 743.59
7 COMPARABLES

New Subject ID: TRACT 3

#	Attribute	Factor
1	PRICE/ACRE	3.00
2	NATURAL INTEGRITY	5.00
3	DIST. TO PERIMETER	1.00
4	VEG. SCREENING	1.00
5	CHALLENGE	1.00
6	DIVERSITY-% SLOPE	1.00
7	DIVERSITY-TERRAIN	2.00
8	SCENIC QUALITY	3.00
9	DEMAND PROXIMITY	1.00
10	DEMAND DENSITY	1.00
11	PRIOR USE	1.00
12	ACCESS EFFICIENCY	1.00

LIST OF FACTORS READ:

#	ATTRIBUTE	TYPE	ADJUSTMENT	MIN.	MAX.
1	PRICE/ACRE	0	1.00	258.00	4,875.00
2	NATURAL INTEGRITY	1	.10	1.00	5.00
3	DIST. TO PERIMETER	1	.10	1.00	5.00
4	VEG. SCREENING	1	.10	1.00	5.00
5	CHALLENGE	1	.10	1.00	5.00
6	DIVERSITY-% SLOPE	1	.10	1.00	5.00
7	DIVERSITY-TERRAIN	1	.10	1.00	5.00
8	SCENIC QUALITY	1	.10	1.00	4.00
9	DEMAND PROXIMITY	1	.10	1.00	5.00
10	DEMAND DENSITY	1	.10	1.00	5.00
11	PRIOR USE	1	.10	1.00	5.00
12	ACCESS EFFICIENCY	1	.10	1.00	5.00

LIST OF COMPARABLE NAMES:

NAME

1	PHELPS-01-714
2	SUNSET-02-300
3	LANHAM-03-2000
4	MATTESON-04-3393
5	WOLFINBARGER-05-3986
6	NATIONAL WILDLIFE-06-402
7	MUELLER RANCH-07-804
8	PACK RIVER01-08-1309
9	PACK RIVER02-09-1443
10	PACK RIVER03-10-1229
11	PACK RIVER04-11-1292
12	MARBLE CREEK-12-2417
13	BENCH-CAROLINE-13-775
14	BETTIS-14-4875
15	TAYLOR RANCH-15-1234
16	SLOAN KETTERING-16-2809
17	NATURE CONSERVENCY-17-258
18	ANKENNY-18-341
19	TAYLOR LAKE-19-303
20	KENNEDY MEADOW-20-601

LIST OF COMPARABLE VALUES:

1	PHELPS-01-	714	4	1	3	5	3	5	4	4	5	4	3
2	SUNSET-02-	300	5	5	4	5	5	5	4	5	5	2	1
3	LANHAM-03-	2000	1	5	2	1	4	3	2	1	2	5	2
4	MATTESON-0	3393	1	5	2	2	3	4	3	1	5	5	2
5	WOLFINBARG	3986	2	5	2	2	3	4	3	1	5	4	2
6	NATIONAL W	402	5	1	2	3	3	4	3	1	2	1	1
7	MUELLER RA	804	5	1	3	4	5	5	4	5	1	2	4
8	PACK RIVER	1309	5	1	5	3	3	3	3	4	5	1	5
9	PACK RIVER	1443	5	1	4	5	4	4	3	4	5	1	5
10	PACK RIVER	1229	5	3	4	3	3	3	3	4	5	1	5
11	PACK RIVER	1292	4	3	4	3	2	3	3	4	5	1	5
12	MARBLE CRE	2417	4	4	3	2	5	2	1	4	5	2	1
13	BENCH-CARO	775	2	1	1	5	3	3	2	4	5	2	2
14	BETTIS-14-	4875	2	5	3	2	3	5	4	1	2	4	3
15	TAYLOR RAN	1234	1	5	2	1	4	3	2	1	2	4	3
16	SLOAN KETT	2809	4	1	4	4	5	4	3	2	2	2	1
17	NATURE CON	258	1	1	5	1	1	2	1	1	2	2	3
18	ANKENNY-18	341	5	4	4	3	4	3	3	1	2	4	3
19	TAYLOR LAK	303	3	1	2	3	2	3	3	2	3	1	3
20	KENNEDY ME	601	5	1	1	2	1	1	1	4	1	1	1

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	NATIONAL WILDLIFE-06-402	.11
2	KENNEDY MEADOW-20-601	.12
3	TAYLOR LAKE-19-303	.13
4	PACK RIVER04-11-1292	.24
5	PACK RIVER03-10-1229	.24
6	PACK RIVER01-08-1309	.24
7	PACK RIVER02-09-1443	.27

ADJUSTMENTS BY COMPARABLE:

COMP ID:	NATIONAL	KENNEDY	TAYLOR L	PACK RIV	PACK RIV
PRICE/ACRE	402.00	601.00	303.00	1,292.00	1,229.00
NATURAL INTEGRITY	.00 5.00	.00 5.00	.20 3.00	.10 4.00	.00 5.00
DIST. TO PERIMETER	.00 1.00	.00 1.00	.00- 1.00	.20- 3.00	.20 3.00
VEG. SCREENING	- .10 2.00	.00- 1.00	.10- 2.00	.30- 4.00	.30 4.00
CHALLENGE	- .20- 3.00	.10- 2.00	.20- 3.00	.20- 3.00	.20 3.00
DIVERSITY-% SLOPE	- .20 3.00	.00- 1.00	.10- 2.00	.10- 2.00	.20 3.00
DIVERSITY-TERRAIN	- .20 4.00	.10- 1.00	.10- 3.00	.10- 3.00	.10 3.00
SCENIC QUALITY	.00 3.00	.20 1.00	.00 3.00	.00 3.00	.00 3.00
DEMAND PROXIMITY	.00- 1.00	.30- 4.00	.10- 2.00	.30- 4.00	.30 4.00
DEMAND DENSITY	- .10 2.00	.00- 1.00	.20- 3.00	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00	.00 1.00	.00 1.00	.00 1.00
ACCESS EFFICIENCY	.00 1.00	.00- 1.00	.20- 3.00	.40- 5.00	.40 5.00
ADJ. SALES PRICE	401.20	600.90	302.20	1,290.10	1,226.90
T RATIO	- 1.11-	.70-	1.32	.73	.60
C INDEX	.11	.12	.13	.24	.24

ADJUSTMENTS BY COMPARABLE:

COMP ID:	PACK RIV	PACK RIV
PRICE/ACRE	1,309.00	1,443.00
NATURAL INTEGRITY	.00 5.00	.00 5.00
DIST. TO PERIMETER	.00 1.00	.00 1.00
VEG. SCREENING -	.40- 5.00	.30 4.00
CHALLENGE -	.20- 3.00	.40 5.00
DIVERSITY-% SLOPE -	.20- 3.00	.30 4.00
DIVERSITY-TERRAIN -	.10- 3.00	.20 4.00
SCENIC QUALITY	.00 3.00	.00 3.00
DEMAND PROXIMITY -	.30- 4.00	.30 4.00
DEMAND DENSITY -	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00
ACCESS EFFICIENCY -	.40- 5.00	.40 5.00
ADJ. SALES PRICE	1,307.00	1,440.70
T RATIO	.76	1.04
C INDEX	.24	.27

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 3
PRICE/ACRE	939.86	484.21	3.00
NATURAL INTEGRITY	.04	.08	5.00
DIST. TO PERIMETER	-.06	.10	1.00
VEG. SCREENING	-.21	.15	1.00
CHALLENGE	-.21	.09	1.00
DIVERSITY-% SLOPE	-.16	.10	1.00
DIVERSITY-TERRAIN	-.10	.10	2.00
SCENIC QUALITY	.03	.08	3.00
DEMAND PROXIMITY	-.23	.13	1.00
DEMAND DENSITY	-.27	.17	1.00
PRIOR USE	.00	.00	1.00
ACCESS EFFICIENCY	-.26	.19	1.00

PRICE/ACRE 938.43 483.45 7 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 3
PRICE/ACRE 302.20 AND	938.43 1,440.70	483.45	7 COMPARABLES BETWEEN

T-RATIO: 2

WEIGHTED
SELLING PRICE: 743.59
7 COMPARABLES

WEIGHTED
SELLING PRICE: 743.59
7 COMPARABLES

New Subject ID: TRACT 4

#	Attribute	Factor
1	PRICE/ACRE	4.00
2	NATURAL INTEGRITY	5.00
3	DIST. TO PERIMETER	4.00
4	VEG. SCREENING	1.00
5	CHALLENGE	3.00
6	DIVERSITY-% SLOPE	2.00
7	DIVERSITY-TERRAIN	2.00
8	SCENIC QUALITY	3.00
9	DEMAND PROXIMITY	1.00
10	DEMAND DENSITY	1.00
11	PRIOR USE	1.00
12	ACCESS EFFICIENCY	1.00

LIST OF FACTORS READ:

#	ATTRIBUTE	TYPE	ADJUSTMENT	MIN.	MAX.
1	PRICE/ACRE	0	1.00	258.00	4,875.00
2	NATURAL INTEGRITY	1	.10	1.00	5.00
3	DIST. TO PERIMETER	1	.10	1.00	5.00
4	VEG. SCREENING	1	.10	1.00	5.00
5	CHALLENGE	1	.10	1.00	5.00
6	DIVERSITY-% SLOPE	1	.10	1.00	5.00
7	DIVERSITY-TERRAIN	1	.10	1.00	5.00
8	SCENIC QUALITY	1	.10	1.00	4.00
9	DEMAND PROXIMITY	1	.10	1.00	5.00
10	DEMAND DENSITY	1	.10	1.00	5.00
11	PRIOR USE	1	.10	1.00	5.00
12	ACCESS EFFICIENCY	1	.10	1.00	5.00

LIST OF COMPARABLE NAMES:

NAME

1	PHELPS-01-714
2	SUNSET-02-300
3	LANHAM-03-2000
4	MATTESON-04-3393
5	WOLFINBARGER-05-3986
6	NATIONAL WILDLIFE-06-402
7	MUELLER RANCH-07-804
8	PACK RIVER01-08-1309
9	PACK RIVER02-09-1443
10	PACK RIVER03-10-1229
11	PACK RIVER04-11-1292
12	MARBLE CREEK-12-2417
13	BENCH-CAROLINE-13-775
14	BETTIS-14-4875
15	TAYLOR RANCH-15-1234
16	SLOAN KETTERING-16-2809
17	NATURE CONSERVENCY-17-258
18	ANKENNY-18-341
19	TAYLOR LAKE-19-303
20	KENNEDY MEADOW-20-601

LIST OF COMPARABLE VALUES:

1	PHELPS-01-	714	4	1	3	5	3	5	4	4	5	4	3
2	SUNSET-02-	300	5	5	4	5	5	5	4	5	5	2	1
3	LANHAM-03-	2000	1	5	2	1	4	3	2	1	2	5	2
4	MATTESON-0	3393	1	5	2	2	3	4	3	1	5	5	2
5	WOLFINBARG	3986	2	5	2	2	3	4	3	1	5	4	2
6	NATIONAL W	402	5	1	2	3	3	4	3	1	2	1	1
7	MUELLER RA	804	5	1	3	4	5	5	4	5	1	2	4
8	PACK RIVER	1309	5	1	5	3	3	3	3	4	5	1	5
9	PACK RIVER	1443	5	1	4	5	4	4	3	4	5	1	5
10	PACK RIVER	1229	5	3	4	3	3	3	3	4	5	1	5
11	PACK RIVER	1292	4	3	4	3	2	3	3	4	5	1	5
12	MARBLE CRE	2417	4	4	3	2	5	2	1	4	5	2	1
13	BENCH-CARO	775	2	1	1	5	3	3	2	4	5	2	2
14	BETTIS-14-	4875	2	5	3	2	3	5	4	1	2	4	3
15	TAYLOR RAN	1234	1	5	2	1	4	3	2	1	2	4	3
16	SLOAN KETT	2809	4	1	4	4	5	4	3	2	2	2	1
17	NATURE CON	258	1	1	5	1	1	2	1	1	2	2	3
18	ANKENNY-18	341	5	4	4	3	4	3	3	1	2	4	3
19	TAYLOR LAK	303	3	1	2	3	2	3	3	2	3	1	3
20	KENNEDY ME	601	5	1	1	2	1	1	1	4	1	1	1

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	NATIONAL WILDLIFE-06-402	.12
2	TAYLOR LAKE-19-303	.15
3	KENNEDY MEADOW-20-601	.15
4	PACK RIVER03-10-1229	.22
5	PACK RIVER04-11-1292	.22
6	PACK RIVER01-08-1309	.25
7	PACK RIVER02-09-1443	.25

ADJUSTMENTS BY COMPARABLE:

COMP ID:	NATIONAL	TAYLOR L	KENNEDY	PACK RIV	PACK RIV
PRICE/ACRE	402.00	303.00	601.00	1,229.00	1,292.00
NATURAL INTEGRITY	.00 5.00	.20 3.00	.00 5.00	.00 5.00	.10 4.00
DIST. TO PERIMETER	.30 1.00	.30 1.00	.30 1.00	.10 3.00	.10 3.00
VEG. SCREENING -	.10- 2.00	.10 2.00	.00- 1.00	.30- 4.00	.30 4.00
CHALLENGE	.00 3.00	.00 3.00	.10 2.00	.00 3.00	.00 3.00
DIVERSITY-% SLOPE -	.10 3.00	.00 2.00	.10- 1.00	.10 3.00	.00 2.00
DIVERSITY-TERRAIN -	.20- 4.00	.10 3.00	.10- 1.00	.10- 3.00	.10 3.00
SCENIC QUALITY	.00 3.00	.00 3.00	.20 1.00	.00 3.00	.00 3.00
DEMAND PROXIMITY	.00- 1.00	.10- 2.00	.30- 4.00	.30- 4.00	.30 4.00
DEMAND DENSITY -	.10- 2.00	.20 3.00	.00- 1.00	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00	.00 1.00	.00 1.00	.00 1.00
ACCESS EFFICIENCY	.00- 1.00	.20 3.00	.00- 1.00	.40- 5.00	.40 5.00
ADJ. SALES PRICE	401.80	302.80	601.50	1,227.50	1,290.70
T RATIO -	1.11-	1.32-	.70	.60	.73
C INDEX	.12	.15	.15	.22	.22

ADJUSTMENTS BY COMPARABLE:

COMP ID:	PACK RIV	PACK RIV
PRICE/ACRE	1,309.00	1,443.00
NATURAL INTEGRITY	.00 5.00	.00 5.00
DIST. TO PERIMETER	.30 1.00	.30 1.00
VEG. SCREENING -	.40- 5.00	.30 4.00
CHALLENGE	.00- 3.00	.20 5.00
DIVERSITY-% SLOPE -	.10- 3.00	.20 4.00
DIVERSITY-TERRAIN -	.10- 3.00	.20 4.00
SCENIC QUALITY	.00 3.00	.00 3.00
DEMAND PROXIMITY -	.30- 4.00	.30 4.00
DEMAND DENSITY -	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00
ACCESS EFFICIENCY -	.40- 5.00	.40 5.00
ADJ. SALES PRICE	1,307.60	1,441.30
T RATIO	.76	1.04
C INDEX	.25	.25

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 4
PRICE/ACRE	939.86	484.21	4.00
NATURAL INTEGRITY	.04	.08	5.00
DIST. TO PERIMETER	.24	.10	4.00
VEG. SCREENING	- .21	.15	1.00
CHALLENGE	- .01	.09	3.00
DIVERSITY-% SLOPE	- .06	.10	2.00
DIVERSITY-TERRAIN	- .10	.10	2.00
SCENIC QUALITY	.03	.08	3.00
DEMAND PROXIMITY	- .23	.13	1.00
DEMAND DENSITY	- .27	.17	1.00
PRIOR USE	.00	.00	1.00
ACCESS EFFICIENCY	- .26	.19	1.00
PRICE/ACRE	939.03	483.45	7 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 4
PRICE/ACRE 302.80 AND	939.03 1,441.30	483.45	7 COMPARABLES BETWEEN

T-RATIO: 2

WEIGHTED
SELLING PRICE: 731.27
7 COMPARABLES

WEIGHTED
SELLING PRICE: 731.27
7 COMPARABLES

New Subject ID: TRACT 5

#	Attribute	Factor
1	PRICE/ACRE	5.00
2	NATURAL INTEGRITY	5.00
3	DIST. TO PERIMETER	1.00
4	VEG. SCREENING	1.00
5	CHALLENGE	2.00
6	DIVERSITY-% SLOPE	2.00
7	DIVERSITY-TERRAIN	1.00
8	SCENIC QUALITY	2.00
9	DEMAND PROXIMITY	1.00
10	DEMAND DENSITY	1.00
11	PRIOR USE	1.00
12	ACCESS EFFICIENCY	1.00

LIST OF FACTORS READ:

#	ATTRIBUTE	TYPE	ADJUSTMENT	MIN.	MAX.
1	PRICE/ACRE	0	1.00	258.00	4,875.00
2	NATURAL INTEGRITY	1	.10	1.00	5.00
3	DIST. TO PERIMETER	1	.10	1.00	5.00
4	VEG. SCREENING	1	.10	1.00	5.00
5	CHALLENGE	1	.10	1.00	5.00
6	DIVERSITY-% SLOPE	1	.10	1.00	5.00
7	DIVERSITY-TERRAIN	1	.10	1.00	5.00
8	SCENIC QUALITY	1	.10	1.00	4.00
9	DEMAND PROXIMITY	1	.10	1.00	5.00
10	DEMAND DENSITY	1	.10	1.00	5.00
11	PRIOR USE	1	.10	1.00	5.00
12	ACCESS EFFICIENCY	1	.10	1.00	5.00

LIST OF COMPARABLE NAMES:

NAME

1	HELPS-01-714
2	SUNSET-02-300
3	LANHAM-03-2000
4	MATTESON-04-3393
5	WOLFINBARGER-05-3986
6	NATIONAL WILDLIFE-06-402
7	MUELLER RANCH-07-804
8	PACK RIVER01-08-1309
9	PACK RIVER02-09-1443
10	PACK RIVER03-10-1229
11	PACK RIVER04-11-1292
12	MARBLE CREEK-12-2417
13	BENCH-CAROLINE-13-775
14	BETTIS-14-4875
15	TAYLOR RANCH-15-1234
16	SLOAN KETTERING-16-2809
17	NATURE CONSERVENCY-17-258
18	ANKENNY-18-341
19	TAYLOR LAKE-19-303
20	KENNEDY MEADOW-20-601

LIST OF COMPARABLE VALUES:

1	PHELPS-01-	714	4	1	3	5	3	5	4	4	5	4	3
2	SUNSET-02-	300	5	5	4	5	5	5	4	5	5	2	1
3	LANHAM-03-	2000	1	5	2	1	4	3	2	1	2	5	2
4	MATTESON-0	3393	1	5	2	2	3	4	3	1	5	5	2
5	WOLFINBARG	3986	2	5	2	2	3	4	3	1	5	4	2
6	NATIONAL W	402	5	1	2	3	3	4	3	1	2	1	1
7	MUELLER RA	804	5	1	3	4	5	5	4	5	1	2	4
8	PACK RIVER	1309	5	1	5	3	3	3	3	4	5	1	5
9	PACK RIVER	1443	5	1	4	5	4	4	3	4	5	1	5
10	PACK RIVER	1229	5	3	4	3	3	3	3	4	5	1	5
11	PACK RIVER	1292	4	3	4	3	2	3	3	4	5	1	5
12	MARBLE CRE	2417	4	4	3	2	5	2	1	4	5	2	1
13	BENCH-CARO	775	2	1	1	5	3	3	2	4	5	2	2
14	BETTIS-14-	4875	2	5	3	2	3	5	4	1	2	4	3
15	TAYLOR RAN	1234	1	5	2	1	4	3	2	1	2	4	3
16	SLOAN KETT	2809	4	1	4	4	5	4	3	2	2	2	1
17	NATURE CON	258	1	1	5	1	1	2	1	1	2	2	3
18	ANKENNY-18	341	5	4	4	3	4	3	3	1	2	4	3
19	TAYLOR LAK	303	3	1	2	3	2	3	3	2	3	1	3
20	KENNEDY ME	601	5	1	1	2	1	1	1	4	1	1	1

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	KENNEDY MEADOW-20-601	.10
2	NATIONAL WILDLIFE-06-402	.11
3	TAYLOR LAKE-19-303	.13
4	PACK RIVER03-10-1229	.24
5	PACK RIVER04-11-1292	.24
6	PACK RIVER01-08-1309	.24
7	PACK RIVER02-09-1443	.26

ADJUSTMENTS BY COMPARABLE:

COMP ID:	KENNEDY	NATIONAL	TAYLOR L	PACK RIV	PACK RIV
PRICE/ACRE	601.00	402.00	303.00	1,229.00	1,292.00
NATURAL INTEGRITY	.00 5.00	.00 5.00	.20 3.00	.00 5.00	.10 4.00
DIST. TO PERIMETER	.00 1.00	.00 1.00	.00- 1.00	.20- 3.00	.20 3.00
VEG. SCREENING	.00- 1.00	.10- 2.00	.10- 2.00	.30- 4.00	.30 4.00
CHALLENGE	.00- 2.00	.10- 3.00	.10- 3.00	.10- 3.00	.10 3.00
DIVERSITY-% SLOPE	.10- 1.00	.10 3.00	.00- 2.00	.10 3.00	.00 2.00
DIVERSITY-TERRAIN	.00- 1.00	.30- 4.00	.20- 3.00	.20- 3.00	.20 3.00
SCENIC QUALITY	.10- 1.00	.10- 3.00	.10- 3.00	.10- 3.00	.10 3.00
DEMAND PROXIMITY	.30 4.00	.00- 1.00	.10- 2.00	.30- 4.00	.30 4.00
DEMAND DENSITY	.00- 1.00	.10- 2.00	.20- 3.00	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00	.00 1.00	.00 1.00	.00 1.00
ACCESS EFFICIENCY	.00 1.00	.00- 1.00	.20- 3.00	.40- 5.00	.40 5.00
ADJ. SALES PRICE	600.90	401.20	302.20	1,226.90	1,290.10
T RATIO	.70-	1.11-	1.32	.60	.73
C INDEX	.10	.11	.13	.24	.24

ADJUSTMENTS BY COMPARABLE:

COMP ID:	PACK RIV	PACK RIV
PRICE/ACRE	1,309.00	1,443.00
NATURAL INTEGRITY	.00 5.00	.00 5.00
DIST. TO PERIMETER	.00 1.00	.00 1.00
VEG. SCREENING -	.40- 5.00	.30 4.00
CHALLENGE -	.10- 3.00	.30 5.00
DIVERSITY-% SLOPE -	.10- 3.00	.20 4.00
DIVERSITY-TERRAIN -	.20- 3.00	.30 4.00
SCENIC QUALITY -	.10- 3.00	.10 3.00
DEMAND PROXIMITY -	.30- 4.00	.30 4.00
DEMAND DENSITY -	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00
ACCESS EFFICIENCY -	.40- 5.00	.40 5.00
ADJ. SALES PRICE	1,307.00	1,440.70
T RATIO	.76	1.04
C INDEX	.24	.26

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 5
PRICE/ACRE	939.86	484.21	5.00
NATURAL INTEGRITY	.04	.08	5.00
DIST. TO PERIMETER	- .06	.10	1.00
VEG. SCREENING	- .21	.15	1.00
CHALLENGE	- .11	.09	2.00
DIVERSITY-% SLOPE	- .06	.10	2.00
DIVERSITY-TERRAIN	- .20	.10	1.00
SCENIC QUALITY	- .07	.08	2.00
DEMAND PROXIMITY	- .23	.13	1.00
DEMAND DENSITY	- .27	.17	1.00
PRIOR USE	.00	.00	1.00
ACCESS EFFICIENCY	- .26	.19	1.00
PRICE/ACRE	938.43	483.45	7 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 5
PRICE/ACRE 302.20 AND	938.43 1,440.70	483.45	7 COMPARABLES BETWEEN

T-RATIO: 2

WEIGHTED
SELLING PRICE: 748.47
7 COMPARABLES

WEIGHTED
SELLING PRICE: 748.47
7 COMPARABLES

New Subject ID: TRACT 6

#	Attribute	Factor
1	PRICE/ACRE	6.00
2	NATURAL INTEGRITY	5.00
3	DIST. TO PERIMETER	1.00
4	VEG. SCREENING	1.00
5	CHALLENGE	4.00
6	DIVERSITY-% SLOPE	3.00
7	DIVERSITY-TERRAIN	2.00
8	SCENIC QUALITY	3.00
9	DEMAND PROXIMITY	1.00
10	DEMAND DENSITY	1.00
11	PRIOR USE	1.00
12	ACCESS EFFICIENCY	1.00

LIST OF FACTORS READ:

#	ATTRIBUTE	TYPE	ADJUSTMENT	MIN.	MAX.
1	PRICE/ACRE	0	1.00	258.00	4,875.00
2	NATURAL INTEGRITY	1	.10	1.00	5.00
3	DIST. TO PERIMETER	1	.10	1.00	5.00
4	VEG. SCREENING	1	.10	1.00	5.00
5	CHALLENGE	1	.10	1.00	5.00
6	DIVERSITY-% SLOPE	1	.10	1.00	5.00
7	DIVERSITY-TERRAIN	1	.10	1.00	5.00
8	SCENIC QUALITY	1	.10	1.00	4.00
9	DEMAND PROXIMITY	1	.10	1.00	5.00
10	DEMAND DENSITY	1	.10	1.00	5.00
11	PRIOR USE	1	.10	1.00	5.00
12	ACCESS EFFICIENCY	1	.10	1.00	5.00

LIST OF COMPARABLE NAMES:

NAME

1	PHELPS-01-714
2	SUNSET-02-300
3	LANHAM-03-2000
4	MATTESON-04-3393
5	WOLFINBARGER-05-3986
6	NATIONAL WILDLIFE-06-402
7	MUELLER RANCH-07-804
8	PACK RIVER01-08-1309
9	PACK RIVER02-09-1443
10	PACK RIVER03-10-1229
11	PACK RIVER04-11-1292
12	MARBLE CREEK-12-2417
13	BENCH-CAROLINE-13-775
14	BETTIS-14-4875
15	TAYLOR RANCH-15-1234
16	SLOAN KETTERING-16-2809
17	NATURE CONSERVENCY-17-258
18	ANKENNY-18-341
19	TAYLOR LAKE-19-303
20	KENNEDY MEADOW-20-601

LIST OF COMPARABLE VALUES:

1	PHELPS-01-	714	4	1	3	5	3	5	4	4	5	4	3
2	SUNSET-02-	300	5	5	4	5	5	5	4	5	5	2	1
3	LANHAM-03-	2000	1	5	2	1	4	3	2	1	2	5	2
4	MATTESON-0	3393	1	5	2	2	3	4	3	1	5	5	2
5	WOLFINBARG	3986	2	5	2	2	3	4	3	1	5	4	2
6	NATIONAL W	402	5	1	2	3	3	4	3	1	2	1	1
7	MUELLER RA	804	5	1	3	4	5	5	4	5	1	2	4
8	PACK RIVER	1309	5	1	5	3	3	3	3	4	5	1	5
9	PACK RIVER	1443	5	1	4	5	4	4	3	4	5	1	5
10	PACK RIVER	1229	5	3	4	3	3	3	3	4	5	1	5
11	PACK RIVER	1292	4	3	4	3	2	3	3	4	5	1	5
12	MARBLE CRE	2417	4	4	3	2	5	2	1	4	5	2	1
13	BENCH-CARO	775	2	1	1	5	3	3	2	4	5	2	2
14	BETTIS-14-	4875	2	5	3	2	3	5	4	1	2	4	3
15	TAYLOR RAN	1234	1	5	2	1	4	3	2	1	2	4	3
16	SLOAN KETT	2809	4	1	4	4	5	4	3	2	2	2	1
17	NATURE CON	258	1	1	5	1	1	2	1	1	2	2	3
18	ANKENNY-18	341	5	4	4	3	4	3	3	1	2	4	3
19	TAYLOR LAK	303	3	1	2	3	2	3	3	2	3	1	3
20	KENNEDY ME	601	5	1	1	2	1	1	1	4	1	1	1

LIST OF SELECTED COMPARABLE ID'S (BEST TO WORST):

#	COMP. ID	C-INDEX
1	NATIONAL WILDLIFE-06-402	.08
2	TAYLOR LAKE-19-303	.12
3	KENNEDY MEADOW-20-601	.14
4	PACK RIVER03-10-1229	.23
5	PACK RIVER02-09-1443	.23
6	PACK RIVER04-11-1292	.23
7	PACK RIVER01-08-1309	.23

ADJUSTMENTS BY COMPARABLE:

COMP ID:	NATIONAL	TAYLOR L	KENNEDY	PACK RIV	PACK RIV
PRICE/ACRE	402.00	303.00	601.00	1,229.00	1,443.00
NATURAL INTEGRITY	.00 5.00	.20 3.00	.00 5.00	.00 5.00	.00 5.00
DIST. TO PERIMETER	.00 1.00	.00 1.00	.00- 1.00	.20 3.00	.00 1.00
VEG. SCREENING -	.10- 2.00	.10 2.00	.00- 1.00	.30- 4.00	.30 4.00
CHALLENGE	.10 3.00	.10 3.00	.20 2.00	.10- 3.00	.10 5.00
DIVERSITY-% SLOPE	.00 3.00	.10 2.00	.20 1.00	.00- 3.00	.10 4.00
DIVERSITY-TERRAIN -	.20- 4.00	.10 3.00	.10- 1.00	.10- 3.00	.20 4.00
SCENIC QUALITY	.00 3.00	.00 3.00	.20 1.00	.00 3.00	.00 3.00
DEMAND PROXIMITY	.00- 1.00	.10- 2.00	.30- 4.00	.30- 4.00	.30 4.00
DEMAND DENSITY -	.10- 2.00	.20 3.00	.00- 1.00	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00	.00 1.00	.00 1.00	.00 1.00
ACCESS EFFICIENCY	.00- 1.00	.20 3.00	.00- 1.00	.40- 5.00	.40 5.00
ADJ. SALES PRICE	401.70	302.70	601.40	1,227.40	1,441.20
T RATIO -	1.11-	1.32-	.70	.60	1.04
C INDEX	.08	.12	.14	.23	.23

ADJUSTMENTS BY COMPARABLE:

COMP ID:	PACK RIV	PACK RIV
PRICE/ACRE	1,292.00	1,309.00
NATURAL INTEGRITY	.10 4.00	.00 5.00
DIST. TO PERIMETER -	.20 3.00	.00 1.00
VEG. SCREENING -	.30- 4.00	.40 5.00
CHALLENGE	.10 3.00	.10 3.00
DIVERSITY-% SLOPE	.10 2.00	.00 3.00
DIVERSITY-TERRAIN -	.10- 3.00	.10 3.00
SCENIC QUALITY	.00 3.00	.00 3.00
DEMAND PROXIMITY -	.30- 4.00	.30 4.00
DEMAND DENSITY -	.40- 5.00	.40 5.00
PRIOR USE	.00 1.00	.00 1.00
ACCESS EFFICIENCY -	.40- 5.00	.40 5.00
ADJ. SALES PRICE	1,290.60	1,307.50
T RATIO	.73	.76
C INDEX	.23	.23

ADJUSTMENT SUMMARY:

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 6
PRICE/ACRE	939.86	484.21	6.00
NATURAL INTEGRITY	.04	.08	5.00
DIST. TO PERIMETER	- .06	.10	1.00
VEG. SCREENING	- .21	.15	1.00
CHALLENGE	.09	.09	4.00
DIVERSITY-% SLOPE	.04	.10	3.00
DIVERSITY-TERRAIN	- .10	.10	2.00
SCENIC QUALITY	.03	.08	3.00
DEMAND PROXIMITY	- .23	.13	1.00
DEMAND DENSITY	- .27	.17	1.00
PRIOR USE	.00	.00	1.00
ACCESS EFFICIENCY	- .26	.19	1.00
PRICE/ACRE	938.93	483.45	7 COMPARABLES

ADJUSTMENT SUMMARY (CONT.)

FACTOR	AVERAGE ADJUSTMENTS	STANDARD DEVIATION	SUBJECT TRACT 6
PRICE/ACRE 302.70 AND	938.93 1,441.20	483.45	7 COMPARABLES BETWEEN

T-RATIO: 2

WEIGHTED
SELLING PRICE: 741.32
7 COMPARABLES

WEIGHTED
SELLING PRICE: 741.32
7 COMPARABLES

