

During the appeal review process, the Assessor's office compiled market data to determine a fair market value for what was the Georgia Pacific Corporation mill site property. The subject parcel is commercial property zoned Industrial. There is a significant lack of market data for such zoned properties. The best market indicator is a sell from "Baxman Gravel" with an average market value of \$44,000 per acre. Georgia Pacific Corporation recently sold three of their subject properties, which also has an average market value of \$44,796 per acre. This parcel has 4.0+/- acres of contaminated swamp/wetlands undergoing remediation. The Assessor has agreed to assess this 4.0+/- acres at \$0.00 per acre until the remediation is completed. Therefore the Assessor agrees to assess the remainder of the parcel acreage at a market value of \$44,796 per acre.

The stipulated value breakdown is:

Land \$2,579,801	Improvements \$0.00	= Total \$2,579,801
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