

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. Therefore the Assessor agrees to a market value of \$44,796 per acre.

The stipulated value breakdown is:

Land \$191,278

Improvements \$0.00 = Total \$191,278