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 $2,758,985 Improvements $0.00 = Total $2,758,985