Melrose Vineyard Land Valuation

Property APN	**R54907**	**R72120**	**R72022**	**R121166**	**R121163**	**R72134**	**R72015/R143333**	**R142185**	**R135089 Iverson**	**R121165**
Map	26-06-31-02302	26-06-31-02302	27-06-05-01600	27-06-06-00409	27-06-06-00308	27-06-06-00101	27-06-06-00301	26-06-31-02307	25-07-36-00102	27-06-06-00309
Vineyard Acres	50	3.27	17	0.27	44.78	7.45	10		95	48.44
Bare Land Acres	3.1		12.38				2.76	8.32	15.72	
Total Acres	53.1	3.27	29.38	0.27	44.78	7.45	12.76	8.32	110.72	48.44
Vineyard $35,000 per acre	$1,750,000.00	$114,450.00	$595,000.00	$9,450.00	$1,567,300.00	$260,750.00	$350,000.00	$0.00	$3,325,000.00	$1,695,400.00
Bare Land $7,500 per acre	$23,250.00	$0.00	$92,850.00	$0.00	$0.00	$0.00	$20,700.00	$62,400.00	$117,900.00	$0.00
Structures					$125,000.00		$748,000.00	$550,000.00	$125,000.00	
Estimated Value	$1,773,250.00	$114,450.00	$687,850.00	$9,450.00	$1,692,300.00	$260,750.00	$1,118,700.00	$612,400.00	$3,567,900.00	$1,695,400.00
Water Rights	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
River Front	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No
Total Vineyard Acres	276.21	$9,667,350.00								
Total Bare Land	42.28	$317,100.00								
Structures		$1,548,000.00								
Total Estimated Real Property Value		$11,532,450.00								