

SUMMARY OF COMPARABLE UNDEVELOPED VACANT LAND SALES - Carson City/Douglas County

SALE NO.	LOCATION APN	AREA (Acres) ZONING	TOPOGRAPHY ACCESS	SALES PRICE SALE DATE	PRICE/ACRE
VLS-1	1.75 miles W. of Jacks Valley Rd., SE of James Canyon 1419-00-002-018 Genoa Area - Douglas County	80.00± acres FR-19 Part Forested	Steep None Known	\$35,000 8-99	\$ 438±
VLS-2	1.75 miles W. of US 395, South of Clear Creek Road 1419-00-001-018 (15-020-05) Clear Creek Area - Douglas County	118.39± acres FR-19 Part Forested	Gradual to Steep None - Via Forest Service Property	\$144,000 5-01	\$1,216±
VLS-3	.5± miles southeast of Snow Valley Peak 7-031-19, 20 & 32 Carson City Mountain Area	240.99± acres CR Part Forested	Moderate to Steep Fire roads - difficult	\$450,000 3-03	\$1,868±
VLS-4	WS of Jacks Valley Road, west of the Sierra Ranch Golf 15-060-88, 75 & 76 Genoa Area - Douglas County	660.29± acres FR-19 High Desert/Forest	Gentle to Steep Jacks Valley Road	\$1,400,000 6-98	\$2,120±
VLS-5	1.5 mi. W. of Jacks Valley Rd, 1 mile N. of Sierra Golf 15-040-03 (Now 1419-00-002-016) Jacks Valley Area - Douglas County	100.00± acres FR-19 Forest	Moderate to Steep Private easement	\$235,000 12-98	\$2,350±
VLS-6	Kings Canyon Road, 3± Miles west of Carson City 7-031-27, 7-051-01, 11 & 57 Carson City Mountain Area	610.09± acres CR Meadow/Forest	Gentle to Steep Kings Canyon Road	\$1,800,000 6-98	\$2,950±
VLS-7	SS of Old Clear Creek, south of the Youth Center 15-020-10 Clear Creek & Jacks Valley Area - Douglas County	1,605.92± acres FR-19 & A-19 Meadow/Forest	Slight to Steep Old Clear Creek & dirt road off Jacks Valley	\$5,175,000 2-00	\$3,222±
VLS-8	1.5 mi. W. of Jacks Valley Rd, 1 mile N. of Sierra Golf 1419-00-002-016 Jacks Valley Area - Douglas County	100.00± acres FR-19 Forest	Moderate to Steep Private easement	\$575,000 5-04	\$5,750±
VLS-9	Just East of the Clear Creek Youth Center 7-051-23, 61, 62, & 63 Clear Creek Area - Carson City	172.95± acres SF-5 Forest	Gentle to Steep Clear Creek + private easements	\$1,080,000 1-99	\$6,245±
VLS-10	Just east of the Kingsbury Grade Summit 1319-00-002-033 Kingsbury Grade Area - Douglas County	40.00± acres FR-19 Forest	Moderate to Steep Private easement off Kingsbury Grade	\$272,000 11-01	\$6,800±
VLS-11	WS of Jacks Valley Road, 1.5 miles north of Genoa 1419-00-002-027 Genoa Area - Douglas County	1,016.08± acres FR-19 High Desert/Forest	Gentle to Steep Jacks Valley Road	\$7,500,000 2-04	\$7,381±

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