

## Appellant Exhibit 4

### COMPARABLE SALES (VACANT LAND)

#### SUBJECT PROPERTY

ADDRESS: 68710 Hwy 63  
ACREAGE: 4.7 Acres  
ASSESSED VALUE: \$92,684



#### COMPARABLE SALE NO. 1

ADDRESS: 3428 Walker Lane  
ACREAGE: 2.8 acres  
SALE PRICE: \$68,000  
SALE DATE: June 25, 20XX  
PROXIMITY TO SUBJECT: .70 miles (NW)



#### COMPARABLE SALE NO. 2

ADDRESS: 86342 River Ranch Road  
ACREAGE: 6.3 acres  
SALE PRICE: \$82,500  
SALE DATE: September 18, 20XX  
PROXIMITY TO SUBJECT: 1.95 miles



#### COMPARABLE SALE NO. 3

ADDRESS: 51673 Hwy 63  
ACREAGE: 5.0 acres  
SALE PRICE: \$79,900  
SALE DATE: February 3, 20XX  
PROXIMITY TO SUBJECT: 1.50 miles

