

Timothy L Holcomb/PV/EDC

01/05/2010 04:37 PM

To Louis B Green/PV/EDC@TCP

cc

bcc

Subject Carriage Hill Property

Lou,

RE: Carriage Hill Property value update

070-261-77

070-261-79

070-261-80

070-261-81

Kathie Thayer, Real Property Appraiser, provided recent comparable sales for the highest and best use assumption SFR considering the restrictions to development. Although data are limited, the value range is \$25,000 to \$40,000 per acre. She allocates \$162,500 for each 5 acre parcel with \$25,000 to APN 070-261-79 for the manufactured home correlating \$32,500 per acre. Total \$675,000 as of the lien date, 12:01 am January 1, 2010, due to market decline.

Let me know if you have questions, or need hermeneutics.

Tim

Tim Holcomb

El Dorado County Assessor

360 Fair Lane

Placerville, CA 95667

530-621-5718 FAX 530-642-8148

Tim.Holcomb@edcgov.us [www.co.el-dorado.ca.us/assessor](http://www.co.el-dorado.ca.us/assessor)

3368 Lake Tahoe Blvd. #103

South Lake Tahoe, CA 96150

530-573-3422 FAX 530-573-3422