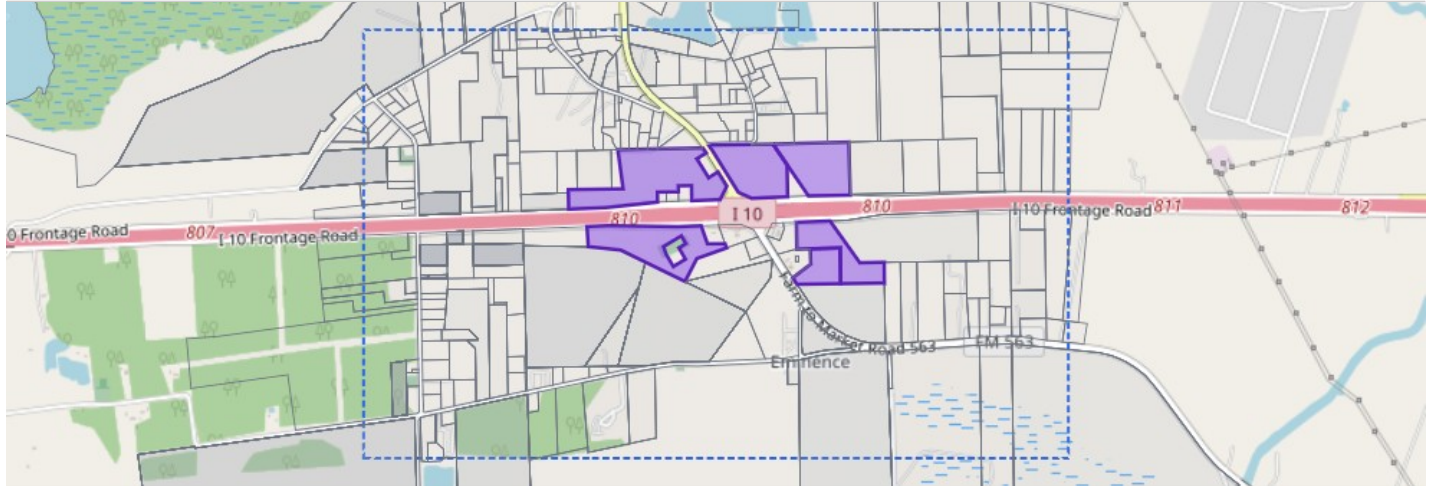


Broker Site Tool

Winnie 563

ROM screen only. Assessed values are ROM (rough order of magnitude) - appraisal-district figures, not market transactions. \$/sqft cohort positions are within the AOI only. Market estimate (market_est) = assessed x 4.75 for parcels assessed below ~\$15,000/ac (the ag/open-space band under the corridor market floor); parcels already at/above market pass through unchanged. FCV-backfilled parcels use full cash value directly.



Selected parcels shown in purple.

Selected Parcels

Parcel ID	Owner	Acres	Assessed \$	\$/sqft Band	Pos	Flood	Soil
58272	STEPHENSON CRIS	21.37	\$64,910	\$0.07 > 6.6 ac	Mid	X	Somewhat p...
58270	STEPHENSON CRIS	30.57	\$68,530	\$0.05 > 6.6 ac	Mid	X	Somewhat p...
58271	STEPHENSON CRIS	17.42	\$39,820	\$0.05 > 6.6 ac	Mid	X	Somewhat p...
428	BP AMERICA PRODUCTIO...	17.33	\$177,000	\$0.23 > 6.6 ac	High	X	Somewhat p...
3090	GATES JEFFREY WAYNE ...	7.15	\$75,450	\$0.24 > 6.6 ac	High	X	Somewhat p...
1804	ASSORTMENT INC	12.78	\$72,000	\$0.13 > 6.6 ac	Mid	X	Somewhat p...

Total - 6 parcels

106.62

\$497,710

Issues

Based on FEMA NFHL flood zones and USDA SSURGO soil data at the parcel centroid. Verify in field; desk-screen only.

58272 - STEPHENSON CRIS

- Somewhat poorly drained

58270 - STEPHENSON CRIS

- Somewhat poorly drained

58271 - STEPHENSON CRIS

- Somewhat poorly drained

428 - BP AMERICA PRODUCTION CO

- Somewhat poorly drained

3090 - GATES JEFFREY WAYNE & MICHELLE LEE

- Somewhat poorly drained

1804 - ASSORTMENT INC

- Somewhat poorly drained