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. $40,000 Iverson	$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	$3,800,000.00	$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	$4,042,900.00	$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	$13,467,350.00								
Total Bare Land	42.28	$317,100.00								
Structures		$1,548,000.00								
Total Estimated Real Property Value		$15,332,450.00								