

Commercial Subdivision Land Present Worth Discount by LEA

2025 Reappraisal Year

TAX YEAR	PW LEA	SUBDIVISION/FILING	BASE VALUE PER SF	# PARCELS UNSOLD	ABSORPTION PERIOD	DISCOUNT RATE	PW FACTOR	PW DISCOUNTED VALUE
2025	451131	MONTANA VISTA	\$14.00	3	5	15%	0.6786	\$9.50
2025	451432	BROOKSIDE BUSINESS CENTER	\$9.00	7	11	15%	0.4856	\$4.37
2025	1511303	NEWLIN MEADOWS FILING 3	\$8.00	2	3	15%	0.7675	\$6.14
2025	1511305	PARKER HOMESTEAD 1	\$20.00	2	2	15%	0.8180	\$16.36
2025	1511306	CHAMBERS HIGH POINT 1 AMD 1	\$20.00	3	5	15%	0.6785	\$13.57
2025	1511703	STROH RANCH 14	\$14.00	3	15	15%	0.3993	\$5.59
2025	1511705	STROH RANCH 15	\$14.00	10	15	15%	0.3993	\$5.59
2025	1511706	OLDE TOWN AT PARKER	\$14.00	SOLD	OUT	DURING PERIOD		STUDY
2025	1511707	REATA WEST 1	\$14.00	SOLD	OUT	DURING PERIOD		STUDY
2025	1511709	ROBINSON RANCH 2	\$14.00	2	2	15%	0.8179	\$11.45
2025	1511711	HESS-PARKER CROSSING	\$14.00	2	3	15%	0.7207	\$10.09
2025	1511713	PINE BLUFFS 4	\$14.00	SOLD	OUT	DURING PERIOD		STUDY
2025	1511714	PINERY WEST 2	\$14.00	1	2	15%	0.8179	\$11.45
2025	1511715	STROH CROSSING 1	\$14.00	3	5	15%	0.6786	\$9.50
2025	1511716	PARKER POINTE FLG 1	\$14.00	11	17	15%	0.3650	\$5.11
2025	1511717	AUBURN HILLS CENTRE FLG 1	\$14.00	5	8	15%	0.5700	\$7.98
2025	1511718	OLDE TOWN AT PARKER 2	\$14.00	2	3	15%	0.7671	\$10.74
2025	1511908	WESTCREEK FILING 2	\$20.00	2	5	15%	0.6785	\$13.57
2025	1511909	CHERRYWOOD COMMERCIAL FLG 1	\$20.00	\$2.00	5	0.145	68%	13.5700
2025	1511910	WESTCREEK FILING 1	\$20.00	3	5	15%	0.6785	\$13.57
2025	1511912	PARKGLENN FILING 3	\$17.00	2	3	15%	0.7676	\$13.05
2025	1511913	PARKGLENN FILING 9	\$17.00	2	3	15%	0.7676	\$13.05
2025	1511914	VANTAGE POINT FILING 1	\$17.00	2	3	15%	0.7676	\$13.05
2025	1511915	CANVAS FLG 1	\$20.00	2	3	15%	0.7675	\$15.35
2025	1511916	COTTONWOOD HIGHLANDS FLG 6	\$17.00	3	5	15%	0.6782	\$11.53
2025	1511917	COTTONWOOD HIGHLANDS FLG 8	\$17.00	4	6	15%	64%	10.8700
2025	1511918	LINCOLN PROFESSIONAL PARK 1	\$17.00	6	9	15%	0.5400	\$9.18
2025	1512004	CHAMBERS HIGH POINT 1 AMD 2	\$20.00	1	2	15%	0.7630	\$15.26
2025	1512902	DOUGLAS 234 FILING 6	\$21.00	5	8	15%	0.5705	\$11.98
2025	1530105	PARKER AUTO PLAZA FILING 1	\$11.00	2	3	15%	0.7673	\$8.44
2025	1530106	LINCOLN MEADOWS FILING 3	\$11.00	2	3	15%	0.7673	\$8.44
2025	1530107	LINCOLN MEADOWS FILING 1	\$11.00	4	6	15%	0.6391	\$7.03
2025	1530108	PARKER AUTO PLAZA FILING 3	\$11.00	1	2	15%	0.7627	\$8.39
2025	1530111	COMPARK VILLAGE FILING 7	\$11.00	2	3	15%	0.7673	\$8.44
2025	1530115	DRANSFELDT PLACE 1	\$11.00	4	3	15%	0.7673	\$8.44
2025	1530120	COMPARK VILLAGE FILING 12	\$7.35	1	2	15%	0.8177	\$6.01
2025	1530121	COMPARK 2	\$7.35	4	6	15%	0.6395	\$4.70

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2025	2510801	HIGHLANDS RANCH FILING 140	\$13.00	SOLD	OUT	DURING	PERIOD	STUDY
2025	2520203	RIDGEGATE SECTION 15 FILING 12	\$14.00	\$1.00	2	0.145	82%	11.4500
2025	2520402	MERIDIAN OFFICE PARK FILING 1	\$7.00	11	17	15%	0.5000	\$3.50
2025	2520404	MERIDIAN OFFICE PARK FILING 3	\$7.00	3	5	15%	0.5000	\$3.50
2025	2521602	RIDGEGATE EAST FLG 3	\$15.00	4	6	15%	0.6393	\$9.59
2025	2521603	RIDGEGATE EAST FLG 4	\$15.00	2	3	15%	0.7673	\$11.51
2025	2530701	MERIDIAN INTERNATIONAL BUSINESS CENTER FLG 6	\$5.25	9	14	15%	0.6667	\$3.50
2025	3521104	CHATFIELD FARMS	\$10.00	SOLD	OUT	DURING	PERIOD	STUDY
2025	4510804	PROMENADE AT CASTLE ROCK	\$20.00	11	5	15%	0.6785	\$13.57
2025	4510902	CANYONSIDE 3	\$12.00	1	2	15%	0.7625	\$9.15
2025	4511401	FOUNDERS MARKETPLACE	\$14.00	SOLD	OUT	DURING	PERIOD	STUDY
2025	4511701	THE MEADOWS FILING 17 AREA 1	\$17.00	2	3	15%	0.7676	\$13.05
2025	4511702	THE MEADOWS FILING 17 AREA 4	\$17.00	11	4	15%	0.7212	\$12.26
2025	4511703	THE MEADOWS FILING 20 PHASE 1	\$16.00	SOLD	OUT	DURING	PERIOD	STUDY
2025	4511705	THE MEADOWS FILING 19 PARCEL 2N	\$17.00	3	3	15%	0.7676	\$13.05
2025	4511706	THE MEADOWS FILING 19 LOT 1	\$17.00	1	2	15%	0.7629	\$12.97
2025	4511707	THE MEADOWS FILING 19 PARCEL 2S	\$17.00	2	3	15%	0.7676	\$13.05
2025	4512501	HECKENDORF RANCH FLG 2	\$11.00	1	2	15%	0.8182	\$9.00
2025	4513008	CHARTER OAKS	\$16.00	1	2	15%	0.8181	\$13.09
2025	4513010	LAGAE FAMILY TRUST MINOR DEV	\$16.00	7	11	15%	0.4856	\$7.77
2025	4513101	THE MEADOWS FILING 11	\$17.00	2	3	15%	0.7676	\$13.05
2025	4513201	THE MEADOWS FILING 17 AREA 2	\$16.00	SOLD	OUT	DURING	PERIOD	STUDY