

Lot 1 is the westernmost lot in the subdivision; the topography is mainly level, with gently rolling undulations and Cabin Creek running through the parcel roughly southeast to northwest. Per survey, this lot is 19.94 acres and is currently zoned Agricultural/Forestry.

There are several buildings on this parcel; the Farmhouse, currently used as an administration building, The Barn, which is used as a gym, offices on the second floor, and a sound studio on the third floor. Boulder Commons is also on this parcel, a large cafeteria style building with a commercial grade kitchen, dining area with stone fireplace, and a few classrooms on the second floor. There is one dormitory building (The Selkirk) next to a small pond, a small, 3-stall horse barn, and a classroom/tackroom building.

The buildings specifications are as follows:

<u>Name</u>	<u>Square Footage</u>	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
Farmhouse	2332 sqft	\$291,734	\$69,687
The Barn	4290 sqft	\$817,845	\$368,030
Boulder Commons	5335 sqft	\$1,145,424	\$400,898
<u>Selkirk Dormitory</u>	<u>2384 sqft</u>	<u>\$348,398</u>	<u>\$87,100</u>
Total:	14,341 sqft	\$2,603,401	\$925,715

Estimated Land Value: **\$465,000**

Total Estimated Value with buildings as-is: \$1,390,700 (rounded)