

**Lot 4** is the central lot in the subdivision; the topography is mainly level. Per survey, this lot is 19.91 acres and is currently zoned Agricultural/Forestry. It is accessed from Emerson and Denali Lanes.

There are several buildings on this parcel; Mirkwood, White Pines, and Fieldhouse dormitories, a log cabin, and the maintenance shop; there are other smaller storage sheds and machine covers near the maintenance shop. Between Mirkwood and the Fieldhouse dormitories there is a large greenhouse with a fenced garden area, including raised beds, watering systems, grow lights, and hydronic heating system. The Mirkwood dorm has a 2 bedroom apartment above with 1 full bath and kitchen; the lower level of this building is currently used for storage; it was once a dorm but has mainly been gutted. The Fieldhouse has a 1 bedroom apartment on the second floor with a full bath and kitchen. The maintenance shop is a large garage with 3 overhead doors, suspended heat, concrete floor, and there is an office on the north end with 1/2 bath. This building has 220 amp electrical service.

One of the leach fields for the parent parcel is on this lot; an easement would need to be in place for access to this system; it is located on the southern portion of the lot.

The amenities that add immediate, functional appeal for residential use include the apartments above the dormitories, which are currently used and in average condition, the log cabin, greenhouse, garden area, and the maintenance building. **The other buildings are currently functional for specific usage, and unless a buyer is interested in purchasing and running an office/commercial business, these buildings would most likely not contribute to the overall value.**

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**Lot 4, continued:**

The buildings specifications are as follows:

<u>Name</u>	<u>Square Footage</u>	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
Mirkwood	3440 sqft	\$174,781	\$43,695
White Pines	5718 sqft	\$831,569	\$207,891
Fieldhouse dorm	2280 sqft	\$331,352	\$82,838
Log cabin	688 sqft	\$46,446	\$30,190
Maintenance shop	1650 sqft	\$179,356	\$80,711
<u>Greenhouse</u>	<u>1680 sqft</u>	<u>\$22,059</u>	<u>\$11,029</u>
<b>Total:</b>	<b>15456 sqft</b>	<b>\$1,585,563</b>	<b>\$456,354</b>

Estimated Land Value: **\$460,000**

**Total Estimated Value with buildings as-is: \$916,400 (rounded)**