

List of documents on 947 Northstar Dr (NR-8) for JRM Appraiser (on site 111028F)

1. Lot 8 Northstar Subdivision Construction Access Assessment report by John Demkowicz of Alliance Engineering, Inc., dated November 17, 2010, [2 pages], with additional 2 pages of annotated construction/ski access on a satellite image (Exhibit A, p-1/2) and artist conception (Exhibit A, p-2/2) of same with proposed Sweeney Treasure (Hotel) project included. [4 pages] (See/print color version here <http://www.ski-shore.com/EngReportSISO.pdf>) Also www.ski-shore.com/tc/Tag-208a.pdf)
2. Park City HR-1 zone map showing and explaining advantages of the largest ski-in/ski-out (SISO) lot in old town park City, NR-8. [1 page] (See/print color version here www.ski-shore.com/NR-8-SISO.pdf)
3. Old printable flyer [1 page] See/print color version www.ski-shore.com/ski-shore_flyer.html (separate top image [www.ski-shore.com/YboxArrow.gif 663x293 pixels] and bottom image [www.ski-shore.com/ski-shore_winterYNOT1.jpg 720x480 pixels or www.ski-shore.com/ski-shore_winter.jpg 1200x800 pixels]). See page 3 of 3 www.ski-shore.com/tc/Tag-009a.pdf
4. Judgement [5/18/2011, Civil No. 090500060] confirming 947s construction road, hiking and ski trail (see j. on page 4). [4 pages] www.ski-shore.com/tc/Tag-800a.pdf
5. Finding of Fact [5/18/2011, Civil No. 090500060] confirming 947s construction road, hiking and ski trail (see pages 4, 5, 6 & 7) [7 pages] www.ski-shore.com/tc/Tag-800.pdf
6. HABU (Highest and Best Use) on 947 Northstar Dr (NR-8), 2008. [3 pages] <http://www.ski-shore.com/tc/Tag-099.pdf>
7. Appraisal#1 Aug 23 2007 by Walt Chudleigh, \$2.38M (Sales Comparison Approach only), "as is", "potential quasi ski access" before court Judgement & Finding of Fact confirming 947s ski-in/ski-out (SISO) status. Failed to identify Highest and Best Use (HABU) Market Value (MV). [21 pages] www.ski-shore.com/tc/Tag-023c.pdf (To print this requires special sequence due to corrupted pages 10 and 16. Print pages 1-6, 7-8, 9, 11, 12, 13, 14-15, 17, and 18-21.)
8. Appraisal#2 July 23 2008 by Steven Kartchner, \$2.3M (Sales Comparison Approach only), "as vacant", before court Judgement & Finding of Fact confirming 947s ski-in/ski-out (SISO) status. Failed to identify Highest and Best Use (HABU) Market Value (MV). [4 of 22 pages] "... The value of the ski access is therefore estimated at approximately \$1,700,000 based on paired sales with no adjustment for removal of the improvement. ...", line 9 of last paragraph on page 4 of 22. <http://www.ski-shore.com/tc/Tag-023b.pdf>
9. Appraisal#3 Aug 4 2008 by Sean Railton, \$2.05M(Sales Comparison Approach) and \$2,221,637(Cost Approach), "as is", before court Judgement & Finding of Fact confirming 947s ski-in/ski-out (SISO) status. Failed to identify Highest and Best Use (HABU) Market Value (MV) [7 pages] www.ski-shore.com/tc/Tag-023d.pdf