

APPENDIX B-01

Area Plan:						
Elsinore						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	7	84.56	12.08	\$32,303.71	\$3,588.00	\$81,073.00
Rural	12	144.24	12.02	\$11,438.75	\$4,566.00	\$22,103.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	1	27.76	27.76	\$7,624.00	\$7,624.00	\$7,624.00
Averages:	7	85.52	17.29	\$17,122.15	\$5,259.33	\$36,933.33
Totals:	20	256.56				
Average Without Community Development Area:				\$9,531.38		

Area Plan:						
Harvest Valley						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	17	321.42	18.91	\$8,551.76	\$2,040.00	\$14,790.00
Rural	3	60.17	20.05	\$1,821.33	\$1,771.00	\$1,873.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	5	107.00	21.40	\$2,040.00	\$2,040.00	\$2,040.00
Averages:	8	162.86	20.12	\$4,137.70	\$1,950.33	\$6,234.33
Totals:	25	488.59				
Average Without Community Development Area:				\$1,287.11		

Area Plan:						
Highgrove						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Rural	1	10.00	10.00	\$3,641.00	\$3,641.00	\$3,641.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Averages:	1	10.00	10.00	\$3,641.00	\$3,641.00	\$3,641.00
Totals:	1	10.00				
Average Without Community Development Area:				\$3,641.00		

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Area Plan:						
<i>Jurupa</i>						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	2	19.35	9.68	\$36,483.50	\$13,670.00	\$59,297.00
Rural	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	1	9.75	9.75	\$18,140.00	\$18,140.00	\$18,140.00
Averages:	2	14.55	9.72	\$27,311.75	\$15,905.00	\$38,718.50
Totals:	3	29.10				
Average Without Community Development Area:				\$18,140.00		

Area Plan:						
<i>Lake Mathews / Woodcrest</i>						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	1	10.11	10.11	\$11,786.00	\$11,786.00	\$11,786.00
Rural	11	202.31	18.39	\$6,486.55	\$3,115.00	\$15,695.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	1	10.73	10.73	\$5,780.00	\$5,780.00	\$5,780.00
Averages:	4	74.38	13.08	\$8,017.52	\$6,893.67	\$11,087.00
Totals:	13	223.15				
Average Without Community Development Area:				\$6,133.28		

Area Plan:						
<i>Lakeview / Nuevo</i>						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	2	14.96	10.11	\$10,541.00	\$9,051.00	\$12,031.00
Rural	3	83.54	27.84	\$4,489.00	\$2,741.00	\$5,882.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Averages:	3	49.25	18.98	\$7,515.00	\$5,896.00	\$8,956.50
Totals:	5	98.50				
Average Without Community Development Area:				\$4,489.00		

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Area Plan:						
<i>Mead Valley</i>						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	10	86.58	8.69	\$20,850.80	\$6,205.00	\$46,942.00
Rural	4	60.29	15.07	\$7,246.75	\$1,530.00	\$13,654.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Averages:	7	73.44	11.88	\$14,048.78	\$3,867.50	\$30,298.00
Totals:	14	146.87				
Average Without Community Development Area:				\$7,246.75		

Area Plan:						
<i>Reche Canyon / Badlands</i>						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	14	123.53	8.82	\$17,675.00	\$8,160.00	\$44,165.00
Rural	5	45.13	9.02	\$5,319.60	\$728.00	\$7,204.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	2	324.00	162.00	\$6,528.00	\$6,528.00	\$6,528.00
Averages:	7	164.22	59.95	\$9,840.87	\$5,138.67	\$19,299.00
Totals:	21	492.66				
Average Without Community Development Area:				\$5,923.80		

Area Plan:						
<i>REMAP</i>						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	1	5.47	5.47	\$20,922.00	\$20,922.00	\$20,922.00
Rural	98	1,300.73	13.27	\$3,680.30	\$1,322.00	\$9,375.00
Agriculture	5	49.84	9.97	\$3,199.40	\$574.00	\$6,351.00
Open Space	19	1,342.24	70.64	\$1,599.32	\$331.00	\$3,674.00
Averages:	31	674.57	24.84	\$7,350.26	\$5,787.25	\$10,080.50
Totals:	123	2,698.28				
Average Without Community Development Area:				\$2,826.34		

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Area Plan:						
San Jacinto Valley						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	11	280.53	25.50	\$31,596.45	\$11,724.00	\$65,269.00
Rural	1	22.43	22.43	\$2,081.00	\$2,081.00	\$2,081.00
Agriculture	1	10.00	10.00	\$2,601.00	\$2,601.00	\$2,601.00
Open Space	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Averages:	4	104.32	19.31	\$12,092.82	\$5,468.67	\$23,317.00
Totals:	13	312.96				
Average Without Community Development Area:				\$2,341.00		

Area Plan:						
Southwest Area						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	58	876.48	15.11	\$50,914.00	\$15,937.00	\$133,291.00
Rural	147	1,576.90	10.72	\$16,059.20	\$3,119.00	\$32,811.00
Agriculture	4	47.56	11.89	\$14,177.50	\$9,924.00	\$19,034.00
Open Space	2	29.16	14.58	\$16,323.50	\$5,704.00	\$26,943.00
Averages:	53	632.53	13.08	\$24,368.55	\$8,671.00	\$53,019.75
Totals:	211	2,530.10				
Average Without Community Development Area:				\$15,520.07		

Area Plan:						
Sun City / Meniffee						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	23	426.95	18.56	\$26,154.83	\$11,594.00	\$44,565.00
Rural	7	77.31	11.04	\$15,915.57	\$9,242.00	\$20,275.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Averages:	15	252.13	14.80	\$21,035.20	\$10,418.00	\$32,420.00
Totals:	30	504.26				
Average Without Community Development Area:				\$15,915.57		

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Area Plan:						
Temescal Canyon						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	3	36.76	12.25	\$90,376.33	\$72,598.00	\$114,444.00
Rural	3	24.82	8.27	\$18,297.00	\$10,404.00	\$25,492.00
Agriculture	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Open Space	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Averages:	3	30.79	10.26	\$54,336.67	\$41,501.00	\$69,968.00
Totals:	6	61.58				
Average Without Community Development Area:				\$18,297.00		

Area Plan:						
The Pass						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Range of Sale Price Per Acre	
					Min	Max
Community Development	5	416.95	83.39	\$7,001.00	\$4,169.00	\$12,750.00
Rural	16	433.96	27.12	\$2,662.63	\$734.00	\$5,852.00
Agriculture	2	36.63	18.32	\$267.50	\$237.00	\$267.50
Open Space	0	0.00	0.00	\$0.00	\$0.00	\$0.00
Averages:	8	295.85	42.94	\$3,310.38	\$1,713.33	\$6,289.83
Totals:	23	887.54				
Average Without Community Development Area:				\$1,465.07		

Area Plan:						
ALL AREA PLANS						
Land Use Designations	Number of Sales	Total Acres	Average Acres	Average Sales Price Per Acre	Weighted Average	
				Vacant Total	Acres in Criteria Area	% of Total
Community Development	154	2,703.65	17.56	\$33,522.88	51,856	23.2%
Rural	311	4,041.83	13.00	\$10,350.89	86,287	38.7%
Agriculture	12	144.03	12.00	\$6,320.25	4,648	2.1%
Open Space	31	1,850.64	59.70	\$3,801.07	80,546	36.1%
Averages:	127	2,185.04	25.56	\$13,498.77		\$13,293
Totals:	508	8,740.15				
Average Without Community Development Area:				\$6,824.07		

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Acquisitions to Date			
Status	Acreage	Value	Average Sales Price Per Acre
Acquired	118.13	\$ 442,988	\$3,750
Acquired	28.47	\$ 942,000	\$33,087
In Escrow	368.00	\$ 6,624,000	\$18,000
In Escrow	295.56	\$ 3,500,000	\$11,842
In Escrow	40.00	\$ 100,000	\$2,500
In Escrow	358.00	\$ 8,000,000	\$22,346
Notice of Intent	308.88	\$ 378,000	\$1,224
In Negotiation	2,640.00	\$ 5,300,000	\$2,008
In Negotiation	9,069.32	\$ 36,000,000	\$3,969
Notice of Intent	80.00	\$ 120,000	\$1,500
Totals	13,306	\$61,406,988	\$10,022.65