

Prairie Ridge MD Nos. 1-3

06/27/2024

Commercial Assessed Value Comps

Address	Description	Yr. Built	County	Area (SF)			Total Value			Value per SF			Pers. Prop.		COMBINED	
				Bldg	Parcel	FAR	Land	Imp.	Total	Land	Imp.	Total	Value	Per sf	Value	Per sf
7610 Midnight Rd	Sonic Drive In	2003	El Paso	1,526	52,708	0.03	\$0.50M	\$0.35M	\$0.85M	\$9	\$231	\$559	\$0.14M	\$90.12	\$0.99M	\$649
7255 N Meridian Rd	McDonalds	2009	El Paso	3,790	49,223	0.08	\$0.99M	\$0.80M	\$1.78M	\$20	\$211	\$471	\$0.64M	\$168.62	\$2.42M	\$640
7525 McLaughlin Rd	Wendy's	2004	El Paso	2,963	37,461	0.08	\$0.65M	\$0.42M	\$1.07M	\$17	\$141	\$359	\$0.79M	\$267.24	\$1.86M	\$627
7220 N Meridian Rd	Culver's	2009	El Paso	4,023	60,548	0.07	\$1.04M	\$0.53M	\$1.57M	\$17	\$131	\$391	\$0.16M	\$39.75	\$1.73M	\$431
7384 McLaughlin Rd	Kentucky Fried Chicken	2002	El Paso	3,198	39,790	0.08	\$0.69M	\$0.25M	\$0.94M	\$17	\$78	\$293	\$0.19M	\$59.76	\$1.13M	\$352
7336 McLaughlin Rd	Mexican Restaurant	2007	El Paso	6,846	70,567	0.10	<u>\$1.01M</u>	<u>\$0.67M</u>	<u>\$1.67M</u>	<u>\$14</u>	<u>\$97</u>	<u>\$244</u>	<u>\$0.30M</u>	<u>\$43.79</u>	<u>\$1.97M</u>	<u>\$288</u>
Average							\$0.81M	\$0.50M	\$1.31M	\$16	\$148	\$386	\$0.37M	\$111.55	\$1.68M	\$498

Surrounding Mill Levy Comps

Issuer	O & M Levy	DS Mill Levy	Contractual Mill Levy	District Mill Levy	Max Authorized Mill Levy
Lorson Ranch MD No. 4	13.287	66.436	0.000	79.723	73.000
Reagan Ranch MD No. 2	10.986	54.934	0.000	65.920	70.000
Reagan Ranch MD No. 1	10.394	51.971	0.000	62.365	70.000
Retreat MD No. 2	11.162	0.000	44.649	55.811	70.000
Winsome MD No. 2	10.883	60.158	5.441	76.482	65.000
Winsome MD No. 3	10.487	59.504	5.243	75.234	65.000
Mayberry CS MD No. 3	11.113	50.000	5.000	66.113	65.000
Cloverleaf MD	10.394	51.971	0.000	62.365	65.000
Grandview Res MD No. 3	10.305	51.527	0.000	61.832	65.000
Saddlehorn Ranch MD No. 2	10.000	50.000	0.000	60.000	65.000
Sterling Ranch MD No. 1	10.534	52.670	0.000	63.204	60.000
Powers MD	10.000	50.000	0.000	60.000	60.000
Sterling Ranch MD No. 2	11.549	46.196	0.000	57.745	60.000
Pinon Pines MD No. 2	11.133	44.531	0.000	55.664	60.000
Pinon Pines MD No. 3	10.000	0.000	40.000	50.000	60.000
Prairie Ridge MD Nos. 1-3	10.000	50.000	N/A	60.000	60.000

Facility Fee Comps

District	SFD	SFA	MF
Reagan Ranch MDs	\$3,500	\$2,500	\$500
Sterling Ranch MDs	\$2,800	\$2,800	
Woodman Heights MDs	\$2,000		
Willow Springs Ranch MD	\$2,000		
Retreat MDs	\$1,500-\$2,500		
Prairie Ridge MD Nos. 1-3	\$2,500	\$1,500	

Add-On PIF Comps

District	Add-On PIF
Interquest South MD	1.50%
Pinon Pines MD No. 3	1.50%
Interquest North MD	1.25%
Colorado Crossing MD	1.00%
Copper Ridge MD	1.00%
Monument Junction MD	1.00%
Prairie Ridge MD Nos. 1-3	1.00%