

JAMES A. GRAASKAMP COLLECTION OF TEACHING MATERIALS

V. INDUSTRY SEMINARS AND SPEECHES - SHORT TERM

- I. Other Presentations In Which Either The Date And /
Or Sponsoring Organization Is Missing
2. Appraisal Topics
 - i. "Real Estate Applications of
Multipurpose Cadastre Systems", no date

REAL ESTATE APPLICATIONS
OF
MULTIPURPOSE CADASTRE SYSTEMS

INTRODUCTION - Mike Robbins

CADASTRE

- A. "place for public burning of martyrs"
- B. "a public record of the extent, value, and ownership of land for purposes of taxation"

I. GENERAL AREAS OF DISCUSSION - Jim Graaskamp

- A. Real Estate APPRAISAL
"Value Inference"
- B. Real Estate STRATEGIC PLANNING
"Regional Capital Allocation"
Pension Funds, etc.
- C. Real Estate DEVELOPMENT
"The Business of Building"

II. REAL ESTATE APPRAISAL - Jim Grasskamp and Mike Robbins

(JAG)

Value Inference
"Who is paying how much for what"

(JAG)

A. Contemporary (U.W.) vs. Traditional (most others)

- 1. Defining the context of the problem
- 2. Six Steps of Contemporary Appraisal
 - a. Purpose of Appraisal
 - b. Identification of possible alternative uses
 - c. Ranking of alternative uses regarding their fit within the context of the problem
 - d. Selection of a most probable use
 - e. Identification of buyer types
 - f. selection of valuation method

(JAG)

B. Purpose of the Appraisal

- 1. Sale/Purchase
 - a. Seller "Buy's" appraisal to determine asking price
 - b. Purchaser "Buy's" appraisal to determine offering price
 - c. Lender "Buy's" appraisal to determine lending limit
 - d. Insurance Co. "Buy's" appraisal to determine insurance limit
- 2. Refinance
- 3. Remodeling
- 4. Real Estate Tax Appeal

(JAG)

C. General Classes of Problems

1. Low Volume/ Infrequently traded properties
 - a. Office Buildings
 - b. Shopping Centers

(MLR)

2. High Volume/ Frequently traded properties
 - a. Farm Land
 - b. Residential
Example taken from Maple Bluff Assessment Roll
Currently working with
Maple Bluff
Monona
Sun Prairie

(MLR)

3. Low Volume/Special Purpose
 - a. Large Acreage Parcels
Pack River Appraisal
 - b. Right-of-Way
Willow-Healy Electrical Intertie

PROPERTY REPORT

1 @

1 46011 43 BURROWS RD ADJUSTMENT ==
 CTOR TYP RATE AVE. S-DEV.

PR	0.	1.00	174100.	48507.
DATE	2.	.02	9119.	2762.
RHD	1.	1500.00	1125.	750.
SQFT	1.	.75	-9563.	5395.
TSDIV	1.	15500.00	0.	0.
ORE	2.	-.01	780.	1560.
TER	2.	-.01	-1742.	2658.
FFT	1.	.00	0.	0.
FLKFT	1.	350.00	4813.	875.
CNR	1.	-750.00	0.	0.
CUL	1.	500.00	375.	250.
WOOD	2.	.02	-3482.	970.
VIEW	2.	.02	0.	0.
TOPO	2.	.01	1001.	1162.
INF	2.	.00	-2690.	2200.
CTOT	1.	1.00	-50.	100.
BLT	1.	.00	0.	0.
FAGE	3.	.50	-909.	9224.
FILS	1.	.00	0.	0.
FSCFT	1.	25.00	-3813.	5637.
ORIES	2.	.00	0.	0.
TER	2.	.01	5939.	3806.
RAGE	2.	.01	3042.	2044.
YLE	2.	.02	5482.	1822.
MTYP	2.	.01	-6839.	4230.
MTCND	1.	-750.00	-2625.	750.
ALTY	2.	.03	2340.	4680.
RCH	1.	600.00	-900.	1039.
RMS	1.	1500.00	750.	866.
THS	1.	4000.00	-1250.	3096.
LAC	1.	1500.00	-750.	866.
NRM	2.	.02	-6156.	4516.
N	1.	1500.00	750.	866.
CHSCR	1.	1000.00	600.	2177.
MRR	1.	100.00	0.	0.
CRM	1.	2000.00	-500.	1000.
UNSCR	1.	300.00	1500.	0.
GSCR	1.	200.00	1050.	1886.
TCIR	2.	.01	0.	0.
FTSCR	1.	750.00	-375.	3152.

E ADJUSTED AMT 171123. 18546.
 IGHTEED AVE. 164000.

7: 17 4601117 11 CAMBRIDGE RD
 20: 517 4601462 1177 FARWELL DR
 17: 503 4601449 29 HARBORT DR
 21: 519 4601464 1173 FARWELL DR

FACTOR	SUBJECT	7-AMT	ADJ	20-AMT	ADJ	17-AMT	ADJ	21-AMT	ADJ
PSPR	.00	104000.00	104000.	215400.00	215400.	192000.00	192000.	185000.00	185000.
PSDATE	.00	80.42	7453.	82.50	6462.	81.42	9920.	80.58	12642.
NBRHD	14.00	14.00	0.	13.00	1500.	13.00	1500.	13.00	1500.
LTSQFT	13500.00	15500.00	-1500.	29000.00	-11625.	30000.00	-12375.	30500.00	-12750.
LOTSDIV	.00	.00	0.	.00	0.	.00	0.	.00	0.
SHORE	.00	3.00	3120.	.00	0.	.00	0.	.00	0.
WATER	2.00	3.00	1040.	.00	-4308.	2.00	0.	.00	-3700.
LKFFT	90.00	50.00	0.	60.00	0.	80.00	0.	75.00	0.
EFFLKFT	90.00	75.00	5250.	75.00	5250.	80.00	3500.	75.00	5250.
LTCNR	.00	.00	0.	.00	0.	.00	0.	.00	0.
LTCUL	1.00	.00	500.	.00	500.	1.00	0.	.00	500.
LTWOOD	1.00	2.00	-2080.	2.00	-4308.	2.00	-3840.	2.00	-3700.
LTVIEW	3.00	3.00	0.	3.00	0.	3.00	0.	3.00	0.
LTTOPO	3.00	3.00	0.	2.00	2154.	3.00	0.	2.00	1850.
ADINF	5.00	.00	-2600.	.00	-5385.	5.00	0.	2.00	-2775.
SPCTOT	.00	200.00	-200.	.00	0.	.00	0.	.00	0.
YRBLT	1934.00	1925.00	0.	1939.00	0.	1951.00	0.	1921.00	0.
EFFAGE	66.24	62.02	3538.	68.84	-4068.	75.84	-12152.	60.34	9045.
SQFTLS	1960.00	1780.00	0.	2460.00	0.	2250.00	0.	2200.00	0.
EFFSQFT	1960.00	1780.00	4500.	2278.00	-7950.	2214.00	-6350.	2178.00	-5450.
STORIES	2.00	1.00	0.	2.00	0.	2.00	0.	2.00	0.
EXTER	9.00	2.00	4368.	8.00	1292.	1.00	9216.	1.00	8880.
GARAGE	7.00	3.00	4160.	5.00	4308.	7.00	0.	5.00	3700.
STYLE	6.00	3.00	6240.	5.00	4308.	4.00	7680.	5.00	3700.
BSMTYP	.00	2.00	-3120.	4.00	-12924.	2.00	-5760.	2.00	-5550.
BSMTCND	5.00	.00	-3750.	2.00	-2250.	2.00	-2250.	2.00	-2250.
QUALTY	5.00	2.00	9360.	5.00	0.	5.00	0.	5.00	0.
PORCH	2.00	2.00	0.	5.00	-1800.	2.00	0.	5.00	-1800.
BDRMS	4.00	3.00	1500.	4.00	0.	4.00	0.	3.00	1500.
BATHS	2.25	1.50	3000.	3.25	-4000.	3.00	-3000.	2.50	-1000.
FPLAC	1.00	1.00	0.	2.00	-1500.	2.00	-1500.	1.00	0.
DINRM	1.00	3.00	-4160.	4.00	-12924.	2.00	-3840.	2.00	-3700.
DEN	1.00	1.00	0.	.00	1500.	.00	1500.	1.00	0.
KTCHSCR	3.00	.00	3000.	1.50	1500.	5.10	-2100.	3.00	0.
FAMRM	.00	.00	0.	.00	0.	.00	0.	.00	0.
RECRM	.00	.00	0.	1.00	-2000.	.00	0.	.00	0.
LAUNSCR	6.00	1.00	1500.	1.00	1500.	1.00	1500.	1.00	1500.
HTGSCR	18.00	9.00	1800.	16.00	400.	24.00	-1200.	2.00	3200.
INTCIR	1.00	1.00	0.	1.00	0.	1.00	0.	1.00	0.
SPFTSCR	7.00	2.00	3750.	12.00	-3750.	9.00	-1500.	7.00	0.

ADJUSTED AMOUNT 150669. 167283. 170949. 195597.
 SELECTION INDEX 61513. 67372. 72564. 73337.

with a concept of a buyer/seller acting with equal knowledge and understanding.

I. Apparent Naturalness

WARS: Apparent Naturalness is rated for the same attributes as Natural Integrity, except the impacts are evaluated from the viewpoint of the average user.

WES: Rates Apparent Naturalness for the same attributes as Natural Integrity, except the impacts are evaluated from the viewpoint of the typical user. For this component, each cell begins with a score of 10 (the score indicating an apparently natural condition) and as impact attributes are noted negative values are added to the score. If a cell's cumulative score indicates that negative attributes are present, i.e. a cumulative score less than 10, the negative attribute score is multiplied by a weighting factor to account for its impact on surrounding cells.

II. Opportunity for Solitude

Solitude is defined as being isolated from the sights, sounds, and presence of others; away from the developments and evidences of man. The rating systems focus on intrinsic features of the roadless areas that offer users outstanding opportunities for solitude -- size of the area, presence of vegetation, topographic screening.

WARS: This component is rated through evaluation of the following attributes:

1. Size - of the intended wilderness
2. Topographic screening
3. Vegetation screening
4. Distance from perimeter to core
5. Offsite intrusions

WES: This component is rated through the evaluation of the following attributes:

1. Distance to perimeter
2. Topographic screening - View From
3. Topographic screening - View To
4. Vegetation screening - density as measured by timber stocking class

III. Primitive Recreation Experience

Primitive recreation is "that which provides opportunities for isolation from the evidence of man, a vastness of scale, feeling a part of the natural environment, having a high degree of challenge and risk, and using outdoor skills. It is characterized by meeting nature on its own terms, without comfort and convenience facilities".[12]

6.

WARS: This component is rated by evaluating the following attributes:

1. Diversity - vegetation, terrain, fish, and wildlife
2. Challenge - number and extent of challenging features
3. Recreational features

WES: This component is rated by evaluating the following attributes:

1. Challenge - number and extent of challenging features
2. Diversity - % Slope
3. Diversity - Terrain

IV. Supplementary Attributes

Section 2(c) (4) of the Wilderness Act indicates that an area "... may also contain ecological, geological, or other features of scientific, education, scenic or historical value.".[13] This seems to imply that such features, though not necessary, do enhance wilderness quality if they exist to any "extraordinary" degree. Consequently, a supplemental component is provided, based on attributes of ecological, geological, scenic and cultural features.

WARS: This component is rated through evaluation of the attributes composed within the following classes:

1. Ecological
2. Geological
3. Scenic
4. Cultural features

WES: This component is rated through the evaluation of the scenic quality of the area only. The scenic quality score derived following the procedure described in Chapter 7 is combined with the view attribute, View From, and titled View Quality.

WILDERNESS EVALUATION SYSTEM - DETAIL

As previously indicated the Wilderness Evaluation System (WES) was designed by the author to inventory the wilderness attributes present on the subject property and the comparables. The system is based on the requisite attributes of WARS, but unlike the WARS evaluation, this system places great emphasis on the locational identification of all attributes inventoried.

Creation of the WES system is the result of extensive investigation and evaluation of the origin of the RARE II analysis system. Background information on the shortcomings of initial wilderness evaluation attempts (most importantly

P A C K R I V E R
 DETAILED OUTPUT OF COMPARABLE DATA

MARBLE CREEK

SECTION # = 1

17	2.500	0.313	0.388	0.344	0.063	0.415	0.830	0.332	0.760	0.150	6.093	1.106	1.577	0.910	50330.
18	2.500	0.313	0.388	0.344	0.000	0.415	0.830	0.332	0.760	0.150	6.031	1.044	1.577	0.910	49814.
25	2.500	0.313	0.388	0.344	0.000	0.415	0.830	0.332	0.760	0.150	6.031	1.044	1.577	0.910	49814.
26	2.500	0.313	0.388	0.344	0.000	0.415	0.581	0.332	0.760	0.150	5.782	1.044	1.328	0.910	47757.
33	2.500	0.313	0.375	0.250	0.063	0.000	0.415	0.166	0.800	0.050	4.931	1.000	0.581	0.850	40730.
34	2.500	0.313	0.375	0.250	0.000	0.000	0.415	0.166	0.800	0.050	4.869	0.938	0.581	0.850	40214.
41	2.500	0.313	0.375	0.250	0.063	0.000	0.249	0.332	0.800	0.150	5.031	1.000	0.581	0.950	41556.
42	0.375	0.313	0.375	0.250	0.000	0.000	0.249	0.332	0.800	0.000	2.694	0.938	0.581	0.800	22248.
50	2.500	0.313	0.531	0.375	0.625	0.000	0.830	0.166	0.300	0.050	5.690	1.844	0.996	0.350	46997.
51	2.500	0.313	0.531	0.375	0.000	0.000	0.830	0.166	0.300	0.050	5.065	1.219	0.996	0.350	41835.
58	2.500	0.313	0.531	0.375	0.625	0.000	0.830	0.166	0.300	0.050	5.690	1.844	0.996	0.350	46997.
59	2.500	0.313	0.531	0.375	0.000	0.000	0.830	0.166	0.300	0.050	5.065	1.219	0.996	0.350	41835.

COLUMN KEY IS AS FOLLOWS:

- 1 = CELL NUMBER WITHIN SECTION
- 2 = APPARENT NATURALNESS
- 3 = DISTANCE TO BOUNDRY
- 4 = VIEW FROM - REVERSED
- 5 = VIEW TO - REVERSED
- 6 = VEGETATION SCREENING
- 7 = ROCK FORM FOR CHALLENGE
- 8 = DIVERSITY - $\frac{1}{2}$ SLOPE
- 9 = DIVERSITY - TERRAIN
- 10 = VIEW FROM - NORMAL
- 11 = SCENIC QUALITY
- 12 = WILDERNESS ATTRIBUTE SCORE
- 13 = SOLITUDE
- 14 = PRIMITIVE REC. EXP.
- 15 = VIEW QUALITY
- 16 = EST. PRICE OF CELL

ATTRIBUTE WEIGHT

- 0.250
- 0.063
- 0.063
- 0.063
- 0.063
- 0.083
- 0.083
- 0.083
- 0.200
- 0.050

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COMP SUMMARY SHEET FOR - MARBLE CREEK
MASTER.CO1 0

I. WILDERNESS		
1. NATURAL INTEGRITY (APPARENT NATURALNESS)	2.323	2.323
II. SOLITUDE		
1. DISTANCE TO PERIMETER	0.315	
2. VIEW FROM CELL (REV.)	0.435	
3. VIEW TO CELL (REV.)	0.326	
4. VEGETATION SCREENING	0.121	1.196
III. PRIMITIVE RECREATION EXPERIENCE		
1. CHALLENGE (PHYSICAL FEATURE)	0.138	
2. DIVERSITY - $\frac{1}{4}$ SLOPE	0.643	
3. DIVERSITY - TERRAIN	0.249	1.031
IV. VIEW QUALITY ANALYSIS		
1. SCENIC QUALITY	0.350	
2. VIEW FROM CELL	0.155	
		0.505
		=====
AVERAGE ATTRIBUTE SCORE PER CELL		5.054
ADJUSTED PURCHASE PRICE	501,000.	
TOTAL CELLS IN COMP	12.00	
TOTAL ACRES IN COMP	120.00	
TOTAL ATTRIBUTE POINTS	60.65	
AVERAGE PRICE PER POINT PER CELL	8,260.05	
AVERAGE PRICE PER ACRE PER CELL	4,175.00	

P A C K R I V E R

DETAILED OUTPUT OF COMPARABLE DATA

SUNSET LAKE

SECTION # = 1

3	2.500	0.625	0.438	0.406	0.063	0.830	0.830	0.498	0.600	0.350	7.139	1.531	2.158	0.950	3977.
4	2.500	0.625	0.438	0.406	0.313	0.415	0.581	0.498	0.600	0.250	6.625	1.781	1.494	0.850	3690.
5	2.500	0.625	0.438	0.438	0.625	0.415	0.581	0.332	0.600	0.150	6.703	2.125	1.328	0.750	3734.
6	2.500	0.625	0.438	0.438	0.063	0.830	0.830	0.498	0.600	0.250	7.071	1.563	2.158	0.850	3938.
7	2.500	0.625	0.500	0.469	0.000	0.830	0.830	0.415	0.400	0.250	6.819	1.594	2.075	0.650	3798.
8	2.500	0.625	0.500	0.469	0.063	0.830	0.415	0.498	0.400	0.250	6.549	1.656	1.743	0.650	3648.
11	2.500	0.625	0.438	0.406	0.313	0.830	0.830	0.581	0.600	0.250	7.372	1.781	2.241	0.850	4106.
12	2.500	0.625	0.438	0.406	0.313	0.830	0.830	0.747	0.600	0.500	7.788	1.781	2.407	1.100	4338.
13	2.500	0.625	0.438	0.438	0.063	0.415	0.415	0.747	0.600	0.500	6.740	1.563	1.577	1.100	3754.
14	2.500	0.625	0.438	0.438	0.313	0.415	0.249	0.581	0.600	0.250	6.408	1.813	1.245	0.850	3569.
15	2.500	0.625	0.500	0.469	0.313	0.415	0.830	0.415	0.400	0.250	6.716	1.906	1.660	0.650	3741.
16	2.500	0.625	0.500	0.469	0.313	0.830	0.830	0.415	0.400	0.250	7.131	1.906	2.075	0.650	3972.
19	2.500	0.625	0.469	0.313	0.313	0.830	0.830	0.415	0.500	0.250	7.044	1.719	2.075	0.750	3923.
20	2.500	0.625	0.469	0.313	0.313	0.830	0.830	0.664	0.500	0.350	7.393	1.719	2.324	0.850	4118.
21	2.500	0.625	0.438	0.469	0.063	0.830	0.249	0.747	0.600	0.500	7.020	1.594	1.826	1.100	3910.
22	2.500	0.625	0.438	0.469	0.063	0.415	0.249	0.581	0.600	0.350	6.289	1.594	1.245	0.950	3503.
23	2.500	0.625	0.438	0.344	0.063	0.830	0.249	0.664	0.600	0.500	6.812	1.469	1.743	1.100	3794.
24	2.500	0.625	0.438	0.344	0.313	0.830	0.830	0.581	0.600	0.250	7.310	1.719	2.241	0.850	4072.
27	2.500	0.625	0.469	0.313	0.313	0.830	0.830	0.415	0.500	0.250	7.044	1.719	2.075	0.750	3923.
28	2.500	0.625	0.469	0.313	0.313	0.830	0.830	0.664	0.500	0.350	7.393	1.719	2.324	0.850	4118.
29	2.500	0.625	0.438	0.469	0.063	0.830	0.830	0.747	0.600	0.500	7.601	1.594	2.407	1.100	4234.
30	2.500	0.625	0.438	0.469	0.000	0.830	0.000	0.498	0.600	0.350	6.309	1.531	1.328	0.950	3514.
31	2.500	0.625	0.438	0.344	0.063	0.830	0.249	0.581	0.600	0.350	6.579	1.469	1.660	0.950	3664.
32	2.500	0.625	0.438	0.344	0.313	0.830	0.830	0.581	0.600	0.250	7.310	1.719	2.241	0.850	4072.
49	2.500	0.625	0.438	0.481	0.000	0.830	0.415	0.664	0.600	0.500	7.053	1.544	1.909	1.100	3928.
50	2.500	0.625	0.438	0.481	0.000	0.830	0.415	0.498	0.600	0.350	6.737	1.544	1.743	0.950	3752.
51	2.500	0.625	0.438	0.450	0.313	0.830	0.581	0.747	0.600	0.500	7.583	1.825	2.158	1.100	4224.
52	2.500	0.625	0.438	0.450	0.063	0.830	0.581	0.498	0.600	0.350	6.934	1.575	1.909	0.950	3862.
57	2.500	0.625	0.438	0.481	0.000	0.830	0.830	0.664	0.600	0.350	7.318	1.544	2.324	0.950	4076.
58	2.500	0.625	0.438	0.481	0.063	0.830	0.830	0.581	0.600	0.350	7.297	1.606	2.241	0.950	4065.
59	2.500	0.625	0.438	0.450	0.313	0.415	0.415	0.747	0.600	0.500	7.002	1.825	1.577	1.100	3900.
60	2.500	0.625	0.438	0.450	0.063	0.415	0.415	0.581	0.600	0.500	6.586	1.575	1.411	1.100	3668.

24-FEB-82
21:08

COMP SUMMARY SHEET FOR - SUNSET LAKE
MASTER.C09 0

I. WILDERNESS		
1. NATURAL INTEGRITY (APPARENT NATURALNESS)	2.500	2.500
II. SOLITUDE		
1. DISTANCE TO PERIMETER	0.630	
2. VIEW FROM CELL (REV.)	0.453	
3. VIEW TO CELL (REV.)	0.424	
4. VEGETATION SCREENING	0.181	1.688
III. PRIMITIVE RECREATION EXPERIENCE		
1. CHALLENGE (PHYSICAL FEATURE)	0.726	
2. DIVERSITY - % SLOPE	0.604	
3. DIVERSITY - TERRAIN	0.573	1.904
IV. VIEW QUALITY ANALYSIS		
1. SCENIC QUALITY	1.394	
2. VIEW FROM CELL	0.141	
		1.534
		=====
AVERAGE ATTRIBUTE SCORE PER CELL		7.627
ADJUSTED PURCHASE PRICE 136,000.		
TOTAL CELLS IN COMP	32.00	
TOTAL ACRES IN COMP	320.00	
TOTAL ATTRIBUTE POINTS	244.05	
AVERAGE PRICE PER POINT PER CELL	557.26	
AVERAGE PRICE PER ACRE PER CELL	425.00	

INTERVAL NAME	EACH SYMBOL REPRESENTS 2 OBSERVATIONS																FREQUENCY		PERCENTAGE	
	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	INT.	CUM.	INT.	CUM.
*.500000 +																	0	0	0.0	0.0
*.750000 +																	0	0	0.0	0.0
*1.00000 +KKKKKKKKK																	19	19	2.0	2.0
*1.25000 +KKKKKKKKKKKKK																	31	50	3.2	5.2
*1.50000 +KKKKKKKKKKKKKKKKK																	47	97	4.9	10.1
*1.75000 +KKKKKKKKKHM																	21	118	2.2	12.3
*2.00000 +FFKKK																	9	127	0.9	13.3
*2.25000 +AFFKHHM																	14	141	1.5	14.7
*2.50000 +FFG																	6	147	0.6	15.4
*2.75000 +FHK																	5	152	0.5	15.9
*3.00000 +FF																	3	155	0.3	16.2
*3.25000 +CFFHI																	10	165	1.0	17.3
*3.50000 +FGK																	5	170	0.5	17.8
*3.75000 +BFFHK																	9	179	0.9	18.7
*4.00000 +BKKK																	8	187	0.8	19.6
*4.25000 +EFKMKK																	13	200	1.4	20.9
*4.50000 +ABGJKKKKKKKKKKKKK																	40	240	4.2	25.1
*4.75000 +FJJJKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKLHM																	89	329	9.3	34.4
*5.00000 +AAFFHKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKKLLMNM																	80	409	8.4	42.8
*5.25000 +BBEFFFFFFGHJJJKKKKKKKKKKKKKKKKKKKKKLLLLLLLLLLLLMNM																	92	501	9.6	52.4
*5.50000 +EFGJJJKKKKKKLLLLLLLLMMHNNOO																	53	554	5.5	57.9
*5.75000 +AAFVGHJKKKKKKLLLLLLLLMNNNOO																	53	607	5.5	63.5
*6.00000 +AABBCFCIJJKKLLLLLLLLLLLNNNOO																	56	663	5.9	69.4
*6.25000 +BBBEFFHHJJJJLLLLLLLLLLLNNNOOOO																	63	726	6.6	75.9
*6.50000 +BBCCCFGHJJLLLLLLLNNNOOOO																	46	772	4.8	80.8
*6.75000 +BBBDEFJJJJLLLLLLLNNNOOOO																	45	817	4.7	85.5
*7.00000 +BDBEFJJJJLLLLLLLNOO																	37	854	3.9	89.3
*7.25000 +BBDEEGGIIJJLLLLLOO																	33	887	3.5	92.8
*7.50000 +BDDFGLLLL																	20	907	2.1	94.9
*7.75000 +BDDDFLLOO																	22	929	2.3	97.2
*8.00000 +BDEJLL																	14	943	1.5	98.6
*8.25000 +DDLO																	9	952	0.9	99.6
*8.50000 +L																	1	953	0.1	99.7
*8.75000 +D																	2	955	0.2	99.9
*9.00000 +D																	1	956	0.1	100.0
*9.25000 +																	0	956	0.0	100.0
*9.50000 +																	0	956	0.0	100.0
*9.75000 +																	0	956	0.0	100.0

SUBJECT SUMMARY SHEET FOR - 7

6

I. WILDERNESS		
1. NATURAL INTEGRITY (APPARENT NATURALNESS)		2.5
II. SOLITUDE		
1. DISTANCE TO PERIMETER		.639846
2. VIEW FROM CELL		.485333
3. VIEW TO CELL		.477315
4. VEGETATION SCREENING		.101737
III. PRIMITIVE RECREATION EXPERIENCE		
1. CHALLENGE (PHYSICAL FEATURE)		.702609
2. DIVERSITY - % SLOPE		.392639
3. DIVERSITY - TERRAIN		.377416
IV. SCENIC QUALITY ---	1.2061	
1. VIEW FROM CELL		.122751
ADJUSTED PURCHASE PRICE	xx,xxx.	
TOTAL POINTS	443.312	
TOTAL CELLS IN SECT.	64	
AVERAGE PRICE PER POINT PER CELL	x,xxx.xx	
AVERAGE SCORE PER CELL =	7.01791	

SUBJECT SUMMARY SHEET FOR - 7

.8

I. WILDERNESS	
1. NATURAL INTEGRITY (APPARENT NATURALNESS)	2.47949
II. SOLITUDE	
1. DISTANCE TO PERIMETER	.99976E-2
2. VIEW FROM CELL	.637583
3. VIEW TO CELL	.55792
4. VEGETATION SCREENING	.495746
III. PRIMITIVE RECREATION EXPERIENCE	
1. CHALLENGE (PHYSICAL FEATURE)	.14715
2. DIVERSITY - % SLOPE	.155276
3. DIVERSITY - TERRAIN	.038319
IV. SCENIC QUALITY --- .46572	
1. VIEW FROM CELL	.191799E-2
ADJUSTED PURCHASE PRICE	xx,xxx.
TOTAL POINTS	312.286
TOTAL CELLS IN SECT.	64
AVERAGE PRICE PER POINT PER CELL	x,xxx.xx
AVERAGE SCORE PER CELL =	4.98912