

Parcel Number	Street Address	Sale Date	Sale Price
060-010-100-015-00	4810 E WALKER RD	12/03/21	\$179,900
060-016-400-050-02	4262 E ROLLING HILLS RD	04/14/22	\$360,250
060-022-300-060-00	4656 E DEAN RD	09/20/22	\$180,000
060-029-400-005-01	E DELLAR RD	06/28/22	\$29,000
071-007-300-020-01	E KIRCHE IN THE WOODS DR	10/07/22	\$64,000
071-028-200-015-00	1070 E QUICK RD	12/07/22	\$118,600
071-030-100-015-00	E TAYLOR TRACK RD	03/05/22	\$35,000
071-030-100-080-00	E TAYLOR TRACK RD	10/13/21	\$36,000
071-030-400-007-00	E TAYLOR TRACK RD	11/24/21	\$50,500
071-030-400-035-00	271 E RITCHIE RD	09/30/22	\$85,000
071-031-300-035-01	N HUBBARD LAKE RD	09/17/21	\$75,000
071-032-200-030-00	510 E RITCHIE RD	03/25/22	\$65,000
101-005-300-005-16	2336 W WALKER RD	08/26/21	\$54,000
101-005-400-006-32	N GARY WOHLFEIL TRL	08/06/21	\$50,000
101-013-100-015-00	115 W M-72	09/21/21	\$289,000
101-034-400-040-00	1999 S BEAN HILL RD	08/29/22	\$254,900
111-015-200-010-00	N M-65	09/10/21	\$27,133
111-029-100-020-35	4390 HUNTER'S TRL	07/27/21	\$65,000
113-017-200-020-00		04/29/22	\$105,000
113-020-200-005-03		04/11/22	\$32,500
113-020-200-005-05		01/07/22	\$32,500
113-022-100-225-00	3920 BEAVER RUN	05/04/21	\$185,000
113-031-300-001-00	M-65 & M-72	07/07/21	\$45,000
113-033-100-043-44	4800 TIMBERLINE TRL	10/24/22	\$95,000
113-036-300-005-01	1038 N RAYMOND RD	06/10/22	\$69,000

Totals: \$2,582,283

Column1

Mean	2882.725098	Range	6881.15
Standard Error	300.2499827	Minimum	1355.9
Median	2671.312427	Maximum	8237.05
Mode	1625	Sum	72068.12746
Standard Deviation	1501.249913	Count	25
Sample Variance	2253751.302		
Kurtosis	5.696826858		
Skewness	1.929325815		

Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
WD	03-ARM'S LENGTH	\$132,500	\$44,500	33.58
WD	03-ARM'S LENGTH	\$360,250	\$124,300	34.50
WD	03-ARM'S LENGTH	\$180,000	\$53,000	29.44
WD	03-ARM'S LENGTH	\$29,000	\$23,500	81.03
WD	19-MULTI PARCEL ARM'S LENGTH	\$64,000	\$34,200	53.44
WD	03-ARM'S LENGTH	\$118,600	\$42,400	35.75
WD	03-ARM'S LENGTH	\$35,000	\$23,500	67.14
WD	03-ARM'S LENGTH	\$36,000	\$23,500	65.28
WD	03-ARM'S LENGTH	\$50,500	\$23,600	46.73
WD	03-ARM'S LENGTH	\$85,000	\$24,600	28.94
WD	03-ARM'S LENGTH	\$75,000	\$27,900	37.20
WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$36,700	56.46
WD	03-ARM'S LENGTH	\$35,800	\$24,800	69.27
WD	03-ARM'S LENGTH	\$50,000	\$24,600	49.20
WD	03-ARM'S LENGTH	\$230,000	\$95,800	41.65
WD	03-ARM'S LENGTH	\$254,900	\$59,900	23.50
WD	03-ARM'S LENGTH	\$27,133	\$0	0.00
WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$53,500	82.31
WD	19-MULTI PARCEL ARM'S LENGTH	\$105,000	\$27,500	26.19
WD	03-ARM'S LENGTH	\$32,500	\$21,000	64.62
WD	03-ARM'S LENGTH	\$32,500	\$0	0.00
WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$76,200	41.19
WD	03-ARM'S LENGTH	\$45,000	\$21,300	47.33
PTA	03-ARM'S LENGTH	\$95,000	\$28,900	30.42
WD	03-ARM'S LENGTH	\$69,000	\$25,100	36.38

\$2,457,683

\$940,300

Sale. Ratio =>

38.26

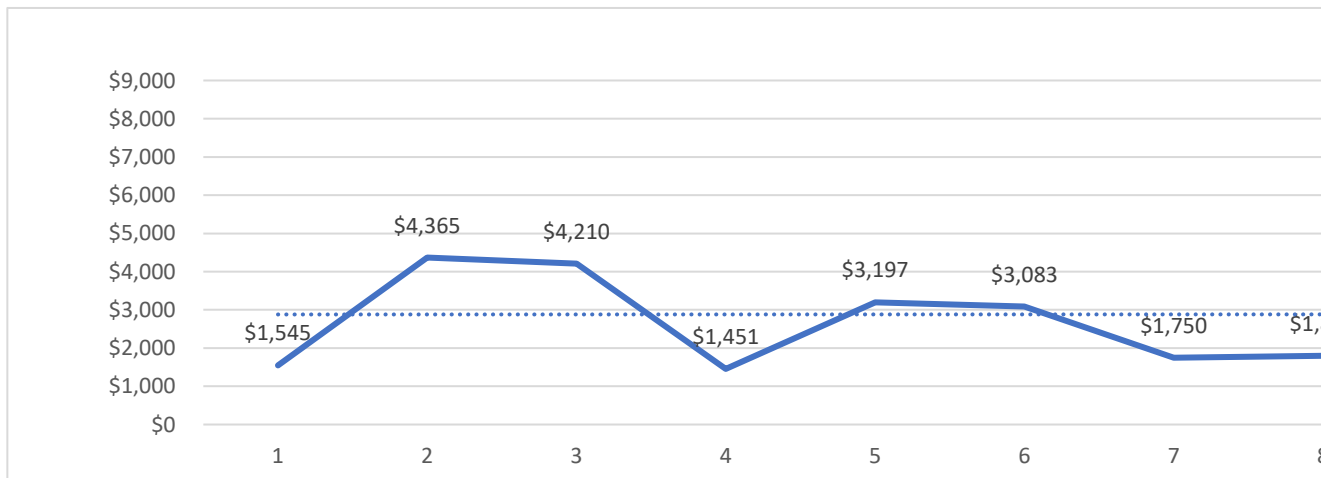
Std. Dev. =>

21.20

Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effic. Front	Depth	Net Acres
\$148,608	\$30,892	\$101,608	\$47,000	0.0	0.0	20.00
\$319,096	\$88,485	\$271,765	\$47,331	0.0	0.0	20.27
\$111,674	\$125,109	\$54,891	\$56,783	0.0	0.0	29.72
\$46,973	\$29,000	\$0	\$46,973	0.0	0.0	19.98
\$74,036	\$64,000	\$0	\$74,036	0.0	0.0	20.02
\$87,713	\$88,650	\$29,950	\$57,763	0.0	0.0	28.75
\$47,000	\$35,000	\$0	\$47,000	0.0	0.0	20.00
\$47,000	\$36,000	\$0	\$47,000	0.0	0.0	20.00
\$47,221	\$50,500	\$0	\$47,221	0.0	0.0	20.18
\$49,444	\$85,000	\$0	\$47,000	0.0	0.0	20.00
\$56,350	\$65,650	\$9,350	\$47,000	0.0	0.0	20.00
\$83,999	\$53,519	\$11,481	\$72,518	0.0	0.0	19.64
\$49,629	\$35,800	\$0	\$47,049	0.0	0.0	20.04
\$49,291	\$50,000	\$0	\$49,291	0.0	0.0	21.87
\$199,273	\$81,047	\$148,953	\$50,320	0.0	0.0	22.71
\$129,159	\$164,741	\$90,159	\$39,000	0.0	0.0	20.00
\$50,206	\$27,133	\$0	\$50,206	0.0	0.0	19.69
\$117,882	\$27,118	\$37,882	\$80,000	0.0	0.0	20.00
\$64,589	\$95,761	\$9,239	\$55,350	0.0	0.0	23.18
\$50,500	\$32,500	\$0	\$50,500	0.0	0.0	20.00
\$50,500	\$32,500	\$0	\$50,500	0.0	0.0	20.00
\$193,294	\$62,748	\$122,252	\$71,042	0.0	0.0	20.02
\$50,607	\$45,000	\$0	\$50,607	0.0	0.0	20.07
\$68,142	\$77,389	\$17,611	\$50,531	0.0	0.0	20.02
\$58,934	\$69,000	\$0	\$58,934	0.0	0.0	25.83

\$2,251,120	\$1,552,542	\$1,340,955	0.0	531.99
		Average	#DIV/0!	Average
		per FF=>		per Net Acre=>

USE 43000/ acre

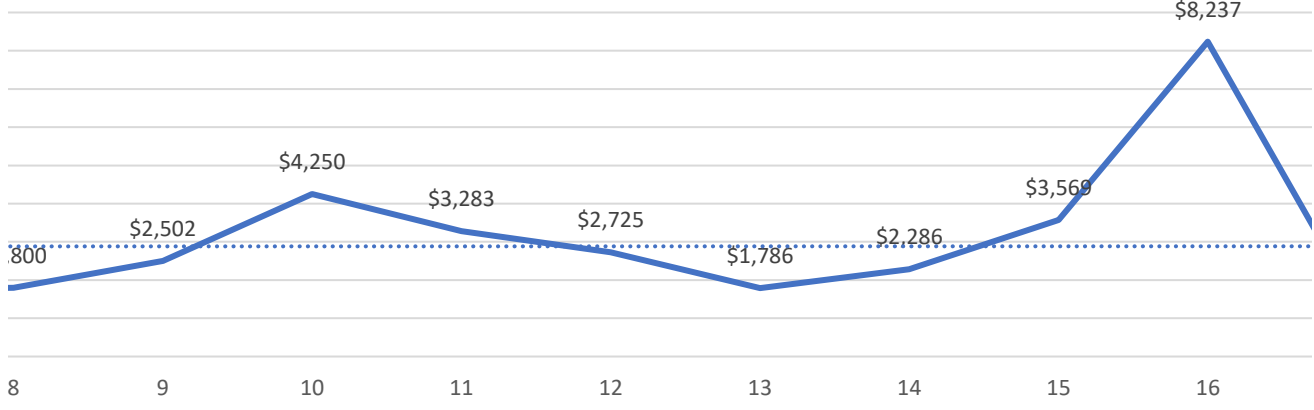


Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
20.00	#DIV/0!	\$1,545	\$0.04	0.00	401	2.021E+11
20.27	#DIV/0!	\$4,365	\$0.10	0.00	401	2.022E+11
29.72	#DIV/0!	\$4,210	\$0.10	0.00	401	2.022E+11
19.98	#DIV/0!	\$1,451	\$0.03	0.00	401	2.022E+11
10.01	#DIV/0!	\$3,197	\$0.07	0.00	401	2.022E+11
28.75	#DIV/0!	\$3,083	\$0.07	0.00	401MH	2.023E+11
20.00	#DIV/0!	\$1,750	\$0.04	0.00	401	2.022E+11
20.00	#DIV/0!	\$1,800	\$0.04	0.00	401	2.021E+11
20.18	#DIV/0!	\$2,502	\$0.06	0.00	401	2.021E+11
20.00	#DIV/0!	\$4,250	\$0.10	0.00	401	2.022E+11
20.00	#DIV/0!	\$3,283	\$0.08	0.00	401	2.021E+11
2.00	#DIV/0!	\$2,725	\$0.06	0.00	401	2.022E+11
20.04	#DIV/0!	\$1,786	\$0.04	0.00	401	2.021E+11
21.87	#DIV/0!	\$2,286	\$0.05	0.00	401	2.021E+11
22.71	#DIV/0!	\$3,569	\$0.08	0.00	401	2.021E+11
20.00	#DIV/0!	\$8,237	\$0.19	0.00	401	2.022E+11
19.69	#DIV/0!	\$1,378	\$0.03	0.00	401	2.021E+11
5.00	#DIV/0!	\$1,356	\$0.03	0.00	401	2.021E+11
23.18	#DIV/0!	\$4,131	\$0.09	0.00	401	2.022E+11
20.00	#DIV/0!	\$1,625	\$0.04	0.00	401	2.022E+11
20.00	#DIV/0!	\$1,625	\$0.04	0.00	401	2.022E+11
10.01	#DIV/0!	\$3,134	\$0.07	0.00	401	2.021E+11
20.07	#DIV/0!	\$2,242	\$0.05	0.00	401	2.021E+11
20.02	#DIV/0!	\$3,866	\$0.09	0.00	401MH	2.022E+11
25.83	#DIV/0!	\$2,671	\$0.06	0.00	401	2.022E+11

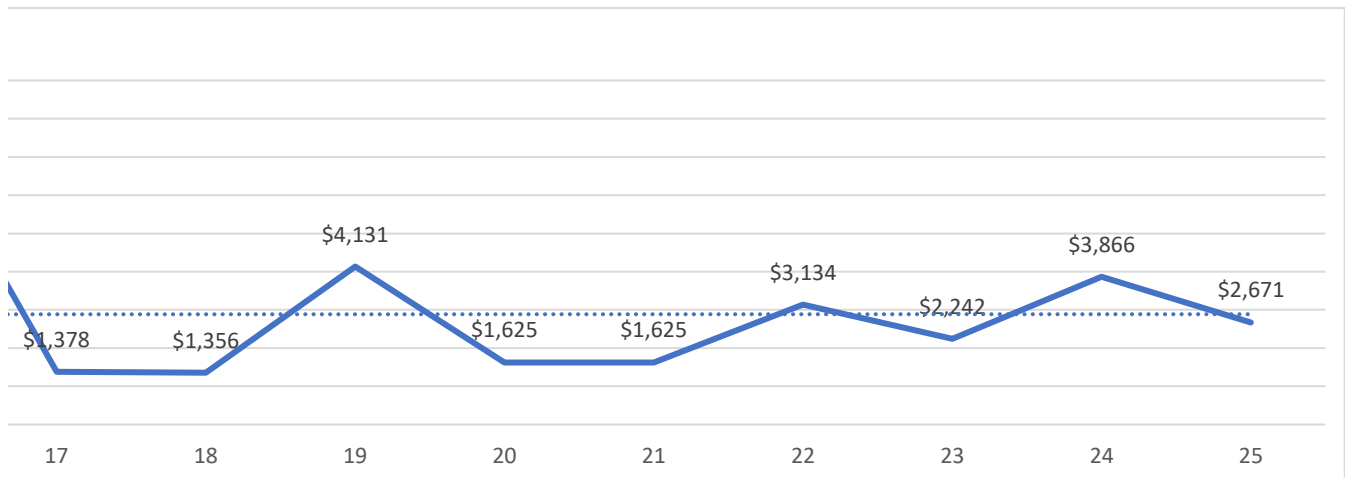
479.33

2,918.37 **Average**
per SqFt=> **\$0.07**

2024 100 LAND VALUE FOR 20 ACRE PARCELS



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	RESIDENTIAL 401	0	1	8/15/2016		401
	RESIDENTIAL 401	1	0	1/13/2000		401
	RESIDENTIAL 401	0	0	12/4/2019		401
	RESIDENTIAL 401	0	0	10/14/2021		402
071-007-300-020-02	RESIDENTIAL 401	0	0	NOT INSPECTED		402
	RESIDENTIAL 401	0	0	12/24/2015		401
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	12/24/2015		402
	RESIDENTIAL 401	0	0	11/3/2017		402
071-032-200-050-00, 07	RESIDENTIAL 401	0	0	9/2/2020		401
	RESIDENTIAL 401	0	0	12/17/2021		402
	RESIDENTIAL 401	0	0	9/14/2021		402
	RESIDENTIAL 401	0	0	12/17/2021		401
	RESIDENTIAL 401	0	0	8/24/2016		401
	RESIDENTIAL 401	0	0	9/9/2020		402
111-029-100-005-35, 11	RESIDENTIAL 401	0	0	11/2/2015		401
	RESIDENTIAL 401	0	0	9/5/2016		402
	RESIDENTIAL 401	0	0	9/5/2016		402
	RESIDENTIAL 401	0	0	9/5/2016		402
113-022-100-224-00	RESIDENTIAL 401	0	0	9/12/2016		401
	RESIDENTIAL 401	0	0	9/7/2016		402
	RESIDENTIAL 401	1	0	10/7/2015		401
	RESIDENTIAL 401	1	1	9/7/2016		402



Rate Group 1	Rate Group 2	Rate Group 3

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