

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-018-100-015-00	160 S COVILLE RD	06/15/21	\$115,000	WD
060-034-200-005-00	S POOR FARM RD	09/08/21	\$95,000	WD
060-034-400-010-00	E TAIT RD	11/11/21	\$85,000	WD
070-025-300-005-02	98 W RITCHIE RD	09/14/21	\$83,000	WD
071-010-300-010-00	1758 SUCKER CREEK TRL	07/22/22	\$182,000	WD
071-016-100-010-00	VACANT	05/12/21	\$62,500	WD
071-019-400-080-00	2104 BRUECKNER TRL	07/07/21	\$125,000	LC
071-020-100-060-00	E MILLER RD	11/05/21	\$67,000	WD
071-020-100-075-00	N TAYLOR RD	09/29/21	\$57,500	WD
071-020-300-010-00	N BUHL RD	06/11/21	\$84,900	WD
071-025-100-015-01	1781 N F-41	10/21/21	\$130,000	WD
071-026-100-015-00	1869 N SOMERS RD	08/25/21	\$330,000	WD
071-026-200-007-00	N MCCONNELL RD	09/07/21	\$89,900	WD
071-026-300-030-01	2013 E RITCHIE RD	07/08/21	\$155,000	WD
071-032-100-012-01	E RITCHIE RD	07/09/21	\$72,875	WD
071-032-100-013-01	E RITCHIE RD	07/09/21	\$59,625	WD
100-016-400-015-10	420 S ROSS RD	08/26/22	\$155,000	WD
101-002-300-050-00	590 N BEAN HILL RD	08/26/22	\$200,000	WD
101-003-200-005-00	1350 W TRASK LAKE RD	10/17/22	\$83,900	WD
101-015-100-005-00	1123 W M-72	08/05/22	\$198,000	WD
101-019-200-045-01	2875 W DEWAR RD	06/24/22	\$150,000	WD
101-029-200-025-00	2313 W FOWLER RD	05/27/21	\$40,000	WD
101-034-300-040-00	S BEAN HILL RD	06/01/22	\$40,000	WD
110-007-200-005-00	488 N PINE TRL	09/08/21	\$145,000	WD
112-021-400-005-00	5121 N M-65	10/14/22	\$180,000	WD
112-032-300-030-00		11/03/22	\$210,000	WD
112-032-300-040-00		10/28/22	\$80,000	WD
112-032-300-040-00		04/23/21	\$85,000	WD
Totals:			\$3,361,200	

Column1

Mean	2346.998143	Skewness	0.524091849
Standard Error	164.7097488	Range	2991.066667
Median	2163.233333	Minimum	1000
Mode	#N/A	Maximum	3991.066667
Standard Deviation	871.5620674	Sum	65715.94801
Sample Variance	759620.4373	Count	28
Kurtosis	-0.662573583		

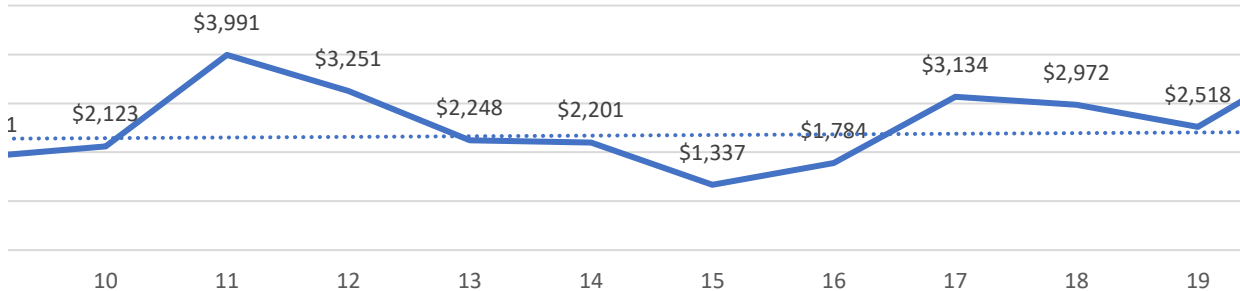
Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$114,000	\$39,900	35.00	\$90,102
03-ARM'S LENGTH	\$95,000	\$43,100	45.37	\$92,770
03-ARM'S LENGTH	\$85,000	\$33,500	39.41	\$67,000
03-ARM'S LENGTH	\$75,800	\$33,500	44.20	\$67,000
03-ARM'S LENGTH	\$166,000	\$47,400	28.55	\$98,018
03-ARM'S LENGTH	\$62,500	\$34,000	54.40	\$68,000
03-ARM'S LENGTH	\$100,000	\$54,300	54.30	\$110,990
19-MULTI PARCEL ARM'S LENGTH	\$67,000	\$37,800	56.42	\$91,113
19-MULTI PARCEL ARM'S LENGTH	\$57,500	\$42,900	74.61	\$111,159
03-ARM'S LENGTH	\$84,900	\$33,500	39.46	\$67,000
03-ARM'S LENGTH	\$130,000	\$33,400	25.69	\$67,268
03-ARM'S LENGTH	\$297,800	\$106,800	35.86	\$234,742
03-ARM'S LENGTH	\$89,900	\$33,500	37.26	\$67,000
03-ARM'S LENGTH	\$155,000	\$70,700	45.61	\$145,956
03-ARM'S LENGTH	\$72,875	\$43,600	59.83	\$88,735
03-ARM'S LENGTH	\$59,625	\$30,200	50.65	\$60,430
03-ARM'S LENGTH	\$140,200	\$31,000	22.11	\$76,839
03-ARM'S LENGTH	\$200,000	\$67,400	33.70	\$143,140
03-ARM'S LENGTH	\$83,900	\$28,100	33.49	\$56,513
03-ARM'S LENGTH	\$188,000	\$46,900	24.95	\$97,764
03-ARM'S LENGTH	\$150,000	\$55,400	36.93	\$110,744
03-ARM'S LENGTH	\$40,000	\$0	0.00	\$64,170
03-ARM'S LENGTH	\$40,000	\$31,000	77.50	\$62,000
03-ARM'S LENGTH	\$121,600	\$52,700	43.34	\$140,603
03-ARM'S LENGTH	\$180,000	\$47,100	26.17	\$105,374
03-ARM'S LENGTH	\$200,000	\$52,500	26.25	\$116,976
03-ARM'S LENGTH	\$80,000	\$30,600	38.25	\$68,182
03-ARM'S LENGTH	\$85,000	\$31,200	36.71	\$68,182
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	\$3,221,600	\$1,192,000		\$2,637,770
		Sale. Ratio =>	37.00	
		Std. Dev. =>	15.98	



Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$90,898	\$23,102	\$67,000	0.0	0.0	40.00	40.00
\$69,230	\$25,770	\$67,000	0.0	0.0	40.00	40.00
\$85,000	\$0	\$67,000	0.0	0.0	40.00	40.00
\$75,800	\$0	\$67,000	0.0	0.0	40.00	40.00
\$135,982	\$30,018	\$68,000	0.0	0.0	40.00	40.00
\$62,500	\$0	\$67,000	0.0	0.0	40.00	40.00
\$55,050	\$44,950	\$66,040	0.0	0.0	39.04	39.04
\$67,000	\$0	\$91,113	0.0	0.0	30.08	10.03
\$57,500	\$0	\$111,159	0.0	0.0	30.09	10.03
\$84,900	\$0	\$67,000	0.0	0.0	40.00	40.00
\$119,732	\$10,268	\$57,000	0.0	0.0	30.00	30.00
\$130,058	\$167,742	\$67,000	0.0	0.0	40.00	40.00
\$89,900	\$0	\$67,000	0.0	0.0	40.00	40.00
\$66,044	\$88,956	\$57,000	0.0	0.0	30.00	30.00
\$44,210	\$28,665	\$60,070	0.0	0.0	33.07	33.07
\$59,625	\$0	\$60,430	0.0	0.0	33.43	33.43
\$125,361	\$14,839	\$62,000	0.0	0.0	40.00	40.00
\$118,860	\$81,140	\$62,000	0.0	0.0	40.00	40.00
\$80,587	\$3,313	\$53,200	0.0	0.0	32.00	32.00
\$149,728	\$38,272	\$59,492	0.0	0.0	37.72	37.72
\$101,256	\$48,744	\$62,000	0.0	0.0	40.00	40.00
\$40,000	\$0	\$64,170	0.0	0.0	37.17	37.17
\$40,000	\$0	\$62,000	0.0	0.0	40.00	40.00
\$44,497	\$77,103	\$63,500	0.0	0.0	31.00	31.00
\$141,501	\$38,499	\$66,875	0.0	0.0	37.75	37.75
\$151,122	\$48,878	\$68,098	0.0	0.0	40.14	40.14
\$80,000	\$0	\$68,182	0.0	0.0	40.26	40.26
\$85,000	\$0	\$68,182	0.0	0.0	40.26	40.26
\$2,451,341		\$1,866,511	0.0		1,042.01	1,001.90
	Average		#DIV/0!		Average	
	per FF=>				per Net Acre=>	2,352.51

USE \$2400/ ACRE

2024 100 LAND VALUE FOR 40 ACRE PARCELS



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$2,272	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,731	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$2,125	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,895	\$0.04	0.00	401	2.021E+16
#DIV/0!	\$3,400	\$0.08	0.00	401	2.022E+11
#DIV/0!	\$1,563	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$1,410	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$2,227	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,911	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$2,123	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$3,991	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$3,251	\$0.07	0.00	401	2.021E+11
#DIV/0!	\$2,248	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$2,201	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,337	\$0.03	0.00	401MH	2.021E+11
#DIV/0!	\$1,784	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$3,134	\$0.07	0.00	401	2.022E+11
#DIV/0!	\$2,972	\$0.07	0.00	401	2.022E+11
#DIV/0!	\$2,518	\$0.06	0.00	401	2.022E+11
#DIV/0!	\$3,969	\$0.09	0.00	401	2.022E+11
#DIV/0!	\$2,531	\$0.06	0.00	401	2.022E+11
#DIV/0!	\$1,076	\$0.02	0.00	401	2.021E+11
#DIV/0!	\$1,000	\$0.02	0.00	401	2.022E+11
#DIV/0!	\$1,435	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$3,748	\$0.09	0.00	401MH	2.022E+11
#DIV/0!	\$3,765	\$0.09	0.00	401	2.022E+11
#DIV/0!	\$1,987	\$0.05	0.00	401	2.022E+11
#DIV/0!	\$2,111	\$0.05	0.00	401	2.021E+11

**Average
per SqFt=> \$0.05**



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
	RESIDENTIAL 401	0	1	12/20/2021	
	RESIDENTIAL 401	0	0	8/23/1978	
	RESIDENTIAL 401	1	1	11/28/2020	
	RESIDENTIAL 401	0	0	11/9/2022	
	RESIDENTIAL 401	0	0	11/10/2022	
	RESIDENTIAL 401	0	0	9/2/2020	
	RESIDENTIAL 401	0	0	9/2/2020	
071-020-100-070-00	RESIDENTIAL 401	0	0	9/2/2020	
071-020-100-080-00, 071-020-100-100-00	RESIDENTIAL 401	0	0	9/2/2020	
	RESIDENTIAL 401	0	1	8/13/1996	
	RESIDENTIAL 401	0	1	1/24/2001	
	RESIDENTIAL 401	0	0	5/1/1992	
	RESIDENTIAL 401	0	0	9/3/2020	
	RESIDENTIAL 401	0	0	9/2/2020	
	RESIDENTIAL 401	0	0	9/2/2020	
	RESIDENTIAL 401	0	0	9/14/2021	
	RESIDENTIAL 401	0	0	11/29/2017	
	RESIDENTIAL 401	0	0	12/26/2018	
	RESIDENTIAL 401	0	0	12/18/2019	
	RESIDENTIAL 401	0	0	11/8/2022	
	RESIDENTIAL 401	0	0	9/15/2021	
	RESIDENTIAL 401	0	0	9/15/2021	
	RESIDENTIAL 401	0	0	8/29/2016	
	RESIDENTIAL 401	0	1	7/1/2007	
	RESIDENTIAL 401	0	0	7/1/2007	
	RESIDENTIAL 401	0	0	9/8/2020	
	RESIDENTIAL 401	0	0	9/8/2020	

Class	Rate Group 1	Rate Group 2	Rate Group 3
401			
401			
402			
402			
401			
402			
401			
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