

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-011-300-030-00	250 N BREITMEYER PL	10/02/23	\$566,000	WD	03-ARM'S LENGTH	\$566,000
060-016-400-050-02	4262 E ROLLING HILLS RD	04/14/22	\$360,250	WD	03-ARM'S LENGTH	\$360,250
060-022-300-060-00	4656 E DEAN RD	09/20/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000
060-029-400-005-01	E DELLAR RD	06/28/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000
070-028-400-025-00	1651 W MORGAN TRL	10/16/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000
071-005-400-040-01	SUCKER CREEK RD	09/12/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
071-007-300-020-01	E KIRCHE IN THE WOODS DR	10/07/22	\$64,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$64,000
071-007-400-015-01	E KIRCHE IN THE WOODS DR	12/28/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
071-028-200-015-00	1070 E QUICK RD	12/07/22	\$118,600	WD	03-ARM'S LENGTH	\$118,600
071-030-400-035-00	271 E RITCHIE RD	09/30/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000
101-005-400-006-32	N GARY WOHLFEIL TRL	10/10/23	\$69,900	WD	03-ARM'S LENGTH	\$69,900
101-013-100-050-00	119 S MIDDLEBROOK RD	12/18/23	\$102,500	WD	03-ARM'S LENGTH	\$102,500
101-025-400-015-00	1422 S HUBBARD LAKE RD	12/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000
101-034-400-010-00	1985 S BEAN HILL RD	05/01/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000
101-034-400-040-00	1999 S BEAN HILL RD	08/29/22	\$254,900	WD	03-ARM'S LENGTH	\$254,900
112-031-300-010-15	4254 N DOLLAR DR	06/13/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
113-020-200-005-03		04/11/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500
113-031-300-001-00	M-65 & M-72	01/23/24	\$41,000	WD	03-ARM'S LENGTH	\$41,000
113-033-100-043-44	4800 TIMBERLINE TRL	10/24/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000
113-034-100-143-00	1331 LAKESIDE CT	05/24/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000
113-036-300-005-01	1038 N RAYMOND RD	06/10/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000

<b>Totals:</b>	<b>\$2,967,650</b>	<b>\$2,952,650</b>

<i>Column1</i>	
Mean	3755.038677
Standard Error	430.4137359
Median	3196.159122
Mode	#N/A
Standard Deviation	1972.403525
Sample Variance	3890375.665
Kurtosis	1.00077795
Skewness	1.078560375
Range	7421.35
Minimum	815.7
Maximum	8237.05
Sum	78855.81222
Count	21

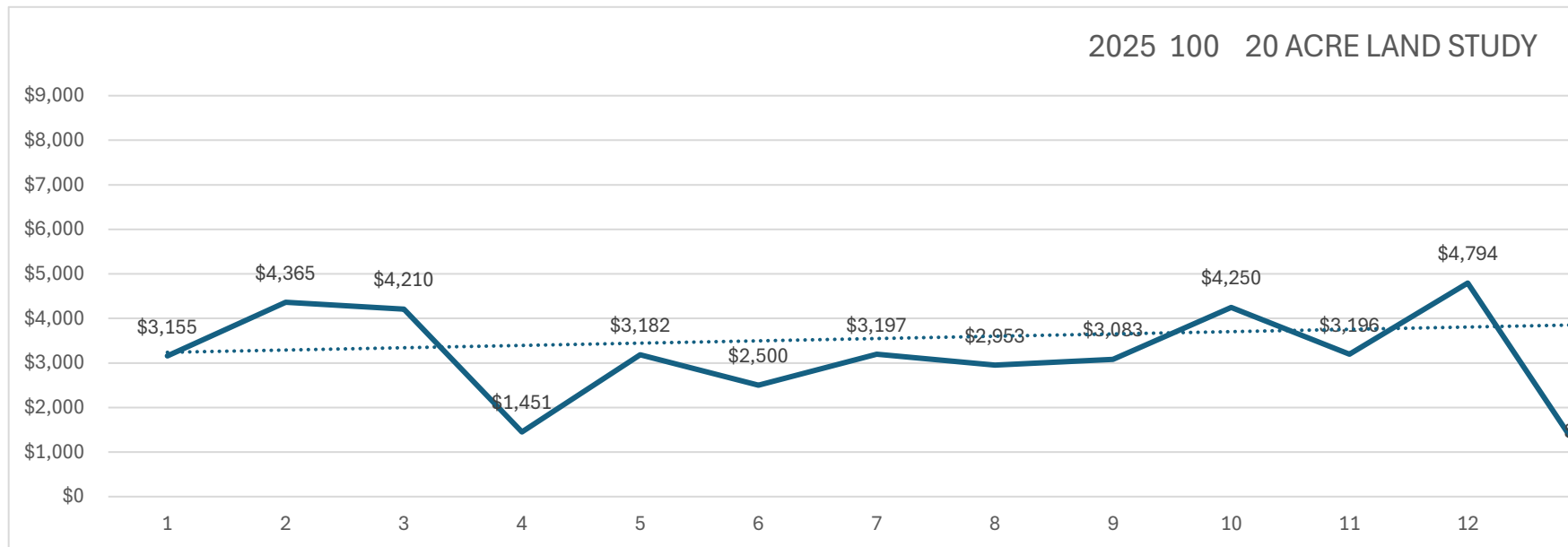
Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$251,100	44.36	\$542,974	\$94,026	\$471,974	\$71,000	0.0	0.0	29.80
\$124,300	34.50	\$319,096	\$88,485	\$271,765	\$47,331	0.0	0.0	20.27
\$53,000	29.44	\$111,674	\$125,109	\$54,891	\$56,783	0.0	0.0	29.72
\$23,500	81.03	\$46,973	\$29,000	\$0	\$46,973	0.0	0.0	19.98
\$29,800	42.57	\$60,201	\$63,895	\$6,105	\$54,096	0.0	0.0	20.08
\$0	0.00	\$54,000	\$50,000	\$0	\$54,000	0.0	0.0	20.00
\$34,200	53.44	\$74,036	\$64,000	\$0	\$74,036	0.0	0.0	20.02
\$30,200	40.27	\$60,300	\$75,000	\$0	\$60,300	0.0	0.0	25.40
\$42,400	35.75	\$87,713	\$88,650	\$29,950	\$57,763	0.0	0.0	28.75
\$24,600	28.94	\$49,444	\$85,000	\$0	\$47,000	0.0	0.0	20.00
\$26,700	38.20	\$53,352	\$69,900	\$0	\$53,352	0.0	0.0	21.87
\$28,600	27.90	\$57,933	\$94,868	\$7,632	\$50,301	0.0	0.0	19.79
\$48,100	60.13	\$102,686	\$16,314	\$63,686	\$39,000	0.0	0.0	20.00
\$86,100	30.21	\$172,270	\$163,230	\$121,770	\$50,500	0.0	0.0	20.00
\$59,900	23.50	\$129,159	\$164,741	\$90,159	\$39,000	0.0	0.0	20.00
\$67,600	34.67	\$155,221	\$138,749	\$56,251	\$98,970	231.4	0.0	20.26
\$21,000	64.62	\$50,500	\$32,500	\$0	\$50,500	0.0	0.0	20.00
\$25,300	61.71	\$54,145	\$41,000	\$0	\$54,145	0.0	0.0	20.07
\$28,900	30.42	\$68,142	\$77,389	\$17,611	\$50,531	0.0	0.0	20.02
\$52,600	40.46	\$105,263	\$85,122	\$44,878	\$60,385	0.0	0.0	20.02
\$25,100	36.38	\$58,934	\$69,000	\$0	\$58,934	0.0	0.0	25.83



	<b>\$1,083,000</b>	<b>\$2,414,016</b>	<b>\$1,715,978</b>	<b>\$1,174,900</b>	<b>231.4</b>	<b>461.88</b>
<b>Sale. Ratio =&gt;</b>	<b>36.68</b>			<b>Average</b>		<b>Average</b>
<b>Std. Dev. =&gt;</b>	<b>17.18</b>			<b>per FF=&gt;</b>	<b>\$7,415</b>	<b>per Net Acre=&gt;</b>

UES: \$3700/A

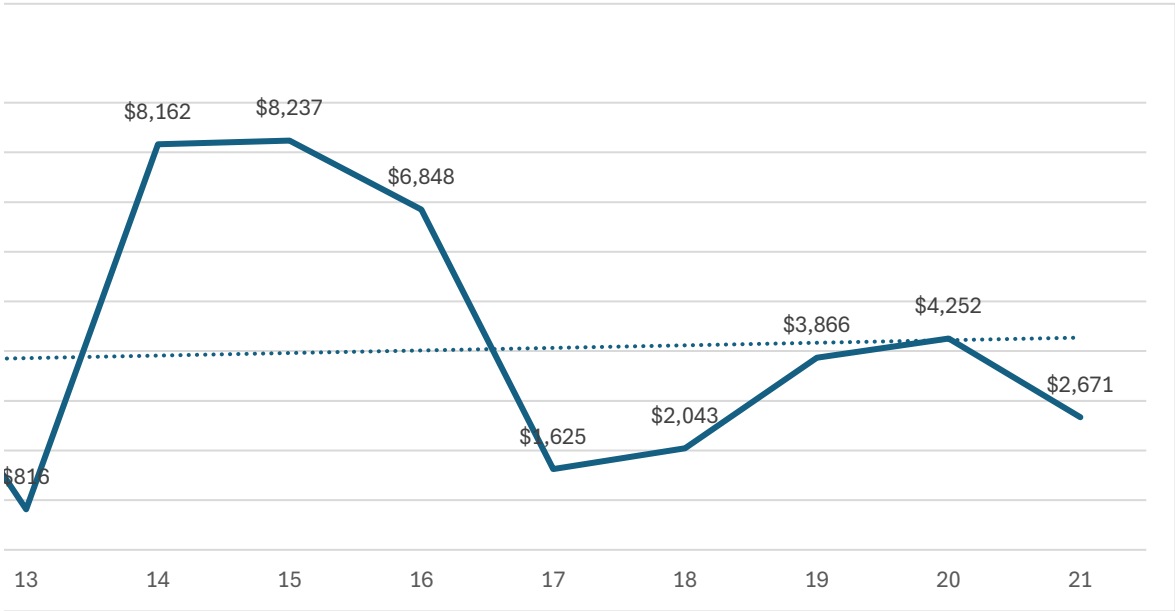
2025 100 20 ACRE LAND STUDY



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
29.80	#DIV/0!	\$3,155	\$0.07	0.00	401	2.023E+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
20.08	#DIV/0!	\$3,182	\$0.07	0.00	401MH	2.023E+11
20.00	#DIV/0!	\$2,500	\$0.06	0.00	401	2.023E+11
10.01	#DIV/0!	\$3,197	\$0.07	0.00	401	2.022E+11
25.40	#DIV/0!	\$2,953	\$0.07	0.00	401	2.023E+11
28.75	#DIV/0!	\$3,083	\$0.07	0.00	401MH	2.023E+11
20.00	#DIV/0!	\$4,250	\$0.10	0.00	401	2.022E+11
21.87	#DIV/0!	\$3,196	\$0.07	0.00	401	2.023E+11
19.79	#DIV/0!	\$4,794	\$0.11	0.00	401	2.023E+11
20.00	#DIV/0!	\$816	\$0.02	0.00	401	2.022E+11
20.00	#DIV/0!	\$8,162	\$0.19	0.00	401	2.023E+11
20.00	#DIV/0!	\$8,237	\$0.19	0.00	401	2.022E+11
10.11	\$600	\$6,848	\$0.16	231.42	401/L	2.023E+11
20.00	#DIV/0!	\$1,625	\$0.04	0.00	401	2.022E+11
20.07	#DIV/0!	\$2,043	\$0.05	0.00	401	2.024E+11
20.02	#DIV/0!	\$3,866	\$0.09	0.00	401MH	2.022E+11
10.01	#DIV/0!	\$4,252	\$0.10	0.00	401	2.023E+11
25.83	#DIV/0!	\$2,671	\$0.06	0.00	401	2.022E+11



<b>431.71</b>		
<b>3,715.20</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.09</b>



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	RESIDENTIAL 401	1	1	9/27/2023		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
	RESIDENTIAL 401	0	0	9/9/2016		401
	RESIDENTIAL 401	0	0	9/18/2023		402
071-007-300-020-02	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	12/24/2015		401
	RESIDENTIAL 401	0	0	9/28/2023		402
	RESIDENTIAL 401	0	0	9/29/2023		402
	RESIDENTIAL 401	0	0	8/18/2016		401
	RESIDENTIAL 401	0	0	8/19/2016		401
	RESIDENTIAL 401	0	0	12/18/2019		401
	RESIDENTIAL 401	0	0	8/24/2016		401
112-031-300-010-14	RESIDENTIAL W/LAKE	1	0	11/2/2010		401
	RESIDENTIAL 401	0	0	9/5/2016		402
	RESIDENTIAL 401	0	0	10/20/2023		402
	RESIDENTIAL 401	1	0	10/20/2023		401
113-034-100-142-00	RESIDENTIAL 401	1	0	10/18/2023		401
	RESIDENTIAL 401	1	1	10/17/2023		402





Rate Group 1	COMMENTS
LG ACRE W/LAKE	VERIFIED FOR USE IN STUDY

