

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-006-300-005-01	3126 E JASMIN DR	04/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,700
060-033-300-005-00	S MCGREGOR RD	11/13/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$38,300
071-001-300-015-00	2597 SUCKER CREEK RD	01/24/24	\$339,900	WD	03-ARM'S LENGTH	\$322,250	\$103,500
071-010-300-010-00	1758 SUCKER CREEK TRL	07/22/22	\$182,000	WD	03-ARM'S LENGTH	\$166,000	\$47,400
071-020-100-100-00	N TAYLOR RD	04/12/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000
071-020-300-010-00	N BUHL RD	05/05/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$36,500
071-022-400-015-00	1973 E QUICK RD	04/21/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$95,600
071-026-400-025-00	N SOMERS RD	01/24/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,200
071-027-100-020-00	1777 N MCCONNELL RD	04/04/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,900
100-016-400-015-10	420 S ROSS RD	08/26/22	\$155,000	WD	03-ARM'S LENGTH	\$140,200	\$31,000
101-002-300-050-00	590 N BEAN HILL RD	08/26/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,400
101-003-200-005-00	1350 W TRASK LAKE RD	10/17/22	\$83,900	WD	03-ARM'S LENGTH	\$83,900	\$28,100
101-015-100-005-00	1123 W M-72	08/05/22	\$198,000	WD	03-ARM'S LENGTH	\$188,000	\$46,900
101-019-200-045-01	2875 W DEWAR RD	06/24/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,400
101-034-300-040-00	S BEAN HILL RD	06/01/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,000
112-021-400-005-00	5121 N M-65	10/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,100
112-032-300-030-00		11/03/22	\$210,000	WD	03-ARM'S LENGTH	\$200,000	\$52,500
112-032-300-040-00		10/28/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$30,600
080-035-400-005-05	Esmt off Trask Lake	07/19/23	\$94,900	WD	03-ARM'S LENGTH	\$ 94,900	\$94,900
<b>Totals:</b>			<b>\$3,017,700</b>			<b>\$2,949,250</b>	<b>\$1,044,000</b>

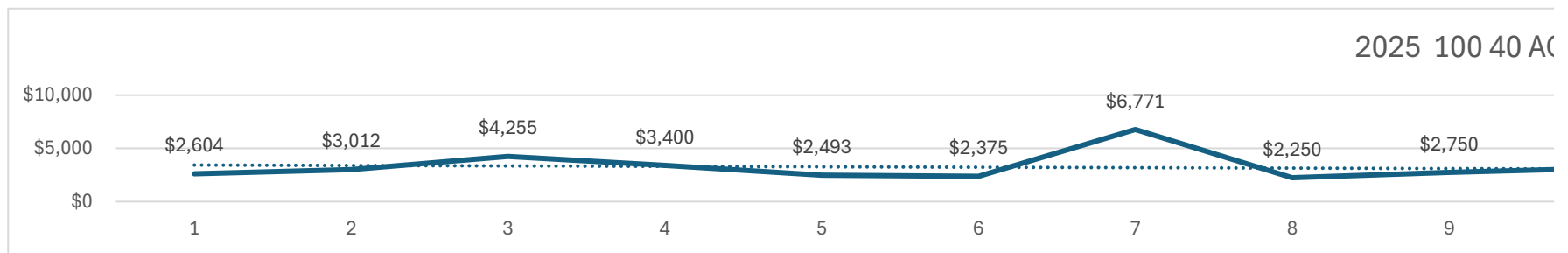
Sale. Ratio =>

Std. Dev. =>

Column1			
Mean	3062.828692	Skewness	1.614063596
Standard Error	270.4196333	Range	5771.35
Median	2750	Minimum	1000
Mode	#N/A	Maximum	6771.35
Standard Deviation	1178.731854	Sum	58193.74515
Sample Variance	1389408.783	Count	19
Kurtosis	4.981313156		

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
43.50	\$191,356	\$103,031	\$116,969	\$74,387	0.0	0.0	39.57	39.57	#DIV/0!
30.64	\$76,600	\$125,000	\$0	\$76,600	0.0	0.0	41.50	41.50	#DIV/0!
32.12	\$248,062	\$170,188	\$152,062	\$96,000	0.0	0.0	40.00	40.00	#DIV/0!
28.55	\$98,018	\$135,982	\$30,018	\$68,000	0.0	0.0	40.00	40.00	#DIV/0!
		\$75,000	\$0	\$99,297	0.0	0.0	30.09	10.00	#DIV/0!
38.42	\$73,000	\$95,000	\$0	\$73,000	0.0	0.0	40.00	40.00	#DIV/0!
24.58	\$191,146	\$270,854	\$118,146	\$73,000	0.0	0.0	40.00	40.00	#DIV/0!
32.44	\$96,000	\$90,000	\$0	\$96,000	0.0	0.0	40.00	40.00	#DIV/0!
34.45	\$75,730	\$110,000	\$0	\$73,000	0.0	0.0	40.00	40.00	#DIV/0!
22.11	\$76,839	\$125,361	\$14,839	\$62,000	0.0	0.0	40.00	40.00	#DIV/0!
33.70	\$143,140	\$118,860	\$81,140	\$62,000	0.0	0.0	40.00	40.00	#DIV/0!
33.49	\$56,513	\$80,587	\$3,313	\$53,200	0.0	0.0	32.00	32.00	#DIV/0!
24.95	\$97,764	\$149,728	\$38,272	\$59,492	0.0	0.0	37.72	37.72	#DIV/0!
36.93	\$110,744	\$101,256	\$48,744	\$62,000	0.0	0.0	40.00	40.00	#DIV/0!
77.50	\$62,000	\$40,000	\$0	\$62,000	0.0	0.0	40.00	40.00	#DIV/0!
26.17	\$105,374	\$141,501	\$38,499	\$66,875	0.0	0.0	37.75	37.75	#DIV/0!
26.25	\$116,976	\$151,122	\$48,878	\$68,098	0.0	0.0	40.14	40.14	#DIV/0!
38.25	\$68,182	\$80,000	\$0	\$68,182	0.0	0.0	40.26	40.26	#DIV/0!
		\$94,900	\$0	\$74,331	0.0	0.0	35.68	23.14	#DIV/0!
	<b>\$1,887,444</b>	<b>\$2,258,370</b>		<b>\$1,367,462</b>	<b>0.0</b>		<b>734.71</b>	<b>702.08</b>	
<b>35.40</b>				<b>Average</b>			<b>Average</b>		
<b>12.52</b>				<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>3,073.83</b>	

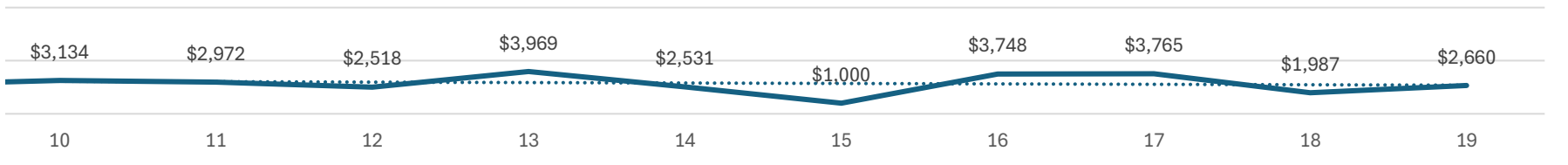
USE: \$2700/A



Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$2,604	\$0.06	0.00	401	2.023E+11		RESIDENTIAL 401	0	0	9/25/2023
\$3,012	\$0.07	0.00	401	2.023E+11		RESIDENTIAL 401	0	0	1/6/1998
\$4,255	\$0.10	0.00	401	2.024E+11		RESIDENTIAL 401	0	0	8/13/1996
\$3,400	\$0.08	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	9/28/2023
\$2,493									
\$2,375	\$0.05	0.00	401	2.023E+11		RESIDENTIAL 401	0	0	9/18/2023
\$6,771	\$0.16	0.00	401	2.023E+11		RESIDENTIAL 401	1	0	12/27/2019
\$2,250	\$0.05	0.00	401	2.024E+11		RESIDENTIAL 401	0	1	9/19/2023
\$2,750	\$0.06	0.00	401	2.023E+11		RESIDENTIAL 401	1	0	9/5/2023
\$3,134	\$0.07	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	8/16/2023
\$2,972	\$0.07	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	11/29/2017
\$2,518	\$0.06	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	8/16/2023
\$3,969	\$0.09	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	8/16/2023
\$2,531	\$0.06	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	1/15/2024
\$1,000	\$0.02	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	9/29/2023
\$3,748	\$0.09	0.00	401MH	2.022E+11		RESIDENTIAL 401	0	1	7/1/2007
\$3,765	\$0.09	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	7/1/2007
\$1,987	\$0.05	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	9/8/2020
\$2,660									

**Average  
per SqFt=> \$0.07**

### CRE LAND STUDY



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