

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-007-100-007-00	3360 E WALKER RD	03/31/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
060-007-300-070-00	E M-72	11/09/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500
060-007-400-015-00	3395 E M-72	10/28/22	\$144,000	LC	03-ARM'S LENGTH	\$144,000
060-010-400-066-00	E M-72	10/13/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000
060-015-200-020-02	4635 E CLARK RD	08/31/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000
060-022-400-044-02	4765 E DEAN RD	07/15/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000
060-027-400-018-00	4934 E SAINT JEFFERY RD	06/24/22	\$163,900	WD	03-ARM'S LENGTH	\$163,900
070-012-200-005-00	W MT MARIA RD	10/07/22	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000
071-007-400-010-03	E KIRCHE IN THE WOODS DR	08/31/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000
071-014-300-120-00	2257 MILLER RD	10/13/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000
071-024-100-020-00	2886 MILLER RD	11/08/22	\$100,000	LC	03-ARM'S LENGTH	\$100,000
071-027-400-005-01	1886 E FRENCH RD	09/13/22	\$13,000	WD	03-ARM'S LENGTH	\$13,000
071-027-400-005-01	1886 E FRENCH RD	05/12/23	\$18,999	WD	03-ARM'S LENGTH	\$18,999
071-029-100-005-00	1921 N TAYLOR RD	10/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
101-036-300-023-00	W CONDON RD	10/23/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000
120-110-012-210-00	N US-23	09/01/22	\$22,500	WD	03-ARM'S LENGTH	\$22,500
<b>Totals:</b>			<b>\$1,808,899</b>			<b>\$1,808,899</b>

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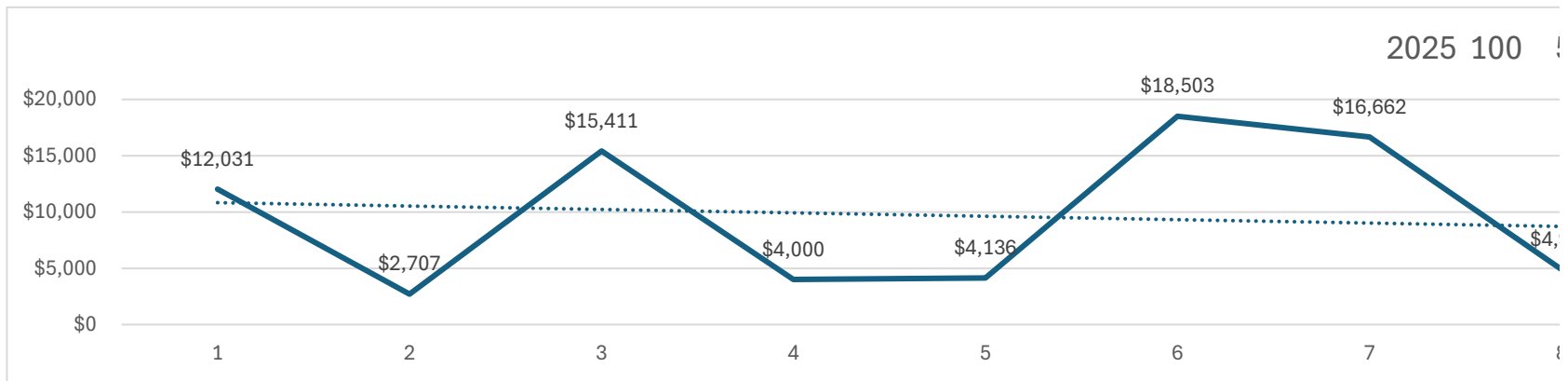
*Column1*

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Mean	8565.602613	Minimum	2706.552707
Standard Error	1439.401327	Maximum	18503.07443
Median	5150.579971	Sum	137049.6418
Mode	#N/A	Count	16
Standard Deviation	5757.60531		
Sample Variance	33150018.9		
Kurtosis	-1.532662273		
Skewness	0.531492606		
Range	15796.52173		

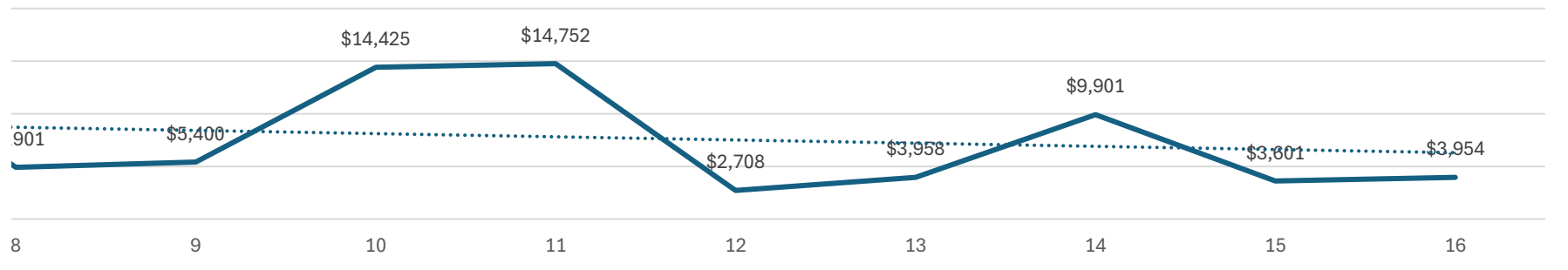
Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effic. Front	Depth	Net Acres
\$69,400	34.70	\$162,721	\$60,154	\$139,846	\$22,875	0.0	0.0	5.00
\$8,700	91.58	\$17,428	\$9,500	\$0	\$17,428	0.0	0.0	3.51
\$39,800	27.64	\$86,071	\$77,054	\$66,946	\$19,125	0.0	0.0	5.00
\$11,400	57.00	\$22,875	\$20,000	\$0	\$22,875	0.0	0.0	5.00
\$122,300	46.50	\$264,831	\$25,021	\$237,979	\$26,852	0.0	0.0	6.05
\$78,600	29.77	\$172,358	\$114,349	\$149,651	\$22,707	0.0	0.0	6.18
\$50,200	30.63	\$100,464	\$83,311	\$80,589	\$19,875	0.0	0.0	5.00
\$17,500	58.33	\$38,183	\$30,000	\$0	\$38,183	160.0	150.0	6.12
\$10,200	37.78	\$20,375	\$27,000	\$0	\$20,375	0.0	0.0	5.00
\$102,600	34.20	\$225,679	\$101,121	\$198,879	\$26,800	0.0	0.0	7.01
\$28,600	28.60	\$61,962	\$54,286	\$45,714	\$16,248	0.0	0.0	3.68
\$10,200	78.46	\$20,480	\$13,000	\$0	\$19,780	0.0	0.0	4.80
\$10,700	56.32	\$21,460	\$18,999	\$0	\$20,760	0.0	0.0	4.80
\$88,500	40.23	\$191,872	\$49,503	\$170,497	\$21,375	0.0	0.0	5.00
\$7,400	56.92	\$23,829	\$13,000	\$0	\$23,829	0.0	0.0	3.61
\$10,800	48.00	\$25,488	\$22,500	\$0	\$25,488	0.0	0.0	5.69
<b>\$666,900</b>		<b>\$1,456,076</b>	<b>\$718,798</b>		<b>\$364,575</b>	<b>160.0</b>		<b>81.45</b>
<b>Sale. Ratio =&gt;</b>	<b>36.87</b>			<b>Average</b>			<b>Average</b>	
<b>Std. Dev. =&gt;</b>	<b>18.47</b>			<b>per FF=&gt;</b>	<b>\$4,492</b>		<b>per Net Acre=&gt;</b>	

USE: \$6500/A



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
5.00	#DIV/0!	\$12,031	\$0.28	0.00	401	2.023E+11		RESIDENTIAL 401	0
3.51	#DIV/0!	\$2,707	\$0.06	0.00	401	2.023E+11		RESIDENTIAL 401	0
5.00	#DIV/0!	\$15,411	\$0.35	0.00	401	2.022E+11		RESIDENTIAL 401	0
5.00	#DIV/0!	\$4,000	\$0.09	0.00	401	2.023E+11		RESIDENTIAL 401	0
6.05	#DIV/0!	\$4,136	\$0.09	0.00	401	2.023E+11		RESIDENTIAL 401	0
6.18	#DIV/0!	\$18,503	\$0.42	0.00	401	2.022E+11		RESIDENTIAL 401	0
5.00	#DIV/0!	\$16,662	\$0.38	0.00	401	2.022E+11		RESIDENTIAL 401	0
5.57	\$188	\$4,901	\$0.11	160.00	401	2.022E+11	072-140-001-002-02	RESIDENTIAL 401	0
5.00	#DIV/0!	\$5,400	\$0.12	0.00	401	2.022E+11		RESIDENTIAL 401	0
7.01	#DIV/0!	\$14,425	\$0.33	0.00	401	2.022E+11		RESIDENTIAL 401	0
3.68	#DIV/0!	\$14,752	\$0.34	0.00	401	2.022E+11		RESIDENTIAL 401	0
4.80	#DIV/0!	\$2,708	\$0.06	0.00	401	2.022E+11		RESIDENTIAL 401	0
4.80	#DIV/0!	\$3,958	\$0.09	0.00	401	2.023E+11		RESIDENTIAL 401	0
5.00	#DIV/0!	\$9,901	\$0.23	0.00	401	2.023E+11		RESIDENTIAL 401	0
3.61	#DIV/0!	\$3,601	\$0.08	0.00	401	2.023E+11		RESIDENTIAL 401	0
5.69	#DIV/0!	\$3,954	\$0.09	0.00	401	2.022E+11		RESIDENTIAL 401	0
<b>80.90</b>									
<b>8,824.91</b>		<b>Average</b>	<b>per SqFt=&gt;</b>						
			<b>\$0.20</b>						

### 5 ACRE LAND STUDY



Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1	9/26/2023		401			
0	9/26/2023		402			
1	9/26/2023		401			
0	9/26/2023		402			
0	12/3/2019		401			
0	11/5/2011		401			
0	11/5/2008		401			
0	9/20/2023		402			
0	9/18/2023		402			
0	12/24/2015		401			
0	2/8/2000		401			
0	9/5/2023		402			
0	9/5/2023		402			
0	11/10/2008		401			
0	9/29/2023		402			
0	44481		402			

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