

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-009-100-005-00	401 N POOR FARM RD	09/05/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000
070-007-300-005-05	CONSOLIDATED RD	09/27/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
070-007-300-005-75	CONSOLIDATED RD	09/27/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
070-024-300-010-75	N HUBBARD LAKE RD	05/11/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000
071-015-300-040-00	2503 N SHARBONEAU RD	10/21/22	\$165,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,900
071-022-200-005-00	1710 MILLER RD	10/21/22	\$179,100	WD	03-ARM'S LENGTH	\$179,100
101-006-100-030-01	2719 W TRASK LAKE RD	11/17/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900
101-015-300-010-00	1770 HEPTING TRL	04/04/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900
101-019-100-100-75	640 S STOUT RD	07/10/23	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$397,500
101-025-400-005-00	188 W PROCUNIER RD	09/26/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000
101-025-400-010-00	1300 S HUBBARD LAKE RD	04/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
112-007-300-004-00	6248 N STONEY RIDGE TRL	08/05/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000
112-033-400-040-00	4057 N M-65	09/01/23	\$169,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$169,000
112-035-100-045-00		11/09/23	\$100,000	WD	03-ARM'S LENGTH	\$90,000
113-017-200-020-00		04/29/22	\$105,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$105,000
113-036-400-005-00	1181 N O'DONNELL RD	08/21/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000
<b>Totals:</b>			<b>\$3,565,800</b>			<b>\$3,553,300</b>

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*Column1*

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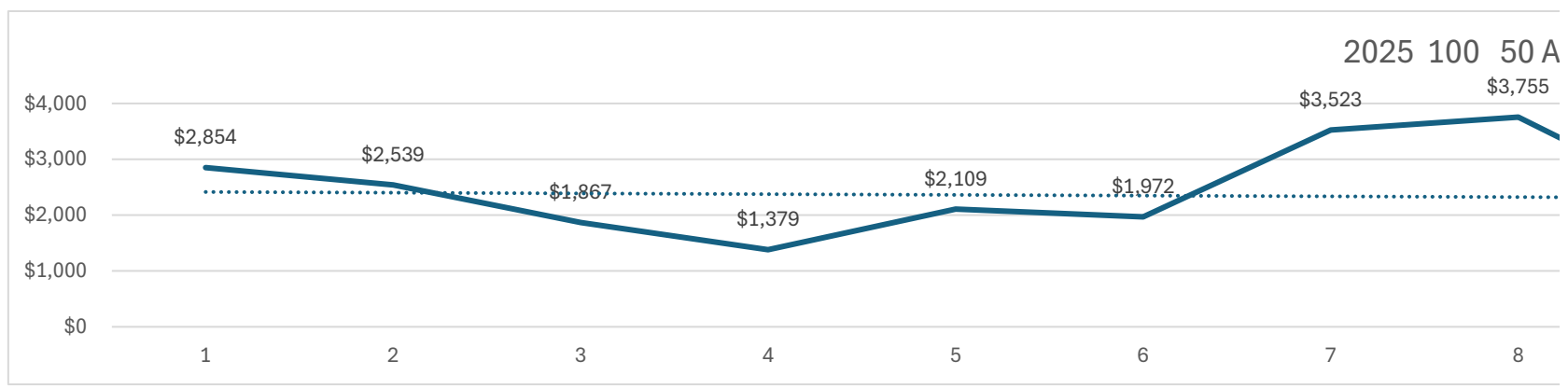
Mean	2316.77352
Standard Error	190.9205695
Median	2102.93653
Mode	#N/A
Standard Deviation	763.682278
Sample Variance	583210.6217
Kurtosis	-0.562296345
Skewness	0.275523979

Range	2630.343284
Minimum	1125
Maximum	3755.343284
Sum	37068.37632
Count	16

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$121,100	33.64	\$253,715	\$228,285	\$131,715	\$122,000	0.0	0.0	80.00
\$59,100	29.55	\$118,295	\$200,000	\$0	\$118,295	0.0	0.0	78.76
\$24,200	12.10	\$171,240	\$147,055	\$52,945	\$118,295	0.0	0.0	78.76
\$67,900	52.23	\$137,656	\$110,344	\$19,656	\$118,000	0.0	0.0	80.00
\$62,200	37.49	\$124,381	\$165,900	\$0	\$121,216	0.0	0.0	78.67
\$68,600	38.30	\$139,370	\$157,730	\$21,370	\$118,000	0.0	0.0	80.00
\$76,400	22.81	\$157,788	\$287,878	\$47,022	\$110,766	0.0	0.0	81.71
\$119,800	29.96	\$239,567	\$251,608	\$148,292	\$91,275	0.0	0.0	67.00
\$132,700	33.38	\$363,312	\$174,568	\$222,932	\$140,380	0.0	0.0	83.65
\$59,700	36.63	\$120,561	\$150,939	\$12,061	\$108,500	0.0	0.0	80.00
\$66,900	30.41	\$138,213	\$170,287	\$49,713	\$88,500	0.0	0.0	60.00
\$62,100	51.75	\$131,396	\$104,104	\$15,896	\$115,500	0.0	0.0	80.00
\$65,100	38.52	\$158,479	\$144,958	\$24,042	\$134,437	0.0	0.0	48.61
\$57,800	64.22	\$115,500	\$90,000	\$0	\$115,500	0.0	0.0	80.00
\$53,500	50.95	\$128,423	\$105,000	\$0	\$128,423	0.0	0.0	50.07
\$118,400	37.12	\$251,683	\$146,813	\$172,187	\$79,496	0.0	0.0	53.33

<b>\$1,215,500</b>		<b>\$2,749,579</b>	<b>\$2,635,469</b>		<b>\$1,828,583</b>	<b>0.0</b>		<b>1,160.56</b>
<b>Sale. Ratio =&gt;</b>	<b>34.21</b>			<b>Average</b>				<b>Average</b>
<b>Std. Dev. =&gt;</b>	<b>12.60</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>

USE: \$2250/A



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
80.00	#DIV/0!	\$2,854	\$0.07	0.00	401	2.023E+11	
78.76	#DIV/0!	\$2,539	\$0.06	0.00	401	2.023E+11	070-007-300-005-75
0.00	#DIV/0!	\$1,867	\$0.04	0.00	401	2.023E+11	070-007-300-005-05
0.00	#DIV/0!	\$1,379	\$0.03	0.00	401	2.022E+11	070-024-300-010-00
38.67	#DIV/0!	\$2,109	\$0.05	0.00	401	2.022E+11	071-015-300-030-00
80.00	#DIV/0!	\$1,972	\$0.05	0.00	401	2.022E+11	
81.71	#DIV/0!	\$3,523	\$0.08	0.00	401	2.022E+11	
67.00	#DIV/0!	\$3,755	\$0.09	0.00	401	2.022E+11	
0.00	#DIV/0!	\$2,087	\$0.05	0.00	401	2.023E+11	101-019-100-100-01
80.00	#DIV/0!	\$1,887	\$0.04	0.00	401	2.022E+11	
60.00	#DIV/0!	\$2,838	\$0.07	0.00	401	2.023E+11	
80.00	#DIV/0!	\$1,301	\$0.03	0.00	401	2.022E+11	
2.50	#DIV/0!	\$2,982	\$0.07	0.00	401	2.023E+11	112-034-300-015-00, 112-033-400-010-00
80.00	#DIV/0!	\$1,125	\$0.03	0.00	401	2.023E+11	
23.18	#DIV/0!	\$2,097	\$0.05	0.00	401	2.022E+11	113-017-200-060-00
53.33	#DIV/0!	\$2,753	\$0.06	0.00	401	2.023E+11	

**805.15**

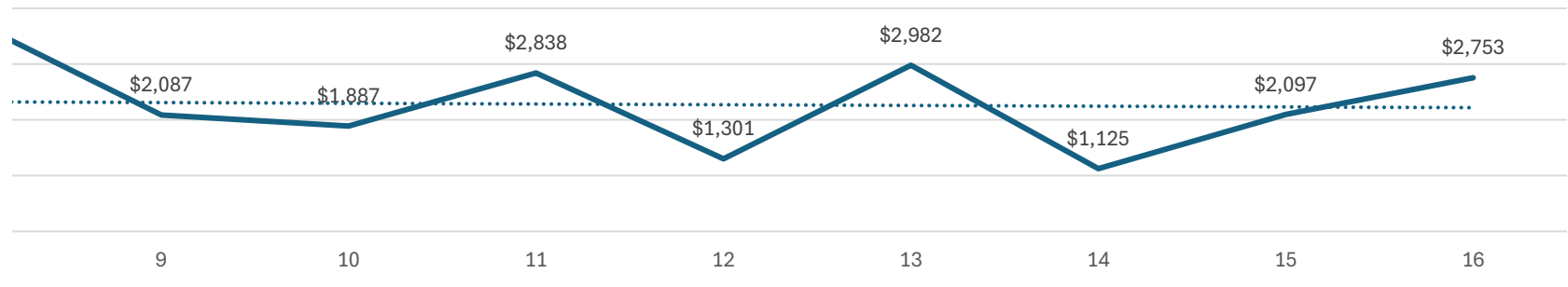
**Average**

**2,270.86**

**per SqFt=>**

**\$0.05**

ACRE LAND STUDY



Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	COMENTS
RESIDENTIAL 401	0	1	9/26/2023		401			
RESIDENTIAL 401	0	0	NOT INSPECTED	QUALIFIED FOREST PARCEL	401			
RESIDENTIAL 401	0	0	NOT INSPECTED	BLD ON QFP	401			
RESIDENTIAL 401	0	0	9/5/2023	BLD ON QFP	401			
RESIDENTIAL 401	0	0	9/18/2023		402			
RESIDENTIAL 401	0	0	10/1/1993		401			
RESIDENTIAL 401	0	0	1/15/2024		401			
RESIDENTIAL 401	0	0	8/16/2023		401			
RESIDENTIAL 401	0	0	8/19/2016	BLD ON QFP	401			
RESIDENTIAL 401	0	0	8/19/2016		401			
RESIDENTIAL 401	0	0	8/19/2016		401			
RESIDENTIAL 401	1	0	12/16/2006		401			
RESIDENTIAL 401	0	0	9/9/2011		401			
RESIDENTIAL 401	0	0	9/8/2020		402			
RESIDENTIAL 401	0	0	9/5/2016		402			
RESIDENTIAL 401	0	1	10/17/2023		401			