

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
060-001-100-105-00	815 N US-23	02/07/25	\$230,000	WD	03-ARM'S LENGTH
060-010-300-050-00	4665 E M-72	07/09/24	\$70,000	WD	03-ARM'S LENGTH
060-026-200-050-00	1132 S US-23	08/14/23	\$260,000	WD	03-ARM'S LENGTH
060-027-100-015-00	1080 S EVERETT RD	02/06/25	\$155,000	WD	03-ARM'S LENGTH
060-035-300-010-00	1680 S US-23	12/12/24	\$379,000	WD	03-ARM'S LENGTH
060-026-200-020-00	5011 E WALLACE RD	07/17/23	\$48,000	WD	03-ARM'S LENGTH
060-026-300-005-00	S US-23	02/06/25	\$65,000	WD	03-ARM'S LENGTH
070-033-100-025-00	1554 W ALMOND RD	07/10/24	\$165,500	WD	03-ARM'S LENGTH
070-036-400-020-01	N HUBBARD LAKE RD	02/29/24	\$52,000	WD	03-ARM'S LENGTH
071-005-400-090-00	989 SUCKER CREEK RD	09/13/23	\$349,900	WD	03-ARM'S LENGTH
071-007-400-010-05	E KIRCHE IN THE WOODS DR	03/25/25	\$42,500	WD	03-ARM'S LENGTH
071-029-100-005-05	877 E TAYLOR TRACK RD	10/27/23	\$38,500	WD	03-ARM'S LENGTH
071-029-100-005-06	880 E TAYLOR TRACK RD	10/13/23	\$30,000	WD	03-ARM'S LENGTH
100-001-100-007-00	3125 W TRASK LAKE RD	12/21/23	\$240,000	WD	03-ARM'S LENGTH
100-015-300-040-00	235 S ROSS RD	04/14/23	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH
100-021-100-045-11	740 S ROSS RD	07/19/23	\$160,000	WD	03-ARM'S LENGTH
101-005-200-025-00	760 N STOUT RD	08/17/23	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH
101-036-300-025-00	371 W CONDON RD	05/17/24	\$75,000	WD	03-ARM'S LENGTH
100-001-100-009-00	N O'DONNELL RD	04/18/24	\$38,000	WD	03-ARM'S LENGTH
100-015-300-050-00	S ROSS RD	10/13/23	\$35,000	WD	03-ARM'S LENGTH
111-030-300-008-00	1650 N HARDY GRADE	05/27/24	\$37,000	WD	03-ARM'S LENGTH
113-022-100-203-00	2013 N BEAVER CT	01/16/25	\$49,900	WD	03-ARM'S LENGTH
113-022-100-221-00	4251 N FOOTHILL DR	12/06/24	\$49,900	WD	03-ARM'S LENGTH
113-027-200-211-00		12/28/23	\$35,000	WD	03-ARM'S LENGTH
113-027-400-159-00	3741 S FOREST TRL	07/18/24	\$45,000	WD	03-ARM'S LENGTH
113-028-400-279-00	WESTWOOD CT	06/26/24	\$37,000	WD	03-ARM'S LENGTH
111-030-300-018-00	1530 N HARDY GRADE	06/25/24	\$65,000	WD	03-ARM'S LENGTH
112-007-200-060-00	6250 N STONEY RIDGE TRL	08/28/23	\$56,000	WD	03-ARM'S LENGTH
113-022-100-238-00	4000 W NORTHWOOD CT	09/09/23	\$85,000	WD	03-ARM'S LENGTH
113-022-100-240-00	W NORTHWOOD CT	09/27/24	\$45,000	WD	03-ARM'S LENGTH
113-022-100-249-00	4248 N VALLEY CT	11/08/24	\$245,000	WD	03-ARM'S LENGTH
113-027-100-207-00	1911 WOODLAND TRL	05/28/24	\$242,000	WD	03-ARM'S LENGTH

113-027-100-208-00	1881 WOODLAND TRL	09/04/24	\$50,000	WD	03-ARM'S LENGTH
113-027-200-181-00	1751 W LAKE CIRCLE DR	10/20/23	\$36,500	WD	03-ARM'S LENGTH
113-027-200-212-00	1781 W LAKE CIRCLE DR	01/04/24	\$55,000	WD	03-ARM'S LENGTH
113-033-100-048-00	4940 TIMBERLINE TRL	12/29/23	\$194,500	WD	03-ARM'S LENGTH
113-033-100-071-00	4581 WILDWOOD TRL	01/03/25	\$105,000	WD	03-ARM'S LENGTH
113-034-100-114-00	1365 LAKESIDE TRL	05/17/24	\$399,000	WD	03-ARM'S LENGTH

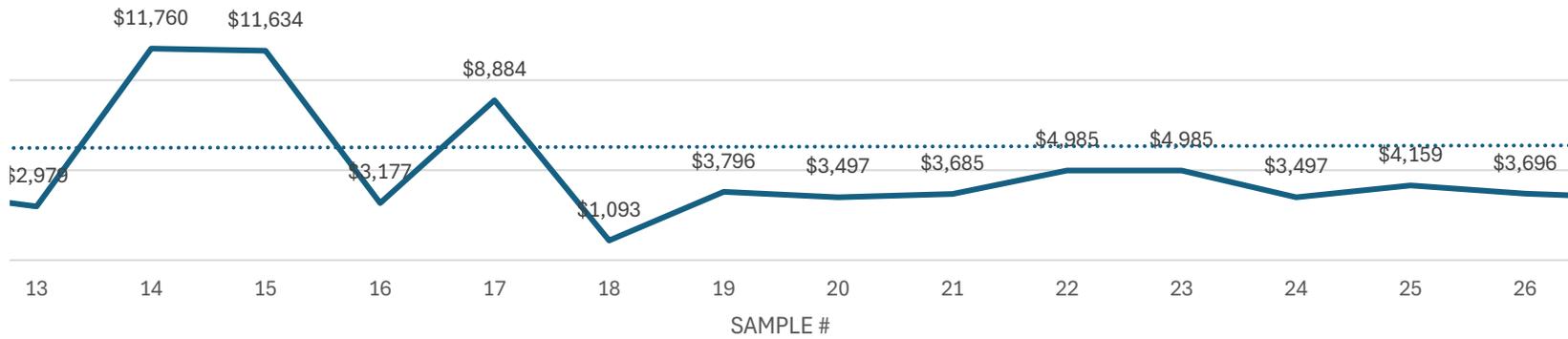
Totals: \$4,580,200



Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth
\$230,000	\$59,900	26.04	\$129,134	\$147,966	\$82,034	\$47,100	0.0	0.0
\$70,000	\$33,500	47.86	\$67,107	\$45,060	\$24,940	\$42,167	0.0	0.0
\$260,000	\$88,000	33.85	\$189,313	\$106,438	\$153,562	\$35,751	0.0	0.0
\$155,000	\$92,800	59.87	\$199,751	\$2,249	\$152,751	\$47,000	0.0	0.0
\$379,000	\$135,900	35.86	\$298,315	\$127,705	\$251,295	\$47,020	0.0	0.0
\$48,000	\$20,300	42.29	\$40,587	\$48,000	\$0	\$40,587	0.0	0.0
\$65,000	\$23,000	35.38	\$47,040	\$65,000	\$0	\$47,040	0.0	0.0
\$165,500	\$64,600	39.03	\$161,606	\$59,894	\$105,606	\$56,000	0.0	0.0
\$52,000	\$26,500	50.96	\$71,243	\$36,757	\$15,243	\$56,000	0.0	0.0
\$349,900	\$119,100	34.04	\$337,962	\$67,938	\$281,962	\$56,000	0.0	0.0
\$42,500	\$23,100	54.35	\$56,245	\$42,500	\$0	\$56,245	0.0	0.0
\$38,500	\$18,600	48.31	\$37,123	\$38,500	\$0	\$37,123	0.0	0.0
\$30,000	\$20,200	67.33	\$40,742	\$30,000	\$0	\$37,123	0.0	0.0
\$237,500	\$72,500	30.53	\$155,307	\$117,714	\$119,786	\$35,521	0.0	0.0
\$125,000	\$21,600	17.28	\$44,065	\$116,456	\$8,544	\$35,521	0.0	0.0
\$160,000	\$76,100	47.56	\$163,179	\$33,326	\$126,674	\$36,505	0.0	0.0
\$190,000	\$63,900	33.63	\$136,525	\$89,016	\$100,984	\$35,541	0.0	0.0
\$75,000	\$55,000	73.33	\$110,068	\$10,932	\$64,068	\$46,000	0.0	0.0
\$38,000	\$23,300	61.32	\$46,522	\$38,000	\$0	\$46,022	0.0	0.0
\$35,000	\$17,800	50.86	\$35,521	\$35,000	\$0	\$35,521	0.0	0.0
\$37,000	\$20,000	54.05	\$40,070	\$37,000	\$0	\$40,070	0.0	0.0
\$49,900	\$23,500	47.09	\$52,900	\$49,900	\$0	\$46,022	0.0	0.0
\$49,900	\$21,800	43.69	\$43,518	\$49,900	\$0	\$40,018	0.0	0.0
\$35,000	\$17,800	50.86	\$46,022	\$35,000	\$0	\$46,022	0.0	0.0
\$45,000	\$20,700	46.00	\$41,435	\$45,000	\$0	\$41,435	0.0	0.0
\$37,000	\$20,000	54.05	\$40,018	\$37,000	\$0	\$40,018	0.0	0.0
\$60,000	\$32,800	54.67	\$65,317	\$34,736	\$25,264	\$40,053	0.0	0.0
\$56,000	\$35,100	62.68	\$84,473	\$17,659	\$38,341	\$46,132	0.0	0.0
\$85,000	\$23,900	28.12	\$59,660	\$71,384	\$13,616	\$46,044	0.0	0.0
\$45,000	\$24,700	54.89	\$49,361	\$35,657	\$9,343	\$40,018	0.0	0.0
\$243,500	\$93,100	38.23	\$184,086	\$102,249	\$141,251	\$42,835	0.0	0.0
\$242,000	\$83,800	34.63	\$165,905	\$116,113	\$125,887	\$40,018	0.0	0.0

\$50,000	\$25,100	50.20	\$50,088	\$39,930	\$10,070	\$40,018	0.0	0.0
\$36,500	\$24,000	65.75	\$62,106	\$20,416	\$16,084	\$46,022	0.0	0.0
\$55,000	\$23,200	42.18	\$59,453	\$41,569	\$13,431	\$46,022	0.0	0.0
\$194,500	\$70,500	36.25	\$164,538	\$76,314	\$118,186	\$46,352	0.0	0.0
\$105,000	\$46,300	44.10	\$99,439	\$52,683	\$52,317	\$47,122	0.0	0.0
\$399,000	\$66,100	16.57	\$132,238	\$308,862	\$90,138	\$42,100	0.0	0.0
\$4,571,200	\$1,728,100		\$3,807,982	\$2,429,823		\$1,652,108	0.0	
	Sale. Ratio =>	37.80				Average		
	Std. Dev. =>	13.15				per FF=>	#DIV/0!	

100 2025 ACRAGE 10 ACRE 7.5 TO 17.49



Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
10.05	10.05	#DIV/0!	\$14,723	\$0.34	0.00	401	2.025E+11	
8.00	8.00	#DIV/0!	\$5,633	\$0.13	0.00	401	2.024E+11	
8.71	8.71	#DIV/0!	\$12,220	\$0.28	0.00	401	2.023E+11	
10.00	10.00	#DIV/0!	\$225	\$0.01	0.00	401	2.025E+11	
10.01	10.01	#DIV/0!	\$12,758	\$0.29	0.00	401	202400003717/3716	
10.36	10.36	#DIV/0!	\$4,633	\$0.11	0.00	401	2.023E+11	
10.02	10.02	#DIV/0!	\$6,487	\$0.15	0.00	401	2.025E+11	
10.00	10.00	#DIV/0!	\$5,989	\$0.14	0.00	401	2.024E+11	
10.00	10.00	#DIV/0!	\$3,676	\$0.08	0.00	401	2.024E+11	
10.00	10.00	#DIV/0!	\$6,794	\$0.16	0.00	401	2.023E+11	
10.10	10.10	#DIV/0!	\$4,208	\$0.10	0.00	401	2.025E+11	
10.07	10.07	#DIV/0!	\$3,823	\$0.09	0.00	401	2.023E+11	
10.07	10.07	#DIV/0!	\$2,979	\$0.07	0.00	401	2.023E+11	
10.01	10.01	#DIV/0!	\$11,760	\$0.27	0.00	401	2.024E+11	
10.01	10.01	#DIV/0!	\$11,634	\$0.27	0.00	401	2.023E+11	100-015-200-075-00
10.49	10.49	#DIV/0!	\$3,177	\$0.07	0.00	401	2.023E+11	
10.02	0.00	#DIV/0!	\$8,884	\$0.20	0.00	401	2.023E+11	101-005-200-020-00
10.00	10.00	#DIV/0!	\$1,093	\$0.03	0.00	401	2.024E+11	
10.01	10.01	#DIV/0!	\$3,796	\$0.09	0.00	401	2.024E+11	
10.01	10.01	#DIV/0!	\$3,497	\$0.08	0.00	401	2.023E+11	
10.04	10.04	#DIV/0!	\$3,685	\$0.08	0.00	401	2.024E+11	
10.01	10.01	#DIV/0!	\$4,985	\$0.11	0.00	401	2.025E+11	
10.01	10.01	#DIV/0!	\$4,985	\$0.11	0.00	401	2.024E+11	
10.01	10.01	#DIV/0!	\$3,497	\$0.08	0.00	401	2.024E+11	
10.82	10.82	#DIV/0!	\$4,159	\$0.10	0.00	401	2.024E+11	
10.01	10.01	#DIV/0!	\$3,696	\$0.08	0.00	401	2.024E+11	
10.03	10.03	#DIV/0!	\$3,463	\$0.08	0.00	401MH	2.024E+11	
10.06	10.06	#DIV/0!	\$1,755	\$0.04	0.00	401	2.023E+11	
10.02	10.02	#DIV/0!	\$7,124	\$0.16	0.00	401	2.023E+11	
10.01	10.01	#DIV/0!	\$3,562	\$0.08	0.00	401MH	2.024E+11	
11.62	11.62	#DIV/0!	\$8,799	\$0.20	0.00	401	2.024E+11	
10.01	10.01	#DIV/0!	\$11,600	\$0.27	0.00	401	2.024E+11	

10.01	10.01	#DIV/0!	\$3,989	\$0.09	0.00	401MH	2.024E+11
10.01	10.01	#DIV/0!	\$2,040	\$0.05	0.00	401MH	2.023E+11
10.01	10.01	#DIV/0!	\$4,153	\$0.10	0.00	401MH	2.024E+11
10.16	10.16	#DIV/0!	\$7,511	\$0.17	0.00	401	2.024E+11
10.51	10.51	#DIV/0!	\$5,013	\$0.12	0.00	401	2.025E+11
11.20	11.20	#DIV/0!	\$27,577	\$0.63	0.00	401	2.024E+11

382.49 372.47

Average

per Net Acre=>

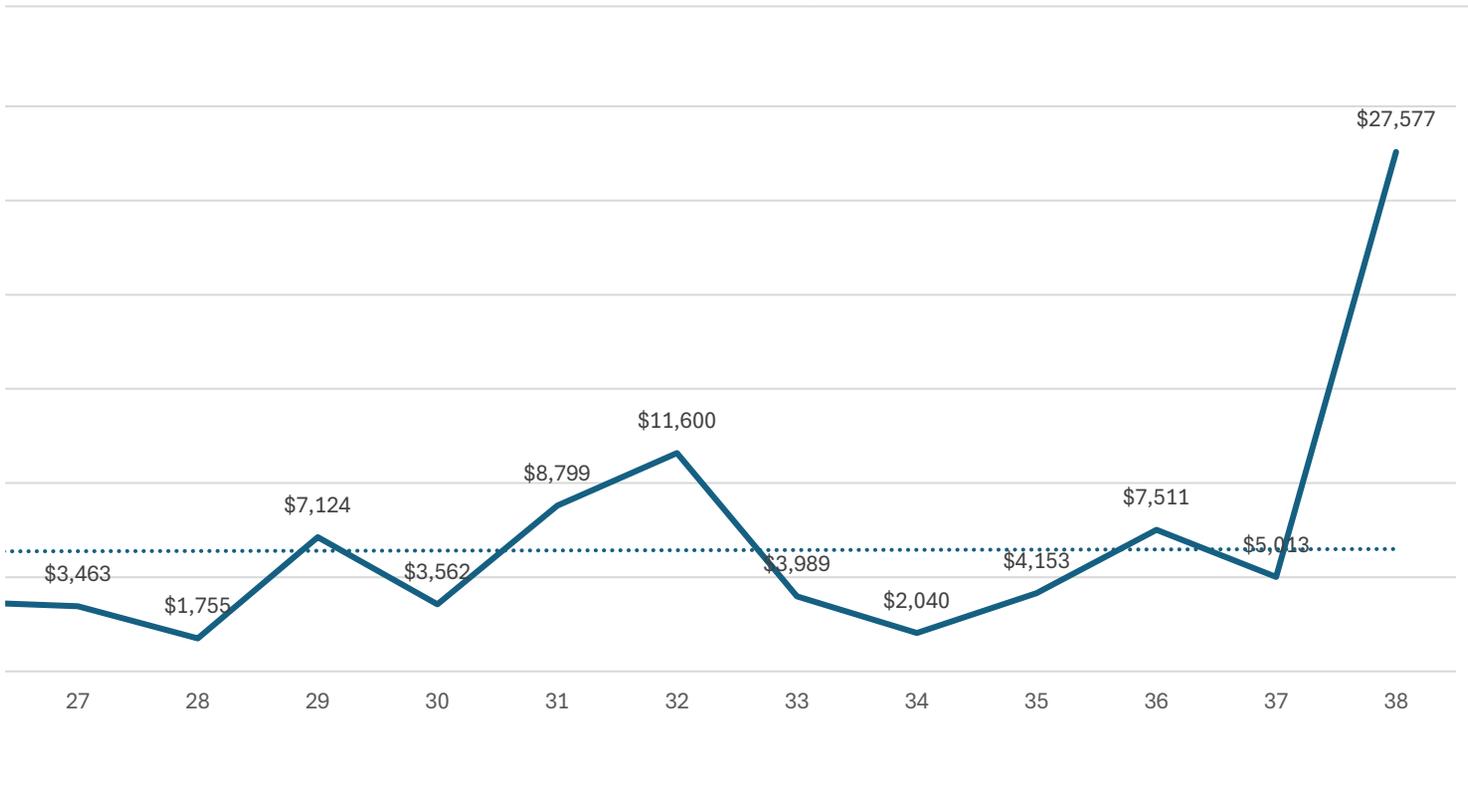
6,352.64

Average

per SqFt=>

\$0.15

USE \$4600/ ACRE FOR \$401 USE \$ 4900 FOR 201
 USE \$ 5000 PER ACRE FOR \$101.00



Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Sewer	Property Restrictions	Restriction Notes
RESIDENTIAL 401	0	1	9/25/2023		401				
RESIDENTIAL 401	0	0	9/26/2023		401				
RESIDENTIAL 401	0	1	9/12/1995		401				
RESIDENTIAL 401	1	0	1/23/2009		401				
RESIDENTIAL 401	0	1	11/4/2011		401				
RESIDENTIAL 401	0	0	1/7/1999		402				
RESIDENTIAL 401	0	0	12/4/2019		402				
RESIDENTIAL 401	0	0	9/8/2016		401				
RESIDENTIAL 401	0	0	9/6/2016		401				
RESIDENTIAL 401	0	0	9/1/2020		401				
RESIDENTIAL 401	0	0	9/18/2023		402				
RESIDENTIAL 401	0	0	9/3/2020		402				
RESIDENTIAL 401	0	0	12/21/2018		402				
RESIDENTIAL 401	0	0	12/19/2019		401				
RESIDENTIAL 401	0	0	9/29/2023		402				
RESIDENTIAL 401	0	0	12/19/2019		401				
RESIDENTIAL 401	0	0	NOT INSPECTED						
RESIDENTIAL 401	0	0	8/24/2016		401				
RESIDENTIAL 401	0	0	1/9/2025		402				
RESIDENTIAL 401	0	0	9/29/2023		402				
RESIDENTIAL 401	0	0	4/21/2007		402				
RESIDENTIAL 401	1	0	10/19/2023		402				
RESIDENTIAL 401	1	0	10/19/2023		402				
RESIDENTIAL 401	1	0	10/19/2023		402				
RESIDENTIAL 401	1	0	10/20/2023		402				
RESIDENTIAL 401	1	0	4/21/2007		401				
RESIDENTIAL 401	0	0	12/16/2006		401				
RESIDENTIAL 401	0	0	10/19/2023		401				
RESIDENTIAL 401	1	0	10/19/2023		401				
RESIDENTIAL 401	1	0	10/19/2023		401				
RESIDENTIAL 401	1	0	10/19/2023		401				

RESIDENTIAL 401	1	0	10/19/2023	401
RESIDENTIAL 401	1	0	10/19/2023	401
RESIDENTIAL 401	1	0	10/19/2023	401
RESIDENTIAL 401	1	0	10/20/2023	401
RESIDENTIAL 401	1	0	10/20/2023	401
RESIDENTIAL 401	1	0	10/18/2023	401
