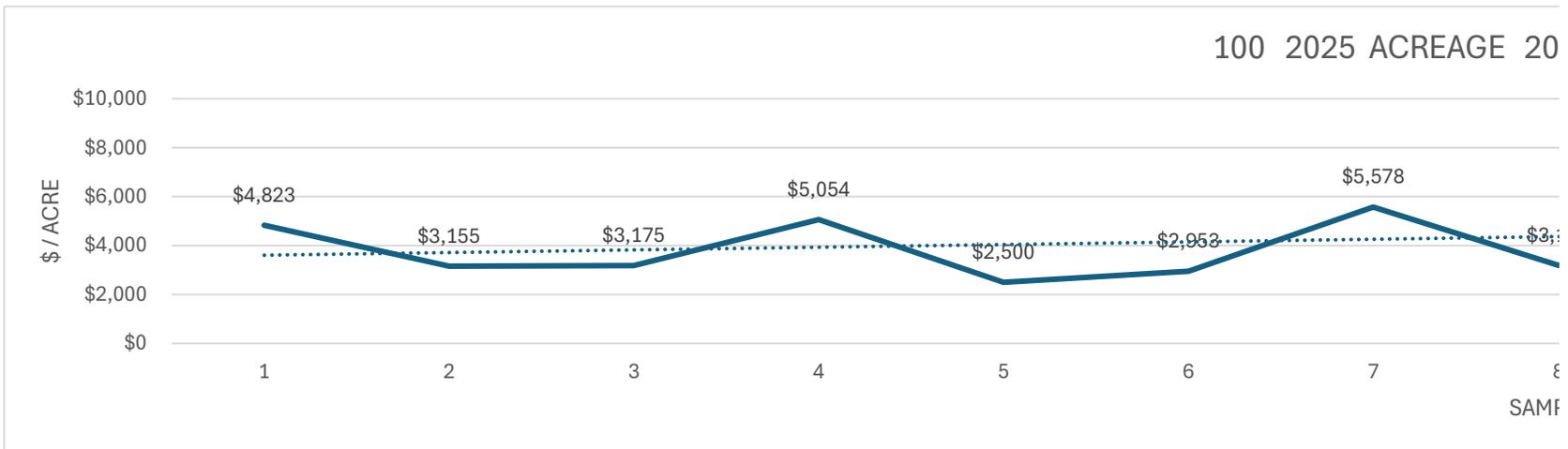
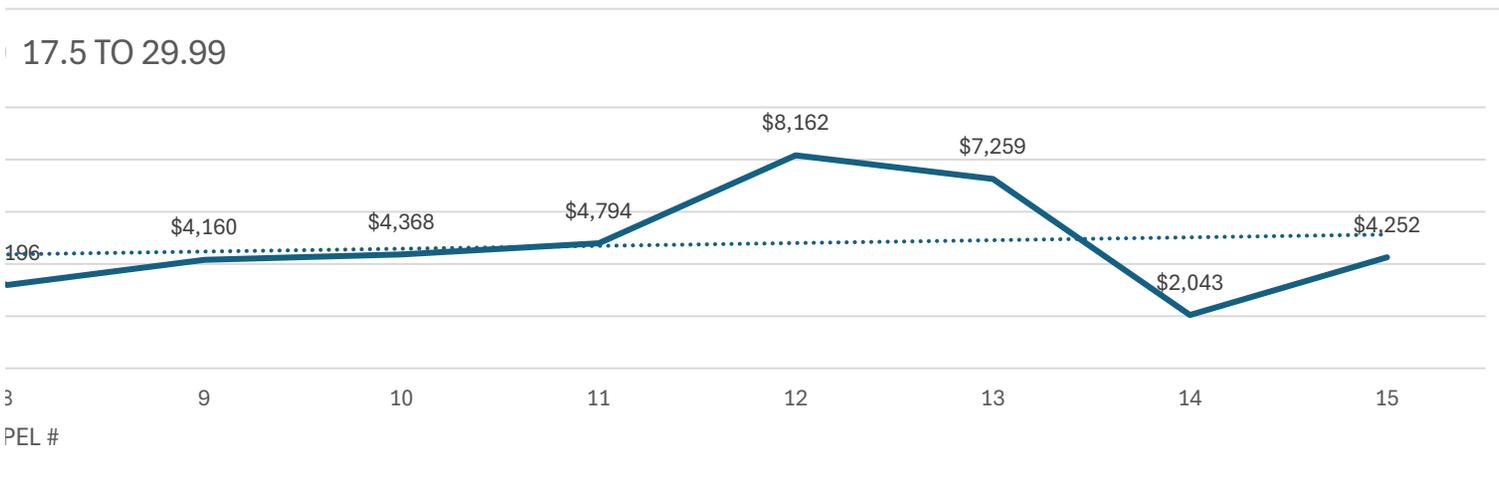


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-008-400-024-00	3771 E M-72	10/30/24	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
060-011-300-030-00	250 N BREITMEYER PL	10/02/23	\$566,000	WD	03-ARM'S LENGTH	\$566,000
070-028-400-025-00	1651 W MORGAN TRL	10/16/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000
071-011-400-010-00	3157 N SOMERS RD	01/10/25	\$100,000	WD	03-ARM'S LENGTH	\$100,000
071-005-400-040-01	SUCKER CREEK RD	09/12/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
071-007-400-015-01	E KIRCHE IN THE WOODS DR	12/28/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
071-029-200-019-00	657 E TAYLOR TRACK RD	07/29/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000
101-005-400-006-32	N GARY WOHLFEIL TRL	10/10/23	\$69,900	WD	03-ARM'S LENGTH	\$69,900
100-015-300-040-00	235 S ROSS RD	08/16/24	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000
101-005-300-005-07	670 N STOUT RD	09/27/24	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000
101-013-100-050-00	119 S MIDDLEBROOK RD	12/18/23	\$102,500	WD	03-ARM'S LENGTH	\$102,500
101-034-400-010-00	1985 S BEAN HILL RD	05/01/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000
101-034-400-010-00	1985 S BEAN HILL RD	08/16/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000
113-031-300-001-00	M-65 & M-72	01/23/24	\$41,000	WD	03-ARM'S LENGTH	\$41,000
113-034-100-143-00	1331 LAKESIDE CT	05/24/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000
Totals:			\$2,326,400			\$2,326,400



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$78,200	40.10	\$155,746	\$110,390	\$84,610	\$71,136	0.0	0.0	22.89
\$251,100	44.36	\$542,974	\$94,026	\$471,974	\$71,000	0.0	0.0	29.80
\$29,800	42.57	\$76,450	\$63,760	\$6,240	\$70,210	0.0	0.0	20.08
\$31,500	31.50	\$73,629	\$96,021	\$3,979	\$69,650	0.0	0.0	19.00
\$0	0.00	\$54,000	\$50,000	\$0	\$54,000	0.0	0.0	20.00
\$30,200	40.27	\$60,300	\$75,000	\$0	\$60,300	0.0	0.0	25.40
\$30,100	26.88	\$60,180	\$112,000	\$0	\$60,180	0.0	0.0	20.08
\$26,700	38.20	\$53,352	\$69,900	\$0	\$53,352	0.0	0.0	21.87
\$50,600	40.48	\$141,789	\$83,281	\$41,719	\$100,070	0.0	0.0	20.02
\$58,000	48.33	\$132,612	\$87,528	\$32,472	\$100,140	0.0	0.0	20.04
\$28,600	27.90	\$57,933	\$94,868	\$7,632	\$50,301	0.0	0.0	19.79
\$86,100	30.21	\$172,270	\$163,230	\$121,770	\$50,500	0.0	0.0	20.00
\$100,900	35.40	\$199,811	\$145,189	\$139,811	\$60,000	0.0	0.0	20.00
\$25,300	61.71	\$60,158	\$41,000	\$0	\$60,158	0.0	0.0	20.07
\$52,600	40.46	\$105,263	\$85,122	\$44,878	\$60,385	0.0	0.0	20.02
\$879,700		\$1,946,467	\$1,371,315		\$991,382	0.0		319.06
Sale. Ratio =>	37.81			Average				Average
Std. Dev. =>	13.36			per FF=>	#DIV/0!			per Net Acre=>



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
1.07	#DIV/0!	\$4,823	\$0.11	0.00	401	2.024E+11
29.80	#DIV/0!	\$3,155	\$0.07	0.00	401	2.023E+11
20.08	#DIV/0!	\$3,175	\$0.07	0.00	401MH	2.023E+11
19.00	#DIV/0!	\$5,054	\$0.12	0.00	401	2.025E+11
20.00	#DIV/0!	\$2,500	\$0.06	0.00	401	2.023E+11
25.40	#DIV/0!	\$2,953	\$0.07	0.00	401	2.023E+11
20.08	#DIV/0!	\$5,578	\$0.13	0.00	401	2.024E+11
21.87	#DIV/0!	\$3,196	\$0.07	0.00	401	2.023E+11
10.01	#DIV/0!	\$4,160	\$0.10	0.00	401	2.024E+11
10.02	#DIV/0!	\$4,368	\$0.10	0.00	401	2.024E+11
19.79	#DIV/0!	\$4,794	\$0.11	0.00	401	2.023E+11
20.00	#DIV/0!	\$8,162	\$0.19	0.00	401	2.023E+11
20.00	#DIV/0!	\$7,259	\$0.17	0.00	401	2.024E+11
20.07	#DIV/0!	\$2,043	\$0.05	0.00	401	2.024E+11
10.01	#DIV/0!	\$4,252	\$0.10	0.00	401	2.023E+11

267.20

4,298.03	Average per SqFt=>	\$0.10
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USE \$ 3300/ ACRE FOR 401
 USE \$ 3600/ ACRE FOR 201
 USE \$3700/ ACRE FOR 101

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
060-008-400-035-00	RESIDENTIAL 401	0	0	9/26/2023		401
	RESIDENTIAL 401	1	1	9/27/2023		401
	RESIDENTIAL 401	0	0	9/9/2016		401
	RESIDENTIAL 401	0	0	1/2/2020		401
	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	12/18/2024		401
	RESIDENTIAL 401	0	0	1/9/2025		402
100-015-200-075-00	RESIDENTIAL 401	0	0	9/29/2023		402
101-005-300-005-06	RESIDENTIAL 401	0	0	11/9/2015		401
	RESIDENTIAL 401	0	0	8/18/2016		401
	RESIDENTIAL 401	0	0	12/18/2019		401
	RESIDENTIAL 401	0	0	12/18/2019		401
	RESIDENTIAL 401	0	0	10/20/2023		402
113-034-100-142-00	RESIDENTIAL 401	1	0	10/18/2023		401