

2023 070 LAND ANALYSIS 20 ACRE STUDY

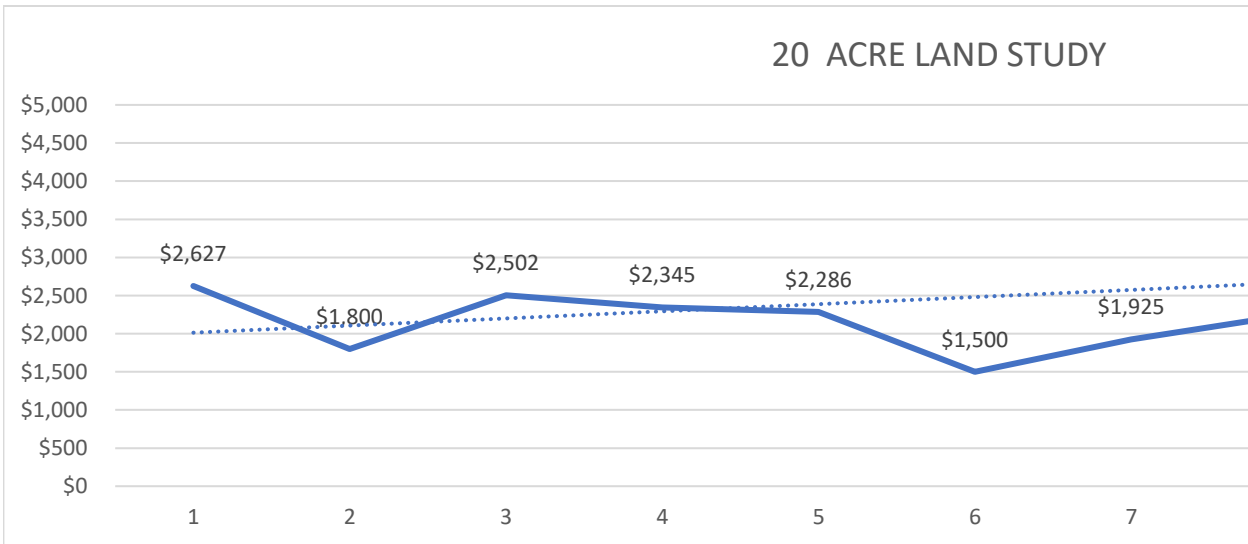
Parcel Number	Street Address	Sale Date	Sale Price	Instr.
070-001-300-095-00	JOHN AVE	09/21/20	\$58,000	WD
071-030-100-080-00	E TAYLOR TRACK ROAD	10/13/21	\$36,000	WD
071-030-400-007-00	E TAYLOR TRACK RD	11/24/21	\$50,500	WD
101-005-300-005-16	2336 W WALKER RD	08/26/21	\$54,000	WD
101-005-400-006-32	N GARY WOHLFEIL TRL	08/06/21	\$50,000	WD
111-024-300-020-00	2008 N REEVES RD	07/09/20	\$30,000	WD
111-024-300-020-00	2008 N REEVES RD	10/24/20	\$38,500	WD
113-031-300-001-00	M-65 & M-72	07/07/21	\$45,000	WD
060-010-100-015-00	4810 E WALKER RD	12/03/21	\$179,900	WD
070-012-100-005-04	3360 N DUNDALE DR	10/15/20	\$285,000	WD
071-032-200-030-00	510 E RITCHIE RD	03/25/22	\$65,000	WD
111-014-300-005-02	2904 N M-65	01/25/22	\$52,800	QC
113-022-100-225-00	3920 BEAVER RUN	05/04/21	\$185,000	WD
113-022-100-234-00	4020 W NORTHWOOD CT	12/15/20	\$85,000	WD
113-032-100-039-00	1256 LAKESIDE TRL	11/30/20	\$85,000	WD

Totals: \$1,299,700

Mean	2667.262388
Standard Error	212.6482093
Median	2502.477701
Mode	#N/A
Standard Deviation	823.5829733
Sample Variance	678288.9139
Kurtosis	-0.247891662
Skewness	0.75529781
Range	2849.75025
Minimum	1500
Maximum	4349.75025
Sum	40008.93582
Count	15

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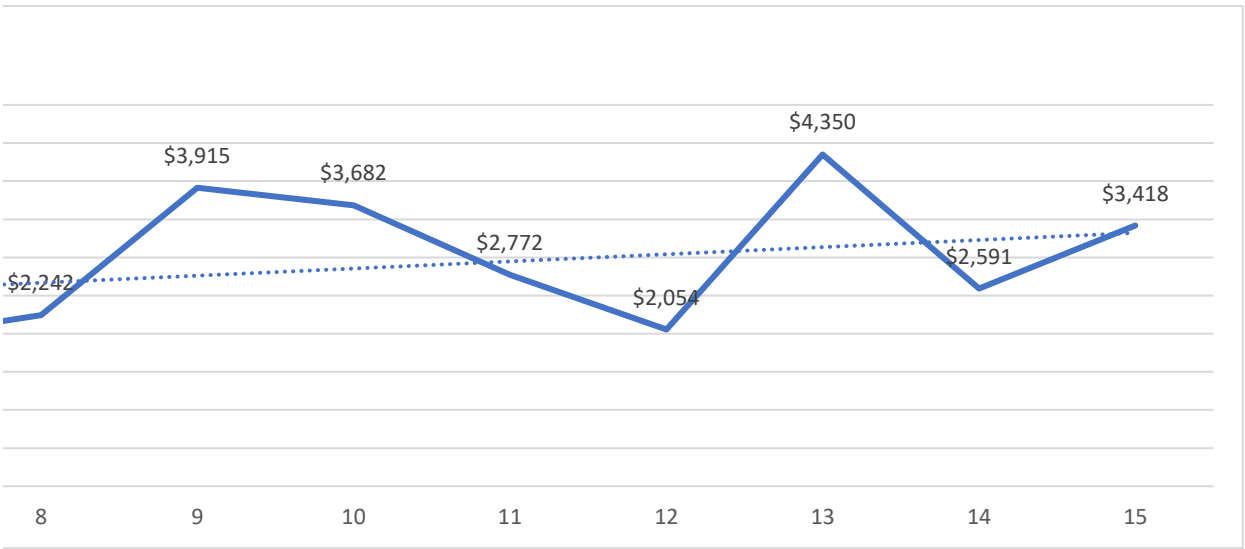
Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$58,000	\$20,700	35.69	\$41,496
03-ARM'S LENGTH	\$36,000	\$23,500	65.28	\$47,000
03-ARM'S LENGTH	\$50,500	\$23,600	46.73	\$47,221
03-ARM'S LENGTH	\$47,000	\$24,800	52.77	\$49,629
03-ARM'S LENGTH	\$50,000	\$24,600	49.20	\$49,291
03-ARM'S LENGTH	\$30,000	\$21,300	71.00	\$42,500
03-ARM'S LENGTH	\$38,500	\$21,300	55.32	\$42,500
03-ARM'S LENGTH	\$45,000	\$21,300	47.33	\$42,605
03-ARM'S LENGTH	\$179,900	\$44,500	24.74	\$148,608
03-ARM'S LENGTH	\$285,000	\$120,400	42.25	\$249,948
19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$9,700	14.92	\$20,313
19-MULTI PARCEL ARM'S LENGTH	\$52,800	\$0	0.00	\$47,746
19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$76,200	41.19	\$152,454
19-MULTI PARCEL ARM'S LENGTH	\$84,000	\$41,900	49.88	\$86,667
03-ARM'S LENGTH	\$79,000	\$26,500	33.54	\$53,092
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	\$1,285,700	\$500,300		\$1,121,070
		Sale. Ratio =>	38.91	
		Std. Dev. =>	18.42	



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Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
\$58,000	\$0	\$41,496	0.0	0.0	22.08	22.08
\$36,000	\$0	\$47,000	0.0	0.0	20.00	20.00
\$50,500	\$0	\$47,221	0.0	0.0	20.18	20.18
\$47,000	\$0	\$47,049	0.0	0.0	20.04	20.04
\$50,000	\$0	\$49,291	0.0	0.0	21.87	21.87
\$30,000	\$0	\$42,500	0.0	0.0	20.00	20.00
\$38,500	\$0	\$42,500	0.0	0.0	20.00	20.00
\$45,000	\$0	\$42,605	0.0	0.0	20.07	20.07
\$78,292	\$101,608	\$47,000	0.0	0.0	20.00	20.00
\$74,256	\$210,744	\$39,204	0.0	0.0	20.17	20.17
\$54,437	\$10,563	\$9,750	0.0	0.0	19.64	2.00
\$40,820	\$11,980	\$35,766	0.0	0.0	19.87	5.00
\$87,082	\$97,918	\$54,536	0.0	0.0	20.02	10.01
\$51,888	\$32,112	\$54,555	0.0	0.0	20.03	10.01
\$68,438	\$10,562	\$42,530	0.0	0.0	20.02	20.02
\$810,213		\$643,003	0.0		303.99	251.45
	Average		#DIV/0!		Average	
	per FF=>				per Net Acre=>	2,665.26

USE \$2700 PER ACRE



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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$2,627	\$0.06	0.00	0	2.02E+11
#DIV/0!	\$1,800	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$2,502	\$0.06	0.00	401	2.021E+11
#DIV/0!	\$2,345	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$2,286	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,500	\$0.03	0.00	0	2.02E+11
#DIV/0!	\$1,925	\$0.04	0.00	0	2.02E+11
#DIV/0!	\$2,242	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$3,915	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$3,682	\$0.08	0.00	401	2.02E+11
#DIV/0!	\$2,772	\$0.06	0.00	401	2.022E+11
#DIV/0!	\$2,054	\$0.05	0.00	401	2.022E+11
#DIV/0!	\$4,350	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$2,591	\$0.06	0.00	401MH	2.02E+11
#DIV/0!	\$3,418	\$0.08	0.00	401MH	2.02E+11

Average

per SqFt=>

\$0.06

Other Parcels in Sale	Land Table	Gravel	Paved
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	0
071-032-200-050-00, 071-032-200-035-00	RESIDENTIAL 401	0	0
111-014-300-005-01	RESIDENTIAL 401	0	0
113-022-100-224-00	RESIDENTIAL 401	0	0
113-022-100-235-00	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	1	0

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Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
8/29/2016		402			
9/3/2020		402			
9/3/2020		402			
12/17/2021		402			
9/14/2021		402			
9/9/2020		402			
9/9/2020		402			
9/7/2016		402			
8/15/2016		401			
12/19/2018		401			
9/2/2020		401			
5/28/2007		401			
9/12/2016		401			
9/12/2016		401			
6/11/2007		401			

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difference from net \$ per acre	% adjustment
\$ (38.45)	-1%
\$ (865.26)	-32%
\$ (162.78)	-6%
\$ (319.95)	-12%
\$ (379.03)	-14%
\$ (1,165.26)	-44%
\$ (740.26)	-28%
\$ (423.11)	-16%
\$ 1,249.34	47%
\$ 1,016.25	38%
\$ 2,751.74	103%
\$ 1,684.49	63%
\$ (74.75)	-3%
\$ 753.22	28%
\$ 3,286.18	123%

COMMENTS

WOODED,3 ROAD ACCESS

PREVIOUSLY THINNED,OWNES PROP. CONT.

PREVIOUSLY THINNED

FEW TREES,MOSTLY OPEN,VACANT AT SALE

FEW TREES,MOSTLY OPEN,CONTIGOUS TO ABOVE PARCEL

CREEK,30% LOW LAND,20% WOODED,REST CLEAR,RESOLD IN 3 MONTHS BELOW

CREEK,30% LOW LAND,20% WOODED,REST CLEAR,28% INCREASES IN 3 MONTHS

MIXED SOFTWOODS & HARDWOODS

MIXED SOFTWOODS & HARDWOODS,SOLD 5 MONTHS AGO,83% INCREASE

NICELY WOODED,POND,NEW ADDITION 2019

BORDERS FED.PROP. ON TWO SIDES,PREVIOUSLY THINNED,RATIO UNDER 15%,BUT USE

PREVIOUSLY TIMBERED

PREVIOUSLY TIMBERED

PREVIOUSLY TIMBERED THINNED,ROAD BISECTS PROP
