

2023 070 LAND ANALYSIS TIMBERED PROPERTYS

1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
ACREAGE BETWEEN 30-----47.49				
060-034-400-010-00	E TAIT RD	11/11/2021	\$85,000	WD
070-025-300-005-02	1676 N SKUNK HOLLOW RD	9/14/2021	\$83,000	WD
071-020-100-075-00	N TAYLOR ROAD	9/29/2021	\$57,500	WD
071-020-300-010-00	N BUHL RD	6/11/2021	\$84,900	WD
071-020-100-060-00	E MILLER RD	11/5/2021	\$67,000	WD
071-032-100-013-01	E RITCHIE RD	7/9/2021	\$59,625	WD
113-021-100-005-10		12/17/2020	\$52,000	WD
060-011-200-005-00	5295 N SWAMP RD	9/28/2020	\$99,997	WD
060-018-100-015-00	160 S COVILLE RD	6/15/2021	\$115,000	WD
060-033-300-010-00	1877 S MCGREGOR RD	11/20/2020	\$90,000	WD
070-032-100-020-00	1365 N RICHARDSON RD	9/29/2020	\$120,000	WD
071-009-100-010-00	1470 E SUCKER CREEK RD	3/9/2021	\$70,000	WD
071-032-100-012-01	E RITCHIE RD	7/9/2021	\$72,875	WD
110-007-200-005-00	488 N PINE TRL	9/8/2021	\$145,000	WD
111-004-100-060-00	3503 N M-65	2/15/2021	\$85,000	WD
ACREAGE BETWEEN 47.5-----99				
070-023-300-020-00		7/15/2021	\$88,900	WD
070-023-300-020-00		3/4/2022	\$88,000	WD
071-005-200-010-00	E SUCKER CREEK ROAD	8/11/2020	\$50,000	LC
071-016-300-005-02	E MILLER RD	1/8/2021	\$90,000	WD
101-006-100-030-01	2719 W TRASK LAKE RD	1/8/2021	\$114,000	WD
101-008-100-005-00	W WALKER RD	8/19/2020	\$70,000	LC
101-019-100-100-01	640 S STOUT RD	5/12/2021	\$240,000	LC
112-010-100-010-00	7600 FRUCHEY RANCH RD	7/2/2021	\$205,000	WD
071-015-300-040-00	2503 N SHARBONEAU RD	10/21/2022	\$165,900	WD
071-022-200-005-00	1710 E MILLER RD	10/21/2022	\$179,100	WD
ACREAGE BETWEEN 100+				
070-007-300-003-10	CONSOLIDATED RD	10/15/2021	\$240,000	WD
070-015-100-001-00	2998 N PANACKIA TRL	3/23/2021	\$500,000	WD
071-016-100-015-00	E MILLER RD	5/12/2021	\$292,500	WD
071-020-200-004-00	744 E MILLER RD	11/23/2021	\$395,000	WD
100-015-100-010-00	4181 W M-72	6/23/2021	\$150,000	LC
101-015-200-015-00	1397 W M-72	10/8/2021	\$350,000	WD
112-004-200-005-00	7987 W DOCTORS CLUB RD	7/14/2021	\$349,900	WD
112-035-200-025-01	6750 CROWELL RD	1/20/2021	\$436,000	WD
113-022-100-247-00	2458 CHINWHISKER TRL	3/11/2022	\$460,000	WD

2023 070 LAND ANALYSIS TIMBERED PROPERTYS

2

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$85,000	\$33,500	39.41	\$67,000
03-ARM'S LENGTH	\$83,000	\$33,500	40.36	\$67,000
19-MULTI PARCEL ARM'S LENGTH	\$57,500	\$14,300	24.87	\$28,570
03-ARM'S LENGTH	\$84,900	\$33,500	39.46	\$67,000
19-MULTI PARCEL ARM'S LENGTH	\$67,000	\$14,300	21.34	\$28,570
03-ARM'S LENGTH	\$59,625	\$30,200	50.65	\$60,430
03-ARM'S LENGTH	\$52,000	\$32,400	62.31	\$64,891
03-ARM'S LENGTH	\$99,997	\$48,200	48.20	\$108,290
03-ARM'S LENGTH	\$114,000	\$39,900	35.00	\$90,102
03-ARM'S LENGTH	\$90,000	\$31,500	35.00	\$83,197
03-ARM'S LENGTH	\$120,000	\$61,900	51.58	\$123,826
03-ARM'S LENGTH	\$70,000	\$43,400	62.00	\$95,763
03-ARM'S LENGTH	\$72,875	\$43,600	59.83	\$88,735
03-ARM'S LENGTH	\$143,000	\$52,700	36.85	\$107,938
03-ARM'S LENGTH	\$82,500	\$42,800	51.88	\$85,669
03-ARM'S LENGTH	\$88,900	\$45,300	50.96	\$91,102
03-ARM'S LENGTH	\$88,000	\$45,300	51.48	\$85,329
03-ARM'S LENGTH	\$50,000	\$32,500	65.00	\$65,000
03-ARM'S LENGTH	\$90,000	\$41,600	46.22	\$95,200
03-ARM'S LENGTH	\$114,000	\$57,100	50.09	\$114,180
03-ARM'S LENGTH	\$70,000	\$36,900	52.71	\$73,750
03-ARM'S LENGTH	\$240,000	\$0	0.00	\$257,131
03-ARM'S LENGTH	\$205,000	\$80,500	39.27	\$162,718
19-MULTI PARCEL ARM'S LENGTH	\$165,900	\$62,200	37.49	\$124,381
03-ARM'S LENGTH	\$179,100	\$68,600	38.30	\$139,370
19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$71,100	29.63	\$144,145
19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$185,900	37.18	\$389,899
19-MULTI PARCEL ARM'S LENGTH	\$292,500	\$114,400	39.11	\$228,737
19-MULTI PARCEL ARM'S LENGTH	\$395,000	\$85,100	21.54	\$172,487
03-ARM'S LENGTH	\$150,000	\$115,500	77.00	\$231,857
19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$158,800	45.37	\$307,831
03-ARM'S LENGTH	\$349,900	\$141,200	40.35	\$286,168
19-MULTI PARCEL ARM'S LENGTH	\$436,000	\$211,500	48.51	\$439,150
19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$53,500	13.90	\$110,061

2023 070 LAND ANALYSIS TIMBERED PROPERTYS

Land Residual	BLD VALUE	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
\$85,000	\$0	\$67,000	40.00	40.00	\$2,125	401	2.021E+11
\$83,000	\$0	\$67,000	40.00	40.00	\$2,075	401	2.021E+16
\$57,500	\$0	\$28,570	30.09	10.03	\$1,911	401	2.021E+11
\$84,900	\$0	\$67,000	40.00	40.00	\$2,123	401	2.021E+11
\$67,000	\$0	\$28,570	30.08	10.03	\$2,227	401	2.021E+11
\$59,625	\$0	\$60,430	33.43	33.43	\$1,784	401	2.021E+11
\$52,000	\$0	\$64,891	42.46	42.46	\$1,225	401	2.021E+11
\$58,707	\$41,290	\$67,000	40.00	40.00	\$1,468	401	2.02E+11
\$90,898	\$23,102	\$67,000	40.00	40.00	\$2,272	401	2.021E+11
\$72,303	\$17,697	\$65,500	38.50	38.50	\$1,878	401	2.02E+11
\$46,424	\$73,576	\$50,250	30.00	30.00	\$1,547	401	2.02E+11
\$41,237	\$28,763	\$67,000	40.00	40.00	\$1,031	401	2.021E+11
\$44,210	\$28,665	\$60,070	33.07	33.07	\$1,337	401MH	2.021E+11
\$91,212	\$51,788	\$56,150	31.00	31.00	\$2,942	401	2.021E+11
\$59,289	\$23,211	\$62,458	40.39	40.39	\$1,468	401	2.021E+11
TOTAL ACRES			549.02				
\$88,900	\$0	\$82,663	53.33	53.33	\$1,667	401	2.021E+11
\$88,000	\$0	\$85,329	53.33	53.33	\$1,650	401	2.022E+11
\$50,000	\$0	\$65,000	50.00	50.00	\$1,000	0	2.02E+11
\$90,000	\$0	\$95,200	64.00	64.00	\$1,406	401	2.021E+11
\$114,000	\$0	\$114,180	81.71	81.71	\$1,395	401	2.021E+11
\$70,000	\$0	\$73,750	50.00	50.00	\$1,400	0	2.02E+11
\$101,158	\$138,842	\$118,289	83.65	83.65	\$1,209	401	2.021E+11
\$154,282	\$50,718	\$112,000	80.00	80.00	\$1,929	401	2.021E+11
\$165,900	\$0	\$121,216	78.67	38.67	\$2,109	401	2.022E+11
\$157,730	\$21,370	\$118,000	80.00	80.00	\$1,972	401	2.022E+11
TOTAL ACRES			674.69				
\$203,651	\$36,349	\$107,796	235.12	74.72	\$866	401	2.021E+11
\$440,101	\$59,899	\$330,000	240.00	240.00	\$1,834	401	2.021E+12
\$263,263	\$29,237	\$199,500	120.00	80.00	\$2,194	401	2.021E+11
\$329,697	\$65,303	\$107,184	157.50	79.00	\$2,093	401	2.021E+11
\$133,908	\$16,092	\$215,765	156.92	156.92	\$853	401	2.021E+11
\$227,546	\$122,454	\$185,377	118.08	31.00	\$1,927	401	2.2021E+12
\$279,965	\$69,935	\$216,233	157.26	157.26	\$1,780	401	2.021E+11
\$347,589	\$88,411	\$350,739	240.00	8.09	\$1,448	401	2.021E+11
\$301,957	\$83,043	\$301,957	154.65	139.44	\$1,953	401	2.022E+11
TOTAL ACRES			1579.53				

2023 070 LAND ANALYSIS TIMBERED PROPERTYS

5

Paved	Inspected Date	Class	difference from net \$ per acre	% adjustment
1	11/28/2020	402	\$223	12%
0	12/2/2021	402	\$173	9%
0	9/2/2020	402	\$9	0%
0	9/2/2020	402	\$221	12%
0	9/2/2020	402	\$326	17%
0	9/2/2020	402	(\$118)	-6%
0	9/5/2016	402	(\$677)	-36%
0	8/15/2016	401	(\$434)	-23%
1	12/20/2021	401	\$371	19%
0	10/8/2022	401	(\$24)	-1%
0	12/2/2021	401	(\$354)	-19%
0	12/22/2021	401	(\$871)	-46%
0	9/2/2020	401	(\$565)	-30%
0	8/29/2016	401	\$1,041	55%
0	11/2/2010	401	(\$434)	-23%
			(\$1,114)	-59%
0	9/6/2016	402	\$69	4%
0	9/6/2016	402	\$52	3%
0	10/14/2021	402	(\$598)	-37%
0	9/2/2020	402	(\$192)	-12%
0	9/14/2021	402	(\$203)	-13%
0	9/14/2021	402	(\$198)	-12%
0	8/19/2016	401	(\$389)	-24%
0	6/29/2007	401	\$331	21%
0	5/1/1992	402	\$511	32%
0	10/1/1993	401	\$374	23%
			(\$242)	-15%
0	NOT INSPECTED	401	(\$641)	-43%
0	NOT INSPECTED	401	\$327	22%
0	8/24/1989	401	\$687	46%
0	1/11/2021	401	\$587	39%
0	12/19/2019	401	(\$653)	-43%
0	9/15/2021	401	\$420	28%
0	6/6/2007	401	\$274	18%
0	7/1/2007	401	(\$58)	-4%
0		401	\$446	30%
			\$1,388	92%

COMMENTS

PREVIOUSLY TIMBERED
 NICLY WOODED
 3 PARCELS,GAS WELL PREVIOUSLY TIMBERED
 PREVIOUSLY THINNED
 PREVIOUSLY THINNED
 PREVIOUSLY THINNED
 PREVIOUSLY TIMBERED
 WOODED NICLY
 PREVIOUS CHRISTMAS TREE FARM
 PREVIOUSLY TIMBERED
 50% PREVIOUSLY TIMBERED
 PREVIOUSLY TIMBERED,SPLIT IN 2
 PREVIOUSLY TIMBERED, THINNED
 APX 50% THINNED
 PREVIOUSLY TIMBERED

PERVIOUSLY TIMBERED
 PERVIOUSLY TIMBERED, RESOLD APX. 5.5 MONTHS PREVIOUSLY
 APX. 20 % PERVIOUSLY TIMBERED, GAS WELL ON PROP.
 PREVIOUSLY TIMBERED
 APX. 20 % PERVIOUSLY TIMBERED
 PERVIOUSLY TIMBERED
 PERVIOUSLY TIMBERED EXCEPT ALONG THE CREEK
 GAS WELL ON PROP. 50% PINE PLANTIATIONS ,50% TIMBERED THINNED
 50% WET,CREEK INF. PREVIOUSLY THINNED
 30% WET,PREVIOUSLY THINNED

APX 20 % PREVIOUSLY TIMBERED
 QUALIFIED FOREST PARCEL, APX 80 % PREVIOUSLY TIMBERED
 +CREEK VALUE CANCELS -SWAMP VALUE 40%, APX 20% PREVIOUSLY TIMBERED
 APX 20 % PREVIOUSLY TIMBERED
 PREVIOUSLY TIMBERED
 PREVIOUSLY TIMBERED, +CREEK,-SWAMP
 2 GAS WELLS ON PROP, PREVIOUSLY TIMBERED
 PREVIOUSLY TIMBERED
 PREVIOUSLY TIMBERED