

## 2023 070 H.L. BACK LOTS F/F LAND STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-001-300-140-01	3556 N HILL ST	09/18/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000
070-001-300-165-00	3533 N HILL ST	04/21/21	\$106,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$102,300
070-001-300-175-00	3543 N HILL ST	09/14/21	\$145,177	WD	03-ARM'S LENGTH	\$145,177
070-011-100-015-00	606 W MT MARIA RD	08/16/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000
070-011-100-025-00	586 W MT MARIA RD	08/21/20	\$99,000	WD	03-ARM'S LENGTH	\$97,500
070-011-100-035-00	W MT MARIA RD	08/04/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000
070-012-200-029-06	480 W MT MARIA RD	08/03/20	\$86,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$86,500
072-130-000-032-00	3976 WHIPOOWILL DR	11/25/20	\$53,500	WD	03-ARM'S LENGTH	\$53,500
072-130-000-044-00	3834 WHIPOORWILL DRIVE	11/10/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000
072-150-000-006-01	3595 KIRK DR	06/03/21	\$87,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$87,400
072-160-000-001-02	SUNSET LANE	03/01/21	\$11,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$11,000
072-160-000-008-00	3518 N KOHLER RD	08/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000
072-180-000-010-00	3573 WEIER LANE	08/14/20	\$74,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$74,800
072-200-002-005-00	3583 CALIFORNIA AVE	09/21/20	\$185,500	WD	03-ARM'S LENGTH	\$185,500
072-200-002-007-00	3573 CALIFORNIA AVE	08/03/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000
072-200-002-010-00	3574 WILSON ST	08/13/21	\$39,000	WD	03-ARM'S LENGTH	\$38,000
072-202-002-009-00	3532 N CEDAR ST	11/02/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000
072-204-000-009-00	701 W LAKE ST	09/28/21	\$110,500	WD	03-ARM'S LENGTH	\$110,500
072-204-000-015-00	713 W LAKE ST	08/18/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000
072-220-001-015-00	430 SUSAN AVE	12/10/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000
072-220-002-007-00	SUSAN AVE	05/05/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000
072-240-000-001-00	3738 LITTLE BROOK DR	07/27/21	\$200,300	WD	03-ARM'S LENGTH	\$200,300
072-240-000-008-00	3684 LITTLE BROOK DR	02/26/21	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000
072-240-000-052-00	3735 LITTLE BROOK DR	10/16/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000
<b>Totals:</b>			<b>\$2,517,677</b>			<b>\$2,511,477</b>

Mean	554.2151313
Standard Error	114.885598
Median	387.63125
Mode	#N/A
Standard Deviation	562.8221878
Sample Variance	316768.815
Kurtosis	4.930897652
Skewness	1.974243935
Range	2436.462523
Minimum	35.21747746
Maximum	2471.68
Sum	13301.16315
Count	24

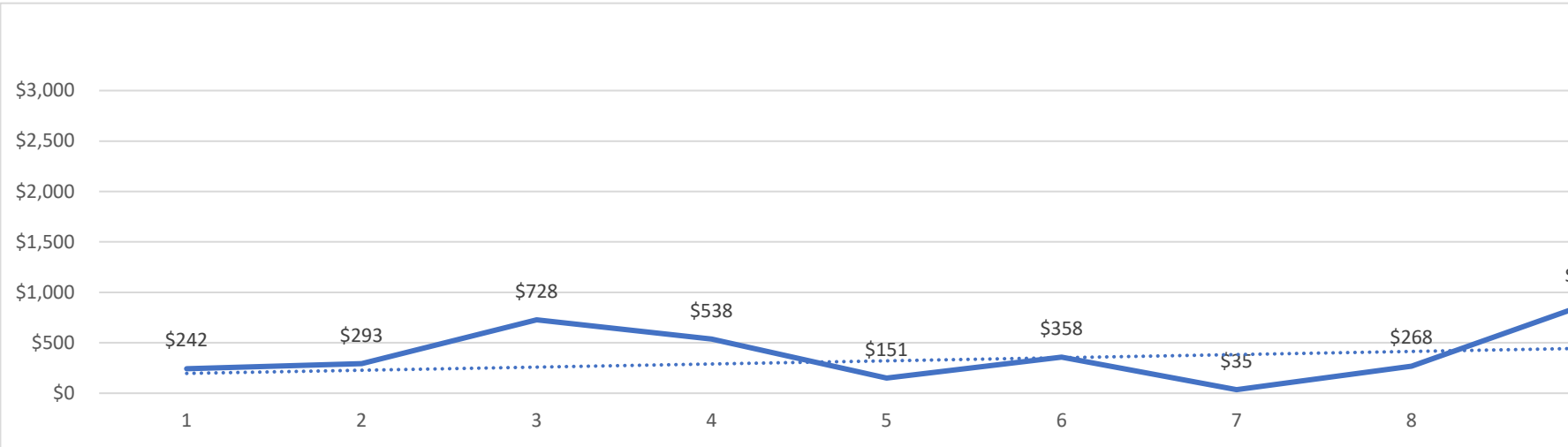
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2023 070 H.L. BACK LOTS F/F LAND STUDY

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$22,100	35.08	\$46,279	\$24,215	\$38,785	\$7,494	99.9	166.0	0.38
\$29,800	29.13	\$59,573	\$57,427	\$44,873	\$14,700	196.0	249.0	0.56
\$38,100	26.24	\$79,922	\$72,755	\$72,422	\$7,500	100.0	132.0	0.30
\$54,500	32.06	\$114,471	\$64,529	\$105,471	\$9,000	120.0	210.0	0.58
\$42,700	43.79	\$85,320	\$16,580	\$80,920	\$4,400	110.0	119.0	0.30
\$6,000	17.14	\$12,379	\$28,621	\$6,379	\$6,000	80.0	250.0	0.46
\$0	0.00	\$102,100	\$7,109	\$79,391	\$22,709	201.9	183.0	0.85
\$17,500	32.71	\$35,000	\$53,500	\$0	\$35,000	200.0	120.0	0.55
\$35,700	25.14	\$71,302	\$88,198	\$53,802	\$17,500	100.0	120.0	0.28
\$11,400	13.04	\$22,717	\$69,283	\$18,117	\$4,600	106.0	82.6	0.20
\$7,100	64.55	\$26,600	\$4,440	\$6,560	\$20,040	100.4	72.0	0.17
\$62,600	33.84	\$131,398	\$65,602	\$119,398	\$12,000	120.0	89.0	0.25
\$38,400	51.34	\$87,934	\$21,716	\$53,084	\$34,850	332.0	102.0	0.77
\$80,600	43.45	\$161,250	\$41,750	\$143,750	\$17,500	100.0	90.0	0.21
\$97,500	39.80	\$194,996	\$64,004	\$180,996	\$14,000	80.0	90.0	0.17
\$19,200	50.53	\$39,501	\$16,499	\$21,501	\$18,000	60.0	90.0	0.12
\$33,500	55.83	\$66,996	\$3,504	\$56,496	\$10,500	60.0	90.0	0.12
\$25,100	22.71	\$52,235	\$73,265	\$37,235	\$15,000	50.0	150.0	0.17
\$25,000	38.46	\$51,969	\$28,031	\$36,969	\$15,000	50.0	150.0	0.17
\$32,300	26.48	\$67,818	\$60,582	\$61,418	\$6,400	64.0	132.0	0.17
\$6,600	55.00	\$13,200	\$12,000	\$0	\$13,200	132.0	132.0	0.40
\$38,800	19.37	\$81,716	\$123,584	\$76,716	\$5,000	50.0	150.0	0.17
\$22,500	40.91	\$49,034	\$15,966	\$39,034	\$10,000	100.0	150.0	0.34
\$38,600	23.39	\$77,121	\$93,879	\$71,121	\$6,000	75.0	140.0	0.24
<b>\$785,600</b>		<b>\$1,730,831</b>	<b>\$1,107,039</b>		<b>\$326,393</b>	<b>2,687.2</b>		<b>7.94</b>
<b>Sale. Ratio =&gt;</b>	<b>31.28</b>			<b>Average</b>			<b>Average</b>	
<b>Std. Dev. =&gt;</b>	<b>15.14</b>			<b>per FF=&gt;</b>		<b>\$412</b>	<b>per Net Acre=&gt;</b>	

USE \$400 PER F/F

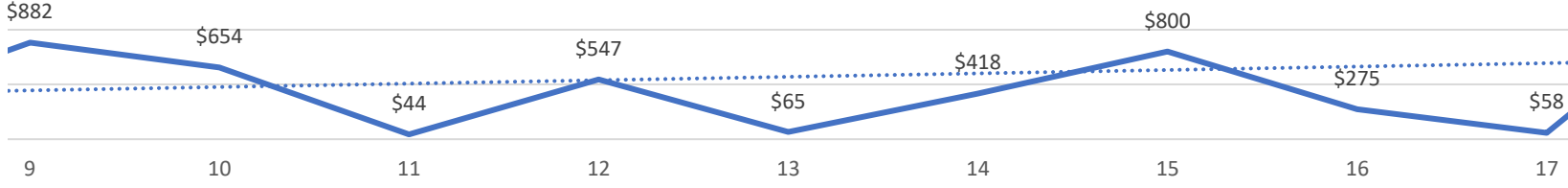
2023 070 H.L. BACK LOTS F/F LAND STUDY



2023 070 H.L. BACK LOTS F/F LAND STUDY

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.38	\$242	\$63,556	\$1.46	99.92	401	2.021E+11
0.29	\$293	\$102,732	\$2.36	196.00	401	2.021E+11
0.30	\$728	\$240,116	\$5.51	100.00	401	2.021E+11
0.58	\$538	\$111,449	\$2.56	120.00	401	2.021E+11
0.30	\$151	\$55,083	\$1.26	110.00	401	2.02E+11
0.46	\$358	\$62,355	\$1.43	80.00	401	2.021E+11
0.85	\$35	\$8,383	\$0.19	201.86	401	2.02E+11
0.55	\$268	\$97,096	\$2.23	200.00	402	2.02E+11
0.28	\$882	\$320,720	\$7.36	100.00	401	2.02E+11
0.08	\$654	\$344,692	\$7.91	46.00	401	2.021E+11
0.10	\$44	\$26,747	\$0.61	100.40	401	2.021E+11
0.25	\$547	\$267,763	\$6.15	120.00	401	2.021E+11
0.23	\$65	\$28,093	\$0.64	332.00	401	20200002553
0.21	\$418	\$201,691	\$4.63	100.00	401	2.02E+11
0.17	\$800	\$387,903	\$8.91	80.00	401	2.02E+11
0.12	\$275	\$133,056	\$3.05	60.00	401	2.021E+11
0.12	\$58	\$28,258	\$0.65	60.00	401	2.02E+11
0.17	\$1,465	\$425,959	\$9.78	50.00	401	2.021E+11
0.17	\$561	\$162,971	\$3.74	50.00	401	2.021E+11
0.17	\$947	\$350,185	\$8.04	0.00	401	2.021E+11
0.40	\$91	\$30,000	\$0.69	132.00	401	2.021E+11
0.17	\$2,472	\$718,512	\$16.49	50.00	401	2.021E+11
0.17	\$160	\$46,413	\$1.07	100.00	401	2.021E+11
0.24	\$1,252	\$389,539	\$8.94	75.00	401	2.02E+11
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<b>6.76</b>						
		<b>Average</b>				
<b>\$ 139,513</b>		<b>per SqFt=&gt;</b>	<b>\$3.20</b>			
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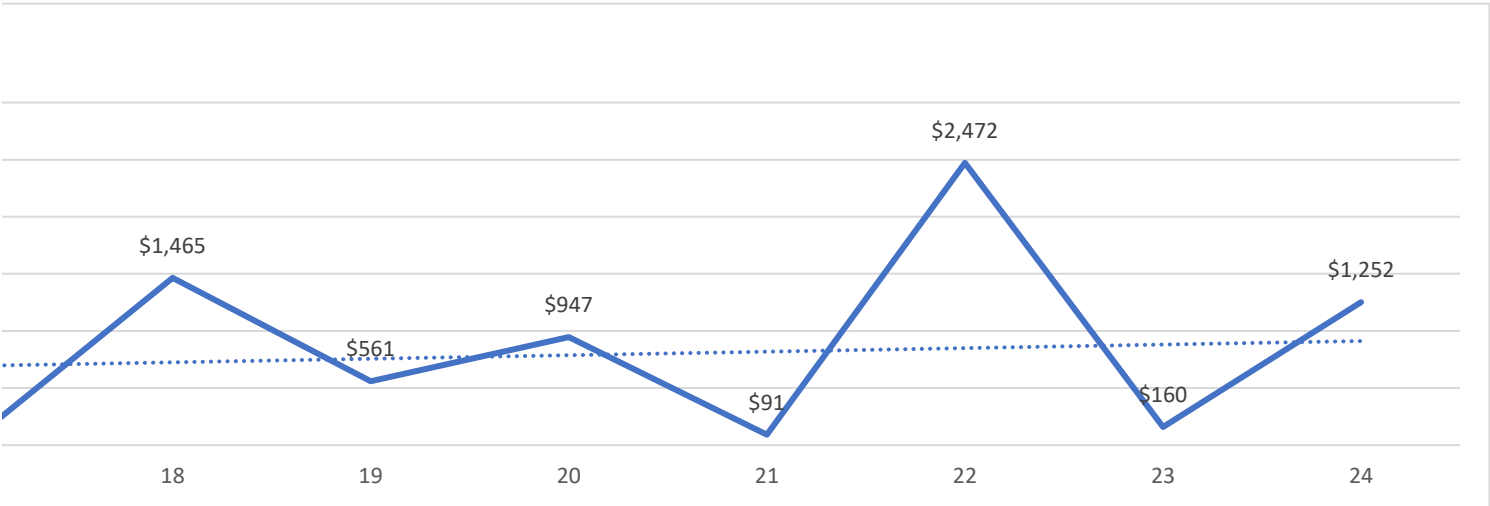
H.L BACK LOTS F/F LAND STUDY



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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
070-001-300-166-00	RESIDENTIAL 401	0	0	8/29/2016	
	RESIDENTIAL 401	0	0	8/29/2016	
	RESIDENTIAL 401	0	0	8/29/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
070-012-200-029-10	RESIDENTIAL 401	0	0	1/2/2020	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	1	6/11/2012	
072-150-000-005-10	RESIDENTIAL 401	0	0	11/12/2013	
	RESIDENTIAL 401	1	0	6/13/2012	
072-201-000-004-00	RESIDENTIAL 401	0	0	6/13/2012	
072-200-006-021-00	RESIDENTIAL 401	0	0	6/13/2012	
072-180-000-007-00, 072-180-000-008-00, 072-180-000-009-00	RESIDENTIAL 401	0	0	12/3/2021	
	RESIDENTIAL 401	0	1	6/13/2012	
	RESIDENTIAL 401	0	1	2/3/2017	
	RESIDENTIAL 401	0	1	6/13/2012	
	RESIDENTIAL 401	1	0	6/15/2012	
	RESIDENTIAL 401	0	0	6/15/2012	
	RESIDENTIAL 401	0	0	12/19/2018	
	RESIDENTIAL 401	0	0	6/13/2012	
072-240-000-007-00	RESIDENTIAL 401	0	0	6/13/2012	
	RESIDENTIAL 401	0	0	11/12/2013	
	RESIDENTIAL 401	0	0	6/11/2012	
	RESIDENTIAL 401	0	0	6/11/2012	

2023 070 H.L. BACK LOTS F/F LAND STUDY





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Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMENTES
401	RURAL 401 LOTS			N HILL ST
401	RURAL 401 LOTS			N HILL ST
401	RURAL 401 LOTS			N HILL ST
401	RURAL 401 LOTS			W MT MARIA RD
401	RURAL 401 LOTS			W MT MARIA RD
401	RURAL 401 LOTS			W MT MARIA RD
402	HUBBARD LK.LOTS			WHIPOOWILL DR
401	HUBBARD LK.LOTS			WHIPOORWILL DRIVE
401	S.E. H.L. AREA			KIRK DR
401	S.E. H.L. AREA			SUNSET LANE
401	S.E. H.L. AREA			N KOHLER RD
401	S.E. H.L. AREA	RURAL 401 LOTS		WEIER LANE
401	HUBBARD LK.LOTS			CALIFORNIA AVE
401	HUBBARD LK.LOTS			CALIFORNIA AVE
401	HUBBARD LK.LOTS			WILSON ST
401	HUBBARD LK.LOTS			N CEDAR ST
401	HUBBARD LK.LOTS			W LAKE ST
401	HUBBARD LK.LOTS			W LAKE ST
401	S.E. H.L. AREA			SUSAN AVE
402	S.E. H.L. AREA			SUSAN AVE
401	S.E. H.L. AREA			LITTLE BROOK DR
401	S.E. H.L. AREA			LITTLE BROOK DR
401	S.E. H.L. AREA			LITTLE BROOK DR