

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-008-300-025-75	3667 E M-72	08/31/22	\$271,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$271,000
071-011-200-005-00	2260 E SUCKER CREEK RD	11/05/21	\$610,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$610,000
071-016-100-015-00	E MILLER RD	05/12/21	\$292,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$292,500
071-020-200-004-00	744 E MILLER RD	11/23/21	\$395,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$354,000
071-027-200-005-00	1705 E FRENCH RD	10/27/21	\$459,000	WD	03-ARM'S LENGTH	\$441,600
101-015-200-015-75	1397 W M-72	10/08/21	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$329,400
111-001-100-006-01	6490 HUBBARD LAKE TRL	01/07/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000
112-004-200-005-00	7987 W DOCTORS CLUB RD	07/14/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900
112-012-100-050-00	FRUCHEY RANCH RD	07/28/21	\$219,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$219,900
112-014-100-005-02	VANWAGONER RD	02/21/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000
112-030-200-005-00	8716 MCCOLLUM LAKE RD	09/30/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000
112-035-300-005-00		11/19/21	\$765,255	WD	19-MULTI PARCEL ARM'S LENGTH	\$765,255
113-021-100-005-75	4750 W SAUGET TRL	05/03/22	\$445,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$445,000
113-022-100-247-00	2458 CHINWHISKER TRL	03/11/22	\$460,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000
113-029-100-005-00		03/30/22	\$950,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$950,000
Totals:			\$6,622,555			\$6,468,555

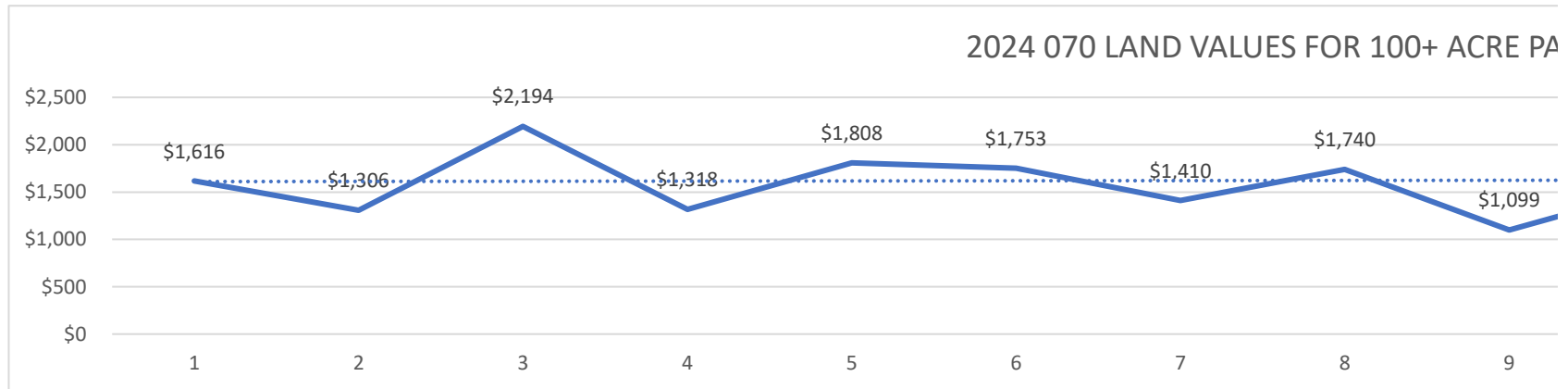
<i>Column1</i>	
Mean	1622.441391
Standard Error	71.51471585
Median	1615.990991
Mode	#N/A
Standard Deviation	276.9753035
Sample Variance	76715.31875
Kurtosis	0.359326232

Skewness	0.114009595
Range	1094.852886
Minimum	1099.005448
Maximum	2193.858333
Sum	24336.62087
Count	15

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$115,900	42.77	\$233,550	\$251,125	\$19,875	\$213,675	0.0	0.0	155.40
\$299,300	49.07	\$671,210	\$365,790	\$244,210	\$427,000	0.0	0.0	280.00
\$114,400	39.11	\$228,737	\$263,263	\$29,237	\$199,500	0.0	0.0	120.00
\$152,900	43.19	\$403,209	\$207,510	\$146,490	\$256,719	0.0	0.0	157.50
\$157,500	35.67	\$320,058	\$343,605	\$97,995	\$222,063	0.0	0.0	190.00
\$158,800	48.21	\$307,831	\$206,946	\$122,454	\$185,377	0.0	0.0	118.08
\$153,700	47.29	\$327,599	\$238,041	\$86,959	\$240,640	0.0	0.0	168.87
\$141,200	40.35	\$300,384	\$273,612	\$76,288	\$224,096	0.0	0.0	157.26
\$112,500	51.16	\$226,219	\$219,900	\$0	\$226,219	0.0	0.0	200.09
\$162,000	42.63	\$341,993	\$380,000	\$0	\$341,993	0.0	0.0	240.00
\$142,200	40.63	\$305,934	\$239,462	\$110,538	\$195,396	0.0	0.0	137.12
\$278,100	36.34	\$628,034	\$765,255	\$0	\$628,034	0.0	0.0	451.23
\$179,600	40.36	\$359,206	\$269,475	\$175,525	\$183,681	0.0	0.0	136.06
\$159,200	41.35	\$392,039	\$247,862	\$137,138	\$254,901	0.0	0.0	154.65
\$440,000	46.32	\$27,018	\$950,000	\$0	\$27,018	0.0	0.0	640.00

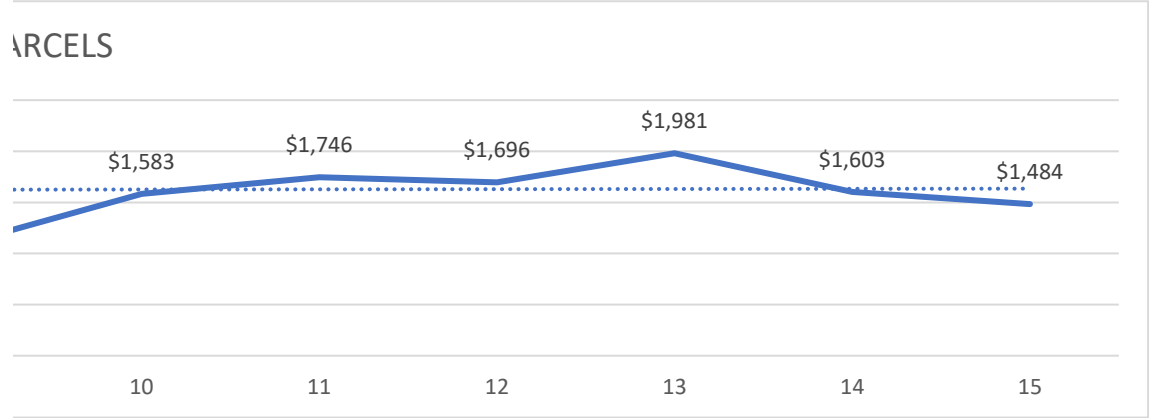
\$2,767,300		\$5,073,021	\$5,221,846		\$3,826,312	0.0		3,306.26
Sale. Ratio =>	42.78			Average				Average
Std. Dev. =>	4.60			per FF=>	#DIV/0!			per Net Acre=>

USE \$1600/ ACRE



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.00	#DIV/0!	\$1,616	\$0.04	0.00	401	2.022E+11
240.00	#DIV/0!	\$1,306	\$0.03	0.00	401	2.021E+11
80.00	#DIV/0!	\$2,194	\$0.05	0.00	401	2.021E+11
79.00	#DIV/0!	\$1,318	\$0.03	0.00	401	2.021E+11
190.00	#DIV/0!	\$1,808	\$0.04	0.00	401	2.021E+11
0.00	#DIV/0!	\$1,753	\$0.04	0.00	401	2.2021E+12
168.87	#DIV/0!	\$1,410	\$0.03	0.00	401	2.022E+11
157.26	#DIV/0!	\$1,740	\$0.04	0.00	401	2.021E+11
158.75	#DIV/0!	\$1,099	\$0.03	0.00	401	2.021E+11
240.00	#DIV/0!	\$1,583	\$0.04	0.00	401	2.023E+11
137.12	#DIV/0!	\$1,746	\$0.04	0.00	401	2.022E+11
226.00	#DIV/0!	\$1,696	\$0.04	0.00	401	2.021E+11
0.00	#DIV/0!	\$1,981	\$0.05	0.00	401	2.022E+11
10.01	#DIV/0!	\$1,603	\$0.04	0.00	401	2.022E+11
10.01	#DIV/0!	\$1,484	\$0.03	0.00	401	2.022E+11

1,697.02						
	Average					
1,579.38	per SqFt=>	\$0.04				



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
060-008-300-025-00	RESIDENTIAL 401	1	1	8/15/2016
071-011-300-090-00	RESIDENTIAL 401	1	0	1/3/2020
071-016-200-005-04, 071-016-200-005-00	RESIDENTIAL 401	0	0	8/24/1989
071-020-200-011-00, 071-020-200-014-00	RESIDENTIAL 401	0	0	1/11/2021
	RESIDENTIAL 401	0	0	12/3/2021
101-015-200-014-00, 101-015-300-005-00, 101-015-200-015-00	RESIDENTIAL 401	0	0	9/15/2021
	RESIDENTIAL 401	0	0	12/16/2006
	RESIDENTIAL 401	1	0	6/6/2007
112-013-100-050-00	RESIDENTIAL 401	0	0	9/8/2020
	RESIDENTIAL 401	0	0	9/8/2020
	RESIDENTIAL 401	1	0	7/1/2007
111-002-100-005-00, 111-002-100-040-00, 111-003-400-005-01, 111-002-200-030-00	RESIDENTIAL 401	0	0	9/8/2020
113-021-100-005-01	RESIDENTIAL 401	0	0	9/5/2016
113-021-100-005-05, 113-015-300-010-10	RESIDENTIAL 401	1	0	9/12/2016
113-032-100-021-00	RESIDENTIAL 401	0	0	9/7/2016

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
BLD ON QFP	401			
	401			
	401			
	401			
BLD ON QFP	401			
	401			
	401			
	402			
	402			
	401			
	402			
BLD ON QFP	401			
	401			
QUALIFIED FOREST PARCEL	402			
