

Parcel Number	Street Address	Sale Date	Sale Price
060-018-100-015-00	160 S COVILLE RD	06/15/21	\$115,000
060-034-200-005-00	S POOR FARM RD	09/08/21	\$95,000
060-034-400-010-00	E TAIT RD	11/11/21	\$85,000
070-025-300-005-02	98 W RITCHIE RD	09/14/21	\$83,000
071-010-300-010-00	1758 SUCKER CREEK TRL	07/22/22	\$182,000
071-016-100-010-00	VACANT	05/12/21	\$62,500
071-019-400-080-00	2104 BRUECKNER TRL	07/07/21	\$125,000
071-020-100-060-00	E MILLER RD	11/05/21	\$67,000
071-020-100-075-00	N TAYLOR RD	09/29/21	\$57,500
071-020-300-010-00	N BUHL RD	06/11/21	\$84,900
071-025-100-015-01	1781 N F-41	10/21/21	\$130,000
071-026-100-015-00	1869 N SOMERS RD	08/25/21	\$330,000
071-026-200-007-00	N MCCONNELL RD	09/07/21	\$89,900
071-026-300-030-01	2013 E RITCHIE RD	07/08/21	\$155,000
071-032-100-012-01	E RITCHIE RD	07/09/21	\$72,875
071-032-100-013-01	E RITCHIE RD	07/09/21	\$59,625
100-016-400-015-10	420 S ROSS RD	08/26/22	\$155,000
101-002-300-050-00	590 N BEAN HILL RD	08/26/22	\$200,000
101-003-200-005-00	1350 W TRASK LAKE RD	10/17/22	\$83,900
101-015-100-005-00	1123 W M-72	08/05/22	\$198,000
101-019-200-045-01	2875 W DEWAR RD	06/24/22	\$150,000
101-029-200-025-00	2313 W FOWLER RD	05/27/21	\$40,000
101-034-300-040-00	S BEAN HILL RD	06/01/22	\$40,000
110-007-200-005-00	488 N PINE TRL	09/08/21	\$145,000
112-021-400-005-00	5121 N M-65	10/14/22	\$180,000
112-032-300-030-00		11/03/22	\$210,000
112-032-300-040-00		10/28/22	\$80,000
112-032-300-040-00		04/23/21	\$85,000
Totals:			\$3,361,200

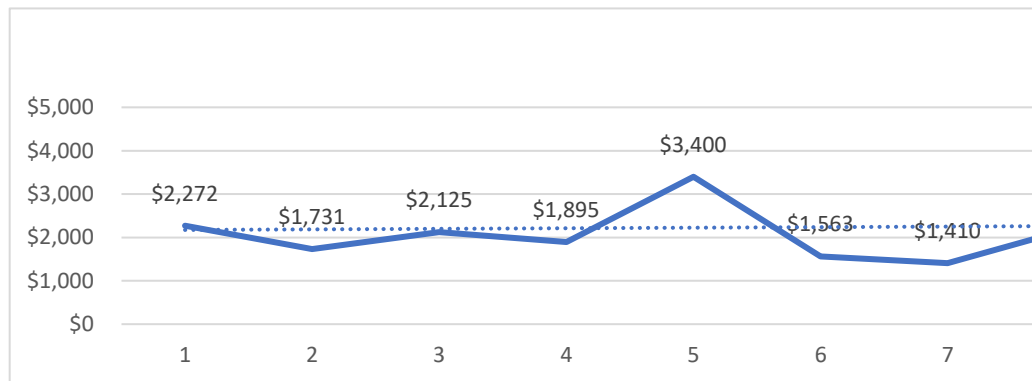
Column1

Mean	2346.998143
Standard Error	164.7097488
Median	2163.233333
Mode	#N/A
Standard Deviation	871.5620674
Sample Variance	759620.4373
Kurtosis	-0.662573583
Skewness	0.524091849

Range
Minimum
Maximum
Sum
Count

Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
WD	03-ARM'S LENGTH	\$114,000	\$39,900	35.00
WD	03-ARM'S LENGTH	\$95,000	\$43,100	45.37
WD	03-ARM'S LENGTH	\$85,000	\$33,500	39.41
WD	03-ARM'S LENGTH	\$75,800	\$33,500	44.20
WD	03-ARM'S LENGTH	\$166,000	\$47,400	28.55
WD	03-ARM'S LENGTH	\$62,500	\$34,000	54.40
LC	03-ARM'S LENGTH	\$100,000	\$54,300	54.30
WD	19-MULTI PARCEL ARM'S LENGTH	\$67,000	\$37,800	56.42
WD	19-MULTI PARCEL ARM'S LENGTH	\$57,500	\$42,900	74.61
WD	03-ARM'S LENGTH	\$84,900	\$33,500	39.46
WD	03-ARM'S LENGTH	\$130,000	\$33,400	25.69
WD	03-ARM'S LENGTH	\$297,800	\$106,800	35.86
WD	03-ARM'S LENGTH	\$89,900	\$33,500	37.26
WD	03-ARM'S LENGTH	\$155,000	\$70,700	45.61
WD	03-ARM'S LENGTH	\$72,875	\$43,600	59.83
WD	03-ARM'S LENGTH	\$59,625	\$30,200	50.65
WD	03-ARM'S LENGTH	\$140,200	\$31,000	22.11
WD	03-ARM'S LENGTH	\$200,000	\$67,400	33.70
WD	03-ARM'S LENGTH	\$83,900	\$28,100	33.49
WD	03-ARM'S LENGTH	\$188,000	\$46,900	24.95
WD	03-ARM'S LENGTH	\$150,000	\$55,400	36.93
WD	03-ARM'S LENGTH	\$40,000	\$0	0.00
WD	03-ARM'S LENGTH	\$40,000	\$31,000	77.50
WD	03-ARM'S LENGTH	\$121,600	\$52,700	43.34
WD	03-ARM'S LENGTH	\$180,000	\$47,100	26.17
WD	03-ARM'S LENGTH	\$200,000	\$52,500	26.25
WD	03-ARM'S LENGTH	\$80,000	\$30,600	38.25
WD	03-ARM'S LENGTH	\$85,000	\$31,200	36.71
		\$3,221,600	\$1,192,000	
			Sale. Ratio =>	37.00
			Std. Dev. =>	15.98

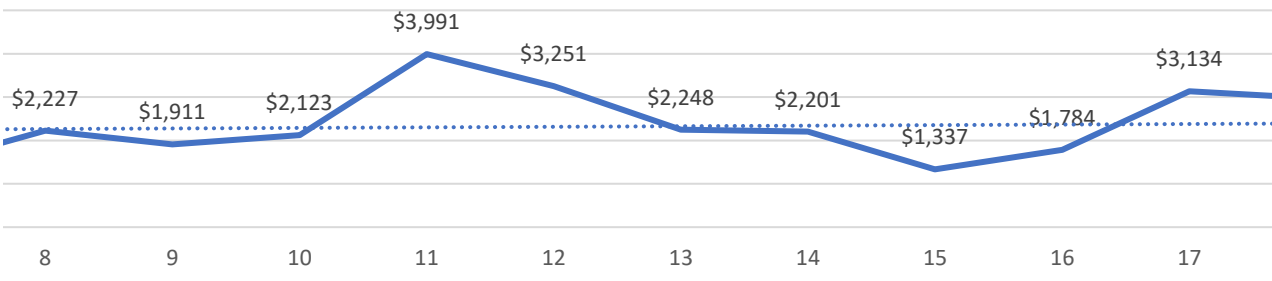
2991.066667
1000
3991.066667
65715.94801
28



Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$90,102	\$90,898	\$23,102	\$67,000	0.0	0.0	40.00
\$92,770	\$69,230	\$25,770	\$67,000	0.0	0.0	40.00
\$67,000	\$85,000	\$0	\$67,000	0.0	0.0	40.00
\$67,000	\$75,800	\$0	\$67,000	0.0	0.0	40.00
\$98,018	\$135,982	\$30,018	\$68,000	0.0	0.0	40.00
\$68,000	\$62,500	\$0	\$67,000	0.0	0.0	40.00
\$110,990	\$55,050	\$44,950	\$66,040	0.0	0.0	39.04
\$91,113	\$67,000	\$0	\$91,113	0.0	0.0	30.08
\$111,159	\$57,500	\$0	\$111,159	0.0	0.0	30.09
\$67,000	\$84,900	\$0	\$67,000	0.0	0.0	40.00
\$67,268	\$119,732	\$10,268	\$57,000	0.0	0.0	30.00
\$234,742	\$130,058	\$167,742	\$67,000	0.0	0.0	40.00
\$67,000	\$89,900	\$0	\$67,000	0.0	0.0	40.00
\$145,956	\$66,044	\$88,956	\$57,000	0.0	0.0	30.00
\$88,735	\$44,210	\$28,665	\$60,070	0.0	0.0	33.07
\$60,430	\$59,625	\$0	\$60,430	0.0	0.0	33.43
\$76,839	\$125,361	\$14,839	\$62,000	0.0	0.0	40.00
\$143,140	\$118,860	\$81,140	\$62,000	0.0	0.0	40.00
\$56,513	\$80,587	\$3,313	\$53,200	0.0	0.0	32.00
\$97,764	\$149,728	\$38,272	\$59,492	0.0	0.0	37.72
\$110,744	\$101,256	\$48,744	\$62,000	0.0	0.0	40.00
\$64,170	\$40,000	\$0	\$64,170	0.0	0.0	37.17
\$62,000	\$40,000	\$0	\$62,000	0.0	0.0	40.00
\$140,603	\$44,497	\$77,103	\$63,500	0.0	0.0	31.00
\$105,374	\$141,501	\$38,499	\$66,875	0.0	0.0	37.75
\$116,976	\$151,122	\$48,878	\$68,098	0.0	0.0	40.14
\$68,182	\$80,000	\$0	\$68,182	0.0	0.0	40.26
\$68,182	\$85,000	\$0	\$68,182	0.0	0.0	40.26
\$2,637,770	\$2,451,341		\$1,866,511	0.0		1,042.01
			Average per FF=>	#DIV/0!		Average per Net Acre=>

USE \$2400/ ACRE

2024 070 LAND VALUE FOR 40 ACRE PARCELS



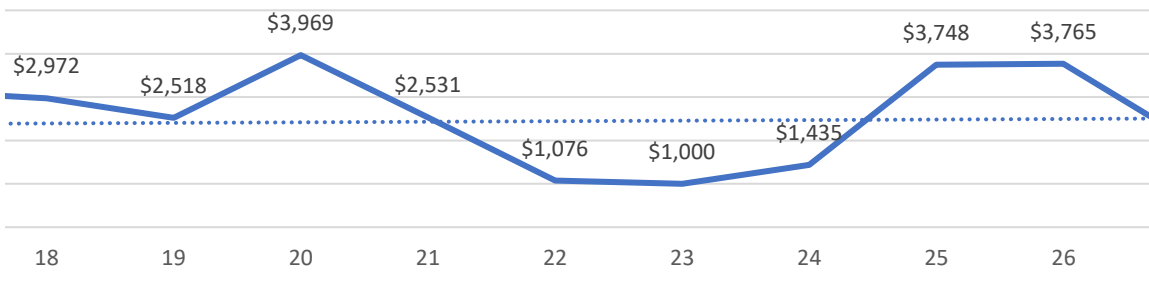
Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
40.00	#DIV/0!	\$2,272	\$0.05	0.00	401
40.00	#DIV/0!	\$1,731	\$0.04	0.00	401
40.00	#DIV/0!	\$2,125	\$0.05	0.00	401
40.00	#DIV/0!	\$1,895	\$0.04	0.00	401
40.00	#DIV/0!	\$3,400	\$0.08	0.00	401
40.00	#DIV/0!	\$1,563	\$0.04	0.00	401
39.04	#DIV/0!	\$1,410	\$0.03	0.00	401
10.03	#DIV/0!	\$2,227	\$0.05	0.00	401
10.03	#DIV/0!	\$1,911	\$0.04	0.00	401
40.00	#DIV/0!	\$2,123	\$0.05	0.00	401
30.00	#DIV/0!	\$3,991	\$0.09	0.00	401
40.00	#DIV/0!	\$3,251	\$0.07	0.00	401
40.00	#DIV/0!	\$2,248	\$0.05	0.00	401
30.00	#DIV/0!	\$2,201	\$0.05	0.00	401
33.07	#DIV/0!	\$1,337	\$0.03	0.00	401MH
33.43	#DIV/0!	\$1,784	\$0.04	0.00	401
40.00	#DIV/0!	\$3,134	\$0.07	0.00	401
40.00	#DIV/0!	\$2,972	\$0.07	0.00	401
32.00	#DIV/0!	\$2,518	\$0.06	0.00	401
37.72	#DIV/0!	\$3,969	\$0.09	0.00	401
40.00	#DIV/0!	\$2,531	\$0.06	0.00	401
37.17	#DIV/0!	\$1,076	\$0.02	0.00	401
40.00	#DIV/0!	\$1,000	\$0.02	0.00	401
31.00	#DIV/0!	\$1,435	\$0.03	0.00	401
37.75	#DIV/0!	\$3,748	\$0.09	0.00	401MH
40.14	#DIV/0!	\$3,765	\$0.09	0.00	401
40.26	#DIV/0!	\$1,987	\$0.05	0.00	401
40.26	#DIV/0!	\$2,111	\$0.05	0.00	401

1,001.90

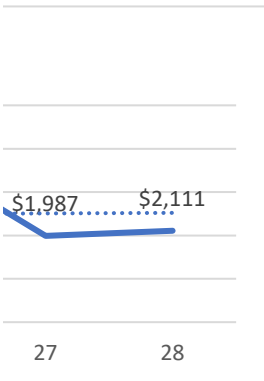
2,352.51

**Average
per SqFt=>**

\$0.05



Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
2.021E+11		RESIDENTIAL 401	0	1
2.021E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	1	1
2.021E+16		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.021E+11	071-020-100-070-00	RESIDENTIAL 401	0	0
2.021E+11	071-020-100-080-00, 071-020-100-100-00	RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	1
2.021E+11		RESIDENTIAL 401	0	1
2.021E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	1
2.022E+11		RESIDENTIAL 401	0	0
2.022E+11		RESIDENTIAL 401	0	0
2.021E+11		RESIDENTIAL 401	0	0



Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
12/20/2021		401			
8/23/1978		401			
11/28/2020		402			
11/9/2022		402			
11/10/2022		401			
9/2/2020		402			
9/2/2020		401			
9/2/2020		402			
9/2/2020		402			
9/2/2020		402			
8/13/1996		401			
1/24/2001		401			
5/1/1992		402			
9/3/2020		401			
9/2/2020		401			
9/2/2020		402			
9/14/2021		401			
11/29/2017		401			
12/26/2018		401			
12/18/2019		401			
11/8/2022		401			
9/15/2021		402			
9/15/2021		402			
8/29/2016		401			
7/1/2007		401			
7/1/2007		401			
9/8/2020		402			
9/8/2020		402			
