

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-028-400-010-00	4341 E PROCUNIER RD	10/28/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000
060-031-400-010-00	S KING RD	11/12/21	\$110,000	PTA	03-ARM'S LENGTH	\$110,000
070-007-300-003-10	CONSOLIDATED RD	10/15/21	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000
070-023-300-020-00		03/04/22	\$88,000	WD	03-ARM'S LENGTH	\$88,000
070-023-300-020-00		07/15/21	\$88,900	WD	03-ARM'S LENGTH	\$88,900
070-024-300-010-75	N HUBBARD LAKE RD	05/11/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000
070-035-100-005-01	W RITCHIE RD	06/18/21	\$150,000	LC	03-ARM'S LENGTH	\$150,000
071-015-300-040-00	2503 N SHARBONEAU RD	10/21/22	\$165,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,900
071-022-200-005-00	1710 E MILLER RD	10/21/22	\$179,100	WD	03-ARM'S LENGTH	\$179,100
101-006-100-030-01	2719 W TRASK LAKE RD	11/17/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900
101-015-300-010-00	1770 HEPTING TRL	04/04/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900
101-019-100-100-01	640 S STOUT RD	05/12/21	\$240,000	LC	03-ARM'S LENGTH	\$240,000
101-025-400-005-00	188 W PROCUNIER RD	09/26/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000
112-007-300-004-00	6248 N STONEY RIDGE TRL	08/05/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000
112-010-100-010-00	7600 FRUCHEY RANCH RD	07/02/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000
113-021-100-004-02	4700 ALTBOCK TRL	06/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000
Totals:			\$2,982,700			\$2,982,700

Column1

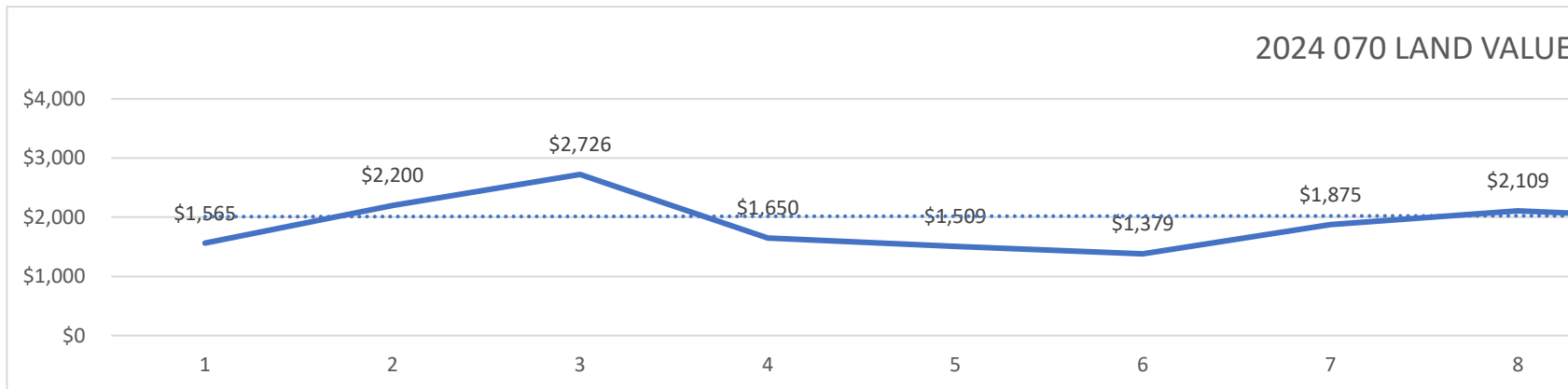
Mean	2025.13802
Standard Error	183.5244237
Median	1873.1
Mode	#N/A
Standard Deviation	734.097695
Sample Variance	538899.4258
Kurtosis	1.529467617

Skewness	1.424752042
Range	2546.042626
Minimum	1209.300658
Maximum	3755.343284
Sum	32402.20832
Count	16

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$75,200	44.76	\$156,799	\$125,201	\$42,799	\$114,000	0.0	0.0	80.00
\$35,700	32.45	\$78,750	\$110,000	\$0	\$78,750	0.0	0.0	50.00
\$71,100	29.63	\$144,145	\$203,651	\$36,349	\$107,796	0.0	0.0	74.72
\$45,300	51.48	\$85,329	\$88,000	\$0	\$85,329	0.0	0.0	53.33
\$45,300	50.96	\$91,102	\$80,461	\$8,439	\$82,663	0.0	0.0	53.33
\$67,900	52.23	\$137,656	\$110,344	\$19,656	\$118,000	0.0	0.0	80.00
\$57,000	38.00	\$114,000	\$150,000	\$0	\$114,000	0.0	0.0	80.00
\$62,200	37.49	\$124,381	\$165,900	\$0	\$121,216	0.0	0.0	78.67
\$68,600	38.30	\$139,370	\$157,730	\$21,370	\$118,000	0.0	0.0	80.00
\$76,400	22.81	\$157,788	\$287,878	\$47,022	\$110,766	0.0	0.0	81.71
\$119,800	29.96	\$239,567	\$251,608	\$148,292	\$91,275	0.0	0.0	67.00
\$0	0.00	\$257,131	\$101,158	\$138,842	\$118,289	0.0	0.0	83.65
\$59,700	36.63	\$120,561	\$150,939	\$12,061	\$108,500	0.0	0.0	80.00
\$62,100	51.75	\$131,396	\$104,104	\$15,896	\$115,500	0.0	0.0	80.00
\$80,500	39.27	\$170,816	\$149,684	\$55,316	\$115,500	0.0	0.0	80.00
\$80,900	40.45	\$176,228	\$112,272	\$87,728	\$88,500	0.0	0.0	60.00
\$1,007,700		\$2,325,019	\$2,348,930		\$1,688,084	0.0		1,162.41
Sale. Ratio =>	33.78			Average				Average
Std. Dev. =>	13.24			per FF=>	#DIV/0!			per Net Acre=>

USE \$2000/ ACRE

2024 070 LAND VALUE



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
80.00	#DIV/0!	\$1,565	\$0.04	0.00	401MH	2.021E+11	
50.00	#DIV/0!	\$2,200	\$0.05	0.00	401		
74.72	#DIV/0!	\$2,726	\$0.06	0.00	401	2.021E+11	070-007-400-005-00, 070-008-300-005-00
53.33	#DIV/0!	\$1,650	\$0.04	0.00	401	2.022E+11	
53.33	#DIV/0!	\$1,509	\$0.03	0.00	401	2.021E+11	
0.00	#DIV/0!	\$1,379	\$0.03	0.00	401	2.022E+11	070-024-300-010-00
80.00	#DIV/0!	\$1,875	\$0.04	0.00	401	2.021E+11	
38.67	#DIV/0!	\$2,109	\$0.05	0.00	401	2.022E+11	071-015-300-030-00
80.00	#DIV/0!	\$1,972	\$0.05	0.00	401	2.022E+11	
81.71	#DIV/0!	\$3,523	\$0.08	0.00	401	2.022E+11	
67.00	#DIV/0!	\$3,755	\$0.09	0.00	401	2.022E+11	
83.65	#DIV/0!	\$1,209	\$0.03	0.00	401	2.021E+11	
80.00	#DIV/0!	\$1,887	\$0.04	0.00	401	2.022E+11	
80.00	#DIV/0!	\$1,301	\$0.03	0.00	401	2.022E+11	
80.00	#DIV/0!	\$1,871	\$0.04	0.00	401	2.021E+11	
60.00	#DIV/0!	\$1,871	\$0.04	0.00	401	2.021E+11	

1,042.41

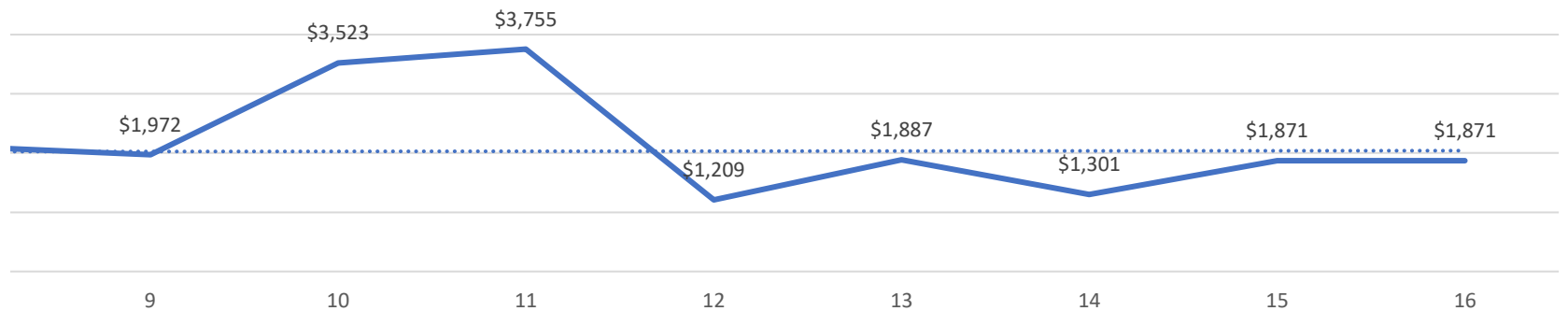
Average

2,020.74

per SqFt=>

\$0.05

FOR 50 ACRE PARCELS



Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
RESIDENTIAL 401	0	0	12/20/2021		401			
RESIDENTIAL 401	1	0	8/25/1995		402			
RESIDENTIAL 401	0	0	NOT INSPECTED		401			
RESIDENTIAL 401	0	0	9/6/2016		402			
RESIDENTIAL 401	0	0	9/6/2016		402			
RESIDENTIAL 401	0	0	9/8/2016	BLD ON QFP	401			
RESIDENTIAL 401	0	0	9/7/2016		402			
RESIDENTIAL 401	0	0	5/1/1992		402			
RESIDENTIAL 401	0	0	10/1/1993		401			
RESIDENTIAL 401	0	0	11/7/2022		402			
RESIDENTIAL 401	0	0	8/18/2016		401			
RESIDENTIAL 401	0	0	8/19/2016		401			
RESIDENTIAL 401	0	0	8/19/2016		401			
RESIDENTIAL 401	1	0	12/16/2006		401			
RESIDENTIAL 401	1	0	6/29/2007		401			
RESIDENTIAL 401	0	0	9/5/2016		401			