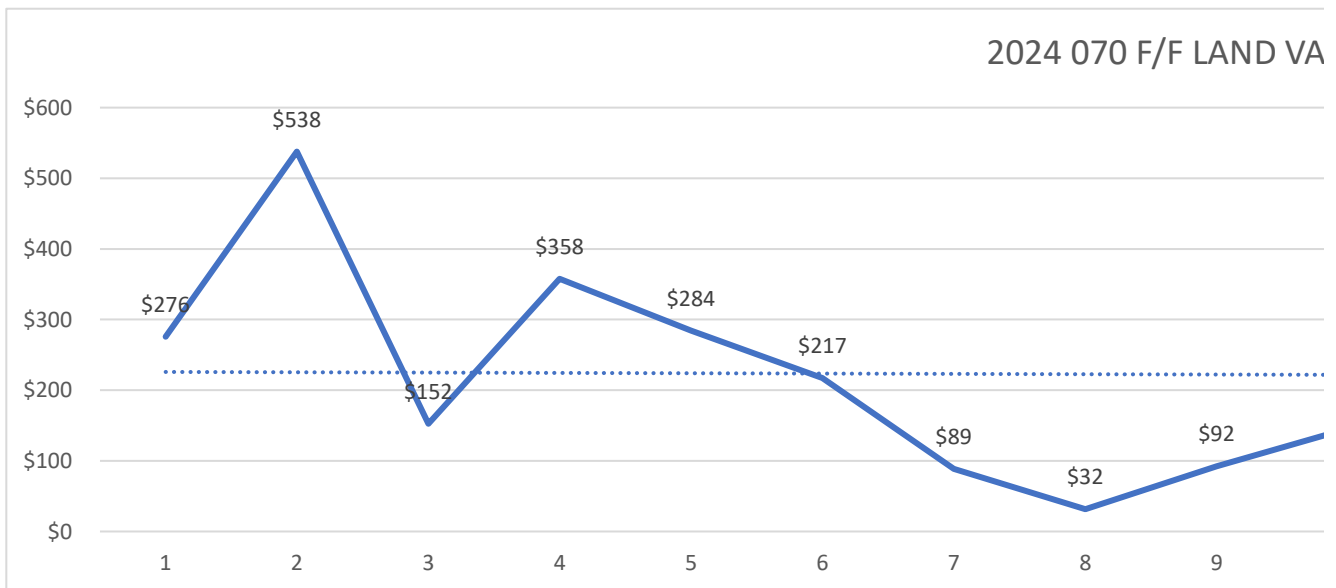


Parcel Number	Street Address	Sale Date	Sale Price
070-001-300-085-00	333 WEIER LN	10/04/22	\$387,000
070-011-100-015-00	606 W MT MARIA RD	08/16/21	\$170,000
070-011-100-030-01	591 W MT MARIA RD	04/21/22	\$15,500
070-011-100-035-00	W MT MARIA RD	08/04/21	\$35,000
070-032-400-100-00	2060 W TRASK LAKE RD	07/07/22	\$161,000
070-033-300-100-00	1030 N RICHARDSON RD	07/20/21	\$70,000
072-170-000-011-00	MT MARIA BLVD	06/22/22	\$25,000
072-170-000-027-00	3328 N ARLBERG CIR	11/24/21	\$3,500
072-170-000-053-00	CHRISTY CT	03/22/23	\$12,000
072-170-000-086-00	340 SITZMARK DR	08/16/22	\$142,500
072-230-000-009-00	E LINCOLN DR	08/20/21	\$14,900
073-000-012-005-00	204 N LAKE ST	09/20/22	\$58,000
073-000-013-007-00	210 E ALGER ST	09/30/21	\$89,900
073-000-014-001-00	300 E ALGER ST	06/11/21	\$64,562
073-000-019-001-01	103 N SECOND ST	02/10/22	\$121,000
073-000-019-009-00	110 W MAIN ST	03/03/23	\$72,700
073-000-021-006-00	203 E MAIN ST	06/24/22	\$110,000
073-100-000-044-00	325 E MAIN ST	09/13/21	\$68,500
073-100-000-128-00	1231 N ANDERSON DR	01/23/23	\$109,900
Totals:			\$1,730,962

<i>Column1</i>	
Mean	221.7175388
Standard Error	36.61848057
Median	210.8333333
Mode	#N/A
Standard Deviation	159.6162563
Sample Variance	25477.34926
Kurtosis	-0.244917454
Skewness	0.773857214
Range	536.4537879
Minimum	1.287878788
Maximum	537.7416667
Sum	4212.633238
Count	19

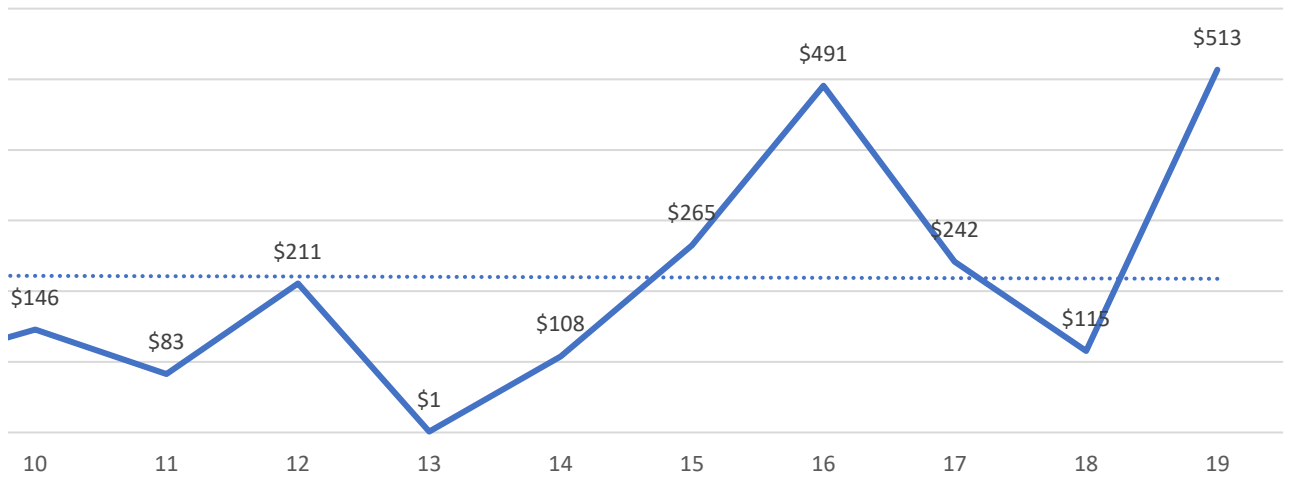
Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
WD	03-ARM'S LENGTH	\$368,000	\$152,800	41.52
WD	03-ARM'S LENGTH	\$170,000	\$54,500	32.06
WD	03-ARM'S LENGTH	\$15,500	\$5,100	32.90
WD	03-ARM'S LENGTH	\$35,000	\$6,000	17.14
WD	03-ARM'S LENGTH	\$161,000	\$63,300	39.32
WD	03-ARM'S LENGTH	\$70,000	\$22,400	32.00
WD	19-MULTI PARCEL ARM'S LENGTH	\$25,000	\$14,100	56.40
WD	03-ARM'S LENGTH	\$3,500	\$4,200	120.00
WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000	\$6,500	54.17
WD	19-MULTI PARCEL ARM'S LENGTH	\$142,500	\$50,300	35.30
WD	03-ARM'S LENGTH	\$14,900	\$6,800	45.64
LC	03-ARM'S LENGTH	\$58,000	\$20,200	34.83
WD	03-ARM'S LENGTH	\$89,900	\$47,500	52.84
WD	03-ARM'S LENGTH	\$64,562	\$28,800	44.61
WD	03-ARM'S LENGTH	\$121,000	\$45,400	37.52
WD	03-ARM'S LENGTH	\$72,700	\$21,800	29.99
WD	03-ARM'S LENGTH	\$110,000	\$45,600	41.45
WD	03-ARM'S LENGTH	\$68,500	\$3,600	5.26
WD	03-ARM'S LENGTH	\$109,900	\$32,000	29.12
		\$1,711,962	\$630,900	
			Sale. Ratio =>	36.85
			Std. Dev. =>	22.67



Cur. Appraisal	Land Residual	Bld/Imp. VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$338,648	\$46,052	\$321,948	\$16,700	167.0	212.0	0.81
\$114,471	\$64,529	\$105,471	\$9,000	120.0	210.0	0.58
\$10,167	\$15,500	\$0	\$10,167	101.7	375.0	0.84
\$12,379	\$28,621	\$6,379	\$6,000	80.0	250.0	0.46
\$139,730	\$32,820	\$128,180	\$11,550	115.5	219.5	0.58
\$46,503	\$35,872	\$34,128	\$12,375	165.0	264.0	1.00
\$32,467	\$25,000	\$0	\$32,467	282.3	422.0	1.37
\$8,331	\$3,500	\$0	\$8,331	111.1	195.0	0.52
\$14,933	\$12,000	\$0	\$14,933	129.9	168.0	0.52
\$135,741	\$32,017	\$110,483	\$25,258	219.6	328.0	0.78
\$13,500	\$14,900	\$0	\$13,500	180.0	180.0	0.74
\$43,370	\$27,830	\$30,170	\$13,200	132.0	132.0	0.40
\$99,630	\$170	\$89,730	\$9,900	132.0	132.0	0.40
\$60,230	\$14,232	\$50,330	\$9,900	132.0	132.0	0.40
\$99,259	\$34,941	\$86,059	\$13,200	132.0	132.0	0.40
\$47,884	\$32,406	\$40,294	\$7,590	66.0	132.0	0.20
\$91,282	\$31,918	\$78,082	\$13,200	132.0	132.0	0.40
\$66,480	\$5,770	\$62,730	\$3,750	50.0	133.0	0.15
\$70,052	\$51,348	\$58,552	\$11,500	100.0	125.0	0.29
\$1,445,057	\$509,426		\$242,521	2,548.1		10.84
			Average per FF=>	\$200		Average per Net Acre=>

use \$150/ ff

VALUE FOR RURAL LOTS



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.81	\$276	\$56,645	\$1.30	167.00	401	2.022E+11
0.58	\$538	\$111,449	\$2.56	120.00	401	2.021E+11
0.84	\$152	\$18,474	\$0.42	110.00	401	2.022E+11
0.46	\$358	\$62,355	\$1.43	80.00	401	2.021E+11
0.58	\$284	\$56,392	\$1.29	115.50	401	2.022E+11
1.00	\$217	\$35,872	\$0.82	165.00	401	2.021E+11
0.78	\$89	\$18,302	\$0.42	120.07	401	2.022E+11
0.52	\$32	\$6,705	\$0.15	100.00	401	2.021E+11
0.52	\$92	\$22,945	\$0.53	118.45	401	2.023E+11
0.43	\$146	\$41,206	\$0.95	246.96	401	2.022E+11
0.74	\$83	\$20,027	\$0.46	180.00	401	2.021E+11
0.40	\$211	\$69,575	\$1.60	132.00	401	2.022E+11
0.40	\$1	\$425	\$0.01	132.00	401	2.021E+11
0.40	\$108	\$35,580	\$0.82	132.00	401	2.021E+11
0.40	\$265	\$87,353	\$2.01	132.00	401	2.022E+11
0.20	\$491	\$162,030	\$3.72	66.00	401	2.023E+11
0.40	\$242	\$79,795	\$1.83	132.00	401	2.022E+11
0.15	\$115	\$37,712	\$0.87	50.00	401	2.021E+11
0.29	\$513	\$178,913	\$4.11	100.00	401	2.023E+11
<hr/>						
9.91						
		Average				
46,977.68		per SqFt=>	\$1.08			
<hr/>						

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
	RESIDENTIAL 401	0	1	8/26/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	9/4/2020	
	RESIDENTIAL 401	0	0	9/8/2016	
072-170-000-012-00	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	11/9/2022	
072-170-000-054-00, 072-170-000-055-00	RESIDENTIAL 401	0	0	8/30/2016	
072-170-000-085-00	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	10/1/1992	
	RESIDENTIAL 401	0	0	12/24/2015	
	RESIDENTIAL 401	0	0	7/26/1994	
	RESIDENTIAL 401	0	0	10/1/1995	
	RESIDENTIAL 401	0	0	10/1/1995	
	RESIDENTIAL 401	0	0	7/26/1994	
	RESIDENTIAL 401	0	0	10/1/1995	
	RESIDENTIAL 401	0	0	9/8/1995	
	RESIDENTIAL 401	0	0	10/1/1992	

