

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-001-300-085-00	333 WEIER LN	10/04/22	\$387,000	WD	03-ARM'S LENGTH	\$368,000
070-001-300-085-02	371 W WEIER LN	10/28/22	\$505,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$505,000
070-001-300-085-11	375 WEIER LN	10/27/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000
070-011-100-025-00	586 W MT MARIA RD	09/21/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000
070-011-100-030-01	591 W MT MARIA RD	04/21/22	\$15,500	WD	03-ARM'S LENGTH	\$15,500
070-032-400-100-00	2060 W TRASK LAKE RD	07/07/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000
070-032-400-110-00	2050 W TRASK LAKE RD	06/29/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500
070-033-300-030-05	1893 W TRASK LAKE RD	05/24/23	\$159,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$159,000
071-019-300-005-20	2222 N HUBBARD LAKE RD	02/21/23	\$232,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$232,000
072-170-000-008-00	MT MARIA BLVD	05/22/23	\$7,500	WD	03-ARM'S LENGTH	\$7,500
072-170-000-011-00	MT MARIA BLVD	06/22/22	\$25,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$25,000
072-170-000-035-00	MT MARIA BLVD	06/21/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000
072-170-000-053-00	CHRISTY CT	03/22/23	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000
072-170-000-054-00	CHRISTY CT	01/30/24	\$4,000	WD	03-ARM'S LENGTH	\$4,000
072-170-000-056-00	CHRISTY CT	04/20/23	\$11,000	WD	03-ARM'S LENGTH	\$11,000
072-170-000-059-00	N HILLTOP PKWY	08/04/23	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000
072-170-000-083-00	SITZMARK DR	09/07/23	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000
072-170-000-083-00	SITZMARK DR	01/05/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000
072-170-000-084-00	SITZMARK DR	01/05/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000
072-170-000-086-00	340 SITZMARK DR	08/16/22	\$142,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,500
072-228-000-011-00	E VIOLA LN	09/27/23	\$14,000	WD	03-ARM'S LENGTH	\$14,000
072-228-000-014-00	E VIOLA LN	09/27/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000
073-000-012-005-00	204 N LAKE ST	09/20/22	\$58,000	LC	03-ARM'S LENGTH	\$58,000
073-000-019-009-00	110 W MAIN ST	03/03/23	\$72,700	WD	03-ARM'S LENGTH	\$72,700
073-000-021-006-00	203 E MAIN ST	06/24/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000
073-100-000-016-00	344 S SLEEPER DR	10/26/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000
073-100-000-128-00	1231 N ANDERSON DR	01/23/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900
<b>Totals:</b>			<b>\$2,598,600</b>			<b>\$2,579,600</b>

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*Column1*

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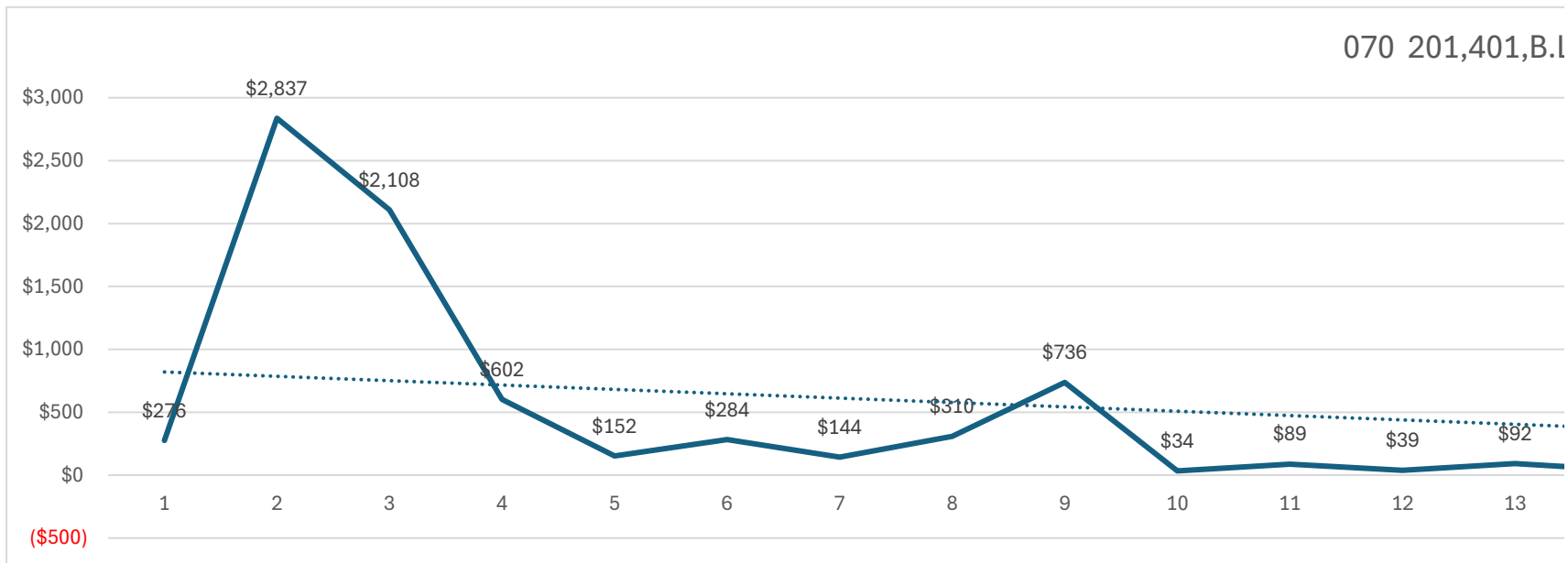
Mean	369.6801236
Standard Error	123.5345686
Median	143.9393939
Mode	#N/A
Standard Deviation	641.9044477
Sample Variance	412041.3199
Kurtosis	9.843937596
Skewness	3.13197773
Range	2806.02452
Minimum	30.80714734
Maximum	2836.831667
Sum	9981.363338
Count	27

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$152,800	41.52	\$338,648	\$46,052	\$16,700	167.0	212.0	0.81	0.81
\$118,700	23.50	\$318,948	\$357,611	\$171,559	126.1	341.0	0.32	0.15
\$58,600	19.53	\$185,073	\$163,546	\$48,619	77.6	220.0	0.20	0.14
\$53,700	31.59	\$116,428	\$66,222	\$12,650	110.0	119.0	0.30	0.30
\$5,100	32.90	\$10,167	\$15,500	\$10,167	101.7	375.0	0.84	0.84
\$63,300	39.32	\$139,730	\$32,820	\$11,550	115.5	219.5	0.58	0.58
\$8,700	91.58	\$17,440	\$9,500	\$7,590	66.0	203.9	0.31	0.31
\$64,000	40.25	\$138,960	\$31,885	\$11,845	103.0	170.0	0.40	0.40
\$47,900	20.65	\$113,916	\$139,934	\$21,850	190.0	190.0	0.83	0.83
\$12,600	168.00	\$25,216	\$7,500	\$25,216	219.3	103.7	0.51	0.51
\$14,100	56.40	\$32,467	\$25,000	\$32,467	282.3	422.0	1.37	0.78
\$10,400	148.57	\$20,808	\$7,000	\$20,808	180.9	100.0	0.44	0.44
\$6,500	54.17	\$14,933	\$12,000	\$14,933	129.9	168.0	0.52	0.52
\$5,900	147.50	\$15,364	\$4,000	\$15,364	102.4	180.0	0.48	0.48
\$20,500	186.36	\$41,062	\$11,000	\$41,062	357.1	168.6	1.53	1.53
\$7,100	59.17	\$14,206	\$12,000	\$14,206	123.5	195.0	0.51	0.51
\$5,800	116.00	\$11,532	\$5,000	\$11,532	100.3	170.0	0.38	0.38
\$5,800	96.67	\$15,042	\$6,000	\$15,042	100.3	170.0	0.38	0.38
\$5,400	90.00	\$15,042	\$6,000	\$15,042	94.2	165.0	0.38	0.34
\$50,300	35.30	\$135,741	\$32,017	\$25,258	219.6	328.0	0.78	0.43
\$15,000	107.14	\$30,075	\$14,000	\$12,075	105.0	208.0	0.50	0.50
\$14,800	123.33	\$29,562	\$12,000	\$11,562	100.5	253.1	0.59	0.59
\$20,200	34.83	\$43,370	\$27,830	\$13,200	132.0	132.0	0.40	0.40
\$21,800	29.99	\$47,884	\$32,406	\$7,590	66.0	132.0	0.20	0.20
\$45,600	41.45	\$91,282	\$31,918	\$13,200	132.0	132.0	0.40	0.40
\$21,600	48.00	\$46,686	\$4,179	\$5,865	51.0	0.0	0.00	0.00
\$32,000	29.12	\$70,052	\$51,348	\$11,500	100.0	125.0	0.29	0.29
<b>\$888,200</b>		<b>\$2,079,634</b>	<b>\$1,164,268</b>	<b>\$618,452</b>	<b>3,653.1</b>		<b>14.24</b>	<b>13.04</b>
<b>Sale. Ratio =&gt;</b>	<b>34.43</b>			<b>Average</b>			<b>Average</b>	
<b>Std. Dev. =&gt;</b>	<b>49.39</b>			<b>per FF=&gt;</b>	<b>\$319</b>		<b>per Net Acre=&gt;</b>	<b>81,771.88</b>

USE: \$300 FOR 401 RURAL  
USE: \$250 FOR B.L NON LK  
USE: \$250 FOR 201 RURAL

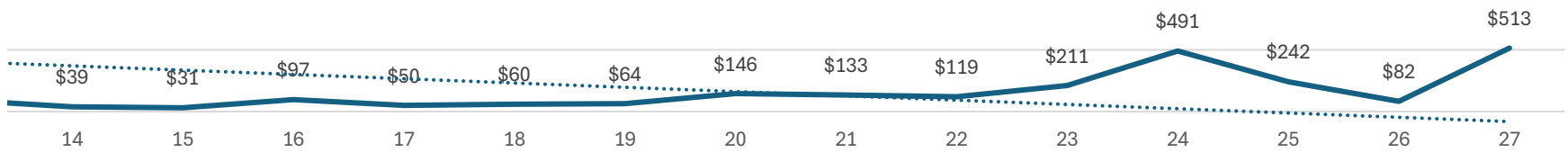
070 201,401,B.I



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$276	\$56,645	\$1.30	167.00	401	2.022E+11		RESIDENTIAL 401
\$2,837	\$1,124,563	\$25.82	126.06	401	2.022E+11	070-001-300-085-01, 070-001-300-085-03	RESIDENTIAL 401
\$2,108	\$834,418	\$19.16	77.57	401	2.022E+11	070-001-300-085-10	RESIDENTIAL 401
\$602	\$220,007	\$5.05	110.00	401	2.023E+11		RESIDENTIAL 401
\$152	\$18,474	\$0.42	110.00	401	2.022E+11		RESIDENTIAL 401
\$284	\$56,392	\$1.29	115.50	401	2.022E+11		RESIDENTIAL 401
\$144	\$30,744	\$0.71	66.00	401	2.023E+11		RESIDENTIAL 401
\$310	\$79,316	\$1.82	103.00	401	2.023E+11		RESIDENTIAL 401
\$736	\$168,799	\$3.88	190.00	401	2.023E+11	071-019-300-005-01	RESIDENTIAL 401
\$34	\$14,677	\$0.34	228.29	401	2.023E+11		RESIDENTIAL 401
\$89	\$18,302	\$0.42	120.07	401	2.022E+11	072-170-000-012-00	RESIDENTIAL 401
\$39	\$15,909	\$0.37	159.38	401	2.023E+11		RESIDENTIAL 401
\$92	\$22,945	\$0.53	118.45	401	2.023E+11	072-170-000-054-00, 072-170-000-055-00	RESIDENTIAL 401
\$39	\$8,333	\$0.19	75.20	401	2.024E+11		RESIDENTIAL 401
\$31	\$7,190	\$0.17	280.39	401	2.023E+11		RESIDENTIAL 401
\$97	\$23,762	\$0.55	145.00	401	2.023E+11	072-170-000-060-00	RESIDENTIAL 401
\$50	\$13,123	\$0.30	105.42	401	2.023E+11	072-170-000-084-00	RESIDENTIAL 401
\$60	\$15,748	\$0.36	105.42	401	2.024E+11	072-170-000-084-00	RESIDENTIAL 401
\$64	\$15,748	\$0.36	101.25	401	2.024E+11	072-170-000-083-00	RESIDENTIAL 401
\$146	\$41,206	\$0.95	246.96	401	2.022E+11	072-170-000-085-00	RESIDENTIAL 401
\$133	\$27,944	\$0.64	105.00	401	2.023E+11		RESIDENTIAL 401
\$119	\$20,478	\$0.47	100.00	401	2.023E+11		RESIDENTIAL 401
\$211	\$69,575	\$1.60	132.00	401	2.022E+11		
\$491	\$162,030	\$3.72	66.00	401	2.023E+11		
\$242	\$79,795	\$1.83	132.00	401	2.022E+11		
\$82	#DIV/0!	#DIV/0!	51.00	401	2.023E+11		
\$513	\$178,913	\$4.11	100.00	401	2.023E+11		

**Average  
per SqFt=> \$1.88**

## L. NON LK FF STUDY



Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access
0	1	8/26/2016		401	RURAL 401 LOTS				
0	0	8/29/2016		401	RURAL 401 LOTS				
0	0	8/29/2016		401	RURAL 401 LOTS				
0	0	1/2/2020		401	RURAL 401 LOTS				
0	0	9/20/2023		402	RURAL 401 LOTS				
0	0	9/4/2020		401	RURAL 401 LOTS				
0	0	9/22/2023		402	RURAL 401 LOTS				
0	0	9/8/2016		401	RURAL 401 LOTS				
0	0	9/2/2020		401	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS	RURAL 401 LOTS			
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	1/2/2024		402	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS	RURAL 401 LOTS	RURAL 401 LOTS		
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	8/30/2016		401	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	8/30/2016		402	RURAL 401 LOTS				
0	0	12/24/2015		401	RURAL 401 LOTS				
0	0	7/26/1994		401	RURAL 401 LOTS				
0	0	10/1/1995		401	RURAL 401 LOTS				
0	0	10/1/1995		401	RURAL 401 LOTS				
0	0	10/1/1992		401	RURAL 401 LOTS				