

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
070-032-400-019-00	1157 N RICHARDSON RD	08/15/22	\$85,000	WD	03-ARM'S LENGTH	\$80,875
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
072-135-000-001-00	E FAIRWAY DR	05/31/23	\$19,700	WD	19-MULTI PARCEL ARM'S LENGTH	\$19,700
072-135-000-007-00	E FAIRWAY DR	03/28/24	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000
072-135-000-022-00	E FAIRWAY DR	05/26/22	\$3,500	WD	03-ARM'S LENGTH	\$3,500
072-140-001-006-01	365 W MT MARIA RD	05/11/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000
072-140-001-009-00	359 W MT MARIA RD	03/18/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000
072-140-001-020-00	269 W MT MARIA RD	06/24/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900
072-140-001-040-00	W MT MARIA RD	06/21/22	\$9,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$9,000
072-140-002-001-01	3481 N HUBBARD LAKE RD	12/28/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
072-140-002-012-13	3363 N HUBBARD LAKE RD	05/13/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000
072-150-000-003-05	3592 KIRK DR	04/01/22	\$75,000	WD	03-ARM'S LENGTH	\$71,400
072-150-000-006-01	3595 KIRK DR	09/30/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000
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

072-190-000-010-00	1181 CHRIS RD	07/24/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000
072-190-000-061-00	1799 W ALMOND RD	09/10/22	\$5,398	WD	03-ARM'S LENGTH	\$5,398
072-190-000-074-00	N MONTANA RD	04/01/22	\$8,500	WD	03-ARM'S LENGTH	\$8,500
072-190-000-114-00	1903 W ALMOND RD	09/19/23	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000
072-191-000-153-60	W STUVE RANCH RD	05/26/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500
072-191-000-154-00	E STUVE RANCH RD	05/26/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500
072-191-000-159-00	W STUVE RANCH RD	05/26/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500
072-200-003-004-00	3587 ELIZABETH ST	03/17/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000
072-204-000-002-00	W LAKE ST	08/10/22	\$11,000	WD	03-ARM'S LENGTH	\$11,000
072-204-000-016-00	717 W LAKE ST	06/29/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000
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
072-240-000-019-00	3575 WHITE BIRCH DR	04/07/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000
072-241-000-064-00	297 W DEER RD	06/15/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000
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
Totals:			\$4,369,098			\$4,342,373

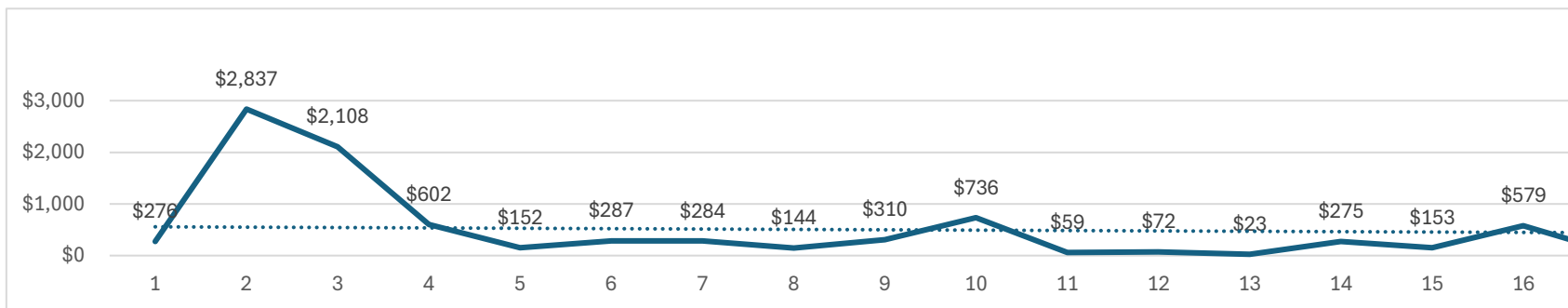
Column1

Mean	376.2545023	Range	2823.336667
Standard Error	83.83876718	Minimum	13.495
Median	143.9393939	Maximum	2836.831667
Mode	21.11648622	Sum	19188.97962
Standard Deviation	598.7285554	Count	51
Sample Variance	358475.883		
Kurtosis	7.557485041		
Skewness	2.732163402		

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD. VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$152,800	41.52	\$338,648	\$46,052	\$321,948	\$16,700	167.0	212.0	0.81
\$118,700	23.50	\$318,948	\$357,611	\$147,389	\$171,559	126.1	341.0	0.32
\$58,600	19.53	\$185,073	\$163,546	\$136,454	\$48,619	77.6	220.0	0.20
\$53,700	31.59	\$116,428	\$66,222	\$103,778	\$12,650	110.0	119.0	0.30
\$5,100	32.90	\$10,167	\$15,500	\$0	\$10,167	101.7	375.0	0.84
\$23,200	28.69	\$50,535	\$40,140	\$40,735	\$9,800	140.0	220.0	0.71
\$63,300	39.32	\$139,730	\$32,820	\$128,180	\$11,550	115.5	219.5	0.58
\$8,700	91.58	\$17,440	\$9,500	\$0	\$7,590	66.0	203.9	0.31
\$64,000	40.25	\$138,960	\$31,885	\$127,115	\$11,845	103.0	170.0	0.40
\$47,900	20.65	\$113,916	\$139,934	\$92,066	\$21,850	190.0	190.0	0.83
\$19,300	97.97	\$38,473	\$19,700	\$0	\$38,473	334.6	571.0	2.19
\$17,600	80.00	\$45,780	\$22,000	\$0	\$45,780	305.2	571.0	2.00
\$7,600	217.14	\$15,260	\$3,500	\$0	\$15,260	152.6	285.5	1.00
\$72,900	39.62	\$145,711	\$65,889	\$118,111	\$27,600	240.0	300.0	1.65
\$58,900	42.99	\$136,509	\$24,491	\$112,509	\$24,000	160.0	300.0	1.10
\$20,800	26.03	\$41,569	\$46,331	\$33,569	\$8,000	80.0	300.0	0.55
\$5,100	56.67	\$11,753	\$9,000	\$0	\$11,753	173.0	319.0	0.65
\$10,400	17.33	\$22,237	\$45,763	\$14,237	\$8,000	80.0	300.0	0.55
\$8,000	53.33	\$16,000	\$15,000	\$0	\$16,000	160.0	300.0	1.10
\$15,300	21.43	\$30,525	\$46,875	\$24,525	\$6,000	60.0	89.9	0.12
\$11,900	14.00	\$34,099	\$55,501	\$29,499	\$4,600	46.0	74.0	0.08
\$12,600	168.00	\$25,216	\$7,500	\$0	\$25,216	219.3	103.7	0.51
\$14,100	56.40	\$32,467	\$25,000	\$0	\$32,467	282.3	422.0	1.37
\$10,400	148.57	\$20,808	\$7,000	\$0	\$20,808	180.9	100.0	0.44
\$6,500	54.17	\$14,933	\$12,000	\$0	\$14,933	129.9	168.0	0.52
\$5,900	147.50	\$15,364	\$4,000	\$0	\$15,364	102.4	180.0	0.48
\$20,500	186.36	\$41,062	\$11,000	\$0	\$41,062	357.1	168.6	1.53
\$7,100	59.17	\$14,206	\$12,000	\$0	\$14,206	123.5	195.0	0.51
\$5,800	116.00	\$11,532	\$5,000	\$0	\$11,532	100.3	170.0	0.38
\$5,800	96.67	\$15,042	\$6,000	\$0	\$15,042	100.3	170.0	0.38
\$5,400	90.00	\$15,042	\$6,000	\$0	\$15,042	94.2	165.0	0.38
\$50,300	35.30	\$135,741	\$32,017	\$110,483	\$25,258	219.6	328.0	0.78

\$46,000	54.12	\$97,064	\$26,636	\$58,364	\$38,700	430.0	125.0	1.23
\$14,000	259.36	\$28,000	\$5,398	\$0	\$28,000	400.0	125.0	1.15
\$5,300	62.35	\$10,500	\$8,500	\$0	\$10,500	200.0	125.0	0.57
\$56,100	44.88	\$122,467	\$29,533	\$95,467	\$27,000	300.0	375.0	0.86
\$11,700	212.73	\$11,721	\$5,500	\$0	\$11,721	260.5	213.3	0.33
\$5,900	107.27	\$11,721	\$5,500	\$0	\$11,721	130.2	110.0	0.33
\$11,700	212.73	\$11,721	\$5,500	\$0	\$11,721	260.5	213.3	0.33
\$95,100	33.96	\$208,597	\$99,403	\$180,597	\$28,000	70.0	90.0	0.15
\$11,300	102.73	\$22,500	\$11,000	\$0	\$22,500	60.0	150.0	0.21
\$47,000	24.74	\$93,945	\$114,805	\$75,195	\$18,750	50.0	150.0	0.17
\$15,000	107.14	\$30,075	\$14,000	\$0	\$12,075	105.0	208.0	0.50
\$14,800	123.33	\$29,562	\$12,000	\$0	\$11,562	100.5	253.1	0.59
\$28,900	20.79	\$57,807	\$98,443	\$40,557	\$17,250	150.0	150.0	0.52
\$58,200	43.11	\$126,281	\$20,794	\$114,206	\$12,075	105.0	100.0	0.24
\$20,200	34.83	\$43,370	\$27,830	\$30,170	\$13,200	132.0	132.0	0.40
\$21,800	29.99	\$47,884	\$32,406	\$40,294	\$7,590	66.0	132.0	0.20
\$45,600	41.45	\$91,282	\$31,918	\$78,082	\$13,200	132.0	132.0	0.40
\$21,600	48.00	\$46,686	\$4,179	\$40,821	\$5,865	51.0	0.0	0.00
\$32,000	29.12	\$70,052	\$51,348	\$58,552	\$11,500	100.0	125.0	0.29
\$1,550,400		\$3,470,409	\$1,989,470		\$1,071,656	8,000.6		32.04
Sale. Ratio =>	35.70				Average			Average
Std. Dev. =>	60.92				per FF=>	\$249		per Net Acre=>

USE: \$175/FF



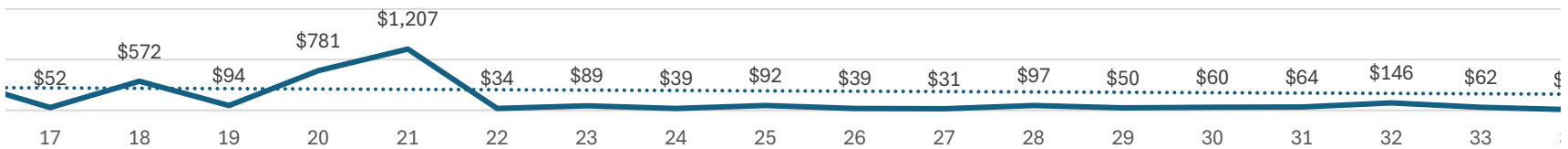
Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
0.81	\$276	\$56,645	\$1.30	167.00	401	2.022E+11	
0.15	\$2,837	\$1,124,563	\$25.82	126.06	401	2.022E+11	070-001-300-085-01, 070-001-300-085-03
0.14	\$2,108	\$834,418	\$19.16	77.57	401	2.022E+11	070-001-300-085-10
0.30	\$602	\$220,007	\$5.05	110.00	401	2.023E+11	
0.84	\$152	\$18,474	\$0.42	110.00	401	2.022E+11	
0.71	\$287	\$56,775	\$1.30	140.00	401	2.022E+11	
0.58	\$284	\$56,392	\$1.29	115.50	401	2.022E+11	
0.31	\$144	\$30,744	\$0.71	66.00	401	2.023E+11	
0.40	\$310	\$79,316	\$1.82	103.00	401	2.023E+11	
0.83	\$736	\$168,799	\$3.88	190.00	401	2.023E+11	071-019-300-005-01
1.19	\$59	\$8,987	\$0.21	334.55	401	2.023E+11	072-135-000-002-00
1.00	\$72	\$11,000	\$0.25	305.20	401	2.024E+11	072-135-000-006-00
1.00	\$23	\$3,500	\$0.08	152.60	401	2.022E+11	
1.65	\$275	\$39,860	\$0.92	240.00	401	2.023E+11	
1.10	\$153	\$22,224	\$0.51	160.00	401	2.024E+11	
0.55	\$579	\$84,085	\$1.93	80.00	401	2.022E+11	
0.33	\$52	\$13,825	\$0.32	160.00	401	2.022E+11	072-140-001-040-01
0.55	\$572	\$83,054	\$1.91	80.00	401	2.023E+11	
1.10	\$94	\$13,612	\$0.31	160.00	401	2.022E+11	
0.12	\$781	\$378,024	\$8.68	0.00	401		
0.08	\$1,207	\$711,551	\$16.33	46.00	401	2.022E+11	
0.51	\$34	\$14,677	\$0.34	228.29	401	2.023E+11	
0.78	\$89	\$18,302	\$0.42	120.07	401	2.022E+11	072-170-000-012-00
0.44	\$39	\$15,909	\$0.37	159.38	401	2.023E+11	
0.52	\$92	\$22,945	\$0.53	118.45	401	2.023E+11	072-170-000-054-00, 072-170-000-055-00
0.48	\$39	\$8,333	\$0.19	75.20	401	2.024E+11	
1.53	\$31	\$7,190	\$0.17	280.39	401	2.023E+11	
0.51	\$97	\$23,762	\$0.55	145.00	401	2.023E+11	072-170-000-060-00
0.38	\$50	\$13,123	\$0.30	105.42	401	2.023E+11	072-170-000-084-00
0.38	\$60	\$15,748	\$0.36	105.42	401	2.024E+11	072-170-000-084-00
0.34	\$64	\$15,748	\$0.36	101.25	401	2.024E+11	072-170-000-083-00
0.43	\$146	\$41,206	\$0.95	246.96	401	2.022E+11	072-170-000-085-00

1.23	\$62	\$21,585	\$0.50	430.00	401	2.023E+11
1.15	\$13	\$4,702	\$0.11	400.00	401	2.022E+11
0.57	\$43	\$14,808	\$0.34	200.00	401	2.022E+11
0.29	\$98	\$34,301	\$0.79	300.00	401	2.023E+11 072-190-000-113-00, 072-190-000-112-00
1.41	\$21	\$16,717	\$0.38	260.46	401	2.023E+11 072-191-000-154-00
0.00	\$42	\$16,717	\$0.38	130.23	401	2.023E+11 072-191-000-159-00
0.00	\$21	\$16,717	\$0.38	260.46	401	2.023E+11 072-191-000-154-00
0.15	\$1,420	\$685,538	\$15.74	70.00	401	2.023E+11
0.21	\$183	\$53,140	\$1.22	60.00	401	2.022E+11
0.17	\$2,296	\$667,471	\$15.32	50.00	401	2.022E+11
0.50	\$133	\$27,944	\$0.64	105.00	401	2.023E+11
0.59	\$119	\$20,478	\$0.47	100.00	401	2.023E+11
0.52	\$656	\$190,412	\$4.37	150.00	401	2.023E+11
0.24	\$198	\$86,282	\$1.98	105.00	401	2.023E+11
0.40	\$211	\$69,575	\$1.60	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
0.00	\$82	#DIV/0!	#DIV/0!	51.00	401	2.023E+11
0.29	\$513	\$178,913	\$4.11	100.00	401	2.023E+11

28.37

62,103.01 **Average**
per SqFt=> **\$1.43**

070 BARTON CITY SUBS



Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
RESIDENTIAL 401	0	1	8/26/2016		401 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/29/2016		401 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/29/2016		401 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	1/2/2020		401 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	9/20/2023		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	12/27/2019		401 BARTON CTY SUBS			
RESIDENTIAL 401	0	0	9/4/2020		401 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	9/22/2023		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	9/8/2016		401 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	9/2/2020		401 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		402 S.E. H.L. AREA			
RESIDENTIAL 401	0	0	8/30/2016		402 S.E. H.L. AREA			
RESIDENTIAL 401	0	0	8/30/2016		402 S.E. H.L. AREA			
RESIDENTIAL 401	0	0	12/11/2020		401 S.E. H.L. AREA			
RESIDENTIAL 401	0	1	8/30/2016		401 S.E. H.L. AREA			
RESIDENTIAL 401	0	0	8/30/2016		401 S.E. H.L. AREA			
RESIDENTIAL 401	0	1	8/30/2016		402 S.E. H.L. AREA			
RESIDENTIAL 401	0	0	8/30/2016		401 S.E. H.L. AREA			
RESIDENTIAL 401	0	1	8/30/2016		401 S.E. H.L. AREA			
RESIDENTIAL 401	0	0	11/9/2022		401 S.E. H.L. AREA			
RESIDENTIAL 401	1	0	6/13/2012		401 S.E. H.L. AREA			
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS	RURAL 401 LOTS		
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	1/2/2024		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS	RURAL 401 LOTS	RURAL 401 LOTS	
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		402 RURAL 401 LOTS			
RESIDENTIAL 401	0	0	8/30/2016		401 RURAL 401 LOTS			

RESIDENTIAL 401	1	0	8/31/2016	401 BARTON CTY SUBS
RESIDENTIAL 401	0	1	1/2/2024	402 BARTON CTY SUBS
RESIDENTIAL 401	0	0	8/31/2016	402 BARTON CTY SUBS BARTON CTY SUBS
RESIDENTIAL 401	0	1	8/31/2016	401 BARTON CTY SUBS
RESIDENTIAL 401	0	0	9/18/2023	402 BARTON CTY SUBS RURAL 401 LOTS
RESIDENTIAL 401	0	0	NOT INSPECTED	402 BARTON CTY SUBS
RESIDENTIAL 401	0	0	NOT INSPECTED	402 BARTON CTY SUBS
RESIDENTIAL 401	0	1	6/13/2012	401 HUBBARD LK. LOT
RESIDENTIAL 401	0	0	6/15/2012	402 HUBBARD LK. LOT
RESIDENTIAL 401	0	0	6/15/2012	401 HUBBARD LK. LOT
RESIDENTIAL 401	0	0	8/30/2016	402 RURAL 401 LOTS
RESIDENTIAL 401	0	0	8/30/2016	402 RURAL 401 LOTS
RESIDENTIAL 401	0	0	6/11/2012	401 S.E. H.L. AREA
RESIDENTIAL 401	0	0	6/12/2012	401 S.E. H.L. AREA
	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

