

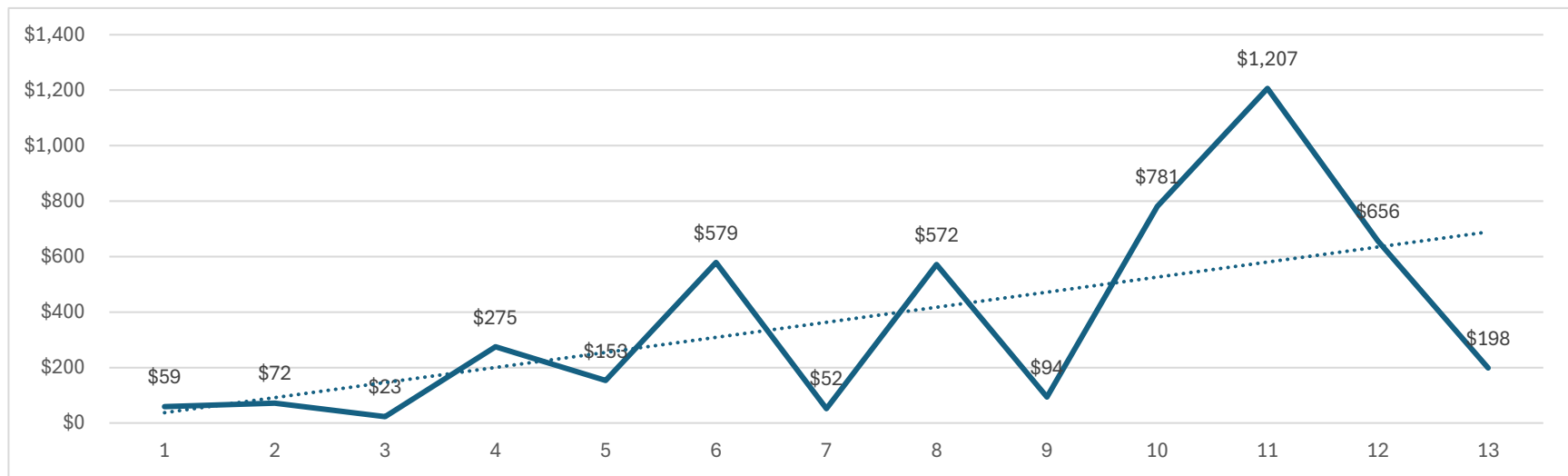
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
072-135-000-001-00	E FAIRWAY DR	05/31/23	\$19,700	WD	19-MULTI PARCEL ARM'S LENGTH	\$19,700
072-135-000-007-00	E FAIRWAY DR	03/28/24	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000
072-135-000-022-00	E FAIRWAY DR	05/26/22	\$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
072-240-000-019-00	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
Totals:			\$964,100			\$960,500

Column1

Mean	363.1213339
Standard Error	101.4004736
Median	198.0380952
Mode	#N/A
Standard Deviation	365.604607
Sample Variance	133666.7287
Kurtosis	0.661178471
Skewness	1.130927595
Range	1183.607698
Minimum	22.93577982
Maximum	1206.543478
Sum	4720.57734
Count	13

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD. VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$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
\$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
\$334,900		\$722,004	\$473,287		\$234,791	2,046.4		11.76
Sale. Ratio =>	34.87			Average				Average
Std. Dev. =>	54.40			per FF=>	\$231			per Net Acre=>

USE: \$250/FF



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
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	
0.52	\$656	\$190,412	\$4.37	150.00	401	2.023E+11	
0.24	\$198	\$86,282	\$1.98	105.00	401	2.023E+11	
9.44							
40,238.65		Average					
		per SqFt=>	\$0.92				

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
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	6/11/2012			401 S.E. H.L. AREA		
RESIDENTIAL 401	0	0	6/12/2012			401 S.E. H.L. AREA		
