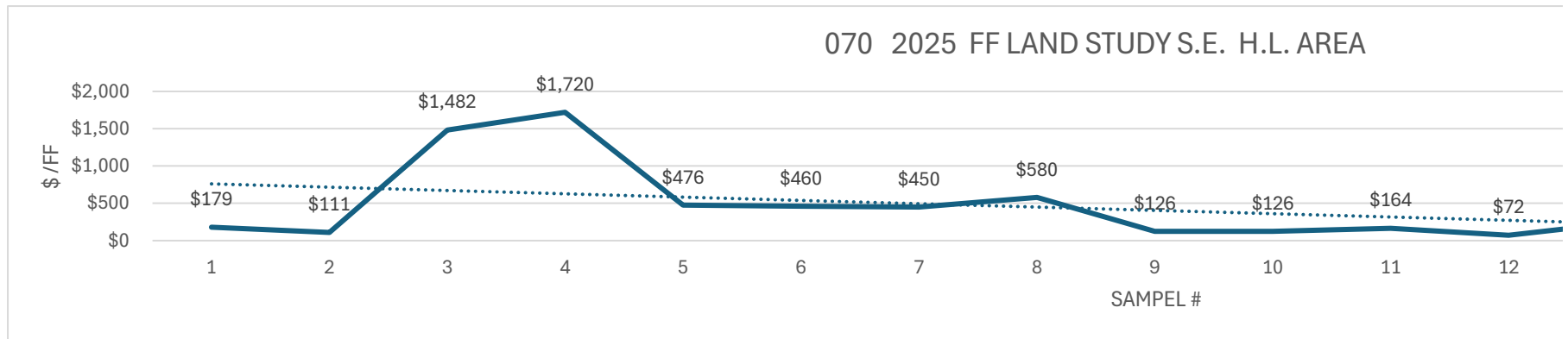
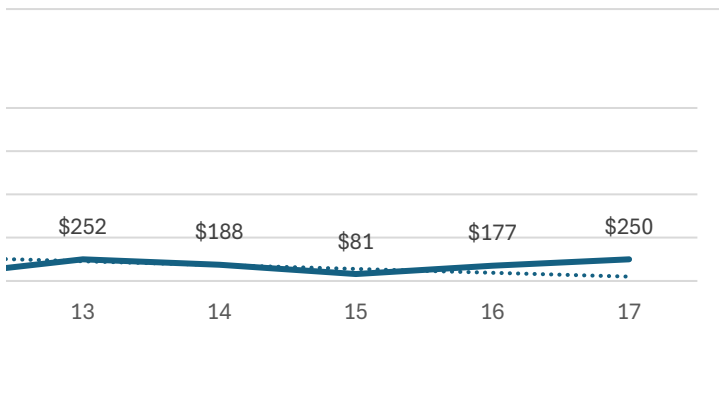


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
072-140-001-006-01	365 W MT MARIA RD	05/11/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$72,900
072-140-001-009-00	359 W MT MARIA RD	03/18/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$58,900
072-180-000-005-00	305 W NANCY ST	09/20/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$26,900
072-220-003-003-00	476 SUSAN AVE	09/20/24	\$140,000	WD	03-ARM'S LENGTH	\$132,000	\$23,000
072-240-000-016-00	3556 WHITE BIRCH DR	08/28/24	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$37,100
072-240-000-019-00	3575 WHITE BIRCH DR	04/07/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$28,900
072-240-000-035-00	258 OLD TRAIL DR	01/28/25	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,700
072-240-000-050-00	243 LITTLE CANYON DR	08/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,600
072-241-000-064-00	297 W DEER RD	12/12/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,300
072-241-000-064-00	297 W DEER RD	06/15/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200
072-135-000-004-00	E FAIRWAY DR	06/03/24	\$25,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$25,000	\$11,400
072-135-000-007-00	E FAIRWAY DR	03/28/24	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000	\$17,600
072-135-000-011-13	159 E FAIRWAY DR	05/01/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$11,900
072-140-001-017-00	W MT MARIA RD	03/21/25	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,000
072-140-001-045-00	W MT MARIA RD	03/04/25	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$3,600
072-140-002-003-00	N HUBBARD LAKE RD	03/28/25	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$18,000
072-150-000-013-00	3584 KIRK DR	08/03/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,500
Totals:			\$1,640,000			\$1,632,000	\$550,500

Sale. Ratio =>
Std. Dev. =>



Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
39.62	\$201,116	\$42,884	\$141,116	\$60,000	240.0	300.0	1.65	1.65	\$179
42.99	\$159,274	\$17,726	\$119,274	\$40,000	160.0	300.0	1.10	1.10	\$111
15.82	\$65,285	\$125,965	\$44,035	\$21,250	85.0	100.0	0.20	0.20	\$1,482
17.42	\$71,718	\$70,532	\$61,468	\$10,250	41.0	132.0	0.12	0.12	\$1,720
24.90	\$115,100	\$71,400	\$77,600	\$37,500	150.0	150.0	0.52	0.52	\$476
20.79	\$107,430	\$69,070	\$69,930	\$37,500	150.0	150.0	0.52	0.52	\$460
35.66	\$118,654	\$59,346	\$85,654	\$33,000	132.0	150.0	0.46	0.46	\$450
37.57	\$118,223	\$38,277	\$101,723	\$16,500	66.0	15.0	0.02	0.02	\$580
49.85	\$148,014	\$13,236	\$121,764	\$26,250	105.0	100.0	0.24	0.24	\$126
43.11	\$148,014	\$13,236	\$121,764	\$26,250	105.0	100.0	0.24	0.24	\$126
45.60	\$22,890	\$25,000	\$0	\$22,890	152.6	285.5	2.00	1.00	\$164
80.00	\$45,780	\$22,000	\$0	\$45,780	305.2	571.0	2.00	1.00	\$72
29.75	\$22,890	\$40,000	\$0	\$22,890	159.0	274.3	3.00	3.00	\$252
40.00	\$20,000	\$15,000	\$0	\$20,000	80.0	300.0	0.55	0.55	\$188
55.38	\$12,000	\$6,500	\$0	\$12,000	80.0	180.0	0.33	0.33	\$81
42.35	\$60,000	\$42,500	\$0	\$60,000	240.0	300.0	1.65	1.65	\$177
30.00	\$9,000	\$15,000	\$0	\$9,000	60.0	89.0	0.12	0.12	\$250
\$1,445,388		\$687,672	\$501,060		2,310.8	14.73		12.73	
33.73			Average				Average		
15.53			per FF=>		\$298		per Net Acre=>		46,697.81



USE \$ 250/FF FOR S.E. H.L. AREA
 USE \$ 120/FF FOR MT MARIA HILLS
 USE \$ 175/FF FOR BARTON CITY SUBS

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$25,943	\$0.60	240.00	401	2.023E+11		RESIDENTIAL 401	0	0
\$16,085	\$0.37	160.00	401	2.024E+11		RESIDENTIAL 401	0	1
\$645,974	\$14.83	85.00	401	2.024E+11		RESIDENTIAL 401	1	0
\$568,806	\$13.06	41.00	401	2.024E+11		RESIDENTIAL 401	0	0
\$138,104	\$3.17	150.00	401	2.024E+11		RESIDENTIAL 401	0	0
\$133,598	\$3.07	150.00	401	2.023E+11		RESIDENTIAL 401	0	0
\$130,431	\$2.99	132.00	401	2.025E+11		RESIDENTIAL 401	0	0
\$1,664,217	\$38.21	66.00	401	2.024E+11		RESIDENTIAL 401	0	0
\$54,921	\$1.26	105.00	401	2.024E+11		RESIDENTIAL 401	0	0
\$54,921	\$1.26	105.00	401	2.023E+11		RESIDENTIAL 401	0	0
\$12,500	\$0.29	152.60	401	2.024E+11	072-135-000-003-00	RESIDENTIAL 401	0	0
\$11,000	\$0.25	305.20	401	2.024E+11	072-135-000-006-00	RESIDENTIAL 401	0	0
\$13,333	\$0.31	159.00	401	2.024E+11	072-135-000-012-00, 072-135-000-011-00	RESIDENTIAL 401	0	0
\$27,223	\$0.62	80.00	401	2.025E+11		RESIDENTIAL 401	0	1
\$19,637	\$0.45	80.00	401	2.025E+11		RESIDENTIAL 401	0	1
\$25,711	\$0.59	240.00	401	2.025E+11		RESIDENTIAL 401	0	0
\$121,951	\$2.80	60.00	401	2.024E+11		RESIDENTIAL 401	1	0

**Average
per SqFt=> \$1.07**

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer
12/11/2020		401	S.E. H.L. AREA						
8/30/2016		401	S.E. H.L. AREA						
6/12/2012		401	S.E. H.L. AREA						
6/13/2012		401	S.E. H.L. AREA						
1/7/2025		401	S.E. H.L. AREA						
6/11/2012		401	S.E. H.L. AREA						
6/11/2012		401	S.E. H.L. AREA						
6/11/2012		401	S.E. H.L. AREA						
6/12/2012		401	S.E. H.L. AREA						
6/12/2012		401	S.E. H.L. AREA						
8/30/2016		402	S.E. H.L. AREA						
8/30/2016		402	S.E. H.L. AREA						
8/30/2016		402	S.E. H.L. AREA	S.E. H.L. AREA	RURAL 401 LOTS				
8/30/2016		402	S.E. H.L. AREA						
1/2/2024		402	S.E. H.L. AREA						
8/30/2016		402	S.E. H.L. AREA						
2/3/2017		402	S.E. H.L. AREA						