

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/+S:VSqFt	
1 ACRE Antioch																	
2209-09-4101	07/26/19	\$1,800	WD	\$1,800	\$47,500	2638.89	\$89,250	\$1,800	\$89,250	97.0	200.0	0.44	0.44	\$19	\$4,091	\$0.09	
2212-09-4411	10/11/19	\$2,500	WD	\$2,500	\$2,000	80.00	\$0	\$2,500	\$0	183.0	208.0	0.87	0.87	\$14	\$2,874	\$0.07	
2410-23-1402	10/23/20	\$5,000	WD	\$5,000	\$2,300	46.00	\$5,400	\$5,000	\$5,400	206.0	190.0	0.90	0.90	\$24	\$5,556	\$0.13	
2112-36-2202	07/30/20	\$5,000	WD	\$5,000	\$3,600	72.00	\$0	\$5,000	\$0	209.0	206.0	0.99	0.99	\$24	\$5,051	\$0.12	
2411-30-1102	09/21/19	\$10,000	WD	\$10,000	\$2,200	22.00	\$0	\$10,000	\$0	209.0	208.0	1.00	1.00	\$48	\$10,000	\$0.23	
2412-25-1406	10/18/20	\$2,700	WD	\$2,700	\$2,400	88.89	\$6,224	\$2,700	\$6,224	176.0	288.0	1.16	1.16	\$15	\$2,328	\$0.05	
2210-36-2101-02	09/23/20	\$3,250	WD	\$3,250	\$0	0.00	\$6,420	\$3,250	\$6,420	506.0	112.0	1.30	1.30	\$6	\$2,500	\$0.06	
2210-25-3301-02	12/16/19	\$5,000	WD	\$5,000	\$0	0.00	\$0	\$5,000	\$0	422.0	152.0	1.47	1.47	\$12	\$3,401	\$0.08	
2309-04-1102	01/08/21	\$6,500	WD	\$6,500	\$5,000	76.92	\$24,928	\$6,500	\$24,928	402.1	201.0	1.86	1.86	\$16	\$3,504	\$0.08	
2209-09-3402-02	12/10/20	\$15,000	WD	\$15,000	\$4,100	27.33	\$7,232	\$15,000	\$7,232	215.0	380.0	1.88	1.88	\$70	\$7,979	\$0.18	
2410-27-3102	02/07/20	\$4,000	WD	\$4,000	\$3,700	92.50	\$0	\$4,000	\$0	277.1	306.5	1.95	1.95	\$14	\$2,051	\$0.05	
2109-25-2101-02	03/26/20	\$14,200	WD	\$14,200	\$6,700	47.18	\$0	\$14,200	\$0	227.0	378.0	1.97	1.97	\$63	\$7,208	\$0.17	
<b>Totals:</b>				<b>\$74,950</b>			<b>\$139,454</b>	<b>\$74,950</b>		<b>\$3,129</b>	<b>\$2,830</b>	<b>\$16</b>	<b>15.8</b>		<b>56,541.65</b>	<b>1.30</b>	
									Sale. Ratio =>			Average		Average			
									Std. Dev. =>	53.75		per FF=>		per Net Acre=>			
										25455.43		\$24.0		4,748.18			

Use \$5,000.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

2 ACRES Antioch

2211-26-1201	06/06/20	\$9,000	LC	\$9,000	\$5,000	55.56	\$7,400	\$9,000	\$7,400	265.0	328.8	2.00	2.00	\$34	\$4,500
2412-22-4402-02	09/05/19	\$5,500	WD	\$5,500	\$5,400	98.18	\$7,162	\$5,500	\$7,162	221.0	394.0	2.00	2.00	\$25	\$2,750
2109-09-2302	03/18/21	\$15,000	WD	\$15,000	\$7,300	48.67	\$0	\$15,000	\$0	45.0	63.6	2.04	2.04	\$333	\$7,367
2109-15-4201-02	09/22/20	\$13,000	WD	\$13,000	\$7,100	54.62	\$0	\$13,000	\$0	188.8	496.0	2.15	2.15	\$69	\$6,047
2109-15-4201-04	11/11/19	\$14,500	WD	\$14,500	\$5,700	39.31	\$0	\$14,500	\$0	188.7	496.0	2.15	2.15	\$77	\$6,744
2311-16-3202	08/10/20	\$14,900	WD	\$14,900	\$8,700	58.39	\$4,560	\$14,900	\$4,560	0.0	0.0	2.70	2.70	#DIV/0!	\$5,519
2310-33-1103	03/25/21	\$4,500	WD	\$4,500	\$6,100	135.56	\$0	\$4,500	\$0	778.0	159.0	2.84	2.84	\$6	\$1,585
2209-16-3409	01/29/20	\$11,000	LC	\$11,000	\$4,600	41.82	\$0	\$11,000	\$0	304.0	455.0	3.18	3.18	\$36	\$3,459
2209-29-4216	06/25/19	\$5,000	WD	\$5,000	\$4,900	98.00	\$0	\$5,000	\$0	364.0	387.0	3.24	3.24	\$14	\$1,543
2309-27-1404	07/17/20	\$10,000	WD	\$10,000	\$5,200	52.00	\$0	\$10,000	\$0	325.0	438.0	3.33	3.33	\$31	\$3,003
2410-35-2402	06/12/19	\$29,900	WD	\$29,900	\$6,600	22.07	\$0	\$29,900	\$0	248.0	658.0	3.75	3.75	\$121	\$7,973

Totals: \$307,100 \$307,100 \$113,800 \$49,620 \$132,300 \$49,620 6,262.5 29.38 67.54

Sale Ratio=>	37.06	Average	Average	Average
Std. Dev. =>	36.67	per FF=>	per Net Acre=>	per SqFt=>

Use 4,500.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/+S:VSqFt
5 ACRES Antioch																
2210-17-3301-06	11/17/20	\$16,500	WD	\$16,500	\$0	0.00	\$13,600	\$16,500	\$13,600	453.0	384.0	4.00	4.00	\$36	\$4,125	\$0.09
2310-29-2105	05/11/20	\$12,500	WD	\$12,500	\$5,300	42.40	\$0	\$12,500	\$0	275.0	658.0	4.15	4.15	\$45	\$3,012	\$0.07
2309-05-3303	10/23/20	\$11,300	WD	\$11,300	\$11,100	98.23	\$0	\$11,300	\$0	236.0	821.0	4.45	4.45	\$48	\$2,539	\$0.06
2212-10-4305	03/09/20	\$17,500	WD	\$17,500	\$5,600	32.00	\$0	\$17,500	\$0	0.0	0.0	4.50	3.50	#DIV/0!	\$3,889	\$0.09
2309-16-3201-01	01/14/21	\$17,000	WD	\$17,000	\$0	0.00	\$0	\$17,000	\$0	308.0	647.0	4.58	4.58	\$55	\$3,712	\$0.09
2209-14-2201	11/01/19	\$10,000	LC	\$10,000	\$2,600	26.00	\$0	\$10,000	\$0	310.0	646.0	4.60	4.60	\$32	\$2,174	\$0.05
2109-08-3308-01	05/08/20	\$12,000	WD	\$12,000	\$10,200	85.00	\$0	\$12,000	\$0	328.0	1316.0	4.95	2.48	\$37	\$2,424	\$0.06
2309-01-1404-02	08/28/20	\$32,000	WD	\$32,000	\$7,400	23.13	\$0	\$32,000	\$0	667.0	323.0	4.95	4.95	\$48	\$6,465	\$0.15
2109-28-2101-04	02/06/20	\$15,000	WD	\$15,000	\$0	0.00	\$16,898	\$15,000	\$16,898	427.0	456.0	4.97	4.97	\$35	\$3,018	\$0.07
2112-07-4302	08/05/19	\$12,500	WD	\$12,500	\$9,300	74.40	\$0	\$12,500	\$0	320.0	680.0	5.00	5.00	\$39	\$2,500	\$0.06
2209-24-2304	07/15/19	\$16,000	WD	\$16,000	\$5,500	34.38	\$16,568	\$16,000	\$16,568	416.0	497.0	5.00	5.00	\$38	\$3,200	\$0.07
2209-24-2305	05/21/20	\$17,000	WD	\$17,000	\$6,300	37.06	\$15,538	\$17,000	\$15,538	570.0	382.0	5.00	5.00	\$30	\$3,400	\$0.08
2210-17-3301-03	08/28/20	\$18,500	WD	\$18,500	\$0	0.00	\$17,000	\$18,500	\$17,000	331.0	658.0	5.00	5.00	\$56	\$3,700	\$0.08
2210-17-3301-04	08/28/20	\$18,750	WD	\$18,750	\$0	0.00	\$17,000	\$18,750	\$17,000	331.0	658.0	5.00	5.00	\$57	\$3,750	\$0.09
2210-17-3301-05	08/28/20	\$18,500	WD	\$18,500	\$0	0.00	\$17,000	\$18,500	\$17,000	331.0	659.0	5.00	5.00	\$56	\$3,700	\$0.08
2211-36-4306	04/21/20	\$25,000	LC	\$25,000	\$6,200	24.80	\$16,150	\$25,000	\$16,150	330.0	660.0	5.00	5.00	\$76	\$5,000	\$0.11
2212-12-1101	12/09/20	\$15,000	WD	\$15,000	\$5,700	38.00	\$15,130	\$15,000	\$15,130	565.0	385.0	5.00	5.00	\$27	\$3,000	\$0.07
2310-18-4101-02	02/28/20	\$10,000	WD	\$10,000	\$0	0.00	\$0	\$10,000	\$0	362.0	601.0	5.00	5.00	\$28	\$2,000	\$0.05
2311-05-4403	09/25/20	\$11,500	WD	\$11,500	\$8,700	75.65	\$16,150	\$11,500	\$16,150	325.0	670.0	5.00	5.00	\$35	\$2,300	\$0.05
2311-15-2404	04/26/19	\$15,000	WD	\$15,000	\$7,300	48.67	\$16,150	\$15,000	\$16,150	330.0	660.0	5.00	5.00	\$45	\$3,000	\$0.07
2209-14-2205	03/18/20	\$10,000	LC	\$10,000	\$5,300	53.00	\$17,175	\$10,000	\$17,175	345.0	677.0	5.36	5.36	\$29	\$1,866	\$0.04
2210-36-2101-03	09/18/20	\$13,750	WD	\$13,750	\$0	0.00	\$17,875	\$13,750	\$17,875	61.0	47487.0	5.50	5.50	\$225	\$2,500	\$0.06
2209-04-4204	06/14/19	\$20,000	LC	\$20,000	\$5,800	29.00	\$0	\$20,000	\$0	872.0	291.0	5.83	5.83	\$23	\$3,431	\$0.08
2209-18-2204	07/27/20	\$19,550	WD	\$19,550	\$8,000	40.92	\$19,433	\$19,550	\$19,433	586.2	507.0	6.83	6.83	\$33	\$2,862	\$0.07
2312-07-4202	03/22/21	\$30,000	WD	\$30,000	\$19,800	66.00	\$0	\$30,000	\$0	0.0	0.0	7.50	2.50	#DIV/0!	\$4,000	\$0.09
2410-27-3109	09/26/19	\$17,000	WD	\$17,000	\$8,700	51.18	\$21,363	\$17,000	\$21,363	204.0	1653.0	7.74	7.74	\$83	\$2,196	\$0.05
2410-24-3404	04/19/19	\$20,000	WD	\$20,000	\$14,400	72.00	\$25,060	\$20,000	\$19,840	428.0	1007.0	8.00	4.50	\$47	\$2,500	\$0.06
2311-08-1105	10/01/20	\$18,000	WD	\$18,000	\$10,300	57.22	\$19,748	\$18,000	\$19,748	138.0	2074.6	8.36	8.36	\$130	\$2,153	\$0.05
2411-10-4103	02/05/21	\$25,000	WD	\$25,000	\$11,200	44.80	\$21,923	\$25,000	\$21,923	200.0	1823.0	8.37	8.37	\$125	\$2,987	\$0.07
2412-05-1201-05	11/05/19	\$14,735	WD	\$14,735	\$0	0.00	\$21,842	\$14,735	\$21,842	0.0	0.0	8.42	8.42	#DIV/0!	\$1,750	\$0.04
2309-28-1203	09/19/19	\$25,000	LC	\$25,000	\$10,200	40.80	\$23,050	\$25,000	\$21,772	450.0	816.0	8.43	8.43	\$56	\$2,966	\$0.07
2210-22-3105	09/06/19	\$25,000	WD	\$25,000	\$23,500	94.00	\$25,734	\$25,000	\$22,542	165.0	2310.0	8.75	8.75	\$152	\$2,857	\$0.07

10 Acres Antioch

2210-02-4101-07	06/17/20	\$21,798	WD	\$21,798	\$13,900	63.77	\$27,423	\$21,798	\$27,423	644.0	819.0	12.11	12.11	\$34	\$1,800	\$0.04	
2411-06-3303-02	06/24/19	\$34,000	WD	\$34,000	\$13,300	39.12	\$29,347	\$34,000	\$29,347	550.0	993.0	12.55	12.97	\$62	\$2,710	\$0.06	
2109-19-3301	07/11/19	\$40,000	WD	\$40,000	\$14,500	36.25	\$28,494	\$40,000	\$28,494	1,341.6	907.0	12.62	12.62	\$30	\$3,170	\$0.07	
2212-11-4102	09/14/20	\$14,000	WD	\$14,000	\$7,200	51.43	\$29,271	\$14,000	\$29,271	0.0	0.0	12.67	12.67	#DIV/0!	\$1,105	\$0.03	
2212-11-4102	-	\$14,000	WD	\$14,000	\$7,200	51.43	\$29,271	\$14,000	\$29,271	0.0	0.0	12.67	12.67	#DIV/0!	\$1,105	\$0.03	
2110-07-4101	06/14/19	\$25,000	WD	\$25,000	\$11,800	47.20	\$27,948	\$25,000	\$27,948	985.0	1130.3	12.78	12.78	\$25	\$1,956	\$0.04	
2412-23-2301-02	08/26/20	\$40,000	WD	\$40,000	\$0	0.00	\$0	\$40,000	\$0	437.0	1280.0	12.85	12.85	\$92	\$3,113	\$0.07	
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$30,363	\$41,500	\$30,363	902.0	660.0	13.71	13.71	\$46	\$3,027	\$0.07	
2209-02-3105	08/10/20	\$52,500	WD	\$52,500	\$14,100	26.86	\$32,148	\$52,500	\$32,148	200.0	0.0	13.88	13.88	\$263	\$3,782	\$0.09	
Totals:		\$1,213,498		\$1,213,498	\$417,600		\$948,130	\$1,209,421	\$944,053	21,460.3		438.53	438.95				
						Sale. Ratio =>	34.41		Average			Average				Average	
						Std. Dev. =>	21.61		per FF=>	\$56.4		per Net Acre=>	2,757.92			per SqFt=>	\$0.06

Use 2,800.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/+S:VSqFt
10 ACRES	Antioch															
2210-36-2101-01	09/18/20	\$20,000	WD	\$20,000	\$0	0.00	\$22,950	\$20,000	\$22,950	580.0	683.0	9.10	9.10	\$34	\$2,198	\$0.05
2310-20-1101	07/12/19	\$18,700	WD	\$18,700	\$9,300	49.73	\$22,367	\$18,700	\$22,367	660.0	610.0	9.10	9.10	\$28	\$2,055	\$0.05
2112-36-4202-03	11/12/19	\$30,000	WD	\$30,000	\$0	0.00	\$23,708	\$30,000	\$23,708	330.0	1320.0	9.75	9.75	\$91	\$3,077	\$0.07
2209-16-2406	01/22/21	\$20,000	WD	\$20,000	\$10,900	54.50	\$23,837	\$20,000	\$23,837	410.0	1047.0	9.86	9.86	\$49	\$2,028	\$0.05
2210-13-1109	05/15/20	\$25,000	WD	\$25,000	\$11,500	46.00	\$23,650	\$25,000	\$23,650	330.3	1312.8	9.95	9.95	\$76	\$2,513	\$0.06
2111-19-4101-14	09/20/20	\$59,900	LC	\$59,900	\$22,400	37.40	\$0	\$59,900	\$0	655.0	660.0	9.97	9.97	\$91	\$6,008	\$0.14
2111-19-4101-08	09/11/19	\$49,900	LC	\$49,900	\$20,000	40.08	\$24,000	\$49,900	\$24,000	659.0	661.0	10.00	10.00	\$76	\$4,990	\$0.11
2111-19-4101-10	02/25/21	\$93,000	WD	\$93,000	\$22,500	24.19	\$24,000	\$93,000	\$24,000	442.0	983.0	10.00	10.00	\$210	\$9,300	\$0.21
2111-19-4101-13	01/11/21	\$59,900	LC	\$59,900	\$22,500	37.56	\$24,000	\$59,900	\$24,000	649.0	671.0	10.00	10.00	\$92	\$5,990	\$0.14
2209-36-1301-02	02/13/20	\$39,900	WD	\$39,900	\$11,000	27.57	\$23,638	\$39,900	\$23,638	410.0	1064.0	10.00	10.00	\$97	\$3,990	\$0.09
2210-17-3301-01	12/07/20	\$32,000	WD	\$32,000	\$0	0.00	\$24,000	\$32,000	\$24,000	330.0	1321.0	10.00	10.00	\$97	\$3,200	\$0.07
2210-17-3301-02	11/30/20	\$29,500	WD	\$29,500	\$0	0.00	\$24,000	\$29,500	\$24,000	330.0	1320.0	10.00	10.00	\$89	\$2,950	\$0.07
2211-18-1401	01/06/21	\$20,000	WD	\$20,000	\$9,000	45.00	\$22,833	\$20,000	\$22,833	660.0	660.0	10.00	10.00	\$30	\$2,000	\$0.05
2211-22-2101	07/09/20	\$23,500	WD	\$23,500	\$10,000	42.55	\$23,732	\$23,500	\$23,732	642.0	678.0	10.00	10.00	\$37	\$2,350	\$0.05
2309-14-2101	11/01/19	\$15,000	WD	\$15,000	\$9,500	63.33	\$23,708	\$15,000	\$23,708	330.0	1320.0	10.00	10.00	\$45	\$1,500	\$0.03
2309-16-3201-03	10/27/20	\$39,000	WD	\$39,000	\$0	0.00	\$0	\$39,000	\$0	649.0	670.0	10.00	10.00	\$60	\$3,900	\$0.09
2311-12-2101	12/18/19	\$25,000	WD	\$25,000	\$9,400	37.60	\$23,720	\$25,000	\$23,720	322.0	1350.0	10.00	10.00	\$78	\$2,500	\$0.06
2312-07-1303	01/17/20	\$25,000	LC	\$25,000	\$9,400	37.60	\$23,697	\$25,000	\$23,697	347.0	1256.0	10.00	10.00	\$72	\$2,500	\$0.06
2412-32-4402	11/05/20	\$19,500	WD	\$19,500	\$11,300	57.95	\$23,417	\$19,500	\$23,417	658.0	675.2	10.00	10.00	\$30	\$1,950	\$0.04
2310-03-2101	10/18/19	\$15,000	WD	\$15,000	\$11,200	74.67	\$23,720	\$15,000	\$23,720	330.0	1321.0	10.01	10.01	\$45	\$1,499	\$0.03
2310-27-1409	06/03/19	\$16,500	WD	\$16,500	\$11,300	68.48	\$23,720	\$16,500	\$23,720	511.8	1514.4	10.01	10.01	\$32	\$1,648	\$0.04
2410-27-3108	11/30/20	\$28,000	WD	\$28,000	\$11,500	41.07	\$23,866	\$28,000	\$23,866	165.0	2642.0	10.01	10.01	\$170	\$2,797	\$0.06
2412-35-2103	06/05/20	\$20,000	WD	\$20,000	\$11,300	56.50	\$22,565	\$20,000	\$22,565	335.0	1302.0	10.01	10.01	\$60	\$1,998	\$0.05
2210-21-1208	08/19/20	\$20,000	WD	\$20,000	\$11,500	57.50	\$24,021	\$20,000	\$24,021	661.2	660.0	10.02	10.02	\$30	\$1,996	\$0.05
2309-36-1201	02/03/20	\$18,000	WD	\$18,000	\$8,600	47.78	\$23,008	\$18,000	\$23,008	1,280.0	344.0	10.11	10.11	\$14	\$1,780	\$0.04
2209-01-1121	07/22/20	\$17,000	WD	\$17,000	\$11,500	67.65	\$23,615	\$17,000	\$23,615	703.0	632.0	10.20	10.20	\$24	\$1,667	\$0.04
2209-12-1120	07/21/20	\$34,000	WD	\$34,000	\$11,000	32.35	\$24,000	\$34,000	\$24,000	265.0	1640.0	10.20	10.20	\$128	\$3,333	\$0.08
2312-18-4203	03/31/20	\$20,000	WD	\$20,000	\$9,500	47.50	\$21,009	\$15,923	\$16,932	330.0	1348.0	10.21	10.21	\$48	\$1,560	\$0.04
2109-18-4301	11/18/20	\$18,900	WD	\$18,900	\$13,900	73.54	\$23,650	\$18,900	\$23,650	1,000.0	455.0	10.45	10.45	\$19	\$1,809	\$0.04
2309-36-1217	05/16/19	\$21,000	WD	\$21,000	\$9,700	46.19	\$26,163	\$21,000	\$26,163	350.0	1372.0	11.03	11.03	\$60	\$1,904	\$0.04
2210-36-2101-04	11/04/20	\$30,000	WD	\$30,000	\$0	0.00	\$26,730	\$30,000	\$26,730	657.0	749.0	11.30	11.30	\$46	\$2,655	\$0.06
2311-35-2402-01	04/29/20	\$27,500	WD	\$27,500	\$12,300	44.73	\$26,541	\$27,500	\$26,541	419.4	1184.0	11.40	11.40	\$66	\$2,412	\$0.06

15 AC ANT

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
2209-14-2203	03/18/20	\$30,000	EC	\$30,000	\$11,600	38.67	\$24,000	\$30,000	\$24,000	0.0	0.0	14.60	14.60	
2412-22-1109-02	03/04/20	\$20,000	WD	\$20,000	\$15,200	76.00	\$34,522	\$20,000	\$34,522	330.0	1980.0	15.00	15.27	
2412-20-2202	08/14/20	\$32,000	WD	\$32,000	\$14,900	46.56	\$34,248	\$32,000	\$34,248	670.0	1000.0	15.38	15.38	
2212-10-1101	08/03/20	\$34,000	WD	\$34,000	\$14,700	43.24	\$33,408	\$34,000	\$33,408	948.0	1172.0	15.48	15.48	
2412-36-4106	06/29/20	\$70,000	WD	\$70,000	\$23,600	33.71	\$28,050	\$70,000	\$28,050	352.5	2039.0	16.50	16.50	
2411-07-4102-02	08/28/20	\$43,000	WD	\$43,000	\$16,000	37.21	\$36,366	\$43,000	\$36,366	674.0	1079.0	16.70	16.70	
2309-28-3401	07/24/20	\$35,000	WD	\$35,000	\$18,100	51.71	\$36,832	\$35,000	\$36,832	393.0	1931.0	17.42	17.42	
2209-01-1119	08/04/20	\$90,000	WD	\$90,000	\$41,800	46.44	\$38,656	\$90,000	\$48,704	774.0	495.0	18.89	12.56	
<b>Totals:</b>		<b>\$663,001</b>		<b>\$663,001</b>	<b>\$296,600</b>		<b>\$470,792</b>	<b>\$354,000</b>	<b>\$504,280</b>	<b>7,036.5</b>		<b>129.97</b>	<b>238.70</b>	
						<b>Sale. Ratio =&gt;</b>	<b>44.74</b>			<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>13.43</b>			<b>per FF=&gt;</b>	<b>\$94.2</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>2,723.79</b>

Use 2,700.00

20 AC ANT

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
2111-12-3104	12/30/19	\$52,500	WD	\$52,500	\$19,500	37.14	\$67,375	\$52,500	\$67,375	330.0	2580.0	19.50	19.50	
2212-12-1102	05/26/20	\$40,001	WD	\$40,001	\$17,400	43.50	\$38,900	\$40,001	\$38,900	688.0	1234.0	19.50	19.50	
2311-34-4102	04/17/20	\$30,000	WD	\$30,000	\$22,300	74.33	\$23,440	\$30,000	\$46,880	0.0	0.0	19.54	19.54	
2211-33-3318	10/21/20	\$42,000	WD	\$42,000	\$18,600	44.29	\$38,944	\$42,000	\$38,944	731.0	1167.0	19.59	19.59	
2110-18-3402	02/10/21	\$57,000	WD	\$57,000	\$17,900	31.40	\$0	\$57,000	\$0	661.0	1314.0	19.94	19.94	
2210-36-1301-02	10/09/20	\$48,000	WD	\$48,000	\$20,000	41.67	\$40,000	\$48,000	\$40,000	631.0	1380.0	20.00	20.00	
2212-35-4301	03/26/21	\$70,000	WD	\$70,000	\$18,400	26.29	\$39,450	\$70,000	\$39,450	1,693.0	1328.0	20.00	20.00	
2309-08-3201	06/12/19	\$30,000	WD	\$30,000	\$18,000	60.00	\$39,450	\$30,000	\$39,450	660.0	1320.0	20.00	20.00	
2309-20-4102	06/26/20	\$45,000	WD	\$45,000	\$16,000	35.56	\$40,000	\$45,000	\$40,000	1,320.0	660.0	20.00	20.00	
2310-35-4402	07/24/20	\$44,900	WD	\$44,900	\$18,500	41.20	\$39,450	\$44,900	\$39,450	650.0	1340.0	20.00	20.00	
2312-30-4301	10/12/20	\$40,000	WD	\$40,000	\$17,000	42.50	\$39,120	\$40,000	\$39,120	663.0	1314.0	20.00	20.00	
2412-12-4401-02	09/03/20	\$47,500	WD	\$47,500	\$0	0.00	\$40,000	\$47,500	\$40,000	669.0	1302.0	20.00	20.00	
2209-11-1101	06/30/20	\$35,000	WD	\$35,000	\$22,400	64.00	\$24,147	\$35,000	\$48,840	0.0	0.0	20.58	20.58	
2311-17-4401	09/18/20	\$50,000	WD	\$50,000	\$19,900	39.80	\$41,400	\$50,000	\$41,400	857.0	1067.0	21.00	21.00	
2309-17-3201	03/26/21	\$25,000	WD	\$25,000	\$23,600	94.40	\$40,644	\$25,000	\$40,644	1,539.0	667.0	23.56	23.56	
2112-06-4306	08/14/20	\$72,000	WD	\$72,000	\$34,200	47.50	\$79,690	\$72,000	\$57,032	542.0	4090.0	23.79	23.79	
2112-31-1102	01/21/21	\$72,000	WD	\$72,000	\$36,000	50.00	\$46,342	\$72,000	\$46,342	817.0	1341.0	25.14	25.14	
2109-08-1401-01	02/15/21	\$110,000	WD	\$110,000	\$25,800	23.45	\$48,596	\$110,000	\$48,596	142.0	8049.0	26.24	26.24	
<b>Totals:</b>		<b>\$910,901</b>		<b>\$910,901</b>	<b>\$365,500</b>		<b>\$726,948</b>	<b>\$910,901</b>	<b>\$752,423</b>	<b>12,593.0</b>		<b>378.38</b>	<b>378.38</b>	
						<b>Sale. Ratio =&gt;</b>	<b>40.13</b>	<b>Average</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>20.50</b>	<b>per FF=&gt;</b>			<b>\$72.3</b>	<b>per Net Acre=&gt;</b>		<b>2,407.37</b>

USE 2,400.00

30 AC ANT

Parcel Number	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/+S:VSqFt
2410-36-2203	\$40,000	WD	\$40,000	\$22,900	\$47,952	\$40,000	\$47,952	660.0	1812.0	27.46	27.46	\$61	\$1,457	\$0.03
2309-18-2102	\$39,000	WD	\$39,000	\$13,200	\$48,358	\$39,000	\$48,358	924.0	1304.0	27.66	27.66	\$42	\$1,410	\$0.03
2411-04-2301	\$45,000	WD	\$45,000	\$34,000	\$171,622	\$45,000	\$69,831	0.0	0.0	28.89	28.89	#DIV/0!	\$1,558	\$0.04
2209-30-1404	\$70,000	WD	\$70,000	\$26,600	\$53,300	\$70,000	\$53,300	662.0	1974.0	30.00	30.00	\$106	\$2,333	\$0.05
2310-18-3401	\$50,400	WD	\$50,400	\$23,300	\$51,550	\$50,400	\$51,550	985.0	1320.0	30.00	30.00	\$51	\$1,680	\$0.04
2311-04-3301-02	\$54,900	WD	\$54,900	\$34,100	\$47,416	\$54,900	\$71,124	0.0	0.0	30.00	30.00	#DIV/0!	\$1,830	\$0.04
2310-03-2201	\$63,500	WD	\$63,500	\$26,200	\$51,620	\$63,500	\$51,620	988.0	1320.0	30.05	30.05	\$64	\$2,113	\$0.05
2412-05-1201-04	\$79,900	WD	\$79,900	\$28,100	\$55,512	\$79,900	\$55,512	613.0	2241.0	31.54	31.54	\$130	\$2,533	\$0.06
2312-29-4101-01	\$68,000	WD	\$68,000	\$25,800	\$0	\$68,000	\$0	843.0	1648.0	31.90	31.90	\$81	\$2,132	\$0.05
2309-32-1120	\$68,000	WD	\$68,000	\$29,300	\$134,021	\$68,000	\$78,923	0.0	0.0	34.34	34.34	#DIV/0!	\$1,980	\$0.05
2309-10-3301-02	\$92,000	WD	\$92,000	\$34,900	\$58,172	\$92,000	\$58,172	1,237.0	1220.0	34.65	34.65	\$74	\$2,655	\$0.06
2210-21-4401-02	\$68,000	WD	\$68,000	\$52,500	\$172,182	\$68,000	\$94,166	743.6	660.0	35.00	35.00	\$91	\$1,943	\$0.04
2312-04-1401	\$70,000	WD	\$70,000	\$30,800	\$0	\$70,000	\$0	1,272.0	1311.5	38.30	38.30	\$55	\$1,828	\$0.04
2212-24-1101-01	\$131,000	WD	\$131,000	\$4,900	\$103,336	\$131,000	\$78,598	0.0	0.0	38.98	38.98	#DIV/0!	\$3,361	\$0.08
	<b>\$939,700</b>		<b>\$939,700</b>	<b>\$386,600</b>	<b>\$995,041</b>	<b>\$939,700</b>	<b>\$759,106</b>	<b>8,927.6</b>		<b>448.77</b>	<b>448.77</b>			
			Sale Ratio =>		Average		Average						Average	
			Std. Dev. =>		per FF=>		\$105.3			per Net Acre=>	2,093.95		per SqFt=>	\$0.05

Use 2,000.00



40 AC ANT

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
2209-30-3101	01/29/21	\$55,000	WD	\$55,000	\$33,300	60.55	\$66,600	\$55,000	\$66,600	1,320.0	1320.0	40.00	40.00
2310-06-4301	02/08/21	\$100,000	WD	\$100,000	\$37,700	37.70	\$68,516	\$96,684	\$65,200	1,320.0	1320.0	40.00	40.00
2310-26-3201	10/16/19	\$55,000	WD	\$55,000	\$32,600	59.27	\$67,300	\$55,000	\$67,300	660.0	2640.0	40.00	40.00
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$68,000	\$80,000	\$68,000	1,056.0	1650.0	40.00	40.00
2409-33-2203	08/23/19	\$60,000	WD	\$60,000	\$32,100	53.50	\$66,250	\$60,000	\$66,250	1,340.0	1300.0	40.00	40.00
2412-09-3102	05/24/19	\$79,100	WD	\$79,100	\$35,300	44.63	\$67,300	\$79,100	\$67,300	660.0	2640.0	40.00	40.00
2412-09-3102	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$67,300	\$90,000	\$67,300	660.0	2640.0	40.00	40.00
2309-12-3101	11/07/19	\$70,000	WD	\$70,000	\$29,800	42.57	\$65,760	\$70,000	\$65,760	1,310.0	1300.0	39.04	39.40
2211-32-2201-02	03/16/21	\$80,000	WD	\$80,000	\$0	0.00	\$67,426	\$80,000	\$67,426	0.0	0.0	39.59	39.59
2211-16-3301-02	02/27/20	\$48,000	WD	\$48,000	\$0	0.00	\$67,658	\$48,000	\$67,658	668.0	2593.0	39.76	39.76
2410-24-4201-01	12/04/20	\$65,000	WD	\$65,000	\$0	0.00	\$67,658	\$65,000	\$0	678.0	2613.0	40.67	40.67
2412-16-1102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$66,600	\$124,900	\$66,600	1,320.0	1320.0	40.00	40.00
<b>Totals:</b>		<b>\$907,000</b>		<b>\$907,000</b>	<b>\$269,500</b>		<b>\$672,110</b>	<b>\$903,684</b>	<b>\$735,394</b>	<b>10,992.0</b>		<b>479.06</b>	<b>479.42</b>
				<b>Sale. Ratio =&gt;</b>		<b>28.40</b>			<b>Average</b>			<b>Average</b>	
				<b>Std. Dev. =&gt;</b>		<b>21.52</b>			<b>per FF=&gt;</b>	<b>\$82.2</b>		<b>per Net Acre=&gt;</b>	<b>1,886.38</b>

Use 1,900.00

XMAS TREES HAY

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
2111-01-4101-02	06/23/20	\$130,000	WD	\$130,000	\$71,400	54.92	\$147,860	\$130,000	\$147,860	3,573.0	829.0	65.32	68.02	\$36	\$1,990	
2111-01-4201	10/19/20	\$94,900	WD	\$94,900	\$32,000	33.72	\$84,800	\$94,900	\$84,800	1,320.0	1320.0	40.00	40.00	\$72	\$2,373	
2310-01-3101	10/07/20	\$260,000	WD	\$260,000	\$153,100	58.88	\$341,224	\$103,476	\$184,700	1,320.0	2640.0	79.00	80.00	\$78	\$1,310	
2310-02-1201	04/11/19	\$430,000	WD	\$430,000	\$191,500	44.53	\$461,869	\$91,262	\$123,131	1,315.0	2432.0	72.43	73.43	\$69	\$1,260	
2311-05-1101	04/12/19	\$132,125	WD	\$132,125	\$59,800	45.26	\$127,330	\$132,125	\$127,330	2,119.0	1544.0	74.90	77.50	\$62	\$1,764	
2311-16-1101-02	09/13/19	\$242,198	WD	\$242,198	\$0	0.00	\$182,903	\$242,198	\$182,903	3,376.0	0.0	107.59	110.09	\$72	\$2,251	
2410-34-3101-02	01/29/21	\$200,000	WD	\$200,000	\$60,000	30.00	\$134,300	\$200,000	\$134,300	1,315.0	2650.0	79.00	79.00	\$152	\$2,532	
2412-15-3101	04/01/20	\$283,500	WD	\$283,500	\$124,800	44.02	\$263,500	\$283,500	\$263,500	5,350.0	1302.0	155.00	160.00	\$53	\$1,829	
2412-34-4101-02	01/09/20	\$36,000	WD	\$36,000	\$0	0.00	\$39,439	\$36,000	\$39,439	668.0	1307.0	19.49	20.00	\$54	\$1,847	
<b>Totals:</b>		<b>\$1,808,723</b>		<b>\$1,808,723</b>	<b>\$692,600</b>		<b>\$1,783,225</b>	<b>\$1,313,461</b>	<b>\$1,287,963</b>	<b>20,356.0</b>		<b>692.73</b>	<b>708.04</b>			
						<b>Sale. Ratio =&gt;</b>	<b>38.29</b>					<b>Average</b>			<b>Average</b>	
						<b>Std. Dev. =&gt;</b>	<b>21.56</b>					<b>per FF=&gt;</b>	<b>\$65</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>1,896.06</b>
												<b>per Net Acre=&gt;</b>	<b>1,900.00</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	
												<b>USING</b>	<b>1,900.00</b>			

OVER 40 ANT

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/+S:VSqFt	
2412-26-2202	07/06/20	\$61,000	WD	\$61,000	\$61,000	\$70,611	1,487.0	1314.0	44.85	44.85	\$41	\$1,360	\$0.03	
2209-06-4301	05/26/20	\$70,000	WD	\$70,000	\$70,000	\$81,000	1,320.0	1815.0	55.00	55.00	\$53	\$1,273	\$0.03	
2309-15-1201	10/09/20	\$95,000	WD	\$95,000	\$95,000	\$87,480	657.0	3900.0	58.82	58.82	\$145	\$1,615	\$0.04	
2311-06-1301-01	12/20/19	\$95,000	LC	\$95,000	\$95,000	\$90,435	286.0	9214.0	60.50	60.50	\$332	\$1,570	\$0.04	
2110-28-3102-02	01/31/20	\$145,700	WD	\$145,700	\$145,700	\$93,000	383.0	7051.0	62.00	62.00	\$380	\$2,350	\$0.05	
2210-12-4101-04	06/26/20	\$133,000	WD	\$133,000	\$133,000	\$0	651.0	4176.0	62.42	62.42	\$204	\$2,131	\$0.05	
2110-18-2101	02/02/21	\$126,000	WD	\$126,000	\$126,000	\$100,815	1,349.0	2235.0	69.21	69.21	\$93	\$1,821	\$0.04	
2310-03-4101-01	12/29/20	\$102,000	WD	\$102,000	\$102,000	\$103,920	983.0	3102.0	70.00	70.00	\$104	\$1,457	\$0.03	
2411-33-4201-02	07/19/19	\$125,000	WD	\$125,000	\$125,000	\$112,958	330.0	1320.0	70.00	60.00	\$379	\$1,786	\$0.04	
2310-10-2101	03/17/21	\$150,000	WD	\$150,000	\$150,000	\$117,525	1,177.0	2927.0	79.10	79.10	\$127	\$1,896	\$0.04	
2209-14-4201	07/01/20	\$120,000	LC	\$120,000	\$120,000	\$119,145	2,618.0	1331.0	80.00	80.00	\$46	\$1,500	\$0.03	
2310-33-2402	10/09/20	\$130,000	WD	\$130,000	\$130,000	\$129,990	100.0	37780.0	86.73	86.73	\$1,300	\$1,499	\$0.03	
2309-05-2401	03/16/21	\$235,000	WD	\$235,000	\$235,000	\$171,420	957.0	5234.0	115.00	115.00	\$246	\$2,043	\$0.05	
<b>Totals:</b>		<b>\$1,587,700</b>		<b>\$1,587,700</b>	<b>\$1,587,700</b>	<b>\$1,278,299</b>	<b>12,298.0</b>		<b>913.63</b>	<b>903.63</b>				
							<b>Average</b>			<b>Average</b>			<b>Average</b>	
							<b>per FF=&gt;</b>	<b>\$129.1</b>	<b>per Net Acre=&gt;</b>		<b>1,737.79</b>	<b>per SqFt=&gt;</b>		<b>\$0.04</b>

Use 1,700.00 Per Acre