

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft
<b>COMMERCIAL FF</b>															
2309-04-1101	05/27/21	\$270,000	WD	\$270,000	\$73,500	27.22	\$152,323	\$128,051	1,124.0	321.0	6.24	6.24	\$114	\$20,521	\$0.47
2309-15-2203	05/27/21	\$380,000	WD	\$380,000	\$147,600	38.84	\$283,181	\$120,263	344.0	525.0	4.94	4.73	\$350	\$24,330	\$0.56
2312M-V0802	05/27/21	\$122,550	CD	\$123,000	\$57,900	47.07	\$118,553	\$32,822	125.0	135.0	0.39	0.39	\$263	\$84,811	\$1.95
2312M-V1014A	06/26/19	\$231,000	WD	\$231,000	\$117,900	51.04	\$230,387	\$18,953	100.0	131.0	0.30	0.30	\$190	\$62,967	\$1.45
2411B-VB-213	10/26/20	\$160,000	MLC	\$160,000	\$66,300	41.44	\$152,716	\$83,130	225.0	500.0	1.55	1.38	\$369	\$53,667	\$1.23
MN-S-MQ-1011	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$192,738	\$59,542	220.0	187.0	0.94	0.94	\$271	\$63,074	\$1.45
MNT-09-1110	05/06/19	\$125,000	WD	\$125,000	\$32,400	25.92	\$112,635	\$33,085	185.0	80.0	0.34	0.34	\$179	\$97,309	\$2.23
<b>Totals:</b>		<b>\$1,469,550</b>		<b>\$1,470,000</b>	<b>\$591,200</b>		<b>\$1,242,533</b>	<b>\$475,846</b>	<b>2,323.0</b>		<b>14.70</b>	<b>14.32</b>			
						<b>Sale. Ratio =&gt;</b>							<b>Average</b>		
						<b>Std. Dev. =&gt;</b>	<b>40.22</b>						<b>per Net Acre=&gt;</b>	<b>32,361.67</b>	<b>Average,</b>
							<b>10.79</b>			<b>\$205</b>			<b>per Sqft=&gt;</b>		<b>\$0.74</b>
									<b>200.0</b>						

Parcel Number platted land	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
2411B-TAB-28	04/08/21	\$8,000	WD	\$8,000	\$12,500	156.25	\$25,000	\$8,000	\$25,000	100.0	0.0	0.00	0.00	\$80
2411-LG1-215	08/11/21	\$18,000	WD	\$18,000	\$19,500	108.33	\$39,000	\$18,000	\$39,000	156.0	0.0	0.00	0.00	\$115
2411-LG1-215	09/12/19	\$15,000	WD	\$15,000	\$7,800	52.00	\$39,000	\$15,000	\$39,000	156.0	0.0	0.00	0.00	\$96
2411-LG1-063	07/29/19	\$6,000	WD	\$6,000	\$3,300	55.00	\$20,000	\$6,000	\$20,000	65.0	0.0	0.00	0.00	\$92
2411-RV-57	03/15/21	\$13,700	WD	\$13,700	\$0	0.00	\$32,000	\$13,700	\$32,000	128.0	0.0	0.00	0.00	\$107
2411B-TAB-33	08/10/21	\$12,000	WD	\$12,000	\$11,300	94.17	\$22,500	\$12,000	\$22,500	90.0	0.0	0.00	0.00	\$133
2411B-LW-03	11/02/20	\$14,000	WD	\$14,000	\$12,500	89.29	\$25,000	\$14,000	\$25,000	100.0	0.0	0.00	0.00	\$140
2411B-TAB-45	04/08/21	\$12,000	WD	\$12,000	\$9,400	78.33	\$18,750	\$12,000	\$18,750	75.0	0.0	0.00	0.00	\$160
2411B-VB-077	08/20/20	\$14,900	WD	\$14,900	\$10,400	69.80	\$20,820	\$14,900	\$20,820	83.3	0.0	0.00	0.00	\$179

<b>Totals:</b>	<b>\$113,600</b>	<b>\$113,600</b>	<b>\$86,700</b>	<b>\$242,070</b>	<b>\$113,600</b>	<b>\$242,070</b>	<b>953.3</b>	<b>0.00</b>	<b>0.00</b>
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Sale. Ratio => 76.32  
Std. Dev. => 42.99

Average per FF=> \$119  
Average per Net Acre=> #DIV/0!  
using \$120 FF