

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
Improved ECF												
2410-03-3403	07/27/20	\$259,000	WD	\$259,000	\$88,900	34.32	\$273,356	\$29,665	\$229,395	\$217,581	1.054	2,016
2410-05-1301-06	09/08/20	\$265,000	WD	\$265,000	\$136,500	51.51	\$432,088	\$102,176	\$162,824	\$294,564	0.553	3,784
2410-23-2101	07/14/20	\$215,000	WD	\$215,000	\$113,500	52.79	\$243,966	\$140,774	\$74,226	\$92,136	0.806	1,176
2410-23-3302-01	02/24/22	\$195,000	WD	\$195,000	\$64,900	33.28	\$125,354	\$20,922	\$174,078	\$100,706	1.729	1,296
2410-25-1401	07/30/21	\$450,000	WD	\$450,000	\$215,400	47.87	\$455,795	\$75,450	\$374,550	\$339,594	1.403	2,596
2410-25-2303	05/07/21	\$110,000	WD	\$110,000	\$52,500	47.73	\$103,409	\$24,077	\$85,923	\$70,832	1.213	1,167
2410-25-3101-01	02/18/22	\$72,000	WD	\$72,000	\$0	0.00	\$78,883	\$21,124	\$50,876	\$68,843	0.739	840
2410-26-2302	01/19/22	\$333,720	WD	\$333,720	\$109,400	32.78	\$215,473	\$36,696	\$297,024	\$172,398	1.723	1,596
2410-27-3111	09/28/20	\$119,000	WD	\$119,000	\$38,800	32.61	\$108,570	\$48,276	\$70,724	\$53,834	1.314	896
2410-28-3301	08/11/21	\$145,000	WD	\$145,000	\$55,100	38.00	\$112,987	\$66,740	\$78,260	\$41,292	1.895	768
2410-30-3401-01	10/09/20	\$335,000	WD	\$335,000	\$127,600	38.09	\$278,249	\$75,434	\$259,566	\$181,085	1.433	1,194
2410-33-4101	12/10/20	\$355,000	WD	\$355,000	\$156,000	43.94	\$305,807	\$110,180	\$244,820	\$176,559	1.387	1,520
2410-35-1410	10/21/20	\$59,900	WD	\$59,900	\$49,800	83.14	\$107,164	\$4,425	\$55,475	\$94,343	0.588	1,392
2410-35-4103	12/18/20	\$50,000	LC	\$50,000	\$28,100	56.20	\$57,785	\$6,427	\$43,573	\$45,855	0.950	960
2410-36-3207	07/30/21	\$103,125	WD	\$103,125	\$55,300	53.62	\$115,349	\$29,688	\$73,437	\$76,483	0.960	1,120
Totals:		\$3,066,745		\$3,066,745	\$1,291,800	42.12	\$3,014,235	\$2,274,691	\$2,026,105		1.123	
					Sale. Ratio =>	17.72				Ave. E.C.F. =>	1.163	



Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2109-24-4202	09/15/20	\$2,067,546	WD	\$1,650,000	\$635,100	38.49	\$1,300,658	\$349,342	\$331,774	1.053
2109-28-3101-01	07/21/22	\$189,900	WD	\$189,900	\$98,100	51.66	\$186,224	\$3,676	\$4,206	0.874
2111-01-1201-04	09/15/22	\$90,000	LC	\$90,000	\$34,300	38.11	\$85,835	\$4,165	\$4,571	0.911
2340-01-3101	10/07/20	\$260,000	WD	\$260,000	\$153,100	58.88	\$235,998	\$24,002	\$24,477	0.981
2412-01-1106	05/29/20	\$269,000	WD	\$269,000	\$64,500	23.98	\$257,793	\$11,207	\$14,630	0.766
Totals:		\$2,876,546		\$2,458,900	\$985,100			\$392,392	\$379,658	
				Sale. Ratio =>		40.06			E.C.F. =>	1.034
				Std. Dev. =>		13.51			Ave. E.C.F. =>	0.917

Detailed Land Table Printout

Unit: - Rates/Values for Neighborhood: , Last Edited: / /

Unit: - Rates/Values for Neighborhood: -----, Last Edited: / /

Unit: 2410 - GREENWOOD TWP Rates/Values for Neighborhood 1010.AG, Last Edited: 01/09/2023

Frontages: 'A': Description: 'RIVER LOW' EF Rate: 296 Standard Frontage: 0 Standard Depth: 0

Rates for Rate Table 'AG LAND', (Acres)

20 ACRES	: 2,000
40 ACRES	: 2,000
60 ACRES	: 2,000
80 ACRES	: 2,000
10 ACRES	: 2,000
ROW	: 0
1 AC AND UNDER	: 6,000

Frontages: 'A': Description: 'HELSEL RIV LOW' EF Rate: 220 Standard Frontage: 0 Standard Depth: 0

Frontage 'C': Description: 'ORLAND HID' EF Rate: 140 Standard Frontage: 0 Standard Depth: 0

Frontage 'D': Description: 'RETRMNT-OFF WAT' EF Rate: 140 Standard Frontage: 0 Standard Depth: 0

Frontage 'E': Description: 'RETRMNT M LOW' EF Rate: 296 Standard Frontage: 0 Standard Depth: 0

Frontage 'F': Description: 'MAN-RIVER LOW' EF Rate: 296 Standard Frontage: 0 Standard Depth: 0

Frontage 'G': Description: 'MAN RIV HIGH' EF Rate: 296 Standard Frontage: 0 Standard Depth: 0

Frontage 'H': Description: 'SM ACRAGE EF' EF Rate: 140 Standard Frontage: 0 Standard Depth: 0

Frontage 'J': Description: 'RET M R HIGH' EF Rate: 296 Standard Frontage: 0 Standard Depth: 0

Values for Acreage Table 1: 'ACRAGE'

10	Acres: 26,000	10	Acres: 14,100
15	Acres: 39,000	4	Acres: 18,800
20	Acres: 52,000	5	Acres: 21,500
25	Acres: 62,500	7	Acres: 23,750
40	Acres: 96,000		
50	Acres: 143,000		
100	Acres: 190,000		

Rates for Rate Table 'AG LAND', (Acres)

20 ACRES	: 0
40 ACRES	: 0
60 ACRES	: 0
80 ACRES	: 0
10 ACRES	: 0
ROW	: 0
1 AC AND UNDER	: 0
10 ACRES	: 2,000

E.C.F.s for Neighborhood: RES '400 RESIDENTIAL STUDY'

Residential : 0.000

Town Homes/Duplexes: 0.000

Mobile Homes : 0.000

Agricultural Bldgs : 0.000

Commercial Bldgs : 0.000

Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

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

Front Foot

2411B-LW-03	11/09/20	\$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-LW-21-01	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$38,870	\$15,000	\$38,870	169.0	135.0	0.52	0.52	\$89
2411B-LW-22	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$23,000	\$15,000	\$23,000	100.0	135.0	0.31	0.31	\$150
2411B-TAB-32	04/01/21	\$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-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-TAB-42	11/10/22	\$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-TAB-43	11/10/22	\$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-TAB-44	05/19/22	\$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-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
Totals:		\$116,000		\$116,000	\$72,700		\$206,870	\$116,000	\$206,870	849.0		0.83	0.83	

Sale. Ratio => 62.67 Average \$137 Average
 Std. Dev. => 37.83 per FF=> using 140.0 per Net Acre=> 139,088.73

1 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
10-23-1402	10/23/20	\$5,000	WD	\$5,000	\$2,300	46.00	\$5,000	\$4,500	206.0	190.0	0.90	0.90	\$24	\$5,556
2112-36-2202	07/30/20	\$5,000	WD	\$5,000	\$3,600	72.00	\$5,000	\$0	209.0	206.0	0.99	0.99	\$24	\$5,051
2209-16-1302	06/08/21	\$8,000	WD	\$8,000	\$3,400	42.50	\$8,000	\$6,280	238.0	248.0	1.32	1.32	\$34	\$6,061
2209-18-2113	04/28/21	\$9,000	WD	\$9,000	\$3,700	41.11	\$9,000	\$0	150.0	358.0	1.35	1.35	\$60	\$6,667
Totals:		\$27,000		\$27,000	\$13,000		\$27,000	\$10,780	798.0		4.56	4.56		

Sale. Ratio => 48.15 Average \$34 Average 5,921.05 Average
 Std. Dev. => 14.54 per FF=> per Net Acre=> per SqFt=>

Use \$6,000.00

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

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2412-24-2205	10/01/21	\$12,500	WD	\$12,500	\$4,700	37.60	\$8,440	\$12,500	\$8,440	189.4	426.4	2.00	2.00	\$66	\$6,250
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
2209-29-1106-01	05/03/21	\$13,000	WD	\$13,000	\$6,600	50.77	\$0	\$13,000	\$0	165.0	326.0	2.46	2.46	\$79	\$5,285
2311-16-202	08/10/20	\$14,900	WD	\$14,900	\$8,700	58.39	\$3,800	\$14,900	\$3,800	432.0	546.0	2.70	2.70	\$34	\$5,519
Totals:		\$62,400		\$62,400	\$32,100	51.44	\$21,240	\$62,400	\$21,240	1,240.2	1,240.2	11.31	11.31	Average per FF=>	Average per Net Acre=>

Use \$5,500.00

Average per FF=> \$50 Average per Net Acre=> 5,517.24 Average per SqFt=>

Sale Ratio => 8.17 Std. Dev. =>

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

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
3AC															
2411B-5-4202-03	08/26/20	\$16,750	WD	\$16,750		37.61	\$11,760	\$16,750	\$11,760	0.0	0.0	3.36	3.36	\$4,985	\$4,985
2411B-5-4202-02	08/26/20	\$16,750	WD	\$16,750		37.61	\$11,764	\$16,750	\$11,764	0.0	0.0	3.37	3.37	\$4,970	\$4,970
2410-24-3401	07/05/21	\$15,000	LC	\$15,000		60.67	\$8,700	\$15,000	\$4,350	164.0	265.0	3.50	3.50	\$91	\$4,286
Totals:		\$63,500		\$63,500			\$32,224	\$63,500	\$27,874	489.0		13.56	11.56	Average per FF=>	Average per SdFt=>
										\$130					

Use \$4,700.00

7 AC

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
2209-18-2204	07/27/20	\$19,550	WD	\$19,550	\$8,000	40.92	\$19,518	\$19,550	\$19,518	0.0	0.0	6.83	6.83	#DIV/0!	\$2,862
2312-07-4202	03/22/21	\$30,000	WD	\$30,000	\$19,800	66.00	\$0	\$30,000	\$0	519.0	1887.0	7.50	2.50	\$58	\$4,000
2409-27-201-03	11/23/21	\$59,900	WD	\$59,900	\$17,700	29.55	\$0	\$59,900	\$0	669.0	2000.0	7.68	2.07	\$90	\$7,799
2311-08-1105	10/01/20	\$18,000	WD	\$18,000	\$10,300	57.22	\$20,103	\$18,000	\$20,103	138.0	2074.6	8.36	8.36	\$130	\$2,153
Totals:		\$152,450		\$152,450	\$66,000		\$39,621	\$152,450	\$39,621	1,885.0		36.78	26.17		
					Sale. Ratio =>	43.29									
					Std. Dev. =>	14.54									
							Average		\$39,621			Average			Average
							per FF=>		\$20,103			per Net Acre=>	4,144.92		per SqFt=>
										\$81					
												Use			\$4,100.00

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

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
SAC															
2209-14-2201	04/23/21	\$15,000	WD	\$15,000	\$6,000	40.00	\$0	\$15,000	\$0	310.0	646.0	4.60	4.60	\$48	\$3,261
2309-16-3306	06/17/21	\$19,900	WD	\$19,900	\$7,800	39.20	\$0	\$19,900	\$0	323.0	635.5	4.71	4.71	\$62	\$4,225
2209-24-2305	05/21/20	\$17,000	WD	\$17,000	\$6,300	37.06	\$13,683	\$17,000	\$13,683	0.0	0.0	5.00	5.00	#DIV/0!	\$3,400
2211-36-4306	04/23/20	\$25,000	LC	\$25,000	\$6,200	24.80	\$14,250	\$25,000	\$14,250	330.0	660.0	5.00	5.00	\$76	\$5,000
2212-12-1101	12/09/20	\$15,000	WD	\$15,000	\$5,700	38.00	\$13,350	\$15,000	\$13,350	565.0	385.0	5.00	5.00	\$27	\$3,000
2309-16-3201-02	05/14/21	\$24,500	WD	\$24,500	\$8,000	32.65	\$0	\$24,500	\$0	335.5	650.0	5.00	5.00	\$73	\$4,900
2209-16-2107	05/21/21	\$34,000	WD	\$34,000	\$14,800	43.53	\$0	\$34,000	\$0	600.0	1568.0	5.40	5.40	\$57	\$6,296
2411-33-2002-02	10/21/21	\$29,000	WD	\$29,000	\$9,200	31.72	\$14,514	\$29,000	\$14,514	980.0	246.0	5.58	5.58	\$30	\$5,197
Totals:		\$191,900		\$191,900	\$69,300	36.11	\$55,797	\$191,900	\$55,797	3,718.5	Average per FF=>	44.44	40.39	Average per Net Acre=>	Average per SqFt=>

Use \$4,300.00

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

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2411-07-3202	12/30/21	\$36,000	WD	\$36,000	\$12,000	33.33	\$23,983	\$36,000	\$23,983	0.0	0.0	10.01	10.01	#DIV/0!	\$3,596
2412-35-2103	06/05/20	\$22,000	WD	\$22,000	\$11,300	51.36	\$22,680	\$22,000	\$22,680	0.0	0.0	10.01	10.01	#DIV/0!	\$2,198
2412-24-1103	10/08/21	\$29,900	WD	\$29,900	\$12,000	40.13	\$23,989	\$29,900	\$23,989	0.0	0.0	10.10	10.10	#DIV/0!	\$2,960
2412-35-1102	01/29/21	\$18,644	WD	\$18,644	\$1,400	61.15	\$23,994	\$18,644	\$23,994	0.0	0.0	10.17	10.17	#DIV/0!	\$1,833
2412-32-4402	11/05/20	\$19,500	WD	\$19,500	\$11,300	57.95	\$22,613	\$19,500	\$22,613	658.0	675.2	10.20	10.20	\$30	\$1,912
2412-22-1108	08/19/21	\$22,000	WD	\$22,000	\$12,000	54.55	\$23,993	\$22,000	\$23,993	0.0	0.0	10.15	10.40	#DIV/0!	\$2,167
2410-27-3108	11/30/20	\$28,000	WD	\$28,000	\$11,500	41.07	\$28,025	\$28,000	\$28,025	0.0	0.0	10.01	10.01	#DIV/0!	\$2,797
2311-35-2402-01	04/29/20	\$27,500	WD	\$27,500	\$12,300	44.73	\$26,415	\$27,500	\$26,415	419.4	1184.0	11.40	11.40	\$72	\$2,412
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$27,242	\$41,500	\$27,242	0.0	0.0	13.71	13.71	#DIV/0!	\$3,027
Totals:		\$303,290		\$303,290	\$132,800	43.79	\$278,987	\$303,290	\$278,987	\$703	Average	116.90	117.15	Average	
					Sale. Ratio =>	43.79					per FF=>			\$203	Average
					Std. Dev. =>	9.40					per Net Acre=>			2,594.44	per SqrFt=>
											Use			2,600.00	

10 AC

15AC

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
2-06-1301	03/23/22	\$50,000	WD	\$50,000	\$19,100	38.20	\$0	\$50,000	\$0	325.0	1796.0	13.40	13.40	\$154	\$3,731
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$35,550	\$41,500	\$35,550	0.0	0.0	13.71	13.71	#DIV/0!	\$3,027
2312-05-2103	08/12/21	\$40,500	WD	\$40,500	\$17,800	43.95	\$0	\$40,500	\$0	600.0	1111.5	15.31	15.31	\$68	\$2,645
2209-02-3105	08/10/20	\$52,500	WD	\$52,500	\$14,100	26.86	\$37,700	\$52,500	\$37,700	200.0	0.0	13.88	13.88	\$263	\$3,782
2209-14-2202	06/29/21	\$33,000	WD	\$33,000	\$18,600	56.36	\$0	\$33,000	\$0	1,025.5	1278.5	15.09	10.00	\$32	\$2,187
2210-13-1103	04/12/21	\$40,500	WD	\$40,500	\$28,400	70.12	\$0	\$40,500	\$0	510.5	1302.0	15.25	15.25	\$79	\$2,656
2412-20-2202	08/14/20	\$32,000	WD	\$32,000	\$14,900	46.56	\$41,070	\$32,000	\$41,070	0.0	0.0	15.38	15.38	#DIV/0!	\$2,081
2212-10-1101	08/03/20	\$34,000	WD	\$34,000	\$14,700	43.24	\$39,200	\$34,000	\$39,200	948.0	1172.0	15.48	15.48	\$36	\$2,196
2411-07-4102-02	08/28/20	\$43,000	WD	\$43,000	\$16,000	37.21	\$43,044	\$43,000	\$43,044	0.0	0.0	16.70	16.70	#DIV/0!	\$2,575
2309-28-3401	07/24/20	\$35,000	WD	\$35,000	\$18,100	51.71	\$43,680	\$35,000	\$43,680	0.0	0.0	17.42	17.42	#DIV/0!	\$2,009
Totals:		\$402,000		\$402,000	\$175,300	43.61	\$240,244	\$402,000	\$240,244	3,609.0		151.62	146.53		

Sale. Ratio => 43.61
Std. Dev. => 12.46

Average per FF=>

\$111

Average per Net Acre=>

2,651.44

Average per SqFt=>

Use \$2,600.00

20 AC

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
2112-1102	05/26/20	\$40,001	WD	\$40,001	\$17,400	43.501	\$46,500	\$40,001	\$46,500	688.0	1234.0	19.50	19.50	\$88	\$2,051
2211-33-3318	10/21/20	\$42,000	WD	\$42,000	\$18,600	44.29	\$46,560	\$42,000	\$46,560	731.0	1167.0	19.59	19.59	\$57	\$2,144
2109-31-1102	12/01/21	\$60,000	WD	\$60,000	\$19,700	32.83	\$47,880	\$60,000	\$47,880	662.0	1310.6	19.92	19.92	\$91	\$3,012
2212-35-4301	03/26/21	\$70,000	WD	\$70,000	\$18,400	26.29	\$47,250	\$70,000	\$47,250	1,693.0	1,828.0	20.00	20.00	\$41	\$3,500
2309-20-4102	06/26/20	\$45,000	WD	\$45,000	\$16,000	35.56	\$48,000	\$45,000	\$48,000	1,320.0	660.0	20.00	20.00	\$34	\$2,250
2310-35-4402	07/24/20	\$44,900	WD	\$44,900	\$18,500	41.20	\$47,265	\$44,900	\$47,265	0.0	0.0	20.00	20.00	#DIV/0!	\$2,245
2312-30-4301	10/12/20	\$40,000	WD	\$40,000	\$17,000	42.50	\$47,250	\$40,000	\$47,250	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000
2412-12-4401-01	07/12/21	\$40,000	WD	\$40,000	\$20,000	50.00	\$47,235	\$40,000	\$47,235	675.0	1,290.5	20.00	20.00	\$59	\$2,000
2412-12-4401-01	11/10/21	\$41,000	WD	\$41,000	\$20,000	48.78	\$47,235	\$41,000	\$47,235	675.0	1,290.5	20.00	20.00	\$61	\$2,050
2312M-111301	01/11/22	\$48,000	WD	\$48,000	\$20,700	43.13	\$0	\$48,000	\$0	0.0	0.0	20.67	20.67	#DIV/0!	\$2,322
2311-17-4401	09/18/20	\$50,000	WD	\$50,000	\$19,900	39.80	\$45,525	\$50,000	\$45,525	0.0	0.0	21.00	21.00	#DIV/0!	\$2,381
2411-07-4301-02	05/04/21	\$64,380	WD	\$64,380	\$22,200	34.48	\$0	\$64,380	\$0	733.0	1,320.0	22.20	22.20	\$88	\$2,900
2412-06-4306	08/14/20	\$72,000	WD	\$72,000	\$34,200	47.50	\$91,366	\$72,000	\$91,366	542.0	4,090.0	23.79	23.79	\$133	\$3,026
2112-31-1102	01/21/21	\$72,000	WD	\$72,000	\$36,000	50.00	\$53,436	\$72,000	\$53,436	817.0	1,341.0	25.14	25.14	\$88	\$2,864

Totals:	\$729,281	\$729,281	\$298,600	40.94	\$615,502	\$729,281	\$589,994	8,536.0	Average	\$85	Average	291.81	291.81	Average	\$2,500.00
			Sale. Ratio =>	7.03			per FF=>		per Net Acre=>		per Net Acre=>		2,499.16	Average	per SqFt=>

Use \$2,500.00

30 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres
2309-21-3403	12/29/21	\$70,500	WD	\$70,500	\$37,100	52.62	\$58,404	\$70,500	\$58,404	392.0	3186.0	28.67	28.67
2310-20-1102	14/03/21	\$85,000	WD	\$85,000	\$28,200	33.18	\$59,328	\$85,000	\$59,328	700.0	1858.0	29.97	29.97
2209-30-1404	02/10/21	\$70,000	WD	\$70,000	\$26,600	38.00	\$59,700	\$70,000	\$59,700	665.0	1965.0	30.00	30.00
2412-14-1104	08/24/21	\$79,900	WD	\$79,900	\$26,900	33.67	\$59,556	\$79,900	\$59,556	490.0	2667.0	30.00	30.00
2412-14-1104	03/29/22	\$90,000	WD	\$90,000	\$26,900	29.89	\$59,556	\$90,000	\$59,556	490.0	2667.0	30.00	30.00
2310-03-2201	01/13/21	\$63,500	WD	\$63,500	\$26,200	41.26	\$57,960	\$63,500	\$57,960	988.0	1320.0	30.05	30.05
2412-05-1201-04	07/01/20	\$79,900	WD	\$79,900	\$28,100	35.17	\$61,728	\$79,900	\$61,728	0.0	0.0	31.54	31.54
2312-29-4101-01	01/12/21	\$68,000	WD	\$68,000	\$25,800	37.94	\$0	\$68,000	\$0	843.0	1648.0	31.90	31.90
2309-10-3301-02	11/17/20	\$92,000	WD	\$92,000	\$34,900	37.93	\$64,768	\$92,000	\$64,768	1,237.0	1220.0	34.65	34.65
Totals:		\$763,700		\$763,700	\$286,900	37.57	\$481,000	\$763,700	\$481,000	5,865.0	Average	304.79	304.79

Sale. Ratio => 37.57
Std. Dev. => 6.20

Average per FF=> \$130
Average per Net Acres=> \$2,505.66

Use: \$2,500.00

Dollars/FF Dollars/Acre

\$1082	\$2,317
\$180	\$2,459
\$121	\$2,836
\$105	\$2,933
\$163	\$2,663
\$184	\$3,000
\$64	\$2,113
#DIV/0!	\$2,533
\$81	\$2,132
\$74	\$2,655

Average
per SqFt=>



40 AC

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
2111-24-2201	09/17/21	\$110,000	WD	\$110,000	\$32,300	29.36	\$70,592	\$110,000	\$70,592	1,160.0	1408.0	37.50	37.50	\$95	\$2,933
2312-04-1401	03/31/21	\$70,000	WD	\$70,000	\$30,800	44.00	\$0	\$70,000	\$0	1,272.0	1311.5	38.30	38.30	\$55	\$1,828
2111-32-4101-01	06/25/21	\$85,000	WD	\$85,000	\$34,000	40.00	\$76,000	\$85,000	\$76,000	1,060.0	1,652.0	40.00	40.00	\$80	\$2,125
2310-06-4301	02/08/21	\$100,000	WD	\$100,000	\$37,700	37.70	\$107,016	\$96,684	\$103,700	1,320.0	1,320.0	40.00	40.00	\$73	\$2,417
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$76,000	\$80,000	\$76,000	1,056.0	1,650.0	40.00	40.00	\$76	\$2,000
2312-06-4201	12/17/21	\$95,000	WD	\$95,000	\$33,700	35.47	\$0	\$95,000	\$0	650.0	2,681.0	40.00	40.00	\$146	\$2,375
2412-09-3102	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$75,200	\$90,000	\$75,200	1,660.0	2,640.0	40.00	40.00	\$136	\$2,250
2412-16-1102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$74,400	\$124,900	\$74,400	1,320.0	1,320.0	40.00	40.00	\$95	\$3,123
2412-24-1401	03/13/22	\$120,000	WD	\$120,000	\$34,800	29.00	\$0	\$120,000	\$0	1,322.0	1,740.0	40.00	39.00	\$91	\$3,000
2312-05-1201	11/05/21	\$110,000	WD	\$110,000	\$32,900	29.91	\$0	\$110,000	\$0	1,460.0	1,203.0	40.31	40.31	\$75	\$2,729
2312-05-2102	01/31/22	\$124,900	WD	\$124,900	\$33,600	26.90	\$0	\$124,900	\$0	1,760.0	1,493.0	40.31	40.31	\$106	\$3,098
2312-16-4302	08/25/21	\$85,000	WD	\$85,000	\$32,900	38.71	\$66,963	\$85,000	\$66,963	1,345.0	1,338.0	40.39	40.39	\$65	\$2,104
2112-19-4201	01/10/22	\$80,000	WD	\$80,000	\$36,000	45.00	\$76,702	\$80,000	\$76,702	1,340.0	1,325.5	40.78	40.78	\$60	\$1,962
Totals:		\$1,365,300		\$1,365,300	\$469,600	34.40	\$622,873	\$1,361,984	\$619,557	16,446.0	16,446.0	554.59	553.59	\$83	\$2,500.00

Sale. Ratio =>

6.47

Average per FF=>

\$83

Average per Net Acre=>

2,455.84

Average per SqFt=>

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

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
50 plus AC															
2110-18-2101	03/16/22	\$201,000	WD	\$201,000	\$67,900	33.78	\$114,257	\$201,000	\$114,257	1,349.0	2235.0	69.21	69.21	\$149	\$2,904
2309-15-1201	10/09/20	\$95,000	WD	\$95,000	\$52,700	55.47	\$99,127	\$95,000	\$99,127	0.0	0.0	58.82	58.82	#DIV/0!	\$1,615
2209-14-4201	07/01/20	\$120,000	UG	\$120,000	\$64,600	53.83	\$135,031	\$120,000	\$135,031	2,618.0	1334.0	80.00	80.00	\$46	\$1,500
2309-22-101-01	06/25/21	\$145,000	WD	\$145,000	\$65,300	56.78	\$118,371	\$145,000	\$118,371	547.0	866.0	69.63	69.63	\$222	\$1,652
2310-03-4101-01	02/10/22	\$145,000	WD	\$145,000	\$64,900	44.76	\$117,776	\$145,000	\$117,776	983.0	3102.0	70.00	70.00	\$148	\$2,071
2310-20-3201	11/12/21	\$175,000	WD	\$175,000	\$70,200	40.11	\$143,507	\$175,000	\$143,507	2,197.0	1518.5	76.59	76.59	\$80	\$2,285
2310-10-2101	03/17/21	\$150,000	WD	\$150,000	\$67,400	44.93	\$133,195	\$150,000	\$133,195	1,177.0	927.0	79.10	79.10	\$127	\$1,896
2310-32-4101-04	05/25/21	\$260,000	WD	\$260,000	\$103,000	39.62	\$549,261	\$260,000	\$549,261	3,964.0	5120.0	119.57	60.07	\$55	\$1,819
Totals:		\$1,387,000		\$1,387,000	\$619,500	44.66	\$1,524,782	\$1,344,458	\$1,279,940	14,154.0	Average per FF=>	692.13	632.63	Average per Net.Acre=>	Average per SqFt=>

Use \$1,900,000

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
Trustee/pine														
01-MM-09	09/30/20	\$91,500	WD	\$91,500	\$33,800	36.94	\$67,600	\$91,500	\$67,600	338.0	0.0	0.00	0.00	\$271
2411-RV-28-01	06/10/20	\$80,000	WD	\$80,000	\$44,400	55.50	\$87,701	\$18,049	\$25,750	103.0	0.0	0.00	0.00	\$175
2411-RV-61	04/24/20	\$62,000	WD	\$62,000	\$27,600	44.52	\$55,247	\$24,753	\$18,000	150.0	0.0	0.00	0.00	\$165
2411-RV-61	09/07/21	\$70,000	WD	\$70,000	\$40,700	58.14	\$84,777	\$22,723	\$37,500	150.0	0.0	0.00	0.00	\$151
2409-CC-11E	08/30/21	\$210,000	WD	\$210,000	\$53,000	25.24	\$111,988	\$108,012	\$10,000	250.0	0.0	2.18	2.18	\$432
08-350-010-00	09/17/20	\$25,000	WD	\$25,000	\$7,100	28.40	\$0	\$25,000	\$0	71.0	0.0	0.00	0.00	\$352
08-350-024-00	07/16/20	\$10,000	WD	\$10,000	\$4,500	45.00	\$0	\$10,000	\$0	45.0	0.0	0.00	0.00	\$222
Totals:		\$548,500		\$548,500	\$211,100		\$407,313	\$300,037	\$158,850	1,107.0		2.18	2.18	
					Sale. Ratio =>	38.49			Average			Average		
					Std. Dev. =>	12.58			per FF=>	\$271		per Net Acre=>	137,631.65	

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
Rivers														
1-MM-09	09/30/20	\$91,500	WD	\$91,500	\$33,800	36.94	\$67,600	\$91,500	\$67,600	338.0	0.0	0.00	0.00	\$271
2412-36-4106	06/15/20	\$70,000	WD	\$70,000	\$23,600	33.71	\$47,214	\$70,000	\$47,214	210.3	0.0	16.50	16.50	\$333
08-350-010-00	09/17/20	\$25,000	WD	\$25,000	\$7,100	28.40	\$0	\$25,000	\$0	71.0	0.0	0.00	0.00	\$352
08-350-024-00	07/16/20	\$10,000	WD	\$10,000	\$4,500	45.00	\$0	\$10,000	\$0	45.0	0.0	0.00	0.00	\$222
Totals:		\$196,500		\$196,500	\$69,000	35.11	\$114,814	\$196,500	\$114,814	664.3		16.50	16.50	
					Sale. Ratio =>				Average			Average		
					Std. Dev. =>	6.95			per FF=>	\$296		per Net Acre=>	11,909.09	

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
<i>AG Land</i>															
2309-05-2401	03/16/21	\$235,000	WD	\$235,000	\$98,300	41.83	\$222,112	\$235,000	\$222,112	957.0	5234.0	115.00	115.00	\$246	\$2,043
2310-01-3101	10/07/20	\$260,000	WD	\$260,000	\$153,100	58.88	\$371,516	\$133,084	\$244,600	1,320.0	2640.0	80.00	80.00	\$101	\$1,664
2410-34-3101-02	01/29/21	\$200,000	WD	\$200,000	\$60,000	30.00	\$153,900	\$200,000	\$153,900	1,315.0	2650.0	80.00	80.00	\$152	\$2,500
2412-15-3101	04/01/20	\$283,500	WD	\$283,500	\$124,800	44.02	\$302,720	\$283,500	\$302,720	5,350.0	1302.0	160.00	160.00	\$53	\$1,712
2412-22-1108	08/19/21	\$22,000	WD	\$22,000	\$12,000	54.55	\$19,700	\$22,000	\$19,700	0.0	0.0	9.15	10.15	#DIV/0!	\$2,404
Totals:		\$1,000,500		\$1,000,500	\$448,200		\$1,069,948	\$873,584	\$943,032	8,942.0		444.15	445.15		
					Sale. Ratio =>	44.80			Average			Average		Average	
					Std. Dev. =>	11.36			per FF=>	\$98		per Net Acre=>	1,966.87	per SqFt=>	