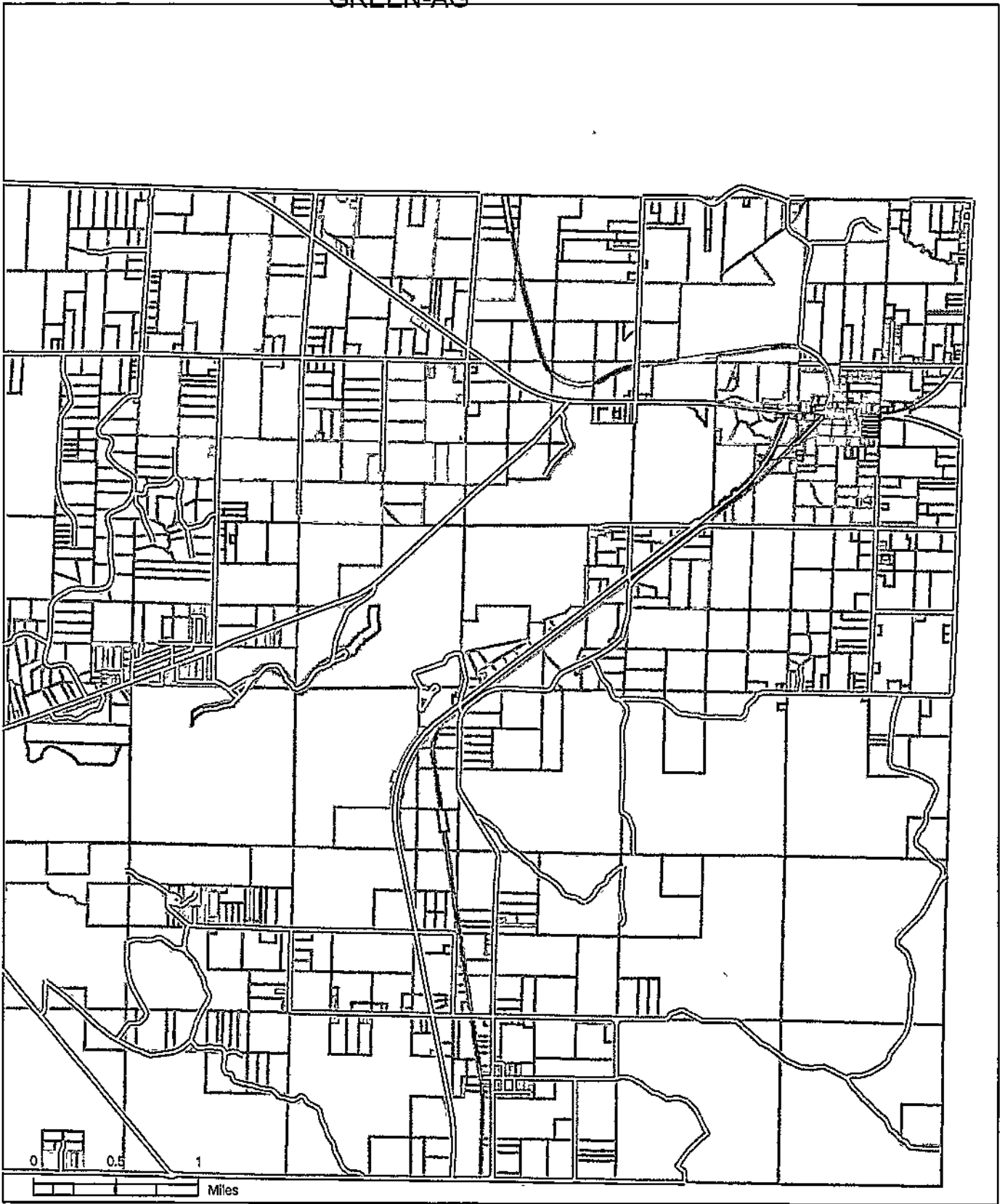


SPRINGVILLE LAND MAP 2023
PINK-COMMERICAL/INDUST
YELLOW-RESID
GREEN-AG



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
210-23-1402	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	233.0	248.0	1.32	1.32	\$34	\$6,061
2209-16-2113	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 =>		Average			48.15			
						Std. Dev. =>		per FF=>			14.54			
											Average			
											per Net Acre=>	5,921.05		
													Average	
													per SqFt=>	

Use \$6,000.00

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

2AC

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
2209-29-4106-01	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
2311-16-3202	08/10/20	\$14,900	WD	\$14,900	\$8,700	58.39	\$3,800	\$14,900	\$3,800	132.0	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	\$50	11.31	11.31	Average per Net Acre=>	Average per SqFt=>

Use \$5,500.00



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

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
9-27-1404	08/25/21	\$15,000	WD	\$15,000		\$5,400	\$0	\$15,000	\$0	325.0	438.0	3.33	3.33	\$46,277	\$4,505
2411B-5-4202-03	08/26/20	\$16,750	WD	\$16,750		\$6,300	\$11,760	\$16,750	\$11,760	0.0	0.0	3.36	3.36	#DIV/0!	\$4,985
2411B-5-4202-02	08/26/20	\$16,750	WD	\$16,750		\$6,300	\$11,764	\$16,750	\$11,764	0.0	0.0	3.37	3.37	#DIV/0!	\$4,970
2410-24-3401	07/05/21	\$15,000	UG	\$15,000		\$9,100	\$8,700	\$15,000	\$4,350	164.0	265.0	3.50	1.50	\$91,167	\$4,286
Totals:		\$63,500		\$63,500		\$27,100	\$32,224	\$63,500	\$27,874	489.0	13.56	13.56	11.56	Average per FF=>	Average per Net Acre=>
										\$130				4,682.89	Average per SqFt=>

Use \$4,700.00

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
0-29-2105	05/06/20	\$12,500	WD	\$12,500	\$5,300	42.40	\$0	\$12,500	\$0	275.0	65.75	4.15	4.15	\$48	\$3,012
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	LG	\$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
2401-33-2002-02	10/24/21	\$29,000	WD	\$29,000	\$9,200	31.72	\$14,514	\$29,000	\$14,514	980.0	2460.0	5.58	5.58	\$50	\$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

10 AC

2411-07-3202	12/30/21	\$36,000	WD	\$36,000	\$12,000	42.78	\$23,983	\$36,000	\$23,983	0.0	0.0	9.74	9.74	#DIV/0!	\$2,900
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!	\$3,596
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	\$11,400	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	#DIV/0!	\$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	\$2,632
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	\$203	Average	116.90	117.15	Average	
											per FF=>			per Net Acre=>	2,594.44
														per SqFt=>	2,600.00

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

15AC

2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$35,550	\$41,500	\$35,550	\$0	325.0	1796.0	13.40	13.40	\$154	\$3,731
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	
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:		\$276,000		\$276,000	\$114,200	41.38	\$202,544	\$276,000	\$202,544	1,873.0		107.40	107.40			
							Average		Average			Average				
							per FF=>		per Net Acre=>			per Net Acre=>			Average	
							\$147		\$2,600.00			2,569.93			per SqFt=>	

Use \$2,600.00

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

2112-1102	05/26/20	\$40,001	WD	\$40,001	\$17,400	43.50	\$46,500	\$40,001	\$46,500	688.0	1234.0	19.50	19.50	\$58	\$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	1328.0	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	1290.5	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	1290.5	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
2411-07-2301-02	05/04/21	\$64,380	WD	\$64,380	\$22,200	34.48	\$0	\$64,380	\$0	733.0	1320.0	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	4090.0	23.79	23.79	\$133	\$3,036
2112-31-1102	01/21/21	\$72,000	WD	\$72,000	\$36,000	50.00	\$53,436	\$72,000	\$53,436	817.0	1341.0	25.14	25.14	\$88	\$2,864

Totals: \$729,281 \$729,281 \$298,600 40.94 \$615,502 \$729,281 Average \$589,994 8,536.0 Average 291.81 291.81 Average 2,499.16 Average \$2,500.00

Sale. Ratio => 7.03 per FF=> \$85 per Net Acre=> \$2,500.00

Std. Dev. => 7.03 Use

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

30 AC

2309-10-3301-02	11/17/20	\$92,000	WD	\$92,000	34.65	34.65		\$92,000	\$0	\$0	1,237.0	1220.0	34.65	34.65
2309-10-3301-02	Totals:	\$92,000	WD	\$92,000	34.65	34.65		\$92,000	\$0	\$0	1,237.0	1220.0	34.65	34.65
2309-10-3301-02		\$763,700		\$763,700			\$481,000	\$763,700	\$481,000	5,855.0			304.79	304.79
											Average	Average		
											per FF=>	per Net Acre=>		
											\$130	\$2,500.00		2,505.66
2309-21-3403	12/29/21	\$70,500	WD	\$70,500	28.67	28.67	\$58,404	\$70,500	\$58,404	392.0	3186.0		28.67	28.67
2310-20-1102	11/03/21	\$85,000	WD	\$85,000	29.97	29.97	\$59,328	\$85,000	\$59,328	700.0	1858.0		29.97	29.97
2309-30-1404	02/10/21	\$70,000	WD	\$70,000	30.00	30.00	\$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	30.00	30.00	\$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	30.00	30.00	\$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	30.05	30.05	\$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	31.54	31.54	\$61,728	\$79,900	\$61,728	0.0	0.0		31.54	31.54
2312-29-1101-01	01/12/21	\$68,000	WD	\$68,000	31.90	31.90	\$0	\$68,000	\$0	843.0	1608.0		31.90	31.90

Use \$2,500.00

Dollars/Ft Dollars/Acre

\$1,082	\$2,317
\$180	\$2,459
\$121	\$2,836
\$105	\$2,833
\$163	\$2,663
\$184	\$3,000
\$64	\$2,113
HDIV/01	\$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
2111-24-101E01	06/25/21	\$85,000	WD	\$85,000	\$34,000	40.00	\$76,000	\$85,000	\$76,000	1,060.0	1652.0	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	1320.0	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	1650.0	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	2681.0	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	660.0	2640.0	40.00	40.00	\$136	\$2,250
2412-16-1102	08/06/20	\$124,900	WD	\$124,900	\$34,400	25.14	\$74,400	\$124,900	\$74,400	1,320.0	1320.0	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	1740.0	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	1203.0	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	1,176.0	1493.0	40.31	40.31	\$106	\$3,098
2311-16-4302	08/25/21	\$85,000	WD	\$85,000	\$32,900	38.71	\$66,963	\$85,000	\$66,963	1,315.0	1338.0	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	1325.5	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	Average per FF=>	554.59	553.59	Average per Net Acre=>	2,455.84
						6.47				\$83				Average per SqFt=>	
															Use \$2,500,000

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 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
0-18-2101	07/02/21	\$126,000	WD	\$126,000	\$63,500	50.40	\$114,257	\$126,000	\$114,257	1,349.0	2235.0	69.21	69.21	\$93	\$1,821
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	#DNV/01	\$1,615
2209-14-4201	07/01/20	\$120,000	IG	\$120,000	\$64,600	53.83	\$135,031	\$120,000	\$135,031	2,618.0	1,831.0	80.00	80.00	\$46	\$1,500
2309-22-101-01	06/25/21	\$115,000	WD	\$115,000	\$65,300	56.78	\$118,371	\$115,000	\$118,371	517.0	5866.0	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	2,927.0	79.10	79.10	\$127	\$1,896
2110-32-4101-04	06/25/21	\$260,000	WD	\$260,000	\$103,000	39.62	\$549,261	\$260,000	\$304,419	3,964.0	5,120.0	149.57	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	\$95	Average per Net Acre=> 1,942.49

Use \$1,900.00

Average per FF=>

Average per Net Acre=>

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/Ft 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/Ft	Dollars/Acre
2310-01-3101	10/07/20	\$260,000	WD	\$260,000	\$453,100	58.88	\$371,516	\$133,084	\$244,600	1,320.0	2640.0	80.00	80.00	\$101	\$1,664
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	\$1,772
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:		\$565,500		\$565,500	\$289,900		\$693,936	\$438,584	\$567,020	6,670.0		249.15	250.15		
					Sale. Ratio =>	51.26						Average			
					Std. Dev. =>	7.64						Average			
										\$66		per Net Acre=>	1,760.32		Average
													1,700.00		per SqFt=>

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

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

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 1010.AG, Last Edited: 01/11/2023

Values for Acreage Table 1: 'ACREAGE'					
1 Acre: 6,000	3 Acre: 14,100	10 Acre: 26,000	30 Acre: 75,000		
1.5 Acre: 9,000	4 Acre: 18,800	15 Acre: 39,000	40 Acre: 96,000		
2 Acre: 11,000	5 Acre: 21,500	20 Acre: 52,000	50 Acre: 143,000		
2.5 Acre: 13,750	7 Acre: 25,700	25 Acre: 62,500	100 Acre: 190,000		

Rates for Rate Table 'AG', (Acres)

20 ACRES	: 1,700
40	: 1,700
60	: 1,700
80	: 1,700
10	: 1,700
ROW	: 0

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 2020.COMMERCIAL/INDUSTRIAL, Last Edited: 01/12/2023

Frontages:

Frontage 'A': Description: 'COMERCIAL	'	FF Rate: 300
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'MESICK F F	'	FF Rate: 300
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'BUCKLEY/M37	'	FF Rate: 300
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'					
1 Acre: 12,500	3 Acre: 23,700	10 Acre: 66,000	30 Acre: 87,000		
1.5 Acre: 18,750	4 Acre: 31,600	15 Acre: 68,373	40 Acre: 116,000		
2 Acre: 19,250	5 Acre: 39,500	20 Acre: 70,750	50 Acre: 155,000		
2.5 Acre: 19,750	7 Acre: 55,300	25 Acre: 77,500	100 Acre: 260,000		

Rates for Rate Table 'IND LAND TAB', (Acres)

CONSUMERS POWER: 2,500
ROW : 0

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 4020.RESIDENTIAL, Last Edited: 01/11/2023

Frontages:

Frontage 'A': Description: 'FF RESIDENTIAL	'	FF Rate: 140
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'MANISTEE LB	'	FF Rate: 296
Standard Frontage: 0		Standard Depth : 0
Frontage 'D': Description: 'MANISTEE HB	'	FF Rate: 296
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'					
1 Acre: 6,000	3 Acre: 14,100	10 Acre: 26,000	30 Acre: 75,000		
1.5 Acre: 9,000	4 Acre: 18,800	15 Acre: 39,000	40 Acre: 96,000		
2 Acre: 11,000	5 Acre: 21,500	20 Acre: 52,000	50 Acre: 143,000		
2.5 Acre: 13,750	7 Acre: 25,700	25 Acre: 62,500	100 Acre: 190,000		

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 4030, PLATS, Last Edited: 01/11/2023

Frontages:
Frontage 'A': Description: 'V OF M' FF Rate: 140
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'NON RIVER PLATS' FF Rate: 140
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'MAN RIV LB' FF Rate: 296
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'MAN RIV HB' FF Rate: 296
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: 'VILLAGE OF YUMA' FF Rate: 140
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: 'FOREST ACRES' FF Rate: 140
Standard Frontage: 0 Standard Depth : 0
Frontage 'G': Description: 'POOR SUBS' FF Rate: 58
Standard Frontage: 0 Standard Depth : 0
Frontage 'I': Description: 'WADE SNYDER PLA' FF Rate: 140
Standard Frontage: 0 Standard Depth : 0
Frontage 'J': Description: 'PINE GROVE ACRE' FF Rate: 140
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'
1 Acre: 6,000 3 Acre: 14,100 10 Acre: 26,000 30 Acre: 75,000
1.5 Acre: 9,000 4 Acre: 18,800 15 Acre: 39,000 40 Acre: 96,000
2 Acre: 11,000 5 Acre: 21,500 20 Acre: 52,000 50 Acre: 143,000
2.5 Acre: 13,750 7 Acre: 25,700 25 Acre: 62,500 100 Acre: 190,000

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

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
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-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
 Std. Dev. => 37.83

Average per FF=> \$137
 Average per Net Acre=> 139,088.73
 using 140.0

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

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
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		\$114,814	\$196,500	\$114,814	664.3		16.50	16.50	
					Sale. Ratio =>	35.11			Average			16.50		
					Std. Dev. =>	6.95			per FF=>	\$296		Average		
												per Net Acre=>	11,909.09	

Rural Good

Parcel Number
Commercial FF

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
2310-33-2206	05/24/21	\$100,000	WD	\$80,000	\$29,300	36.63	\$65,634	\$20,247	116.0	94.0	0.22	0.43	\$175
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
2312M-V0715	12/30/21	\$400,000	WD	\$400,000	\$138,200	34.55	\$461,967	\$54,484	254.0	727.9	1.01	1.01	\$215
2411-07-2303	09/01/21	\$260,000	WD	\$260,000	\$65,100	25.04	\$151,884	\$173,602	210.0	385.0	2.00	2.00	\$827
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
2112-28-1301	10/14/21	\$540,000	WD	\$500,000	\$141,900	28.38	\$562,438	\$361,213	660.0	1258.0	19.07	19.07	\$547
MN-S-MQ-1011	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$228,841	\$22,526	220.0	187.0	0.90	0.90	\$102
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
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
2411B-VB-227	12/30/21	\$400,000	WD	\$400,000	\$133,000	33.25	\$363,103	\$81,048	297.0	200.0	0.68	0.46	\$273
MN-CC-01-02	11/04/20	\$125,000	WD	\$125,000	\$40,600	32.48	\$85,249	\$12,145	45.0	144.0	0.15	0.15	\$270
MN-CC-04-02	05/01/20	\$185,000	WD	\$185,000	\$92,400	49.95	\$227,447	\$23,833	87.0	144.0	0.29	0.29	\$274
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
Totals:		\$3,304,550		\$3,245,000	\$1,177,000		\$3,046,074	\$1,172,906	3,927.0		38.38	37.98	

Sale. Ratio =>

36.27

Std. Dev. =>

9.65

using

300.0

Average

per Net Acre=> 30,562.73

\$299

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

FF subs

2312-48	04/21/22	\$8,190	WD	\$8,190	\$10,000	122.10	\$20,040	\$8,190	\$20,040	167.0	0.0	0.00	0.00	\$49
2312-HD-04	02/28/22	\$14,900	WD	\$14,900	\$9,600	64.43	\$13,200	\$14,900	\$13,200	110.0	0.0	0.00	0.59	\$135
2312-HD-17	05/17/20	\$3,700	QC	\$3,700	\$12,000	324.32	\$24,000	\$3,700	\$24,000	200.0	0.0	0.00	0.00	\$19
2312-WS-03	10/24/22	\$4,500	WD	\$4,500	\$4,000	88.89	\$7,920	\$4,500	\$7,920	66.0	0.0	0.00	0.00	\$68

Totals:		\$31,290		\$31,290	\$35,600	113.77	\$65,160	\$31,290	\$65,160	543.0		Average	0.00	0.59
					Sale. Ratio =>	113.77						Average		
					Std. Dev. =>	118.64						per FF=>		
										\$58		per Net Acre=>		#DIV/0!

Parcel Number Street Address Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2312M-A0801	117 N EUGENE ST stick built	08/25/20	\$49,000	WD	\$49,000	\$0	0.00	\$67,391	\$9,240	\$39,760	\$66,763	0.596
2312-19-1102	11155 N HODENPYLE DAM RD	08/30/21	\$7,500	WD	\$7,500	\$4,900	65.33	\$11,632	\$1,911	\$5,589	\$9,136	0.612
2312M-114104	4363 N M-37 HWY	08/21/20	\$45,000	WD	\$45,000	\$22,500	50.00	\$59,833	\$4,909	\$40,091	\$63,059	0.636
2312-33-1101	9331 W 24 RD	05/14/20	\$58,000	WD	\$58,000	\$31,000	53.45	\$79,037	\$26,115	\$31,885	\$49,739	0.641
2312-FP2-21	10554 FREEMAN RD	12/30/20	\$130,000	WD	\$130,000	\$63,400	48.77	\$155,931	\$21,297	\$108,703	\$154,574	0.703
2312-03-4403-01	5209 N 9 RD	03/12/21	\$170,000	WD	\$170,000	\$0	0.00	\$246,851	\$16,133	\$153,867	\$216,840	0.710
2312-22-2203	2981 N 7	06/14/22	\$60,000	WD	\$60,000	\$45,000	75.00	\$88,530	\$1,100	\$58,900	\$82,171	0.717
2312-10-3102-02	8430 W 26 RD	06/20/20	\$95,000	WD	\$95,000	\$7,000	7.37	\$129,712	\$19,699	\$75,301	\$103,396	0.728
2312-34-4301	8430 W 26 RD	04/17/20	\$230,000	WD	\$230,000	\$115,300	50.13	\$300,390	\$62,787	\$167,213	\$223,311	0.749
2312-06-4203	11480 W 16 RD	07/01/22	\$120,000	MLC	\$120,000	\$71,500	59.58	\$141,576	\$67,285	\$52,715	\$69,822	0.755
2312-FP2-38	3300 CLYDE DR	12/30/20	\$130,000	WD	\$130,000	\$54,800	42.15	\$132,748	\$22,820	\$107,180	\$126,209	0.849
2312-FP2-40	3356 CLYDE DR	12/30/20	\$130,000	WD	\$130,000	\$54,800	42.15	\$132,748	\$22,820	\$107,180	\$126,209	0.849
2312-17-3423	3095 S FREEMAN RD	07/24/20	\$55,000	WD	\$55,000	\$28,400	51.64	\$62,801	\$23,100	\$31,900	\$37,313	0.855
2312M-V1105	106 E MESICK	05/16/22	\$90,000	WD	\$90,000	\$45,500	50.56	\$89,510	\$12,228	\$77,772	\$88,728	0.877
2312-CA-0502	210 CRIPPEN ST	06/09/20	\$95,000	WD	\$95,000	\$44,100	46.42	\$88,222	\$31,773	\$63,227	\$70,047	0.903
2312M-V1022	124 W JOHNS ST	02/25/22	\$112,500	WD	\$112,500	\$43,900	39.02	\$104,327	\$15,566	\$96,934	\$101,907	0.951
2312-33-1107	9363 W 24 RD	07/27/21	\$159,900	WD	\$159,900	\$73,100	45.72	\$170,089	\$18,030	\$141,870	\$142,913	0.993
2312-FP2-41	3384 CLYDE	11/20/20	\$145,000	WD	\$145,000	\$12,200	8.41	\$129,213	\$22,820	\$122,180	\$122,150	1.000
2312-MA2-077	10964 MAPLE RD	04/27/22	\$50,000	WD	\$50,000	\$23,300	46.60	\$45,935	\$19,275	\$30,725	\$30,608	1.004
2312M-V0604A	124 E EDWARD ST	08/12/22	\$93,000	WD	\$93,000	\$40,800	43.87	\$80,348	\$17,559	\$75,441	\$72,088	1.047
2312-SE-01	6480 W 16 RD	07/23/20	\$100,000	WD	\$100,000	\$36,000	36.00	\$85,277	\$18,069	\$81,931	\$77,162	1.062
2312-27-2303	1555 OLD M37 HWY	05/19/20	\$199,900	WD	\$199,900	\$80,700	40.37	\$198,842	\$31,505	\$168,395	\$157,272	1.071
2312-17-3202	10768 FREEMAN RD	01/25/21	\$123,000	WD	\$123,000	\$49,400	40.16	\$121,512	\$21,874	\$101,126	\$93,645	1.080
2312-15-4302	3026 OLD M-37 HWY	10/28/20	\$150,000	WD	\$150,000	\$59,800	39.87	\$147,419	\$7,721	\$142,279	\$131,295	1.084
2312-YU-0604	122 N SECOND ST	10/01/20	\$110,000	WD	\$110,000	\$60,500	55.00	\$88,135	\$41,537	\$68,463	\$59,818	1.145
2312-09-2205	9783 W 16 RD	03/11/22	\$275,000	WD	\$275,000	\$107,600	39.13	\$254,298	\$29,108	\$245,892	\$211,645	1.162
2312-05-3203	5418 N 3 RD	08/31/21	\$80,000	WD	\$80,000	\$31,500	39.38	\$73,304	\$10,766	\$69,234	\$58,776	1.178
2312-27-3402-02	8628 W 24 RD	07/20/20	\$180,000	WD	\$180,000	\$65,700	36.50	\$161,725	\$13,863	\$166,137	\$138,968	1.196
2312-14-3301-02	8628 W 24 RD	08/28/20	\$193,500	WD	\$193,500	\$82,200	42.48	\$164,522	\$61,070	\$132,430	\$105,563	1.255
2312-15-4403	3080 N 9 RD	08/28/20	\$193,500	WD	\$193,500	\$82,200	42.48	\$164,522	\$61,070	\$132,430	\$105,563	1.255
2312-15-3104	3237 N M-37 HWY	01/24/22	\$335,000	WD	\$335,000	\$90,100	26.90	\$276,438	\$18,541	\$316,459	\$242,384	1.306
2312-12-4304	6374 W 18 RD	09/29/22	\$60,000	WD	\$60,000	\$22,400	37.33	\$48,304	\$4,916	\$55,084	\$40,778	1.351
2312-13-2401	3699 N 14 1/2 RD	09/28/22	\$320,000	WD	\$320,000	\$122,000	38.13	\$260,248	\$69,283	\$250,717	\$179,478	1.397
2312-14-2101	3840 OLD M-37 HWY	08/28/20	\$225,000	WD	\$225,000	\$68,500	30.44	\$172,058	\$32,324	\$192,676	\$131,329	1.467
2312-03-4101-01	5385 N 9 RD	10/19/22	\$327,000	WD	\$327,000	\$0	0.00	\$240,366	\$27,969	\$299,031	\$199,621	1.498
2312-12-4404	6234 W 18 RD	12/28/20	\$149,900	WD	\$149,900	\$45,900	30.62	\$109,528	\$18,866	\$131,034	\$85,209	1.538
2312-CA-0301	5884 N M-37 HWY	10/27/22	\$269,900	WD	\$269,900	\$79,600	29.49	\$184,488	\$78,004	\$191,896	\$122,255	1.570
2312-03-4101	5385 N 9 RD	07/27/22	\$425,000	WD	\$425,000	\$164,400	38.68	\$326,789	\$135,316	\$289,684	\$179,956	1.610
2312-03-4101-01	5385 N 9 RD	07/27/22	\$425,000	WD	\$425,000	\$164,400	38.68	\$326,789	\$135,316	\$289,684	\$179,956	1.610

2312-06-2201	11987 W 14 RD	03/26/21	\$472,500	WD	\$472,500	\$200,400	42.41	\$397,707	\$262,455	\$210,045	\$130,002	1.616
2312 CA-0204	5901 N M-37 HWY	07/22/22	\$144,100	WD	\$144,100	\$41,800	29.01	\$89,115	\$27,641	\$116,459	\$70,579	1.650
2312-03-1106	5767 N 9 RD	07/07/21	\$185,000	WD	\$185,000	\$0	0.00	\$126,273	\$21,924	\$163,076	\$98,072	1.663
2312-18-1205	3878 VISTA VALLEY TRL	05/27/22	\$221,500	WD	\$221,500	\$75,100	33.91	\$148,578	\$23,760	\$197,740	\$117,310	1.686
Totals:			\$7,189,700		\$7,189,700	\$2,511,700		\$6,483,061		\$5,600,335	\$4,873,620	
						Sale. Ratio =>	34.93			E.C.F. =>	1.149	
						Std. Dev. =>	17.05			Ave. E.C.F. =>	1.107	

Parcel Number Street Address Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd./Adj. Sale Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2312-1402	2681 OLD M-37 HWY	08/26/22	\$90,000	WD	\$90,000	\$58,400	64.89	\$123,355	\$56,194	\$33,806	\$57,798	0.585
2312-FP1-12	10733 FREEMAN RD	10/09/20	\$35,000	PTA	\$35,000	\$19,700	56.29	\$49,003	\$15,635	\$19,365	\$28,716	0.674
2312-MA2-082	10896 W MAPLE RD	10/20/22	\$45,000	WD	\$45,000	\$27,700	61.56	\$60,013	\$12,440	\$32,560	\$40,941	0.795
2312-15-1103	8080 W 18 RD	03/10/22	\$50,000	WD	\$50,000	\$25,900	51.80	\$65,414	\$9,227	\$40,773	\$48,354	0.843
2312M-121201-04	480 N CLARK ST	05/15/20	\$96,700	WD	\$96,700	\$29,000	29.99	\$118,674	\$31,615	\$65,085	\$74,922	0.869
2312-FP1-06	10601 CLYDE RD	10/12/21	\$39,900	WD	\$39,900	\$21,500	53.88	\$47,594	\$14,912	\$24,988	\$28,126	0.888
2312M-V0503	126 N WALTER ST	04/20/20	\$69,900	WD	\$69,900	\$27,800	39.77	\$85,429	\$14,083	\$55,817	\$61,399	0.909
2312-KS-09	1560 KIMBERLY RD	07/13/22	\$42,000	WD	\$42,000	\$24,200	57.62	\$48,234	\$15,462	\$26,538	\$28,203	0.941
2312-FP1-06	10601 CLYDE RD	11/03/21	\$43,000	WD	\$43,000	\$21,500	50.00	\$47,594	\$14,912	\$28,088	\$28,126	0.999
2312-17-3302	10781 N HODENPYLE DAM RD	06/05/20	\$39,900	WD	\$39,900	\$13,600	34.09	\$39,712	\$1,500	\$38,400	\$32,885	1.168
2312-29-2418	10536 W 22 1/2 RD	12/29/21	\$80,000	WD	\$80,000	\$33,400	41.75	\$71,734	\$10,537	\$69,463	\$58,227	1.193
2312-28-3204	1240 N 5 RD	09/15/20	\$120,000	WD	\$120,000	\$41,100	34.25	\$111,800	\$26,820	\$93,180	\$75,971	1.227
2312-18-1202	3903 VISTA VALLEY TRL	12/15/20	\$105,000	OC	\$105,000	\$41,100	39.14	\$80,276	\$27,800	\$77,200	\$55,707	1.386
2312-17-3417	3090 S FREEMAN RD	07/29/21	\$55,000	WD	\$55,000	\$21,200	38.55	\$47,507	\$11,480	\$43,520	\$31,004	1.404
2312-33-1105	765 N M-37 HWY	10/09/20	\$75,000	LC	\$75,000	\$23,400	31.20	\$63,744	\$17,776	\$57,224	\$39,559	1.447
2312M-V0503	126 N WALTER ST	12/30/20	\$103,000	WD	\$103,000	\$27,800	26.99	\$85,429	\$14,083	\$88,917	\$61,399	1.448
2312-07-2202	11835 W 16 RD	10/20/22	\$55,000	WD	\$55,000	\$22,400	40.73	\$46,858	\$24,433	\$30,567	\$19,299	1.584

Totals: \$1,144,400 \$1,144,400 \$479,700 \$1,192,370 \$825,491 \$770,635

Sale. Ratio => 41.92 E.C.F. => 1.071

Std. Dev. => 11.74 Ave. E.C.F. => 1.080

Parcel Number Street Address Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Land + Yard Bldg. Residual Cost Man. \$ E.C.F.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Ag ECF											
09-24-4202	9630 S SEELEY RD	09/15/20	\$2,067,646	WD	\$1,650,000	\$635,100	38.49	\$1,300,658	\$349,342	\$331,774	1.053
2109-28-3101-01	10603 S 41 RD	07/21/22	\$189,900	WD	\$189,900	\$98,100	51.66	\$186,224	\$3,676	\$4,206	0.874
2111-01-1201-04	6405 S 23 1/2 RD	09/15/22	\$90,000	LC	\$90,000	\$34,300	38.11	\$85,835	\$4,165	\$4,571	0.911
2310-01-3101	5297 E 16 RD	10/07/20	\$260,000	WD	\$260,000	\$153,100	58.88	\$235,998	\$24,002	\$24,477	0.981
2412-01-1106	6109 W COUNTY LINE RD	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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Industrial ECF												
068-00-001-02	567 FIFTH ST	11/24/20	\$731,250	WD	\$731,250	\$361,100	49.38	\$858,403	\$122,230	\$609,020	\$1,204,866	0.505
10-110-00-001-00	1005 LEESON AV	09/16/20	\$200,000	LC	\$200,000	\$70,300	35.15	\$200,909	\$84,843	\$115,157	\$189,961	0.606
2312-12-1105	4811 INDUSTRIAL DR	10/29/21	\$615,000	WD	\$445,000	\$115,600	27.86	\$313,143	\$88,753	\$326,247	\$367,250	0.888
Totals:			\$1,546,250		\$1,346,250	\$547,000		\$1,372,455		\$1,050,424	\$1,762,077	
												E.C.F. => 0.596
												Ave. E.C.F. => 0.667

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2312M-V0715	4111 N MICHIGAN AV	12/16/21	\$85,000	WD	\$85,000	\$52,400	61.65	\$119,292	\$27,699	\$57,301	\$106,256	0.539
2310-33-2206	108 W MESIGKAV	11/13/20	\$45,000	LC	\$45,000	\$23,400	52.00	\$58,411	\$6,989	\$38,011	\$59,654	0.637
MN-S-MQ-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$228,841	\$45,127	\$135,873	\$213,125	0.638
2310-33-2206	2020 E 24 RD	05/24/21	\$100,000	WD	\$80,000	\$29,300	36.63	\$102,869	\$8,109	\$71,891	\$109,930	0.654
2312M-V0715	118 W MESIGKAV	12/30/21	\$400,000	WD	\$400,000	\$138,200	34.55	\$398,247	\$84,330	\$315,670	\$364,173	0.867
Totals:			\$811,000		\$791,000	\$338,900		\$907,660		\$618,746	\$853,139	
												0.725
												0.667

Sale. Ratio =>

Std. Dev. =>

E.C.F. =>

Ave. E.C.F. =>