

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 1010.AG, Last Edited: 01/11/2024

Values for Acreage Table 1: 'ACREAGE'				
1 Acre: 7,600	3 Acre: 18,000	10 Acre: 26,000	30 Acre: 78,000	
1.5 Acre: 11,400	4 Acre: 24,000	15 Acre: 39,000	40 Acre: 104,000	
2 Acre: 12,600	5 Acre: 25,000	20 Acre: 52,000	50 Acre: 130,000	
2.5 Acre: 15,750	7 Acre: 25,500	25 Acre: 65,000	100 Acre: 260,000	

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 2020.COMMERCIAL/INDUSTRIAL, Last Edited: 01/09/2024

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: 13,000	3 Acre: 39,000	10 Acre: 60,000	30 Acre: 87,000	
1.5 Acre: 19,500	4 Acre: 42,000	15 Acre: 59,000	40 Acre: 116,000	
2 Acre: 26,000	5 Acre: 45,000	20 Acre: 58,000	50 Acre: 140,000	
2.5 Acre: 32,500	7 Acre: 52,500	25 Acre: 72,500	100 Acre: 280,000	

Rates for Rate Table 'IND LAND TAB', (Acres)
CONSUMERS POWER: 2,800
ROW : 0

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 4020.RESIDENTIAL, Last Edited: 01/09/2024

Frontages:

Frontage 'A': Description: 'FF RESIDENTIAL	'	FF Rate: 150
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'MANISTEE LB	'	FF Rate: 300
Standard Frontage: 0		Standard Depth : 0
Frontage 'D': Description: 'MANISTEE HB	'	FF Rate: 300
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'				
1 Acre: 7,600	3 Acre: 18,000	10 Acre: 32,000	30 Acre: 90,000	
1.5 Acre: 11,400	4 Acre: 24,000	15 Acre: 45,000	40 Acre: 120,000	
2 Acre: 12,600	5 Acre: 25,000	20 Acre: 60,000	50 Acre: 130,000	
2.5 Acre: 15,750	7 Acre: 28,000	25 Acre: 75,000	100 Acre: 260,000	

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 4030.PLATS, Last Edited: 01/09/2024

Frontages:

Frontage 'A': Description: 'V OF M	'	FF Rate: 150
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'NON RIVER PLATS'	'	FF Rate: 150
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'MAN RIV LB	'	FF Rate: 300
Standard Frontage: 0		Standard Depth : 0
Frontage 'D': Description: 'MAN RIV HB	'	FF Rate: 300
Standard Frontage: 0		Standard Depth : 0
Frontage 'E': Description: 'VILLAGE OF YUMA'	'	FF Rate: 150
Standard Frontage: 0		Standard Depth : 0
Frontage 'F': Description: 'FOREST ACRES	'	FF Rate: 150
Standard Frontage: 0		Standard Depth : 0
Frontage 'G': Description: 'POOR SUBS	'	FF Rate: 68
Standard Frontage: 0		Standard Depth : 0
Frontage 'I': Description: 'WADE SNYDER PLA'	'	FF Rate: 68
Standard Frontage: 0		Standard Depth : 0
Frontage 'J': Description: 'PINE GROVE ACRE'	'	FF Rate: 150
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'				
1 Acre: 7,600	3 Acre: 18,000	10 Acre: 32,000	30 Acre: 90,000	
1.5 Acre: 11,400	4 Acre: 24,000	15 Acre: 45,000	40 Acre: 120,000	
2 Acre: 12,600	5 Acre: 25,000	20 Acre: 60,000	50 Acre: 130,000	
2.5 Acre: 15,750	7 Acre: 28,000	25 Acre: 75,000	100 Acre: 260,000	

Parcel Number	Street Address	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
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:			\$4,500		\$4,500	\$4,000	88.89	\$7,920	\$4,500	\$7,920	66.0		0.00	0.00	
			Sale. Ratio =>				88.89	Average						Average	
			Std. Dev. =>				#DIV/0!	per FF=>						per Net Acre=>	
							#DIV/0!							#DIV/0!	

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
2312-CA-0206	12/07/22	\$14,000	MIC	\$14,000	\$0	0.00	\$14,000	\$14,000	\$14,000	100.0	0.0	0.00	0.00	\$110
2312-HD-04	02/28/22	\$14,900	WD	\$14,900	\$9,600	64.43	\$15,400	\$14,900	\$15,400	110.0	232.0	0.59	0.59	\$135
2312M-111402	08/13/21	\$15,000	WD	\$15,000	\$2,200	14.67	\$4,440	\$15,000	\$4,440	250.0	126.0	0.74	0.74	\$60
2312M-114111	07/15/22	\$22,500	WD	\$22,500	\$6,800	30.22	\$13,650	\$22,500	\$13,650	452.0	0.0	3.65	3.65	\$50
2411-07-4105	01/11/22	\$58,500	WD	\$58,500	\$30,000	51.28	\$60,000	\$58,500	\$60,000	200.0	1.0	0.01	0.01	\$293
2411-08-3201	01/07/22	\$24,000	WD	\$24,000	\$4,000	16.67	\$7,920	\$24,000	\$7,920	304.0	0.0	1.32	1.32	\$79
2411-08-3203	07/18/22	\$30,000	WD	\$30,000	\$19,800	66.00	\$39,600	\$30,000	\$39,600	140.0	0.0	1.20	1.84	\$214
2411B-6-4404	08/29/22	\$45,000	WD	\$45,000	\$27,500	61.11	\$55,080	\$45,000	\$55,080	204.0	0.0	0.00	1.22	\$221
2411B-8-2308	04/02/21	\$40,000	WD	\$40,000	\$14,800	37.00	\$29,565	\$40,000	\$29,565	135.0	0.0	0.00	0.00	\$296
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	0.52	\$150
2411B-TAB-45	04/08/21	\$12,000	WD	\$12,000	\$9,400	78.33	\$10,500	\$12,000	\$10,500	75.0	0.0	0.00	0.00	\$160
2411B-VB-077	07/08/22	\$11,900	WD	\$11,900	\$9,600	80.67	\$19,154	\$11,900	\$19,154	83.3	0.0	0.00	0.00	\$143
2411B-VB-085	11/10/22	\$18,000	WD	\$18,000	\$17,300	96.11	\$34,730	\$18,000	\$34,730	151.0	99.2	0.34	0.34	\$119
2411B-VB-107	04/09/21	\$3,000	WD	\$3,000	\$0	0.00	\$7,000	\$3,000	\$7,000	50.0	98.0	0.11	0.11	\$60
2411-LG1-091	07/15/21	\$32,500	WD	\$32,500	\$15,000	46.15	\$30,060	\$32,500	\$27,900	93.0	0.0	0.00	0.00	\$349
2411-LG4-488	08/04/21	\$27,000	WD	\$27,000	\$5,600	20.74	\$21,000	\$27,000	\$21,000	150.0	0.0	0.00	2.28	\$180
2411-RV-56-01	03/03/23	\$20,000	WD	\$20,000	\$9,100	45.50	\$23,088	\$20,000	\$23,088	78.0	0.0	0.00	0.00	\$256
Totals:		\$400,300		\$400,300	\$180,700	45.14	\$408,187	\$400,300	\$406,027	2,675.3		8.27	12.62	
				Sale. Ratio =>			Average		Average			per Net Acre=>	48,421.43	
				Std. Dev. =>		30.21	per FF=>		\$150					

Rivera Sales

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
2411-32-2310	06/23/23	\$129,500	WD	\$129,500	\$33,000	25.48	\$86,364	\$76,288	\$33,152	112.0	0.0	0.00	0.00	\$681
2411-RS-11	07/24/23	\$275,000	WD	\$275,000	\$106,600	38.76	\$221,922	\$112,278	\$59,200	200.0	0.0	0.00	0.00	\$561
08-350-004-00	09/07/23	\$235,000	WD	\$235,000	\$97,800	41.62	\$230,144	\$47,480	\$42,624	144.0	0.0	0.00	0.00	\$330
2409-10-3204	10/23/23	\$90,000	WD	\$90,000	\$24,700	27.44	\$51,133	\$58,867	\$20,000	100.0	190.0	0.44	0.44	\$589
2411-RS-11	07/24/23	\$275,000	WD	\$275,000	\$106,600	38.76	\$221,922	\$112,278	\$59,200	200.0	0.0	0.00	0.00	\$561
2411-RV-01	09/18/23	\$156,000	WD	\$156,000	\$77,100	49.42	\$161,670	\$23,930	\$29,600	100.0	0.0	0.00	0.00	\$239
2411-RV-42	09/01/23	\$400,000	WD	\$400,000	\$222,600	55.65	\$460,747	\$134,793	\$195,540	951.0	0.0	0.00	0.00	\$142
Totals:		\$1,560,500		\$1,560,500	\$668,400	42.83	\$1,433,902	\$565,914	\$439,316	1,807.0	0.44	0.44	0.44	
					Sale. Ratio =>		Average		Average				per Net Acre=>	1,297,967.89
					Std. Dev. =>		per FF=>		per FF=>	\$313				

using 300

Parcel Number One AC	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/SqFt
2109-27-3114	03/11/22	\$8,750	WD	\$8,750	\$5,900	67.43	\$2,340	\$8,750	\$2,340	100.9	146.3	0.39	0.39	\$87	\$22,436	\$0.52
2312-04-4303	04/13/21	\$7,000	WD	\$7,000	\$1,800	25.71	\$3,600	\$7,000	\$3,600	99.0	264.0	0.60	0.60	\$71	\$11,667	\$0.27
2312-04-4301	06/08/22	\$7,000	WD	\$7,000	\$1,500	21.43	\$0	\$7,000	\$0	99.0	264.0	0.60	0.77	\$71	\$11,667	\$0.27
2111-29-1206	09/12/22	\$8,000	WD	\$8,000	\$9,900	123.75	\$4,560	\$8,000	\$4,560	165.0	230.9	0.87	0.87	\$48	\$9,195	\$0.21
2112-24-3405	03/14/23	\$7,500	WD	\$7,500	\$5,000	66.67	\$7,095	\$7,500	\$7,095	215.0	214.8	1.06	1.22	\$35	\$7,075	\$0.16
2209-16-1302	06/08/21	\$8,000	WD	\$8,000	\$3,400	42.50	\$7,600	\$8,000	\$7,600	233.0	248.0	1.32	1.32	\$34	\$6,061	\$0.14
2209-16-2113	04/28/21	\$9,000	WD	\$9,000	\$3,700	41.11	\$0	\$9,000	\$0	150.0	358.0	1.35	1.35	\$60	\$6,667	\$0.15
2309-05-3216	02/23/23	\$9,000	WD	\$9,000	\$11,400	126.67	\$8,200	\$9,000	\$8,200	156.0	402.0	1.44	1.44	\$58	\$6,250	\$0.14
2309-05-3215	03/09/23	\$4,500	WD	\$4,500	\$11,200	248.89	\$0	\$4,500	\$0	172.0	364.7	1.44	1.57	\$26	\$3,125	\$0.07
Totals:		\$68,750		\$68,750	\$53,800		\$33,395	\$68,750	\$33,395	1,389.9		9.07	9.53			
				Sale. Ratio =>		78.25		Average				Average		Average		
				Std. Dev. =>		72.48		per FF=>		\$49		per Net Acre=>	7,579.93	per SqFt=>		\$0.17

use \$7,600.00 Per 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
2412-24-2205	10/01/21	\$12,500	WD	\$12,500	\$4,700	37.60	\$10,300	\$12,500	\$10,300	189.4	426.4	2.00	2.00	\$66	\$6,250
2409-33-1101	05/27/22	\$12,500	WD	\$12,500	\$3,800	30.40	\$0	\$12,500	\$0	556.0	152.0	1.94	2.36	\$22	\$6,443
Totals:		\$25,000		\$25,000	\$8,500		\$10,300	\$25,000	\$10,300	745.4		3.94	4.36		
						34.00			Average			Average			
						5.09			per FF=>	\$34		per Net Acre=>	6,345.18		Average
															per SqFt=>

Use 6,300 Per acre

Parcel Number 3 AC	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
2311-04-1406	07/15/22	\$24,000	WD	\$24,000	\$7,500	31.25	\$14,174	\$24,000	\$14,174	206.0	672.0	3.18	3.18	\$117	\$7,547
2309-27-1404	08/25/21	\$15,000	WD	\$15,000	\$5,400	36.00	\$0	\$15,000	\$0	325.0	438.0	3.33	3.33	\$46	\$4,505
2410-24-3401	07/05/21	\$15,000	LC	\$15,000	\$9,100	60.67	\$5,220	\$15,000	\$5,220	842.0	147.4	2.85	3.50	\$18	\$5,263
2410-24-3401	06/10/22	\$23,500	WD	\$23,500	\$7,700	32.77	\$4,350	\$23,500	\$4,350	842.0	147.4	2.85	3.50	\$28	\$8,246
2411-04-4401-01	08/05/21	\$26,000	WD	\$26,000	\$8,000	30.77	\$0	\$26,000	\$0	264.0	660.0	4.00	4.00	\$98	\$6,500
2411-04-4401-02	06/14/21	\$28,000	WD	\$28,000	\$8,400	30.00	\$0	\$28,000	\$0	264.0	660.0	4.00	4.00	\$106	\$7,000
2411-04-4401-03	01/21/22	\$27,000	WD	\$27,000	\$8,400	31.11	\$0	\$27,000	\$0	264.0	660.0	4.00	4.00	\$102	\$6,750
2411-04-4401-05	11/16/21	\$26,000	WD	\$26,000	\$8,000	30.77	\$0	\$26,000	\$0	264.0	660.0	4.00	4.00	\$98	\$6,500
2210-13-1102	03/15/22	\$30,000	CD	\$30,000	\$10,400	34.67	\$0	\$30,000	\$0	308.0	585.5	4.14	4.14	\$97	\$7,246
2309-05-3303	06/13/22	\$13,500	WD	\$13,500	\$7,000	51.85	\$0	\$13,500	\$0	236.0	821.0	4.45	4.45	\$57	\$3,034
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
2312-04-2308	04/21/22	\$32,500	WD	\$32,500	\$7,200	22.15	\$0	\$32,500	\$0	416.0	467.0	4.46	4.78	\$78	\$7,287
Totals:		\$280,400		\$280,400	\$94,900		\$23,744	\$280,400	\$23,744	4,554.0		45.97	47.59		
					Sale. Ratio =>	33.84			Average			Average			
					Std. Dev. =>	10.49			per FF=>	\$62		per Net Acre=>	6,099.63		per SqFt=>

Use 6,000 Per 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
2212-27-2404	06/23/21	\$12,000	WD	\$12,000	\$6,000	50.00	\$0	\$12,000	\$0	166.0	1312.0	5.00	5.00	\$72	\$2,400
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
2410-36-2104	03/24/23	\$11,000	WD	\$11,000	\$7,400	67.27	\$20,575	\$11,000	\$20,575	660.0	330.0	5.00	5.00	\$17	\$2,200
2412-14-1101	03/11/22	\$35,000	WD	\$35,000	\$8,500	24.29	\$0	\$35,000	\$0	442.0	493.0	5.00	5.00	\$79	\$7,000
2109-08-3308-01	05/01/22	\$27,000	WD	\$27,000	\$8,600	31.85	\$0	\$27,000	\$0	328.0	657.4	4.95	5.19	\$82	\$5,455
2209-16-2107	05/21/21	\$34,000	WD	\$34,000	\$14,800	43.53	\$0	\$34,000	\$0	600.0	316.5	4.36	5.40	\$57	\$7,798
2411-33-2002-02	10/21/21	\$29,000	WD	\$29,000	\$9,200	31.72	\$20,901	\$29,000	\$20,901	980.0	246.0	5.58	5.58	\$30	\$5,197
2311-23-1104	12/06/22	\$37,900	WD	\$37,900	\$8,800	23.22	\$25,820	\$37,900	\$25,820	429.9	650.4	6.20	6.20	\$88	\$6,113
2410-24-3106	09/22/21	\$35,000	LC	\$35,000	\$13,100	37.43	\$0	\$35,000	\$0	927.0	300.3	6.39	6.39	\$38	\$5,477
2311-34-4110	09/16/21	\$25,000	WD	\$25,000	\$10,200	40.80	\$0	\$25,000	\$0	559.0	500.0	6.41	6.41	\$45	\$3,900
Totals:		\$270,400		\$270,400	\$94,600	34.99	\$67,296	\$270,400	\$67,296	5,427.4		53.89	55.17	Average per Net Acre=>	Average per SqFt=>
					Sale. Ratio =>	13.13			Average per FF=>	\$50		Average per Net Acre=>	5,017.63		Use
					Std. Dev. =>										5,000 Per Acre

Parcel Number 10 AC	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
2210-12-4102	08/25/21	\$34,000	WD	\$34,000	\$19,000	55.88	\$0	\$34,000	\$0	330.0	1320.0	10.00	10.00	\$103	\$3,400
2210-13-2104	04/12/21	\$27,000	WD	\$27,000	\$19,000	70.37	\$0	\$27,000	\$0	330.0	1320.0	10.00	10.00	\$82	\$2,700
2212-04-1201	04/21/22	\$45,000	WD	\$45,000	\$13,700	30.44	\$29,892	\$45,000	\$29,892	847.8	1320.0	10.00	10.00	\$53	\$4,500
2212-06-4103	11/30/21	\$25,000	WD	\$25,000	\$11,200	44.80	\$0	\$25,000	\$0	330.0	1320.0	10.00	10.00	\$76	\$2,500
2309-14-3305	01/19/22	\$28,000	WD	\$28,000	\$11,800	42.14	\$0	\$28,000	\$0	330.0	1320.0	10.00	10.00	\$85	\$2,800
2309-27-1209	12/06/22	\$29,000	WD	\$29,000	\$10,900	37.59	\$29,783	\$29,000	\$29,783	657.7	663.1	10.00	10.00	\$44	\$2,900
2309-30-1103	04/07/22	\$30,000	WD	\$30,000	\$11,200	37.33	\$29,892	\$30,000	\$29,892	330.0	1287.0	9.75	10.00	\$91	\$3,077
2310-12-4304	08/22/22	\$20,000	WD	\$20,000	\$12,500	62.50	\$30,000	\$20,000	\$30,000	330.0	1320.0	10.00	10.00	\$61	\$2,000
2311-23-1102	03/24/23	\$49,900	WD	\$49,900	\$11,900	23.85	\$30,000	\$49,900	\$30,000	346.0	1266.2	10.00	10.00	\$144	\$4,990
2409-02-4206	05/28/21	\$19,500	WD	\$19,500	\$9,900	50.77	\$0	\$19,500	\$0	330.0	1320.0	10.00	10.00	\$59	\$1,950
2410-36-3104	06/15/22	\$30,000	WD	\$30,000	\$11,900	39.67	\$29,896	\$30,000	\$29,896	330.0	1287.0	9.75	10.00	\$91	\$3,077
2309-17-2102	08/11/22	\$31,500	WD	\$31,500	\$11,500	35.87	\$30,018	\$31,500	\$30,018	654.0	667.0	10.01	10.01	\$48	\$3,147
2412-30-1302	02/08/23	\$29,000	WD	\$29,000	\$11,900	41.03	\$29,905	\$29,000	\$29,905	330.0	1291.0	9.78	10.03	\$88	\$2,965
2210-13-1401	09/22/21	\$35,000	WD	\$35,000	\$19,200	54.86	\$0	\$35,000	\$0	332.0	1325.0	10.10	10.10	\$105	\$3,465
2412-24-1103	10/06/21	\$29,900	WD	\$29,900	\$12,000	40.13	\$0	\$29,900	\$0	332.0	1325.0	10.10	10.10	\$90	\$2,960
2312-17-4103	07/08/22	\$52,500	WD	\$52,500	\$11,800	22.48	\$29,892	\$52,500	\$29,892	602.0	725.4	10.20	10.20	\$87	\$5,147
2211-38-3315	12/14/22	\$50,000	WD	\$50,000	\$31,600	63.20	\$18,430	\$50,000	\$18,430	456.0	949.5	9.94	10.29	\$110	\$5,030
2209-01-1125	02/08/23	\$22,000	WD	\$22,000	\$11,900	54.09	\$30,558	\$22,000	\$30,558	500.0	898.2	10.31	10.31	\$44	\$2,134
2109-18-4301	02/17/23	\$47,900	WD	\$47,900	\$15,800	32.99	\$29,866	\$47,900	\$29,866	1,000.0	455.0	10.45	10.45	\$48	\$4,584
2309-36-1209	05/18/21	\$26,500	WD	\$26,500	\$11,400	43.02	\$0	\$26,500	\$0	330.0	1399.0	10.60	10.60	\$80	\$2,500
2109-01-4104	03/29/23	\$50,000	WD	\$50,000	\$13,700	27.40	\$31,494	\$50,000	\$31,494	779.4	2628.0	10.97	10.97	\$64	\$4,558
2311-35-2402-01	03/23/22	\$30,000	WD	\$30,000	\$13,400	44.67	\$32,178	\$30,000	\$32,178	419.4	1184.0	11.40	11.40	\$72	\$2,632
2211-26-1206	04/19/21	\$25,500	WD	\$25,500	\$11,900	46.67	\$33,355	\$25,500	\$33,355	598.0	900.0	12.36	12.36	\$43	\$2,063
2309-27-3101	11/10/22	\$38,000	WD	\$38,000	\$12,700	33.42	\$0	\$38,000	\$0	497.0	1107.8	12.64	12.64	\$76	\$3,006
2210-36-2101-04	12/21/22	\$40,000	WD	\$40,000	\$14,500	36.25	\$32,340	\$40,000	\$32,340	1,577.0	749.0	11.30	12.70	\$25	\$3,540
2112-06-4301	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
2209-16-1101-04	08/31/22	\$48,000	WD	\$48,000	\$23,200	48.33	\$45,760	\$48,000	\$45,760	336.0	0.0	14.80	14.80	\$143	\$3,243
Totals:		\$943,200		\$943,200	\$388,400	41.18	\$523,259	\$943,200	\$523,259	13,559.3		287.86	290.36	Average per Net Acre=>	Average per Sqft=>
					Sale. Ratio =>	11.87			Average per FF=>	\$70			3,276.59		Use
															3,200 Per 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
2411-11-4309	06/13/22	\$50,000	WD	\$50,000	\$16,800	33.60	\$38,172	\$50,000	\$38,172	660.0	959.6	14.54	15.04	\$76	\$3,439
2209-14-2202	06/29/21	\$33,000	WD	\$33,000	\$18,600	56.36	\$0	\$33,000	\$0	1,020.0	633.3	14.83	15.09	\$32	\$2,225
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
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
2110-07-4405	03/24/23	\$56,000	WD	\$56,000	\$13,700	24.46	\$40,496	\$56,000	\$40,496	495.0	1378.1	15.66	16.04	\$113	\$3,576
2309-33-4204	10/28/22	\$25,000	WD	\$25,000	\$9,700	38.80	\$26,856	\$25,000	\$26,856	1,138.0	159.6	4.17	17.70	\$22	\$5,995
2209-19-1305-03	06/09/21	\$54,000	WD	\$54,000	\$24,600	45.56	\$81,600	\$54,000	\$81,600	1,518.0	515.4	17.96	18.00	\$36	\$3,007
2309-27-3101	07/14/22	\$45,000	WD	\$45,000	\$17,200	38.22	\$0	\$45,000	\$0	891.0	919.6	18.81	18.81	\$51	\$2,392
2310-04-3104	07/28/22	\$54,750	WD	\$54,750	\$18,900	34.52	\$47,580	\$54,750	\$47,580	825.0	997.9	18.90	18.90	\$66	\$2,897
2209-14-2203	10/21/22	\$40,000	WD	\$40,000	\$24,400	61.00	\$43,325	\$40,000	\$43,325	1,315.0	636.0	19.20	19.70	\$30	\$2,083
2310-33-4401-02	08/16/22	\$87,500	WD	\$87,500	\$19,300	22.06	\$48,350	\$87,500	\$48,350	657.0	1309.0	19.75	19.75	\$133	\$4,430
2109-31-1102	12/01/21	\$60,000	WD	\$60,000	\$19,700	32.83	\$49,824	\$60,000	\$49,824	662.0	1310.6	19.92	19.92	\$91	\$3,012
2109-31-1101-01	08/22/22	\$67,500	WD	\$67,500	\$21,900	32.44	\$46,546	\$67,500	\$46,546	1,980.0	405.5	18.43	19.93	\$34	\$3,663
Totals:		\$653,750		\$653,750	\$251,000	38.39	\$422,749	\$653,750	\$422,749	12,271.5	212.73	212.73	229.44	Average per Net Acre=>	Average per SqFt=>
				Sale. Ratio =>		38.39		Average per FF=>		\$53		Average per Net Acre=>	3,073.14		Use
				Std. Dev. =>		14.13									3,000 Per 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
20 AC															
2110-25-1102	07/18/22	\$55,000	WD	\$55,000	\$23,200	42.18	\$48,900	\$55,000	\$48,900	660.0	1287.0	19.50	20.00	\$83	\$2,821
2309-01-3404	07/22/22	\$80,000	WD	\$80,000	\$20,900	26.13	\$49,714	\$80,000	\$49,714	165.0	5245.7	19.87	20.00	\$485	\$4,026
2311-23-1107	02/17/23	\$114,900	WD	\$114,900	\$29,100	25.33	\$80,269	\$114,900	\$80,269	2,142.0	417.7	20.54	22.16	\$54	\$5,594
2111-07-4301-02	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
2310-08-4201	07/08/22	\$49,900	WD	\$49,900	\$22,900	45.89	\$51,550	\$49,900	\$51,550	55.0	19324.8	24.40	24.44	\$907	\$2,045
2309-18-1301	08/03/21	\$47,500	WD	\$47,500	\$23,600	49.68	\$62,500	\$47,500	\$62,500	825.0	1320.0	25.00	25.00	\$58	\$1,900
2309-03-1401-02	11/04/21	\$60,000	WD	\$60,000	\$26,000	43.33	\$63,650	\$60,000	\$63,650	877.1	1264.4	25.46	25.46	\$68	\$2,357
2211-14-3201	01/14/22	\$120,000	WD	\$120,000	\$24,900	20.75	\$0	\$120,000	\$0	215.0	5379.0	26.55	26.55	\$558	\$4,520
2312-03-1502	05/14/21	\$64,900	WD	\$64,900	\$26,200	40.37	\$0	\$64,900	\$0	60.0	20335.3	28.01	28.01	\$1,082	\$2,317
2309-21-3403	12/29/21	\$52,200	WD	\$52,200	\$37,100	71.07	\$71,675	\$52,200	\$71,675	392.0	3186.0	28.67	28.67	\$133	\$1,821
2309-21-3403	12/29/21	\$70,500	WD	\$70,500	\$37,100	52.62	\$71,675	\$70,500	\$71,675	392.0	3186.0	28.67	28.67	\$180	\$2,459
2310-20-1102	11/03/21	\$85,000	WD	\$85,000	\$28,200	33.18	\$73,600	\$85,000	\$73,600	700.0	1858.0	29.97	29.97	\$121	\$2,836
Totals:		\$864,280		\$864,280	\$321,400		\$573,533	\$864,280	\$573,533	7,216.1		298.84	301.13		
					Sale. Ratio =>	37.19	Average		Average			Average		Average	
					Std. Dev. =>	13.89	per FF=>		per Net Acre=>	\$120		per Net Acre=>	2,892.12	per SqFt=>	

use 2,900 per 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
2412-14-1104	03/29/22	\$90,000	WD	\$90,000	\$26,900	29.89	\$74,075	\$90,000	\$74,075	490.0	2667.0	30.00	30.00	\$184	\$3,000
2412-14-1104	08/24/21	\$79,900	WD	\$79,900	\$26,900	33.67	\$74,075	\$79,900	\$74,075	490.0	2667.0	30.00	30.00	\$163	\$2,663
2310-17-3201	02/24/22	\$90,500	WD	\$90,500	\$30,800	34.03	\$92,500	\$90,500	\$92,500	1,335.0	1207.5	37.00	37.00	\$68	\$2,446
2410-24-3106	04/19/22	\$90,000	WD	\$90,000	\$28,400	31.56	\$20,250	\$90,000	\$20,250	1,909.0	849.5	37.23	37.23	\$47	\$2,417
2411-24-2201L	09/17/21	\$110,000	WD	\$110,000	\$32,300	29.36	\$91,550	\$110,000	\$91,550	1,160.0	1408.0	37.50	37.50	\$95	\$2,933
2412-10-4401-02	06/08/22	\$120,652	WD	\$120,652	\$51,100	42.35	\$106,107	\$120,652	\$106,107	2,493.0	647.0	37.03	38.92	\$48	\$3,258
2210-04-2102	03/08/22	\$131,000	WD	\$131,000	\$43,400	33.13	\$0	\$131,000	\$0	665.0	2586.0	39.48	39.48	\$197	\$3,318
Totals:		\$712,052		\$712,052	\$239,800		\$458,557	\$712,052	\$458,557	8,542.0		248.24	250.13		
				Sale. Ratio =>		33.68	Average		Average			per Net Acre=>	per Net Acre=>		Average
				Std. Dev. =>		4.33	per FF=>		\$83				2,868.40		per SqFt=>

Use 2,900 per 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	
2412-24-1401	03/13/22	\$120,000	WD	\$120,000	\$34,800	29.00	\$0	\$120,000	\$0	1,320.0	1287.0	39.00	40.00	\$91	\$3,077	
2111-32-4101-01	06/25/21	\$85,000	WD	\$85,000	\$34,000	40.00	\$100,000	\$85,000	\$100,000	1,060.0	1652.0	40.00	40.00	\$80	\$2,125	
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	
2412-04-4301	02/28/23	\$150,000	WD	\$150,000	\$40,000	26.67	\$95,000	\$150,000	\$95,000	2,640.0	627.0	38.00	40.00	\$57	\$3,947	
2412-08-1102-02	10/20/22	\$120,000	WD	\$120,000	\$38,000	31.67	\$100,000	\$120,000	\$100,000	1,320.0	1520.0	40.00	40.00	\$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	\$74,841	\$85,000	\$74,841	1,315.0	1338.0	40.39	40.39	\$65	\$2,104	
2311-35-1101-01	01/20/23	\$177,000	WD	\$177,000	\$0	0.00	\$130,285	\$177,000	\$130,285	1,573.0	1219.0	44.02	46.73	\$113	\$4,021	
Totals:		\$1,066,900		\$1,066,900	\$279,900		\$500,126	\$1,066,900	\$500,126	12,514.0		362.03	367.74			
				Sale. Ratio =>		26.23	Average					Average				
				Std. Dev. =>		11.81	per FF=>			\$85		per Net Acre=>	2,946.99		Average	
											Use				per SqFt=>	
																2,900 per Acre

Parcel Number over 40 AC	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
2412-09-4101	07/09/21	\$160,000	WD	\$160,000	\$50,000	31.25	\$156,800	\$160,000	\$156,800	1,325.0	1610.9	49.00	50.00	\$121	\$3,265
2110-18-2101	03/16/22	\$201,000	WD	\$201,000	\$67,900	33.78	\$160,489	\$201,000	\$160,489	1,349.0	2235.0	69.21	69.21	\$149	\$2,904
2309-22-1101-01	04/13/22	\$140,000	WD	\$140,000	\$61,900	44.21	\$162,325	\$140,000	\$162,325	517.0	5866.0	69.63	69.63	\$271	\$2,011
2310-03-4101-01	02/10/22	\$145,000	WD	\$145,000	\$64,900	44.76	\$162,352	\$145,000	\$162,352	983.0	3102.0	70.00	70.00	\$148	\$2,071
2312-06-2201-02	02/23/23	\$232,000	LC	\$232,000	\$66,400	28.62	\$170,281	\$232,000	\$170,281	647.0	5061.6	75.18	75.67	\$359	\$3,086
2310-20-3201	11/12/21	\$175,000	WD	\$175,000	\$70,200	40.11	\$158,689	\$175,000	\$158,689	2,197.0	1518.5	76.59	76.59	\$80	\$2,285
2209-14-4201	01/09/23	\$160,000	WD	\$160,000	\$63,200	39.50	\$171,487	\$160,000	\$171,487	2,618.0	1331.0	80.00	80.00	\$61	\$2,000
2411-12-1102	03/28/23	\$250,000	WD	\$250,000	\$68,000	27.20	\$171,100	\$250,000	\$171,100	1,320.0	2607.0	79.00	80.00	\$189	\$3,165
Totals:		\$1,463,000		\$1,463,000	\$512,500	35.03	\$1,313,523	\$1,463,000	\$1,313,523	10,956.0		568.61	571.10	Average per Net Acre=>	Average per SqFt=>
					Sale. Ratio =>		Average per FF=>			\$134		2,572.94			
					Std. Dev. =>										

Use 2,600 Per Acre

Parcel Number	Street Address	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
2109-25-2303	10421 S 47 RD	04/29/21	\$339,000	WD	\$339,000	\$129,600	38.23	\$329,119	\$228,271	\$218,390	660.0	5247.0	79.50	80.00	\$346	\$2,871
2109-28-3101-01	10603 S 41 RD	07/21/22	\$189,900	WD	\$189,900	\$98,100	51.66	\$195,894	\$106,748	\$112,742	1,320.0	1313.7	39.81	40.81	\$81	\$2,681
2111-01-1201-04	6405 S 23 1/2 RD	09/15/22	\$90,000	LC	\$90,000	\$34,300	38.11	\$90,444	\$85,391	\$85,835	1,009.0	1262.8	29.25	30.00	\$85	\$2,919
2309-16-1101-01		11/30/22	\$170,000	WD	\$170,000	\$0	0.00	\$74,760	\$170,000	\$74,760	2,245.0	1463.0	75.40	81.30	\$76	\$2,255
2310-08-4201		07/08/22	\$49,900	WD	\$49,900	\$22,900	45.89	\$51,550	\$49,900	\$51,550	55.0	19325.0	24.40	24.44	\$907	\$2,045
2412-22-1108	8751 N 9 RD	08/19/21	\$22,000	WD	\$22,000	\$12,000	54.55	\$21,480	\$22,000	\$21,480	330.0	1306.8	9.90	10.15	\$67	\$2,222
Totals:			\$900,800		\$900,800	\$309,400		\$778,031	\$702,310	\$579,541	6,104.0		267.61	276.42		
						Sale. Ratio =>	34.35	Average	Average	Average	\$115		per Net Acre=>	2,624.38	per SqFt=>	
						Std. Dev. =>	18.29	per FF=>					using	2,600.00		