

1 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Dollars/SqFt	Actual Front
2109-27-3114	9473 TOM DR	03/11/22	\$8,750	WD	03-ARM'S LENGTH	\$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	118.00
2312-04-4303		04/13/21	\$7,000	WD	03-ARM'S LENGTH	\$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	99.00
2312-04-4301		06/08/22	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$1,500	21.43	\$0	\$7,000	\$0	99.0	264.0	0.60	0.77	\$71	\$11,667	\$0.27	0.00
2111-29-1206		09/12/22	\$8,000	WD	03-ARM'S LENGTH	\$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	165.00
2212-09-4411		01/18/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$2,000	21.05	\$0	\$9,500	\$0	183.0	2080.0	0.87	0.87	\$52	\$10,920	\$0.25	183.00
2112-24-3405		03/14/23	\$7,500	WD	03-ARM'S LENGTH	\$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	0.00
2209-18-1401-02	2423 PINE KNOLL DR	01/04/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$2,400	25.26	\$0	\$9,500	\$0	250.0	184.7	1.06	1.25	\$38	\$8,962	\$0.21	0.00
2209-16-1302		06/08/21	\$8,000	WD	03-ARM'S LENGTH	\$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	233.00
2209-16-2113		04/28/21	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$3,700	41.11	\$0	\$9,000	\$0	150.0	358.0	1.35	1.35	\$60	\$6,667	\$0.15	150.00
2309-05-3216		02/23/23	\$9,000	WD	03-ARM'S LENGTH	\$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	156.00
2309-05-3215		03/09/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$11,200	248.89	\$0	\$4,500	\$0	172.0	364.7	1.44	1.57	\$26	\$3,125	\$0.07	0.00
Totals:			\$87,750			\$87,750	\$58,200		\$33,395	\$87,750	\$33,395	1,822.9		11.00	11.65				
								Sale. Ratio =>	66.32			Average		Average					
								Std. Dev. =>	69.48			per FF=>	\$48	per Net Acr	7,977.27			Average	
																		per SqFt=>	\$0.18

use \$8,000.00 Per Acre

2 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Dollars/SqFt	Actual Front
2412-24-2205	8898 N 11 RD	10/01/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$4,700	37.60	\$10,300	\$12,500	\$10,300	189.4	426.4	2.00	2.00	\$66	\$6,250	\$0.14	189.40
2409-33-1101	8944 E 12 RD	05/27/22	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$3,800	30.40	\$0	\$12,500	\$0	556.0	152.0	1.94	2.36	\$22	\$6,443	\$0.15	0.00
2209-29-4106-01		05/03/21	\$13,000	WD	19-MULTI PARCEL AI	\$13,000	\$6,600	50.77	\$0	\$13,000	\$0	330.0	290.4	2.20	2.46	\$39	\$5,909	\$0.14	165.00
Totals:			\$38,000			\$38,000	\$15,100		\$10,300	\$38,000	\$10,300	1,075.4		6.14	6.82				
								Sale. Ratio =>	39.74			Average		Average					
								Std. Dev. =>	10.33			per FF=>	\$35	per Net Acr	6,188.93			Average	
																		per SqFt=>	\$0.14

Use 6,100 Per acre

3 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Dollars/SqFt	Actual Front
2311-04-1406		07/15/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$7,500	31.25	\$14,174	\$24,000	\$14,174	206.0	672.0	3.18	3.18	\$117	\$7,547	\$0.17	206.00
2309-27-1404		08/25/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,400	36.00	\$0	\$15,000	\$0	325.0	438.0	3.33	3.33	\$46	\$4,505	\$0.10	325.00
2410-24-3401		07/05/21	\$15,000	LC	19-MULTI PARCEL AI	\$15,000	\$9,100	60.67	\$5,220	\$15,000	\$5,220	842.0	147.4	2.85	3.50	\$18	\$5,263	\$0.12	164.00
2410-24-3401		06/10/22	\$23,500	WD	19-MULTI PARCEL AI	\$23,500	\$7,700	32.77	\$4,350	\$23,500	\$4,350	842.0	147.4	2.85	3.50	\$28	\$8,246	\$0.19	164.00
2411-04-4401-01	3014 W 4 RD	08/05/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$8,000	30.77	\$0	\$26,000	\$0	264.0	660.0	4.00	4.00	\$98	\$6,500	\$0.15	264.00
2411-04-4401-02	3072 W 4 RD	06/14/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$8,400	30.00	\$0	\$28,000	\$0	264.0	660.0	4.00	4.00	\$106	\$7,000	\$0.16	264.00
2411-04-4401-03	3136 W 4 RD	01/21/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$8,400	31.11	\$0	\$27,000	\$0	264.0	660.0	4.00	4.00	\$102	\$6,750	\$0.15	264.00
2411-04-4401-05	3222 W 4 RD	11/16/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$8,000	30.77	\$0	\$26,000	\$0	264.0	660.0	4.00	4.00	\$98	\$6,500	\$0.15	264.00
2210-13-1102		03/15/22	\$30,000	CD	03-ARM'S LENGTH	\$30,000	\$10,400	34.67	\$0	\$30,000	\$0	308.0	585.5	4.14	4.14	\$97	\$7,246	\$0.17	308.00
2309-05-3303		06/13/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$7,000	51.85	\$0	\$13,500	\$0	236.0	821.0	4.45	4.45	\$57	\$3,034	\$0.07	236.00
2209-14-2201		04/23/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,000	40.00	\$0	\$15,000	\$0	310.0	646.0	4.60	4.60	\$48	\$3,261	\$0.07	310.00
2309-16-3306		06/17/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$7,800	39.20	\$0	\$19,900	\$0	323.0	635.5	4.71	4.71	\$62	\$4,225	\$0.10	323.00
2312-04-2308		04/27/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$7,200	22.15	\$0	\$32,500	\$0	416.0	467.0	4.46	4.78	\$78	\$7,287	\$0.17	0.00
2209-30-3101-05		04/28/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,000	46.67	\$21,241	\$15,000	\$21,241	330.0	617.8	4.68	4.93	\$45	\$3,205	\$0.07	0.00
Totals:			\$310,400			\$310,400	\$107,900		\$44,985	\$310,400	\$44,985	5,194.0		55.25	57.12				
								Sale. Ratio =>	34.76			Average		Average					
								Std. Dev. =>	10.10			per FF=>	\$60	per Net Acr	5,618.10			Average	
																		per SqFt=>	\$0.13

Use 5,600 Per Acre

5 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Dollars/SqFt	Actual Front
2212-27-2404		06/23/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$6,000	50.00	\$0	\$12,000	\$0	166.0	1312.0	5.00	5.00	\$72	\$2,400	\$0.06	166.00
2309-16-3201-02		05/14/21	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$8,000	32.65	\$0	\$24,500	\$0	335.5	650.0	5.00	5.00	\$73	\$4,900	\$0.11	335.50
2410-36-2104		03/24/23	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$7,400	67.27	\$20,575	\$11,000	\$20,575	660.0	330.0	5.00	5.00	\$17	\$2,200	\$0.05	660.00
2412-14-1101		03/11/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$8,500	24.29	\$0	\$35,000	\$0	442.0	493.0	5.00	5.00	\$79	\$7,000	\$0.16	442.00
2109-08-3308-01	7175 E 44 RD	06/01/22	\$27,000	WD	19-MULTI PARCEL AI	\$27,000	\$8,600	31.85	\$0	\$27,000	\$0	328.0	657.4	4.95	5.19	\$82	\$5,455	\$0.13	328.00
2209-16-2107		05/21/21	\$34,000	WD	19-MULTI PARCEL AI	\$34,000	\$14,800	43.53	\$0	\$34,000	\$0	600.0	316.5	4.36	5.40	\$57	\$7,798	\$0.18	600.00
2411-33-2002-02	6057 N 17 1/4 RD	10/21/21	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$9,200	31.72	\$20,901	\$29,000	\$20,901	980.0	246.0	5.58	5.58	\$30	\$5,197	\$0.12	980.00
2311-23-1104		12/06/22	\$37,900	WD	03-ARM'S LENGTH	\$37,900	\$8,800	23.22	\$25,820	\$37,900	\$25,820	429.9	650.4	6.20	6.20	\$88	\$6,113	\$0.14	429.88
2410-24-3106	8401 BUTTERMILK LN	09/22/21	\$35,000	LC	19-MULTI PARCEL AI	\$35,000	\$13,100	37.43	\$0	\$35,000	\$0	927.0	300.3	6.39	6.39	\$38	\$5,477	\$0.13	932.00
2311-34-4110		09/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,200	40.80	\$0	\$25,000	\$0	559.0	500.0	6.41	6.41	\$45	\$3,900	\$0.09	559.00
Totals:			\$270,400			\$270,400	\$94,600		\$67,296	\$270,400	\$67,296	5,427.4		53.89	55.17				
								Sale. Ratio =>	34.99			Average		Average					
								Std. Dev. =>	13.13			per FF=>	\$50	per Net Acr	5,017.63			Average	
																		per SqFt=>	\$0.12