

7 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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
2209-01-1111		01/13/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,300	41.20	\$28,891	\$25,000	\$28,891	750.0	432.1	7.44	7.44	\$33	\$3,360	\$0.08	0.00	
2312-12-4405	6094 W 18 RD	05/03/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$9,900	33.00	\$27,332	\$30,000	\$27,332	1,155.0	249.7	6.62	7.50	\$26	\$4,532	\$0.10	0.00	
2110-15-1403		10/26/22	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$30,800	56.51	\$25,946	\$40,500	\$25,946	741.0	380.9	6.48	8.18	\$55	\$6,250	\$0.14	0.00	
2109-28-3101-02	10681 S 41 RD	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$12,500	31.25	\$17,784	\$40,000	\$17,784	485.0	840.7	9.36	9.72	\$82	\$4,274	\$0.10	0.00	
Totals:			\$149,500			\$149,500	\$63,500		\$99,953	\$135,500	\$99,953	3,131.0		29.90	32.84					
						Sale. Ratio =>		42.47			Average			Average						
						Std. Dev. =>		11.53			per FF=>		\$43	per Net Acre=>	4,531.77		Average		\$0.10	
															Use	4,500 Per Acre				

10 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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
2210-12-4102		08/25/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$19,000	55.88	\$0	\$34,000	\$0	330.0	1320.0	10.00	10.00	\$103	\$3,400	\$0.08	330.00	
2210-13-2104		04/12/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$19,000	70.37	\$0	\$27,000	\$0	330.0	1320.0	10.00	10.00	\$82	\$2,700	\$0.06	330.00	
2212-04-1201		04/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,700	30.44	\$29,892	\$45,000	\$29,892	847.8	1320.0	10.00	10.00	\$53	\$4,500	\$0.10	330.00	
2212-06-4103	W 26 3/4 RD	11/30/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,200	44.80	\$0	\$25,000	\$0	330.0	1320.0	10.00	10.00	\$76	\$2,500	\$0.06	330.00	
2309-14-3305		01/19/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$11,800	42.14	\$0	\$28,000	\$0	330.0	1320.0	10.00	10.00	\$85	\$2,800	\$0.06	330.00	
2309-27-1209		12/06/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$10,900	37.59	\$29,783	\$29,000	\$29,783	657.7	663.1	10.00	10.00	\$44	\$2,900	\$0.07	657.71	
2309-30-1103	1779 N 39 RD	04/07/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,200	37.33	\$29,892	\$30,000	\$29,892	330.0	1287.0	9.75	10.00	\$91	\$3,077	\$0.07	0.00	
2310-12-4304		08/22/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,500	62.50	\$30,000	\$20,000	\$30,000	330.0	1320.0	10.00	10.00	\$61	\$2,000	\$0.05	0.00	
2311-23-1102		03/24/23	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$11,900	23.85	\$30,000	\$49,900	\$30,000	346.0	1266.2	10.00	10.00	\$144	\$4,990	\$0.11	346.00	
2409-02-4206		05/28/21	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$9,900	50.77	\$0	\$19,500	\$0	330.0	1320.0	10.00	10.00	\$59	\$1,950	\$0.04	330.00	
2410-36-3104		06/15/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,900	39.67	\$29,896	\$30,000	\$29,896	330.0	1287.0	9.75	10.00	\$91	\$3,077	\$0.07	0.00	
2309-17-2102		08/11/22	\$31,500	WD	03-ARM'S LENGTH	\$31,500	\$11,300	35.87	\$30,018	\$31,500	\$30,018	654.0	667.0	10.01	10.01	\$48	\$3,147	\$0.07	654.00	
2412-30-1302		02/08/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$11,900	41.03	\$29,905	\$29,000	\$29,905	330.0	1291.0	9.78	10.03	\$88	\$2,965	\$0.07	0.00	
2210-13-1401		09/22/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,200	54.86	\$0	\$35,000	\$0	332.0	1325.0	10.10	10.10	\$105	\$3,465	\$0.08	332.00	
2412-24-1103		10/06/21	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$12,000	40.13	\$0	\$29,900	\$0	332.0	1325.0	10.10	10.10	\$90	\$2,960	\$0.07	332.00	
2312-17-4103		07/08/22	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$11,800	22.48	\$29,892	\$52,500	\$29,892	602.0	725.4	10.20	10.20	\$87	\$5,147	\$0.12	602.00	
2211-33-3315		12/14/22	\$50,000	WD	19-MULTI PARCEL AI	\$50,000	\$31,600	63.20	\$18,430	\$50,000	\$18,430	456.0	949.5	9.94	10.29	\$110	\$5,030	\$0.12	0.00	
2209-01-1125		02/08/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$11,900	54.09	\$30,558	\$22,000	\$30,558	500.0	898.2	10.31	10.31	\$44	\$2,134	\$0.05	0.00	
2109-18-4301		02/17/23	\$47,900	WD	03-ARM'S LENGTH	\$47,900	\$15,800	32.99	\$29,866	\$47,900	\$29,866	1,000.0	455.0	10.45	10.45	\$48	\$4,584	\$0.11	1,000.00	
2309-36-1209		05/18/21	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$11,400	43.02	\$0	\$26,500	\$0	330.0	1399.0	10.60	10.60	\$80	\$2,500	\$0.06	330.00	
2109-01-4104		03/29/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,700	27.40	\$31,494	\$50,000	\$31,494	779.4	2628.0	10.97	10.97	\$64	\$4,558	\$0.10	215.00	
2311-35-2402-01		03/23/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,400	44.67	\$32,178	\$30,000	\$32,178	419.4	1184.0	11.40	11.40	\$72	\$2,632	\$0.06	419.44	
2211-26-1206	4328 CHANDLER DR	04/19/21	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$11,900	46.67	\$33,355	\$25,500	\$33,355	598.0	900.0	12.36	12.36	\$43	\$2,063	\$0.05	598.00	
2309-27-3101		11/10/22	\$38,000	WD	19-MULTI PARCEL AI	\$38,000	\$12,700	33.42	\$0	\$38,000	\$0	497.0	1107.8	12.64	12.64	\$76	\$3,006	\$0.07	0.00	
2210-36-2101-04		12/21/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,500	36.25	\$32,340	\$40,000	\$32,340	1,577.0	749.0	11.30	12.70	\$25	\$3,540	\$0.08	657.00	
2112-06-4301		03/23/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,100	38.20	\$0	\$50,000	\$0	325.0	1796.0	13.40	13.40	\$154	\$3,731	\$0.09	325.00	
2209-16-1101-04	S MACKINAW TRL	08/31/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$23,200	48.33	\$45,760	\$48,000	\$45,760	336.0	0.0	14.80	14.80	\$143	\$3,243	\$0.07	336.00	
Totals:			\$943,200			\$943,200	\$388,400		\$523,259	\$943,200	\$523,259	13,559.3		287.86	290.36					
						Sale. Ratio =>		41.18			Average			Average						
						Std. Dev. =>		11.87			per FF=>		\$70	per Net Acre=>	3,276.59		Average		\$0.08	
															Use	3,200 Per Acre				

15 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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
2411-11-4309		06/13/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$16,800	33.60	\$38,172	\$50,000	\$38,172	660.0	959.6	14.54	15.04	\$76	\$3,439	\$0.08	0.00
2209-14-2202		06/29/21	\$33,000	WD	19-MULTI PARCEL AI	\$33,000	\$18,600	56.36	\$0	\$33,000	\$0	1,020.0	633.3	14.83	15.09	\$32	\$2,225	\$0.05	1,025.50
2210-13-1103	5576 E 30 RD	04/12/21	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$28,400	70.12	\$0	\$40,500	\$0	510.5	1302.0	15.25	15.25	\$79	\$2,656	\$0.06	510.50
2312-05-2103		08/12/21	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$17,800	43.95	\$0	\$40,500	\$0	600.0	1111.5	15.31	15.31	\$68	\$2,645	\$0.06	600.00
2110-07-4405		03/24/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$13,700	24.46	\$40,496	\$56,000	\$40,496	495.0	1378.1	15.66	16.04	\$113	\$3,576	\$0.08	0.00
2309-33-4204		10/28/22	\$25,000	WD	19-MULTI PARCEL AI	\$25,000	\$9,700	38.80	\$26,856	\$25,000	\$26,856	1,138.0	159.6	4.17	17.70	\$22	\$5,995	\$0.14	821.00
2209-19-1305-03	6877 COUNTRY LN	06/09/21	\$54,000	WD	19-MULTI PARCEL AI	\$54,000	\$24,600	45.56	\$81,600	\$54,000	\$81,600	1,518.0	515.4	17.96	18.00	\$36	\$3,007	\$0.07	2,630.00
2309-27-3101		07/14/22	\$45,000	WD	19-MULTI PARCEL AI	\$45,000	\$17,200	38.22	\$0	\$45,000	\$0	891.0	919.6	18.81	18.81	\$51	\$2,392	\$0.05	0.00
2310-04-3104	2361 E 16 RD	07/28/22	\$54,750	WD	03-ARM'S LENGTH	\$54,750	\$18,900	34.52	\$47,580	\$54,750	\$47,580	825.0	997.9	18.90	18.90	\$66	\$2,897	\$0.07	0.00
2209-14-2203		10/21/22	\$40,000	WD	19-MULTI PARCEL AI	\$40,000	\$24,400	61.00	\$43,325	\$40,000	\$43,325	1,315.0	636.0	19.20	19.70	\$30	\$2,083	\$0.05	1,325.00
2310-33-4401-02	57 N 31 RD	08/16/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$19,300	22.06	\$48,350	\$87,500	\$48,350	657.0	1309.0	19.75	19.75	\$133	\$4,430	\$0.10	657.00
2109-31-1102	6816 E 50 RD	12/01/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$19,700	32.83	\$49,824	\$60,000	\$49,824	662.0	1310.6	19.92	19.92	\$91	\$3,012	\$0.07	662.00
2109-31-1101-01	S 39 RD	08/22/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$21,900	32.44	\$46,546	\$67,500	\$46,546	1,980.0	405.5	18.43	19.93	\$34	\$3,663	\$0.08	0.00
Totals:			\$653,750			\$653,750	\$251,000		\$422,749	\$653,750	\$422,749	12,271.5		212.73	229.44				
						Sale. Ratio =>													