Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood 11.MEADOW HEIGHTS , Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'FRONTAGE ' FF Rate: 275
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood 12.FARM RATE, Last Edited: 01/05/2024

Values for Acreage Table 1: 'RURAL RATES 1-10 ACR'

1	Acre: 7,700	3	Acre: 17,250	10	Acre: 35,000	30	Acre: 105,000
1.5	Acre: 11,550	4	Acre: 23,000	15	Acre: 52,500	40	Acre: 140,000
2	Acre: 12,400	5	Acre: 25,500	20	Acre: 70,000	50	Acre: 175,000
2.5	Acre: 15,500	7	Acre: 35,700	25	Acre: 87,500	100	Acre: 350,000

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood 13.BAY POINT SHORES CONDO UNITS, Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'OFF WATER ' FF Rate: 230
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'ON WATER ' FF Rate: 900
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood 14.SUNSETVIEW SUBD., Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'FRONT FEET ' FF Rate: 230
Standard Frontage: 0 Standard Depth : 200

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood 15.COMMERICAL-INDUSTRIAL, Last Edited: 01/05/2024

Frontages:
Frontage 'A': Description: 'SUNNYSIDE ' FF Rate: 400
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'US 131-MC TRAIL' FF Rate: 400
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'SIDE ROADS ' FF Rate: 269
Standard Frontage: 0 Standard Depth : 0
Frontage 'D': Description: 'SQUARE FOOTAGE ' FF Rate: 2
Standard Frontage: 0 Standard Depth : 0
Frontage 'F': Description: 'M-115- WHALEY R' FF Rate: 400
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'COMM. PER ACRE'

1	Acre: 0	3	Acre: 0	10	Acre: 60,000	30	Acre: 84,000
1.5	Acre: 0	4	Acre: 0	15	Acre: 42,000	40	Acre: 116,000
2	Acre: 0	5	Acre: 0	20	Acre: 56,000	50	Acre: 140,000
2.5	Acre: 0	7	Acre: 42,000	25	Acre: 0	100	Acre: 280,000

Values for Acreage Table 2: 'GOLF COURSES'

1	Acre: 0	3	Acre: 0	10	Acre: 0	30	Acre: 0
1.5	Acre: 0	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 0	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 0	7	Acre: 0	25	Acre: 0	100	Acre: 170,000

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood 16.LAKE GROVE, Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'LKG-M-115 ' FF Rate: 275
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'BACK LOTS ' FF Rate: 230
Standard Frontage: 0 Standard Depth : 185

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood 9.RURAL M & B RATE, Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'SMALL FF RATE ' FF Rate: 230
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'STONE LEDGE LAK' FF Rate: 900
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'RURAL RATES'

1	Acre: 7,700	3	Acre: 17,250	10	Acre: 35,000	30	Acre: 84,000
1.5	Acre: 11,550	4	Acre: 25,500	15	Acre: 43,500	40	Acre: 92,000
2	Acre: 12,400	5	Acre: 35,700	20	Acre: 58,000	50	Acre: 115,000
2.5	Acre: 17,250	7	Acre: 35,000	25	Acre: 72,500	100	Acre: 230,000

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood BERR.BERRY LAKE, Last Edited: 02/02/2023

Frontages:
Frontage 'A': Description: 'LAKE FRONTAGE ' FF Rate: 800
Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'OFF LAKE ' FF Rate: 176
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood CRSV.CRESTVIEW, Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'CRESTVIEW ' FF Rate: 160
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood FRH.FREEDOM HILL SUBD., Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'FRONT FOOT ' FF Rate: 180
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood HH.HAROMONY HILLS SUBD., Last Edited: 11/08/2023

Frontages:
Frontage 'A': Description: 'HARMONY HILLS ' FF Rate: 225
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: ' '

1	Acre: 0	3	Acre: 14,100	10	Acre: 0	30	Acre: 0
1.5	Acre: 0	4	Acre: 18,800	15	Acre: 0	40	Acre: 0
2	Acre: 0	5	Acre: 21,500	20	Acre: 0	50	Acre: 0
2.5	Acre: 0	7	Acre: 28,700	25	Acre: 0	100	Acre: 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood OVLK.OVERLOOK ESTATE, Last Edited: 01/05/2024

Frontages:
Frontage 'A': Description: 'OVERLOOK ' FF Rate: 70
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood PE.POINT EAST SUBD., Last Edited: 02/01/2023

Frontages:
Frontage 'A': Description: 'FRONT FEET ' FF Rate: 264
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood SLL.STONE LEDGE LAKE FRONTAGE, Last Edited: 01/04/2024

Frontages:
Frontage 'A': Description: 'SLL FRONTAGE ' FF Rate: 850
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'OFF LAKE SLL ' FF Rate: 230
Standard Frontage: 0 Standard Depth : 0

Unit: 2109 - CLAM LAKE TOWNSHIP
Rates/Values for Neighborhood SW.SCENIC WOODS SUBDIVISION, Last Edited: 01/05/2024

Sites:
Site 'A': Description: 'SCENIC WOODS ' Value: 10,300

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

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-OAKB-03	09/16/22	$115,000	WD	$115,000	$50,000	43.48	$100,000	$115,000	$100,000	125.0	0.0	0.00	0.00	$920
2109-SLL-29	06/10/22	$175,000	WD	$175,000	$43,700	24.97	$87,341	$116,899	$29,240	136.0	0.0	0.00	0.00	$860
	Totals:	**$290,000**		**$290,000**	**$93,700**		**$187,341**	**$231,899**	**$129,240**	**261.0**		**0.00**	**0.00**	
					Sale. Ratio =>	**32.31**			**Average**			**Average**		
					Std. Dev. =>	**13.09**			**per FF=>**	**$889**		**per Net Acre**	**#DIV/0!**	
									Use	900.0				

Site Condo off Water

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-27-3114	03/11/22	$8,750	WD	$8,750	$10,300	117.71	$20,592	$8,750	$20,592	117.0	0.0	0.00	0.00	$75
	Totals:	**$8,750**		**$8,750**	**$10,300**		**$20,592**	**$8,750**	**$20,592**	**117.0**		**0.00**	**0.00**	
					Sale. Ratio =>	**117.71**			**Average**			**Average**		
					Std. Dev. =>	**#DIV/0!**			**per FF=>**	**$75**		**per Net Acre**	**#DIV/0!**	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-BLHS-01	09/01/21	$280,000	PTA	$280,000	$130,700	46.68	$261,437	$170,166	$151,603	189.5	315.0	1.49	1.49	$898
2109-FBL-12	09/16/22	$130,000	WD	$130,000	$47,200	36.31	$94,405	$101,926	$66,331	82.9	66.0	0.21	0.21	$1,229
2109-FBL-62	05/27/22	$95,000	WD	$95,000	$36,800	38.74	$73,527	$62,309	$40,836	51.0	203.0	0.24	0.24	$1,221
	Totals:	**$505,000**		**$505,000**	**$214,700**		**$429,369**	**$334,401**	**$258,770**	**323.5**		**1.94**	**1.94**	
					Sale. Ratio =>	**42.51**			**Average**			**Average**		
					Std. Dev. =>	**5.42**			**per FF=>**	**$1,034**		**per Net Acre**	**172,727.79**	
									Use	1,035.0				

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-BLHS-11	05/31/22	$272,000	WD	$272,000	$124,300	45.70	$248,609	$96,491	$73,100	340.0	202.0	1.50	1.50	$284
	Totals:	**$272,000**		**$272,000**	**$124,300**		**$248,609**	**$96,491**	**$73,100**	**340.0**		**1.50**	**1.50**	
					Sale. Ratio =>	**45.70**			**Average**			**Average**		
					Std. Dev. =>	**#DIV/0!**			**per FF=>**	**$284**		**per Net Acre**	**64,499.33**	
								Side Roads		280.0				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
OVERLOOK															
2109-OF-03	104 OVERLOOK	04/30/21	$9,000	WD	$9,000	$173,500	1927.78	$18,368	$9,000	$18,368	164.0	314.0	1.18	1.18	$55
2109-OF-04		10/20/22	$14,000	WD	$14,000	$8,900	63.57	$12,693	$14,000	$17,771	158.7	308.0	1.11	1.11	$88
		Totals:	**$23,000**		**$23,000**	**$182,400**		**$31,061**	**$23,000**	**$36,139**	**322.7**		**2.29**	**2.29**	
						Sale. Ratio =>	**793.04**			**Average**			**Average**		
						Std. Dev. =>	**1318.19**			**per FF=>**	**$71**		**per Net Acre=>**	**10,034.90**	
										Use	70.0				

Crestview

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-CRSV-13	8000 COLLEEN DR	11/01/21	$360,000	WD	$340,000	$221,800	65.24	$443,522	($65,572)	$37,950	150.0	252.0	0.87	0.87	($437)
2109-CRSV-26	8210 HAGSTROM LN	11/19/21	$322,900	WD	$322,900	$144,400	44.72	$288,743	$99,957	$65,800	329.0	305.0	2.12	0.69	$304
2109-CRSV-35	8334 MYCHELLE LN	07/29/22	$485,000	WD	$485,000	$253,000	52.16	$506,090	$13,478	$34,568	298.0	200.0	1.37	1.37	$45
2109-CRSV-43	8141 HAGSTROM LN	06/07/22	$337,500	WD	$337,500	$128,300	38.01	$256,616	$101,764	$20,880	180.0	200.0	0.83	0.83	$565
		Totals:	**$1,505,400**		**$1,485,400**	**$747,500**		**$1,494,971**	**$149,627**	**$159,198**	**957.0**		**5.18**	**3.75**	
						Sale. Ratio =>	**50.32**			**Average**			**Average**		
						Std. Dev. =>	**11.67**			**per FF=>**	**$156**		**per Net Acre=>**	**28,874.37**	

use 160

Freedom Hills & Misc Small FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-FRH-015	8282 INDEPENDENCE	11/05/21	$62,000	WD	$62,000	$34,900	56.29	$69,796	$14,104	$21,900	100.0	148.0	0.34	0.34	$141
2109-FRH-033	8401 INDEPENDENCE AV	01/11/22	$75,000	WD	$75,000	$38,000	50.67	$75,923	$33,168	$34,091	155.7	155.0	0.42	0.42	$213
2109-FRH-074	8323 CONSTITUTION BLVD	05/24/21	$92,000	WD	$92,000	$48,300	52.50	$96,674	$17,226	$21,900	100.0	167.0	0.38	0.38	$172
		Totals:	**$511,400**		**$511,400**	**$213,700**		**$242,393**	**$64,498**	**$77,891**	**355.7**		**2.13**	**2.13**	
						Sale. Ratio =>	**41.79**			**Average**			**Average**		
						Std. Dev. =>	**11.39**			**per FF=>**	**$181**		**per Net Acre=>**	**95,931.42**	

Use 180

100.0

Lake Grove-Meadow Heights -
PTE EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-LKG-71	398 INDIANA AVE	11/16/22	$184,900	WD	$184,900	$88,800	48.03	$177,557	$26,913	$19,570	161.7	240.0	0.78	0.78	$166
2109-MH-17	150 DORAL DR	10/21/22	$275,000	WD	$275,000	$117,400	42.69	$234,790	$74,041	$33,831	179.0	172.0	0.71	0.71	$414
2109-PE-23	6387 SOMERSET LN	05/07/21	$235,000	WD	$235,000	$122,800	52.26	$245,651	$23,317	$33,968	128.7	182.0	0.63	0.63	$181
2109-PE-40	6496 DEVON LN	09/03/21	$215,000	WD	$215,000	$105,000	48.84	$209,937	$48,271	$43,208	163.7	182.0	0.79	0.79	$295
		Totals:	**$909,900**		**$909,900**	**$434,000**		**$867,935**	**$172,542**	**$130,577**	**633.1**		**2.90**	**2.90**	
						Sale. Ratio =>	**47.70**			**Average**			**Average**		
						Std. Dev. =>	**3.96**			**per FF=>**	**$273**		**per Net Acre=>**	**59,435.76**	

Harmony Hills

Har

Use 275.0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-HH-10		09/15/22	$18,000	WD	$18,000	$7,000	38.89	$13,920	$18,000	$13,920	120.0	154.0	0.42	0.42	$150
2109-HH-28-01	9095 WINDSONG LN	04/22/22	$370,000	WD	$370,000	$140,900	38.08	$281,794	$112,643	$24,437	210.7	455.0	1.03	1.25	$535
2109-HH-31	9075 WINDSONG LN	02/23/22	$277,000	QC	$277,000	$136,800	49.39	$273,580	$43,731	$40,311	159.3	130.0	0.49	0.49	$274
2109-HH-35		06/08/21	$5,000	WD	$5,000	$15,800	316.00	$31,625	$5,000	$31,625	125.0	170.0	0.49	0.49	$40
2109-HH-41		05/16/22	$18,500	WD	$18,500	$13,900	75.14	$27,647	$18,500	$27,647	238.3	508.0	1.36	0.62	$78
2109-HH-53		06/09/21	$10,000	PTA	$10,000	$7,100	71.00	$14,168	$10,000	$14,168	112.0	215.0	0.53	0.53	$89
2109-HH2-096	9198 MOCKINGBIRD LN	08/27/21	$307,000	WD	$307,000	$145,000	47.23	$289,977	$44,098	$27,075	120.3	156.0	0.42	0.42	$366
2109-HH2-097	9222 MOCKINGBIRD LN	08/12/22	$385,000	WD	$385,000	$193,700	50.31	$387,472	$24,528	$27,000	120.0	156.0	0.43	0.43	$204
2109-HH3-114	8952 LAMPLIGHTER LN	09/16/22	$423,500	WD	$423,500	$216,200	51.05	$432,344	$5,695	$14,539	125.3	177.0	0.52	0.52	$45
2109-HH3-121	8924 LAMPLIGHTER LN	10/01/21	$320,000	WD	$320,000	$131,200	41.00	$262,415	$88,788	$31,203	123.3	183.0	0.54	0.54	$720
2109-HH3-129	8874 LAMPLIGHTER LN	08/31/21	$283,000	WD	$283,000	$163,400	57.74	$326,719	($13,022)	$30,697	121.3	195.0	0.55	0.55	($107)
		Totals:	**$2,842,000**		**$2,842,000**	**$1,357,400**		**$2,714,481**	**$357,961**	**$282,622**	**1,575.7**		**6.76**	**6.24**	

						Sale. Ratio =>	47.76			Average			Average		
						Std. Dev. =>	77.32			per FF=>	$227		per Net Acre=>	52,960.65	
										Use	225.0				
2109-HH-35		06/08/21	$5,000	WD	$5,000	$15,800	316.00	$31,625	$5,000	$31,625	125.0	170.0	0.49	0.49	$40
2109-LKG-24	6607 E M-115 HWY	12/08/22	$130,050	WD	$130,050	$36,900	28.37	$73,898	$65,227	$9,075	75.0	181.0	0.31	0.31	$870
2109-FRH-116	9952 FREEDOM RD	06/09/22	$195,000	WD	$195,000	$43,800	22.46	$87,569	$120,136	$12,705	105.0	225.0	0.54	0.54	$1,144
2109-FRH-095	8343 CONSTITUTION BLVD	07/01/21	$150,000	PTA	$150,000	$61,300	40.87	$122,566	$49,334	$21,900	100.0	162.0	0.37	0.37	$493
2109-FRH-121	8134 S 45 RD	05/07/21	$139,900	WD	$139,900	$47,800	34.17	$95,505	$70,894	$26,499	121.0	200.0	0.56	0.56	$586
2109-FRH-090	8278 LIBERTY LN	05/19/22	$142,500	WD	$142,500	$44,700	31.37	$89,384	$68,846	$15,730	130.0	161.0	0.43	0.43	$530

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2109-HH-10		09/15/22	$18,000	WD	$18,000	$7,000	38.89	$13,920	$18,000	$13,920	120.0	154.0	0.42	0.42	$150
2109-HH-28-01	9095 WINDSONG LN	04/22/22	$370,000	WD	$370,000	$140,900	38.08	$281,794	$112,643	$24,437	210.7	455.0	1.03	1.25	$535
2109-HH-31	9075 WINDSONG LN	02/23/22	$277,000	QC	$277,000	$136,800	49.39	$273,580	$43,731	$40,311	159.3	130.0	0.49	0.49	$274
2109-HH-35		06/08/21	$5,000	WD	$5,000	$15,800	316.00	$31,625	$5,000	$31,625	125.0	170.0	0.49	0.49	$40
2109-HH-41		05/16/22	$18,500	WD	$18,500	$13,900	75.14	$27,647	$18,500	$27,647	238.3	508.0	1.36	0.62	$78
2109-HH-53		06/09/21	$10,000	PTA	$10,000	$7,100	71.00	$14,168	$10,000	$14,168	112.0	215.0	0.53	0.53	$89
2109-HH2-096	9198 MOCKINGBIRD LN	08/27/21	$307,000	WD	$307,000	$145,000	47.23	$289,977	$44,098	$27,075	120.3	156.0	0.42	0.42	$366
2109-HH2-097	9222 MOCKINGBIRD LN	08/12/22	$385,000	WD	$385,000	$193,700	50.31	$387,472	$24,528	$27,000	120.0	156.0	0.43	0.43	$204
2109-HH3-114	8952 LAMPLIGHTER LN	09/16/22	$423,500	WD	$423,500	$216,200	51.05	$432,344	$5,695	$14,539	125.3	177.0	0.52	0.52	$45
2109-HH3-121	8924 LAMPLIGHTER LN	10/01/21	$320,000	WD	$320,000	$131,200	41.00	$262,415	$88,788	$31,203	123.3	183.0	0.54	0.54	$720
2109-HH3-129	8874 LAMPLIGHTER LN	08/31/21	$283,000	WD	$283,000	$163,400	57.74	$326,719	($13,022)	$30,697	121.3	195.0	0.55	0.55	($107)
2109-HH3-146	8880 HONEYSUCKLE CIR	10/21/21	$425,000	WD	$425,000	$186,400	43.86	$372,820	$83,805	$31,625	125.0	289.0	0.98	0.98	$670
2109-LKG-01	6540 E M-115 HWY	05/06/21	$700,000	WD	$700,000	$368,800	52.69	$737,582	$325,751	$363,333	908.3	454.2	9.94	9.94	$359
2109-LKG-14	6717 E M-115 HWY	11/19/21	$700,000	WD	$700,000	$198,800	28.40	$397,633	$396,367	$94,000	235.0	303.8	2.52	2.52	$1,687
2109-LKG-24	6607 E M-115 HWY	12/08/22	$130,050	WD	$130,050	$36,900	28.37	$73,898	$65,227	$9,075	75.0	181.0	0.31	0.31	$870
2109-LKG-68		04/30/21	$164,900	WD	$164,900	$0	0.00	$18,431	$164,900	$18,431	104.7	190.0	0.55	0.55	$1,575
2109-LKG-71	398 INDIANA AVE	11/16/22	$184,900	WD	$184,900	$88,800	48.03	$177,557	$26,913	$19,570	161.7	240.0	0.78	0.78	$166
2109-MH-10	131 DORAL DR	09/09/21	$325,000	WD	$325,000	$113,400	34.89	$226,856	$153,584	$55,440	210.0	216.0	1.04	1.04	$731
2109-MH-17	150 DORAL DR	10/21/22	$275,000	WD	$275,000	$117,400	42.69	$234,790	$74,041	$33,831	179.0	172.0	0.71	0.71	$414
2109-OF-03	104 OVERLOOK	04/30/21	$9,000	WD	$9,000	$186,500	2072.22	$18,368	$9,000	$18,368	164.0	314.0	1.18	1.18	$55
2109-OF-04		10/20/22	$14,000	WD	$14,000	$6,300	45.00	$12,693	$14,000	$12,693	158.7	308.0	1.11	1.11	$88
2109-PE-22	6375 SOMERSET LN	07/21/22	$317,500	WD	$317,500	$131,700	41.48	$263,420	$78,398	$24,318	128.7	182.0	0.63	0.63	$609
2109-PE-23	6387 SOMERSET LN	05/07/21	$235,000	WD	$235,000	$122,800	52.26	$245,651	$23,317	$33,968	128.7	182.0	0.63	0.63	$181
2109-PE-40	6496 DEVON LN	09/03/21	$215,000	WD	$215,000	$105,000	48.84	$209,937	$48,271	$43,208	163.7	182.0	0.79	0.79	$295
2109-SW-05	150 SCENIC WOODS DR	01/16/23	$314,900	WD	$314,900	$93,300	29.63	$186,541	$131,359	$3,000	0.0	0.0	0.00	0.00	#DIV/0!
2109-SW-06	158 SCENIC WOODS DR	04/22/22	$270,000	WD	$270,000	$1,500	0.56	$3,000	$270,000	$3,000	1.0	0.0	0.00	0.00	$270,000
		Totals:	**$6,697,250**		**$6,697,250**	**$2,928,600**		**$5,520,838**	**$2,222,894**	**$1,046,482**	**4,319.1**		**27.93**	**27.41**	
						Sale. Ratio =>	**43.73**			**Average**			**Average**		
						Std. Dev. =>	**399.90**			**per FF=>**	**$515**		**per Net Acre=>**	**79,602.29**	

2109-MH-10	131 DORAL DR	09/09/21	$325,000	WD	$325,000	$113,400	34.89	$226,856	$153,584	$55,440	210.0	216.0	1.04	1.04	$731
2109-PE-22	6375 SOMERSET LN	07/21/22	$317,500	WD	$317,500	$131,700	41.48	$263,420	$78,398	$24,318	128.7	182.0	0.63	0.63	$609
2109-HH3-146	8880 HONEYSUCKLE CIR	10/21/21	$425,000	WD	$425,000	$186,400	43.86	$372,820	$83,805	$31,625	125.0	289.0	0.98	0.98	$670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF

2109-HH-10		09/15/22	$18,000	WD	$18,000	$7,000	38.89	$13,920	$18,000	$13,920	120.0	154.0		0.42	0.42	$150
2109-HH-28-01	9095 WINDSONG LN	04/22/22	$370,000	WD	$370,000	$140,900	38.08	$281,794	$112,643	$24,437	210.7	455.0		1.03	1.25	$535
2109-HH-31	9075 WINDSONG LN	02/23/22	$277,000	QC	$277,000	$136,800	49.39	$273,580	$43,731	$40,311	159.3	130.0		0.49	0.49	$274
2109-HH-35		06/08/21	$5,000	WD	$5,000	$15,800	316.00	$31,625	$5,000	$31,625	125.0	170.0		0.49	0.49	$40
2109-HH-41		05/16/22	$18,500	WD	$18,500	$13,900	75.14	$27,647	$18,500	$27,647	238.3	508.0		1.36	0.62	$78
2109-HH-53		06/09/21	$10,000	PTA	$10,000	$7,100	71.00	$14,168	$10,000	$14,168	112.0	215.0		0.53	0.53	$89
2109-HH2-096	9198 MOCKINGBIRD LN	08/27/21	$307,000	WD	$307,000	$145,000	47.23	$289,977	$44,098	$27,075	120.3	156.0		0.42	0.42	$366
2109-HH2-097	9222 MOCKINGBIRD LN	08/12/22	$385,000	WD	$385,000	$193,700	50.31	$387,472	$24,528	$27,000	120.0	156.0		0.43	0.43	$204
2109-HH3-114	8952 LAMPLIGHTER LN	09/16/22	$423,500	WD	$423,500	$216,200	51.05	$432,344	$5,695	$14,539	125.3	177.0		0.52	0.52	$45
2109-HH3-121	8924 LAMPLIGHTER LN	10/01/21	$320,000	WD	$320,000	$131,200	41.00	$262,415	$88,788	$31,203	123.3	183.0		0.54	0.54	$720
2109-HH3-129	8874 LAMPLIGHTER LN	08/31/21	$283,000	WD	$283,000	$163,400	57.74	$326,719	($13,022)	$30,697	121.3	195.0		0.55	0.55	($107)
2109-HH3-146	8880 HONEYSUCKLE CIR	10/21/21	$425,000	WD	$425,000	$186,400	43.86	$372,820	$83,805	$31,625	125.0	289.0		0.98	0.98	$670
2109-LKG-01	6540 E M-115 HWY	05/06/21	$700,000	WD	$700,000	$368,800	52.69	$737,582	$325,751	$363,333	908.3	454.2		9.94	9.94	$359
2109-LKG-14	6717 E M-115 HWY	11/19/21	$700,000	WD	$700,000	$198,800	28.40	$397,633	$396,367	$94,000	235.0	303.8		2.52	2.52	$1,687
2109-LKG-24	6607 E M-115 HWY	12/08/22	$130,050	WD	$130,050	$36,900	28.37	$73,898	$65,227	$9,075	75.0	181.0		0.31	0.31	$870
2109-LKG-68		04/30/21	$164,900	WD	$164,900	$0	0.00	$18,431	$164,900	$18,431	104.7	190.0		0.55	0.55	$1,575
2109-LKG-71	398 INDIANA AVE	11/16/22	$184,900	WD	$184,900	$88,800	48.03	$177,557	$26,913	$19,570	161.7	240.0		0.78	0.78	$166
2109-MH-10	131 DORAL DR	09/09/21	$325,000	WD	$325,000	$113,400	34.89	$226,856	$153,584	$55,440	210.0	216.0		1.04	1.04	$731
2109-MH-17	150 DORAL DR	10/21/22	$275,000	WD	$275,000	$117,400	42.69	$234,790	$74,041	$33,831	179.0	172.0		0.71	0.71	$414
2109-OF-03	104 OVERLOOK	04/30/21	$9,000	WD	$9,000	$186,500	2072.22	$18,368	$9,000	$18,368	164.0	314.0		1.18	1.18	$55
2109-OF-04		10/20/22	$14,000	WD	$14,000	$6,300	45.00	$12,693	$14,000	$12,693	158.7	308.0		1.11	1.11	$88
2109-PE-22	6375 SOMERSET LN	07/21/22	$317,500	WD	$317,500	$131,700	41.48	$263,420	$78,398	$24,318	128.7	182.0		0.63	0.63	$609
2109-PE-23	6387 SOMERSET LN	05/07/21	$235,000	WD	$235,000	$122,800	52.26	$245,651	$23,317	$33,968	128.7	182.0		0.63	0.63	$181
2109-PE-40	6496 DEVON LN	09/03/21	$215,000	WD	$215,000	$105,000	48.84	$209,937	$48,271	$43,208	163.7	182.0		0.79	0.79	$295
2109-SW-05	150 SCENIC WOODS DR	01/16/23	$314,900	WD	$314,900	$93,300	29.63	$186,541	$131,359	$3,000	0.0	0.0		0.00	0.00	#DIV/0!
2109-SW-06	158 SCENIC WOODS DR	04/22/22	$270,000	WD	$270,000	$1,500	0.56	$3,000	$270,000	$3,000	1.0	0.0		0.00	0.00	$270,000
		Totals:	**$6,697,250**		**$6,697,250**	**$2,928,600**		**$5,520,838**	**$2,222,894**	**$1,046,482**	**4,319.1**			**27.93**	**27.41**	
						Sale. Ratio =>	**43.73**			**Average**			**Average**			
						Std. Dev. =>	**399.90**			**per FF=>**	**$515**		**per Net Acre=>**	**79,602.29**		

Mackinaw Trial, Whaley Good - M-115

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
2109-09-1402	10/08/21	$800,001	MLC	$800,001	$212,300	26.54	$586,150	$334,959	$121,108	294.7	420.0	1.73	1.18	$1,137
2109-09-4402-03	12/10/21	$550,000	LC	$550,000	$131,300	23.87	$322,031	$550,000	$322,031	1,070.0	860.1	6.03	2.96	$514
2109-10-2101-01	03/01/22	$40,000	WD	$40,000	$0	0.00	$0	$40,000	$0	512.0	1781.0	20.90	20.90	$78
2109-27-2301-02	06/18/21	$70,000	WD	$70,000	$21,500	30.71	$59,275	$70,000	$59,275	0.0	0.0	24.44	24.44	#DIV/0!
2109-LKG-01	05/06/21	$700,000	WD	$700,000	$348,500	49.79	$772,221	$161,227	$233,448	710.0	453.0	7.38	7.38	$227
	Totals:	**$2,160,001**		**$2,160,001**	**$713,600**		**$1,739,677**	**$1,156,186**	**$735,862**	**2,586.7**		**60.48**	**56.87**	
					Sale. Ratio =>	**33.04**			**Average**			**Average**		
					Std. Dev. =>	**17.81**			**per FF=>**	**$447**		**per Net Acre=>**	**19,115.88**	
									Use	450.0				

Side Roads

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
	COMM LAND													
2109-09-4402-03	12/10/21	$550,000	LC	$550,000	$131,300	23.87	$322,031	$550,000	$322,031	1,070.0	860.1	6.03	6.03	$514
2109-10-2101-01	03/01/22	$40,000	WD	$40,000	$0	0.00	$0	$40,000	$0	512.0	1781.0	20.90	20.90	$78
2109-LKG-01	05/06/21	$700,000	WD	$700,000	$348,500	49.79	$772,221	$161,227	$233,448	710.0	453.0	7.38	7.38	$227
2209-16-4202	10/25/21	$77,000	WD	$77,000	$36,300	47.14	$78,354	$3,146	$4,500	100.0	267.0	0.83	0.83	$31
	Totals:	**$1,367,000**		**$1,367,000**	**$516,100**		**$1,172,606**	**$754,373**	**$559,979**	**2,392.0**		**35.14**	**35.14**	
					Sale. Ratio =>	**37.75**			**Average**			**Average**		
					Std. Dev. =>	**23.26**			**per FF=>**	**$315**		**per Net Acre=>**	**21,470.09**	
									Use	315.0				

Avg Commercial

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	Dollars/SqFt
2109-10-3202	04/12/22	$2,000,000	WD	$2,000,000	$550,200	27.51	$1,759,117	$898,891	$658,008	370.0	1235.0	11.12	11.12	$2,429	$80,836	$1.86
2209-20-4303	06/07/21	$235,000	WD	$235,000	$97,500	41.49	$238,451	$100,276	$103,727	164.0	299.0	1.13	1.13	$611	$88,818	$2.04
2209-20-4306-03	06/25/21	$25,900	WD	$25,900	$15,200	58.69	$19,406	$25,900	$19,406	246.9	131.0	0.93	0.93	$105	$27,790	$0.64
2209-21-3302	06/15/22	$110,000	WD	$110,000	$35,400	32.18	$129,112	$110,000	$129,112	243.3	804.0	4.94	5.09	$452	$22,267	$0.51
2209-28-1113-02	11/29/21	$73,200	WD	$73,200	$36,600	50.00	$74,763	$73,200	$74,763	20.0	2437.0	1.12	1.12	$3,660	$65,416	$1.50
2209-28-4213	09/23/22	$516,000	WD	$516,000	$203,600	39.46	$436,950	$167,912	$88,862	437.5	367.4	3.69	3.69	$384	$45,505	$1.04
2209-31-4304	08/30/21	$125,000	WD	$125,000	$47,300	37.84	$163,568	$70,800	$30,226	220.0	467.0	2.75	2.75	$322	$25,745	$0.59
2209-34-2211	04/21/22	$300,000	WD	$300,000	$161,600	53.87	$357,839	$33,106	$23,940	150.0	300.0	2.06	2.06	$221	$16,048	$0.37
2209-GA-0225	10/28/21	$54,500	WD	$54,500	$42,700	78.35	$55,344	$6,213	$7,057	0.0	0.0	0.27	0.27	#DIV/0!	$23,011	$0.53
2209-SAE-48-03	04/22/22	$250,000	WD	$250,000	$99,200	39.68	$236,392	$99,756	$86,148	0.0	0.0	0.84	0.84	#DIV/0!	$119,041	$2.73
2209-SSA0209	04/19/22	$100,000	WD	$100,000	$19,200	19.20	$47,750	$62,073	$9,823	100.0	164.0	0.75	0.38	$621	$82,544	$1.89
	Totals:	**$3,789,600**		**$3,789,600**	**$1,308,500**		**$3,518,692**	**$1,648,127**	**$1,231,072**	**1,951.7**		**29.60**	**29.37**			
					Sale. Ratio =>	**34.53**			**Average**			**Average**			**Average**	
					Std. Dev. =>	**16.24**			**per FF=>**		**$844**	**per Net Acre=>**	**55,674.32**		**per SqFt=>**	**$1.28**

Use	$1.41

Out County Good

Parcel Numbe	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
2411-07-2203	04/06/21	$425,000	WD	$425,000	$84,300	19.84	$249,681	$232,215	$56,896	250.0	800.9	4.58	4.58	$929	$50,702	$1.16
2411-07-2303	09/01/21	$260,000	WD	$260,000	$65,100	25.04	$144,173	$153,825	$37,998	210.0	385.0	2.00	2.00	$733	$76,913	$1.77
2411B-VB-227	12/30/21	$400,000	WD	$400,000	$133,000	33.25	$333,246	$113,692	$46,938	297.0	200.0	0.68	0.46	$383	$166,704	$3.83
MN-RAL-R-22	05/21/21	$300,000	WD	$280,000	$123,700	44.18	$341,976	$26,983	$33,792	185.0	322.0	0.49	0.49	$146	$54,955	$1.26
Totals:		**$1,385,000**		**$1,365,000**	**$406,100**		**$1,069,076**	**$526,715**	**$175,624**	**942.0**		**7.75**	**7.53**			
					Sale. Ratio =>	**29.75**			**Average**			**Average**			**Average**	
					Std. Dev. =>	**10.62**			**per FF=>**	**$559**		**per Net Acre=**	**67,936.93**		**per SqFt=>**	**$1.56**

Use 1.56 per sq ft

Out County Low

Parcel Numbe	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
2112-07-4402	07/18/22	$90,000	WD	$65,000	$26,300	40.46	$57,707	$16,693	$9,400	100.0	300.0	0.75	0.69	$167	$22,377	$0.51
2112-07-4411	09/20/22	$20,000	WD	$20,000	$16,100	80.50	$21,150	$20,000	$21,150	150.0	300.0	1.03	1.03	$133	$19,361	$0.44
2309-04-1101	05/27/21	$270,000	WD	$270,000	$73,500	27.22	$234,683	$42,357	$7,040	1,124.0	321.0	6.24	6.24	$38	$6,788	$0.16
2309-15-2203	05/27/21	$380,000	WD	$380,000	$147,600	38.84	$355,800	$108,959	$84,759	344.0	525.0	4.94	4.73	$317	$22,043	$0.51
2310-11-2203	10/14/21	$130,000	WD	$130,000	$32,800	25.23	$19,650	$130,000	$19,650	662.0	329.0	5.00	5.00	$196	$26,000	$0.60
2312M-V0715	12/30/21	$400,000	WD	$400,000	$138,200	34.55	$417,545	$35,911	$53,456	254.0	727.9	1.01	0.30	$141	$35,732	$0.82
MN-S-MQ-I01	09/22/21	$342,900	WD	$342,900	$73,900	21.55	$250,998	$110,942	$19,040	135.0	1032.0	3.20	3.20	$822	$34,713	$0.80
Totals:		**$1,632,900**		**$1,607,900**	**$508,400**		**$1,357,533**	**$464,862**	**$214,495**	**2,769.0**		**22.16**	**21.19**			
					Sale. Ratio =>	**31.62**			**Average**			**Average**			**Average**	
					Std. Dev. =>	**19.89**			**per FF=>**	**$168**		**per Net Acre=**	**20,974.69**		**per SqFt=>**	**$0.48**

Use .48 per Sq ft

Clam Lake Commercial Acreage

7-10 Acres

Parcel Number	Sale Date	Asd. when Sold	Sale Price	ratio	land value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
11-010-011-00	10/10/22	$49,000	$185,000	0.2649	**$18,417**			**7.34**	8.39	#DIV/0!	$2,509	$0.06	
11-010-011-00	10/10/22	$49,000	$185,000	26.49	$18,417			**7.34**			$2,509	$0.06	
2109-LKG-01	05/06/21	$348,500	$700,000	0.4979	$161,227	710.0	453.0	**7.38**	7.38	$227	$21,835	$0.50	
03 005 017 02	Oct-21		$45,000		$45,000			**9.00**		#DIV/0!	$5,000	$0.11	
13-024-014-01	10/15/21	$63,000	$235,000	26.81	$44,494			**12.83**			$3,467	$0.08	7
06 006 010 10	**Feb-22**			**$75,000**	**$75,000**			**18.50**		**#DIV/0!**	**$4,054**	**$0.09**	**10**
007-035-005-00	Aug-22	$28,300	$80,000	0.3538	$80,000.00			**9.06**		#DIV/0!	$8,828	$0.20	
11-022-034-50	08/01/22	$113,200	$320,000	0.3538	**$56,351**			**9.34**	9.34	#DIV/0!	$6,033	$0.14	
11-022-034-50	08/01/22	$113,200	$320,000	35.38	$56,351			**9.34**			$6,033	$0.14	
005-007-026-85	Sep-21	$34,000	$100,000	0.3400	$80,449			**9.71**		#DIV/0!	$8,285	$0.19	
	Totals:	**$798,200**	**$2,170,000**		**$635,706**	**710.0**		**99.85**	**25.12**				
		Sale. Ratio =>		**#REF!**				**Average**			**Average**		
		Std. Dev. =>		**24996.23**		**$895**		**per Net Acre=>**	**6,366.61**		**per SqFt=>**	**$0.15**	
								using	6,000.00				

20- 30 Acres

Parcel Number	Sale Date	Asd. when Sold	Sale Price	ratio	land value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
09 028 420 50	**Mar-22**			**$60,000**	**$60,000**			**21.00**		**#DIV/0!**	**$2,857**	**$0.07**	**20**
2109-27-2301-02	06/18/21	$21,500	$70,000	0.3071	$70,000	0.0	0.0	**24.44**	24.44	#DIV/0!	$2,864	$0.07	30
	Totals:	**$21,500**	**$70,000**		**$130,000**	**0.0**		**45.44**	**24.44**				
		Sale. Ratio =>		**#REF!**				**Average**			**Average**		
		Std. Dev. =>		**42426.19**		**#DIV/0!**		**per Net Acre=>**	**2,860.92**		**per SqFt=>**	**$0.07**	
								Use	2,800.00				

30-40

Parcel Number	Sale Date	Asd. when Sold	Sale Price	ratio	land value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt

015-008-001-10	Mar-22		$88,000	0.0000	$85,800			39.00		#DIV/0!	$2,200	$0.05	
015-008-001-20	Jan-22		$88,000	0.0000	$85,800			39.00		#DIV/0!	$2,200	$0.05	30
007-011-004-00	Jul-21	$36,600	$120,000	0.3050	$119,145			39.05		#DIV/0!	$3,051	$0.07	40
012-017-003-50	Dec-21	$61,800	$166,000	0.3723	$166,000			39.50		#DIV/0!	$4,203	$0.10	
	Totals:	$98,400	$462,000		$456,745	0.0		156.55	0.00				
		Sale. Ratio =>		#REF!				Average			Average		
		Std. Dev. =>		0.20		#DIV/0!		per Net Acre=>	2,917.57		per SqFt=>	$0.07	
								30.00	2,900.00				
								40.00	2,900.00				
Parcel Number	Sale Date	Asd. when Sold	Sale Price	ratio	land value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
009-023-007-00	Feb-22	$115,600	$283,500	0.4078	$236,211			58.00		#DIV/0!	$4,073	$0.09	
014-018-008-00	Sep-22	$124,900	$200,000	0.6245	$196,200			77.00		#DIV/0!	$2,548	$0.06	
013-025-005-50													
013-025-006-00	Apr-22	$889,300	$1,610,500	0.5522	$511,520			206.13					
013-025-009-00													
013-026-015-00										#DIV/0!	$2,482	$0.06	
	Totals:	$1,129,800	$2,094,000		$943,931	0.0		341.13	0.00				50
		Sale. Ratio =>		#REF!				Average			Average		100
		Std. Dev. =>		0.11		#DIV/0!		per Net Acre=>	2,767.08		per SqFt=>	$0.06	
								50.00	2,800.00				
								100.00	2,800.00				

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
ONE AC													
2212-09-4411	01/18/23	$9,500	WD	$9,500	$2,000	21.05	$0	$9,500	$0	183.0	2080.0	0.87	0.87
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
2209-18-1401-02	01/04/23	$9,500	WD	$9,500	$2,400	25.26	$0	$9,500	$0	250.0	184.7	1.06	1.25
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
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
	Totals:	**$43,500**		**$43,500**	**$16,500**		**$14,695**	**$43,500**	**$14,695**	**1,031.0**		**5.66**	**6.01**
					Sale. Ratio =>	**37.93**			**Average**			**Average**	
					Std. Dev. =>	**17.98**			**per FF=>**	**$42**		**per Net Acre=>**	**7,685.51**

use $7,700.00 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	Dollars/SqFt
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	$0.14
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	$0.15
2209-29-4106-01	05/03/21	$13,000	WD	$13,000	$6,600	50.77	$0	$13,000	$0	330.0	290.4	2.20	2.46	$39	$5,909	$0.14
	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**			**Average**	
					Std. Dev. =>	**10.33**			**per FF=>**	**$35**		**per Net Acre=>**	**6,188.93**		**per SqFt=>**	**$0.14**

Use 6,200 Per acre

Parcel Number 2 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
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	$0.14
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	$0.15
2209-29-4106-01	05/03/21	$13,000	WD	$13,000	$6,600	50.77	$0	$13,000	$0	330.0	290.4	2.20	2.46	$39	$5,909	$0.14
	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**			**Average**	
					Std. Dev. =>	**10.33**			**per FF=>**	**$35**		**per Net Acre=>**	**6,188.93**		**per SqFt=>**	**$0.14**

Use 6,200 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	Dollars/SqFt
3 AC																
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	$0.17
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	$0.17
2209-30-3101-05	04/28/22	$15,000	WD	$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
	Totals:	**$69,000**		**$69,000**	**$24,900**		**$35,415**	**$69,000**	**$35,415**	**844.0**		**12.00**	**12.25**			
					Sale. Ratio =>	**36.09**			**Average**			**Average**			**Average**	
					Std. Dev. =>	**8.10**			**per FF=>**	**$82**		**per Net Acre=>**	**5,750.00**		**per SqFt=>**	**$0.13**

Use 5,750 Per Acre

Parcel Number 5 AC	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAN RESID	ES 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
2109-08-3308-01	06/01/22	$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
	Totals:	**$73,000**		**$73,000**	**$29,400**		**$0**	**$73,000**	**$0**	**1,094.0**		**14.31**	**15.59**		
					Sale. Ratio =>	**40.27**			**Average**			**Average**			**Average**
					Std. Dev. =>	**9.20**			**per FF=>**	**$67**		**per Net Acre=>**	**5,101.33**		**per SqFt=>**

Use 5,100 Per Acre

Parcel Number 7 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
2209-01-1111	01/13/23	$25,000	WD	$25,000	$10,300	41.20	$28,891	$25,000	$28,891	750.0	432.1	7.44	7.44	$33	$3,360
2110-15-1403	10/26/22	$54,500	WD	$54,500	$30,800	56.51	$25,946	$54,500	$25,946	741.0	380.9	6.48	8.18	$74	$8,410
2109-28-3101-02	08/19/22	$40,000	WD	$40,000	$12,500	31.25	$17,784	$40,000	$17,784	485.0	840.7	9.36	9.72	$82	$4,274
	Totals:	**$119,500**		**$119,500**	**$53,600**		**$72,621**	**$119,500**	**$72,621**	**1,976.0**		**23.28**	**25.34**		
					Sale. Ratio =>	**44.85**			**Average**			**Average**			**Average**
					Std. Dev. =>	**12.73**			**per FF=>**	**$60**		**per Net Ac**	**5,133.16**		**per SqFt=>**

Use 5,100 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
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
2211-33-3315	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
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
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
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:	**$429,400**		**$429,400**	**$198,900**		**$221,803**	**$429,400**	**$221,803**	**6,563.4**		**123.63**	**125.38**		
					Sale. Ratio =>	**46.32**			**Average**			**Average**			**Average**
					Std. Dev. =>	**13.28**			**per FF=>**	**$65**		**per Net Ac**	**3,473.27**		**per SqFt=>**

Use 3,500 Per Acre

Parcel Number 15 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
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
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
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
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
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:	**$351,000**		**$351,000**	**$151,300**		**$261,791**	**$351,000**	**$261,791**	**7,500.5**		**121.25**	**123.93**		
					Sale. Ratio =>	**43.11**			**Average**			**Average**			**Average**
					Std. Dev. =>	**17.01**			**per FF=>**	**$47**		**per Net Acre=>**	**2,894.85**		**per SqFt=>**

Use 2,900 Per Acre

Parcel Number 20 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
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
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:	**$327,700**		**$327,700**	**$127,300**		**$216,950**	**$327,700**	**$216,950**	**1,699.0**		**113.86**	**113.86**		
					Sale. Ratio =>	**38.85**			**Average**			**Average**			**Average**
					Std. Dev. =>	**22.09**			**per FF=>**	**$193**		**per Net Acre=>**	**2,878.10**		**per SqFt=>**

use 2,900 per Acre

Parcel Number 30 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
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
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
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
2111-24-2201	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
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
	Totals:	**$501,400**		**$501,400**	**$161,800**		**$278,375**	**$501,400**	**$278,375**	**5,559.0**		**181.21**	**181.21**	
					Sale. Ratio =>	**32.27**			**Average**			**Average**		
					Std. Dev. =>	**1.92**			**per FF=>**	**$90**		**per Net Acre=>**	**2,766.96**	

Use 2,800 per Acre

Parcel Number PLUS 50	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
2109-20-2101	02/18/22	$625,000	WD	$625,000	$263,100	42.10	$526,158	$404,242	$305,400	0.0	0.0	180.00	140.00	#DIV/0!	$2,246
2109-11-1401	04/07/21	$289,900	WD	$289,900	$100,800	34.77	$201,592	$177,518	$89,210	0.0	0.0	66.60	26.60	#DIV/0!	$2,665
2109-11-1401-01	12/09/22	$341,900	WD	$341,900	$162,000	47.38	$324,023	$144,417	$126,540	0.0	0.0	66.60	66.60	#DIV/0!	$2,168
2109-31-3101	11/07/22	$181,000	WD	$181,000	$73,000	40.33	$146,079	$170,921	$136,000	0.0	0.0	80.00	80.00	#DIV/0!	$2,137
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
	Totals:	**$1,612,800**		**$1,612,800**	**$669,100**		**$1,356,541**	**$1,072,098**	**$815,839**	**2,197.0**		**469.79**	**389.79**		
					Sale. Ratio =>	**41.49**			**Average**			**Average**			**Average**
					Std. Dev. =>	**#DIV/0!**			**per FF=>**	**$488**		**per Net Acre=>**	**2,282.08**		**per SqFt=>**

Use 2,300 Per Acre

Parcel Number 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
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
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
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
	Totals:	**$375,000**		**$375,000**	**$133,500**		**$174,841**	**$375,000**	**$174,841**	**4,485.0**		**160.70**	**160.70**		
					Sale. Ratio =>	**35.60**			**Average**			**Average**			**Average**
					Std. Dev. =>	**4.50**			**per FF=>**	**$84**		**per Net Acre=>**	**2,333.54**		**per SqFt=>**

Use 2,300 per Acre