

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood PL2.PLEASANT LAKE RESORT #2, Last Edited: 02/02/2024

Frontages:  
Frontage 'A': Description: 'NON WATER' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 260

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood PS.PENINSULA SHORES (WATER), Last Edited: 02/01/2024

Frontages:  
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2100  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood PW1.POTTER WOODS #1, Last Edited: 02/02/2024

Frontages:  
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2100  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'NON WATER' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood PW2.POTTER'S WOODS #2, Last Edited: 02/02/2024

Frontages:  
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2100  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'NON WATER' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood PW3.POTTER'S WOODS #3, Last Edited: 02/02/2024

Frontages:  
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2100  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'NON WATER' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood RR.RURAL RESIDENTIAL, Last Edited: 02/08/2024

Frontages:  
Frontage 'A': Description: 'NON WATER' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 200  
Frontage 'B': Description: 'FF LOTS' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 200  
Frontage 'C': Description: 'LK MIT LAKEFRON' ' FF Rate: 2100  
Standard Frontage: 0 Standard Depth : 500  
Frontage 'D': Description: 'WW LAKE' ' FF Rate: 324  
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'RURAL RES ACREAGE'

1 Acre: 8,000	3 Acre: 18,000	10 Acre: 32,000	30 Acre: 90,000
1.5 Acre: 12,000	4 Acre: 24,000	15 Acre: 45,000	40 Acre: 120,000
2 Acre: 12,400	5 Acre: 25,000	20 Acre: 60,000	50 Acre: 130,000
2.5 Acre: 15,500	7 Acre: 28,000	25 Acre: 75,000	100 Acre: 260,000

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood RV.RED'S VILLAGE, Last Edited: 02/07/2024

Frontages:  
Frontage 'A': Description: 'FF LOTS SWAMP' ' FF Rate: 14  
Standard Frontage: 0 Standard Depth : 75

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood SOS.SOUTHERN SHORES SUB, Last Edited: 02/08/2024

Frontages:  
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 324  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'BACK LOTS' ' FF Rate: 170  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood SUGB.SUGARBUSH ESTATES, Last Edited: 02/02/2024

Frontages:  
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 280

Values for Acreage Table 1: 'RURAL RES ACREAGE'

1 Acre: 8,000	3 Acre: 18,000	10 Acre: 32,000	30 Acre: 90,000
1.5 Acre: 12,000	4 Acre: 24,000	15 Acre: 45,000	40 Acre: 120,000
2 Acre: 12,400	5 Acre: 25,000	20 Acre: 60,000	50 Acre: 130,000
2.5 Acre: 15,500	7 Acre: 28,000	25 Acre: 75,000	100 Acre: 260,000

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood SUN.SUNNY SHORES, Last Edited: 02/02/2024

Frontages:  
Frontage 'A': Description: 'WATER LOTS' ' FF Rate: 2100  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'NON WATER' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood TE.TAX EXEMPT, Last Edited: 02/07/2023

Frontages:  
Frontage 'A': Description: ' ' ' FF Rate: 100  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood TL.TIMBERLINE SUB, Last Edited: 02/01/2024

Frontages:  
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 60  
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP  
Rates/Values for Neighborhood WS.WHITE SANDS PARK, Last Edited: 02/02/2024

Frontages:  
Frontage 'A': Description: 'WATER LOTS' ' FF Rate: 2100  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'NON WATER' ' FF Rate: 190  
Standard Frontage: 0 Standard Depth : 0

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
Woodward Lake 2210-BAV-71	03/15/23	\$33,750	WD	\$33,750	\$12,000	35.56	\$23,992	\$33,750	\$23,992	104.3	160.0	0.37	0.37	\$324
<b>Totals:</b>		<b>\$33,750</b>		<b>\$33,750</b>	<b>\$12,000</b>	<b>35.56</b>	<b>\$23,992</b>	<b>\$33,750</b>	<b>\$23,992</b>	<b>104.3</b>	<b>160.0</b>	<b>0.37</b>	<b>0.37</b>	
					Sale. Ratio =>			Average				Average		
					Std. Dev. =>	#DIV/0!		per FF=>	\$324			per Net Acre=>	90,970.35	

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
2210-PL-010	04/21/21	\$150,000	WD	\$150,000	\$47,700	31.80	\$95,463	\$101,037	\$46,500	50.0	199.0	0.23	0.23	\$2,021
2210-PL-021	08/26/22	\$235,000	WD	\$235,000	\$74,500	31.70	\$148,964	\$142,766	\$56,730	61.0	192.0	0.27	0.27	\$2,340
2210-PL-022B	10/06/20	\$438,900	WD	\$166,163	\$97,600	58.74	\$195,195	\$61,798	\$90,830	97.7	130.0	0.29	0.29	\$633
<b>Totals:</b>		<b>\$823,900</b>		<b>\$551,163</b>	<b>\$219,800</b>		<b>\$439,622</b>	<b>\$305,601</b>	<b>\$194,060</b>	<b>208.7</b>		<b>0.79</b>	<b>0.79</b>	
					<b>Sale. Ratio =&gt;</b>	<b>39.88</b>		<b>Average</b>				<b>Average</b>		
					<b>Std. Dev. =&gt;</b>	<b>15.58</b>		<b>per FF=&gt;</b>	<b>\$1,465</b>			<b>per Net Acre=&gt;</b>	<b>389,300.64</b>	

using 1000

2210-PL-037	08/05/21	\$180,000	WD	\$180,000	\$76,000	42.22	\$151,934	\$74,566	\$46,500	50.0	205.0	0.24	0.24	\$1,491
2210-PL-037	12/12/22	\$271,000	WD	\$271,000	\$76,000	28.04	\$151,934	\$165,566	\$46,500	50.0	205.0	0.24	0.24	\$3,311

.66 difference at 16 months  
165000 x 1.66 = 273900  
66.42%  
24.24 per month  
\$1.515



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
<b>Lake Mitchell FF</b>															
2210-34-4106	4313 W LAKE MITCHELL DR	06/12/20	\$130,244	WD	\$125,000	\$83,300	66.64	\$166,591	\$23,534	\$65,125	33.4	132.0	0.20	0.20	\$705
2210-34-4405	4573 W LAKE MITCHELL DR	11/23/22	\$367,000	WD	\$367,000	\$134,100	36.54	\$268,168	\$178,739	\$79,907	41.0	159.0	0.26	0.26	\$4,362
2210-AK-03	115 KIMEL DR	05/26/22	\$535,000	WD	\$535,000	\$160,200	29.94	\$320,478	\$305,714	\$91,192	46.8	135.0	0.28	0.28	\$6,537
2210-AK-23A	3131 W LAKE MITCHELL	11/09/20	\$530,000	WD	\$530,000	\$203,300	38.36	\$451,131	\$163,638	\$84,769	44.6	238.0	0.42	0.42	\$3,668
2210-BB33801	4387 W LAKE MITCHELL DR	09/15/23	\$381,000	WD	\$381,000	\$189,000	49.61	\$378,055	\$302,945	\$300,000	150.0	115.0	0.40	0.40	\$2,020
2210-FW0110	3239 W LAKE MITCHELL DR	04/27/23	\$409,200	WD	\$409,200	\$160,300	39.17	\$320,578	\$193,622	\$105,000	50.0	80.0	0.09	0.09	\$3,872
2210-HB-074	2107 E LAKE MITCHELL DR	06/30/20	\$321,963	WD	\$309,000	\$159,000	51.46	\$318,041	\$88,459	\$97,500	50.0	110.0	0.13	0.13	\$1,769
2210-HB-074	2107 E LAKE MITCHELL DR	11/09/23	\$429,200	PTA	\$429,200	\$182,100	42.43	\$364,108	\$165,092	\$100,000	50.0	110.0	0.13	0.13	\$3,302
2210-HB-077	2047 E LAKE MITCHELL DR	07/24/20	\$364,683	WD	\$350,000	\$232,200	66.34	\$464,414	\$127,386	\$241,800	124.0	95.0	0.27	0.27	\$1,027
2210-JFG-08	1305 E LAKE MITCHELL DR	07/19/21	\$480,000	OTH	\$480,000	\$183,100	38.15	\$366,113	\$308,887	\$195,000	100.0	214.0	0.49	0.49	\$3,089
2210-PS-15	259 PENNINSULA DR	03/14/23	\$679,000	WD	\$679,000	\$270,200	39.79	\$540,390	\$424,610	\$286,000	143.0	95.0	0.31	0.31	\$2,969
2210-PS-16	234 PENNINSULA DR	08/05/22	\$425,000	WD	\$425,000	\$152,000	35.76	\$303,957	\$249,743	\$128,700	66.0	101.0	0.08	0.15	\$3,784
2210-PW1011	120 MALLARD CT	06/29/20	\$67,726	WD	\$65,000	\$6,000	9.23	\$11,940	\$65,000	\$11,940	60.0	80.0	0.11	0.11	\$1,083
2210-PW2184	115 BASS CT	05/23/22	\$300,000	WD	\$300,000	\$67,200	22.40	\$134,321	\$249,979	\$84,300	70.0	111.4	0.18	0.18	\$3,571
2210-PW2201	115 PICKERAL CT	09/18/20	\$463,993	WD	\$445,000	\$186,700	41.96	\$373,399	\$282,881	\$211,280	392.0	163.2	0.73	0.24	\$722
2210-SUN-14	3585 W LAKE MITCHELL DR	05/20/21	\$200,000	WD	\$200,000	\$103,500	51.75	\$206,975	\$110,425	\$117,400	150.0	125.0	0.43	0.43	\$736
2210-SUN-16	3603 W LAKE MITCHELL DR	05/27/22	\$500,000	WD	\$500,000	\$128,600	25.72	\$257,255	\$356,415	\$113,670	127.0	132.0	0.20	0.07	\$2,806
<b>Totals:</b>			<b>\$6,584,009</b>		<b>\$6,529,400</b>	<b>\$2,600,800</b>	<b>39.83</b>	<b>\$5,245,914</b>	<b>\$3,597,069</b>	<b>\$2,313,583</b>	<b>1,697.8</b>		<b>Average</b>	<b>4.69</b>	
						<b>Sale. Ratio =&gt;</b>	<b>14.52</b>		<b>Average</b>	<b>per FF=&gt;</b>	<b>\$2,119</b>		<b>per Net Acres=&gt;</b>	<b>766,312.10</b>	
						<b>Std. Dev. =&gt;</b>					<b>2,100.0</b>				

Paired sale															
2210-HB-074	2107 E LAKE MITCHELL DR	06/30/20	\$309,000	WD	\$309,000	\$159,000	51.46	\$318,041	\$88,459	\$97,500	50.0	110.0	0.13	0.13	\$1,769
2210-HB-074	2107 E LAKE MITCHELL DR	11/09/23	\$429,200	PTA	\$429,200	\$182,100	42.43	\$364,108	\$165,092	\$100,000	50.0	110.0	0.13	0.13	\$3,302

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
10-086-00-279-00	09/13/22	\$41,600	\$85,000	0.4894	\$15,396	59.0	50.0	0.07	0.07	\$261	\$226,412	\$5.20
2209-GA-0225	10/28/21	\$42,700	\$54,500	0.7835	\$6,213	100.0	100.0	0.27	0.27	\$62	\$23,011	\$0.53
10-084-00-063-00	12/20/22	\$87,200	\$220,000	0.3964	\$152,161	195.0	242.0	0.49	0.34	\$780	\$309,900	\$7.11
2411B-VB-227	12/30/21	\$133,000	\$400,000	0.3325	\$113,692	297.0	200.0	0.68	0.46	\$383	\$166,704	\$3.83
2112-07-4402	07/18/22	\$26,300	\$90,000	0.2922	\$16,693	100.0	300.0	0.75	0.69	\$167	\$22,377	\$0.51
2209-SSA0209	04/19/22	\$19,200	\$100,000	0.1920	\$62,073	100.0	164.0	0.75	0.38	\$621	\$82,544	\$1.89
2209-16-4202	10/25/21	\$36,300	\$77,000	0.4714	\$3,146	100.0	267.0	0.83	0.83	\$31	\$3,813	\$0.09
2209-SAE-48-03	04/22/22	\$99,200	\$250,000	0.3968	\$99,756	100.0	0.0	0.84	0.84	\$998	\$119,041	\$2.73
2209-20-4306-03	06/25/21	\$15,200	\$25,900	0.5869	\$25,900	246.9	131.0	0.93	0.93	\$105	\$27,790	\$0.64
10-104-00-061-00	11/30/21	\$251,800	\$600,000	0.4197	\$51,647	325.0	250.0	0.99	0.74	\$159	\$52,434	\$1.20
2209-28-4411	04/23/21	\$68,800	\$165,000	0.4170	\$12,049	150.0	287.0	0.99	0.99	\$80	\$12,195	\$0.28
<b>Totals:</b>		<b>\$821,300</b>	<b>\$2,067,400</b>	<b>#REF!</b>	<b>\$558,726</b>	<b>1,772.9</b>		<b>7.58</b>	<b>6.53</b>			
		<b>Sale. Ratio ==&gt;</b>		<b>#REF!</b>				<b>Average</b>			<b>Average</b>	
		<b>Std. Dev. ==&gt;</b>		<b>#REF!</b>		<b>\$315</b>		<b>per Net Acre=&gt;</b>	<b>73,739.74</b>		<b>per SqFt=&gt;</b>	<b>\$1.69</b>

using 300

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
2112-07-4411	09/20/22	\$16,100	\$20,000	0.8050	\$20,000	150.0	300.0	1.03	1.03	\$133	\$19,361	\$0.44
2312M-V0715	12/30/21	\$138,200	\$400,000	0.3455	\$35,911	254.0	727.9	1.01	0.30	\$141	\$35,732	\$0.82
004-018-015-0180	May-21	\$111,500	\$460,000	0.2424	\$21,500			1.50		#DIV/0!	\$14,333	\$0.33
002-013-001-0065	May-22	\$18,900	\$50,000	0.3780	\$21,670			1.88		#DIV/0!	\$11,527	\$0.26
003-541-101-0000	Aug-22	\$25,800	\$105,000	0.2457	\$23,556			1.89		#DIV/0!	\$12,463	\$0.29
<b>009-016-021-90</b>	<b>Oct-21</b>	<b>\$8,800</b>	<b>\$21,500</b>	<b>0.4093</b>	<b>\$21,500</b>			<b>2.12</b>		<b>#DIV/0!</b>	<b>\$10,122</b>	<b>\$0.23</b>
<b>03 005 017 35</b>	<b>Apr-22</b>		<b>\$30,000</b>		<b>\$30,000</b>			<b>2.20</b>		<b>#DIV/0!</b>	<b>\$13,636</b>	<b>\$0.31</b>
03-007-023-75	09/30/21	\$50,200	\$50,200	34.03	\$14,211			2.50			\$5,682	\$0.13
008-005-002-0062	Jun-22	\$50,100	\$100,000	0.5010	\$21,389			2.78		#DIV/0!	\$7,694	\$0.18
10-107-00-002-01	03/08/23	\$33,000	\$83,000	0.3976	\$83,000	225.0	288.0	2.98	2.98	\$369	\$27,871	\$0.64
011-204-001-0130	Apr-21	\$98,200	\$135,000	0.7274	\$23,018			3.02		#DIV/0!	\$7,622	\$0.17
<b>10 036 017 35</b>	<b>Sep-21</b>		<b>\$15,000</b>		<b>\$15,000</b>			<b>3.10</b>		<b>#DIV/0!</b>	<b>\$4,839</b>	<b>\$0.11</b>
011-211-003-0065	Jun-22	\$61,400	\$130,000	0.4723	\$23,130			3.13		#DIV/0!	\$7,390	\$0.17
10-106-00-005-03	06/30/21	\$9,600	\$25,000	0.3840	\$25,000	330.0	416.0	3.15	3.15	\$76	\$7,937	\$0.18
2209-29-3405	07/27/22	\$115,800	\$150,000	0.7720	\$38,891	250.0	678.0	4.02	4.02	\$156	\$9,674	\$0.22
2209-WILP-06	03/23/22	\$149,700	\$265,000	0.5649	\$46,972	300.0	350.0	4.82	2.41	\$157	\$9,745	\$0.22





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	#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
<b>Totals:</b>		<b>\$798,200</b>	<b>\$2,170,000</b>	<b>#REF!</b>	<b>\$635,706</b>	<b>99.85</b>	<b>25.12</b>	<b>Average</b>	
		Sale. Ratio =>				Average		per SqFt=>	\$0.15
		Std. Dev. =>		24996.23		per Net Acre=>	6,366.61		
						using	6,000.00		

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
09 028 420 50	Mar-22			\$60,000	\$60,000			21.00		#DIV/0!	\$2,857	\$0.07
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
<b>Totals:</b>		<b>\$21,500</b>	<b>\$70,000</b>	<b>#REF!</b>	<b>\$130,000</b>	<b>0.0</b>	<b>0.0</b>	<b>45.44</b>	<b>24.44</b>	<b>Average</b>	<b>Average</b>	
		Sale. Ratio =>						per Net Acre=>	2,860.92		per SqFt=>	\$0.07
		Std. Dev. =>		42426.19		#DIV/0!						

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
007-011-004-00	Jul-21	\$36,600	\$120,000	0.3050	\$119,145			39.05		#DIV/0!	\$3,051	\$0.07
012-017-003-50	Dec-21	\$61,800	\$166,000	0.3723	\$166,000			39.50		#DIV/0!	\$4,203	\$0.10
<b>Totals:</b>		<b>\$98,400</b>	<b>\$462,000</b>	<b>#REF!</b>	<b>\$456,745</b>	<b>0.0</b>	<b>0.0</b>	<b>156.55</b>	<b>0.00</b>	<b>Average</b>	<b>Average</b>	
		Sale. Ratio =>						per Net Acre=>	2,917.57		per SqFt=>	\$0.07
		Std. Dev. =>		0.20		#DIV/0!						

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																							
013-025-009-00																							
013-026-015-00																				#DIV/0!	\$2,482	\$0.06	
	Apr-22	\$889,300	\$1,610,500	0.5522	\$511,520																		
<b>Totals:</b>		<b>\$1,129,800</b>	<b>\$2,094,000</b>	<b>#REF!</b>	<b>\$943,931</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.00</b>	<b>341.13</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>2,767.08</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.06</b>	<b>#DIV/0!</b>	<b>\$2,482</b>	<b>\$0.06</b>			

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	\$60,000			21.00		#DIV/0!	\$2,857	\$0.07
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
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
007-011-004-00	Jul-21	\$36,600	\$120,000	0.3050	\$119,145			39.05		#DIV/0!	\$3,051	\$0.07
012-017-003-50	Dec-21	\$61,800	\$166,000	0.3723	\$166,000			39.50		#DIV/0!	\$4,203	\$0.10
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												
013-025-009-00	Apr-22	\$889,300	\$1,610,500	0.5522	\$511,520			206.13		#DIV/0!	\$2,482	\$0.06
013-026-015-00												
<b>Totals:</b>		<b>\$1,249,700</b>	<b>\$2,626,000</b>	<b>#REF!</b>	<b>\$1,530,676</b>	<b>0.0</b>	<b>0.0</b>	<b>543.12</b>	<b>0.00</b>	<b>#DIV/0!</b>	<b>\$2,482</b>	<b>\$0.06</b>

Sale. Ratio => **#REF!**  
 Std. Dev. => **0.11**  
 Average per Net Acre=> **2,818.31**  
 Average per SqFt=> **\$0.06**  
 using 28000

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	
1 AC																
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	
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	
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	
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	
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	\$52	\$10,920	
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	
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	\$38	\$8,962	
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	
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	
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	
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	
<b>Totals:</b>		<b>\$87,750</b>		<b>\$87,750</b>	<b>\$58,200</b>	<b>66.32</b>	<b>\$33,395</b>	<b>\$87,750</b>	<b>\$33,395</b>	<b>1,822.9</b>		<b>11.00</b>	<b>11.65</b>	<b>Average</b>	<b>Average</b>	
					<b>Sale. Ratio =&gt;</b>	<b>66.32</b>		<b>Average</b>				<b>Average</b>		<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>	
					<b>Std. Dev. =&gt;</b>	<b>69.48</b>		<b>per FF=&gt;</b>		<b>\$48</b>		<b>per Net Acre=&gt;</b>	<b>7,977.27</b>			

use \$8,000.00 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
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
<b>Totals:</b>		<b>\$38,000</b>		<b>\$38,000</b>	<b>\$15,100</b>		<b>\$10,300</b>	<b>\$38,000</b>	<b>\$10,300</b>	<b>1,075.4</b>		<b>6.14</b>	<b>6.82</b>		
				<b>Sale. Ratio =&gt;</b>		<b>39.74</b>		<b>Average</b>				<b>Average</b>			
				<b>Std. Dev. =&gt;</b>		<b>10.33</b>		<b>per FF=&gt;</b>		<b>\$35</b>		<b>per Net Acre=&gt;</b>	<b>6,188.93</b>		<b>per SqFt=&gt;</b>

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
<b>3 AC</b>															
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
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
2312-04-2308	04/27/22	\$32,500	WD	\$32,500	\$7,200	22.15	\$0	\$32,500	\$0	416.0	467.0	4.46	4.78	\$78	\$7,287
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
<b>Totals:</b>		<b>\$310,400</b>		<b>\$310,400</b>	<b>\$107,900</b>	<b>34.76</b>	<b>\$44,985</b>	<b>\$310,400</b>	<b>\$44,985</b>	<b>5,194.0</b>		<b>55.25</b>	<b>57.12</b>	<b>Average per Net Acre=&gt;</b>	<b>Average per SqFt=&gt;</b>
					<b>Sale. Ratio =&gt;</b>	<b>10.10</b>	<b>Average per FF=&gt;</b>			<b>\$60</b>		<b>5,618.10</b>			
					<b>Std. Dev. =&gt;</b>										

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	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
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
<b>Totals:</b>		<b>\$270,400</b>		<b>\$270,400</b>	<b>\$94,600</b>	<b>34.99</b>	<b>\$67,296</b>	<b>\$270,400</b>	<b>\$67,296</b>	<b>5,427.4</b>		<b>53.89</b>	<b>55.17</b>		
				<b>Sale. Ratio =&gt;</b>				<b>Average</b>		<b>\$50</b>		<b>Average</b>		<b>Average</b>	
				<b>Std. Dev. =&gt;</b>		<b>13.13</b>		<b>per FF=&gt;</b>				<b>per Net Acre=&gt;</b>	<b>5,017.63</b>		<b>per SqFt=&gt;</b>

Use 5,000 Per Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
<b>10 AC</b>															
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	\$11,300	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
2211-33-3315	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
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
<b>Totals:</b>		<b>\$943,200</b>		<b>\$943,200</b>	<b>\$388,400</b>	<b>41.18</b>	<b>\$523,259</b>	<b>\$943,200</b>	<b>\$523,259</b>	<b>13,559.3</b>		<b>287.86</b>	<b>290.36</b>	<b>Average per Net Acre=&gt;</b>	<b>Average per SqFt=&gt;</b>
					<b>Sale. Ratio =&gt;</b>	<b>11.87</b>	<b>Average per FF=&gt;</b>			<b>\$70</b>		<b>3,276.59</b>			
					<b>Std. Dev. =&gt;</b>										<b>Use</b>
															<b>3,200 Per Acre</b>



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
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
2312-12-4405	05/03/22	\$30,000	WD	\$30,000	\$9,900	33.00	\$27,332	\$30,000	\$27,332	1,155.0	249.7	6.62	7.50	\$26	\$4,532
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
<b>Totals:</b>		<b>\$149,500</b>		<b>\$149,500</b>	<b>\$63,500</b>	<b>42.47</b>	<b>\$99,953</b>	<b>\$149,500</b>	<b>\$99,953</b>	<b>3,131.0</b>		<b>29.90</b>	<b>32.84</b>		
				<b>Sale. Ratio =&gt;</b>			<b>Average</b>					<b>Average</b>			<b>Average</b>
				<b>Std. Dev. =&gt;</b>		<b>11.53</b>	<b>per FF=&gt;</b>			<b>\$48</b>		<b>per Net Acre=&gt;</b>	<b>5,000.00</b>		<b>per SqFt=&gt;</b>

Use 5,000 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
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
<b>Totals:</b>		<b>\$653,750</b>		<b>\$653,750</b>	<b>\$251,000</b>	<b>38.39</b>	<b>\$422,749</b>	<b>\$653,750</b>	<b>\$422,749</b>	<b>12,271.5</b>	<b>212.73</b>	<b>212.73</b>	<b>229.44</b>	<b>Average per Net Acre=&gt;</b>	<b>Average per Sqft=&gt;</b>
					<b>Sale. Ratio =&gt;</b>	<b>38.39</b>				<b>\$53</b>			<b>3,073.14</b>		
					<b>Std. Dev. =&gt;</b>	<b>14.13</b>									

Use 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																
2309-16-3201-04	06/21/21	\$90,000	WD	\$90,000	\$24,000	26.67	\$0	\$90,000	\$0	662.0	1283.1	19.50	20.00	\$136	\$4,615	
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	
2411-07-4301-02	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	
2312-03-1302	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	
<b>Totals:</b>		<b>\$954,280</b>		<b>\$954,280</b>	<b>\$345,400</b>	<b>36.19</b>	<b>\$573,533</b>	<b>\$954,280</b>	<b>\$573,533</b>	<b>7,878.1</b>		<b>318.34</b>	<b>321.13</b>			
		<b>Sale. Ratio =&gt;</b>					<b>Average</b>		<b>Average</b>			<b>per Net Acre=&gt;</b>	<b>per Net Acre=&gt;</b>		<b>Average</b>	
		<b>Std. Dev. =&gt;</b>				<b>13.84</b>	<b>per FF=&gt;</b>		<b>\$121</b>				<b>2,997.68</b>		<b>per SqFt=&gt;</b>	

use 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
30 ac															
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
2412-25-2401-02	08/30/21	\$140,000	WD	\$140,000	\$36,600	26.14	\$81,542	\$140,000	\$81,542	895.0	1505.4	30.93	31.61	\$156	\$4,526
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
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	\$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
<b>Totals:</b>		<b>\$852,052</b>		<b>\$276,400</b>		<b>32.44</b>	<b>\$540,099</b>	<b>\$852,052</b>	<b>\$540,099</b>	<b>9,437.0</b>		<b>279.17</b>	<b>281.74</b>		
				<b>Sale. Ratio =&gt;</b>				<b>Average</b>		<b>\$90</b>		<b>Average</b>			<b>Average</b>
				<b>Std. Dev. =&gt;</b>		<b>4.77</b>		<b>per FF=&gt;</b>				<b>per Net Acre=&gt;</b>	<b>3,052.09</b>		<b>per Sqft=&gt;</b>

Use 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
40 AC															
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	1320.0	40.00	40.00	\$91	\$3,000
2412-15-3301	04/30/21	\$140,000	WD	\$140,000	\$62,900	44.93	\$121,600	\$140,000	\$121,600	2,640.0	627.0	38.00	40.00	\$53	\$3,684
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
<b>Totals:</b>		<b>\$1,206,900</b>		<b>\$1,206,900</b>	<b>\$342,800</b>	<b>28.40</b>	<b>\$621,726</b>	<b>\$1,206,900</b>	<b>\$621,726</b>	<b>15,154.0</b>		<b>400.03</b>	<b>407.74</b>		
				<b>Sale. Ratio =&gt;</b>				<b>Average</b>		<b>\$80</b>		<b>Average</b>		<b>Average</b>	
				<b>Std. Dev. =&gt;</b>		<b>12.26</b>		<b>per FF=&gt;</b>				<b>per Net Acre=&gt;</b>	<b>3,017.02</b>		<b>per SqFt=&gt;</b>

Use 3,000 per Acre

Parcel Number timberline	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
2210-TL-29	09/15/21	\$5,500	LC	\$5,500	\$2,300	41.82	\$4,677	\$5,500	\$4,677	91.7	135.0	0.28	0.28	\$60
2210-TL-54	09/22/21	\$5,000	WD	\$5,000	\$2,300	46.00	\$4,677	\$5,000	\$4,677	91.7	135.0	0.28	0.28	\$55
2210-TL-58	10/21/22	\$6,000	WD	\$6,000	\$2,300	38.33	\$4,624	\$6,000	\$4,624	102.8	61.0	0.21	0.21	\$58
2210-TL-72	06/12/23	\$6,000	WD	\$6,000	\$2,300	38.33	\$4,643	\$6,000	\$4,643	91.0	133.0	0.28	0.28	\$66
2210-TL-80	05/12/23	\$6,000	WD	\$6,000	\$2,400	40.00	\$4,848	\$6,000	\$4,848	95.1	145.0	0.30	0.30	\$63
<b>Totals:</b>		<b>\$28,500</b>		<b>\$28,500</b>	<b>\$11,600</b>	<b>40.70</b>	<b>\$23,469</b>	<b>\$28,500</b>	<b>\$23,469</b>	<b>472.3</b>		<b>1.34</b>	<b>1.34</b>	
					<b>Sale. Ratio =&gt;</b>		<b>Average</b>					<b>Average</b>		
					<b>Std. Dev. =&gt;</b>	<b>3.20</b>	<b>per FF=&gt;</b>			<b>\$60</b>		<b>per Net Acre=&gt;</b>	<b>21,221.15</b>	





Dollars/Acre	Dollars/SqFt
\$3,265	\$0.07
\$3,258	\$0.07
\$4,278	\$0.10
\$2,871	\$0.07
\$2,681	\$0.06
\$2,919	\$0.07
\$3,376	\$0.08
\$2,255	\$0.05
\$2,045	\$0.05
\$2,483	\$0.06
\$3,684	\$0.08
\$2,222	\$0.05

Average  
per SqFt=> \$0.06

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
good ag													
2412-09-4101	07/09/21	\$160,000	WD	\$160,000	\$50,000	31.25	\$156,800	\$160,000	\$156,800	1,320.0	1617.0	49.00	50.00
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
2109-28-3101-02	08/19/22	\$40,000	WD	\$40,000	\$12,500	31.25	\$17,784	\$40,000	\$17,784	485.0	839.8	9.35	9.72
Hay ag													
2109-25-2303	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
2109-28-3101-01	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
2111-01-1201-04	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
2209-16-1101-04	08/31/22	\$48,000	WD	\$48,000	\$23,200	48.33	\$45,760	\$48,000	\$45,760	336.0	1843.5	14.22	14.80
2309-16-1101-01	11/30/22	\$170,000	WD	\$170,000	\$0	0.00	\$71,760	\$170,000	\$71,760	2,245.0	1463.0	75.40	81.30
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
2410-32-4102-01	09/12/22	\$380,000	WD	\$380,000	\$141,000	37.11	\$350,839	\$163,625	\$134,464	2,622.0	1094.8	65.90	67.72
2412-15-3301	04/30/21	\$140,000	WD	\$140,000	\$62,900	44.93	\$121,600	\$140,000	\$121,600	2,640.0	627.0	38.00	40.00
2412-22-1108	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
<b>Totals:</b>		<b>\$1,468,800</b>		<b>\$1,468,800</b>	<b>\$536,500</b>	<b>36.53</b>	<b>\$1,296,230</b>	<b>\$1,053,935</b>	<b>\$881,365</b>	<b>11,702.0</b>	<b>Average</b>	<b>385.73</b>	<b>398.94</b>
					<b>Sale. Ratio =&gt;</b>	<b>15.48</b>			<b>Average</b>	<b>\$90</b>	<b>per Net Acre=&gt;</b>	<b>2,732.31</b>	
					<b>Std. Dev. =&gt;</b>								

Good Farm Avg Use \$3,600.00 Per Acre  
Hay Land Use \$2,700.00 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
40 plus															
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
<b>Totals:</b>		<b>\$1,463,000</b>		<b>\$1,463,000</b>	<b>\$512,500</b>		<b>\$1,313,523</b>	<b>\$1,463,000</b>	<b>\$1,313,523</b>	<b>10,956.0</b>		<b>568.61</b>	<b>571.10</b>		
					<b>Sale. Ratio =&gt;</b>	<b>35.03</b>		<b>Average</b>				<b>Average</b>			
					<b>Std. Dev. =&gt;</b>	<b>6.89</b>		<b>per FF=&gt;</b>		<b>\$134</b>		<b>per Net Acre=&gt;</b>	<b>2,572.94</b>		<b>per SqFt=&gt;</b>

Use 2,600 Per Acre