

Parcel Number	Street Address	Ac Date	Site Price	Acres	Terms of Sale	Adj. Sale \$	Ac. when Sold	Adj/Ac. Sale \$	Cur. Appraisal	Land Value	Est. Land Value	Effes. Front	Depth	Net Area	Total Area	Dollars/Ft	Dollars/Ac	Dollars/Per/Ac	Actual Front	ECF Area	Env/Pipe	Other Panels in Sale	Land Label	Genval	Paired	Class
2100-15100		01/01/21	\$120,000	0.20	03-ARMS-LENGTH	\$120,000		\$600,000	\$120,000	\$120,000	\$120,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							
2100-21-3114	5473 TOMOR DR	01/11/22	\$7,500	WD	03-ARMS-LENGTH	\$7,500	0.00	\$7,500	\$7,500	\$2,340	\$8,750	100.0	146.3	0.39	0.39	\$87	\$2,248	\$5.12	119.00							
2101-24-3001		04/12/21	\$7,500	WD	03-ARMS-LENGTH	\$7,500	0.00	\$7,500	\$7,500	\$1,600	\$9,100	24.0	24.0	0.60	0.60	\$71	\$1,667	\$5.27	11.00				CLAM LAKE #1	0	0	402
2101-24-3002		06/06/21	\$7,500	WD	03-ARMS-LENGTH	\$7,500	0.00	\$7,500	\$7,500	\$1,500	\$9,000	24.0	24.0	0.77	0.77	\$71	\$1,667	\$5.27	11.00				SPRINGVILLE	0	0	402
2101-25-1205		08/12/22	\$8,000	WD	03-ARMS-LENGTH	\$8,000	0.00	\$8,000	\$8,000	\$4,500	\$16,500	230.0	230.0	0.87	0.87	\$48	\$9,195	\$5.21	165.00			RES 03/26/26	ACRES	0	0	402
2102-04-0401		01/01/23	\$10,000	WD	03-ARMS-LENGTH	\$10,000	0.00	\$10,000	\$10,000	\$8,000	\$18,000	0.00	0.00	0.87	0.87	\$48	\$9,195	\$5.21	165.00			RES 04/21/24	ACRES	0	0	402
2103-04-3001		07/12/22	\$11,000	WD	03-ARMS-LENGTH	\$11,000	0.00	\$11,000	\$11,000	\$6,500	\$16,500	288.0	288.0	1.06	1.06	\$58	\$10,377	\$5.21	165.00			RES 04/21/24	CELANO CREEK	0	1	402
2103-24-3001		01/14/23	\$7,500	WD	03-ARMS-LENGTH	\$7,500	0.00	\$7,500	\$7,500	\$7,700	\$21,510	214.8	214.8	1.02	1.02	\$58	\$9,975	\$5.16	165.00			RES 04/21/24	SOUTH BRANCH	0	1	402
2103-24-3002	7433 PINE HOLLOW DR	06/14/21	\$8,000	WD	03-ARMS-LENGTH	\$8,000	0.00	\$8,000	\$8,000	\$7,000	\$23,000	248.0	248.0	1.32	1.32	\$94	\$6,666	\$5.14	233.00			RES 04/21/24	HARMING TWP #1	0	1	402
2103-24-3111		04/24/21	\$9,000	WD	03-ARMS-LENGTH	\$9,000	0.00	\$9,000	\$9,000	\$1,500	\$10,500	1.35	1.35	0.35	0.35	\$48	\$1,667	\$5.15	15.00			RES 04/21/24	ACRES	0	0	402
2103-25-3216		02/17/23	\$9,000	WD	03-ARMS-LENGTH	\$9,000	0.00	\$9,000	\$9,000	\$3,200	\$15,600	402.0	402.0	1.44	1.44	\$58	\$6,250	\$5.14	156.00			RES 04/21/24	CELANO CREEK	1	0	402
2103-25-3217		08/08/23	\$4,500	WD	03-ARMS-LENGTH	\$4,500	0.00	\$4,500	\$4,500	\$4,120	\$12,620	1.57	1.57	0.47	0.47	\$48	\$1,667	\$5.17	16.00			RES 04/21/24	ACRES	0	0	402
2103-26-3111		04/28/21	\$9,000	WD	03-ARMS-LENGTH	\$9,000	0.00	\$9,000	\$9,000	\$1,100	\$10,100	1.91	1.91	0.58	0.58	\$186	\$1,927	\$5.36	15.00			RES 04/21/24	ACRES	0	0	402
2104-24-2201	8888 N 11 RD	10/17/21	\$12,500	WD	03-ARMS-LENGTH	\$12,500	0.00	\$12,500	\$12,500	\$18,300	\$18,400	426.4	426.4	2.00	2.00	\$66	\$6,463	\$5.14	189.40			RES 04/21/24	WEIFORD	0	0	402
2104-24-2202	545 C2 RD	07/14/21	\$12,500	WD	19-MULTI PARCEL ARMS LENGTH	\$12,500	0.00	\$12,500	\$12,500	\$21,000	\$21,000	2.29	2.29	0.30	0.30	\$66	\$6,463	\$5.15	19.00			RES 04/21/24	ACRES	0	0	402
2104-30-1101	8944 12 RD	06/27/22	\$12,500	WD	03-ARMS-LENGTH	\$12,500	0.00	\$12,500	\$12,500	\$0	\$16,000	2.00	2.00	2.36	2.36	\$22	\$6,463	\$5.13	20.00			RES 04/21/24	ACRES	0	0	402
2104-34-0101		07/12/22	\$13,000	WD	03-ARMS-LENGTH	\$13,000	0.00	\$13,000	\$13,000	\$20,400	\$20,400	2.20	2.20	2.00	2.00	\$66	\$6,463	\$5.14	19.00			RES 04/21/24	2100-24-3101, 2100-24-3102, 2100-24-3103, 2100-24-3104	0	0	402
2109-18-2111		04/30/21	\$18,000	WD	19-MULTI PARCEL ARMS LENGTH	\$18,000	0.00	\$18,000	\$18,000	\$0	\$18,000	316.5	316.5	2.18	2.18	\$60	\$8,257	\$5.19	20.00			RES 04/21/24	ACRES	0	0	001
2111-04-1401		07/15/22	\$15,000	WD	03-ARMS-LENGTH	\$15,000	0.00	\$15,000	\$15,000	\$14,174	\$26,617	1.18	1.18	1.18	1.18	\$117	\$7,547	\$5.17	26.00			RES 01/13/23	ACRES	0	0	402
2109-21-1401		08/25/21	\$15,000	WD	03-ARMS-LENGTH	\$15,000	0.00	\$15,000	\$15,000	\$0	\$25,000	418.0	418.0	3.33	3.33	\$46	\$4,605	\$5.10	325.00			RES 04/21/24	ACRES	0	0	402
2104-34-0401		07/05/21	\$15,000	LC	19-MULTI PARCEL ARMS LENGTH	\$15,000	0.00	\$15,000	\$15,000	\$5,200	\$20,200	147.4	147.4	2.95	2.95	\$38	\$6,263	\$5.12	164.00			RES 04/21/24	2100-24-3102, 2100-24-3401	1	1	402
2104-34-0402		06/16/22	\$15,000	WD	03-ARMS-LENGTH	\$15,000	0.00	\$15,000	\$15,000	\$4,500	\$19,500	147.4	147.4	3.85	3.85	\$28	\$8,246	\$5.19	164.00			RES 04/21/24	2100-24-3102, 2100-24-3401	1	1	402
2104-34-0403	3014 W 4 RD	08/05/21	\$8,000	WD	03-ARMS-LENGTH	\$8,000	0.00	\$8,000	\$8,000	\$0	\$24,000	60.0	60.0	4.00	4.00	\$98	\$6,000	\$5.21	26.00			RES 04/21/24	ACRES	0	0	402
2104-34-0404	3138 W 4 RD	07/14/22	\$7,000	WD	03-ARMS-LENGTH	\$7,000	0.00	\$7,000	\$7,000	\$0	\$24,000	60.0	60.0	4.00	4.00	\$102	\$6,750	\$5.15	26.00			RES 04/21/24	ACRES	0	0	402
2104-34-0405	3122 W 4 RD	11/21/21	\$8,000	WD	03-ARMS-LENGTH	\$8,000	0.00	\$8,000	\$8,000	\$0	\$24,000	60.0	60.0	4.14	4.14	\$97	\$7,245	\$5.17	26.00			RES 04/21/24	ACRES	0	0	402
2109-05-3301		06/12/22	\$13,500	WD	03-ARMS-LENGTH	\$13,500	0.00	\$13,500	\$13,500	\$0	\$23,000	82.0	82.0	4.75	4.75	\$57	\$4,925	\$5.07	23.00			RES 04/21/24	ACRES	0	0	402
2109-18-3301		06/17/21	\$13,500	WD	03-ARMS-LENGTH	\$13,500	0.00	\$13,500	\$13,500	\$0	\$23,000	82.0	82.0	4.71	4.71	\$62	\$4,925	\$5.10	23.00			RES 04/21/24	ACRES	0	0	402
2104-34-0301		06/27/22	\$13,500	WD	03-ARMS-LENGTH	\$13,500	0.00	\$13,500	\$13,500	\$0	\$23,000	82.0	82.0	4.46	4.46	\$78	\$7,387	\$5.17	23.00			RES 04/21/24	ACRES	0	0	402
2109-30-1501-05		04/28/22	\$15,000	WD	03-ARMS-LENGTH	\$15,000	0.00	\$15,000	\$15,000	\$12,141	\$30,617	617.8	617.8	4.68	4.68	\$43	\$4,205	\$5.07	26.00			RES 04/21/24	ACRES	0	0	402
2109-22-2401-02		06/22/21	\$12,000	WD	03-ARMS-LENGTH	\$12,000	0.00	\$12,000	\$12,000	\$0	\$16,600	112.0	112.0	5.93	5.93	\$72	\$4,200	\$5.06	166.00			RES 04/21/24	ACRES	0	0	402
2109-24-1301-01		01/04/21	\$24,500	WD	03-ARMS-LENGTH	\$24,500	0.00	\$24,500	\$24,500	\$19,515	\$50,015	5.00	5.00	1.00	1.00	\$17	\$2,500	\$5.05	66.00			RES 04/21/24	GREENWOOD	1	0	402
2101-30-1101		08/12/22	\$17,000	WD	03-ARMS-LENGTH	\$17,000	0.00	\$17,000	\$17,000	\$0	\$42,000	130.0	130.0	4.95	4.95	\$38	\$4,200	\$5.16	38.00			RES 04/21/24	ACRES	0	0	402
2101-30-1204	7175 E 44 RD	06/12/22	\$7,000	WD	19-MULTI PARCEL ARMS LENGTH	\$7,000	0.00	\$7,000	\$7,000	\$0	\$28,000	67.0	67.0	4.95	4.95	\$38	\$4,200	\$5.15	38.00			RES 04/21/24	2100-08-3008, 2100-08-3009	0	0	402
2101-30-1205		06/12/22	\$4,500	WD	19-MULTI PARCEL ARMS LENGTH	\$4,500	0.00	\$4,500	\$4,500	\$0	\$14,700	44.0	44.0	5.49	5.49	\$19	\$2,778	\$5.18	18.00			RES 04/21/24	2100-12-2009, 2100-12-2100, 2100-16-2110	0	0	402
2111-31-2002-02	6057 N 17 1/4 RD	10/17/21	\$9,000	WD	03-ARMS-LENGTH	\$9,000	0.00	\$9,000	\$9,000	\$20,901	\$20,901	246.0	246.0	5.58	5.58	\$30	\$5,137	\$5.12	160.00			RES 04/21/24	HANDOVER	0	0	402
2109-21-1104		12/08/22	\$9,700	WD	03-ARMS-LENGTH	\$9,700	0.00	\$9,700	\$9,700	\$23,200	\$23,200	42.9	42.9	6.20	6.20	\$88	\$6,113	\$5.14	429.88			RES 04/21/24	ACRES	0	0	402
2104-34-0401	8401 BUTTERNUT LN	09/22/21	\$25,000	WD	19-MULTI PARCEL ARMS LENGTH	\$25,000	0.00	\$25,000	\$25,000	\$13,477	\$38,477	13.9	13.9	0.39	0.39	\$47	\$4,200	\$5.19	16.00			RES 04/21/24	2100-24-3105	1	0	402
2111-34-4110		01/14/21	\$25,000	WD	03-ARMS-LENGTH	\$25,000	0.00	\$25,000	\$25,000	\$0	\$59,000	50.0	50.0	6.41	6.41	\$45	\$9,000	\$5.09	159.00			RES 04/21/24	ACRES	0	0	402
2109-21-1111		01/15/23	\$15,000	WD	03-ARMS-LENGTH	\$15,000	0.00	\$15,000	\$15,000	\$23,881	\$38,881	42.9	42.9	7.44	7.44	\$61	\$4,200	\$5.11	16.00			RES 04/21/24	ACRES	0	0	402
2112-12-4401	6084 W 18 RD	03/03/22	\$8,000	WD	03-ARMS-LENGTH	\$8,000	0.00	\$8,000	\$8,000	\$7,312	\$15,312	249.7	249.7	7.52	7.52	\$26	\$4,532	\$5.10	20.00			RES 04/21/24	ACRES	0	0	402
2109-21-1101		04/08/22	\$9,000	WD	03-ARMS-LENGTH	\$9,000	0.00	\$9,000	\$9,000	\$25,796	\$25,796	28.0	28.0	6.48	6.48	\$34	\$94	\$5.01	30.00			RES 04/21/24	ACRES	0	0	402
2112-12-4402		06/09/22	\$9,000	WD	03-ARMS-LENGTH	\$9,000	0.00	\$9,000	\$9,000	\$11,215	\$20,215	9.26	9.26	9.72	9.72	\$97	\$1,474	\$5.12	16.00			RES 04/21/24	CLAM LAKE #2	0	0	402
2111-11-4011-14	5059 S BIG SKY TRL	06/30/22</																								











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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	694/2025	ACREAGES	0	0	402	
2110-15-1403		10/26/22	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$30,800	56.51	\$25,946	\$54,500	\$25,946	741.0	380.9	6.48	8.18	\$74	\$8,410	\$0.19	0.00	694/543	ACREAGES	0	0	402	
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	693/2112	CLAM LAKE #2	0	0	102	
<b>Totals:</b>			<b>\$119,500</b>			<b>\$119,500</b>	<b>\$53,600</b>		<b>\$72,621</b>	<b>\$119,500</b>	<b>\$72,621</b>	<b>1,976.0</b>		<b>23.28</b>	<b>25.34</b>										
							Sale. Ratio =>	<b>44.85</b>			Average			<b>Average</b>			<b>Average</b>								
							Std. Dev. =>	<b>12.73</b>			per FF=>	<b>\$60</b>		per Net Acre=>	<b>5,133.16</b>		per SqFt=>	<b>\$0.12</b>							
															Use	5,100 Per Acre									



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2209-14-2202		06/29/21	\$33,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$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	690/1410	2209-14-2206		0	0	402	
2210-19-1109	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	889/2488			0	0	402	
2110-07-4005		03/24/25	\$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	694/2691		ACREAGES	0	0	402	
2209-19-1305-03	6877 COUNTRY LN	06/09/21	\$54,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$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	690/987	2209-19-1305-04, 2209-19-1305-05, 2209-19-1305-06, 2209-19-1305-07	HARING TWP #1	0	0	402	
2209-14-2203		10/21/22	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$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	694/414	2209-14-2204, 2209-14-2205	ACREAGES	0	0	402	
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	691/2002		CLAM LAKE #2	1	0	402	
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	\$3,863	\$0.08	0.00	5 893/2143		CLAM LAKE #1	0	0	402	
<b>Totals:</b>						<b>\$351,000</b>	<b>\$151,300</b>		<b>\$261,791</b>	<b>\$351,000</b>	<b>\$261,791</b>	<b>7,500.5</b>		<b>121.25</b>	<b>123.93</b>		<b>Average per Net Acre=&gt;</b>	<b>2,894.85</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.07</b>					
						<b>Sale. Ratio =&gt;</b>	<b>43.11</b>		<b>Average per FF=&gt;</b>	<b>\$47</b>																
						<b>Std. Dev. =&gt;</b>	<b>17.01</b>																			

Use 2,900 Per Acre

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2211-14-3201	1870 W 32 RD	01/14/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$24,900	20.75	\$0	\$120,000	\$0	215.0	5379.0	26.55	26.55	\$558	\$4,520	\$0.10	215.00	691/2982		0	0	402		
2309-21-3403		12/29/21	\$52,200	WD	03-ARM'S LENGTH	\$52,200	\$37,100	71.07	\$71,675	\$52,200	\$71,675	392.0	3186.0	28.67	28.67	\$133	\$1,921	\$0.04	392.00	691/2691	CEDAR CREEK	1	0	402		
2309-21-3403		12/29/21	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$37,100	52.62	\$71,675	\$70,500	\$71,675	392.0	3186.0	28.67	28.67	\$180	\$2,459	\$0.06	392.00	691/2692	CEDAR CREEK	1	0	402		
2310-20-1102		11/03/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,200	33.18	\$73,600	\$85,000	\$73,600	700.0	1858.0	29.97	29.97	\$121	\$2,836	\$0.07	700.00	691/1384	COLFAX	0	1	402		
<b>Totals:</b>			<b>\$327,700</b>			<b>\$327,700</b>	<b>\$127,300</b>	<b>38.85</b>	<b>\$216,950</b>	<b>\$327,700</b>	<b>\$216,950</b>	<b>1,699.0</b>		<b>113.86</b>	<b>113.86</b>											
						Sale. Ratio =>		<b>38.85</b>	Average		<b>\$216,950</b>			<b>113.86</b>	Average											
						Std. Dev. =>		<b>22.09</b>	per FF=>					<b>\$193</b>	per Net Acre=>											
															use	2.900 per Acre										

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2412-14-1104	7123 W 6 RD	08/24/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$26,900	33.67	\$74,075	\$79,900	\$74,075	490.0	2667.0	30.00	30.00	\$163	\$2,663	\$0.06	490.00		1 690/2834		WEXFORD	0	0	402	
2310-17-3101	3424 N 27 RD	02/24/22	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$30,800	34.03	\$92,500	\$90,500	\$92,500	1,335.0	1207.5	37.00	37.00	\$68	\$2,446	\$0.06	1,335.00		692/1755		ACREAGES	0	0	402	
2410-24-3106	8401 BUTTERMILK LN	04/19/22	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$28,400	31.56	\$20,250	\$90,000	\$20,250	1,909.0	840.5	37.23	37.23	\$47	\$2,417	\$0.06	932.00		692/2596	2410-24-3103-01, 2410-24-3404-01, 2410-24-3404-02, 2410-24-3105			0	0	001
2111-24-2201		09/17/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,300	29.36	\$91,550	\$110,000	\$91,550	1,160.0	1408.0	37.50	37.50	\$95	\$2,933	\$0.07	1,160.00		RES 691/261		ACREAGES	1	0	402	
2210-04-2102	2280 E 26 RD	03/08/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$43,400	33.13	\$0	\$131,000	\$0	665.0	2586.0	39.48	39.48	\$197	\$3,318	\$0.08	665.00		692/1135			0	0	402	
<b>Totals:</b>						<b>\$501,400</b>	<b>\$161,800</b>		<b>\$278,375</b>	<b>\$501,400</b>	<b>\$278,375</b>	<b>5,559.0</b>		<b>181.21</b>	<b>181.21</b>												
						<b>Sale. Ratio =&gt;</b>	<b>32.27</b>				<b>Average</b>			<b>Average</b>			<b>Average</b>										
						<b>Std. Dev. =&gt;</b>	<b>1.92</b>				<b>per FF=&gt;</b>	<b>\$90</b>		<b>per Net Acre=&gt;</b>	<b>2,766.96</b>		<b>per SqFt=&gt;</b>	<b>\$0.06</b>									
														Use	2,800 per 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	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 3	
2109-20-2101	7200 E 46 RD	02/18/22	\$625,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$625,000	\$263,100	42.10	\$526,158	\$404,242	\$305,400	0.0	0.0	180.00	140.00	#DIV/0!	\$2,246	\$0.05	0.00	RURAL 692/788	2109-19-1401	RURAL M & B RATE	0	0	6/28/2010	401		
2109-11-1401	10773 E 40 1/2 RD	04/07/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$100,800	34.77	\$201,592	\$177,518	\$89,210	0.0	0.0	66.60	26.60	#DIV/0!	\$2,665	\$0.06	0.00	RURAL 689/2292	2109-11-1101, 2109-11-1102	RURAL M & B RATE	0	0	10/11/2010	001		
2109-11-1401-01	10773 E 40 1/2 RD	12/09/22	\$341,900	WD	03-ARM'S LENGTH	\$341,900	\$162,000	47.38	\$324,023	\$144,817	\$125,540	0.0	0.0	66.60	66.60	#DIV/0!	\$2,168	\$0.05	0.00	RURAL 694/2112		RURAL M & B RATE	0	0	NOT INSPECTED	401		
2109-31-3101	11502 S 39 RD	11/07/22	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$73,000	40.33	\$146,079	\$170,921	\$136,000	0.0	0.0	80.00	80.00	#DIV/0!	\$2,137	\$0.05	0.00	RURAL 694/656		RURAL M & B RATE	0	0	10/77/2013	401		
2310-20-3201	1161 E 22 RD	11/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,200	40.11	\$158,689	\$175,000	\$158,689	2,197.0	1518.5	76.59	76.59	\$80	\$2,285	\$0.05	2,197.00	1	691/1595		ACREAGES	1	0	402		
<b>Totals:</b>						\$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														
						Std. Dev. =>	#DIV/0!		per FF=>	\$488				per Net Acre=>	2,282.08													

Use 2,300 Per 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	ECF Area	Liber/Page	Land Table	Gravel	Paved	Class
2111-32-4101-01		06/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,000	40.00	\$100,000	\$85,000	\$100,000	1,060.0	1652.0	40.00	40.00	\$80	\$2,125	\$0.05	1,060.00	690/1762	ACREAGES	0	0	402	
2312-06-4201		12/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$33,700	35.47	\$0	\$95,000	\$0	650.0	2681.0	40.00	40.00	\$146	\$2,375	\$0.05	650.00	691/2382	ACREAGES	0	0	402	
2312-05-1201		11/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,900	29.91	\$0	\$110,000	\$0	1,460.0	1203.0	40.31	40.31	\$75	\$2,729	\$0.06	1,460.00	691/1484	ACREAGES	0	0	402	
2311-16-4302	3290 W M-115 HWY	08/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,900	38.71	\$74,841	\$85,000	\$74,841	1,315.0	1338.0	40.39	40.39	\$65	\$2,104	\$0.05	1,315.00	1 691/44	ACREAGES	1	1	402	
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 per FF=>	\$84		Average per Net Acre=>	2,333.54		Average per SqFt=>	\$0.05						
							Std. Dev. =>	4.50																	

Use 2,300 per Acre

1	7700	7700
1.5	7700	11550
2	6200	12400
3	5750	17250
5	5100	25500
7	5100	35700
10	3500	35000
15	2900	43500
20	2900	58000
30	2800	84000
40	2300	92000
50	2400	120000
100	2400	240000