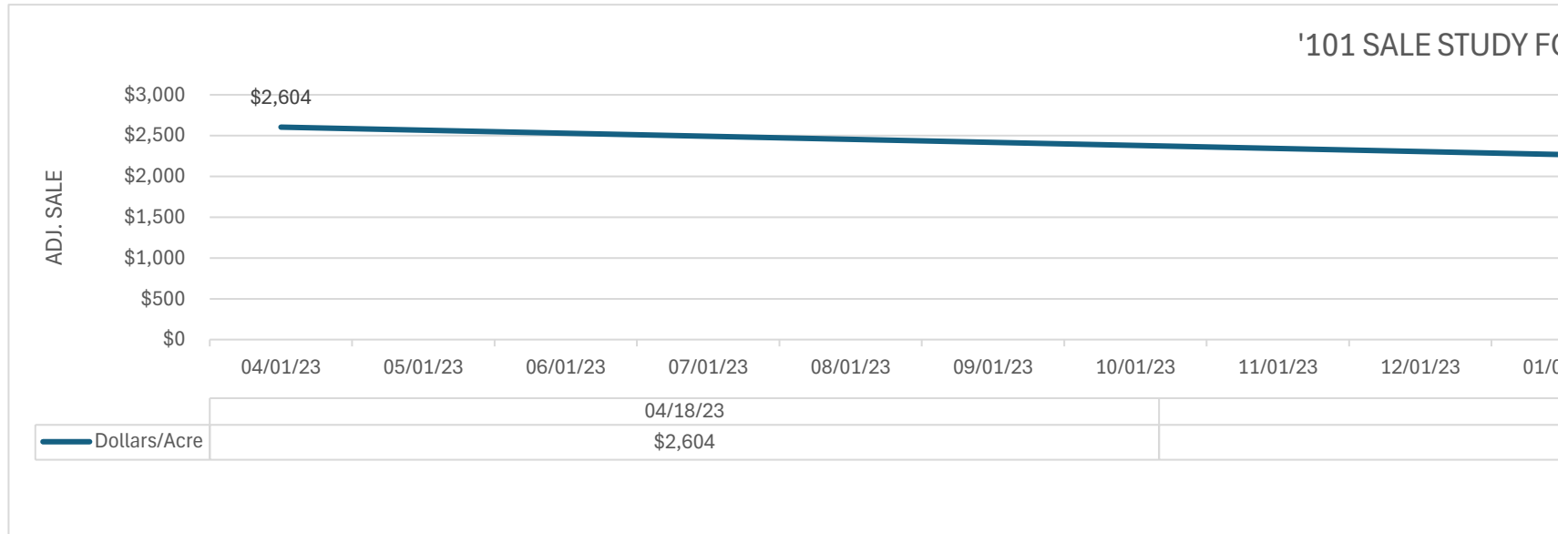
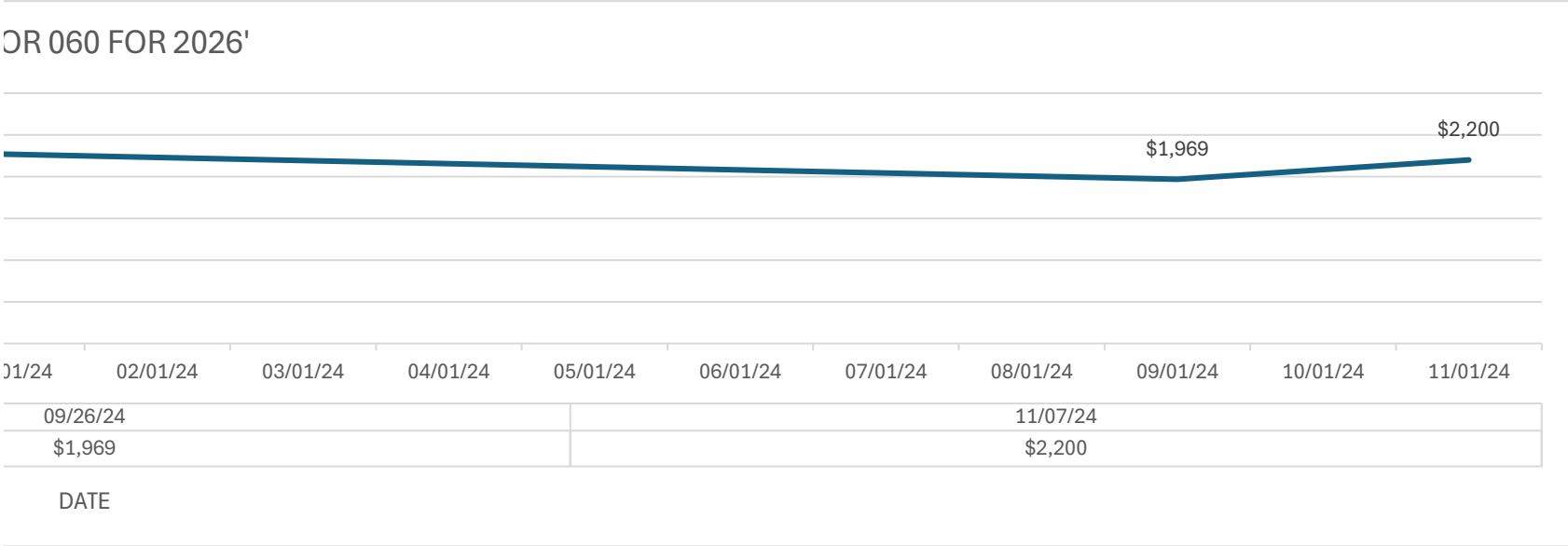


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-006-300-005-01	3126 E JASMIN DR	04/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,700
060-019-300-005-00	S COVILLE RD	11/07/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$58,800
101-010-200-012-00	N SANBORN RD	09/26/24	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$28,100
Totals:			\$506,000			\$506,000	\$182,600
							Sale. Ratio =>
							Std. Dev. =>



Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
43.50	\$191,356	\$103,031	\$116,969	\$74,387	0.0	0.0	39.57	39.57
33.41	\$117,632	\$176,000	\$0	\$117,632	0.0	0.0	80.00	80.00
25.55	\$42,870	\$110,000	\$0	\$42,870	0.0	0.0	55.88	37.40
	\$351,858	\$389,031		\$234,889	0.0		175.45	156.97
36.09				Average			Average	
9.00				per FF=>	#DIV/0!		per Net Acre=>	2,217.33

ONLY 3 SAMPLES USE \$ 2100 / ACRE



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
#DIV/0!	\$2,604	\$0.06	0.00	101	2.023E+11		AGRICULTURAL 101	0
#DIV/0!	\$2,200	\$0.05	0.00	101	202400003417/3418		AGRICULTURAL 101	0
#DIV/0!	\$1,969	\$0.05	0.00	101	2.024E+11	101-010-300-007-01	AGRICULTURE 101	0
Average								
per SqFt=>		\$0.05						

Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply
0	9/25/2023		401						
1	5/10/2023		102						

0	11/11/2015		102						
---	------------	--	-----	--	--	--	--	--	--
