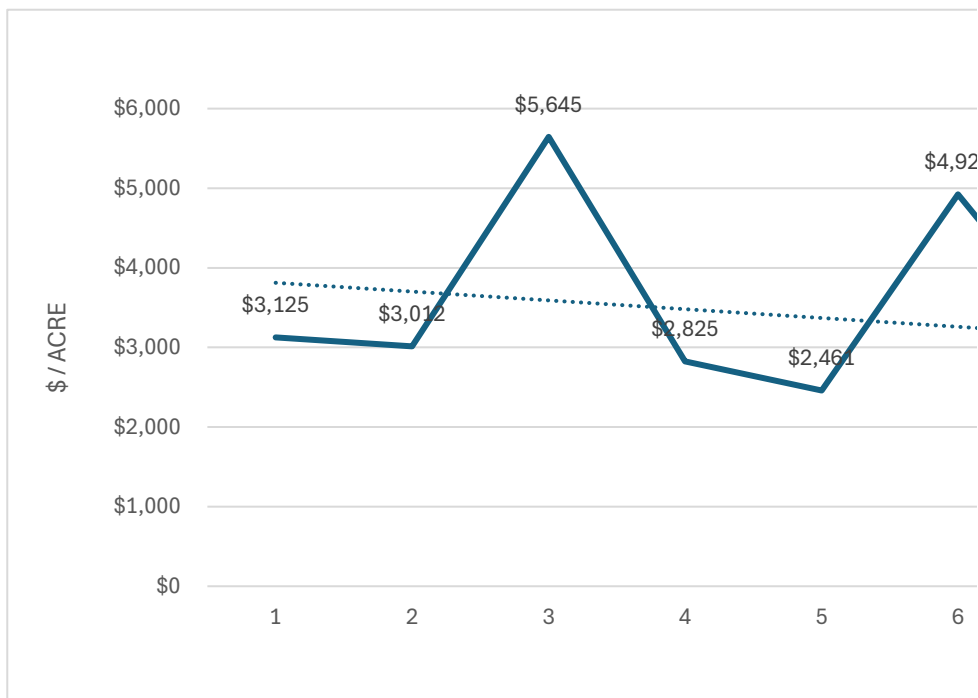
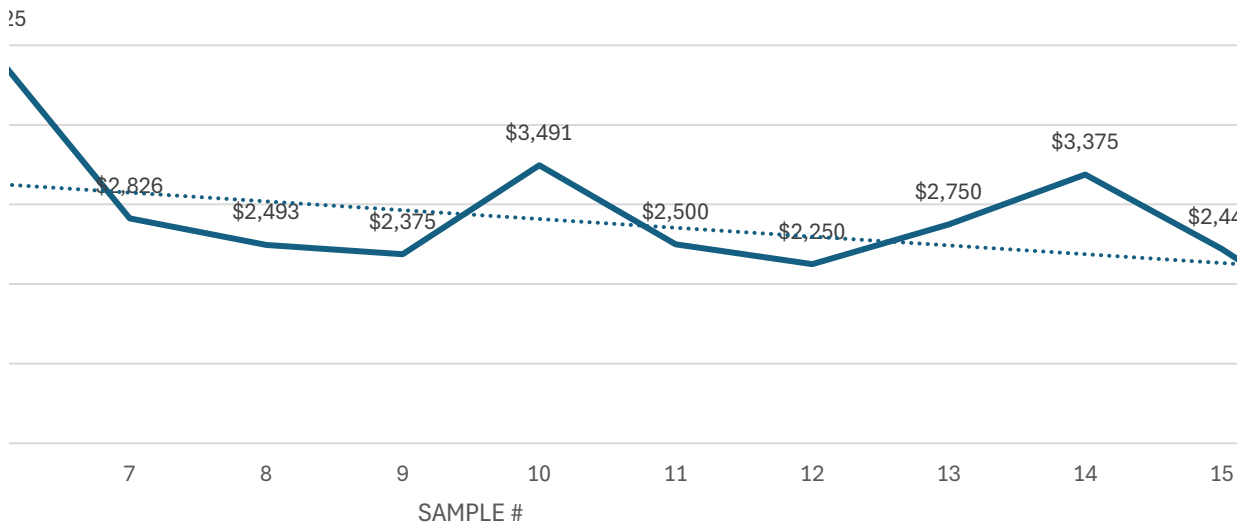


Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-012-200-010-00	477 N MILL CREEK RD	12/27/24	\$125,000	WD
060-033-300-005-00	S MCGREGOR RD	11/13/23	\$125,000	WD
060-006-100-015-00	785 N COVILLE RD	12/23/24	\$350,000	WD
060-018-100-015-00	160 S COVILLE RD	10/07/24	\$140,000	WD
071-001-300-015-00	2597 SUCKER CREEK RD	01/24/24	\$339,900	WD
071-022-400-015-00	1973 E QUICK RD	04/21/23	\$389,000	WD
071-020-100-070-00	MILLER RD	09/12/24	\$85,000	WD
071-020-100-075-00	N TAYLOR RD	04/12/24	\$75,000	WD
071-020-300-010-00	N BUHL RD	05/05/23	\$95,000	WD
071-022-300-005-10	1687 E QUICK RD	11/08/24	\$140,000	WD
071-024-400-015-00	N F-41	01/31/25	\$100,000	WD
071-026-400-025-00	N SOMERS RD	01/24/24	\$90,000	WD
071-027-100-020-00	1777 N MCCONNELL RD	04/04/23	\$110,000	WD
071-027-400-025-01	E RITCHIE RD	02/06/25	\$135,000	WD
071-032-200-005-01	E RITCHIE RD	12/09/24	\$90,000	LC
111-023-300-005-00	N M-65	09/11/24	\$50,000	WD
111-036-300-020-00	N REEVES RD	09/16/24	\$119,500	WD
113-012-400-080-00		04/05/24	\$40,000	WD
Totals:			\$2,598,400	



Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$125,000	\$48,000	38.40	\$96,000
03-ARM'S LENGTH	\$125,000	\$38,300	30.64	\$76,600
03-ARM'S LENGTH	\$350,000	\$103,800	29.66	\$220,197
03-ARM'S LENGTH	\$140,000	\$61,400	43.86	\$122,997
03-ARM'S LENGTH	\$322,250	\$103,500	32.12	\$331,827
03-ARM'S LENGTH	\$389,000	\$95,600	24.58	\$300,018
19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$53,100	62.47	\$126,205
19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$69,000	92.00	\$168,222
03-ARM'S LENGTH	\$95,000	\$36,500	38.42	\$73,000
03-ARM'S LENGTH	\$140,000	\$49,100	35.07	\$98,140
19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$30,000	30.00	\$70,000
03-ARM'S LENGTH	\$90,000	\$29,200	32.44	\$96,000
03-ARM'S LENGTH	\$110,000	\$37,900	34.45	\$75,730
03-ARM'S LENGTH	\$135,000	\$48,000	35.56	\$108,000
03-ARM'S LENGTH	\$90,000	\$0	0.00	\$89,858
03-ARM'S LENGTH	\$50,000	\$42,400	84.80	\$84,854
03-ARM'S LENGTH	\$114,500	\$44,000	38.43	\$88,000
03-ARM'S LENGTH	\$40,000	\$43,300	108.25	\$86,695
	\$2,575,750	\$933,100		\$2,312,343
		Sale. Ratio =>	36.23	
		Std. Dev. =>	26.50	

110 ACREAGE STUDY 40 ACRE 30 TO 47.49

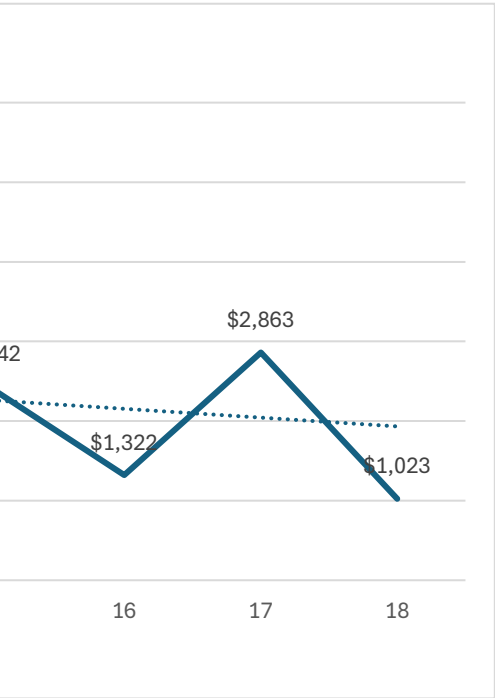


Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$125,000	\$0	\$96,000	0.0	0.0	40.00	40.00
\$125,000	\$0	\$76,600	0.0	0.0	41.50	41.50
\$225,803	\$124,197	\$96,000	0.0	0.0	40.00	40.00
\$113,003	\$26,997	\$96,000	0.0	0.0	40.00	40.00
\$98,423	\$223,827	\$108,000	0.0	0.0	40.00	40.00
\$196,982	\$192,018	\$108,000	0.0	0.0	40.00	40.00
\$85,000	\$0	\$126,205	0.0	0.0	30.08	0.00
\$75,000	\$0	\$168,222	0.0	0.0	30.09	10.03
\$95,000	\$0	\$73,000	0.0	0.0	40.00	40.00
\$140,000	\$0	\$96,040	0.0	0.0	40.10	40.10
\$100,000	\$0	\$70,000	0.0	0.0	40.00	20.00
\$90,000	\$0	\$96,000	0.0	0.0	40.00	40.00
\$110,000	\$0	\$73,000	0.0	0.0	40.00	40.00
\$135,000	\$0	\$108,000	0.0	0.0	40.00	40.00
\$90,000	\$0	\$89,858	0.0	0.0	36.85	36.85
\$50,000	\$0	\$84,854	0.0	0.0	37.83	37.83
\$114,500	\$0	\$88,000	0.0	0.0	40.00	40.00
\$40,000	\$0	\$86,695	0.0	0.0	39.10	39.10
\$2,008,711		\$1,740,474	0.0		695.55	625.41
	Average		Average			
	per FF=>		#DIV/0!		per Net Acre=>	2,887.95

USE \$ 2600/ACRE FOR 401 & 401L

USE \$ 2400/ACRE FOR 201 & 301

USE \$ 2800/ACRE FOR 101



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$3,125	\$0.07	0.00	401	2.025E+11
#DIV/0!	\$3,012	\$0.07	0.00	401	2.023E+11
#DIV/0!	\$5,645	\$0.13	0.00	401	2.024E+11
#DIV/0!	\$2,825	\$0.06	0.00	401	2.024E+11
#DIV/0!	\$2,461	\$0.06	0.00	401	2.024E+11
#DIV/0!	\$4,925	\$0.11	0.00	401	2.023E+11
#DIV/0!	\$2,826	\$0.06	0.00	401	2.024E+11
#DIV/0!	\$2,493	\$0.06	0.00	401	2.024E+11
#DIV/0!	\$2,375	\$0.05	0.00	401	2.023E+11
#DIV/0!	\$3,491	\$0.08	0.00	401	2.024E+11
#DIV/0!	\$2,500	\$0.06	0.00	401	2.025E+11
#DIV/0!	\$2,250	\$0.05	0.00	401	2.024E+11
#DIV/0!	\$2,750	\$0.06	0.00	401	2.023E+11
#DIV/0!	\$3,375	\$0.08	0.00	401	2.025E+11
#DIV/0!	\$2,442	\$0.06	0.00	401	2.024E+11
#DIV/0!	\$1,322	\$0.03	0.00	401	2.024E+11
#DIV/0!	\$2,863	\$0.07	0.00	401	2.024E+11
#DIV/0!	\$1,023	\$0.02	0.00	401	2.024E+11

Average

per SqFt=>

\$0.07

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	RESIDENTIAL 401	1	1	9/27/2023		402
	RESIDENTIAL 401	0	0	1/6/1998		402
	RESIDENTIAL 401	0	1	9/25/2023		401
	RESIDENTIAL 401	0	1	12/20/2021		401
	RESIDENTIAL 401	0	0	8/13/1996		401
	RESIDENTIAL 401	1	0	12/27/2019		401
071-020-100-060-00	RESIDENTIAL 401	0	0	NOT INSPECTED		
071-020-100-100-00, 07	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	9/2/2020		402
071-024-400-018-00	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	1	9/19/2023		402
	RESIDENTIAL 401	1	0	9/5/2023		402
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	9/2/2020		402
	RESIDENTIAL 401	0	1	9/9/2020		402
	RESIDENTIAL 401	0	0	9/9/2020		402
	RESIDENTIAL 401	0	0	9/5/2016		402

Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer

Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name

Waterfront Ownership	Waterfront Influences	Bottom Character