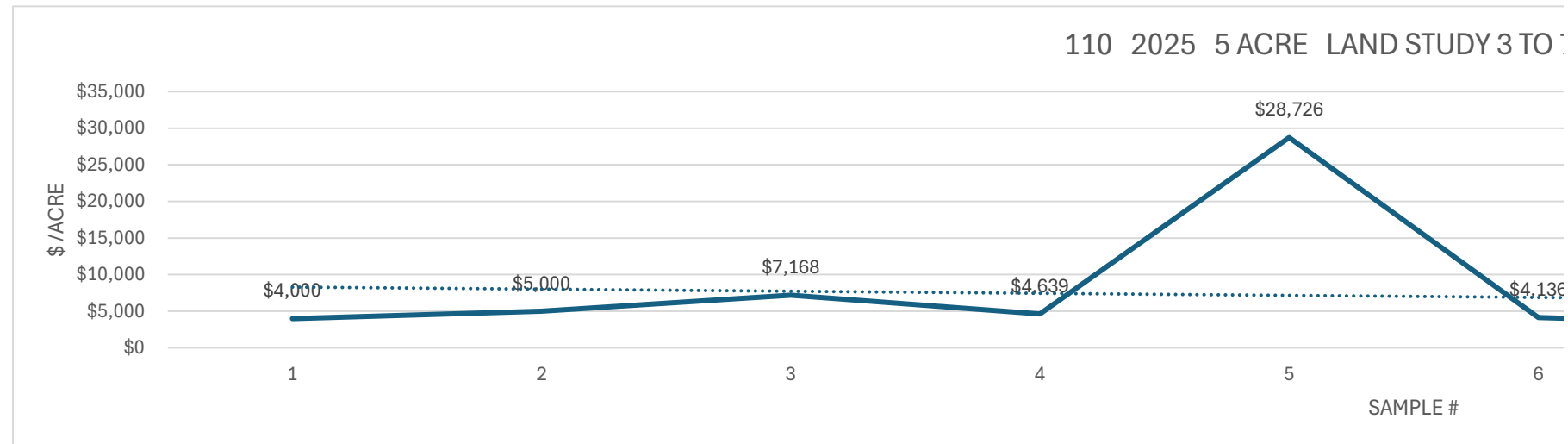


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-010-400-066-00	E M-72	10/13/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,400
060-010-400-066-00	E M-72	07/08/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,300
060-016-400-020-00	E CLARK RD	06/13/24	\$38,000	WD	03-ARM'S LENGTH	\$36,200	\$16,300
060-035-300-024-00	S ELLEN DR	12/13/24	\$16,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$16,000	\$11,400
060-001-100-090-00	925 N US-23	01/16/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$80,200
060-015-200-020-02	4635 E CLARK RD	08/31/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$122,300
071-029-100-005-00	1921 N TAYLOR RD	10/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,500
071-025-400-005-02	N F-41	06/06/24	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$16,300
071-027-400-005-01	1886 E FRENCH RD	05/12/23	\$18,999	WD	03-ARM'S LENGTH	\$18,999	\$10,700
101-036-300-023-00	W CONDON RD	10/23/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$7,400

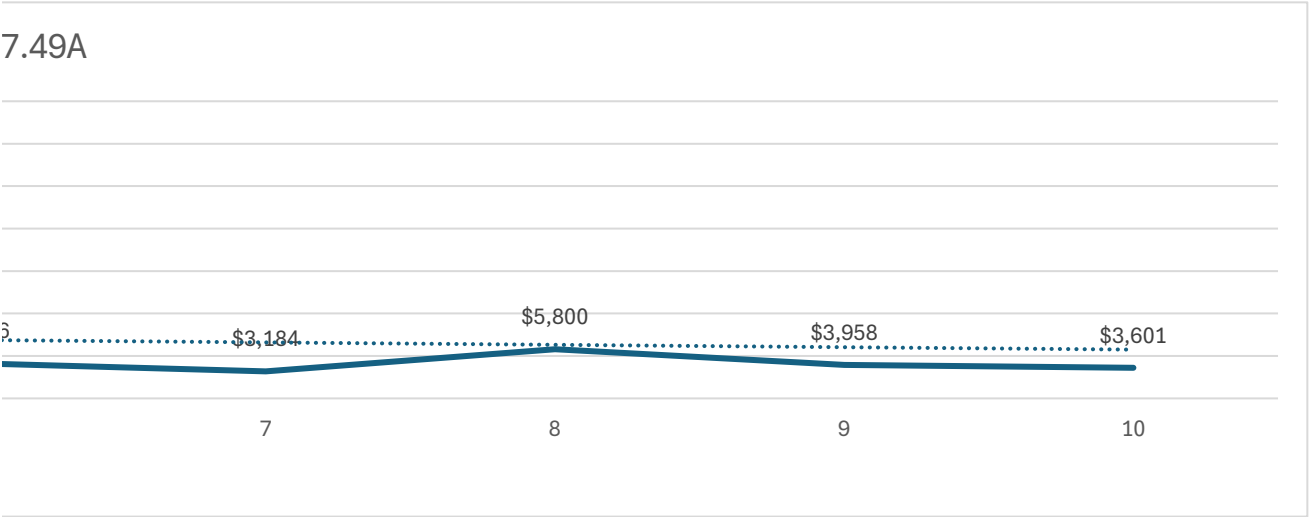
Totals: **\$917,999** **\$916,199** **\$380,800**
Sale. Ratio =>
Std. Dev. =>

110 2025 5 ACRE LAND STUDY 3 TO



Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
57.00	\$22,875	\$20,000	\$0	\$22,875	0.0	0.0	5.00	5.00	#DIV/0!
65.20	\$32,500	\$25,000	\$0	\$32,500	0.0	0.0	5.00	5.00	#DIV/0!
45.03	\$32,694	\$36,200	\$0	\$32,694	0.0	0.0	5.05	5.05	#DIV/0!
71.25	\$23,352	\$16,000	\$0	\$23,352	0.0	0.0	3.45	1.49	#DIV/0!
29.16	\$173,889	\$130,704	\$144,296	\$29,593	0.0	0.0	4.55	4.55	#DIV/0!
46.50	\$264,831	\$25,021	\$237,979	\$26,852	0.0	0.0	6.05	6.05	#DIV/0!
40.23	\$240,081	\$15,919	\$204,081	\$36,000	0.0	0.0	5.00	5.00	#DIV/0!
56.21	\$32,500	\$29,000	\$0	\$32,500	0.0	0.0	5.00	5.00	#DIV/0!
56.32	\$21,460	\$18,999	\$0	\$20,760	0.0	0.0	4.80	4.80	#DIV/0!
56.92	\$23,829	\$13,000	\$0	\$23,829	0.0	0.0	3.61	3.61	#DIV/0!
\$868,011		\$329,843	\$280,955		0.0	47.51		45.55	
41.56				Average			Average		
12.33				per FF=>	#DIV/0!		per Net Acre=>	6,942.75	

USE \$6500/ ACRE FOR 401 & 401L
USE \$6600/ ACRE FOR 101



Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$4,000	\$0.09	0.00	401	2.023E+11		RESIDENTIAL 401	0	0
\$5,000	\$0.11	0.00	401	2.024E+11		RESIDENTIAL 401	0	0
\$7,168	\$0.16	0.00	401	2.024E+11		RESIDENTIAL 401	0	0
\$4,639	\$0.11	0.00	401	202400003723/3721	060-035-300-023-00	RESIDENTIAL 401	0	0
\$28,726	\$0.66	0.00	401	202500000139/0138		RESIDENTIAL 401	0	1
\$4,136	\$0.09	0.00	401	2.023E+11		RESIDENTIAL 401	0	0
\$3,184	\$0.07	0.00	401	2.023E+11		RESIDENTIAL 401	0	0
\$5,800	\$0.13	0.00	401	2.024E+11		RESIDENTIAL 401	0	1
\$3,958	\$0.09	0.00	401	2.023E+11		RESIDENTIAL 401	0	0
\$3,601	\$0.08	0.00	401	2.023E+11		RESIDENTIAL 401	0	0

Average

per SqFt=>

\$0.16

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer
9/26/2023		402							
9/26/2023		402							
9/28/2014		402							
12/4/2019		402							
9/25/2023		401							
12/3/2019		401							
11/10/2008		401							
9/19/2023		402							
9/5/2023		402							
9/29/2023		402							

[illegible]

Waterfront Influences	Bottom Character