

2023 110 LAND ANALYSIS F/F RATE 201 CLASS

1

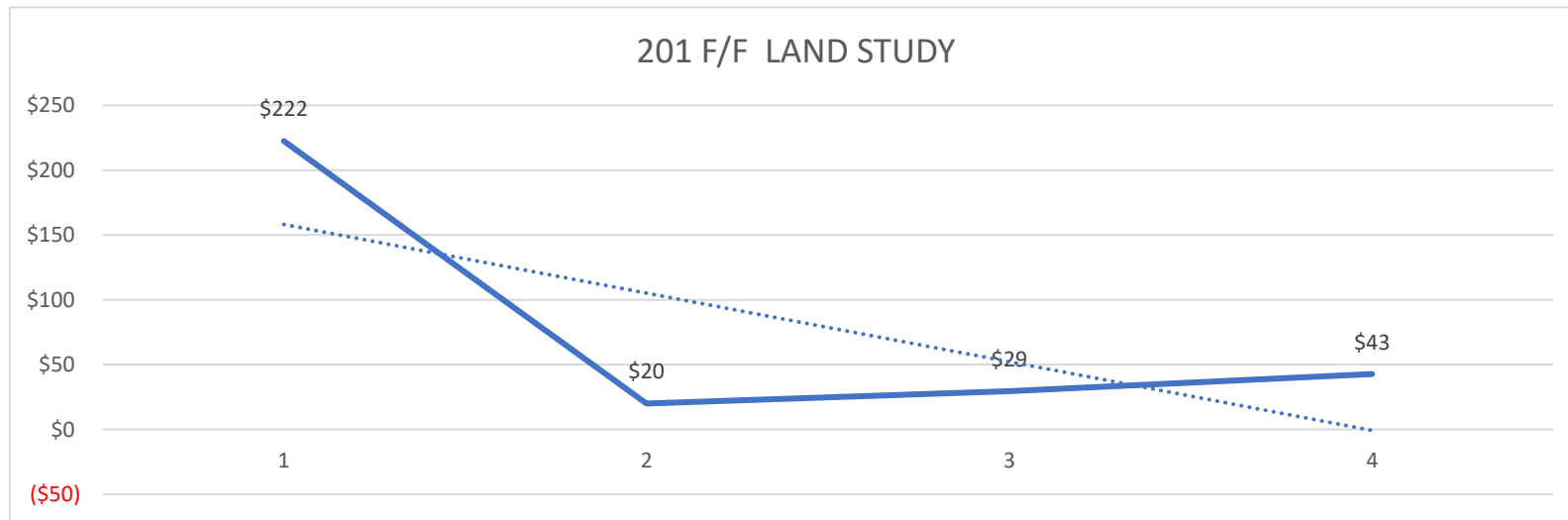
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-014-400-030-00	250 S US-23	02/23/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000
070-032-400-043-00	1135 N RICHARDSON RD	03/03/21	\$74,380	WD	03-ARM'S LENGTH	\$74,380
073-000-018-009-01	101 N LAKE ST	08/18/21	\$2,500	WD	03-ARM'S LENGTH	\$2,500
120-100-015-001-00	117 E MAIN ST	01/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
Totals:			\$246,880			\$246,880

Mean	45508.47914
Standard Error	34717.49635
Median	15077.85113
Mode	#N/A
Standard Deviation	69434.9927
Sample Variance	4821218212
Kurtosis	3.863422678
Skewness	1.955587146
Range	146683.5834
Minimum	2597.315436
Maximum	149280.8989
Sum	182033.9166
Count	4

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2

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$12,100	40.33	\$22,687	\$13,286	\$16,714	\$5,973	59.7	65.0	0.09	0.09
\$43,300	58.21	\$84,844	\$4,644	\$69,736	\$15,108	232.4	335.0	1.79	1.79
\$2,800	112.00	\$5,525	\$2,500	\$0	\$5,525	85.0	90.0	0.18	0.18
\$85,800	61.29	\$162,795	\$6,205	\$133,795	\$29,000	145.0	117.0	0.39	0.39
\$144,000		\$275,851	\$26,635		\$55,606	522.2		2.44	2.44
Sale. Ratio =>	58.33			Average				Average	
Std. Dev. =>	30.78			per FF=>		\$51		per Net Acre=>	10,907.04



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3

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$222	\$149,281	\$3.43	59.73	201	2.021E+11		COMMERCIAL 201	0	1
\$20	\$2,597	\$0.06	232.43	201	2.021E+11		COMMERCIAL 201	0	0
\$29	\$14,205	\$0.33	85.00	201	2.021E+11		COMMERCIAL 201	0	0
\$43	\$15,951	\$0.37	145.00	201	2.022E+11		COMMERCIAL 201	0	0

**Average
per SqFt=> \$0.25**

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4

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
12/3/2019		201	NON-LAKE FRONT.		
12/24/2015		201	RURAL 201		
9/19/1995		202	RURAL 201		
4/26/2019		201	201 F/F RATE		
