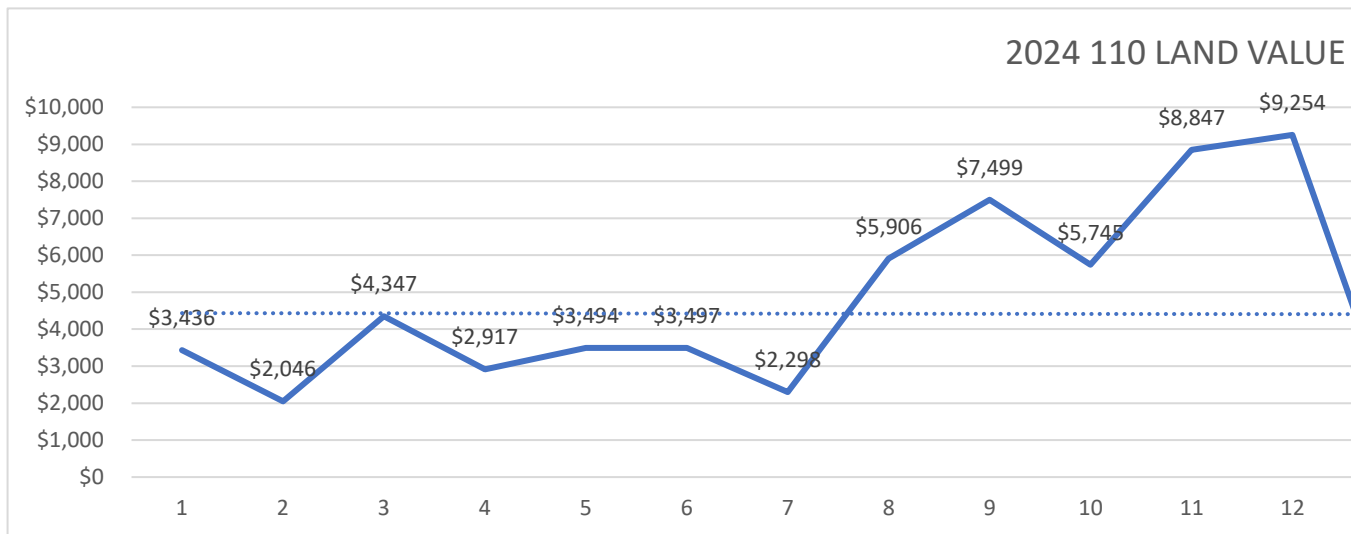


Parcel Number	Street Address	Sale Date	Sale Price	Instr.
110-007-200-040-00	PINE TRL	02/21/23	\$43,000	WD
111-014-300-005-02	2904 N M-65	01/25/22	\$52,800	QC
111-029-100-005-10		05/17/22	\$44,900	WD
111-029-100-005-20	HARDY GRADE	09/06/22	\$50,000	WD
111-031-200-007-00	1478 N HARDY GRADE	10/07/22	\$73,000	WD
113-022-100-203-00	2013 N BEAVER CT	03/08/23	\$35,000	WD
113-022-100-227-00	2240 BEAVER TRL	08/30/21	\$23,000	WD
113-022-100-243-00	4340 W FOOTHILL DR	06/24/22	\$80,000	WD
113-022-100-266-00	2290 CHINWHISKER TRL	12/20/22	\$95,000	WD
113-022-100-267-00	2310 CHINWHISKER TRL	05/04/21	\$69,500	WD
113-027-100-194-00	1700 WOODLAND TRL	01/31/23	\$185,000	WD
113-027-100-195-00	1880 WOODLAND TRL	04/08/22	\$188,500	WD
113-027-200-209-00	W LAKE CIRCLE DR	08/10/22	\$20,000	WD
113-028-400-278-00	1661 WESTWOOD CT	09/07/22	\$111,000	WD
113-028-400-279-00	WESTWOOD CT	12/05/21	\$35,000	WD
113-032-100-022-00	5210 BRIARDALE CT N	08/18/22	\$50,000	WD
113-032-400-056-01	5071 TIMBERLINE TRL	08/01/22	\$54,900	WD
113-033-100-038-00	LAKESIDE TRL	05/06/22	\$30,000	WD
113-033-100-041-00	4925 DEERFIELD TRL	03/11/22	\$42,000	WD
113-033-100-059-00	4930 WILDWOOD TRL	09/23/22	\$61,000	WD
113-033-100-070-00	4601 W WILDWOOD TRL	04/28/22	\$159,900	WD
113-033-100-097-00	4585 TIMBERLINE CT	12/20/21	\$125,000	WD
113-034-100-111-00	1399 LAKESIDE TRL	07/16/21	\$49,900	WD
113-034-100-154-00		09/01/21	\$31,500	WD
113-034-100-154-00		08/31/22	\$37,250	WD
Totals:			\$1,747,150	

Column1

Mean	4404.807882
Standard Error	455.0257285
Median	3494.411178
Mode	3496.503497
Standard Deviation	2275.128643
Sample Variance	5176210.34
Kurtosis	0.137670018
Skewness	1.119254432
Range	7729.67033
Minimum	1523.876124
Maximum	9253.546454
Sum	110120.197
Count	25

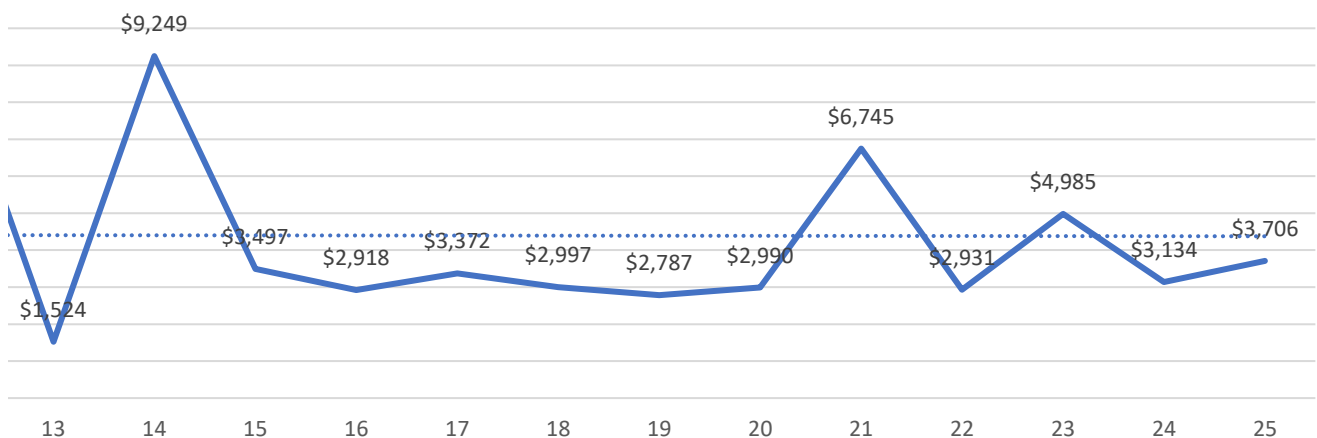
Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$43,000	\$17,400	40.47	\$44,138
19-MULTI PARCEL ARM'S LENGTH	\$52,800	\$0	0.00	\$58,145
19-MULTI PARCEL ARM'S LENGTH	\$44,900	\$19,400	43.21	\$41,118
03-ARM'S LENGTH	\$50,000	\$22,900	45.80	\$56,327
03-ARM'S LENGTH	\$70,900	\$29,700	41.89	\$71,427
03-ARM'S LENGTH	\$35,000	\$16,500	47.14	\$42,008
03-ARM'S LENGTH	\$23,000	\$13,600	59.13	\$35,521
03-ARM'S LENGTH	\$80,000	\$22,900	28.63	\$56,402
03-ARM'S LENGTH	\$95,000	\$22,500	23.68	\$55,344
03-ARM'S LENGTH	\$69,500	\$17,900	25.76	\$47,514
03-ARM'S LENGTH	\$185,000	\$57,300	30.97	\$131,966
03-ARM'S LENGTH	\$188,500	\$56,500	29.97	\$131,393
03-ARM'S LENGTH	\$20,000	\$15,600	78.00	\$40,267
03-ARM'S LENGTH	\$109,000	\$20,900	19.17	\$51,941
03-ARM'S LENGTH	\$35,000	\$13,600	38.86	\$35,521
03-ARM'S LENGTH	\$50,000	\$22,800	45.60	\$56,311
03-ARM'S LENGTH	\$54,900	\$23,000	41.89	\$56,663
03-ARM'S LENGTH	\$30,000	\$13,500	45.00	\$35,521
03-ARM'S LENGTH	\$42,000	\$19,600	46.67	\$49,625
03-ARM'S LENGTH	\$61,000	\$27,500	45.08	\$66,591
03-ARM'S LENGTH	\$159,900	\$0	0.00	\$125,137
03-ARM'S LENGTH	\$125,000	\$54,800	43.84	\$131,178
03-ARM'S LENGTH	\$49,900	\$13,600	27.25	\$35,521
03-ARM'S LENGTH	\$31,500	\$13,700	43.49	\$35,603
03-ARM'S LENGTH	\$37,250	\$13,500	36.24	\$35,603
	\$1,743,050	\$548,700		\$1,526,785
		Sale. Ratio =>	31.48	
		Std. Dev. =>	16.39	



Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$34,362	\$8,638	\$35,500	0.0	0.0	10.00	10.00
\$30,421	\$22,379	\$35,766	0.0	0.0	14.87	5.00
\$44,900	\$0	\$41,118	0.0	0.0	10.33	5.33
\$29,173	\$20,827	\$35,500	0.0	0.0	10.00	10.00
\$35,014	\$35,886	\$35,541	0.0	0.0	10.02	10.02
\$35,000	\$0	\$35,521	0.0	0.0	10.01	10.01
\$23,000	\$0	\$35,521	0.0	0.0	10.01	10.01
\$59,119	\$20,881	\$35,521	0.0	0.0	10.01	10.01
\$75,218	\$19,782	\$35,562	0.0	0.0	10.03	10.03
\$57,507	\$11,993	\$35,521	0.0	0.0	10.01	10.01
\$88,555	\$96,445	\$35,521	0.0	0.0	10.01	10.01
\$92,628	\$95,872	\$35,521	0.0	0.0	10.01	10.01
\$15,254	\$4,746	\$35,521	0.0	0.0	10.01	10.01
\$92,580	\$16,420	\$35,521	0.0	0.0	10.01	10.01
\$35,000	\$0	\$35,521	0.0	0.0	10.01	10.01
\$29,210	\$20,790	\$35,521	0.0	0.0	10.01	10.01
\$33,758	\$21,142	\$35,521	0.0	0.0	10.01	10.01
\$30,000	\$0	\$35,521	0.0	0.0	10.01	10.01
\$27,896	\$14,104	\$35,521	0.0	0.0	10.01	10.01
\$29,930	\$31,070	\$35,521	0.0	0.0	10.01	10.01
\$71,493	\$88,407	\$36,730	0.0	0.0	10.60	10.60
\$29,343	\$95,657	\$35,521	0.0	0.0	10.01	10.01
\$49,900	\$0	\$35,521	0.0	0.0	10.01	10.01
\$31,500	\$0	\$35,603	0.0	0.0	10.05	10.05
\$37,250	\$0	\$35,603	0.0	0.0	10.05	10.05
\$1,118,011		\$895,259	0.0		256.11	241.24
	Average		#DIV/0!		Average	
	per FF=>				per Net Acre=>	4,365.35

USE \$4000/ ACRE FOR 401
 USE \$3680/ ACRE FOR 101

FOR 10 ACRE PARCELS



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#DIV/0!	\$3,436	\$0.08	0.00	401	2.023E+11	
#DIV/0!	\$2,046	\$0.05	0.00	401	2.022E+11	111-014-300-005-01
#DIV/0!	\$4,347	\$0.10	0.00	401	2.022E+11	111-029-100-005-40
#DIV/0!	\$2,917	\$0.07	0.00	401	2.022E+11	
#DIV/0!	\$3,494	\$0.08	0.00	401	2.022E+11	
#DIV/0!	\$3,497	\$0.08	0.00	401	2.023E+11	
#DIV/0!	\$2,298	\$0.05	0.00	401	2.021E+11	
#DIV/0!	\$5,906	\$0.14	0.00	401MH	2.022E+11	
#DIV/0!	\$7,499	\$0.17	0.00	401MH	2.022E+11	
#DIV/0!	\$5,745	\$0.13	0.00	401MH	2.021E+11	
#DIV/0!	\$8,847	\$0.20	0.00	401	2.023E+11	
#DIV/0!	\$9,254	\$0.21	0.00	401	2.022E+11	
#DIV/0!	\$1,524	\$0.03	0.00	401MH	202200002833-4	
#DIV/0!	\$9,249	\$0.21	0.00	401MH	2.022E+11	
#DIV/0!	\$3,497	\$0.08	0.00	401	2.021E+11	
#DIV/0!	\$2,918	\$0.07	0.00	401	2.022E+11	
#DIV/0!	\$3,372	\$0.08	0.00	401MH	2.022E+11	
#DIV/0!	\$2,997	\$0.07	0.00	401	2.022E+11	
#DIV/0!	\$2,787	\$0.06	0.00	401	2.022E+11	
#DIV/0!	\$2,990	\$0.07	0.00	401MH	2.022E+11	
#DIV/0!	\$6,745	\$0.15	0.00	401	2.022E+11	
#DIV/0!	\$2,931	\$0.07	0.00	401	2.021E+11	
#DIV/0!	\$4,985	\$0.11	0.00	401	2.021E+11	
#DIV/0!	\$3,134	\$0.07	0.00	401	2.021E+11	
#DIV/0!	\$3,706	\$0.09	0.00	401	2.022E+11	

Average
per SqFt=>

\$0.10

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
RESIDENTIAL 401	0	0	8/29/2016		401		
RESIDENTIAL 401	0	0	5/28/2007		401		
RESIDENTIAL 401	0	0	11/2/2015		402		
RESIDENTIAL 401	0	0	11/2/2015		401		
RESIDENTIAL 401	1	0	5/9/2007		401		
RESIDENTIAL 401	1	0	9/12/2016		402		
RESIDENTIAL 401	1	0	9/12/2016		402		
RESIDENTIAL 401	1	0	12/23/2019		401		
RESIDENTIAL 401	1	0	9/12/2016		401		
RESIDENTIAL 401	1	0	9/12/2016		401		
RESIDENTIAL 401	1	0	9/12/2016		401		
RESIDENTIAL 401	1	0	5/30/2019		401		
RESIDENTIAL 401	1	0	12/24/2019		401		
RESIDENTIAL 401	1	0	9/7/2016		401		
RESIDENTIAL 401	1	0	9/7/2016		402		
RESIDENTIAL 401	1	0	12/3/2012		401		
RESIDENTIAL 401	1	0	5/22/2019		401		
RESIDENTIAL 401	1	0	9/7/2020		402		
RESIDENTIAL 401	1	0	12/16/2006		401		
RESIDENTIAL 401	1	0	7/12/2007		401		
RESIDENTIAL 401	1	0	7/14/2007		401		
RESIDENTIAL 401	1	0	7/14/2007		401		
RESIDENTIAL 401	1	0	9/7/2020		402		
RESIDENTIAL 401	1	0	9/7/2020		402		
RESIDENTIAL 401	1	0	9/7/2020		402		

Rate Group 3

