

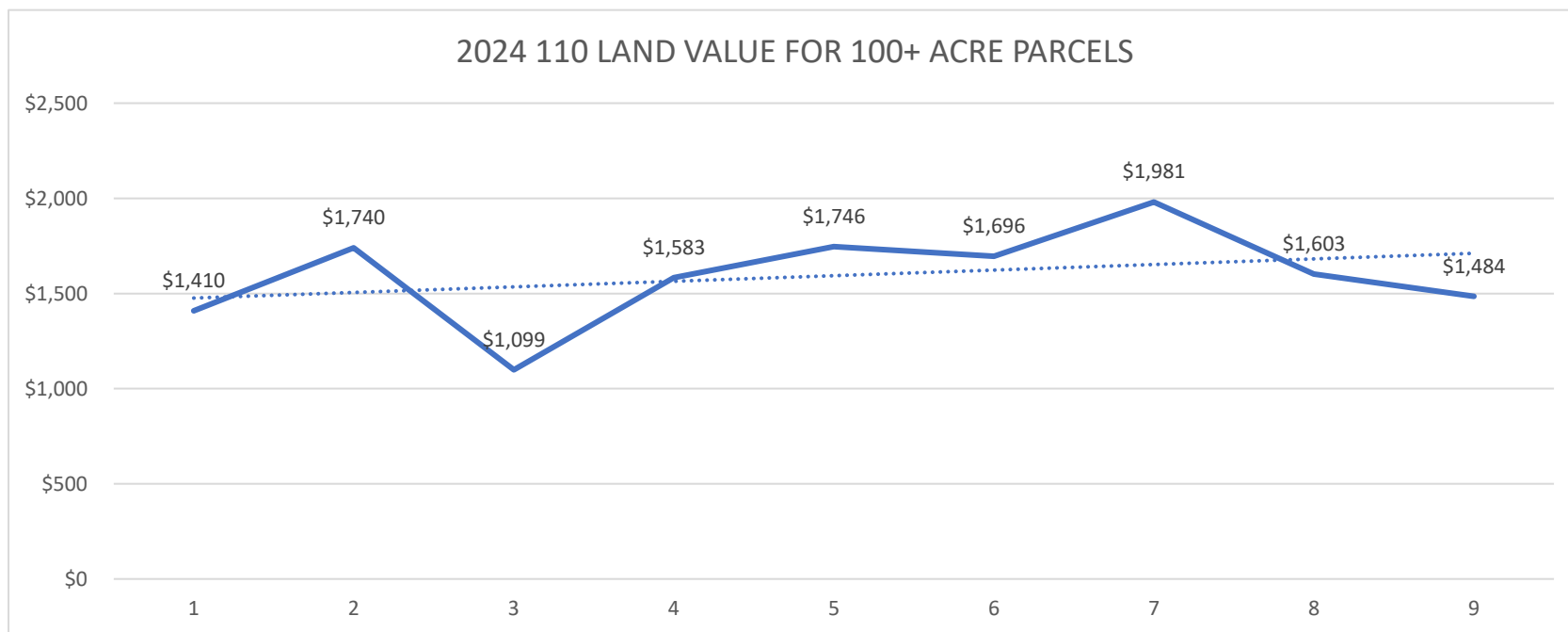
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
111-001-100-006-01	6490 HUBBARD LAKE TRL	01/07/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000
112-004-200-005-00	7987 W DOCTORS CLUB RD	07/14/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900
112-012-100-050-00	FRUCHEY RANCH RD	07/28/21	\$219,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$219,900
112-014-100-005-02	VANWAGONER RD	02/21/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000
112-030-200-005-00	8716 MCCOLLUM LAKE RD	09/30/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000
112-035-300-005-00		11/19/21	\$765,255	WD	19-MULTI PARCEL ARM'S LENGTH	\$765,255
113-021-100-005-75	4750 W SAUGET TRL	05/03/22	\$445,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$445,000
113-022-100-247-00	2458 CHINWHISKER TRL	03/11/22	\$460,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000
113-029-100-005-00		03/30/22	\$950,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$950,000
Totals:			\$4,245,055			\$4,170,055

<i>Column1</i>	
Mean	1593.535116
Standard Error	82.9605584
Median	1602.728742
Mode	#N/A
Standard Deviation	248.8816752
Sample Variance	61942.08825
Kurtosis	1.337923202
Skewness	-0.653812689
Range	881.5545995
Minimum	1099.005448
Maximum	1980.560047
Sum	14341.81605
Count	9

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$153,700	47.29	\$327,599	\$238,041	\$86,959	\$240,640	0.0	0.0	168.87
\$141,200	40.35	\$300,384	\$273,612	\$76,288	\$224,096	0.0	0.0	157.26
\$112,500	51.16	\$226,219	\$219,900	\$0	\$226,219	0.0	0.0	200.09
\$162,000	42.63	\$341,993	\$380,000	\$0	\$341,993	0.0	0.0	240.00
\$142,200	40.63	\$305,934	\$239,462	\$110,538	\$195,396	0.0	0.0	137.12
\$278,100	36.34	\$628,034	\$765,255	\$0	\$628,034	0.0	0.0	451.23
\$179,600	40.36	\$359,206	\$269,475	\$175,525	\$183,681	0.0	0.0	136.06
\$159,200	41.35	\$392,039	\$247,862	\$137,138	\$254,901	0.0	0.0	154.65
\$440,000	46.32	\$27,018	\$950,000	\$0	\$27,018	0.0	0.0	640.00
\$1,768,500		\$2,908,426	\$3,583,607		\$2,321,978	0.0		2,285.28
Sale. Ratio =>	42.41				Average			Average
Std. Dev. =>	4.51				per FF=>	#DIV/0!		per Net Acre=>

USE \$1600/ ACRE

USE \$1472/ ACRE



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
168.87	#DIV/0!	\$1,410	\$0.03	0.00	401	2.022E+11
157.26	#DIV/0!	\$1,740	\$0.04	0.00	401	2.021E+11
158.75	#DIV/0!	\$1,099	\$0.03	0.00	401	2.021E+11
240.00	#DIV/0!	\$1,583	\$0.04	0.00	401	2.023E+11
137.12	#DIV/0!	\$1,746	\$0.04	0.00	401	2.022E+11
226.00	#DIV/0!	\$1,696	\$0.04	0.00	401	2.021E+11
0.00	#DIV/0!	\$1,981	\$0.05	0.00	401	2.022E+11
10.01	#DIV/0!	\$1,603	\$0.04	0.00	401	2.022E+11
10.01	#DIV/0!	\$1,484	\$0.03	0.00	401	2.022E+11

1,108.02

1,568.13 **Average**
per SqFt=> **\$0.04**

FOR 401

FOR 101

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
	RESIDENTIAL 401	0	0	12/16/2006
	RESIDENTIAL 401	1	0	6/6/2007
112-013-100-050-00	RESIDENTIAL 401	0	0	9/8/2020
	RESIDENTIAL 401	0	0	9/8/2020
	RESIDENTIAL 401	1	0	7/1/2007
111-002-100-005-00, 111-002-100-040-00, 111-003-400-005-01, 111-002-200-030-00	RESIDENTIAL 401	0	0	9/8/2020
113-021-100-005-01	RESIDENTIAL 401	0	0	9/5/2016
113-021-100-005-05, 113-015-300-010-10	RESIDENTIAL 401	1	0	9/12/2016
113-032-100-021-00	RESIDENTIAL 401	0	0	9/7/2016

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	401			
	401			
	402			
	402			
	401			
	402			
BLD ON QFP	401			
	401			
QUALIFIED FOREST PARCEL	402			
