

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
11 005 100 002 05 7 3	BANKERS RD	10/06/21	\$1,200	QC	03-ARM'S LENGTH	\$1,200	\$3,000	250.00	
11 022 400 003 22 7 3	5640 S HILLSDALE RD	03/31/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,700	28.95	
11 034 200 060 34 7 3	LILAC RD	11/11/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$0	0.00	
11 010 200 004 10 7 3	1176 W BEAR LAKE RD	06/30/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$38,100	38.88	
11 004 200 001 04 7 3	2471 BANKERS RD	05/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,500	48.44	
11 034 100 010 34 7 3	1931 LILAC RD	06/01/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$44,000	51.16	
11 009 100 013 09 7 3	2838 W BEAR LAKE RD	08/24/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$52,700	47.05	
11 006 200 001 06 7 3	4411 COLE RD	03/03/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,400	36.93	
11 012 300 034 12 7 3	FOUST	04/30/21	\$15,000	LC	03-ARM'S LENGTH	\$15,000	\$7,000	46.67	
11 006 200 043 06 7 3	4250 BANKERS RD	08/03/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,300	42.10	
11 175 001 001	2024 WOODLAND TRL	05/07/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$23,500	36.43	
11 010 300 015 10 7 3	3771 CAMBRIA RD	07/21/21	\$60,000	MLC	03-ARM'S LENGTH	\$60,000	\$28,400	47.33	
11 022 300 005 22 7 3	1820 W READING RD	09/01/20	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$0	0.00	
11 033 300 009 33 7 3	7501 CAMBRIA RD	10/14/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$6,800	27.20	
11 004 200 024 04 7 3	2020 CAMBRIA RD	12/21/20	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$47,100	36.23	
11 023 100 008 23 7 3	5455 S HILLSDALE RD	07/27/21	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$10,200	29.57	
11 036 100 010 36 7 3	7360 STEAMBURG RD	05/03/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$0	0.00	
11 012 100 017 12 7 3	2100 E BEAR LAKE RD	05/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,000	46.67	
11 015 200 010 15 7 3	4380 S HILLSDALE RD	06/15/20	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$60,400	49.71	
11 033 300 008 33 7 3	2685 WILSON ST	11/19/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$23,500	28.48	
11 003 400 025 03 7 3	2560 S HILLSDALE RD	04/21/20	\$140,000	LC	03-ARM'S LENGTH	\$140,000	\$52,000	37.14	
11 029 200 009 29 7 3	3131 W READING RD	04/23/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,000	32.50	
11 026 100 004 26 7 3	1251 E READING RD	09/30/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$76,900	37.15	
11 003 400 021 03 7 3	2922 S HILLSDALE RD	08/19/21	\$176,111	WD	03-ARM'S LENGTH	\$176,111	\$76,800	43.61	
11 006 100 024 06 7 3	2201 S SAND LAKE RD	06/25/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,200	47.43	
11 015 100 002 15 7 3	CAMBRIA RD	04/14/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$117,700	42.05	
Totals:			\$3,057,211			\$3,057,211	\$1,090,200		
								Sale. Ratio =>	35.66
								Std. Dev. =>	44.62

CAMBRIA TOWNSHIP RURAL RES LAND 1ST ACRE AT \$12,000 , 5 acres at \$30,000 20 acres at \$70,000 \$3500 PER ACRE AFTER

\$80 FRONT FOOT APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$6,024	\$1,200	\$6,024	100.4	189.0	0.35	0.35	\$12	\$3,458	\$0.08
\$211,182	\$8,818	\$10,854	180.9	132.0	0.63	0.63	\$49	\$13,930	\$0.32
\$10,450	\$5,000	\$10,450	0.0	0.0	0.95	0.95	#DIV/0!	\$5,263	\$0.12
\$76,290	\$31,710	\$10,000	175.0	248.9	1.00	1.00	\$181	\$31,710	\$0.73
\$152,770	\$24,065	\$16,835	280.6	181.0	1.23	1.23	\$86	\$19,502	\$0.45
\$90,549	\$7,331	\$11,880	0.0	0.0	1.47	1.47	#DIV/0!	\$4,987	\$0.11
\$109,443	\$15,729	\$13,172	279.0	280.0	1.79	1.79	\$56	\$8,772	\$0.20
\$133,667	\$30,689	\$14,356	300.0	267.0	1.84	1.84	\$102	\$16,688	\$0.38
\$14,000	\$15,000	\$14,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17
\$145,252	\$35,868	\$14,120	0.0	0.0	2.03	2.03	#DIV/0!	\$17,669	\$0.41
\$46,936	\$64,500	\$46,936	469.4	483.4	2.07	0.55	\$137	\$31,144	\$0.71
\$58,938	\$15,378	\$14,316	455.0	199.0	2.08	2.08	\$34	\$7,397	\$0.17
\$121,860	\$28,300	\$17,160	0.0	0.0	2.54	2.54	#DIV/0!	\$11,142	\$0.26
\$15,960	\$24,640	\$15,600	0.0	0.0	2.90	2.90	#DIV/0!	\$8,497	\$0.20
\$110,144	\$38,006	\$18,150	0.0	0.0	3.03	3.03	#DIV/0!	\$12,543	\$0.29
\$20,350	\$34,500	\$20,350	0.0	0.0	3.93	3.93	#DIV/0!	\$8,779	\$0.20
\$174,480	\$58,240	\$23,720	0.0	0.0	4.16	4.16	#DIV/0!	\$14,000	\$0.32
\$143,945	\$37,087	\$31,032	416.0	250.0	4.76	2.39	\$89	\$7,795	\$0.18
\$122,882	\$26,118	\$27,500	0.0	0.0	5.00	5.00	#DIV/0!	\$5,224	\$0.12
\$52,292	\$56,583	\$26,375	0.0	0.0	5.00	5.00	#DIV/0!	\$11,317	\$0.26
\$103,741	\$64,672	\$28,413	0.0	0.0	5.73	5.73	#DIV/0!	\$11,287	\$0.26
\$103,607	\$84,668	\$28,275	0.0	0.0	6.18	6.18	#DIV/0!	\$13,700	\$0.31
\$157,311	\$91,734	\$42,045	0.0	0.0	7.65	4.50	#DIV/0!	\$11,991	\$0.28
\$158,314	\$52,080	\$34,283	0.0	0.0	9.57	9.57	#DIV/0!	\$5,442	\$0.12
\$66,517	\$58,483	\$55,000	0.0	0.0	10.00	5.00	#DIV/0!	\$5,848	\$0.13
\$235,350	\$279,900	\$235,350	0.0	0.0	78.45	78.45	#DIV/0!	\$3,568	\$0.08
\$2,642,254	\$1,190,299	\$786,196	2,656.2		166.34	154.31			
		Average			Average			Average	
		per FF=>	\$83		per Net Acre=>	7,155.65		per SqFt=>	\$0.16

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
80.00	4001	1809-0206		4001 CAMBRIA RESIDENTIAL	0	1	1/24/2019	
209.00	4001	1791-0444		4001 CAMBRIA RESIDENTIAL	0	1	4/11/2009	
0.00	4001	1812-1193		4001 CAMBRIA RESIDENTIAL	0	0	7/5/2011	
175.00	4001	1766-0018		4001 CAMBRIA RESIDENTIAL	0	0	12/18/2006	
297.00	4001	1796-0642		4001 CAMBRIA RESIDENTIAL	0	1	1/25/2019	
0.00	4001	1797-0689		4001 CAMBRIA RESIDENTIAL	0	1	7/7/2011	
279.00	4001	1805-0708		4001 CAMBRIA RESIDENTIAL	0	1	5/22/2008	
300.00	4001	1821-0489		4001 CAMBRIA RESIDENTIAL	0	1	7/1/2014	
0.00	4001	1794-0646		4001 CAMBRIA RESIDENTIAL	0	1	NOT INSPECTED	
0.00	4001	1803-0208		4001 CAMBRIA RESIDENTIAL	0	1	7/2/2014	
428.40	4001	1794-1166	11 175 001 035, 11 175 001 036		0	1	1/11/2022	
455.00	4001	1801-0539		4001 CAMBRIA RESIDENTIAL	0	0	11/9/2020	
0.00	4001	1771-1254		4001 CAMBRIA RESIDENTIAL	0	0	7/20/2010	
0.00	4001	1775-1186		4001 CAMBRIA RESIDENTIAL	0	0	5/22/2006	
0.00	4001			4001 CAMBRIA RESIDENTIAL	0	0	1/26/2019	
0.00	4001	1802-0891		4001 CAMBRIA RESIDENTIAL	0	0	10/20/2022	
0.00	4001	1794-0473		4001 CAMBRIA RESIDENTIAL	0	0	6/18/2013	
416.00	4001	1797-0141	11 012 100 018 12 7 3	4001 CAMBRIA RESIDENTIAL	0	1	8/10/2011	
0.00	4001	1764-1026		4001 CAMBRIA RESIDENTIAL	0	1	11/9/2020	
0.00	4001	1819-0125		4001 CAMBRIA RESIDENTIAL	1	0	8/28/2013	
0.00	4001	1777-0649		4001 CAMBRIA RESIDENTIAL	1	0	10/12/2017	
0.00	4001	1794-0309		4001 CAMBRIA RESIDENTIAL	0	0	11/6/2008	
0.00	4001	1807-1122	11 026 100 003 26 7 3	4001 CAMBRIA RESIDENTIAL	0	1	10/21/1997	
0.00	4001	1804-0694		4001 CAMBRIA RESIDENTIAL	0	1	10/5/2022	
0.00	4001	1799-0785	11 006 100 023 06 7 3	4001 CAMBRIA RESIDENTIAL	0	1	1/10/2002	
0.00	4001	1793-0736		4001 CAMBRIA RESIDENTIAL	0	1	NOT INSPECTED	

