

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
11 003 300 002 03 7 3	CAMBRIA RD	02/11/21	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$340,800	42.60
11 011 300 005 11 7 3	S HILLSDALE RD	07/01/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,700	39.90
11 011 300 011 11 7 3	1443 E BEAR LAKE RD	06/22/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00
11 013 300 022 13 7 3	FOUST RD	10/16/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$0	0.00
11 017 100 003 17 7 3	4331 PIKE LAKE RD	01/14/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$167,900	37.73
11 018 100 004 18 7 3	QUACKENBUSH RD	09/21/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$170,100	37.80
11 018 200 021 18 7 3	CARPENTER RD	09/21/21	\$118,162	WD	03-ARM'S LENGTH	\$118,162	\$47,100	39.86
11 023 300 003 23 7 3	5831 S HILLSDALE RD	11/05/20	\$160,200	WD	03-ARM'S LENGTH	\$160,200	\$87,600	54.68
11 027 200 008 27 7 3	1505 W READING RD	11/24/21	\$223,700	WD	03-ARM'S LENGTH	\$223,700	\$90,000	40.23
11 030 300 006 30 7 3	W READING RD	04/23/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$0	0.00
11 036 300 014 36 7 3	7651 STEAMBURG RD	07/27/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$113,600	38.12
Totals:			\$3,184,062			\$3,184,062	\$1,136,800	
							Sale. Ratio =>	35.70
							Std. Dev. =>	19.89

CAMBRIA TILLABLE LAND \$4000 PER AC RE APPLIED, \$4067 CALCULATED

11 009 200 011 09 7 3	CAMBRIA RD	12/13/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67
11 010 400 001 10 7 3	1171 W BEAR LAKE RD	01/21/21	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$64,100	51.08
11 005 200 009 05 7 3	3331 BANKERS RD	03/25/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,300	43.84
11 012 400 005 12 7 3	FOUST RD	09/29/20	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$116,000	55.24
11 015 200 007 15 7 3	4200 S HILLSDALE RD	02/25/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$100,600	52.95
11 032 300 006 32 7 3	BIGELOW RD	04/23/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$42,300	45.98
11 035 100 023 35 7 3	7451 S HILLSDALE RD	06/09/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$126,800	51.54
11 036 300 014 36 7 3	7651 STEAMBURG RD	07/23/21	\$211,200	WD	03-ARM'S LENGTH	\$211,200	\$113,600	53.79

CAMBRIA NON TILLABLE \$3100 APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$681,650	\$800,000	\$681,650	0.0	0.0	200.00	160.00	#DIV/0!	\$4,000	\$0.09
\$239,499	\$300,000	\$239,499	0.0	0.0	74.94	74.94	#DIV/0!	\$4,003	\$0.09
\$204,335	\$67,375	\$61,710	0.0	0.0	20.57	20.57	#DIV/0!	\$3,275	\$0.08
\$102,270	\$95,000	\$102,270	0.0	0.0	29.87	29.87	#DIV/0!	\$3,180	\$0.07
\$395,510	\$335,531	\$286,041	0.0	0.0	77.89	77.89	#DIV/0!	\$4,308	\$0.10
\$340,180	\$450,000	\$340,180	0.0	0.0	99.38	76.51	#DIV/0!	\$4,528	\$0.10
\$94,150	\$118,162	\$94,150	0.0	0.0	28.61	28.61	#DIV/0!	\$4,130	\$0.09
\$176,557	\$115,443	\$131,800	0.0	0.0	40.00	40.00	#DIV/0!	\$2,886	\$0.07
\$216,006	\$223,700	\$216,006	0.0	0.0	51.43	51.43	#DIV/0!	\$4,350	\$0.10
\$86,604	\$84,000	\$86,604	0.0	0.0	21.00	21.00	#DIV/0!	\$4,000	\$0.09
\$227,150	\$298,000	\$227,150	0.0	0.0	66.15	66.15	#DIV/0!	\$4,505	\$0.10
\$2,763,911	\$2,887,211	\$2,467,060	0.0		709.84	646.97			
	Average				Average			Average	
	per FF=>	#DIV/0!			per Net Acre=>	4,067.41		per SqFt=>	\$0.09

\$40,740	\$30,000	\$40,740	0.0	0.0	10.04	10.04	#DIV/0!	\$2,988	\$0.07
\$128,237	\$125,500	\$128,237	0.0	0.0	39.50	39.50	#DIV/0!	\$3,177	\$0.07
\$451,809	\$185,914	\$212,723	0.0	0.0	55.04	55.04	#DIV/0!	\$3,378	\$0.08
\$232,000	\$210,000	\$232,000	0.0	0.0	75.00	75.00	#DIV/0!	\$2,800	\$0.06
\$200,444	\$153,631	\$164,075	0.0	0.0	50.00	50.00	#DIV/0!	\$3,073	\$0.07
\$84,587	\$92,000	\$84,587	0.0	0.0	26.67	26.67	#DIV/0!	\$3,450	\$0.08
\$252,607	\$125,969	\$132,576	0.0	0.0	41.20	41.20	#DIV/0!	\$3,058	\$0.07
\$227,150	\$211,200	\$227,150	0.0	0.0	66.15	66.15	#DIV/0!	\$3,193	\$0.07

\$1,134,214

363.60

AVERAGE \$3119 PER ACRE NON TILLAI

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	1001		11 010 100 001 10 7 3	1001 AGRICULTURAL	0	1	10/27/2017		102
0.00	1001	1800-1149		1001 AGRICULTURAL	0	1	9/24/2013		102
0.00	1001	1765-0677		4001 CAMBRIA RESIDENTIAL	0	0	10/25/2019		401
0.00	1001	1776-0218		1001 AGRICULTURAL	0	0	10/28/2019		102
0.00	1001	1817-0612		1001 AGRICULTURAL	1	0	3/27/1999		101
0.00	1001	1807-0392	11 018 100 006 18 7 3	1001 AGRICULTURAL	0	1	1/20/1999		102
0.00	1001	1807-1014		1001 AGRICULTURAL	0	0	9/13/1997		102
0.00	1001	1778-1181		1001 AGRICULTURAL	0	1	7/21/2010		101
0.00	1001	1814-0655		1001 AGRICULTURAL	0	0	NOT INSPECTED		102
0.00	1001	1793-1254		1001 AGRICULTURAL	0	0	11/3/2017		102
0.00	1001	1802-0958		1001 AGRICULTURAL	0	0	7/7/2008		102

0.00	1001	1814-1034		1001 AGRICULTURAL	0	0	NOT INSPECTED		102
0.00	1001	1784-0596		1001 AGRICULTURAL	1	0	8/4/2014		102
0.00	1001	1822-0509		1001 AGRICULTURAL	0	1	1/22/2019		101
0.00	1001	1774-0536		1001 AGRICULTURAL	0	0	4/1/1999		102
0.00	1001			1001 AGRICULTURAL	0	1	12/14/1999		101
0.00	1001	1793-0837		1001 AGRICULTURAL	0	1	NOT INSPECTED		102
0.00	1001	0351-0002		1001 AGRICULTURAL	0	1	10/5/2022		101
0.00	1001	1801-0845		1001 AGRICULTURAL	0	0	7/7/2008		102

BLE

Rate Group 1 Rate Group 2 Rate Group 3

