

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$37,700	26.55
11 034 200 048 34 7 3	7362 S HILLSDALE RD	01/07/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$17,900	35.80
006-215-301-03	V/L	07/07/20	\$25,000	WD	03-ARM'S LENGTH	\$20,500	\$10,000	48.78
11 012 300 034 12 7 3	FOUST	04/30/21	\$15,000	LC	03-ARM'S LENGTH	\$15,000	\$7,000	46.67
07-029-400-017-29-6-3	V/L	06/19/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,800	46.00
11 029 200 011 29 7 3	3245 W READING RD	09/28/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$61,300	40.87
06-012-100-016-12-6-3	V/L	09/24/20	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$20,000	46.51
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:			\$734,900			\$730,400	\$285,400	
							Sale. Ratio =>	39.07
							Std. Dev. =>	7.38

COMMERCIAL CAMBRIA 1ST ACREE AT \$12,000, 5 ACRES AT \$30,000, 10 ACRES AT \$45,000 20 ACRES AND ABOVE AT \$3500 PER ACR

RES AG SALES CONSIDERED AS REFERENCE, NOT APPLIED

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
11 001 400 005 01 7 3	HUDSON RD	06/17/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$28,500	42.54
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
11 032 300 006 32 7 3	BIGELOW RD	04/23/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$42,300	45.98
11 018 200 021 18 7 3	CARPENTER RD	09/21/21	\$118,162	WD	03-ARM'S LENGTH	\$118,162	\$47,100	39.86
11 013 300 022 13 7 3	FOUST RD	10/16/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$0	0.00
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
11 027 200 008 27 7 3	1505 W READING RD	11/24/21	\$223,700	WD	03-ARM'S LENGTH	\$223,700	\$90,000	40.23
11 011 300 005 11 7 3	S HILLSDALE RD	07/01/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,700	39.90

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$141,400	\$10,684	\$7,348	194.0	150.0	0.67	0.67	\$55	\$15,994	\$0.37
\$49,977	\$11,031	\$11,008	144.0	303.0	1.00	1.00	\$77	\$11,009	\$0.25
\$20,000	\$20,500	\$20,000			1.66	1.66		\$12,349	\$0.28
\$16,000	\$15,000	\$16,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17
\$27,500	\$30,000	\$27,500			5.02	5.02		\$5,976	\$0.14
\$155,412	\$22,813	\$28,225	0.0	0.0	5.81	5.81	#DIV/0!	\$3,927	\$0.09
\$40,000	\$43,000	\$40,000			8.95	8.95		\$4,804	\$0.11
\$274,575	\$279,900	\$274,575	0.0	0.0	78.45	78.45	#DIV/0!	\$3,568	\$0.08
\$724,864	\$432,928	\$424,656	338.0		103.56	103.56			
	Average				Average			Average	
	per FF=>		\$1,281		per Net Acre=>	4,180.46		per SqFt=>	\$0.10

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\$22,350	\$34,500	\$22,350	0.0	0.0	3.93	3.93	#DIV/0!	\$8,779	\$0.20
\$67,000	\$67,000	\$67,000	0.0	0.0	19.80	19.80	#DIV/0!	\$3,384	\$0.08
\$82,480	\$84,000	\$82,480	0.0	0.0	21.00	21.00	#DIV/0!	\$4,000	\$0.09
\$93,960	\$92,000	\$93,960	0.0	0.0	26.67	26.67	#DIV/0!	\$3,450	\$0.08
\$107,600	\$118,162	\$107,600	0.0	0.0	28.61	28.61	#DIV/0!	\$4,130	\$0.09
\$116,880	\$95,000	\$116,880	0.0	0.0	29.87	29.87	#DIV/0!	\$3,180	\$0.07
\$144,193	\$125,500	\$144,193	0.0	0.0	39.50	39.50	#DIV/0!	\$3,177	\$0.07
\$205,720	\$223,700	\$205,720	0.0	0.0	51.43	51.43	#DIV/0!	\$4,350	\$0.10
\$266,361	\$300,000	\$266,361	0.0	0.0	74.94	74.94	#DIV/0!	\$4,003	\$0.09

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
194.00	2001	1800-1186		2001 CAMBRIA COMMERCIAL	0	1	6/11/2008		201
144.00	2001	1783-0544		2001 CAMBRIA COMMERCIAL	0	1	7/5/2011		201
		2001 1766-672							
0.00	2001	1794-0646		4001 CAMBRIA RESIDENTIAL	0	1	NOT INSPECTED		402
	2001	1765-121		2001 COMMERCIAL					
0.00	2001	1812-0250		2001 CAMBRIA COMMERCIAL	0	0	1/14/2008		201
	2001	1774-691		2001 COMMERCIAL					
0.00	4001	1793-0736		4001 CAMBRIA RESIDENTIAL	0	1	NOT INSPECTED		402

0.00	4001	1802-0891		4001 CAMBRIA RESIDENTIAL	0	0	10/20/2022		402
0.00	4003	1798-0933		4001 CAMBRIA RESIDENTIAL	0	1	6/11/2008		402
0.00	1001	1793-1254		1001 AGRICULTURAL	0	0	11/3/2017		102
0.00	1001	1793-0837		1001 AGRICULTURAL	0	1	NOT INSPECTED		102
0.00	1001	1807-1014		1001 AGRICULTURAL	0	0	9/13/1997		102
0.00	1001	1776-0218		1001 AGRICULTURAL	0	0	10/28/2019		102
0.00	1001	1784-0596		1001 AGRICULTURAL	1	0	8/4/2014		102
0.00	1001	1814-0655		1001 AGRICULTURAL	0	0	NOT INSPECTED		102
0.00	1001	1800-1149		1001 AGRICULTURAL	0	1	9/24/2013		102

Rate Group 1 Rate Group 2 Rate Group 3

