

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	
02 024 200 015 24 5 3	E HASTINGS LAKE RD	04/09/21	\$3,500	WD	03-ARM'S LENGTH	\$3,500	\$3,000	85.71	
02 017 100 006 17 5 3		10/20/21	\$10,500	PTA	03-ARM'S LENGTH	\$10,500	\$3,100	29.52	
02 017 300 012 17 5 3	3660 W HASTINGS LAKE RD	05/12/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$16,100	36.59	
02 002 300 034 02 5 3	11273 ROWE RD	08/01/21	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$20,500	51.25	
02 017 100 010 17 5 3	W LITCHFIELD RD	11/08/21	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$0	0.00	
02 006 300 012 06 5 3	4700 W MOSHERVILLE RD	02/10/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$0	0.00	
02 011 300 031 11 5 3	1730 E LITCHFIELD RD	06/26/20	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$22,400	67.88	
02 026 300 002 26 5 3	E CHICAGO RD	10/25/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,500	70.00	
02 026 300 006 26 5 3	E CHICAGO RD	11/23/21	\$32,550	WD	03-ARM'S LENGTH	\$32,550	\$17,500	53.76	
02 027 300 007 27 5 3	7215 DOBSON RD	08/18/20	\$82,540	WD	03-ARM'S LENGTH	\$82,540	\$0	0.00	
02 001 300 010 01 5 3	E MOSHERVILLE RD	02/14/22	\$60,000	MLC	03-ARM'S LENGTH	\$60,000	\$21,600	36.00	
02 011 400 019 11 5 3	E LITCHFIELD RD	08/20/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$84,500	51.52	
02 004 300 024 04 5 3	2554 W MOSHERVILLE RD	08/04/20	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$204,500	47.57	
02 015 100 004 15 5 3	1257 E LITCHFIELD RD	05/19/21	\$118,900	WD	03-ARM'S LENGTH	\$118,900	\$35,300	29.69	
02 012 300 018 12 5 3	POPE RD	12/22/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,900	53.20	
02 012 300 018 12 5 3	POPE RD	11/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,900	39.90	
02 003 400 011 03 5 3	E MOSHERVILLE RD	04/13/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,000	51.43	
Totals:			\$1,623,390			\$1,623,390	\$633,800		
								Sale. Ratio =>	39.04
								Std. Dev. =>	24.48

SCIPIO RES LAND \$7000 FIRST ACRE, 5 ACRES \$22,500, 10 ACRES AT \$35000, 15 AND ABOVE AT \$3500 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$6,040	\$3,500	\$6,040	0.0	0.0	1.01	1.01	#DIV/0!	\$3,465	\$0.08
\$6,240	\$10,500	\$6,240	0.0	0.0	1.14	1.14	#DIV/0!	\$9,211	\$0.21
\$32,763	\$17,517	\$6,280	0.0	0.0	1.25	1.25	#DIV/0!	\$14,014	\$0.32
\$40,717	\$6,443	\$7,160	0.0	0.0	1.29	1.29	#DIV/0!	\$4,995	\$0.11
\$7,800	\$10,500	\$7,800	0.0	0.0	1.45	1.45	#DIV/0!	\$7,241	\$0.17
\$184,142	\$15,378	\$15,520	0.0	0.0	3.38	3.38	#DIV/0!	\$4,550	\$0.10
\$44,480	\$33,000	\$44,480	0.0	0.0	9.12	2.28	#DIV/0!	\$3,618	\$0.08
\$35,000	\$25,000	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,500	\$0.06
\$35,000	\$32,550	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,255	\$0.07
\$88,410	\$28,380	\$34,250	0.0	0.0	10.00	10.00	#DIV/0!	\$2,838	\$0.07
\$43,180	\$60,000	\$43,180	0.0	0.0	14.47	14.47	#DIV/0!	\$4,147	\$0.10
\$161,410	\$54,370	\$51,780	0.0	0.0	15.39	2.56	#DIV/0!	\$3,533	\$0.08
\$401,619	\$95,121	\$66,840	0.0	0.0	22.50	22.50	#DIV/0!	\$4,228	\$0.10
\$70,500	\$118,900	\$70,500	0.0	0.0	24.00	24.00	#DIV/0!	\$4,954	\$0.11
\$79,760	\$75,000	\$79,760	0.0	0.0	25.50	12.50	#DIV/0!	\$2,941	\$0.07
\$79,760	\$100,000	\$79,760	0.0	0.0	25.50	12.50	#DIV/0!	\$3,922	\$0.09
\$215,071	\$190,679	\$195,750	0.0	0.0	65.50	65.50	#DIV/0!	\$2,911	\$0.07
\$1,531,892	\$876,838	\$785,340	0.0		241.50	195.83			
	Average				Average			Average	
	per FF=>	#DIV/0!			per Net Acre=>	3,630.80		per SqFt=>	\$0.08

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
0.00	002	1792-0284		4001 RES LAND	0	0
0.00	002			4001 RES LAND	0	1
0.00	002	1762-1245		4001 RES LAND	0	0
0.00	002	1812-0566		4001 RES LAND	0	0
0.00	002	1811-1054		4001 RES LAND	0	0
0.00	001	1786-0738		4001 RES LAND	0	0
0.00	002	1765-0637	02 011 300 033 11 5 3, 02 011 300 032 11 5 3, 02 011 300 034 11 5 3	4001 RES LAND	0	0
0.00	002	1811-0859		4001 RES LAND	0	0
0.00	002	1814-0509		4001 RES LAND	0	0
0.00	002	1770-0514		4001 RES LAND	1	0
0.00	002	1819-546		4001 RES LAND	0	0
0.00	002	1770-0701	02 011 400 017 11 5 3	4001 RES LAND	0	1
0.00	002	1769-0080		4001 RES LAND	0	1
0.00	002	1796-0787		4001 RES LAND	0	1
0.00	002	1782-0446	02 012 300 010 12 5 3	4001 RES LAND	1	0
0.00	002	1811-1095	02 012 300 010 12 5 3	4001 RES LAND	1	0
0.00	001	1792-1036		4001 RES LAND	0	1

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
9/12/2019		402			
8/27/2019		001			
8/27/2019		401			
7/5/2019		401			
8/27/2019		401			
8/14/1991		101			
8/6/2019		402			
9/23/2019		402			
9/23/2019		402			
9/23/2019		401			
4/24/2019		402			
8/6/2019		402			
8/5/2019		401			
11/4/2019		402			
8/9/2019		402			
8/9/2019		402			
6/25/2019		401			
