

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
018-029-024-12	7544 E VESTABURG RD	01/15/25	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$17,700	36.88
018-029-030-53	7522 E VESTABURG RD	01/15/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$16,300	32.60
018-025-033-00	11460 E HC - EDMORE RD	04/11/24	\$39,000	MLC	03-ARM'S LENGTH	\$39,000	\$26,300	67.44
018-029-006-00	7256 E HC - EDMORE RD	04/24/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,200	42.67
018-035-002-02	E DEANER RD	10/18/24	\$30,000	QC	03-ARM'S LENGTH	\$30,000	\$0	0.00
018-019-040-10	8074 N PINE GROVE RD	03/18/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,100	48.19
018-028-755-02	S BASS LAKE RD	09/17/24	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$4,600	36.80
018-019-785-03	8107 EVERGREEN LANE	12/02/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,500	50.00
018-033-017-00	6853 N CARIS RD	10/27/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$73,800	37.46
018-036-007-00	6108 N DOUGLAS RD	05/03/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$6,500	26.00
018-009-030-00	8893 SANDERS RD	12/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,700	39.54
018-022-025-00	CRYSTAL RD	11/13/23	\$9,000	QC	03-ARM'S LENGTH	\$9,000	\$4,500	50.00
018-035-039-30	6823 N DOUGLAS RD	10/11/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$129,600	46.45
018-007-018-10	6501 TAMARACK RD	04/01/24	\$75,000	QC	03-ARM'S LENGTH	\$75,000	\$27,800	37.07
018-028-015-20	DERRY RD	02/12/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$14,500	19.33
018-001-011-05	DOUGLAS RD	11/01/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,600	58.67
018-004-016-10	8784 E SCHMIED RD	10/24/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,900	44.54
018-009-008-40	10978 WALDRON RD	08/03/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,200	31.57
018-013-006-40	11733 E FLECK RD	11/06/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$129,700	38.72
018-024-025-20	E GATES RD	02/13/25	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,300	42.17
018-027-013-01	9352 E HC - EDMORE RD	06/03/24	\$389,500	WD	03-ARM'S LENGTH	\$389,500	\$190,400	48.88
018-009-035-70	N CRYSTAL RD	04/26/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,100	58.00
018-028-003-10	E DEANER RD	06/20/23	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$25,200	50.40
018-024-029-11	E GATES RD	04/26/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,000	47.69
018-004-006-40	8378 E SCHMEID RD	06/03/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,000	37.42
018-012-006-11	11743 E TAMARACK RD	02/27/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,900	37.17
018-005-021-02	7137 E SCHMEID RD	09/09/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,900	44.51
018-021-006-15	8717 E HC-EDMORE RD	02/07/25	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,100	38.54
018-001-012-00	11600 N DOUGLAS RD	01/24/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,400	34.27
018-036-022-00	11723 E LAKE MONTCALM RD	05/18/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$112,700	38.86

Totals:	\$3,759,000	\$3,759,000	\$1,533,500	
			Sale. Ratio =>	40.80
			Std. Dev. =>	12.39

RICHLAND RURAL RES LAND FIRST ACRE AT \$18,000, 5 ACRES AT \$37500 20 ACRES PLUS AT \$3750 PER ACRE

018-033-028-00 6417 N CRYSTAL RD	01/26/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$54,400	34.00
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Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$42,360	\$13,340	\$7,700	0.0	0.0	0.44	0.44	#DIV/0!	\$30,318	\$0.70	0.00
\$36,373	\$21,327	\$7,700	0.0	0.0	0.44	0.44	#DIV/0!	\$48,470	\$1.11	0.00
\$38,252	\$9,498	\$8,750	0.0	0.0	0.50	0.50	#DIV/0!	\$18,996	\$0.44	0.00
\$39,146	\$15,532	\$9,678	126.8	241.0	0.55	0.55	\$123	\$28,087	\$0.64	100.00
\$10,500	\$30,000	\$10,500	0.0	0.0	0.60	0.60	#DIV/0!	\$50,000	\$1.15	0.00
\$162,141	\$26,734	\$28,875	0.0	0.0	0.65	0.65	#DIV/0!	\$41,129	\$0.94	0.00
\$9,978	\$12,500	\$9,978	153.5	216.0	0.74	0.74	\$81	\$16,801	\$0.39	150.00
\$17,500	\$15,000	\$17,500	0.0	0.0	1.00	1.00	#DIV/0!	\$15,000	\$0.34	0.00
\$167,730	\$44,583	\$15,313	0.0	0.0	1.00	1.00	#DIV/0!	\$44,583	\$1.02	0.00
\$17,500	\$25,000	\$17,500	0.0	0.0	1.00	1.00	#DIV/0!	\$25,000	\$0.57	0.00
\$61,886	\$23,964	\$20,850	0.0	0.0	1.82	1.82	#DIV/0!	\$13,167	\$0.30	0.00
\$8,998	\$9,000	\$8,998	0.0	0.0	2.05	1.55	#DIV/0!	\$4,390	\$0.10	0.00
\$293,405	\$15,440	\$29,845	0.0	0.0	3.88	3.88	#DIV/0!	\$3,979	\$0.09	0.00
\$57,490	\$51,990	\$34,480	0.0	0.0	5.00	5.00	#DIV/0!	\$10,398	\$0.24	0.00
\$31,000	\$75,000	\$31,000	0.0	0.0	5.00	5.00	#DIV/0!	\$15,000	\$0.34	0.00
\$46,267	\$30,000	\$46,267	0.0	0.0	7.68	7.68	#DIV/0!	\$3,906	\$0.09	0.00
\$119,503	\$64,664	\$54,167	0.0	0.0	10.00	10.00	#DIV/0!	\$6,466	\$0.15	0.00
\$118,871	\$75,296	\$54,167	0.0	0.0	10.00	10.00	#DIV/0!	\$7,530	\$0.17	0.00
\$314,451	\$80,682	\$60,133	0.0	0.0	10.15	10.15	#DIV/0!	\$7,949	\$0.18	0.00
\$55,820	\$60,000	\$55,820	0.0	0.0	10.67	10.67	#DIV/0!	\$5,623	\$0.13	0.00
\$375,734	\$81,004	\$67,238	0.0	0.0	11.13	6.13	#DIV/0!	\$7,278	\$0.17	0.00
\$57,800	\$45,000	\$57,800	0.0	0.0	12.63	12.63	#DIV/0!	\$3,563	\$0.08	0.00
\$62,400	\$50,000	\$62,400	0.0	0.0	14.80	14.80	#DIV/0!	\$3,378	\$0.08	0.00
\$61,970	\$65,000	\$61,970	0.0	0.0	14.81	14.81	#DIV/0!	\$4,389	\$0.10	0.00
\$120,374	\$102,356	\$67,730	0.0	0.0	18.18	18.18	#DIV/0!	\$5,630	\$0.13	0.00
\$152,136	\$96,484	\$68,620	0.0	0.0	19.00	19.00	#DIV/0!	\$5,078	\$0.12	0.00
\$159,193	\$85,117	\$69,310	0.0	0.0	19.81	19.81	#DIV/0!	\$4,297	\$0.10	0.00
\$399,510	\$102,370	\$96,880	0.0	0.0	27.88	27.88	#DIV/0!	\$3,672	\$0.08	0.00
\$136,570	\$185,000	\$136,570	0.0	0.0	40.00	40.00	#DIV/0!	\$4,625	\$0.11	0.00
\$280,071	\$286,429	\$276,500	0.0	0.0	80.00	80.00	#DIV/0!	\$3,580	\$0.08	0.00

\$3,454,929	\$1,798,310	\$1,494,239	280.3		331.42	325.92				
		Average			Average				Average	
		per FF=>	\$6,417		per Net Acre=>	5,426.12			per SqFt=>	\$0.12

\$152,509	\$160,000	\$149,772	0.0	0.0	36.00	36.00	#DIV/0!	\$4,444	\$0.10	0.00
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ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
00001	2025R-00541		RURAL RESIDENTIAL	0	0	2/1/2025	401	
00001	2025R-00542		RURAL RESIDENTIAL	0	0	9/14/2020	401	
00001	2024R-03538		RURAL RESIDENTIAL	0	1	1/25/2024	401	
00001	2024R-04046		RURAL RESIDENTIAL	0	1	9/14/2020	401	
00001	2024R-09431		RURAL RESIDENTIAL	0	0	2/1/2025	402	
00001	2025R-03133		RURAL RESIDENTIAL	0	1	8/27/2019	401	
00001	2024R-09216		BASS/ROCK LAKE	0	0	9/21/2020	402	MERRILL WOODS
00001	2024R-10877		RURAL RESIDENTIAL	0	1	8/15/2019	402	
00001	2023R-10453		RURAL RESIDENTIAL	0	1	9/6/2006	401	
00001	2023R-04457		RURAL RESIDENTIAL	0	1	9/15/2006	402	
00001	2024R-00027		RURAL RESIDENTIAL	1	0	10/28/2020	401	
00001	2023R-10920	018-022-022-00		0	1	11/10/1992	402	
00001	2023R-09802		RURAL RESIDENTIAL	0	1	9/26/2006	401	
00001	2024R-03064		RURAL RESIDENTIAL	0	1	5/1/2006	401	
00001	2025R-01311		RURAL RESIDENTIAL	0	1	9/21/2020	402	
00001	2023R-10589		RURAL RESIDENTIAL	1	0	2/27/2006	402	
00001	2024R-09645		RURAL RESIDENTIAL	1	0	4/20/2016	401	
00001	2023R-07954		RURAL RESIDENTIAL	1	0	2/10/2025	401	
00001	2023R-10760		RURAL RESIDENTIAL	1	0	5/19/2006	401	
00001	2025R-01367		RURAL RESIDENTIAL	0	0	7/11/2006	402	
00001	2024R-05317	018-027-013-60	RURAL RESIDENTIAL	0	0	12/12/2022	401	
00001	2024R-04122		RURAL RESIDENTIAL	0	0	9/22/2010	402	
00001			RURAL RESIDENTIAL	1	1	9/21/2020	402	
00001	2024R-04117	018-024-029-21	RURAL RESIDENTIAL	0	0	8/10/1995	402	
00001	2024R-05170		RURAL RESIDENTIAL	1	0	12/20/2023	401	
00001	2024R-01643		RURAL RESIDENTIAL	1	0	8/8/2006	401	
00001	2024R-08418		RURAL RESIDENTIAL	0	0	10/30/1991	401	
00001	2025R-01566		RURAL RESIDENTIAL	0	1	5/30/2012	401	
00001	2025R-00772		RURAL RESIDENTIAL	1	0	4/20/2016	402	
00001	2023R-05213		RURAL RESIDENTIAL	0	1	9/15/2006	401	

00001 2024R-00960

COMMERCIAL & INDUSTRIAL

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9/7/2006

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