

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
003-008-019-00	1923 E CARSON CITY RD	08/14/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$65,100	52.08	
003-004-027-14	2835 E SESSIONS RD	09/06/24	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$11,100	52.86	
003-004-027-15	2855 SESSIONS RD	09/26/24	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$10,800	49.09	
003-017-002-10	8060 STEVENSON RD	10/16/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$63,900	48.23	
003-007-013-00	235 E CARSON CITY RD	10/02/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$55,800	41.33	
003-004-027-70	6937 S TOWNHALL RD	09/26/24	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$11,500	45.10	
003-003-776-02	6982 S WOOD RD	05/03/23	\$85,000	MLC	03-ARM'S LENGTH	\$85,000	\$46,600	54.82	
003-001-021-00	5445 E SESSIONS RD	05/17/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$73,500	47.73	
003-003-010-75	3200 E CONDENSERY RD	06/03/24	\$155,000	OTH	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$68,600	44.26	
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$83,600	44.00	
003-014-655-31	4771 MEADOW VIEW DR	07/05/24	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$123,500	47.23	
003-019-006-50	78 E BOYER RD	10/16/24	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$16,400	38.14	
003-017-012-10	1751 BOYER RD	11/02/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$69,600	60.52	
003-003-019-50	3025 E SESSIONS RD	09/29/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,400	40.15	
003-016-022-61	8884 S TOWNHALL RD	01/31/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,700	36.39	
003-004-027-90	2845 E SESSIONS RD	09/06/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,300	55.14	
003-004-030-11	S TOWN HALL RD	12/08/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,500	63.33	
003-001-009-31	S TOW RD	03/08/24	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$31,400	62.80	
003-035-002-14	4816 COLE RD	12/08/23	\$119,500	MLC	03-ARM'S LENGTH	\$119,500	\$46,900	39.25	
003-003-021-00	6801 S WOOD RD	03/12/24	\$130,000	QC	03-ARM'S LENGTH	\$130,000	\$43,400	33.38	
003-026-013-20	CEDAR LAKE	03/14/25	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,000	36.36	
003-029-005-10	E FENWICK RD	07/24/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,800	55.23	
003-035-019-20	11843 S CEDAR LAKE RD	12/22/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,000	40.67	
003-004-012-00	6390 S TOWNHALL RD	10/18/24	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$101,600	31.36	
Totals:			\$3,213,000			\$3,213,000	\$1,399,000		
								Sale. Ratio =>	43.54
								Std. Dev. =>	9.07

RESIDENTIAL LAND BUSHNELL FIRST ACRE AT \$20,000, 5 ACRES AT \$40,000 20 ACRES AT \$100.000 AND 25 + ACRES AT \$4500 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$130,249	\$11,026	\$16,275	0.0	0.0	0.93	0.93	#DIV/0!	\$11,856	\$0.27	0.00
\$22,150	\$21,000	\$17,750	0.0	0.0	1.05	1.05	#DIV/0!	\$20,000	\$0.46	0.00
\$21,640	\$22,000	\$17,900	0.0	0.0	1.08	1.08	#DIV/0!	\$20,370	\$0.47	0.00
\$127,868	\$22,632	\$18,000	0.0	0.0	1.10	1.10	#DIV/0!	\$20,575	\$0.47	0.00
\$111,601	\$41,549	\$18,150	0.0	0.0	1.13	1.13	#DIV/0!	\$36,769	\$0.84	0.00
\$23,080	\$25,500	\$18,350	0.0	0.0	1.17	1.17	#DIV/0!	\$21,795	\$0.50	0.00
\$93,110	\$10,290	\$18,400	0.0	0.0	1.18	1.18	#DIV/0!	\$8,720	\$0.20	0.00
\$147,078	\$29,047	\$22,125	0.0	0.0	1.93	1.93	#DIV/0!	\$15,089	\$0.35	0.00
\$137,006	\$49,494	\$31,500	0.0	0.0	2.30	1.20	#DIV/0!	\$21,519	\$0.49	0.00
\$167,245	\$49,305	\$26,550	0.0	0.0	2.81	2.81	#DIV/0!	\$17,546	\$0.40	0.00
\$247,018	\$42,262	\$27,780	0.0	0.0	3.08	3.08	#DIV/0!	\$13,721	\$0.32	0.00
\$32,840	\$43,000	\$32,840	0.0	0.0	4.46	4.46	#DIV/0!	\$9,641	\$0.22	0.00
\$139,118	\$8,882	\$33,000	0.0	0.0	4.50	4.50	#DIV/0!	\$1,974	\$0.05	0.00
\$220,775	\$88,185	\$33,960	0.0	0.0	4.74	4.74	#DIV/0!	\$18,604	\$0.43	0.00
\$167,431	\$97,569	\$35,000	0.0	0.0	5.00	5.00	#DIV/0!	\$19,514	\$0.45	0.00
\$38,525	\$35,000	\$38,525	0.0	0.0	5.94	5.94	#DIV/0!	\$5,892	\$0.14	0.00
\$57,000	\$45,000	\$57,000	0.0	0.0	11.00	11.00	#DIV/0!	\$4,091	\$0.09	0.00
\$62,799	\$45,441	\$58,240	0.0	0.0	12.32	12.32	#DIV/0!	\$3,688	\$0.08	0.00
\$93,732	\$99,468	\$73,700	0.0	0.0	17.90	17.90	#DIV/0!	\$5,557	\$0.13	0.00
\$86,883	\$130,000	\$74,840	0.0	0.0	18.28	18.28	#DIV/0!	\$7,112	\$0.16	0.00
\$80,000	\$110,000	\$80,000	0.0	0.0	20.00	20.00	#DIV/0!	\$5,500	\$0.13	0.00
\$143,520	\$130,000	\$143,520	0.0	0.0	35.88	35.88	#DIV/0!	\$3,623	\$0.08	0.00
\$243,921	\$212,079	\$156,000	0.0	0.0	40.00	40.00	#DIV/0!	\$5,302	\$0.12	0.00
\$203,200	\$324,000	\$203,200	0.0	0.0	50.80	50.80	#DIV/0!	\$6,378	\$0.15	0.00
\$2,797,789	\$1,692,729	\$1,252,605	0.0		248.58	247.48				
		Average per FF=>	#DIV/0!		Average per Net Acre=>	6,809.73		Average per SqFt=>	\$0.16	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
4001	2024R-07355		RES TOWNSHIP	0	0	NOT INSPECTED	401
4001	2024R-08298		RES TOWNSHIP	1	0	9/11/2015	401
4001	2024R-08965		RES TOWNSHIP	1	0	1/30/2025	401
4001	2023R-10109		RES TOWNSHIP	0	0	10/17/2025	401
4001	2023R-10627		RES TOWNSHIP	0	0	11/12/1999	401
4001	2024R-08966		RES TOWNSHIP	0	1	9/11/2015	401
4001	2023R-04569		RES TOWNSHIP	0	0	10/20/2009	401
4001	2023R-05149		RES TOWNSHIP	1	0	9/8/2015	401
4001	2024R-05043	003-003-010-70	RES TOWNSHIP	0	0	1/19/1995	401
1001	2024R-04852		RES TOWNSHIP	0	0	10/27/2022	201
4001	2024R-06092		RES TOWNSHIP	0	0	9/17/2010	401
4001	2024R-09362		RES TOWNSHIP	0	0	10/20/2025	401
4001	2023R-10580		RES TOWNSHIP	0	0	NOT INSPECTED	401
4001	2023R-09558		RES TOWNSHIP	0	0	1/28/2009	401
4001	2024R-00845		RES TOWNSHIP	0	0	1/19/1994	401
4001	2024R-08387		RES TOWNSHIP	0	0	10/17/2025	401
4001	2023R-11825		RES TOWNSHIP	1	0	9/11/2015	402
1001	2024R-02579		RES TOWNSHIP	0	0	1/18/2024	401
4001	2023R-11736		RES TOWNSHIP	0	0	NOT INSPECTED	401
4001	2024R-02524		RES TOWNSHIP	0	0	1/18/2024	401
4001	2025R-03140		RES TOWNSHIP	0	0	NOT INSPECTED	402
4001	2023R-07258		RES TOWNSHIP	0	0	NOT INSPECTED	402
4001	2023R-12230		RES TOWNSHIP	0	0	1/16/1995	401
4001	2024R-09635		RES TOWNSHIP	0	1	9/10/2015	402