

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-004-020-00	GROW/KENDAVILLE	11/14/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,500
007-004-015-01	N GROW RD	9/18/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0
014-013-007-00	S BERRIDGE RD	12/7/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$195,100
014-035-003-02	7132 W PECK RD	11/22/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$0
007-016-035-00	NEVINS RD	11/17/2023	\$350,000	WD	03-ARM'S LENGTH	\$320,000	\$135,500
014-006-020-20	915 S JOHNSON RD	7/7/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$0
007-030-003-30	N HILLMAN RD	12/11/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,300
		Totals:	\$1,772,000			\$1,742,000	\$452,400
							Sale. Ratio =>
							Std. Dev. =>

DOUGLASS TOWNSHIP AG LAND \$4,873 CALCULATED, \$4800 APPLIED

APPLIED AG LAND TO 3 INDUSTRIAL PARCELS 2 RATE ONE SMALLER PARCEL AT ACREAGE TABLE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
33.75	\$169,100	\$200,000	\$169,100	0.0	0.0	40.00	40.00	#DIV/0!
0.00	\$76,896	\$80,000	\$76,896	0.0	0.0	17.68	17.68	#DIV/0!
33.35	\$270,373	\$465,302	\$150,675	0.0	0.0	80.00	40.00	#DIV/0!
0.00	\$78,112	\$152,000	\$78,112	0.0	0.0	24.00	24.41	#DIV/0!
42.34	\$339,050	\$320,000	\$339,050	0.0	0.0	80.00	80.00	#DIV/0!
0.00	\$229,366	\$184,284	\$133,650	0.0	0.0	41.00	41.00	#DIV/0!
43.44	\$128,352	\$125,000	\$128,352	0.0	0.0	30.56	19.70	#DIV/0!
	\$1,291,249	\$1,526,586	\$1,075,835	0.0		313.24	262.79	
25.97			Average			Average		
20.79			per FF=>	#DIV/0!		per Net Acre=>	4,873.53	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$5,000	\$0.11	0.00	'1001	2023R-11031		1001 AGRICULTURAL
\$4,525	\$0.10	0.00	'4001	2024R-08625		1001 AGRICULTURAL
\$5,816	\$0.13	0.00	'4010	2023R-11944	014-013-006-00, 014-013-008-00	4000 AGRICULTURAL/IND
\$6,333	\$0.15	0.00	'4000	2024R-10696		4000 AGRICULTURAL/IND
\$4,000	\$0.09	0.00	'1001	2023R-11317		1001 AGRICULTURAL
\$4,495	\$0.10	0.00	'4000	2023R-06798		4000 AGRICULTURAL/IND
\$4,090	\$0.09	0.00	'1001	2023R-11889	007-029-005-02	1001 AGRICULTURAL

Average
per SqFt=> \$0.11

Gravel	Paved	Inspected Date	Class
0	0	12/14/1995	102
0	0	01/28/1998	102
0	1	03/24/2009	102
0	0	10/19/2009	102
0	0	02/19/1991	102
0	0	10/21/2020	101
0	0	NOT INSPECTED	102
