

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
003-001-034-10	S VICKERYVILLE RD	02/02/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$156,700	54.03	\$313,470
003-016-012-00	TOWNHALL RD	11/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$187,300	35.68	\$337,020
009-011-009-00	4445 E COLBY RD	02/23/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,500	48.81	\$363,082
010-028-007-00	3877 W FENWICK RD	12/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$212,900	56.03	\$425,799
003-022-010-01	CASTLE RD	06/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,500	32.89	\$125,020
003-022-018-00	S CASTLE RD	02/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,000	40.00	\$180,000
003-024-015-30	VICKERYVILLE RD	04/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,500	49.64	\$139,095
Totals:			\$2,085,000			\$2,085,000	\$942,400		\$1,883,486
								Sale. Ratio =>	45.20
								Std. Dev. =>	9.10

BUSHNELL AG \$4377 CALCULATED, \$4350 PER ACRE APPLIED

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$290,000	\$313,470	0.0	0.0	71.60	71.60	#DIV/0!	\$4,050	\$0.09	0.00	1001
\$525,000	\$337,020	0.0	0.0	108.85	56.10	#DIV/0!	\$4,823	\$0.11	0.00	1001
\$139,753	\$167,835	0.0	0.0	51.10	51.10	#DIV/0!	\$2,735	\$0.06	0.00	1001
\$308,401	\$354,200	0.0	0.0	77.00	77.00	#DIV/0!	\$4,005	\$0.09	0.00	4000
\$190,000	\$125,020	0.0	0.0	35.72	35.72	#DIV/0!	\$5,319	\$0.12	0.00	4001
\$225,000	\$180,000	0.0	0.0	40.00	40.00	#DIV/0!	\$5,625	\$0.13	0.00	1001
\$140,000	\$139,095	0.0	0.0	31.07	31.07	#DIV/0!	\$4,506	\$0.10	0.00	1001
\$1,818,154	\$1,616,640	0.0		415.34	362.59					
	Average per FF=>	#DIV/0!		Average per Net Acre=>	4,377.51		Average per SqFt=>	\$0.10		

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
2024R-00887		AG. TOWNSHIP	0	0	9/10/2015	102
2023R-11191	003-016-014-10, 003-016-018-00	AG. TOWNSHIP	0	0	1/1/1994	102
2024R-01334		1001 AGRICULTU	1	0	5/14/2010	401
2024R-00025		AG/INDUST	0	0	NOT INSPECTED	101
2023R-06590		AG. TOWNSHIP	0	0	NOT INSPECTED	402
2024R-00965		AG. TOWNSHIP	0	0	1/1/1994	102
2023R-03782		AG. TOWNSHIP	0	0	1/1/1994	102
