

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
08-005-005-00	186 S LUCE RD	6/23/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000
08-009-014-25	1622 S ALGER RD	8/11/2023	\$140,000	MLC	03-ARM'S LENGTH	\$140,000
08-005-002-00	110 S LUCE RD	12/9/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000
08-012-011-10	628 W PIERCE RD	8/7/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000
08-018-008-10	5466 W BUCHANAN RD	11/26/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000
08-019-001-11	5071 W BUCHANAN RD	6/7/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000
08-006-012-20	5424 W FILLMORE RD	3/19/2024	\$170,000	OTH	03-ARM'S LENGTH	\$170,000
08-016-005-00	3379 W PIERCE RD	8/23/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000
08-013-005-20	980 W BUCHANAN RD	12/11/2023	\$279,800	WD	03-ARM'S LENGTH	\$279,800
08-013-005-20	980 W BUCHANAN RD	10/4/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000
08-013-005-30		12/11/2023	\$279,800	WD	03-ARM'S LENGTH	\$279,800
08-031-013-00	5710 S ELY HWY	7/26/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000
08-006-005-60	5636 W FILLMORE RD	2/3/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000
08-006-005-10	670 S ELY HWY	11/21/2023	\$408,000	WD	03-ARM'S LENGTH	\$408,000
08-006-012-01	605 S ELY HWY	10/11/2024	\$349,000	WD	03-ARM'S LENGTH	\$349,000
08-016-012-50	2505 S SMITH RD	8/3/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000
Totals:			\$4,097,600			\$4,097,600

FIRST ACRE AT \$15,000 5 ACRES AT \$31,000 25 ACRES + AT \$4000 PER ACRE

08-003-013-10	829 S ALGER RD	10/26/2023	\$110,501	SD	10-FORECLOSURE	\$110,501
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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$71,800	32.64	\$158,000	\$76,000	\$14,000	0.0	0.0	1.00
\$66,100	47.21	\$145,985	\$8,695	\$14,680	0.0	0.0	1.17
\$75,400	38.67	\$165,327	\$47,673	\$18,000	0.0	0.0	2.00
\$101,300	46.05	\$223,769	\$14,231	\$18,000	0.0	0.0	2.00
\$103,500	36.32	\$228,459	\$74,541	\$18,000	0.0	0.0	2.00
\$0	0.00	\$183,942	\$39,058	\$18,000	0.0	0.0	2.00
\$91,700	53.94	\$162,301	\$25,779	\$18,080	0.0	0.0	2.02
\$109,200	34.02	\$240,737	\$99,423	\$19,160	0.0	0.0	2.29
\$75,500	26.98	\$187,140	\$119,280	\$26,620	0.0	0.0	3.84
\$75,500	27.96	\$187,140	\$109,480	\$26,620	0.0	0.0	3.84
\$12,900	4.61	\$26,620	\$279,800	\$26,620	0.0	0.0	3.84
\$113,200	42.72	\$248,745	\$44,955	\$28,700	0.0	0.0	4.20
\$99,300	34.24	\$214,010	\$113,878	\$37,888	0.0	0.0	6.35
\$109,000	26.72	\$238,410	\$209,857	\$40,267	0.0	0.0	7.16
\$100,300	28.74	\$253,322	\$141,078	\$45,400	0.0	0.0	10.20
\$72,300	36.15	\$157,188	\$112,812	\$70,000	0.0	0.0	20.00
\$1,277,000		\$3,021,095	\$1,516,540	\$440,035	0.0		73.91
Sale. Ratio =>	31.16			Average			Average
Std. Dev. =>	14.07			per FF=>	#DIV/0!		per Net Acre=>

\$46,700	42.26	\$102,058	\$24,443	\$16,000	0.0	0.0	1.50
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Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
1.00	#DIV/0!	\$76,000	\$1.74	0.00	'401	2023R-01057	
1.17	#DIV/0!	\$7,432	\$0.17	0.00	'401	2023R-01851	
2.00	#DIV/0!	\$23,837	\$0.55	0.00	'401	2024R-05596	
2.00	#DIV/0!	\$7,116	\$0.16	0.00	'101	2023R-01700	
2.00	#DIV/0!	\$37,271	\$0.86	0.00	'401	2024R-05449	
2.00	#DIV/0!	\$19,529	\$0.45	0.00	'101	2024R-02930	
2.02	#DIV/0!	\$12,762	\$0.29	0.00	'401	2024R-02028	
2.29	#DIV/0!	\$43,416	\$1.00	0.00	'401		
3.84	#DIV/0!	\$31,063	\$0.71	0.00	'401	2024R-00030	08-013-005-30
3.84	#DIV/0!	\$28,510	\$0.65	0.00	'401	2024R-04674	
3.70	#DIV/0!	\$72,865	\$1.67	0.00	'401	2024R-00030	08-013-005-20
4.20	#DIV/0!	\$10,704	\$0.25	0.00	'401		
6.35	#DIV/0!	\$17,934	\$0.41	0.00	'401	2025R-00693	
7.16	#DIV/0!	\$29,310	\$0.67	0.00	'401	2023R-03426	
10.20	#DIV/0!	\$13,831	\$0.32	0.00	'401	2024R-04763	
20.00	#DIV/0!	\$5,641	\$0.13	0.00	'401	2023R-01636	
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73.77							
20,518.74		Average per SqFt=>	\$0.47				
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1.50 #DIV/0! \$16,295 \$0.37 0.00 '401 2023R-03138

Land Table	Gravel	Paved	Inspected Date	Class
RESIDENTIAL	0	0	NOT INSPECTED	401
RESIDENTIAL	0	1	NOT INSPECTED	401
RESIDENTIAL	0	1	01/12/2010	401
RESIDENTIAL	0	0	NOT INSPECTED	401
RESIDENTIAL	0	1	12/15/2011	401
RESIDENTIAL	0	0	09/27/2011	401
RESIDENTIAL	0	0	NOT INSPECTED	401
RESIDENTIAL	0	0	12/20/2011	401
RESIDENTIAL	0	1	09/24/2010	401
RESIDENTIAL	0	1	09/24/2010	401
RESIDENTIAL	0	1	09/24/2010	001
RESIDENTIAL	0	1	NOT INSPECTED	401
RESIDENTIAL	0	0	NOT INSPECTED	401
RESIDENTIAL	0	1	NOT INSPECTED	401
RESIDENTIAL	0	1	NOT INSPECTED	401
RESIDENTIAL	0	0	12/20/2011	401

RESIDENTIAL 0 1 NOT INSPECTED 401