

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05-018-012-00	8141 S ELY HWY	4/26/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000
05-010-005-01	2560 W CLEVELAND RD	4/28/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000
05-002-003-10	1818 W GARFIELD RD	1/23/2025	\$235,500	WD	03-ARM'S LENGTH	\$235,500
05-001-012-11	6689 S WELLS RD	10/4/2024	\$251,500	WD	03-ARM'S LENGTH	\$251,500
05-014-007-10	1286 W ROOSEVELT RD	4/28/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
05-016-002-00		5/16/2024	\$176,000	WD	03-ARM'S LENGTH	\$176,000
05-030-003-30	5475 W TAFT RD	1/3/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000
05-028-003-06	S LUCE RD	8/8/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000
05-021-002-55	9338 S ALGER RD	12/6/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000
05-034-002-10	2347 W MAPLE RD	7/20/2023	\$319,000	WD	03-ARM'S LENGTH	\$319,000
<b>Totals:</b>			<b>\$2,507,000</b>			<b>\$2,507,000</b>

---

FULTON RURAL RES FIRST ACRE AT \$15,000, 5 ACRES AT \$31,000, 10 ACRES AT \$50,000 20 ACRES AND OVER AT \$4500 PER ACRE

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$117,700	46.16	\$235,418	\$32,582	\$13,000	0.0	0.0	1.00
\$63,600	28.27	\$145,958	\$93,802	\$14,760	0.0	0.0	1.44
\$60,900	25.86	\$120,322	\$130,578	\$15,400	0.0	0.0	1.60
\$94,700	37.65	\$189,404	\$80,016	\$17,920	0.0	0.0	2.23
\$102,400	40.96	\$232,601	\$40,079	\$22,680	0.0	0.0	3.42
\$79,400	45.11	\$158,899	\$42,101	\$25,000	0.0	0.0	4.00
\$110,800	31.66	\$275,179	\$103,261	\$28,440	0.0	0.0	4.86
\$14,800	22.77	\$29,640	\$65,000	\$29,640	0.0	0.0	5.32
\$169,700	44.66	\$335,649	\$106,478	\$62,080	0.0	0.0	12.04
\$92,000	28.84	\$198,444	\$210,296	\$89,740	0.0	0.0	25.64
\$906,000		\$1,921,514	\$904,193	\$318,660	0.0		61.55
Sale. Ratio =>	36.14			Average			Average
Std. Dev. =>	8.75			per FF=>	#DIV/0!		per Net Acre=>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
1.00	#DIV/0!	\$32,582	\$0.75	0.00	'4100	2024R-02327	
1.44	#DIV/0!	\$65,140	\$1.50	0.00	'4000	2023-0172	
1.60	#DIV/0!	\$81,611	\$1.87	0.00	'4000	2025R-00476	
2.23	#DIV/0!	\$35,882	\$0.82	0.00	'4100	2024R-04657	
3.42	#DIV/0!	\$11,719	\$0.27	0.00	'4100	2023-0107	
4.00	#DIV/0!	\$10,525	\$0.24	0.00	'4100	2024R-02542	
4.86	#DIV/0!	\$21,247	\$0.49	0.00	'4100	2024R-00062	
5.32	#DIV/0!	\$12,218	\$0.28	0.00	'4515	2024R-03835	
6.90	#DIV/0!	\$8,844	\$0.20	0.00	'4100	2024R-05585	05-021-002-51
25.64	#DIV/0!	\$8,202	\$0.19	0.00	'4100	2023R-01439	
56.41							
14,690.38		Average per SqFt=>	\$0.34				

Land Table	Gravel	Paved	Inspected Date	Class
4001 RURAL RES	0	1	09/14/2017	401
4001 RURAL RES	0	1	08/24/2017	401
4001 RURAL RES	1	0	05/31/2017	401
4001 RURAL RES	1	0	06/07/2017	401
4001 RURAL RES	1	0	08/31/2017	401
4001 RURAL RES	0	1	09/11/2017	001
4001 RURAL RES	1	1	01/21/2016	401
4001 RURAL RES	0	0	05/08/2018	402
4001 RURAL RES	0	1	10/03/2017	401
4001 RURAL RES	1	0	01/22/2016	401

---