

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
002-200-053-00	8123 S GARLOCK RD	6/7/2023	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$64,000
002-200-070-00	8112 BUSSELL ST	11/14/2024	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$28,400
002-014-011-10	10708 E CARSON CITY RD	2/11/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,300
002-036-001-20	11223 JENKS RD	8/23/2024	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$92,100
002-011-005-30	S BLACKMER RD	5/15/2024	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$9,800
002-024-016-00	9658 S MT HOPE RD	2/24/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,500
002-001-040-01	6758 S MT HOPE RD	3/15/2024	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$65,900
002-009-017-01	7779 S CRYSTAL RD	9/30/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$87,000
002-036-018-22	11864 DAILEY RD	2/1/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$31,400
002-008-009-40	7278 S CRYSTAL RD	1/17/2025	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$134,000
002-011-012-01	7430 GARLOCK RD	1/19/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$52,400
002-020-008-20	7932 E BOYER RD	6/26/2024	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$123,000
002-014-031-00	8173 BUSSELL ST	7/10/2024	\$249,270	WD	19-MULTI PARCEL ARM'S LENGTH	\$249,270	\$125,400
002-032-006-20		11/7/2024	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$17,500
002-035-011-01	10685 E JENKS RD	10/27/2023	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$0
002-011-028-12	7125 S GARLOCK RD	9/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,600
002-002-017-01	6341 S BLACKMER RD	9/13/2024	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$107,900
002-008-009-30	7334 S CRYSTAL RD	7/18/2023	\$43,800	WD	03-ARM'S LENGTH	\$43,800	\$25,800
002-007-010-20	6154 DEER RUN	7/5/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,500
003-026-013-20	CEDAR LAKE	03/14/25	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,000
003-029-005-10	E FENWICK RD	07/24/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,800
002-001-002-11	SESSION RD	2/15/2024	\$516,160	WD	03-ARM'S LENGTH	\$516,160	\$0
002-006-010-00	6751 S SENATOR RD	2/2/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$218,100
Totals:			\$4,783,630			\$4,783,630	\$1,676,400
							Sale. Ratio =>
							Std. Dev. =>

BLOOMER FIRST ACRE OF RESIDENTIAL AT \$17,500, 5 ACRES AT \$35,000, 10 ACRES AT \$50,000 50 ACRES + AT \$3750 PER ACRE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
36.16	\$173,455	\$12,295	\$8,750	0.0	0.0	0.50	0.50	#DIV/0!
44.72	\$64,942	\$8,988	\$10,430	0.0	0.0	0.60	0.60	#DIV/0!
47.94	\$165,498	\$7,002	\$17,500	0.0	0.0	1.00	1.00	#DIV/0!
41.88	\$207,929	\$31,971	\$20,000	0.0	0.0	1.50	1.50	#DIV/0!
98.00	\$22,000	\$10,000	\$22,000	0.0	0.0	1.90	1.90	#DIV/0!
46.41	\$325,341	\$18,159	\$23,500	0.0	0.0	2.20	2.20	#DIV/0!
37.87	\$176,474	\$23,096	\$25,570	0.0	0.0	2.61	2.61	#DIV/0!
26.36	\$292,171	\$64,729	\$26,900	0.0	0.0	3.38	3.38	#DIV/0!
27.30	\$85,566	\$60,684	\$31,250	0.0	0.0	4.25	4.25	#DIV/0!
44.08	\$298,732	\$36,768	\$31,500	0.0	0.0	4.30	4.30	#DIV/0!
26.87	\$137,496	\$90,004	\$32,500	0.0	0.0	4.50	4.50	#DIV/0!
43.31	\$283,380	\$33,120	\$32,500	0.0	0.0	4.50	4.50	#DIV/0!
50.31	\$244,392	\$45,973	\$41,095	7,500.0	0.0	4.77	4.05	\$6
76.09	\$35,000	\$23,000	\$35,000	0.0	0.0	5.00	5.00	#DIV/0!
0.00	\$219,232	\$67,618	\$36,850	0.0	0.0	6.00	6.00	#DIV/0!
38.04	\$229,821	\$91,846	\$46,667	0.0	0.0	9.00	9.00	#DIV/0!
34.92	\$261,253	\$97,747	\$50,000	0.0	0.0	10.00	10.00	#DIV/0!
58.90	\$51,620	\$43,800	\$51,620	0.0	0.0	10.54	10.54	#DIV/0!
43.60	\$107,315	\$76,435	\$58,750	0.0	0.0	12.25	9.25	#DIV/0!
36.36	\$80,000	\$110,000	\$80,000	0.0	0.0	20.00	20.00	#DIV/0!
55.23	\$143,520	\$130,000	\$143,520	0.0	0.0	35.88	35.88	#DIV/0!
0.00	\$658,164	\$195,235	\$337,239	0.0	0.0	64.02	64.02	#DIV/0!
53.85	\$560,268	\$265,976	\$421,244	0.0	0.0	80.48	80.48	#DIV/0!
	\$4,823,569	\$1,544,446	\$1,584,385	7,500.0		289.18	285.46	
35.04			Average			Average		
20.68			per FF=>	\$206		per Net Acre=>	5,340.72	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$24,590	\$0.56	0.00	'4001	2023R-05904		4001 RESIDENTIAL	0	1
\$15,081	\$0.35	0.00	'4001	2024R-10494		4001 RESIDENTIAL	0	0
\$7,002	\$0.16	0.00	'4001	2025R-01431		4001 RESIDENTIAL	0	0
\$21,314	\$0.49	0.00	'4001	2024R-07725		4001 RESIDENTIAL	1	0
\$5,263	\$0.12	0.00	'	2024R-04793		4001 RESIDENTIAL	0	0
\$8,254	\$0.19	0.00	'4001	2025R-01895		4001 RESIDENTIAL	0	1
\$8,836	\$0.20	0.00	'4001			4001 RESIDENTIAL	0	1
\$19,151	\$0.44	0.00	'4001	2024R-09238	002-009-033-00	4001 RESIDENTIAL	0	0
\$14,279	\$0.33	0.00	'4001	2024R-00816		4001 RESIDENTIAL	0	0
\$8,551	\$0.20	0.00	'4001	2025R-01184		4001 RESIDENTIAL	0	1
\$20,001	\$0.46	0.00	'4001	2024R-00601		4001 RESIDENTIAL	1	0
\$7,360	\$0.17	0.00	'4001	2024R-05860		4001 RESIDENTIAL	1	0
\$9,632	\$0.22	7,500.00	'4001	2024R-06288	002-200-072-50	4001 RESIDENTIAL	1	0
\$4,600	\$0.11	0.00	'4001	2024R-10209		4001 RESIDENTIAL	0	1
\$11,270	\$0.26	0.00	'4000	2023R-10460		4001 RESIDENTIAL	0	0
\$10,205	\$0.23	0.00	'4001	2024R-09062		4001 RESIDENTIAL	0	0
\$9,775	\$0.22	0.00	'4001	2024R-08424		4001 RESIDENTIAL	0	1
\$4,156	\$0.10	0.00	'	2023R-07256		4001 RESIDENTIAL	0	1
\$6,240	\$0.14	0.00	'4001	2023R-06600	002-007-010-11	4001 RESIDENTIAL	1	0
\$5,500	\$0.13	0.00	4001	2025R-03140		RES TOWNSHIP	0	0
\$3,623	\$0.08	0.00	4001	2023R-07258		RES TOWNSHIP	0	0
\$3,050	\$0.07	0.00	'4000	2024R-01162		4000 AGRICULTURAL	0	0
\$3,305	\$0.08	0.00	'4000	2024R-01254		4000 AGRICULTURAL	1	0

Average
per SqFt=> \$0.12

Inspected Date	Class
NOT INSPECTED	401
NOT INSPECTED	401
01/28/2004	401
01/29/1999	401
NOT INSPECTED	402
NOT INSPECTED	401
07/09/2013	401
NOT INSPECTED	401
09/30/2025	401
02/06/2008	401
NOT INSPECTED	401
02/18/2008	401
01/26/1999	401
NOT INSPECTED	401
01/29/1999	401
NOT INSPECTED	401
12/04/2020	401
02/06/2008	402
09/13/2016	401
NOT INSPECTED	402
NOT INSPECTED	402
07/02/2013	101
09/13/2016	101
