

**2023 OLIVE TOWNSHIP
AGRICULTURAL LAND STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	1ST AC	REMAINDER	PP ACRE	Dollars/Acre	Dollars/SqFt	PRICE PER ACRE		WASTE	CF Area	Liber/Page	Land Table	Class
																			WASTE	WASTE					
110-007-100-015-00	W PRICE RD VACANT	09/18/20	\$195,780	WD	03-ARM'S L	\$195,780	\$100,100	51.13	\$184,250	\$195,780	\$184,250	37.65	37.65	34,500	161,280	4,400.55	\$5,200	\$0.12	6.65	4,976.53	101	5298940	AGRICULT	102	
110-009-100-040-00	S US-27 VACANT	12/10/21	\$186,550	WD	03-ARM'S L	\$186,550	\$57,100	30.61	\$135,945	\$186,550	\$135,945	26.65	26.65	34,500	152,050	5,927.88	\$7,000	\$0.16	0.00		101	5319562	AGRICULT	102	
110-010-400-010-00	1521 E JASON RD	02/24/22	\$400,000	WD	03-ARM'S L	\$400,000	\$177,600	44.40	\$416,100	\$400,000	\$416,100	80.00	80.00	\$34,500	365,500	4,626.58	\$5,000	\$0.11	0.00		\$0.11	0.00	5322400		
110-011-300-022-00	VACANT	11/24/21	\$261,450	WD	03-ARM'S L	\$261,450	\$112,300	42.95	\$260,240	\$261,450	\$260,240	58.10	58.10	34,500	226,950	3,974.61	\$4,500	\$0.10	0.00		101	5319062	AGRICULT	102	
110-033-200-015-60	W CHADWICK RD	01/04/21	\$208,000	WD	03-ARM'S L	\$208,000	\$0	0.00	\$255,259	\$208,000	\$255,259	47.90	47.90	34,500	173,500	3,699.36	\$4,342	\$0.10	4.25	4,624.53	101	5303815	AGRICULT	102	
Totals:			\$1,251,780			\$1,251,780	\$447,100		\$1,251,794	\$1,251,780	\$1,251,794	250.30	250.30		1,079,280	22,628.97									
							Sale. Ratio =>	35.72			Average	Average				Average									
							Std. Dev. =>	20.30			per FF=>	per Net Acre	5,001.12			4,525.79	per SqFt=>	\$0.11							

NBH Agricultural
SITE VALUE \$34,500
PER ACRE \$5,000
RANGE \$4,342 - \$7,000
NOTES USED ONLY VACANT SALES
 2 SALES HAD WASTE ACREAGE, CALC'D AVG PRICE PER ACRE - WASTE VALUE TO DETERMINE WASTE/MUCK VALUES

WOODS \$5,000
WASTE \$2,500
MUCK \$2,500
WETEST/USABLE \$2,500
BLDG SITE EXCESS \$5,000

**2023 OLIVE TOWNSHIP
AG LAND OUTLIERS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	and Tabl	Gravel	Paved	Inspected Da	Class	
110-005-400-010-00	2378 W PRICE RD	08/19/21	\$1,660,000	WD	03-ARM'S L	\$1,660,000	\$796,700	47.99	\$1,942,585	\$1,185,515	\$1,468,100	281.00	80.00	#DIV/0!	\$4,219	\$0.10	101	5314926	AGRICUL	0	0	#####	001	
110-005-400-010-60	2378 W PRICE RD	08/19/21	\$1,660,000	WD	03-ARM'S L	\$1,660,000	\$480,000	28.92	\$1,937,126	\$1,185,515	\$1,462,641	279.97	78.97	#DIV/0!	\$4,234	\$0.10	101	5314926	AGRICUL	0	0	#####	101	
110-008-300-030-00	2780 W JASON RD	08/21/20	\$0	WD	03-ARM'S L	\$0	\$0	#DIV/0!	\$166,872	(\$29,953)	\$136,919	142.75	22.00	#DIV/0!	(\$210)	(\$0.00)	101	5297551	AGRICUL	1	1	11/5/2020	101	
110-011-300-022-00	VACANT	11/24/21	\$261,450	QC	03-ARM'S L	\$261,450	\$112,300	42.95	\$260,240	\$261,450	\$260,240	58.10	58.10	#DIV/0!	\$4,500	\$0.10	101	5319062	AGRICUL	0	1	8/3/2020	102	
110-014-200-005-50	2477 GREEN RD	11/24/21	\$640,000	WD	03-ARM'S L	\$640,000	\$305,800	47.78	\$782,470	\$170,134	\$312,604	57.68	57.68	#DIV/0!	\$2,950	\$0.07	101	5319065	AGRICUL	0	1	7/15/2020	101	
110-021-300-035-00	LOCHER VACANT	01/24/22	\$60,000	WD	03-ARM'S L	\$60,000	\$36,600	61.00	\$82,950	\$60,000	\$82,950	19.50	19.50	#DIV/0!	\$3,077	\$0.07	101	5321237	AGRICUL	0	0	8/7/2014	102	
110-031-100-005-00	3263 W CHADWICK RD	12/03/21	\$0	WD	14-INTO/OI	\$0	\$332,800	#DIV/0!	\$806,763	(\$214,363)	\$592,400	118.00	118.00	#DIV/0!	(\$1,817)	(\$0.04)	101	5319950	AGRICUL	1	0	5/29/2014	101	
110-031-100-005-00	3263 W CHADWICK RD	03/04/21	\$0	WD	14-INTO/OI	\$0	\$388,500	#DIV/0!	\$806,763	(\$214,363)	\$592,400	118.00	118.00	#DIV/0!	(\$1,817)	(\$0.04)	101	5306585	AGRICUL	1	0	5/29/2014	101	
Totals:			\$4,281,450			\$4,281,450	\$2,452,700		\$6,785,769	\$2,403,935	\$4,908,254	1,075.00	552.25											
							Sale. Ratio =>	57.29			Average	Average				Average								
							Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre	2,236.22			per SqFt=>	\$0.05							

PARCELS NOT USED IN STUDY DUE TO :
 TOO HIGH/LOW ECF
 MULTI PARCEL SALE

**2022 OLIVE TOWNSHIP
COMMERCIAL VACANT LAND STUDY**

Vacant Land Sales Commercial and Industrial

SALES		Neigh		213/313		2022 for 2023 Study									
Page Number	Parcel Number	Liber/ Page	Type of Instr	Date (Mo-Day-Yr)	TOWNSHIP	Transfer of Ownership	Seller	Buyer	Class	Acres	Time Adjustmnt	Price per Acre	Price/ per SF	ADJ Price/ per SF	
1.20	38	000-008-01	5253336	wd	18-Apr-17	OVID	yes	Motz Dev Inc	Spadofore Fam	202	1.20	1.15	125,000	2.870	3.300
1.66		061-013-200-18	5251791	wd	15-Mar-17	DUPLAIN	yes	Harvest R/E	United Prop Gro	201	1.66	1.16	99,398	2.282	2.647
1.79		025-400-05	5306309	wd	23-Feb-21	VICTOR	yes	Eden	Consumers Ener	302	1.79	1.00	44,095	1.012	1.012
2.39		120-013-200-11	5257366	wd	18-Aug-17	OVID	yes	Clinton FCU	Applebee Oil & F	202	2.39	1.14	20,921	0.480	0.548
2.50		161-000-005-00	5238652	wd	15-Mar-16	WESTPHALIA	yes	S Larkins	Pung Foundatio	201	2.50	1.17	20,000	0.459	0.537
3.82		041-011-300-01	5289719	wd	25-Feb-20	DALLAS	yes	m Roberts La	Central Mich Mg	202	3.82	1.00	17,801	0.409	0.409
4.90		070-025-100-02	5275645	wd	29-Jan-19	EAGLE	yes	just johnny	Cons Energy Co	202	4.90	1.00	57,143	1.312	1.312
6.69	35	000-044-03	5264280	wd	22-Feb-18	OVID	yes	Niles Prop LL	7577 N Hollister	301	6.69	1.11	17,937	0.412	0.457
11.00		160-011-100-04	5237938	wd	17-Feb-16	WESTPHALIA	yes	J & S Thelen	JNT Real Estate	201	11.00	1.19	10,000	0.230	0.273
11.21	59	014-400-10	5262118	cd	18-Dec-17	DUPLAIN	yes	Marathon Pet	Hatcher Const Ir	202	11.21	1.12	2,230	0.051	0.057
14.40		160-006-200-01	5302669	wd	15-Dec-20	WESTPHALIA	yes	Simon	P-W Schools	202	14.40	1.00	10,417	0.239	0.239
15.31	121	016-300-01	5249069	wd	5-Dec-16	GREENBUSH	yes	Central Mead	Northwest Farms	202	15.31	1.16	2,221	0.051	0.059
15.31		029-300-01	5285158	wd	18-Oct-19	GREENBUSH	yes	Searles, L	Koenigsknecht, J	302	19.00	1.00	5,842	0.134	0.134
31.09	89	011-400-02	5254763	wd	6-Jun-17	DUPLAIN	yes	Kramer Famil	Peckham R E Hd	302	31.09	1.14	15,761	0.362	0.412
145.74		036-100-02	5318532	wd	21-Oct-21	GREENBUSH	yes	LD Clark	ERS Leasing	302	145.74	1.00	5,661	0.130	0.130

IND

# OF PARCELS	16	1.40	2.87	3.30
# OF SALES	0	1.35	2.05	2.32
NOTES	THERE WERE NO SALES IN OLIVE TOWNSHIP, (THERE WAS 1 IN 2018 & THE NEXT PREVIOUS ONE WAS IN 2015)	1.15	1.66	1.88
	REVIEWED COUNTY STUDY, VERIFIED & REVIEWED SALES FROM SIMILAR TOWNSHIPS WITHIN CLINTON COUNTY	0.65	0.45	0.50
		0.60	0.43	0.47
		0.55	0.33	0.35
RATES USED	SF	PRICE PER SQUARE FOOT		
	40 TO 55	1.40		
	55 TO 80	1.15		
	80 TO 100	0.80		
	>100,000	0.60		
	>200,000	0.45		

**2023 OLIVE TOWNSHIP
COMMERCIAL & INDUSTRIAL
VACANT LAND OUTLIERS**

SALES		Neigh		213/313		2022 for 2023 Study								
Page Number	Parcel Number	Liber/ Page	Type of Instr	Date (Mo-Day-Yr)	Transfer of Ownership	LOCATION	Seller	Buyer	Class	Acres	Time Adjustmnt	Price per Acre	Price/ per SF	ADJ Price/ per SF
0.1607		90-001-015	5300047	wd	28-Oct-20	VILLAGE ELSIE	Elsie Janice F	Busk, V	202	0.1607	1.00	62,228	1.428	1.428
9.52		041-011-300-01	5222216	lc	26-Nov-14	DALLAS TWP	Central Mich	Henrii Fin SVC	202	9.52	1.20	16,242	0.373	0.447
0.36		000-002-00	5290444	wd	11-Mar-20	VILLAGE ELSIE	Reha, K	Sturgis, D	202	0.36	1.00	22,222	0.510	0.510
0.56	67	130-001-00	5262200	memo	28-Dec-17	VILLAGE ELSIE	Schoch, E	Barrett, C	301	0.56	1.12	41,071	0.943	1.056
0.77		021-100-03	5279758	wd	20-May-19	GLE TOWNSH	stajos, J	Klein, K	202	0.77	1.00	12,987	0.298	0.298
2.39	57	000-013-00	5257366	wd	18-Aug-17	AGLE VILLAG	Journey Fedr	Applebee Oil & F	202	2.39	1.14	20,921	0.480	0.548
0.284	25	008-000-06	5226902	wd	10-Apr-15	E OF MAPLE	SFHP LLC	Leiby, M & K	202	0.284	1.20	26,408	0.606	0.728
0.487	70	012-300-10	5230720	wd	28-Jul-15	CITY OF OVID	Ruehle Fam	Taft, A	202	0.487	1.20	34,908	0.801	0.962

PARCELS NOT USED IN STUDY DUE TO :
 LOCATED IN VILLAGE/CITY
 SIZE OF PROPERTY
 TOO LOW/OR HIGH PP SF
 PROPERTY IS NOT SIMILAR TO PARCELS LOCATED IN OLIVE TWP
 DATE OF SALE

**2023 OLIVE TOWNSHIP
INDUSTRIAL LAND ANALYSIS**

Parcel Number	Liber/ Page	Type of Instr	Date (Mo-Day-Yr)	Transfer of wnersh	TOWNSHIP	Seller	Buyer	Class	Acres	Square Feet	Sale Price	ADJ PRICE/ PER ACRE	Price/ per SF	ADJ Price/ per SF
061-000-002-008-00	5290444	wd	11-Mar-20	yes	DUPLAIN	Reha, K	Sturgis, D	202	0.36	15,682	8,000	22,222	0.510	0.510
160-006-200-010-50	5302669	wd	15-Dec-20	yes	WESTPHAL	Simon	P-W Schools	202	14.40	627,264	150,000	0.239	0.239	0.239
041-011-300-012-00	5289719	wd	25-Feb-20	yes	DALLAS	m Roberts Land	Central Mich N	202	3.82	166,399	68,000	0.409	0.409	
070-021-100-030-00	5279758	wd	20-May-19	yes	EAGLE	stajos, J	Klein, K	202	0.77	33,541	10,000	12,987	0.298	0.298
090-029-300-010-00	5285158	wd	18-Oct-19	yes	GREENBUS	Searles, L	Koenigskech	302	19	827,640	111,000	5,842	0.134	0.134

NBH INDUSTRIAL
OF PARCELS 9
OF SALES 0
RANGE \$5,842 - \$22,222
PP ACRE USED \$13,850
NOTES NO INDUSTRIAL SALES IN OLIVE TOWNSHIP
VERIFIED & USED SALES IN 5 OTHER TOWNSHIPS THAT ARE SIMILAR TO OLIVE TWP.
EXTENDED TIME FRAME TO INCLUDE 2 MORE SALES

**2023 OLIVE TOWNSHIP
COMMERCIAL & INDUSTRIAL
VACANT LAND OUTLIERS**

SALES North		Neigh		213/313		2022 for 2023 Study									
Page Number	Parcel Number	Liber/ Page	Type of Instr	Date (Mo-Day-Yr)	Transfer of Ownership	LOCATION	Seller	Buyer	Class	Acres	Time Adjustmnt	Price per Acre	Price/ per SF	ADJ Price/ per SF	
0.1607	90-001-015	5300047	wd	28-Oct-20	yes	VILLAGE ELSIE	Elsie Janice F	Busk, V	202	0.1607	1.00	62,228	1.428	1.428	
9.52	041-011-300-01	5222216	lc	26-Nov-14	yes	DALLAS TWP	Central Mich	Henrii Fin SVC	202	9.52	1.20	16,242	0.373	0.447	
0.36	000-002-00	5290444	wd	11-Mar-20	yes	VILLAGE ELSIE	Reha, K	Sturgis, D	202	0.36	1.00	22,222	0.510	0.510	
0.56	67	130-001-00	5262200	memo	28-Dec-17	yes	VILLAGE ELSIE	Schoch, E	Barrett, C	301	0.56	1.12	41,071	0.943	1.056
0.77	021-100-03	5279758	wd	20-May-19	yes	GLE TOWNSH	stajos, J	Klein, K	202	0.77	1.00	12,987	0.298	0.298	
2.39	57	000-013-00	5257366	wd	18-Aug-17	yes	AGLE VILLAG	Journey Fedri	Applebee Oil & F	202	2.39	1.14	20,921	0.480	0.548
0.284	25	008-000-06	5226902	wd	10-Apr-15	yes	E OF MAPLE	SFHP LLC	Leiby, M & K	202	0.284	1.20	26,408	0.606	0.728
0.487	70	012-300-10	5230720	wd	28-Jul-15	no	CITY OF OVID	Ruehle Fam l	Taft, A	202	0.487	1.20	34,908	0.801	0.962

PARCELS NOT USED IN STUDY DUE TO :
LOCATED IN VILLAGE/CITY
SIZE OF PROPERTY
TOO LOW/OR HIGH PP SF
PROPERTY IS NOT SIMILAR TO PARCELS LOCATED IN OLIVE TWP
DATE OF SALE

**2023 OLIVE TOWNSHIP LAND ANALYSIS
RESIDENTIAL IMPROVED SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	remain land	per excess lan.	iber/Pag	ther Parcels in Sand Tab	Gravel	pected Da	
110-021-300-009-60	1637 W ALWARD RD	11/04/20	\$439,000	WD	03-ARM'S L	\$439,000	\$155,100	35.33	\$487,895	\$72,149	\$121,044	17.45	17.45	\$4,135	\$0.09	0.00	16.45	\$2,289	5E+06		RURAL	0	#####
110-019-300-033-00	W LEHMAN RD VACANT	09/02/20	\$46,500	WD	03-ARM'S L	\$46,500	\$25,400	54.62	\$50,740	\$46,500	\$50,740	5.29	0.00	\$8,790	\$0.20	0.00	4.29	\$2,797	5E+06		RURAL	0	NOT INSPECTED
110-034-100-013-00	1852 E CHADWICK RD	09/22/20	\$400,000	WD	03-ARM'S L	\$400,000	\$150,000	37.50	\$423,318	\$66,307	\$89,625	10.00	10.00	\$6,631	\$0.15	0.00	9.00	\$3,534	5E+06		RURAL	1	#####
110-014-300-005-02	2400 GREEN RD	06/15/21	\$230,000	WD	03-ARM'S L	\$230,000	\$92,500	40.22	\$229,698	\$40,571	\$40,269	2.55	2.55	\$15,910	\$0.37	0.00	1.55	\$3,917	5E+06		RURAL	0	#####
110-033-400-005-00	10510 S US 27	10/15/21	\$346,000	WD	03-ARM'S L	\$346,000	\$122,300	35.35	\$357,557	\$58,193	\$69,750	7.00	7.00	\$8,313	\$0.19	0.00	6.00	\$3,949	5E+06		RURAL	0	#####
110-006-400-005-50	5678 S DEWITT RD	02/17/22	\$425,000	WD	03-ARM'S L	\$425,000	\$0	0.00	\$426,743	\$46,542	\$48,285	3.76	3.76	\$12,378	\$0.28	0.00	2.76	\$4,363	5E+06		RURAL	0	#####
110-020-100-005-50	8250 S LOOMIS RD	10/16/20	\$395,000	WD	03-ARM'S L	\$395,000	\$156,700	39.67	\$477,874	\$95,513	\$145,993	14.98	10.75	\$6,376	\$0.15	0.00	13.98	\$4,364	5E+06	110-020-100-03!	RURAL	0	#####
110-029-300-025-50	CHADWICK RD VACANT	06/10/21	\$80,000	WD	29-SELLERS	\$80,000	\$42,900	53.63	\$97,178	\$80,000	\$97,178	11.14	11.14	\$7,181	\$0.16	0.00	10.14	\$4,487	5E+06		RURAL	1	#####
110-015-200-026-00	7265 S US-27	02/18/21	\$53,500	WD	03-ARM'S L	\$53,500	\$24,800	46.36	\$57,242	\$53,500	\$57,242	5.11	5.11	\$10,466	\$0.24	0.00	4.11	\$4,621	5E+06		RURAL	0	8/3/2020
110-009-300-013-60	6655 S LOOMIS RD	11/05/21	\$755,000	WD	03-ARM'S L	\$755,000	\$337,600	44.72	\$782,792	\$165,628	\$193,420	28.12	28.12	\$5,890	\$0.14	0.00	27.12	\$4,835	5E+06		RURAL	0	#####
110-033-100-015-00	1495 W CHADWICK RD	12/10/21	\$440,000	WD	03-ARM'S L	\$440,000	\$199,600	45.36	\$458,107	\$137,768	\$155,875	20.00	20.00	\$6,888	\$0.16	0.00	19.00	\$5,435	5E+06		RURAL	1	#####
110-013-400-055-00	7880 S CHANDLER RD	02/12/21	\$184,000	WD	03-ARM'S L	\$184,000	\$69,900	37.99	\$116,115	\$99,448	\$76,376	12.50	10.00	\$7,956	\$0.18	0.00	11.50	\$5,648	5E+06	110-013-400-05!	RURAL	0	#####
110-021-300-025-00	1717 W ALWARD RD	11/13/20	\$160,000	WD	03-ARM'S L	\$160,000	\$51,000	31.88	\$117,875	\$160,000	\$117,875	20.00	20.00	\$8,000	\$0.18	0.00	19.00	\$6,605	5E+06		RURAL	0	#####
110-018-300-015-02	7979 S AIRPORT RD	08/10/21	\$525,000	WD	03-ARM'S L	\$525,000	\$165,200	31.47	\$518,490	\$75,465	\$68,955	6.88	6.88	\$10,969	\$0.25	0.00	5.88	\$6,967	5E+06		RURAL	0	#####
110-026-200-033-00	9546 BOND RD	06/25/21	\$166,000	WD	03-ARM'S L	\$166,000	\$67,700	40.78	\$160,787	\$42,434	\$37,221	2.09	2.09	\$20,303	\$0.47	0.00	1.09	\$7,279	5E+06		RURAL	1	#####
110-015-200-020-50	S US-27 VACANT	06/10/21	\$130,000	WD	03-ARM'S L	\$130,000	\$61,300	47.15	\$129,987	\$130,000	\$140,282	14.12	9.47	\$9,208	\$0.21	0.00	13.12	\$7,280	UNRECO	110-015-200-02!	RURAL	0	#####
110-029-200-030-00	9420 S DEWITT RD	06/25/21	\$230,000	WD	03-ARM'S L	\$230,000	\$95,500	41.52	\$222,780	\$63,720	\$56,500	5.00	5.00	\$12,744	\$0.29	0.00	4.00	\$7,305	5E+06		RURAL	0	#####
Totals:			\$5,005,000			\$5,005,000	\$1,817,500		\$5,115,178	\$1,433,738	\$1,566,630	185.99	169.32				168.99	85,674.75					
								Sale. Ratio =>	36.31			Average	Average	Average									
								Std. Dev. =>	12.05			per FF=>	per Net Acr	7,708.68	per SqFt=>	\$0.18	\$507						

NBH RESIDENTIAL LAND SALES
OF SALES 17
HOMESTEAD VALUE \$34,500
PER ACRE (VACANT OI \$7,400
PER ACRE ALL PARCEL \$5,014
2023 RES LAND VALU \$6,200
RANGE EXTRA PER AC \$2,289 - \$7,305

AVERAGE
PER REMAINEF \$5,014
ACRE

NOTES ONLY 3 GOOD VACANT LAND SALES
USED ABSTRACTION METHOD WITH IMPROVED PARCELS
USED AVERAGE BETWEEN IMPROVED & VACANT SALES

VACANT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	remain land	per excess lan.	iber/Pag	ther Parcels in Sand Tab	Gravel	pected Da	
110-036-100-040-00	E ROUND LAKE RD VACANT	06/14/21	\$250,000	WD	03-ARM'S L	\$250,000	\$88,100	35.24	\$281,507	\$62,869	\$68,613	3.30	1.80	\$19,051	\$0.44	0.00	2.30	\$12,334	5E+06	110-036-100-03!	RURAL	0	#####
110-019-300-033-00	W LEHMAN RD VACANT	09/02/20	\$46,500	WD	03-ARM'S L	\$46,500	\$25,400	54.62	\$50,740	\$46,500	\$50,740	5.29	0.00	\$8,790	\$0.20	0.00	4.29	\$2,797	5E+06		RURAL	0	NOT INSPECTED
110-029-300-025-50	CHADWICK RD VACANT	06/10/21	\$80,000	WD	29-SELLERS	\$80,000	\$42,900	53.63	\$97,178	\$80,000	\$97,178	11.14	11.14	\$7,181	\$0.16	0.00	10.14	\$4,487	5E+06		RURAL	1	#####
110-015-200-020-50	S US-27 VACANT	06/10/21	\$130,000	WD	03-ARM'S L	\$130,000	\$61,300	47.15	\$129,987	\$130,000	\$140,282	14.12	9.47	\$9,208	\$0.21	0.00	13.12	\$9,910	UNRECO	110-015-200-02!	RURAL	0	#####
Totals:			\$506,500			\$506,500	\$217,700		\$559,412	\$319,369	\$356,813	33.85	22.41				29.85	\$29,529					
								Sale. Ratio =>	42.98			Average	Average	Average									
								Std. Dev. =>	8.92			per FF=>	per Net Acr	9,435.39	per SqFt=>	\$0.22	\$7,382						

110-035-100-010-05	10259 BOND RD	08/07/20	\$220,500	WD	03-ARM'S L	\$220,500	\$96,400	43.72	\$238,642	\$36,358	\$54,500	5.00	5.00	#DIV/0!	\$7,272	\$34,500	\$465	\$0.17	401	5296765	RURAL RESI	0
110-035-300-005-00	10504 BOND RD	02/15/22	\$224,500	WD	03-ARM'S L	\$224,500	\$83,700	37.28	\$197,150	\$53,225	\$25,875	0.75	0.75	#DIV/0!	\$70,967	\$34,500	(\$74,900)	\$1.63	401	5321844	RURAL RESI	0
110-036-100-035-00	3776 E ROUND LAKE RD	06/14/21	\$250,000	WD	03-ARM'S L	\$250,000	\$88,100	35.24	\$255,744	\$62,869	\$68,613	3.30	1.50	#DIV/0!	\$19,051	\$34,500	\$56,738	\$0.44	401	5312982	110-036-100-035-00 RURAL RESI	1
110-036-100-065-00	10531 S CHANDLER RD	09/13/21	\$134,000	PTA	03-ARM'S L	\$134,000	\$51,600	38.51	\$130,405	\$34,300	\$30,705	0.89	0.89	#DIV/0!	\$38,539	\$34,500	\$1,818	\$0.88	401	5317910	RURAL RESI	1
110-036-100-070-00	10561 S CHANDLER RD	11/18/21	\$187,100	WD	03-ARM'S L	\$187,100	\$77,700	41.53	\$216,095	\$5,605	\$34,600	1.02	1.02	#DIV/0!	\$5,495	\$34,500	(\$1,444,750)	\$0.13	401	5318774	RURAL RESI	1
110-036-100-080-00	3653 E ROUND LAKE RD	10/27/21	\$218,000	WD	03-ARM'S L	\$218,000	\$74,300	34.08	\$184,168	\$64,882	\$31,050	0.90	0.90	#DIV/0!	\$72,091	\$34,500	(\$303,820)	\$1.65	401	5317613	RURAL RESI	1
Totals:			\$14,460,851			\$14,460,851	\$4,630,600		\$13,990,620	\$3,401,438	\$2,931,207	240.99	236.69									
							Sale. Ratio =>	32.02			Average	Average		Average								
							Std. Dev. =>	#DIV/0!			per FF=>	per Net Acri	14,114.44	per SqFt=>				\$0.32				

PARCELS NOT USED IN STUDY DUE TO :
 TOO LOW OR HIGH PP ACRE
 MULTIPLY PARCEL SALE
 AVERAGE USED IS \$2,289 - \$7,305