

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
006-010-005-00	N NEFF RD	1/29/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000
007-004-015-01	N GROW RD	9/18/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0
012-034-002-01	HOME	7/10/2024	\$663,500	WD	03-ARM'S LENGTH	\$663,500	
007-004-020-00	GROW/KENDAVILLE	11/14/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,500
009-035-012-60	EVERGREEN	1/29/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,000
007-016-035-00	NEVINS RD	11/17/2023	\$350,000	WD	03-ARM'S LENGTH	\$320,000	\$135,500
006-010-006-00	N NEFF RD	1/29/2024	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$27,600
006-033-012-00	E STANTON RD	11/1/2023	\$389,000	CD	03-ARM'S LENGTH	\$389,000	\$112,200
Totals:			\$2,108,000			\$2,078,000	\$481,800
							Sale. Ratio =>
							Std. Dev. =>

DAY AG LAND \$4901 CALCULATED, \$4900 APPLIED
ALSO APPLIED IN INDUSTRIAL RATE TABLE

UNTILLABLE LAND

007-009-002-21	N GROW RD	7/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0
006-006-005-00	N SHERIDAN RD	2/12/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$51,800
006-006-012-00	N EPLEY RD	8/21/2024	\$107,500	MLC	03-ARM'S LENGTH	\$107,500	\$30,200

WOODS/LOW/WET LAND \$3984 PER ACRE CALCULATED, \$3,750 APPLIED
ALSO APPLIED IN INDUSTRIAL RATE TABLE

006-017-008-21		11/14/2023	\$1,247,060	WD	03-ARM'S LENGTH	\$1,247,060	\$207,300
006-017-008-50	N PEOPLES RD	11/7/2023	\$1,247,060	WD	03-ARM'S LENGTH	\$1,247,060	\$0
006-029-008-00	1378 N PEOPLES RD	11/13/2023	\$201,300	WD	03-ARM'S LENGTH	\$201,300	\$30,200
006-029-012-20	E KLEES RD	11/17/2023	\$1,851,600	PTA	03-ARM'S LENGTH	\$1,851,600	\$245,900
006-019-016-02	N SHERIDAN RD	11/17/2023	\$3,019,920	WD	03-ARM'S LENGTH	\$3,019,920	\$622,700
006-030-026-21	1396 N PEOPLES RD	11/17/2023	\$3,019,920	WD	03-ARM'S LENGTH	\$3,019,920	\$622,700
006-030-008-00	E BRIGGS RD	11/16/2023	\$319,760	WD	03-ARM'S LENGTH	\$319,760	\$57,700

SALES CONSIDERED BUT DID NOT USE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
33.68	\$180,887	\$173,673	\$164,560	0.0	0.0	39.00	39.00	#DIV/0!
0.00	\$76,896	\$80,000	\$76,896	0.0	0.0	17.68	17.68	#DIV/0!
		\$663,500	\$663,500	0.0	0.0	131.53	131.53	#DIV/0!
33.75	\$169,100	\$200,000	\$169,100	0.0	0.0	40.00	40.00	#DIV/0!
50.00	\$150,000	\$150,000	\$150,000	0.0	0.0	17.35	17.35	#DIV/0!
42.34	\$339,050	\$320,000	\$339,050	0.0	0.0	80.00	80.00	#DIV/0!
32.28	\$78,320	\$85,500	\$78,320	0.0	0.0	19.00	19.00	#DIV/0!
28.84	\$287,400	\$389,000	\$287,400	0.0	0.0	76.10	76.10	#DIV/0!
	\$1,281,653	\$2,061,673	\$1,928,826	0.0		420.66	420.66	
23.19			Average			Average		
15.65			per FF=>	#DIV/0!		per Net Acre=>	4,901.04	

0.00	\$138,320	\$165,000	\$138,320	0.0	0.0	34.58	34.58	#DIV/0!
59.54	\$120,764	\$87,000	\$120,764	0.0	0.0	35.64	35.64	#DIV/0!
28.09	\$80,000	\$107,500	\$80,000	0.0	0.0	20.00	20.00	#DIV/0!
		423,750				129.60		
16.62	\$532,683	\$1,145,417	\$431,040	0.0	0.0	113.39	113.39	#DIV/0!
0.00	\$390,488	\$1,247,060	\$390,488	0.0	0.0	108.44	108.44	#DIV/0!
15.00	\$85,800	\$201,300	\$85,800	0.0	0.0	20.00	20.00	#DIV/0!
13.28	\$687,508	\$1,851,600	\$662,508	0.0	0.0	154.30	154.30	#DIV/0!
20.62	\$1,263,455	\$2,871,580	\$1,115,115	0.0	0.0	373.03	30.55	#DIV/0!
20.62	\$1,263,455	\$2,871,580	\$1,115,115	0.0	0.0	373.03	129.08	#DIV/0!
18.04	\$156,000	\$319,760	\$156,000	0.0	0.0	40.00	40.00	#DIV/0!

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$4,453	\$0.10	0.00	'AG	2024R-00718
\$4,525	\$0.10	0.00	'4001	2024R-08625
\$5,044	\$0.12	0.00		
\$5,000	\$0.11	75.00	'1001	2023R-11031
\$8,646	\$0.20	0.00		
\$4,000	\$0.09	0.00	'1001	2023R-11317
\$4,500	\$0.10	0.00	'AG	2024R-00714
\$5,112	\$0.12	0.00	'AG	2023R-10518

Average
per SqFt=> \$0.11

\$4,772	\$0.11	0.00	'4001	2024R-06193
\$2,441	\$0.06	0.00	'TWP	2024R-01130
\$5,375	\$0.12	0.00	'TWP	2024R-07584

\$10,102	\$0.23	0.00	'AG	2023R-10899
\$11,500	\$0.26	0.00	'AG	2023R-10899
\$10,065	\$0.23	0.00	'TWP	2023R-10823
\$12,000	\$0.28	0.00	'AG	
\$7,698	\$0.18	0.00	'AG	2023R-11137
\$7,698	\$0.18	0.00	'AG	2023R-11137
\$7,994	\$0.18	0.00	'AG	2023R-11086

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
	1001 AG LAND	0	1	NOT INSPECTED	101
	1001 AGRICULTURAL	0	0	01/28/1998	102
	1001 AGRICULTURAL	0	0	12/14/1995	102
	1001 AGRICULTURAL	0	0	02/19/1991	102
	1001 AG LAND	0	0	NOT INSPECTED	102
	1001 AG LAND	0	0	NOT INSPECTED	102

	4001 RURAL RES TWP	0	0	01/28/1998	402
	4001 DAY TWP RURAL	0	1	NOT INSPECTED	402
	4001 DAY TWP RURAL	0	1	NOT INSPECTED	402

	1001 AG LAND	0	1	NOT INSPECTED	001
	1001 AG LAND	0	0	NOT INSPECTED	102
	1001 AG LAND	0	1	NOT INSPECTED	102
	1001 AG LAND	0	0	07/19/2021	102
006-019-015-00, 006-030-012-11, 006-030-007-01, 006-030-006-00, 006-030-026-21	1001 AG LAND	0	0	NOT INSPECTED	302
006-019-016-01, 006-030-012-11, 006-030-007-01, 006-030-006-00, 006-019-015-00	1001 AG LAND	0	0	NOT INSPECTED	102
	1001 AG LAND	0	0	NOT INSPECTED	102