

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
08-006-004-20	W WASHINGTON RD	10/30/2024	\$527,471	WD	03-ARM'S LENGTH	\$527,471	\$161,100
08-018-010-01	5122 W BUCHANAN RD	10/13/2023	\$859,770	MLC	09-FAMILY/RELATED ENTITY	\$859,770	\$367,000
05-030-002-00	S ELY HWY	04/21/2023	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$510,700
08-033-012-50	S ALGER RD	10/18/2024	\$178,784	WD	03-ARM'S LENGTH	\$178,784	\$106,800
06-007-002-00	E FILLMORE	08/15/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$241,300
08-015-003-65	2668 S BEGOLE RD	2/28/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$198,600
08-021-003-10	W BUCHANAN RD	2/23/2024	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$237,500
08-027-002-00	W JOHNSON (2000) RD	12/4/2024	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$352,000
Totals:			\$5,971,025			\$5,971,025	\$2,175,000
							Sale. Ratio =>
							Std. Dev. =>

EXCELLENT AG LAND \$9350 PER ACRE APPLIED

08-032-004-00	4652 W HAYES RD	04/10/2023	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$287,200
08-005-020-02	S LUCE RD	1/26/2024	\$243,400	WD	03-ARM'S LENGTH	\$243,400	\$149,200
05-017-007-00	4613 W CLEVELAND RD	1/5/2024	\$630,000	LC	09-FAMILY/RELATED ENTITY	\$630,000	\$420,600
08-018-008-03	S ELY HWY	5/6/2024	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$36,200
08-004-021-01	678 S ALGER RD	7/26/2024	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$255,000
08-005-020-02	S LUCE RD	1/26/2024	\$243,400	WD	03-ARM'S LENGTH	\$243,400	\$149,200

AVERAGE LAND \$5056 CALCULATED AND \$4750 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
30.54	\$330,174	\$527,471	\$330,174	0.0	0.0	40.72	40.72	#DIV/0!	\$12,954
42.69	\$1,028,735	\$720,380	\$889,345	0.0	0.0	107.15	107.15	#DIV/0!	\$6,723
66.76	\$800,000	\$765,000	\$800,000	0.0	0.0	100.00	98.00	#DIV/0!	\$7,650
59.74	\$218,805	\$178,784	\$218,622	0.0	0.0	26.34	26.34	#DIV/0!	\$6,788
40.22	\$482,550	\$600,000	\$482,550	1,320.0	2640.0	80.00	80.00	\$455	\$7,500
20.91	\$641,590	\$950,000	\$641,590	0.0	0.0	78.00	78.00	#DIV/0!	\$12,179
30.06	\$582,533	\$790,000	\$582,533	0.0	0.0	79.03	79.03	#DIV/0!	\$9,996
27.08	\$721,367	\$1,300,000	\$721,367	0.0	0.0	99.00	99.00	#DIV/0!	\$13,131
	\$4,805,754	\$5,831,635	\$4,666,181	1,320.0		610.24	608.24		
36.43			Average			Average			Average
16.18			per FF=>	\$4,418		per Net Acre=>	9,556.30		per SqFt=>

57.44	\$615,999	\$188,001	\$304,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,700
61.30	\$366,115	\$243,400	\$366,115	0.0	0.0	48.68	48.68	#DIV/0!	\$5,000
66.76	\$926,346	\$491,154	\$787,500	0.0	0.0	90.00	90.00	#DIV/0!	\$5,457
32.04	\$76,790	\$113,000	\$76,790	0.0	0.0	21.94	21.94	#DIV/0!	\$5,150
49.51	\$534,188	\$360,998	\$380,186	0.0	0.0	75.00	75.00	#DIV/0!	\$4,813
61.30	\$366,115	\$243,400	\$366,115	0.0	0.0	48.68	48.68	#DIV/0!	\$5,000

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$0.30	0.00	'101	2024R-05013		AGRICULTURAL	0	0	NOT INSPECTED	102
\$0.15	0.00	'101	2023R-02760		AGRICULTURAL	0	0	10/15/2021	101
\$0.18	0.00	'4000	2023-0282	05-030-002-10	4000 FULTON AG	1	1	01/01/1753	102
\$0.16	0.00	'101	2024R-04830		AGRICULTURAL	0	0	NOT INSPECTED	102
\$0.17	1,320.00	AG	2024R-04019		AGRICULTURAL	1	0	10/3/2018	102
\$0.28	0.00	'401	2024R-00845		AGRICULTURAL	0	0	10/14/2022	102
\$0.23	0.00	'101	2024R-00834		AGRICULTURAL	0	0	10/04/2011	102
\$0.30	0.00	'101	2024R-05572		AGRICULTURAL	0	0	10/14/2022	102

\$0.22

\$0.11	0.00	'101	1118-0280		AGRICULTURAL	0	0	NOT INSPECTED	101
\$0.11	0.00	'101	2024R-00376		AGRICULTURAL	0	0	NOT INSPECTED	102
\$0.13	0.00	'4000	2024R-00637		4000 FULTON AG	0	1	09/14/2017	101
\$0.12	0.00	'101	2024R-02368		AGRICULTURAL	0	0	NOT INSPECTED	201
\$0.11	0.00	'101			AGRICULTURAL	0	1	09/22/2011	401
\$0.11	0.00	'101	2024R-00376		AGRICULTURAL	0	0	NOT INSPECTED	102

