

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
090-012-000-030-08	11091 BORDEN RD	07/21/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,700	44.70	
090-009-000-030-00	8787 BORDEN RD	07/11/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$98,200	44.64	
090-031-000-025-00	6967 NICKLEPLATE RD	05/31/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$132,900	56.31	
090-032-000-040-20	7237 NICKLEPLATE RD	08/08/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$26,200	20.00	
090-011-000-045-03	7226 OBRIEN RD	09/12/22	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$165,400	52.09	
090-030-000-015-10	6121 SCHAEFFER RD	12/08/23	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$163,100	57.94	
090-030-000-060-20	4820 OLMSTEAD RD	03/13/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$102,800	46.73	
090-011-000-040-00	MCKENNA RD	10/12/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$90,000	48.13	
Totals:			\$1,778,000			\$1,778,000	\$861,300		
								Sale. Ratio =>	48.44
								Std. Dev. =>	11.77

NORTHPLAINS RURAL RES LAND 1ST ACRE AT \$17,500, 10 ACRES AT \$60,000 40 ACRES AT \$180,000 100 ACRES AT \$3500 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$165,326	\$24,242	\$4,568	125.0	91.0	0.26	0.26	\$194	\$92,881
\$196,369	\$38,629	\$14,998	196.4	190.0	0.86	0.86	\$197	\$45,075
\$265,732	\$19,068	\$48,800	0.0	0.0	1.50	1.50	#DIV/0!	\$12,712
\$19,920	\$131,000	\$19,920	0.0	0.0	2.59	2.70	#DIV/0!	\$50,579
\$330,740	\$20,760	\$34,000	0.0	0.0	4.00	4.00	#DIV/0!	\$5,190
\$326,242	\$22,338	\$67,080	0.0	0.0	12.36	12.36	#DIV/0!	\$1,807
\$205,584	\$99,976	\$85,560	0.0	0.0	18.52	18.52	#DIV/0!	\$5,398
\$180,000	\$187,000	\$180,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,675
\$1,689,913	\$543,013	\$454,926	321.4		80.09	80.20		
		Average			Average			Average
		per FF=>	\$1,690		per Net Acre=>	6,780.20		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$2.13	125.00	NP-RE	0671/8197	
\$1.03	196.40	NP-RE	0671/7205	
\$0.29	0.00	NP-RE	0675/1193	
\$1.16	0.00	NP-RE	0675/8400	090-032-000-040-10
\$0.12	0.00	NP-RE		
\$0.04	0.00	NP-RE	0677/1712	
\$0.12	0.00	NP-RE		
\$0.11	0.00	NP-RE	0676/5913	

\$0.16

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
NORTH PLAINS TOWNSHIP RESIDENTIAL	1	0	3/22/2000		401		
NORTH PLAINS TOWNSHIP RESIDENTIAL	0	1	3/31/1993		401		
NORTH PLAINS TOWNSHIP RESIDENTIAL	0	1	12/12/2015		401		
NORTH PLAINS TOWNSHIP RESIDENTIAL	0	1	12/12/2015		402		
NORTH PLAINS TOWNSHIP RESIDENTIAL	1	0	6/8/1999		401		
NORTH PLAINS TOWNSHIP RESIDENTIAL	0	0	NOT INSPECTED		401		
NORTH PLAINS TOWNSHIP RESIDENTIAL	1	0	6/7/2000		401		
NORTH PLAINS TOWNSHIP RESIDENTIAL	1	0	12/1/2015		402		