

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-104-020-00	11402 PINE ST	6/7/2023	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$71,600
014-120-008-00	3120 S JOHNSON RD	3/12/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$53,800
014-210-002-00	9470 W PECK RD	4/19/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,700
014-210-005-00	9410 PECK RD	12/31/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$83,500
014-210-010-00	9350 W PECK RD	5/29/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,400
014-730-057-00	10393 SHARON DR	8/23/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$0
014-730-060-00	10416 CHRIS DR	9/29/2023	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$106,100
		Totals:	\$1,545,000			\$1,545,000	\$506,100
							Sale. Ratio =>
							Std. Dev. =>

PLATTED RURAL \$481 CALCULATED \$375 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
41.87	\$153,381	\$37,619	\$20,000	60.0	160.0	0.22	0.22	\$627
31.65	\$159,000	\$31,000	\$20,000	150.0	217.8	0.75	0.75	\$207
39.86	\$170,334	\$79,066	\$29,400	84.0	150.0	0.29	0.29	\$941
37.95	\$190,292	\$62,208	\$32,500	141.0	267.0	0.86	0.86	\$441
48.09	\$203,002	\$44,498	\$32,500	94.0	267.0	0.58	0.58	\$473
0.00	\$235,267	\$77,233	\$32,500	200.0	230.0	1.06	1.06	\$386
39.44	\$224,949	\$76,551	\$32,500	120.0	150.0	0.41	0.41	\$638
	\$1,336,225	\$408,175	\$199,400	849.0		4.17	4.17	
32.76			Average			Average		
15.82			per FF=>	\$481		per Net Acre=>	97,930.66	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date
\$170,995	\$3.93	60.00	'4100	2023R-05813	4100 PLATTED RURAL	0	0	NOT INSPECTED
\$41,333	\$0.95	150.00	'4100	2024R-02594	4100 PLATTED RURAL	0	1	04/28/2009
\$273,585	\$6.28	84.00	'4100	2024R-03983	4100 PLATTED RURAL	0	0	NOT INSPECTED
\$72,000	\$1.65	141.00	'4100	2025R-0045	4100 PLATTED RURAL	0	0	NOT INSPECTED
\$77,253	\$1.77	94.00	'4100	2024R-05021	4100 PLATTED RURAL	0	0	NOT INSPECTED
\$73,137	\$1.68	200.00	'4100	2023R-08196	4100 PLATTED RURAL	0	1	09/29/2009
\$185,354	\$4.26	120.00	'4100	2023R-09547	4100 PLATTED RURAL	0	1	09/29/2009

Average  
per SqFt=> \$2.25

<b>Class</b>	<b>Rate Group 1</b>
401	TYPICAL SITE
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401	TYPICAL FF A

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