

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
051-103-035-00	320 W SHERMAN ST	4/10/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,200
051-107-066-00	521 W SHERMAN ST	6/12/2023	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$41,100
051-114-135-00	210 W ELM ST	3/29/2024	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$38,300
051-114-136-00	122 S MERCANTILE ST	11/13/2023	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$72,600
051-116-105-00	403 W MAIN ST	4/22/2024	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$74,300
051-119-167-00	604 W MAPLE ST	3/7/2025	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$50,600
051-135-005-00	410 W PINE ST	10/3/2024	\$135,800	WD	09-FAMILY/RELATED ENTITY	\$135,800	\$67,900
051-138-007-00	410 W CARSON ST	8/1/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,800
051-141-003-00	315 W PINE ST	7/6/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,200
051-141-007-00	316 W CARSON ST	5/15/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,000
051-222-005-00	118 S SECOND ST	6/15/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$66,800
051-253-001-50	313 S SECOND ST	12/20/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,300
051-406-003-00	402 S DIVISION ST	5/20/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,500
051-600-002-00	532 W PINE ST	7/14/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,600
051-600-007-00	409 N WEST ST	2/10/2025	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$60,500
051-600-010-70	N WEST ST	11/5/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,200
051-602-076-00	302 S WEST ST	5/23/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$33,000
051-700-020-00	127 N THIRD ST	5/17/2024	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$59,300
051-700-058-00	225 N WEST ST	11/5/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,200
051-700-058-00	225 N WEST ST	11/25/2024	\$322,500	MLC	03-ARM'S LENGTH	\$322,500	\$96,900
Totals:			\$3,659,800			\$3,659,800	\$1,296,300
							Sale. Ratio =>
							Std. Dev. =>

RESIDENTIAL CARSON CITY LAND \$493 CALCULATED, \$435 FRONT FOOT APPLIED

002-200-053-00	8123 S GARLOCK RD	6/7/2023	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$64,000
002-200-070-00	8112 BUSSELL ST	11/14/2024	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$28,400
002-014-011-10	10708 E CARSON CITY RD	2/11/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,300
002-036-001-20	11223 JENKS RD	8/23/2024	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$92,100
002-011-005-30	S BLACKMER RD	5/15/2024	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$9,800

002-024-016-00	9658 S MT HOPE RD	2/24/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,500
002-001-040-01	6758 S MT HOPE RD	3/15/2024	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$65,900
002-009-017-01	7779 S CRYSTAL RD	9/30/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$87,000
002-036-018-22	11864 DAILEY RD	2/1/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$31,400
002-008-009-40	7278 S CRYSTAL RD	1/17/2025	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$134,000
002-011-012-01	7430 GARLOCK RD	1/19/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$52,400
002-020-008-20	7932 E BOYER RD	6/26/2024	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$123,000
002-014-031-00	8173 BUSSELL ST	7/10/2024	\$249,270	WD	19-MULTI PARCEL ARM'S LENGTI	\$249,270	\$125,400
002-032-006-20		11/7/2024	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$17,500
002-035-011-01	10685 E JENKS RD	10/27/2023	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$0
002-011-028-12	7125 S GARLOCK RD	9/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,600
002-002-017-01	6341 S BLACKMER RD	9/13/2024	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$107,900
002-008-009-30	7334 S CRYSTAL RD	7/18/2023	\$43,800	WD	03-ARM'S LENGTH	\$43,800	\$25,800
002-007-010-20	6154 DEER RUN	7/5/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,500
Totals:			\$3,622,470			\$3,622,470	\$1,346,500
							Sale. Ratio =>
							Std. Dev. =>

CARSON CITY FIRST ACRE OF RESIDENTIAL AT \$17,500, 5 ACRES AT \$35,000, 10 ACRES AT \$50,000 50 ACRES + AT \$3750 PER ACRE APPLIED SALES FROM TOWNSHIP SURROUNDING

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
38.13	\$140,267	\$36,762	\$27,029	65.9	131.5	0.20	0.20	\$558
40.29	\$109,570	\$26,448	\$34,018	83.0	96.0	0.22	0.22	\$319
19.74	\$179,976	\$39,988	\$25,964	63.3	115.0	0.17	0.17	\$632
36.85	\$201,789	\$20,034	\$24,823	60.5	99.0	0.15	0.15	\$331
33.54	\$213,736	\$52,969	\$45,205	110.3	115.0	0.35	0.35	\$480
31.63	\$121,022	\$84,183	\$45,205	110.3	115.0	0.35	0.35	\$764
50.00	\$157,319	\$25,595	\$47,114	114.9	132.0	0.40	0.40	\$223
32.77	\$140,976	\$43,035	\$29,011	70.8	132.0	0.22	0.22	\$608
40.69	\$192,425	\$26,840	\$44,265	108.0	132.0	0.37	0.37	\$249
29.29	\$149,526	\$17,534	\$27,060	66.0	132.0	0.20	0.20	\$266
29.69	\$238,732	\$13,328	\$27,060	66.0	132.0	0.20	0.20	\$202
37.29	\$205,473	\$41,955	\$37,428	91.3	132.0	0.30	0.30	\$460
40.37	\$124,629	\$51,091	\$40,720	99.3	132.0	0.33	0.33	\$514
24.00	\$175,382	\$41,678	\$27,060	66.0	132.0	0.20	0.20	\$631
41.72	\$141,568	\$36,747	\$33,315	81.3	264.0	0.40	0.40	\$452
47.28	\$230,686	\$86,811	\$67,497	180.0	263.0	0.62	0.46	\$482
27.50	\$110,604	\$36,456	\$27,060	66.0	132.0	0.20	0.20	\$552
32.58	\$160,571	\$55,763	\$34,334	83.7	99.0	0.23	0.23	\$666
47.28	\$230,686	\$86,811	\$67,497	180.0	263.0	0.62	0.17	\$482
30.05	\$269,857	\$79,762	\$27,119	66.1	98.0	0.17	0.17	\$1,206
	\$3,494,794	\$903,790	\$738,784	1,832.6		5.89	5.27	
35.42			Average			Average		
7.93			per FF=>	\$493		per Net Acre=>	153,418.77	

36.16	\$173,455	\$12,295	\$8,750	0.0	0.0	0.50	0.50	#DIV/0!
44.72	\$64,942	\$8,988	\$10,430	0.0	0.0	0.60	0.60	#DIV/0!
47.94	\$165,498	\$7,002	\$17,500	0.0	0.0	1.00	1.00	#DIV/0!
41.88	\$207,929	\$31,971	\$20,000	0.0	0.0	1.50	1.50	#DIV/0!
98.00	\$22,000	\$10,000	\$22,000	0.0	0.0	1.90	1.90	#DIV/0!

46.41	\$325,341	\$18,159	\$23,500	0.0	0.0	2.20	2.20	#DIV/0!
37.87	\$176,474	\$23,096	\$25,570	0.0	0.0	2.61	2.61	#DIV/0!
26.36	\$292,171	\$64,729	\$26,900	0.0	0.0	3.38	3.38	#DIV/0!
27.30	\$85,566	\$60,684	\$31,250	0.0	0.0	4.25	4.25	#DIV/0!
44.08	\$298,732	\$36,768	\$31,500	0.0	0.0	4.30	4.30	#DIV/0!
26.87	\$137,496	\$90,004	\$32,500	0.0	0.0	4.50	4.50	#DIV/0!
43.31	\$283,380	\$33,120	\$32,500	0.0	0.0	4.50	4.50	#DIV/0!
50.31	\$244,392	\$45,973	\$41,095	7,500.0	0.0	4.77	4.05	\$6
76.09	\$35,000	\$23,000	\$35,000	0.0	0.0	5.00	5.00	#DIV/0!
0.00	\$219,232	\$67,618	\$36,850	0.0	0.0	6.00	6.00	#DIV/0!
38.04	\$229,821	\$91,846	\$46,667	0.0	0.0	9.00	9.00	#DIV/0!
34.92	\$261,253	\$97,747	\$50,000	0.0	0.0	10.00	10.00	#DIV/0!
58.90	\$51,620	\$43,800	\$51,620	0.0	0.0	10.54	10.54	#DIV/0!
43.60	\$107,315	\$76,435	\$58,750	0.0	0.0	12.25	9.25	#DIV/0!
	\$3,381,617	\$843,235	\$602,382	7,500.0		88.80	85.08	
37.17		Average				Average		
20.09		per FF=>		\$112		per Net Acre=>		9,495.57

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$184,734	\$4.24	66.00	'4000	2024R-03686		RESIDENTIAL AG	0	1
\$121,321	\$2.79	99.00	'4000	2023R-06250		RESIDENTIAL AG	0	1
\$229,816	\$5.28	66.00	'4000	2024R-03276		RESIDENTIAL AG	0	1
\$133,560	\$3.07	66.00	'4000	2023R-10875		RESIDENTIAL AG	0	1
\$152,210	\$3.49	132.00	'4000	2024R-03975		RESIDENTIAL AG	0	1
\$241,905	\$5.55	132.00	'4000			RESIDENTIAL AG	0	1
\$63,988	\$1.47	132.00	'4000	2024R-08911		RESIDENTIAL AG	0	1
\$197,408	\$4.53	72.00	'4000	2023R-07559		RESIDENTIAL AG	0	1
\$72,541	\$1.67	122.10	'4000	2023R-06653		RESIDENTIAL AG	0	1
\$87,670	\$2.01	66.00	'4000	2023R-04954		RESIDENTIAL AG	0	1
\$66,640	\$1.53	66.00	'4000	2023R-06138		RESIDENTIAL AG	0	1
\$139,850	\$3.21	99.00	'4000	2025R-00086		RESIDENTIAL AG	0	1
\$153,426	\$3.52	110.00	'4000	2024R-05173		RESIDENTIAL AG	0	1
\$208,390	\$4.78	66.00	'4000	2023R-07151		RESIDENTIAL AG	0	1
\$91,868	\$2.11	66.00	'4000			RESIDENTIAL AG	0	1
\$139,792	\$3.21	194.00	'4000	2024R-10317	051-700-058-00	RESIDENTIAL AG	0	0
\$182,280	\$4.18	66.00	'4000	2024R-04764		RESIDENTIAL AG	0	1
\$247,836	\$5.69	99.00	'4000	2024R-04870		RESIDENTIAL AG	0	1
\$139,792	\$3.21	194.00	'4000	2024R-10317	051-600-010-70	RESIDENTIAL AG	0	1
\$480,494	\$11.03	74.00	'4000	2025R-01139		RESIDENTIAL AG	0	1

Average
per SqFt=>

\$3.52

\$24,590	\$0.56	0.00	'4001	2023R-05904		4001 RESIDENTIAL	0	1
\$15,081	\$0.35	0.00	'4001	2024R-10494		4001 RESIDENTIAL	0	0
\$7,002	\$0.16	0.00	'4001	2025R-01431		4001 RESIDENTIAL	0	0
\$21,314	\$0.49	0.00	'4001	2024R-07725		4001 RESIDENTIAL	1	0
\$5,263	\$0.12	0.00	'	2024R-04793		4001 RESIDENTIAL	0	0

\$8,254	\$0.19	0.00	'4001 2025R-01895		4001 RESIDENTIAL	0	1
\$8,836	\$0.20	0.00	'4001		4001 RESIDENTIAL	0	1
\$19,151	\$0.44	0.00	'4001 2024R-09238	002-009-033-00	4001 RESIDENTIAL	0	0
\$14,279	\$0.33	0.00	'4001 2024R-00816		4001 RESIDENTIAL	0	0
\$8,551	\$0.20	0.00	'4001 2025R-01184		4001 RESIDENTIAL	0	1
\$20,001	\$0.46	0.00	'4001 2024R-00601		4001 RESIDENTIAL	1	0
\$7,360	\$0.17	0.00	'4001 2024R-05860		4001 RESIDENTIAL	1	0
\$9,632	\$0.22	7,500.00	'4001 2024R-06288	002-200-072-50	4001 RESIDENTIAL	1	0
\$4,600	\$0.11	0.00	'4001 2024R-10209		4001 RESIDENTIAL	0	1
\$11,270	\$0.26	0.00	'4000 2023R-10460		4001 RESIDENTIAL	0	0
\$10,205	\$0.23	0.00	'4001 2024R-09062		4001 RESIDENTIAL	0	0
\$9,775	\$0.22	0.00	'4001 2024R-08424		4001 RESIDENTIAL	0	1
\$4,156	\$0.10	0.00	' 2023R-07256		4001 RESIDENTIAL	0	1
\$6,240	\$0.14	0.00	'4001 2023R-06600	002-007-010-11	4001 RESIDENTIAL	1	0

Average
per SqFt=>

\$0.22

Inspected Date	Class	Rate Group 1
10/22/2014	401	RESIDENTIAL FF
NOT INSPECTED	401	RESIDENTIAL FF
12/05/2024	401	RESIDENTIAL FF
11/23/2021	401	RESIDENTIAL FF
11/28/2023	401	RESIDENTIAL FF
12/06/2017	401	RESIDENTIAL FF
02/22/2019	401	RESIDENTIAL FF
02/22/2019	401	RESIDENTIAL FF
09/12/2014	401	RESIDENTIAL FF
12/06/2017	401	RESIDENTIAL FF
03/25/2019	401	RESIDENTIAL FF
03/27/2019	401	RESIDENTIAL FF
NOT INSPECTED	401	RESIDENTIAL FF
11/28/2023	401	RESIDENTIAL FF
NOT INSPECTED	401	RESIDENTIAL FF
NOT INSPECTED	402	RESIDENTIAL FF
12/05/2024	401	RESIDENTIAL FF
NOT INSPECTED	401	RESIDENTIAL FF
11/03/2022	401	RESIDENTIAL FF
11/03/2022	401	RESIDENTIAL FF

NOT INSPECTED	401	SITE 1
NOT INSPECTED	401	
01/28/2004	401	
01/29/1999	401	
NOT INSPECTED	402	

NOT INSPECTED	401	
07/09/2013	401	
NOT INSPECTED	401	
09/30/2025	401	
02/06/2008	401	
NOT INSPECTED	401	
02/18/2008	401	
01/26/1999	401	FRONTAGE 1
NOT INSPECTED	401	
01/29/1999	401	
NOT INSPECTED	401	
12/04/2020	401	
02/06/2008	402	
09/13/2016	401	
