

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-005-022-01	11053 MILES RD	11/19/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,800
001-022-021-20	2146 W HC - EDMORE RD	6/17/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,700
001-017-011-00		4/5/2024	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$900
001-005-014-06	HILLMAN RD	7/24/2023	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$9,700
001-024-010-40	944 W HC - EDMORE RD	11/18/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,400
001-600-006-00	FLECK RD	4/19/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,600
001-600-007-00	2037 W FLECK RD	4/19/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,600
001-031-003-35	6519 N HILLMAN RD	9/5/2024	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$76,000
001-017-006-11	4540 W HC - EDMORE RD	12/19/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,200
001-019-021-00		2/28/2024	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,800
001-002-014-01	1592 W SCHMEID RD	5/17/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,400
001-023-013-30	1440 W HC - EDMORE RD	3/21/2025	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$94,200
001-015-029-02	2750 W FLECK RD	1/3/2025	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$138,000
001-027-008-40	7663 N MUSSON	9/28/2023	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$53,200
001-019-001-21	5225 EDGAR RD	10/20/2023	\$137,200	WD	03-ARM'S LENGTH	\$137,200	\$52,400
001-016-045-00	3825 W HC - EDMORE RD	12/13/2024	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$90,300
001-003-005-10	2038 W SCHMEID RD	6/25/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$126,200
001-020-010-50	8272 N HILLMAN RD	10/5/2023	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$25,600
001-020-010-50	8272 N HILLMAN RD	9/5/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,600
001-014-022-11	1758 W FLECK RD	5/24/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,400
001-015-032-00		10/25/2023	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$0
001-016-048-10	HC EDMORE RD	10/3/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$27,800
001-031-009-00	6438 N LAKE RD	12/3/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,400
001-020-008-12	4625 W EDGAR RD	7/27/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$155,100
001-016-028-00	9732 N SIX LAKES RD	12/20/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$134,900
001-024-013-00	276 W HC - EDMORE RD	12/13/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,100
001-036-010-00	951 W CHURCH RD	7/25/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,800
Totals:			\$4,321,500			\$4,321,500	\$1,902,100
							Sale. Ratio =>
							Std. Dev. =>

BELVIDERE RURAL RES LAND FIRST ACRE AT \$16,000, 5 ACRES AT \$40,000 10 ACRES AT \$60,000 20 ACRES + AT \$4000 PER ACRE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
51.64	\$113,686	\$12,314	\$16,000	0.0	0.0	1.00	1.00	#DIV/0!
43.94	\$149,468	\$36,532	\$16,000	0.0	0.0	1.00	1.00	#DIV/0!
6.92	\$1,799	\$13,000	\$1,799	247.5	264.0	1.50	1.50	\$53
121.25	\$19,360	\$8,000	\$19,360	0.0	0.0	1.96	1.96	#DIV/0!
44.41	\$128,707	\$36,653	\$20,360	0.0	0.0	2.09	2.09	#DIV/0!
47.16	\$179,137	\$39,287	\$28,424	0.0	0.0	2.11	1.03	#DIV/0!
47.16	\$179,137	\$39,287	\$28,424	0.0	0.0	2.11	1.07	#DIV/0!
40.02	\$152,042	\$58,938	\$21,080	0.0	0.0	2.27	2.27	#DIV/0!
32.69	\$114,442	\$82,118	\$21,560	0.0	0.0	2.39	2.39	#DIV/0!
54.00	\$21,600	\$20,000	\$21,600	0.0	0.0	2.40	2.40	#DIV/0!
62.15	\$80,828	\$12,872	\$28,700	0.0	0.0	4.10	4.10	#DIV/0!
41.96	\$188,482	\$70,318	\$34,300	0.0	0.0	4.90	4.90	#DIV/0!
47.18	\$275,904	\$51,784	\$35,188	0.0	0.0	5.05	5.05	#DIV/0!
46.46	\$106,390	\$46,673	\$38,563	0.0	0.0	5.95	5.95	#DIV/0!
38.19	\$104,752	\$76,073	\$43,625	0.0	0.0	7.45	7.45	#DIV/0!
45.84	\$180,546	\$63,954	\$47,500	0.0	0.0	9.00	9.00	#DIV/0!
46.74	\$252,479	\$67,541	\$50,020	0.0	0.0	10.01	10.01	#DIV/0!
39.38	\$51,198	\$64,002	\$50,200	0.0	0.0	10.10	10.10	#DIV/0!
34.13	\$51,198	\$74,002	\$50,200	0.0	0.0	10.10	10.10	#DIV/0!
46.26	\$212,862	\$67,438	\$50,300	50.0	100.0	10.15	10.15	\$1,349
0.00	\$55,540	\$49,900	\$55,540	0.0	0.0	12.77	12.77	#DIV/0!
46.33	\$55,560	\$60,000	\$55,560	0.0	0.0	12.78	12.78	#DIV/0!
38.59	\$142,753	\$112,247	\$70,000	0.0	0.0	20.00	20.00	#DIV/0!
53.48	\$310,266	\$51,414	\$71,680	0.0	0.0	20.94	20.94	#DIV/0!
42.16	\$269,745	\$145,847	\$95,592	0.0	0.0	26.29	0.29	#DIV/0!
42.07	\$126,105	\$150,000	\$126,105	0.0	0.0	37.18	37.18	#DIV/0!
43.58	\$335,596	\$189,404	\$140,000	0.0	0.0	40.00	40.00	#DIV/0!
	\$3,859,582	\$1,699,598	\$1,237,680	297.5		265.59	237.48	
44.01			Average			Average		
19.85			per FF=>	\$5,713		per Net Acre=>	6,399.43	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$12,314	\$0.28	0.00	'1000	2024R-10518		4010 RESIDENTIAL LAND	0	0
\$36,532	\$0.84	0.00	'4010	2024R-05801		4010 RESIDENTIAL LAND	0	1
\$8,684	\$0.20	247.50	'4010	2024R-03420		4010 RESIDENTIAL LAND	1	1
\$4,082	\$0.09	0.00	'4600	2023R-07262		4010 RESIDENTIAL LAND	0	0
\$17,537	\$0.40	0.00	'4010	2024R-10698		4010 RESIDENTIAL LAND	0	0
\$18,655	\$0.43	0.00	'4010	2024R-04242	001-600-007-00	4010 RESIDENTIAL LAND	0	1
\$18,655	\$0.43	0.00	'4010	2024R-04242	001-600-006-00	4010 RESIDENTIAL LAND	0	1
\$25,964	\$0.60	0.00	'4010	2024R-08078		4010 RESIDENTIAL LAND	0	1
\$34,359	\$0.79	0.00	'4010	2024R-00720		4010 RESIDENTIAL LAND	0	1
\$8,333	\$0.19	0.00	'4010	2024R-01661		4010 RESIDENTIAL LAND	1	0
\$3,140	\$0.07	0.00	'1000	2024R-05745		4010 RESIDENTIAL LAND	0	0
\$14,351	\$0.33	0.00	'4010	2025R-03488		4010 RESIDENTIAL LAND	0	1
\$10,254	\$0.24	0.00	'4010	2025R-00149		4010 RESIDENTIAL LAND	0	0
\$7,844	\$0.18	0.00	'4010	2023R-09629		4010 RESIDENTIAL LAND	0	1
\$10,211	\$0.23	0.00	'4010	2023R-10272		4010 RESIDENTIAL LAND	1	0
\$7,106	\$0.16	0.00	'4010	2024R-11512		4010 RESIDENTIAL LAND	0	1
\$6,747	\$0.15	0.00	'4010	2024R-05810		4010 RESIDENTIAL LAND	1	0
\$6,337	\$0.15	0.00	'4010	2023R-10136		4010 RESIDENTIAL LAND	1	0
\$7,327	\$0.17	0.00	'4010	024R-08269		4010 RESIDENTIAL LAND	1	0
\$6,644	\$0.15	50.00	'4010	2024R-05012		4010 RESIDENTIAL LAND	0	0
\$3,908	\$0.09	0.00	'4010	2023R-10527		4010 RESIDENTIAL LAND	0	0
\$4,695	\$0.11	0.00	'4010	2024R-09209		4010 RESIDENTIAL LAND	0	0
\$5,612	\$0.13	0.00	'4010	2024R-11041		4010 RESIDENTIAL LAND	1	0
\$2,455	\$0.06	0.00	'1000	2023R-07598		4010 RESIDENTIAL LAND	0	0
\$5,548	\$0.13	0.00	'4010	2024R-11637	001-016-015-00	4010 RESIDENTIAL LAND	0	1
\$4,034	\$0.09	0.00	'4010	2024R-11367		4010 RESIDENTIAL LAND	0	1
\$4,735	\$0.11	0.00	'4010	2024R-06820		4010 RESIDENTIAL LAND	1	0

**Average
per SqFt=> \$0.15**

Inspected Date	Class	Rate Group 1
04/08/1999	401	
04/30/2010	401	
05/07/2011	402	FRONTAGE 1
07/06/1970	402	
05/27/1999	401	
06/11/2012	402	
11/02/1999	401	
09/01/2016	401	
05/07/2011	401	
05/08/2014	402	
04/05/1999	401	
04/26/2010	401	
05/04/1999	401	
08/10/2000	401	
11/07/2014	401	
07/11/2012	401	
05/06/2008	401	
05/06/2014	401	
05/06/2014	401	
01/03/2018	401	FRONTAGE 1
01/08/2024	001	
06/16/1999	402	
09/01/2016	401	
05/06/2014	401	
06/27/2012	401	
05/27/1999	402	
10/03/2011	401	
