

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
010-017-022-10	4219 W CARSON CITY RD	07/12/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$119,100	50.47
010-023-022-42	9960 W PALMATEER	08/19/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$5,000	100.00
010-100-006-10	9879 W COLLINS	01/10/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,700	49.19
010-017-016-00	4699 W CARSON CITY RD	08/23/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$114,900	46.90
010-022-024-04	2052 W FENWICK RD	04/27/23	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$19,900	56.86
010-012-010-21	7572 S COLLINS RD	08/18/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$97,800	47.25
010-012-020-00	7856 S SHERIDAN RD	12/28/23	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$0	0.00
<b>010-024-019-00</b>	<b>744 W FENWICK RD</b>	<b>12/01/23</b>	<b>\$30,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$30,000</b>	<b>\$8,000</b>	<b>26.67</b>
010-004-013-00	3781 W WISE RD	12/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$111,700	53.19
010-015-010-00	2510 W CARSON CITY RD	01/10/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,500	51.89
010-017-019-00	4649 W CARSON CITY RD	05/22/23	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$134,500	50.77
010-015-023-53	8589 S DERBY RD	05/05/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$144,200	48.23
010-026-013-05	10210 S HOLLAND RD	08/28/24	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$108,300	45.70
010-025-018-10	10481 S BROWN RD	03/29/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,800	36.40
010-023-022-60	9924 W PALMATEER DR	02/06/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$45,200	39.30
010-028-005-01	3425 FENWICK RD	09/03/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$97,900	55.94
010-024-010-10	9306 S SHERIDAN RD	05/23/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,600	42.75
010-014-008-00	8551 S CARLSON RD	08/10/23	\$217,900	WD	03-ARM'S LENGTH	\$217,900	\$102,400	46.99
<b>010-028-005-24</b>	<b>10107 MCKINLEY BLUFF DR</b>	<b>12/23/24</b>	<b>\$29,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$29,000</b>	<b>\$15,200</b>	<b>52.41</b>
010-021-006-70	9083 S GROW RD	11/28/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,900	49.51
010-022-006-11	2770 W FENWICK RD	08/13/24	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$65,100	48.58
010-005-025-10	4977 W WISE RD	02/05/24	\$255,125	WD	03-ARM'S LENGTH	\$255,125	\$110,700	43.39
<b>010-034-003-42</b>	<b>S DERBY RD</b>	<b>10/21/24</b>	<b>\$64,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$64,000</b>	<b>\$20,300</b>	<b>31.72</b>
010-021-008-02	9252 S BARNES RD	10/25/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,000	47.08
010-015-023-10	2837 W CARSON CITY RD	06/09/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,400	43.76
010-035-013-00	11316 S BROWN RD	12/06/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$177,900	49.42
010-012-002-52	7303 S BROWN RD	04/24/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$170,400	43.69
<b>010-022-012-61</b>	<b>S AMSDEN RD</b>	<b>07/01/24</b>	<b>\$47,000</b>	<b>PTA</b>	<b>03-ARM'S LENGTH</b>	<b>\$47,000</b>	<b>\$25,100</b>	<b>53.40</b>
010-015-018-00	8899 S AMSDEN RD	07/11/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,800	42.67
010-022-021-11	9540 S CARLSON RD	05/23/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$109,300	40.50
010-023-007-01	1655 W BOYER RD	11/19/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,400	41.74
<b>010-028-005-23</b>	<b>10149 MCKINLEY BLUFF DR</b>	<b>07/08/24</b>	<b>\$135,000</b>	<b>QC</b>	<b>03-ARM'S LENGTH</b>	<b>\$135,000</b>	<b>\$68,200</b>	<b>50.52</b>
010-023-022-31	1412 W FENWICK RD	09/13/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,400	38.89

010-022-010-43	9634 S AMSDEN RD	09/12/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$228,700	43.15
010-024-002-30	W FENWICK RD	12/01/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,400	48.38
010-027-005-00		11/29/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$0	0.00
<b>Totals:</b>			<b>\$7,455,825</b>			<b>\$7,455,825</b>	<b>\$3,265,700</b>	
							<b>Std. Dev. =&gt;</b>	<b>13.73</b>
							<b>Sale. Ratio =&gt;</b>	<b>#VALUE!</b>

**FAIRPLAIN RESIDENTIAL LAND \$20,000 FIRST ACRE, 5 ACRES AT \$40,000 10 ACRES AT \$60,000 20 ACRES + AT \$4000 PER ACRE**

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$238,263	\$7,017	\$9,280	0.0	0.0	0.58	0.58	#DIV/0!	\$12,098	\$0.28	0.00
\$9,920	\$5,000	\$9,920	0.0	0.0	0.62	0.62	#DIV/0!	\$8,065	\$0.19	0.00
\$157,390	\$12,530	\$9,920	0.0	0.0	0.62	0.62	#DIV/0!	\$20,210	\$0.46	0.00
\$229,828	\$27,172	\$12,000	0.0	0.0	0.75	0.75	#DIV/0!	\$36,229	\$0.83	0.00
\$39,889	\$9,031	\$13,920	0.0	0.0	0.87	0.87	#DIV/0!	\$10,380	\$0.24	0.00
\$195,662	\$27,338	\$16,000	0.0	0.0	1.00	1.00	#DIV/0!	\$27,338	\$0.63	0.00
\$148,370	\$27,630	\$16,000	0.0	0.0	1.00	1.00	#DIV/0!	\$27,630	\$0.63	0.00
<b>\$16,000</b>	<b>\$30,000</b>	<b>\$16,000</b>	<b>0.0</b>	<b>0.0</b>	<b>1.00</b>	<b>1.00</b>	<b>#DIV/0!</b>	<b>\$30,000</b>	<b>\$0.69</b>	<b>0.00</b>
\$223,450	\$4,470	\$17,920	0.0	0.0	1.32	1.32	#DIV/0!	\$3,386	\$0.08	0.00
\$275,032	\$9,748	\$19,780	0.0	0.0	1.63	1.63	#DIV/0!	\$5,980	\$0.14	0.00
\$268,931	\$17,069	\$21,100	0.0	0.0	1.85	1.85	#DIV/0!	\$9,226	\$0.21	0.00
\$288,326	\$33,994	\$23,320	0.0	0.0	2.22	2.22	#DIV/0!	\$15,313	\$0.35	0.00
\$216,659	\$45,341	\$25,000	0.0	0.0	2.50	2.50	#DIV/0!	\$18,136	\$0.42	0.00
\$145,552	\$80,008	\$25,560	0.0	0.0	2.57	2.57	#DIV/0!	\$31,132	\$0.71	0.00
\$90,345	\$51,975	\$27,320	0.0	0.0	2.79	2.79	#DIV/0!	\$18,629	\$0.43	0.00
\$195,837	\$8,163	\$29,000	0.0	0.0	3.00	3.00	#DIV/0!	\$2,721	\$0.06	0.00
\$205,112	\$64,158	\$29,270	0.0	0.0	3.09	3.09	#DIV/0!	\$20,763	\$0.48	0.00
\$204,852	\$42,678	\$29,630	0.0	0.0	3.21	3.21	#DIV/0!	\$13,295	\$0.31	0.00
<b>\$30,380</b>	<b>\$29,000</b>	<b>\$30,380</b>	<b>0.0</b>	<b>0.0</b>	<b>3.46</b>	<b>3.46</b>	<b>#DIV/0!</b>	<b>\$8,382</b>	<b>\$0.19</b>	<b>0.00</b>
\$321,820	\$36,350	\$33,170	0.0	0.0	4.39	4.39	#DIV/0!	\$8,280	\$0.19	0.00
\$130,124	\$38,456	\$34,580	0.0	0.0	4.86	4.86	#DIV/0!	\$7,913	\$0.18	0.00
\$221,404	\$71,311	\$37,590	0.0	0.0	5.74	5.74	#DIV/0!	\$12,424	\$0.29	0.00
<b>\$40,635</b>	<b>\$64,000</b>	<b>\$40,635</b>	<b>0.0</b>	<b>0.0</b>	<b>6.61</b>	<b>6.61</b>	<b>#DIV/0!</b>	<b>\$9,682</b>	<b>\$0.22</b>	<b>0.00</b>
\$225,905	\$55,710	\$41,615	0.0	0.0	6.89	6.89	#DIV/0!	\$8,086	\$0.19	0.00
\$218,781	\$73,246	\$42,027	0.0	0.0	7.01	7.01	#DIV/0!	\$10,449	\$0.24	0.00
\$355,901	\$147,312	\$143,213	0.0	0.0	27.46	27.46	#DIV/0!	\$5,365	\$0.12	0.00
\$340,727	\$99,086	\$49,813	0.0	0.0	9.93	9.93	#DIV/0!	\$9,978	\$0.23	0.00
<b>\$50,206</b>	<b>\$47,000</b>	<b>\$50,206</b>	<b>0.0</b>	<b>0.0</b>	<b>10.10</b>	<b>10.10</b>	<b>#DIV/0!</b>	<b>\$4,652</b>	<b>\$0.11</b>	<b>0.00</b>
\$281,636	\$108,364	\$60,000	0.0	0.0	15.00	15.00	#DIV/0!	\$7,224	\$0.17	0.00
\$218,632	\$113,088	\$61,820	0.0	0.0	15.91	15.91	#DIV/0!	\$7,108	\$0.16	0.00
\$162,720	\$94,220	\$61,940	0.0	0.0	15.97	15.97	#DIV/0!	\$5,900	\$0.14	0.00
<b>\$136,170</b>	<b>\$135,000</b>	<b>\$136,170</b>	<b>0.0</b>	<b>0.0</b>	<b>16.46</b>	<b>16.46</b>	<b>#DIV/0!</b>	<b>\$8,202</b>	<b>\$0.19</b>	<b>0.00</b>
\$182,859	\$115,461	\$63,320	0.0	0.0	16.66	16.66	#DIV/0!	\$6,930	\$0.16	0.00

\$457,341	\$187,109	\$114,450	0.0	0.0	21.80	21.80	#DIV/0!	\$8,583	\$0.20	0.00
\$154,840	\$123,775	\$118,615	0.0	0.0	33.89	33.89	#DIV/0!	\$3,652	\$0.08	0.00
\$146,325	\$198,675	\$140,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,967	\$0.11	0.00
<b>\$6,825,824</b>	<b>\$2,240,485</b>	<b>\$1,610,484</b>	<b>0.0</b>		<b>292.76</b>	<b>292.76</b>				
		per FF=>	#DIV/0!		per Net Acre=>	<b>4,966.88</b>		per SqFt=>	<b>\$0.11</b>	
		Average			Average			Average		

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
4000	2023R-06842		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-07578		RESIDENTIAL	0	0	NOT INSPECTED	402
4000	2024R-00302		RESIDENTIAL	0	0	11/6/2020	401
4000	2023R-08541		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-11850		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-08035		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-12308		RESIDENTIAL	0	0	NOT INSPECTED	401
<b>4000</b>	<b>2023R-11954</b>		<b>RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>NOT INSPECTED</b>	<b>402</b>
4000	2023R-12157		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2025R-00491		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-05150		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-04746		RESIDENTIAL	0	0	12/7/2023	401
4000	2024R-07765		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-03069		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-01012		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-08105		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-04789		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-07915		RESIDENTIAL	0	0	NOT INSPECTED	401
<b>4000</b>	<b>2025R-00133</b>		<b>RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>11/6/2025</b>	<b>401</b>
4000	2023R-11394		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-07300		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-01014		RESIDENTIAL	0	0	2/5/2019	401
<b>4000</b>	<b>2024R-09793</b>		<b>RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>NOT INSPECTED</b>	<b>402</b>
1000	2024R-09684		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-05753		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-11193	010-035-012-20, 010-035-012-40	RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-04422		RESIDENTIAL	0	0	NOT INSPECTED	401
<b>4000</b>			<b>RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>NOT INSPECTED</b>	<b>402</b>
4000	2024R-06381		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-04829		RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2024R-10549		RESIDENTIAL	0	0	NOT INSPECTED	401
<b>4000</b>	<b>2024R-08543</b>	<b>010-028-005-24, 010-028-005-22, 010-028-005-21, 010-028-005-25</b>	<b>RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>11/6/2025</b>	<b>401</b>
4000	2024R-08544		RESIDENTIAL	0	0	NOT INSPECTED	401

4000	2024R-08393	RESIDENTIAL	0	0	NOT INSPECTED	401
4000	2023R-11958	RESIDENTIAL	0	0	NOT INSPECTED	402
4000	2023R-11600	RESIDENTIAL	0	0	NOT INSPECTED	001

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