

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land Residual
018-024-010-00	EDGAR RD	11/13/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$35,900	\$115,000
<b>011-013-009-10 &amp; 010-10</b>	<b>FERRIS TWP</b>	<b>4/10/2023</b>	<b>\$140,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$140,000</b>	<b>\$70,000</b>	<b>\$140,000</b>
009-028-011-00	E MUSKRAT RD	01/15/25	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$72,200	\$100,000
<b>020-015-010-00</b>	<b>N AMBLE RD</b>	<b>4/17/2023</b>	<b>\$179,425</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$179,425</b>	<b>\$70,000</b>	<b>\$179,425</b>
<b>011-014-004-10</b>	<b>FERRIS TWP</b>	<b>1/24/2024</b>	<b>\$42,026</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$42,026</b>	<b>\$20,000</b>	<b>\$42,026</b>
<b>006-010-006-00</b>	<b>N NEFF RD</b>	<b>1/29/2024</b>	<b>\$85,500</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$85,500</b>	<b>\$27,600</b>	<b>\$85,500</b>
<b>006-033-012-00</b>	<b>E STANTON RD</b>	<b>11/1/2023</b>	<b>\$389,000</b>	<b>CD</b>	<b>03-ARM'S LENGTH</b>	<b>\$389,000</b>	<b>\$112,200</b>	<b>\$389,000</b>
		<b>Totals:</b>	<b>\$1,050,951</b>			<b>\$1,050,951</b>	<b>\$407,900</b>	<b>\$1,050,951</b>
							<b>Sale. Ratio =&gt;</b>	
							<b>Std. Dev. =&gt;</b>	

**RICHLAND AG LAND \$3854 CALCULATED, \$3850 APPLIED**  
**APPLIED \$3750 FOR NON TILL LAND, SAME AS LARGE RESIDENTIAL PARCELS**

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$81,675	0.0	0.0	25.00	25.00	#DIV/0!	\$4,600	\$0.11	0.00	00101	2023R-11213
<b>\$140,000</b>	<b>0.0</b>	<b>0.0</b>	<b>50.41</b>	<b>50.41</b>	<b>#DIV/0!</b>	<b>\$2,777</b>	<b>\$0.06</b>	<b>0.00</b>	<b>AG</b>	
\$126,750	0.0	0.0	39.00	39.00	#DIV/0!	\$2,564	\$0.06	0.00	1001	2025R-00625
<b>\$170,000</b>	<b>0.0</b>	<b>0.0</b>	<b>44.96</b>	<b>44.96</b>	<b>#DIV/0!</b>	<b>\$3,991</b>	<b>\$0.09</b>			
<b>\$40,000</b>	<b>0.0</b>	<b>0.0</b>	<b>18.21</b>	<b>18.21</b>	<b>#DIV/0!</b>	<b>\$2,308</b>	<b>\$0.05</b>			
<b>\$78,320</b>	<b>0.0</b>	<b>0.0</b>	<b>19.00</b>	<b>19.00</b>	<b>#DIV/0!</b>	<b>\$4,500</b>	<b>\$0.10</b>	<b>0.00</b>	<b>'AG</b>	<b>2024R-00714</b>
<b>\$287,400</b>	<b>0.0</b>	<b>0.0</b>	<b>76.10</b>	<b>76.10</b>	<b>#DIV/0!</b>	<b>\$5,112</b>	<b>\$0.12</b>	<b>0.00</b>	<b>'AG</b>	<b>2023R-10518</b>
<b>\$924,145</b>	<b>0.0</b>		<b>272.68</b>	<b>272.68</b>						
<b>Average</b>			<b>Average</b>			<b>Average</b>				
<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>3,854.16</b>		<b>per SqFt=&gt;</b>	<b>\$0.09</b>			

Land Table	Gravel	Paved	Inspected Date	Class
AGRICULTURAL	1	0	10/1/2012	102
1001 AGRICULTURAL	1	0	12/26/1988	102
<b>1001 AG LAND</b>	<b>0</b>	<b>0</b>	<b>NOT INSPECTED</b>	<b>102</b>
<b>1001 AG LAND</b>	<b>0</b>	<b>0</b>	<b>NOT INSPECTED</b>	<b>102</b>

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