

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-016-014-00	3653 MCBRIDE RD	1/26/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,600
007-019-024-13	5414 BRIGGS RD	4/10/2023	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$25,200
007-019-025-00	5486 W BRIGGS RD	3/26/2024	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$111,100
007-033-015-00	50 N GROW RD	7/17/2023	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$104,600
007-013-014-10	155 CANNONVILLE RD	5/24/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$24,000
007-032-006-40	716 N HILLMAN RD	12/20/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,500
007-036-005-40	981 W KLEES RD	3/10/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,800
007-032-010-01	547 HILLMAN RD NW	9/16/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$89,000
007-029-018-30	1088 N HILLMAN RD	7/25/2023	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$7,800
007-029-023-61	990 ADAMS ST	12/29/2023	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$49,600
007-029-022-20	4238 EAST SHORE DR	3/21/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$46,500
007-011-014-10	1396 MCBRIDE RD NW	11/19/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$114,700
007-027-010-70	1312 PINE HILL TRAIL	11/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,200
007-005-028-10	4300 W KENDAVILLE RD	12/14/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,000
007-009-010-00	4955 N GROW RD	6/28/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,400
007-035-005-12	900 MUSSON RD	10/28/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$102,700
007-005-012-10	4856 WATERWHEEL RD	10/1/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,400
007-009-006-00	4701 N GROW RD	4/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,000
007-019-022-00	5015 W HILLIS RD	9/24/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$136,800
007-005-027-20	5277 PLUMB ROAD	8/29/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,500
007-028-016-60	1564 GROW RD	7/26/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$69,900
007-033-009-20	3647 W STANTON RD	4/1/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,300
007-024-022-10	270 W BRIGGS RD	12/8/2023	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$137,400
007-005-011-31	4737 W WATERWHEEL RD	10/16/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0
007-019-027-00	5144 W BRIGGS RD	11/9/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$129,100
007-009-002-21	N GROW RD	7/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0
007-012-012-10	299 W CORAL RD	11/10/2023	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$217,200
Totals:			\$5,669,600			\$5,669,600	\$2,206,300
							Sale. Ratio =>
							Std. Dev. =>

RURAL RESIDENTIAL LAND FIRST ACRE AT \$17,500, 5 ACRES AT \$37,500, 10 ACRES AT \$55,000 25 PLUS ACRES AT \$4000 PER ACRE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
35.07	\$136,505	\$18,455	\$4,960	0.0	0.0	0.31	0.31	#DIV/0!
42.00	\$66,088	\$3,832	\$9,920	0.0	0.0	0.62	0.62	#DIV/0!
37.67	\$287,994	\$21,946	\$15,040	0.0	0.0	0.94	0.94	#DIV/0!
34.88	\$267,454	\$47,966	\$15,520	0.0	0.0	0.97	0.97	#DIV/0!
31.17	\$65,373	\$28,067	\$16,440	0.0	0.0	1.11	1.11	#DIV/0!
45.08	\$314,216	\$30,784	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!
48.30	\$337,565	\$18,797	\$21,362	0.0	0.0	2.23	2.23	#DIV/0!
43.41	\$186,384	\$41,256	\$22,640	0.0	0.0	2.44	2.44	#DIV/0!
26.09	\$19,560	\$29,900	\$19,560	0.0	0.0	2.50	1.89	#DIV/0!
30.62	\$129,654	\$57,086	\$24,740	0.0	0.0	2.79	2.79	#DIV/0!
26.57	\$142,233	\$58,767	\$26,000	0.0	0.0	3.00	3.00	#DIV/0!
47.81	\$242,388	\$24,562	\$27,050	0.0	0.0	3.21	3.21	#DIV/0!
37.40	\$294,929	\$34,571	\$29,500	0.0	0.0	3.70	3.70	#DIV/0!
43.64	\$62,581	\$27,419	\$35,000	0.0	0.0	5.00	5.00	#DIV/0!
47.53	\$83,919	\$39,581	\$38,500	0.0	0.0	6.00	6.00	#DIV/0!
57.06	\$196,963	\$48,738	\$66,280	0.0	0.0	9.07	4.93	#DIV/0!
52.33	\$69,681	\$40,319	\$50,000	0.0	0.0	10.00	10.00	#DIV/0!
40.73	\$255,821	\$69,179	\$50,000	0.0	0.0	10.00	10.00	#DIV/0!
48.51	\$286,357	\$45,643	\$50,000	0.0	0.0	10.00	10.00	#DIV/0!
39.38	\$64,138	\$65,962	\$50,100	0.0	0.0	10.05	10.05	#DIV/0!
26.38	\$232,050	\$83,650	\$50,700	0.0	0.0	10.35	10.35	#DIV/0!
47.52	\$268,798	\$53,002	\$51,800	0.0	0.0	10.90	10.90	#DIV/0!
40.53	\$340,188	\$76,719	\$77,907	0.0	0.0	12.84	4.00	#DIV/0!
0.00	\$50,020	\$130,000	\$50,020	0.0	0.0	15.01	10.01	#DIV/0!
37.97	\$281,692	\$191,508	\$133,200	0.0	0.0	33.30	33.30	#DIV/0!
0.00	\$138,320	\$165,000	\$138,320	0.0	0.0	34.58	34.58	#DIV/0!
44.33	\$430,886	\$219,114	\$160,000	0.0	0.0	50.00	10.00	#DIV/0!
	\$5,251,757	\$1,671,823	\$1,254,559	0.0		252.92	194.33	
38.91			Average			Average		
13.38			per FF=>	#DIV/0!		per Net Acre=>	6,610.16	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$59,532	\$1.37	0.00	'4001	2024R-00650		4001 RURAL RES TWP	0	1
\$6,181	\$0.14	0.00	'4001	2023R-04104		4001 RURAL RES TWP	0	0
\$23,347	\$0.54	0.00	'4001	2024R-02923		4001 RURAL RES TWP	0	1
\$49,449	\$1.14	0.00	'4001	2023R-07002		4001 RURAL RES TWP	0	1
\$25,286	\$0.58	0.00	'4001	2024R-05482		4001 RURAL RES TWP	1	0
\$15,392	\$0.35	0.00	'4001	2025R-00154		4001 RURAL RES TWP	0	0
\$8,441	\$0.19	0.00	'4001	2025R-03161		4001 RURAL RES TWP	0	0
\$16,908	\$0.39	0.00	'4001	2024R-09017		4001 RURAL RES TWP	0	0
\$11,960	\$0.27	0.00	'4001	2023R-07315		4001 RURAL RES TWP	0	0
\$20,461	\$0.47	0.00	'4001	2024R-00301		4001 RURAL RES TWP	0	0
\$19,589	\$0.45	0.00	'4001	2024R-02802		4001 RURAL RES TWP	0	0
\$7,652	\$0.18	0.00	'4001	2024R-10496		4001 RURAL RES TWP	0	0
\$9,344	\$0.21	0.00	'4001	2023R-11510		4001 RURAL RES TWP	0	0
\$5,484	\$0.13	0.00	'4001	2023R-12295		4001 RURAL RES TWP	1	0
\$6,597	\$0.15	0.00	'4001	2024R-06123		4001 RURAL RES TWP	0	1
\$5,374	\$0.12	0.00	'4001	2024R-09828	007-035-005-30	4001 RURAL RES TWP	0	0
\$4,032	\$0.09	0.00	'4001	2024R-09465		4001 RURAL RES TWP	1	0
\$6,918	\$0.16	0.00	'4001	2024R-04336		4001 RURAL RES TWP	0	1
\$4,564	\$0.10	0.00	'4001	2024R-08745		4001 RURAL RES TWP	1	0
\$6,563	\$0.15	0.00	'4001	2024R-08020		4001 RURAL RES TWP	1	0
\$8,082	\$0.19	0.00	'4001	2024R-07150		4001 RURAL RES TWP	0	0
\$4,863	\$0.11	0.00	'4001	2024R-03418		4001 RURAL RES TWP	0	0
\$5,975	\$0.14	0.00	'4001	2023R-11754	007-024-022-31	4001 RURAL RES TWP	1	0
\$8,661	\$0.20	0.00	'1001	2024R-09404	007-005-011-32	4001 RURAL RES TWP	0	0
\$5,751	\$0.13	0.00	'4001	2024R-10634		4001 RURAL RES TWP	0	1
\$4,772	\$0.11	0.00	'4001	2024R-06193		4001 RURAL RES TWP	0	0
\$4,382	\$0.10	0.00	'4001	2023R-11025	007-012-012-20	4001 RURAL RES TWP	0	1

Average
per SqFt=> \$0.15

Inspected Date	Class
01/28/1998	401
NOT INSPECTED	401
05/03/1991	401
11/08/2021	401
09/19/1990	401
NOT INSPECTED	401
01/03/1996	401
NOT INSPECTED	401
10/27/2025	402
NOT INSPECTED	401
01/24/2024	401
02/02/2001	401
NOT INSPECTED	401
01/05/2023	401
01/24/2024	401
02/01/2000	401
08/27/2015	401
03/20/1990	401
11/05/2021	401
08/27/2015	401
01/01/2003	401
11/21/2017	401
11/16/2017	401
10/24/2025	402
10/25/1989	401
01/28/1998	402
08/16/1990	401
