

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
08-006-004-20	W WASHINGTON RD	10/30/2024	\$527,471	WD	03-ARM'S LENGTH	\$527,471	\$161,100	30.54	
05-030-002-00	S ELY HWY	04/21/2023	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$510,700	66.76	
09-027-006-00	W HAYES (8000) RD	12/30/24	\$880,000	MLC	03-ARM'S LENGTH	\$880,000	\$396,500	45.06	
08-015-003-65	2668 S BEGOLE RD	2/28/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$198,600	20.91	
09-035-001-00	7309 W HAYES	06/12/24	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$208,200	36.21	
Totals:			\$3,697,471			\$3,697,471	\$1,475,100		
								Sale. Ratio =>	39.89
								Std. Dev. =>	17.39

EXCELLENT AG \$10,476 CALCULATED, \$8,000 APPLIED

09-009-003-20	1475 S OSBORN RD	04/07/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$143,500	39.86
09-019-004-10	3688 S FERRIS RD	06/26/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$181,900	40.42
05-030-002-00	S ELY HWY	04/21/2023	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$510,700	66.76
05-027-004-20	10393 S ALGER RD	08/22/2023	\$531,000	PTA	03-ARM'S LENGTH	\$531,000	\$0	0.00

GOOD AG \$5900 APPLIED, \$6,652 CALCULATED

09-001-003-00	S RICH (0000) RD	08/07/24	\$115,500	PTA	03-ARM'S LENGTH	\$115,500	\$56,000	48.48
09-006-003-10	11605 W WASHINGTON RD	04/06/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,500	43.09
13-010-007-00	W ADAMS RD	07/13/23	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$49,200	41.00

CONSUMERS/AUX AG \$3,000 APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$330,174	\$527,471	\$330,174	0.0	0.0	40.72	40.72	#DIV/0!	\$12,954	\$0.30
\$800,000	\$765,000	\$800,000	0.0	0.0	100.00	98.00	#DIV/0!	\$7,650	\$0.18
\$848,800	\$880,000	\$848,800	0.0	0.0	80.00	160.00	#DIV/0!	\$11,000	\$0.25
\$641,590	\$950,000	\$641,590	0.0	0.0	78.00	78.00	#DIV/0!	\$12,179	\$0.28
\$412,423	\$433,477	\$270,900	0.0	0.0	40.70	40.70	#DIV/0!	\$10,651	\$0.24
\$3,032,987	\$3,555,948	\$2,891,464	0.0		339.42	417.42			
		Average per FF=>	#DIV/0!		Average per Net Acre=>	10,476.54		Average per SqFt=>	\$0.24

\$294,127	\$227,373	\$161,500	0.0	0.0	40.00	40.00	#DIV/0!	\$5,684	\$0.13
\$356,511	\$176,347	\$82,858	0.0	0.0	30.13	30.13	#DIV/0!	\$5,853	\$0.13
\$800,000	\$765,000	\$800,000	0.0	0.0	100.00	98.00	#DIV/0!	\$7,650	\$0.18
\$500,568	\$496,650	\$466,218	0.0	0.0	80.02	80.02	#DIV/0!	\$6,207	\$0.14
	\$1,665,370				250.33				

\$112,000	\$115,500	\$112,000	1,320.0	1000.9	30.33	30.33	\$88	\$3,808	\$0.09
\$245,616	\$126,244	\$96,860	0.0	0.0	31.86	17.50	#DIV/0!	\$3,962	\$0.09
\$98,376	\$120,000	\$98,376	0.0	0.0	38.00	41.00	#DIV/0!	\$3,158	\$0.07

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
0.00	'101	2024R-05013		AGRICULTURAL	0	0	NOT INSPECTED	102
0.00	'4000	2023-0282	05-030-002-10	4000 FULTON AG	1	1	01/01/1753	102
0.00	1001	2025R-00150		1008 AGRICULTURAL	1	0	12/7/2020	102
0.00	'401	2024R-00845		AGRICULTURAL	0	0	10/14/2022	102
0.00	1001			1008 AGRICULTURAL	1	0	8/31/2009	101

0.00	1001	1117-1233		1008 AGRICULTURAL	1	0	9/9/2009	101
0.00	1001			1008 AGRICULTURAL	0	0	12/30/2009	101
0.00	'4000	2023-0282	05-030-002-10	4000 FULTON AG	1	1	01/01/1753	102
0.00	'4000			4000 FULTON AG	0	0	04/30/2018	101

1,320.00	1001			1008 AGRICULTURAL	0	0	8/12/2009	102
0.00	4001	1117-1231	09-006-003-40	4000 RURAL RESIDENTIAL	0	1	9/3/2009	401
0.00	4001	2023R-01326		4001 RESIDENTIAL NEW	0	0	10/29/2019	402