

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
003-004-027-90	2845 E SESSIONS RD	09/06/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,300	55.14
003-004-030-11	S TOWN HALL RD	12/08/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,500	63.33
003-020-010-70	9636 STEVENSON RD	07/24/23	\$58,000	OTH	03-ARM'S LENGTH	\$58,000	\$22,800	39.31
003-022-010-01	CASTLE RD	06/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,500	32.89
003-022-018-00	S CASTLE RD	02/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,000	40.00
003-024-015-30	VICKERYVILLE RD	04/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,500	49.64
003-026-013-20	CEDAR LAKE	03/14/25	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,000	36.36
003-029-005-10	E FENWICK RD	07/24/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,800	55.23
<b>Totals:</b>			<b>\$933,000</b>			<b>\$933,000</b>	<b>\$404,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.34</b>
							<b>Std. Dev. =&gt;</b>	<b>10.86</b>

**CONSUMER STRIPS MIX OF RES & AG \$4911 CALCULATED, \$4900 APPLIED**

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$38,525	\$35,000	\$38,525	0.0	0.0	5.94	5.94	#DIV/0!	\$5,892	\$0.14
\$57,000	\$45,000	\$57,000	0.0	0.0	11.00	11.00	#DIV/0!	\$4,091	\$0.09
\$45,666	\$58,000	\$45,666	0.0	0.0	10.36	10.36	#DIV/0!	\$5,598	\$0.13
\$125,020	\$190,000	\$125,020	0.0	0.0	35.72	35.72	#DIV/0!	\$5,319	\$0.12
\$180,000	\$225,000	\$180,000	0.0	0.0	40.00	40.00	#DIV/0!	\$5,625	\$0.13
\$139,095	\$140,000	\$139,095	0.0	0.0	31.07	31.07	#DIV/0!	\$4,506	\$0.10
\$80,000	\$110,000	\$80,000	0.0	0.0	20.00	20.00	#DIV/0!	\$5,500	\$0.13
\$143,520	\$130,000	\$143,520	0.0	0.0	35.88	35.88	#DIV/0!	\$3,623	\$0.08
<b>\$808,826</b>	<b>\$933,000</b>	<b>\$808,826</b>	<b>0.0</b>		<b>189.97</b>	<b>189.97</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>4,911.30</b>		<b>per SqFt=&gt;</b>	<b>\$0.11</b>

Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class
0.00	4001	2024R-08387	RES TOWNSHIP	0	0	10/17/2025	401
0.00	4001	2023R-11825	RES TOWNSHIP	1	0	9/11/2015	402
0.00	4001	2023R-07589	AG. TOWNSHIP	0	0	NOT INSPECTED	102
0.00	4001	2023R-06590	AG. TOWNSHIP	0	0	NOT INSPECTED	402
0.00	1001	2024R-00965	AG. TOWNSHIP	0	0	1/1/1994	102
0.00	1001	2023R-03782	AG. TOWNSHIP	0	0	1/1/1994	102
0.00	4001	2025R-03140	RES TOWNSHIP	0	0	NOT INSPECTED	402
0.00	4001	2023R-07258	RES TOWNSHIP	0	0	NOT INSPECTED	402

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