

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
019-022-038-00	W ORION TRL	6/30/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000
014-006-020-20	915 S JOHNSON RD	7/7/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000
003-022-018-00	S CASTLE RD	02/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
014-013-007-00	S BERRIDGE RD	12/7/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000
014-035-003-02	7132 W PECK RD	11/22/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000
019-022-038-20	2016 W ORION TRAIL	6/30/2023	\$424,000	WD	03-ARM'S LENGTH	\$424,000
Totals:			\$1,826,000			\$1,826,000

SIDNEY AG LAND \$5250 PER ACRE APPLIED

APPLIED \$4000 (LARGE RESIDENTIAL RATES) FOR NON TILLABLE WOODS AND SWAMP

019-004-010-30	S NEVINS RD	6/6/2023	\$749,000	WD	03-ARM'S LENGTH	\$749,000
019-009-019-10	S NEVINS RD	6/6/2023	\$750,000	WD	03-ARM'S LENGTH	\$750,000
014-005-019-10		3/27/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$75,900	47.44	\$151,742	\$160,000	\$151,742	0.0	0.0	40.00
\$0	0.00	\$229,366	\$184,284	\$133,650	0.0	0.0	41.00
\$90,000	40.00	\$180,000	\$225,000	\$180,000	0.0	0.0	40.00
\$195,100	33.35	\$270,373	\$465,302	\$150,675	0.0	0.0	80.00
\$0	0.00	\$78,112	\$152,000	\$78,112	0.0	0.0	24.00
\$183,600	43.30	\$367,205	\$208,795	\$152,000	0.0	0.0	40.00
\$544,600		\$1,276,798	\$1,395,381	\$846,179	0.0		265.00
Sale. Ratio =>	29.82			Average			Average
Std. Dev. =>	21.68			per FF=>	#DIV/0!		per Net Acre=>

\$111,900	14.94	\$223,763	\$714,005	\$188,768	0.0	0.0	47.00
\$126,200	16.83	\$252,340	\$750,000	\$230,840	646.0	1348.6	60.30
\$66,800	13.36	\$122,100	\$500,000	\$122,100	0.0	0.0	37.00

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
40.00	#DIV/0!	\$4,000	\$0.09	0.00	'0001	2023R-06812
41.00	#DIV/0!	\$4,495	\$0.10	0.00	'4000	2023R-06798
40.00	#DIV/0!	\$5,625	\$0.13	0.00	1001	2024R-00965
40.00	#DIV/0!	\$5,816	\$0.13	0.00	'4010	2023R-11944
24.41	#DIV/0!	\$6,333	\$0.15	0.00	'4000	2024R-10696
40.00	#DIV/0!	\$5,220	\$0.12	0.00	'1000	2023R-06815
<hr/>						
225.41						
		Average				
5,265.59		per SqFt=>	\$0.12			
<hr/>						

22.78	#DIV/0!	\$15,192	\$0.35	0.00	'1000	2023R-05941
20.00	\$1,161	\$12,438	\$0.29	646.00	'1000	2023R-05940
40.50	#DIV/0!	\$13,514	\$0.31	0.00	'4000	2024R-02988

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
	AGRICULTURAL	0	0	02/18/2010	102
	4000 AGRICULTURAI	0	0	10/21/2020	101
	AG. TOWNSHIP	0	0	1/1/1994	102
014-013-006-00, 014-013-008-00	4000 AGRICULTURAI	0	1	03/24/2009	102
	4000 AGRICULTURAI	0	0	10/19/2009	102
	AGRICULTURAL	0	0	10/31/2025	101

019-009-017-01, 019-004-012-01	AGRICULTURAL	0	1	11/06/2020	101
019-009-018-00, 019-009-017-10	AGRICULTURAL	0	0	11/18/2015	102
014-005-002-01	4000 AGRICULTURAI	0	0	03/12/2009	102