

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
09-006-015-02	S FERRIS RD	05/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,900	29.93
09-006-003-10	11605 W WASHINGTON RD	04/06/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,500	43.09
09-019-004-10	3688 S FERRIS RD	06/26/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$181,900	40.42
09-009-003-20	1475 S OSBORN RD	04/07/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$143,500	39.86
09-018-003-21	2492 S FERRIS RD	01/10/25	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$87,600	46.60
Totals:			\$1,423,000			\$1,423,000	\$576,400	
							Sale. Ratio =>	40.51
							Std. Dev. =>	6.22

COMMERCIAL INDUSTRIAL LAND APPLIED \$5000, HEAVILY INFLUENCED BY RES & AG LAND

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$89,800	\$150,000	\$89,800	0.0	0.0	29.90	29.90	#DIV/0!	\$5,017	\$0.12
\$245,616	\$126,244	\$96,860	0.0	0.0	31.86	17.50	#DIV/0!	\$3,962	\$0.09
\$356,511	\$176,347	\$82,858	0.0	0.0	30.13	30.13	#DIV/0!	\$5,853	\$0.13
\$294,127	\$227,373	\$161,500	0.0	0.0	40.00	40.00	#DIV/0!	\$5,684	\$0.13
\$167,901	\$90,099	\$70,000	0.0	0.0	20.00	20.00	#DIV/0!	\$4,505	\$0.10
\$1,153,955	\$770,063	\$501,018	0.0		151.89	137.53			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	5,069.87		per SqFt=>	\$0.12

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
0.00	4001	2024R-02442		4000 RURAL RESIDENTIAL	0	0	9/2/2009	402
0.00	4001	1117-1231	09-006-003-40	4000 RURAL RESIDENTIAL	0	1	9/3/2009	401
0.00	1001			1008 AGRICULTURAL	0	0	12/30/2009	101
0.00	1001	1117-1233		1008 AGRICULTURAL	1	0	9/9/2009	101
0.00	4001	2025R-00236		4000 RURAL RESIDENTIAL	1	0	11/9/2009	401
