

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
009-022-001-22	PINE TRAIL DR	02/28/25	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$0
009-520-021-00	171 ANN ST	09/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600
009-023-012-10	3630 S CEDAR LAKE RD	04/12/24	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$16,400
009-009-012-12	2225 E COLBY RD	07/24/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$16,900
009-002-003-40	4173 E PAKES RD	06/22/23	\$31,800	WD	03-ARM'S LENGTH	\$31,800	\$12,600
009-027-012-10	4727 S LUND RD	07/31/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,700
009-031-017-00	777 E CONDENSERY RD	01/13/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400
009-013-003-50	5872 E SIDNEY RD	10/23/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300
009-008-012-20	1726 E PAKES RD	09/30/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,700
009-027-015-22	3480 E HOLLAND LAKE RD	07/11/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$33,200
009-003-008-00	3976 E STANTON RD	05/03/23	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$6,400
009-035-005-00	4593 E CONDENSERY RD	11/22/24	\$205,400	WD	03-ARM'S LENGTH	\$205,400	\$81,600
009-020-019-20	1082 E SIDNEY RD	08/02/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,300
009-006-003-20	796 E STANTON RD	07/18/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,500
009-027-001-01	3984 E HOLLAND LAKE RD	12/16/24	\$150,000	WD	08-ESTATE	\$150,000	\$74,400
009-002-008-00	E STANTON RD	08/23/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$8,300
009-001-029-10	497 S VICKERYVILLE RD	01/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,300
009-027-013-31	3174 E MUSKRAT RD	07/31/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,600
009-008-016-12	1336 E PAKES RD	03/28/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$154,800
009-033-009-20	5139 S TOWNHALL RD	03/14/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,000
009-007-011-33	1853 S SHERIDAN RD	11/05/24	\$295,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$295,000	\$123,300
009-015-002-23	3939 E EVERGREEN RD	02/21/25	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$0
009-007-020-00	1431 S SHERIDAN RD	09/13/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,800
009-007-025-00	1569 S SHERIDAN RD	06/12/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$65,600
009-001-030-00	287 S VICKERYVILLE RD	04/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,100
009-015-002-24	E EVERGREEN RD	01/16/25	\$50,000	WD	08-ESTATE	\$50,000	\$0
009-002-002-70	4825 E PAKES RD	06/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,800
009-029-008-10		09/13/24	\$40,000	QC	03-ARM'S LENGTH	\$40,000	\$19,400
009-026-011-11	4114 S TOW RD	05/16/24	\$330,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$330,000	\$133,500
009-015-010-10	3775 E EVERGREEN RD	07/13/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$53,900
009-021-007-00	2988 E SIDNEY RD	01/19/24	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$94,900
009-023-025-06	SIDNEY ROAD	09/15/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$37,200

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
0.00	\$3,680	\$1,500	\$3,680	0.0	0.0	0.23	0.23	#DIV/0!	\$6,522
33.73	\$103,902	\$51,282	\$5,184	94.0	150.0	0.32	0.32	\$546	\$158,278
28.28	\$32,929	\$31,247	\$6,176	120.0	140.0	0.39	0.39	\$260	\$80,951
33.80	\$44,528	\$12,992	\$7,520	87.0	235.5	0.47	0.47	\$149	\$27,643
39.62	\$29,016	\$16,384	\$13,600	0.0	0.0	1.00	1.00	#DIV/0!	\$16,384
51.42	\$156,201	\$11,919	\$13,120	0.0	0.0	1.00	1.00	#DIV/0!	\$11,919
29.57	\$99,170	\$54,830	\$14,000	0.0	0.0	1.00	1.00	#DIV/0!	\$54,830
50.16	\$186,242	\$19,838	\$16,080	0.0	0.0	1.02	1.02	#DIV/0!	\$19,449
34.62	\$169,928	\$54,952	\$14,880	0.0	0.0	1.03	1.03	#DIV/0!	\$53,351
20.76	\$108,611	\$67,849	\$16,560	0.0	0.0	1.14	1.14	#DIV/0!	\$59,517
32.82	\$16,240	\$19,500	\$16,240	0.0	0.0	1.20	1.20	#DIV/0!	\$16,250
39.73	\$194,519	\$28,081	\$17,200	0.0	0.0	1.50	1.50	#DIV/0!	\$18,721
33.32	\$209,860	\$43,540	\$18,400	0.0	0.0	1.60	1.60	#DIV/0!	\$27,213
37.92	\$107,004	\$32,996	\$20,000	0.0	0.0	2.00	2.00	#DIV/0!	\$16,498
49.60	\$159,082	\$9,238	\$18,320	0.0	0.0	2.00	2.00	#DIV/0!	\$4,619
83.00	\$18,520	\$10,000	\$18,520	0.0	0.0	2.11	2.11	#DIV/0!	\$4,739
36.10	\$253,314	\$67,886	\$21,200	0.0	0.0	2.30	2.30	#DIV/0!	\$29,516
47.08	\$62,284	\$23,916	\$21,200	0.0	0.0	2.30	2.30	#DIV/0!	\$10,398
40.21	\$325,515	\$80,325	\$20,840	0.0	0.0	2.46	2.46	#DIV/0!	\$32,652
40.00	\$185,569	\$65,431	\$21,000	0.0	0.0	2.50	2.50	#DIV/0!	\$26,172
41.80	\$288,987	\$41,373	\$35,360	0.0	0.0	3.84	1.92	#DIV/0!	\$10,774
0.00	\$210,706	\$46,494	\$28,200	0.0	0.0	4.22	4.22	#DIV/0!	\$11,018
42.18	\$218,343	\$31,057	\$29,400	0.0	0.0	4.35	4.35	#DIV/0!	\$7,140
33.64	\$130,855	\$94,585	\$30,440	0.0	0.0	4.61	4.61	#DIV/0!	\$20,517
48.74	\$298,785	\$55,635	\$44,420	0.0	0.0	8.99	7.86	#DIV/0!	\$6,189
0.00	\$46,370	\$50,000	\$46,370	0.0	0.0	9.18	9.18	#DIV/0!	\$5,447
36.72	\$262,396	\$34,047	\$46,443	0.0	0.0	9.27	9.27	#DIV/0!	\$3,673
48.50	\$47,543	\$40,000	\$47,543	0.0	0.0	9.33	9.33	#DIV/0!	\$4,287
40.45	\$262,551	\$153,689	\$86,240	0.0	0.0	9.40	1.20	#DIV/0!	\$16,350
39.34	\$134,407	\$51,676	\$49,083	0.0	0.0	10.00	10.00	#DIV/0!	\$5,168
37.96	\$229,919	\$69,164	\$49,083	0.0	0.0	10.00	10.00	#DIV/0!	\$6,916
57.23	\$74,260	\$65,000	\$74,260	0.0	0.0	12.43	4.98	#DIV/0!	\$5,229

28.80	\$191,755	\$164,245	\$56,000	0.0	0.0	13.00	13.00	#DIV/0!	\$12,634
36.02	\$499,370	\$145,950	\$75,420	0.0	0.0	18.03	16.90	#DIV/0!	\$8,095
25.18	\$297,177	\$126,883	\$69,060	0.0	0.0	19.53	19.53	#DIV/0!	\$6,497
43.32	\$222,521	\$65,619	\$68,140	0.0	0.0	19.70	19.70	#DIV/0!	\$3,331
27.91	\$160,432	\$144,168	\$69,600	0.0	0.0	20.00	20.00	#DIV/0!	\$7,208
42.75	\$248,754	\$104,446	\$107,800	0.0	0.0	30.80	30.80	#DIV/0!	\$3,391
50.36	\$468,716	\$117,916	\$116,632	0.0	0.0	37.50	13.09	#DIV/0!	\$3,144
	\$6,759,961	\$2,305,653	\$1,433,214	301.0		281.75	237.51		
37.29			Average			Average			Average
15.09			per FF=>	\$7,660		per Net Acre=>	8,183.33		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$0.15	0.00	4001	2025R-03463	
\$3.63	94.00	4001	2023R-09453	
\$1.86	120.00	4001	2024R-03700	
\$0.63	87.00	4001		
\$0.38	0.00	4001	2023R-06235	
\$0.27	0.00	4001	2024R-07069	
\$1.26	0.00	4001	2025R-00418	
\$0.45	0.00	4001	2024R-09574	
\$1.22	0.00	4001	2024R-08862	
\$1.37	0.00	4001	2024R-06317	
\$0.37	0.00	4001	2023R-04959	
\$0.43	0.00	4001	2024R-10722	
\$0.62	0.00	4001	2023R-07681	
\$0.38	0.00	4001	2023R-07344	
\$0.11	0.00	4001	2024R-11399	
\$0.11	0.00	4001	2024R-07737	
\$0.68	0.00	4001	2024R-00541	
\$0.24	0.00	1001	2024R-06845	
\$0.75	0.00	4001	2025R-03695	
\$0.60	0.00	4001	2025R-03165	
\$0.25	0.00	4001	2024R-10089	009-007-011-34
\$0.25	0.00	4001	2025R-02708	
\$0.16	0.00	4001	2023R-09215	
\$0.47	0.00	4001	2024R-06664	
\$0.14	0.00	4001	2023R-04741	009-001-028-35
\$0.13	0.00	4001	2025R-00783	
\$0.08	0.00	4001	2023R-06813	
\$0.10	0.00	4001	2024R-08312	
\$0.38	0.00	4001	2024R-05311	009-026-011-12, 009-026-011-21, 009-026-011-22, 009-026-011-40
\$0.12	0.00	4001	2023R-07260	
\$0.16	0.00	4001	2024R-00493	
\$0.12	0.00	4001	2023R-08961	009-023-025-07, 009-023-025-08

\$0.29	0.00	4001	2023R-05228
\$0.19	0.00	4001	2024R-00164 009-011-015-00
\$0.15	0.00	4001	2025R-03700
\$0.08	0.00	4001	2023R-06029
\$0.17	0.00	4001	2025R-00769
\$0.08	0.00	4001	2023R-08636
\$0.07	0.00	1001	2023R-10462 009-036-001-30

\$0.19

Land Table	Gravel	Paved	Inspected Date	Class
4001 RURAL RESIDENTIAL	0	0	5/2/1995	402
4001 RURAL RESIDENTIAL	1	0	7/9/2012	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
4001 RURAL RESIDENTIAL	0	1	5/14/2010	401
4001 RURAL RESIDENTIAL	1	0	8/11/2008	401
4001 RURAL RESIDENTIAL	1	0	9/15/2005	401
4001 RURAL RESIDENTIAL	0	1	11/22/2022	401
4001 RURAL RESIDENTIAL	0	1	7/10/2012	401
4001 RURAL RESIDENTIAL	1	0	5/14/2010	401
4001 RURAL RESIDENTIAL	1	1	1/27/2002	401
4001 RURAL RESIDENTIAL	0	1	5/22/2008	401
4001 RURAL RESIDENTIAL	0	1	1/7/2016	401
4001 RURAL RESIDENTIAL	0	1	3/4/1989	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
4001 RURAL RESIDENTIAL	0	1	9/15/2005	401
4001 RURAL RESIDENTIAL	0	1	1/22/1990	402
4001 RURAL RESIDENTIAL	0	0	6/3/2005	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
4001 RURAL RESIDENTIAL	1	0	5/14/2010	401
4001 RURAL RESIDENTIAL	1	0	8/15/2008	401
4001 RURAL RESIDENTIAL	0	1	1/5/2016	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
4001 RURAL RESIDENTIAL	0	1	6/1/2005	401
4001 RURAL RESIDENTIAL	0	1	9/20/1989	401
4001 RURAL RESIDENTIAL	0	1	8/31/1992	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	402
4001 RURAL RESIDENTIAL	1	0	12/4/2023	401
4001 RURAL RESIDENTIAL	1	0	3/27/1989	402
4001 RURAL RESIDENTIAL	0	0	12/21/2018	401
4001 RURAL RESIDENTIAL	1	0	4/8/2010	401
4001 RURAL RESIDENTIAL	1	1	2/24/1989	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	402

4001 RURAL RESIDENTIAL	0	0	11/1/1989	401
4001 RURAL RESIDENTIAL	1	0	11/21/2022	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
4001 RURAL RESIDENTIAL	0	0	12/27/2016	401
4001 RURAL RESIDENTIAL	0	1	1/21/1990	401
4001 RURAL RESIDENTIAL	0	1	9/21/1989	401
4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
