

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
15-017-012-00	1596 E CLEVELAND RD	12/24/2024	\$12,000	QC	03-ARM'S LENGTH	\$12,000	\$2,300
15-003-003-00	6100 S CRAPO RD	5/31/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,200
15-027-006-30	3375 E WILSON RD	7/12/2024	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$71,000
15-016-016-20	2450 E CLEVELAND RD	2/14/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$84,800
15-036-001-20	5988 E WILSON RD	12/27/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$25,900
15-030-020-00	138 E TAFT RD	11/1/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$70,700
15-029-002-03	E WILSON RD	11/25/2024	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$0
Totals:			\$958,000			\$958,000	\$338,900
							Std. Dev. =>
							Sale. Ratio =>

RESIDENTIAL 1ST ACRE \$13,000, 5 ACRES AT \$30,000 & 20 ACRES AT \$85,000. 25 ACRES + AT \$3,750 PER ACRE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
19.17	\$9,126	\$12,000	\$9,126	0.0	0.0	0.70	0.70	#DIV/0!
51.03	\$175,362	\$2,638	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!
37.57	\$148,870	\$53,130	\$13,000	0.0	0.0	1.00	1.00	#DIV/0!
45.84	\$173,098	\$26,902	\$15,000	0.0	0.0	1.50	1.50	#DIV/0!
29.77	\$58,038	\$43,962	\$15,000	0.0	0.0	1.50	1.50	#DIV/0!
34.49	\$183,213	\$39,587	\$17,800	0.0	0.0	2.20	2.20	#DIV/0!
0.00	\$81,095	\$115,000	\$81,095	0.0	0.0	23.17	23.17	#DIV/0!
	\$828,802	\$293,219	\$164,021	0.0		31.07	31.07	
11.39			per FF=>	#DIV/0!		per Net Acre=>	4,963.31	
#VALUE!			Average			Average		

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class
\$17,094	\$0.39	0.00	'4500	2024R-05868	RES	NOT INSPECTED	201
\$2,638	\$0.06	0.00	'4500		RES	NOT INSPECTED	401
\$53,130	\$1.22	0.00	'4500	2024-03430	RES	NOT INSPECTED	401
\$17,935	\$0.41	0.00	'4500	2025R-00967	RES	NOT INSPECTED	401
\$29,308	\$0.67	0.00	'4500		RES	NOT INSPECTED	401
\$17,994	\$0.41	0.00	'4500		RES	NOT INSPECTED	401
\$4,963	\$0.11	0.00	'1000		RES	NOT INSPECTED	402

per SqFt=> \$0.11
Average