

Parcel Number	Street Address	Site Code	Legal Desc	Acres	Year Bldg	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	Area	Value	
0204455-00	1817 TONGAREE LANE	00000000	\$640,000	0.00	10/2009	1817	640,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
00237-000-00	1022 CHICHARD	04121022	\$54,000	0.05	10/2009	1022	54,000	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05	2,700	0.05
Totals		\$694,000	\$694,000	0.05			\$694,000	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05	5,400	0.05
Sub Totals		44.70																														
Sub Area C/L		39.30																														

REG - SAC **Concluded SF rate \$2.92**

Economy of scales calculations
 REG - SAC rate is 70% of REG - SAC rate **\$1.88**
 SAC - SAC rate is 60% of REG - SAC rate **\$1.63**

Parcel Number	Street Address	Site Class	Site Price	Lot Area	Year of Plat	No. Units	Site Area	Acres	Full RA E Prop	Other Approvals	Land Payoff/Type	CA Easement	Site Area	Depth	Val Area	Total Area	Distance	Distance	Distance	Actual Point	CC Area	Other Parcels in Site	Land Type	Count	Parcel	Assessed Class	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Special	Property Restrictions	Partitions Notes	Waterfront Type	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Inheritance	Bottom Character				
0129010010	7219 HIGHTOWER BLVD	INDUST	\$550,000	10,510	1991-2000	01	10,510	0.24	\$1,205,795		\$15,000	\$15,000	0.0	0.0	0.0	15,000	0.00	0.00	0.00	0.00	0.00		INDUST	1		INDUST																					
Total:			\$550,000			01	10,510	0.24	\$1,205,795		\$15,000	\$15,000	0.0	0.0	0.0	15,000	0.00	0.00	0.00	0.00		INDUST	1		INDUST																						
Site Area**									Average																																						
Site Area*									Average																																						
									INDUST																																						
																														Decoded of RA:	\$4.15																

Order Number	Order Prefix	Site Code	Site Name	Job Title	Job Code	Est. Number	Est. Title	Est. Amount	Est. Budget	Est. Original	Est. Revised	Est. Date	Est. Status	Total Acct	Quantity	Contract	Order Date	Order Type	Order Package	Order Status	Order Date	Order Qty	Order Price	Order Amount	Order Status	Order Date	Order Qty	Order Price	Order Amount	Order Status	Order Date	Order Qty	Order Price	Order Amount				
013000010	710	WVOCDFPR	WVOCDFPR	WVOCDFPR	01			100,000	100,000	100,000	100,000	100,000	100,000																									
013000010	710	WVOCDFPR	WVOCDFPR	WVOCDFPR	01			100,000	100,000	100,000	100,000	100,000	100,000																									
013000010	710	WVOCDFPR	WVOCDFPR	WVOCDFPR	01			100,000	100,000	100,000	100,000	100,000	100,000																									
Total:									300,000	300,000	300,000	300,000	300,000																									
Sub Total:									300,000																													
Est. Total:									300,000																													
Est. Total:									300,000																													
Est. Total:									300,000																													
Est. Total:									300,000																													

Continued on page 11/10

If you're using the Square Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: #NAME?	2,500	0.057	#NAME?	#NAME?	#NAME?
Formula Pt 2: #NAME?	5,000	0.115	#NAME?	#NAME?	#NAME?
	7,500	0.172	#NAME?	#NAME?	#NAME?
	10,000	0.230	#NAME?	#NAME?	#NAME?
	12,500	0.287	#NAME?	#NAME?	#NAME?
	15,000	0.344	#NAME?	#NAME?	#NAME?
	20,000	0.459	#NAME?	#NAME?	#NAME?
	25,000	0.574	#NAME?	#NAME?	#NAME?
	30,000	0.689	#NAME?	#NAME?	#NAME?
	40,000	0.918	#NAME?	#NAME?	#NAME?
	50,000	1.148	#NAME?	#NAME?	#NAME?
	60,000	1.377	#NAME?	#NAME?	#NAME?
	87,120	2.000	#NAME?	#NAME?	#NAME?
	130,680	3.000	#NAME?	#NAME?	#NAME?
	174,240	4.000	#NAME?	#NAME?	#NAME?
	217,800	5.000	#NAME?	#NAME?	#NAME?
	435,600	10.000	#NAME?	#NAME?	#NAME?
	653,400	15.000	#NAME?	#NAME?	#NAME?
	871,200	20.000	#NAME?	#NAME?	#NAME?
	1,089,000	25.000	#NAME?	#NAME?	#NAME?

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	#NAME?	#NAME?	#NAME?	#NAME?
65,340	1.5	#NAME?	#NAME?	#NAME?	#NAME?
87,120	2.0	#NAME?	#NAME?	#NAME?	#NAME?
108,900	2.5	#NAME?	#NAME?	#NAME?	#NAME?
130,680	3.0	#NAME?	#NAME?	#NAME?	#NAME?
174,240	4.0	#NAME?	#NAME?	#NAME?	#NAME?
217,800	5.0	#NAME?	#NAME?	#NAME?	#NAME?
304,920	7.0	#NAME?	#NAME?	#NAME?	#NAME?
435,600	10.0	#NAME?	#NAME?	#NAME?	#NAME?
653,400	15.0	#NAME?	#NAME?	#NAME?	#NAME?
871,200	20.0	#NAME?	#NAME?	#NAME?	#NAME?
1,089,000	25.0	#NAME?	#NAME?	#NAME?	#NAME?
1,306,800	30.0	#NAME?	#NAME?	#NAME?	#NAME?
1,742,400	40.0	#NAME?	#NAME?	#NAME?	#NAME?
2,178,000	50.0	#NAME?	#NAME?	#NAME?	#NAME?
4,356,000	100.0	#NAME?	#NAME?	#NAME?	#NAME?

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	2	46.45%	\$2.75	\$2.75	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	46.45%	\$2.75	\$2.75
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	4	43.75%	\$0.23	\$0.20	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	4	43.75%	\$0.23	\$0.20
5.00	9.99	3	16.67%	\$0.19	\$0.20	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	16.67%	\$0.19	\$0.20
10.00	10000.00	8	53.29%	\$0.23	\$0.19	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	8	53.29%	\$0.23	\$0.19
0.00	10000.00	17	186.76%	\$0.52	\$0.20	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	17	186.76%	\$0.52	\$0.20

Land Value Grid Explanation

Don't forget to enable macros! ->

Outline of purpose

Verified sales data for a particular property class and from a given neighborhood is entered into the spreadsheet. Calculations are automatically run against the entered data using approved sales analysis techniques to project a regression trend. From said trend, costs per unit are concluded to complete the land value study.

Users will have the ability to quickly pair sales to calculate time adjustments as well as the ability to quickly visualize and exclude sales from the regression trend calculation.

Breakdown of primary worksheets

- The **Global Settings** tab stores user entered information as well as calculated information that drives other parts of the workbook.
- The **Data Entry** tab provides a layout for users to enter relevant verified sales data for a given neighborhood.
- The **Time Adjustment** tab serves as an interface to pair sales and calculate a *percent per month* time adjustment to apply to sales outside of the study period. This is not needed if only sales within the time period are used.
- Calculations are applied against entered data to derive tabulated statistical observations on the **Analysis** tab. The tab is further utilized to visualize the effect each statistical observation has on the regression trend as observations are added or removed.
- Once the line of best fit is finalized, the **Conclusions** tab is utilized to determine the indicated cost per unit of any sized parcel as it would fall on said line. Thus price intervals are determined and entered into CAMA software for interpolation.

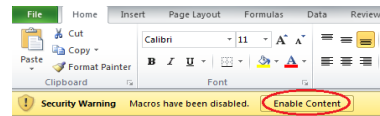
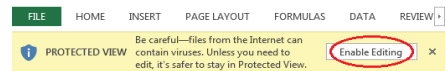
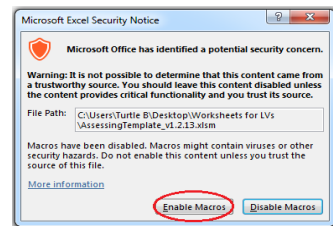
Step by step process (simplified)

1. Save a new workbook for each neighborhood (land table) for each class.
2. Enter verified sales data into established fields.
3. Pair sales to calculate monthly time adjustment if sales outside the time period are used.
4. Remove sales as warranted.
5. Review conclusions.

Step by step process (broken-down)

1. Enter Global Settings
 - a. The dates of the study period should be entered.
 - i. Note this area will also store information on time adjustments once calculated. Users can manually override the calculated time adjustment if they so choose.
 - b. Take note of the Land to Building ratio tolerance.
 - i. Once sales data has been entered, this section will determine a Land Allocation Multiplier. By default, the tolerance will automatically use statistics to establish parameters. In particular: Abstracted sales with an indicated LB Ratio that is plus or minus one standard deviation from the mean indicated LB Ratio. Note the tolerance and concluded Land Allocation Multiplier can be overrode at the user's discretion.
2. Populate Data Entry tab with verified sales data.
 - a. Mandatory fields include: Valuation Method, Parcel Number, Sale Date, Sale Price, Total Acre, and Improvements Value.
 - b. For each row, be certain to select a Valuation Method.
 - i. **Note that improved sales should be entered twice: Once using Abstraction and once using Allocation.**
 - c. Multi-Parcel Sales should only be entered once under one primary parcel number. Be certain to include the net sale price, net acres of all parcels included in the sale, and net building values (all improvement TCVs) of all parcels included in the sale.
 - d. Improvement values should be as of the date of sale.
 - e. The sheet is designed for entry of Total Acres and Rights of Way to be separately listed for later exclusion from the total. If acreages are entered that are not inclusive of rights for way, then enter "0" in the right of way column.
3. Use the Time Adjustment tab to perform paired sales analysis and calculate a monthly time adjustment.
 - a. An observation or row will populate in the bottom section of the Time Adjustment tab for each row entered on the Data Entry tab.
 - b. Sales can be added in the Data Entry tab to be used in the Time Adjustment pairing interface, even if said sales won't ultimately be used in the final land value conclusions.
 - c. Use the first column of the bottom section of the Time Adjustment tab to designate "pair groups".
 - i. For instance, enter "1" to assign a sale to be paired.
 - ii. Enter "1" on another sale to pair it with the first sale.
 - iii. Do not enter a third "1" on another sale. Each pair group should only have two sales.
 - iv. There are 6 total groups available on the Time Adjustment interface.
4. Review the Analysis tab.
 - a. An observation or row will populate for each row entered on the "Data Entry" tab.
 - b. Observations can be removed or included in the analysis by entering a 0 (removed) or 1 (included) in the "Use" column.
 - i. By default, newly entered data is automatically included unless specifically excluded in the "Use" column.
 - ii. An exclusion comment should be entered in the appropriate column explaining the rationale used to eliminate an observation.
 - c. You may encounter an error stating "Some trendlines cannot be calculated from data containing negative or zero values."
 - i. Seek out observations with a zero or negative value in the "Adjusted Price Per Sq Ft" column and set their use to 0 in the "Use" column to correct the error.
 - ii. Observations with a negative land residual (abstracted sales where the appraised building value exceeds the sale price) will cause this to happen.
 - iii. It may be worth reviewing these occurrences to determine the cause and if it was in error.
 - d. Data on the Analysis tab can be filtered and sorted for review using the pre-established arrows next to each column header.
 - i. Sorting the "Residual Acre" or "Residual Sq Ft" column from smallest to largest can be very helpful for analysis. With such an array, the "Adjusted Price Per Sq Ft" column can be reviewed for a-typical observations. The principle of economies of scale tells us that we should expect the price per unit to decrease as the size of the parcel increases.
 - e. The chart is useful for spotting outliers and visualizing the effect on the overall trend as observations are removed or added in the "Use" column.
 - i. It may be helpful to adjust the maximum values for the Y and/or X axis to a smaller number to zoom in to where the data is most dense. Especially large parcels or extremely high prices per unit can result in undesirably wide or tall charts.
 - ii. Note that while "not used" observations will not contribute to the calculation of the regression trend, the data points are still visible on the chart.
5. Review the Conclusions tab
 - a. After establishing which observations will be used for land value determinations, the conclusions tab indicates the concluded value of a given area of land, based on its size, according to the regression trend of the sales data.
 - i. The square foot table indicates concluded values for the intervals pre-canned in the square foot table of Assessing.net for interpolation.
 - ii. The acreage table indicates concluded values for the intervals pre-canned in the square foot table of Assessing.net for interpolation.
 - b. Note: Other statistics on the Conclusions tab can be useful in conducting the analysis as well. Different acreage ranges may be entered to analyze statistics of sales within custom graduations.
6. A new workbook can be saved for each neighborhood, each year.
 - a. This is useful to display conclusions.
 - b. This is useful to justify conclusions.
 - c. This is useful to monument improvement values as of the date of sale outside of your database.
7. The workbook is designed to analyze sales within an already established neighborhood or land table boundary and assumes the established neighborhood is homogeneous. The workbook is not designed to help establish neighborhoods.

8. Conclusions will require common sense, analysis, and appropriate judgement. This workbook is a tool and cannot conclude anything on its own. It falls to the user to appropriately consider and examine the data to eventually arrive at a reasonable conclusion. Developer/s of this workbook are not responsible for resulting conclusions, errors, or omissions. Users of this workbook voluntarily assume all liabilities.



User Defined Section

Informational Section

Dates for sales period	
Enter the dates for the sales period:	↓
Out Year Start:	4/1/2022
Out Year End:	3/31/2023
In Year Start:	4/1/2023
In Year End:	3/30/2024

Dates for sales period		
Title	Value	Explanation
Midpoint Study Period:	4/1/2023	Sales outside of the study period will be adjusted to the midpoint of the Study Period
Time Adjustment Per Month:	-0.0900%	The rate of adjustment is a percent per month which is calculated on the "Time Adj" sheet

Land to Building Ratio	
Enter the LB Ratio Tolerance (optional):	↓
Set Min LB Ratio Abstracted Sales:	#DIV/0!
Set Max LB Ratio Abstracted Sales:	#DIV/0!

Land to Building Ratio		
The LB Ratio of Abstracted Sales is used to calculate a "global" or weighted mean LB ratio (the Land Allocation Multiplier).		
The Land Allocation Multiplier is applied to verified improved sales to conclude a price per unit using the Allocation method.		
Some Abstracted Sales will have an unusually low or high LB ratio indication and will disproportionately weight the Land Allocation Multiplier calculation.		
To the left, set the min & max LB ratio tolerance to prevent outliers from contributing to the calculation.		
(By default, unless overridden, this automatically excludes Abstracted sales with an LB ratio indication plus or minus one standard deviation from the mean.)		
Title	Value	Explanation
Weighted Land Residual:	\$0	The sum of the indicated Land Residuals of Abstracted Sales within specified tolerance
Weighted Sale Price:	\$0	The sum of the Sale Prices of Abstracted Sales within specified tolerance
Land Allocation Multiplier:	#DIV/0!	This is the concluded LB ratio applied to sales using the Allocation method.

County & Unit Name	
Full local unit name if applicable:	
Full county name:	

Verified Sales		
Type	Desc	Explanation
Vacant	Vacant Sales	Verified vacant sales should be entered on the DataEntry tab
Abstraction	Improved w/ Land Residual	Improved sales should be entered and assigned the Abstraction valuation method
Allocation	Improved w/ Land Allocation	Improved sales should be entered and assigned the Allocation valuation method
Meaning: Improved sales should be twice entered!		

Year	Country	Value	Unit
2000	China	1.00	1000
2001	China	1.00	1000
2002	China	1.00	1000
2003	China	1.00	1000
2004	China	1.00	1000
2005	China	1.00	1000
2006	China	1.00	1000
2007	China	1.00	1000
2008	China	1.00	1000
2009	China	1.00	1000
2010	China	1.00	1000
2011	China	1.00	1000
2012	China	1.00	1000
2013	China	1.00	1000
2014	China	1.00	1000
2015	China	1.00	1000
2016	China	1.00	1000
2017	China	1.00	1000
2018	China	1.00	1000
2019	China	1.00	1000
2020	China	1.00	1000

Year	Country	Value	Unit
2000	China	1.00	1000
2001	China	1.00	1000
2002	China	1.00	1000
2003	China	1.00	1000
2004	China	1.00	1000
2005	China	1.00	1000
2006	China	1.00	1000
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2015	Germany	1.00	1000
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2017	Germany	1.00	1000
2018	Germany	1.00	1000
2019	Germany	1.00	1000
2020	Germany	1.00	1000

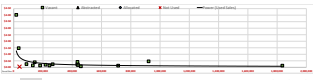


Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Residual Acre	Front Ft	Imprvmts Value	Land Residual	Indicated LB Ratio	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft	# of Days	# of Months	% Change	% per Month	% per Year
1																	
2																	
3																	
4																	
5																	
6																	

Indicated % time adjustment per month: #DIV/0!

Designate sale pairings here. Assign the same group number to two sales you wish to pair. *If all sales are within the study time period, a time adjustment does not need to be calculated.

Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Residual Acre	Front Ft	Imprvmts Value	Land Residual	Indicated LB Ratio	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft
	Vacant	02-002-001-40	6311 111TH AVE	4/28/2022	\$110,000	10.000	0.00	\$0	\$110,000	N/A	\$11,000	\$0.25
	Vacant	02-006-006-00	BLUE STAR HWY	4/15/2022	\$235,000	42.140	0.00	\$0	\$235,000	N/A	\$5,577	\$0.13
	Vacant	02-007-008-00	JANE ST	4/21/2022	\$70,000	0.400	0.00	\$0	\$70,000	N/A	\$175,000	\$4.02
	Vacant	02-007-011-00	109TH AVE	9/1/2023	\$50,000	0.780	0.00	\$0	\$50,000	N/A	\$64,103	\$1.47
	Vacant	02-007-024-00	BLUE STAR HWY	10/5/2023	\$2,100	0.909	0.00	\$0	\$2,100	N/A	\$2,310	\$0.05
	Vacant	02-013-012-00	6092 107TH	11/17/2023	\$89,000	10.000	0.00	\$0	\$89,000	N/A	\$8,900	\$0.20
	Vacant	02-014-014-10	6202 107TH AVE	4/24/2023	\$20,000	3.000	0.00	\$0	\$20,000	N/A	\$6,667	\$0.15
	Vacant	02-018-018-20	0	10/24/2023	\$56,000	3.300	0.00	\$0	\$56,000	N/A	\$16,970	\$0.39
	Vacant	02-019-004-20	0	9/13/2023	\$21,500	2.000	0.00	\$0	\$21,500	N/A	\$10,750	\$0.25
	Vacant	02-023-009-10	470 63RD STREET	7/1/2022	\$65,000	6.110	0.00	\$0	\$65,000	N/A	\$10,638	\$0.24
	Vacant	02-024-027-30	6017	3/15/2024	\$44,444	5.000	0.00	\$0	\$44,444	N/A	\$8,889	\$0.20
	Vacant	02-025-002-00	0	4/22/2022	\$25,000	4.140	0.00	\$0	\$25,000	N/A	\$6,039	\$0.14
	Vacant	02-026-018-03	257 63RD ST	10/6/2022	\$79,000	10.090	0.00	\$0	\$79,000	N/A	\$7,830	\$0.18
	Vacant	02-026-030-10	200 63RD ST	3/18/2024	\$182,500	10.000	0.00	\$0	\$182,500	N/A	\$18,250	\$0.42
	Vacant	02-028-023-01	389 68TH ST	11/18/2022	\$90,000	16.380	0.00	\$0	\$90,000	N/A	\$5,495	\$0.13
	Vacant	02-029-018-31	6959 103RD AVE	10/7/2022	\$35,000	5.600	0.00	\$0	\$35,000	N/A	\$6,250	\$0.14
	Vacant	02-029-018-32	6959 103RD AVE	10/7/2022	\$35,000	10.540	0.00	\$0	\$35,000	N/A	\$3,321	\$0.08
	Vacant	02-075-010-00	316 BLUE STAR HWY	12/21/2022	\$425,000	21.160	0.00	\$0	\$425,000	N/A	\$20,085	\$0.46



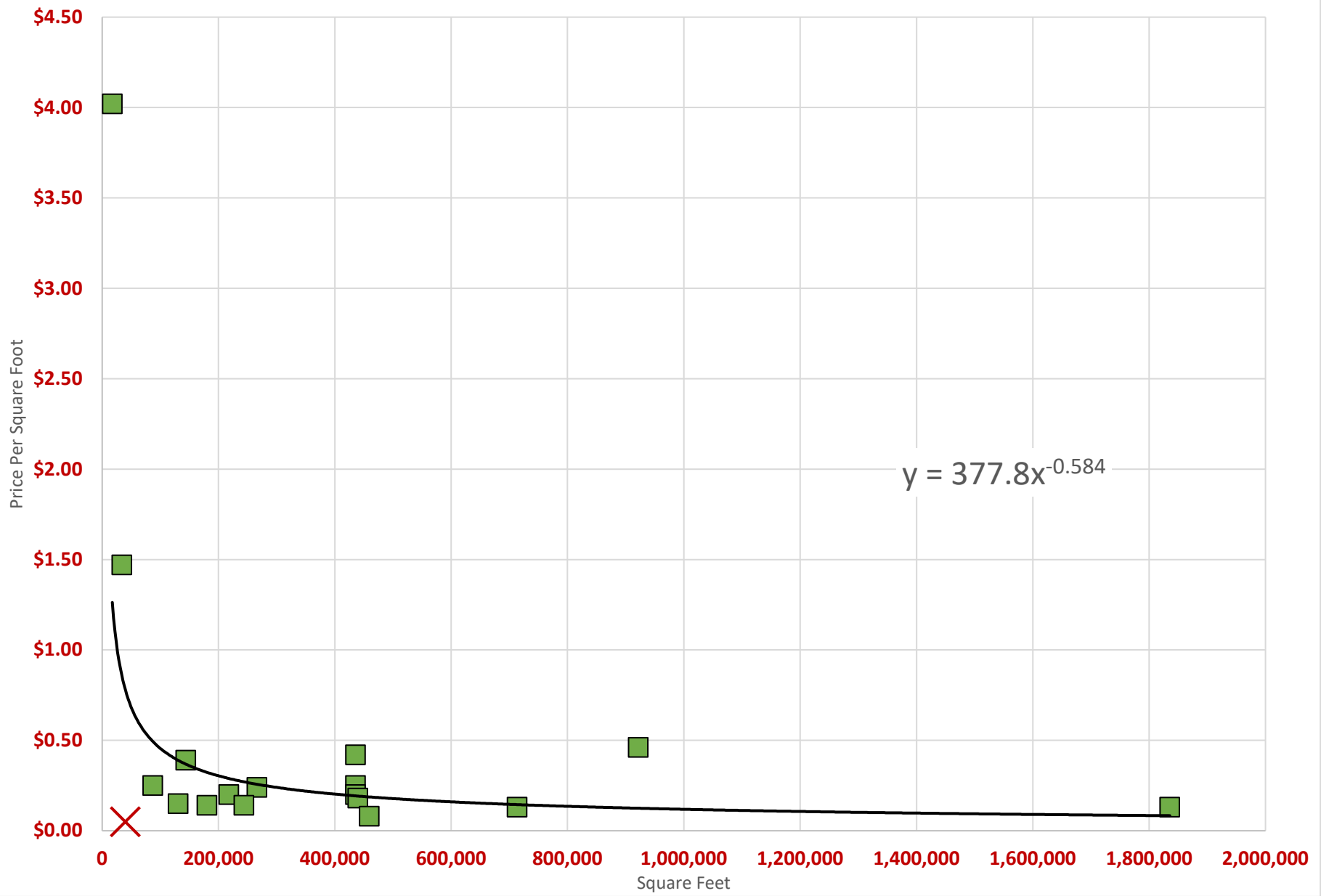
Time (s)	Distance (m)	Velocity (m/s)	Acceleration (m/s^2)	Position (m/s^2)
0	0	0	0	0
1	1	2	2	2
2	4	4	0	0
3	9	6	2	2
4	16	8	0	0
5	25	10	2	2
6	36	12	0	0
7	49	14	2	2
8	64	16	0	0
9	81	18	2	2
10	100	20	0	0

Time (s)	Distance (m)	Velocity (m/s)	Acceleration (m/s^2)	Position (m/s^2)
0	0	0	0	0
1	1	2	2	2
2	4	4	0	0
3	9	6	2	2
4	16	8	0	0
5	25	10	2	2
6	36	12	0	0
7	49	14	2	2
8	64	16	0	0
9	81	18	2	2
10	100	20	0	0
11	121	22	2	2
12	144	24	0	0
13	169	26	2	2
14	196	28	0	0
15	225	30	2	2
16	256	32	0	0
17	289	34	2	2
18	324	36	0	0
19	361	38	2	2
20	400	40	0	0
21	441	42	2	2
22	484	44	0	0
23	529	46	2	2
24	576	48	0	0
25	625	50	2	2
26	676	52	0	0
27	729	54	2	2
28	784	56	0	0
29	841	58	2	2
30	900	60	0	0
31	961	62	2	2
32	1024	64	0	0
33	1089	66	2	2
34	1156	68	0	0
35	1225	70	2	2
36	1296	72	0	0
37	1369	74	2	2
38	1444	76	0	0
39	1521	78	2	2
40	1600	80	0	0
41	1681	82	2	2
42	1764	84	0	0
43	1849	86	2	2
44	1936	88	0	0
45	2025	90	2	2
46	2116	92	0	0
47	2209	94	2	2
48	2304	96	0	0
49	2401	98	2	2
50	2500	100	0	0

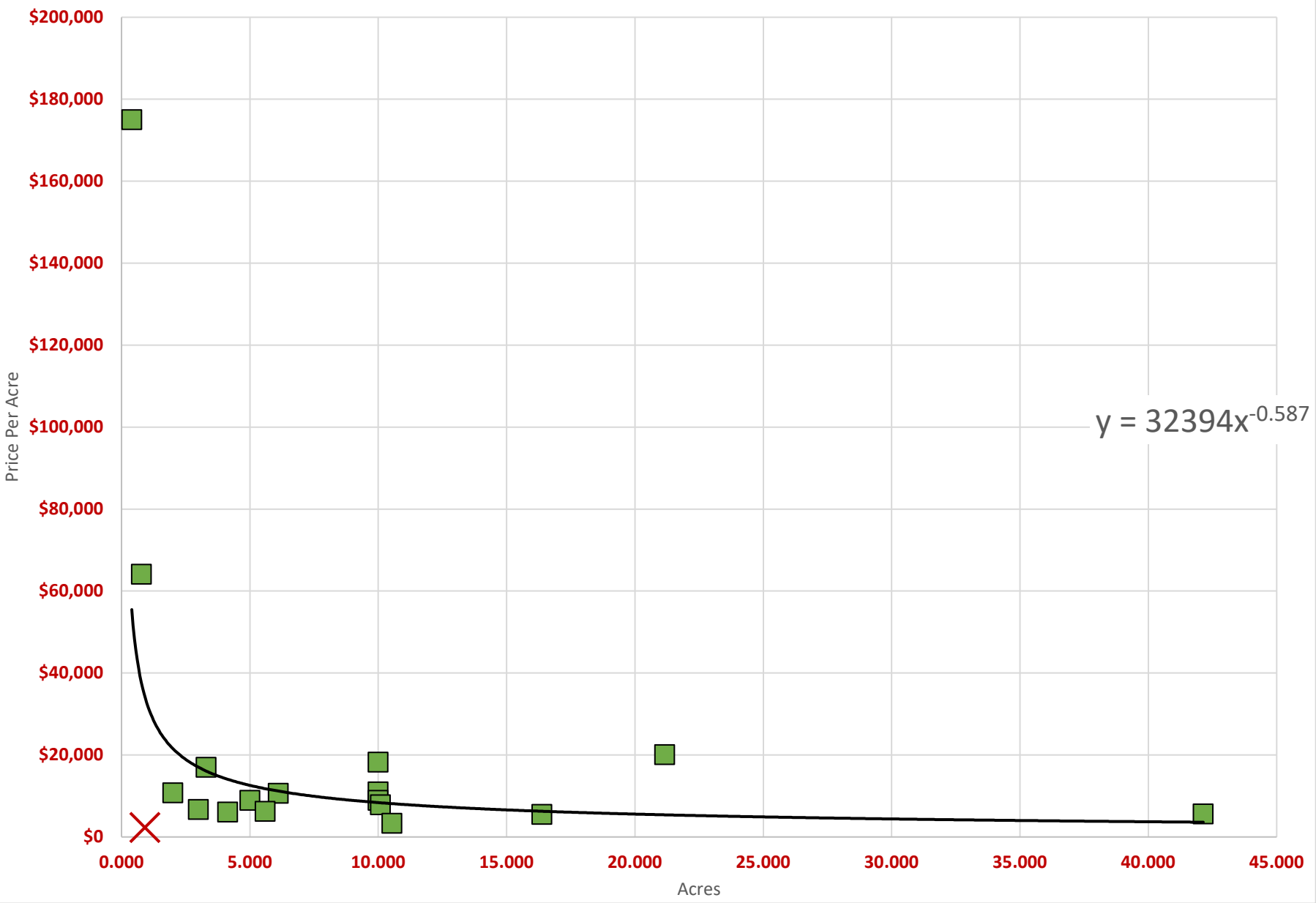
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■ Vacant ▲ Abstracted ◆ Allocated ✗ Not Used — Power (Used Sales)



■ Vacant ▲ Abstracted ◆ Allocated ✗ Not Used — Power (Used Sales)



Dates for sales period
 Out Year Start: 4/1/2017
 Out Year End: 3/31/2018
 In Year Start: 4/1/2018
 In Year End: 3/31/2019

Land Value Analysis Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Vacant	02-006-006-00	BLUE STAR HWY	4/15/2022	\$235,000		4758-709	42.140	1,835,618				\$235,000	N/A	42.140	1,835,618	\$5,577	\$0.13	12	0.00%	\$235,000	\$5,577	\$0.13	N/A		
Vacant	02-007-008-00	JANE ST	4/21/2022	\$70,000		4755-257	0.400	17,424				\$70,000	N/A	0.400	17,424	\$175,000	\$4.02	11	0.00%	\$70,000	\$175,000	\$4.02	N/A		
Vacant	02-025-002-00		4/22/2022	\$25,000		4758-676	4.140	180,338				\$25,000	N/A	4.140	180,338	\$6,039	\$0.14	11	0.00%	\$25,000	\$6,039	\$0.14	N/A		
Vacant	02-002-001-40	6311 111TH AVE	4/28/2022	\$110,000		4756-167	10.000	435,600				\$110,000	N/A	10.000	435,600	\$11,000	\$0.25	11	0.00%	\$110,000	\$11,000	\$0.25	N/A		
Vacant	02-023-009-10	470 63RD STREET	7/1/2022	\$65,000		4778-418	6.110	266,152				\$65,000	N/A	6.110	266,152	\$10,638	\$0.24	9	0.00%	\$65,000	\$10,638	\$0.24	N/A		
Vacant	02-026-018-03	257 63RD ST	10/6/2022	\$79,000		4808-881	10.090	439,520				\$79,000	N/A	10.090	439,520	\$7,830	\$0.18	6	0.00%	\$79,000	\$7,830	\$0.18	N/A		
Vacant	02-029-018-31	6959 103RD AVE	10/7/2022	\$35,000		PTA	5.600	243,936				\$35,000	N/A	5.600	243,936	\$6,250	\$0.14	6	0.00%	\$35,000	\$6,250	\$0.14	N/A		
Vacant	02-029-018-32	6959 103RD AVE	10/7/2022	\$35,000		PTA	10.540	459,122				\$35,000	N/A	10.540	459,122	\$3,321	\$0.08	6	0.00%	\$35,000	\$3,321	\$0.08	N/A		
Vacant	02-028-023-01	389 68TH ST	11/18/2022	\$90,000		4819-541	16.380	713,513				\$90,000	N/A	16.380	713,513	\$5,495	\$0.13	4	0.00%	\$90,000	\$5,495	\$0.13	N/A		
Vacant	02-075-010-00	316 BLUE STAR HWY	12/21/2022	\$425,000		4826-406	21.160	921,730				\$425,000	N/A	21.160	921,730	\$20,085	\$0.46	3	0.00%	\$425,000	\$20,085	\$0.46	N/A		
Vacant	02-014-014-10	6202 107TH AVE	4/24/2023	\$20,000		4852-942	3.000	130,680				\$20,000	N/A	3.000	130,680	\$6,667	\$0.15	-1	0.00%	\$20,000	\$6,667	\$0.15	N/A		
Vacant	02-007-011-00	109TH AVE	9/1/2023	\$50,000		PTA	0.780	33,977				\$50,000	N/A	0.780	33,977	\$64,103	\$1.47	-5	0.00%	\$50,000	\$64,103	\$1.47	N/A		
Vacant	02-019-004-20		9/13/2023	\$21,500		PTA	2.000	87,120				\$21,500	N/A	2.000	87,120	\$10,750	\$0.25	-5	0.00%	\$21,500	\$10,750	\$0.25	N/A		
Vacant	02-018-018-20		10/24/2023	\$56,000		4898-757	3.300	143,748				\$56,000	N/A	3.300	143,748	\$16,970	\$0.39	-7	0.00%	\$56,000	\$16,970	\$0.39	N/A		
Vacant	02-013-012-00	6092 107TH	11/17/2023	\$89,000		4903-194	10.000	435,600				\$89,000	N/A	10.000	435,600	\$8,900	\$0.20	-8	0.00%	\$89,000	\$8,900	\$0.20	N/A		
Vacant	02-024-027-30	\$6,017	3/15/2024	\$44,444		4930-183	5.000	217,800				\$44,444	N/A	5.000	217,800	\$8,889	\$0.20	-11	0.00%	\$44,444	\$8,889	\$0.20	N/A		
Vacant	02-026-020-10	200 63RD ST	3/18/2024	\$182,500		4927-315	10.000	435,600				\$182,500	N/A	10.000	435,600	\$18,250	\$0.42	-12	0.00%	\$182,500	\$18,250	\$0.42	N/A		

Dates for sales period
 Out Year Start: 4/1/2017
 Out Year End: 3/31/2018
 In Year Start: 4/1/2018
 In Year End: 3/31/2019

Land Value Analysis Not Used Sales

Valuation Method	Exclusion Comment	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Vacant		02-007-024-00	BLUE STAR HWY	10/5/2023	\$2,100		PTA	0.909	39,596				\$2,100	N/A	0.909	39,596	\$2,310	\$0.05	-6	0.00%	\$2,100	\$2,310	\$0.05	N/A		

Year	Model	Class	Brand	Sub-Brand	Price	Volume	Revenue	Profit	Margin	Market Share	Competition	Customer Satisfaction	Operational Efficiency	Employee Retention	Supplier Reliability	Regulatory Compliance	Environmental Impact	Social Responsibility	Community Engagement
2020	Model A	Class X	Brand Y	Sub-Brand Z	\$100,000	50,000	\$5,000,000	\$1,000,000	20%	15%	8.5	92%	95%	90%	98%	100%	50%	5%	10%
2021	Model B	Class Y	Brand X	Sub-Brand W	\$120,000	60,000	\$7,200,000	\$1,500,000	21%	18%	8.8	93%	96%	91%	99%	100%	55%	6%	12%
2022	Model C	Class Z	Brand V	Sub-Brand U	\$150,000	75,000	\$11,250,000	\$2,250,000	20%	20%	9.0	94%	97%	92%	99%	100%	60%	7%	15%
2023	Model D	Class A	Brand T	Sub-Brand S	\$180,000	90,000	\$16,200,000	\$3,240,000	20%	22%	9.2	95%	98%	93%	99%	100%	65%	8%	18%
2024	Model E	Class B	Brand Q	Sub-Brand R	\$200,000	100,000	\$20,000,000	\$4,000,000	20%	25%	9.5	96%	99%	94%	99%	100%	70%	9%	20%
Average					\$150,000	75,000	\$11,250,000	\$2,250,000	20%	20%	9.0	94%	97%	92%	99%	100%	60%	7%	15%

Continued on Page 12

Rural/East of Blue Star Commercial 2024-2025 Land Value Analysis

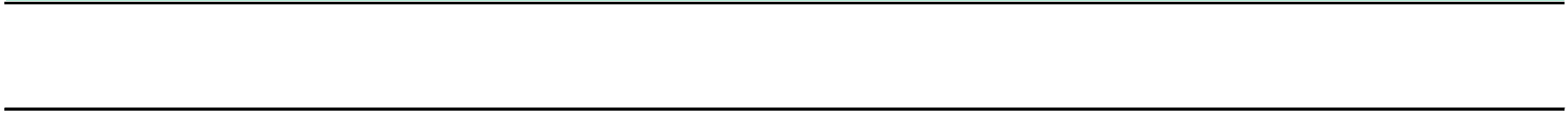
Parcel Number	Sale Date	Instr.	Terms of Sale	Time Adj. Sale	Confidential	L/V Ratio	Time Adj.	Land Value	Square Footage	\$/Sq Ft
01-034-050-11	12/15/2022	MLC	03-ARM'S LENGTH	\$399,900	Yes	0.5148	0%	\$205,879.80	135,472	\$1.52
05-280-009-00	6/15/2022	WD	03-ARM'S LENGTH	\$395,000	No	0.0276	0%	\$10,884.49	8,712	\$1.25
05-446-003-10	6/3/2023	WD	03-ARM'S LENGTH	\$25,000	Yes	0.2862	0%	\$7,155.82	5,663	\$1.26
06-019-009-02	9/6/2022	WD	03-ARM'S LENGTH	\$250,000	Yes	1.0000	0%	\$250,000.00	173,804	\$1.44
07-017-005-20	6/23/2022	WD	03-ARM'S LENGTH	\$430,000	Yes	0.2340	0%	\$100,606.30	51,009	\$1.97
08-018-015-22	2/10/2023	WD	03-ARM'S LENGTH	\$649,000	No	0.3916	0%	\$254,165.04	194,713	\$1.31
15-030-010-10	3/7/2023	WD	03-ARM'S LENGTH	\$225,000	No	0.7064	0%	\$225,000.00	162,305	\$1.39
20-232-006-00	9/15/2023	WD	31-SPLIT IMPROVED	\$242,000	No	0.0706	0%	\$17,090.66	14,985	\$1.14
20-351-014-00	10/16/2023	WD	03-ARM'S LENGTH	\$90,000	No	0.1417	0%	\$12,752.22	6,578	\$1.94
20-351-024-00	11/30/2023	WD	19-MULTI PARCEL ARM'S LENGTH	\$196,000	Yes	0.1417	0%	\$27,771.49	13,155	\$2.11
24-006-001-12	10/10/2022	WD	03-ARM'S LENGTH	\$39,000	No	1.0000	0%	\$39,000.00	33,933	\$1.15
24-033-010-00	8/9/2022	MLC	03-ARM'S LENGTH	\$685,000	Yes	0.1778	0%	\$121,781.98	102,366	\$1.19
24-036-010-20	5/19/2022	WD	03-ARM'S LENGTH	\$535,000	No	0.3025	0%	\$161,843.42	137,955	\$1.17
24-036-013-30	3/29/2023	WD	03-ARM'S LENGTH	\$240,000	No	0.1458	0%	\$34,989.66	30,492	\$1.15
44-600-001-00	1/23/2023	WD	03-ARM'S LENGTH	\$160,000	No	0.0801	0%	\$12,819.33	10,324	\$1.24
								\$1,481,740	\$1,081,464	\$1.40
								USED		\$1.40/SF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
02-150-071-00	LUCIEL ST	04/21/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$105,300	150.43
02-210-016-00	LAKEVIEW TERRACE	02/10/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$136,600	136.60
Totals:			\$170,000			\$170,000	\$241,900	
							Sale. Ratio =>	142.29
							Std. Dev. =>	9.78

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$215,299	\$70,000	\$224,819	142.0	217.0	0.32	0.13	\$493	\$216,049	\$4.96
\$199,028	\$100,000	\$115,749	0.0	0.0	0.47	0.24	#DIV/0!	\$210,970	\$4.84
\$414,327	\$170,000	\$340,568	142.0		0.80	0.37			
		Average per FF=>	\$1,197		Average per Net Acre=>	213,032.58		Average per SqFt=>	\$4.89

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
142.00	HLYWD 4755-257		02-150-070-00, 02-007-008-00	HOLLYWOOD SUBDIVISION	0	0	1/26/2010	
0.00	HLYWD 4837-895		02-210-012-00	HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	

Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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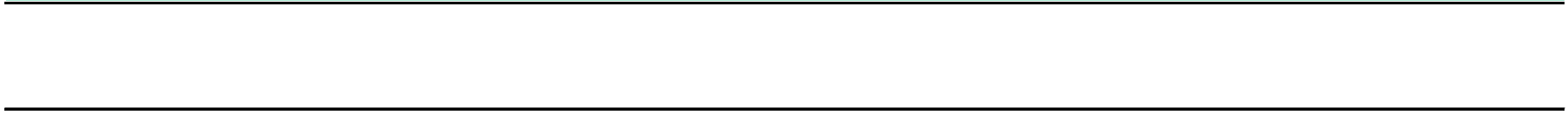


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
02-213-001-00	7717 LAKEVIEW TERRACE	11/18/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$173,100	43.82
02-213-021-00	LAKE FOREST DR	10/05/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$84,600	65.08
Totals:			\$525,000			\$525,000	\$257,700	
							Sale. Ratio =>	49.09
							Std. Dev. =>	15.03

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$409,593	\$154,071	\$168,664	0.0	0.0	0.40	0.40	#DIV/0!	\$385,178	\$8.84
\$179,264	\$130,000	\$179,264	0.0	0.0	0.43	0.43	#DIV/0!	\$305,882	\$7.02
\$588,857	\$284,071	\$347,928	0.0		0.83	0.83			
		Average per FF=>	#DIV/0!		Average per Net Acre=>	344,328.48		Average per SqFt=>	\$7.90

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
0.00	HLYWD	4820-909		HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	
0.00	HLYWD	4809-927		HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	

Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
02-150-071-00	LUCIEL ST	04/21/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$105,300	150.43
02-207-004-00	7194 LAKE FOREST DRIVE	11/01/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$17,400	2.32
02-209-001-00	7183 LAKEVIEW TERRACE	04/15/22	\$739,000	WD	03-ARM'S LENGTH	\$739,000	\$216,500	29.30
02-210-020-00	7181 LAKEVIEW TERRACE	04/04/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$214,700	37.34
02-213-001-00	7717 LAKEVIEW TERRACE	11/18/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$173,100	43.82
02-213-021-00	LAKE FOREST DR	10/05/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$84,600	65.08
Totals:			\$2,659,000			\$2,659,000	\$811,600	
							Sale. Ratio =>	30.52
							Std. Dev. =>	51.15

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$215,299	\$70,000	\$224,819	142.0	217.0	0.32	0.13	\$493	\$216,049	\$4.96
\$34,848	\$750,000	\$34,848	0.0	0.0	0.41	0.41	#DIV/0!	\$1,815,981	\$41.69
\$529,968	\$320,836	\$111,804	0.0	0.0	0.27	0.27	#DIV/0!	\$1,210,702	\$27.79
\$529,939	\$155,469	\$110,408	0.0	0.0	0.18	0.18	#DIV/0!	\$858,945	\$19.72
\$409,593	\$154,071	\$168,664	0.0	0.0	0.40	0.40	#DIV/0!	\$385,178	\$8.84
\$179,264	\$130,000	\$179,264	0.0	0.0	0.43	0.43	#DIV/0!	\$305,882	\$7.02
\$1,898,911	\$1,580,376	\$829,807	142.0		2.01	1.81			
		Average			Average			Average	
		per FF=>	\$11,129		per Net Acre=>	787,039.84		per SqFt=>	\$18.07

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
142.00	HLYWD 4755-257		02-150-070-00, 02-007-008-00	HOLLYWOOD SUBDIVISION	0	0	1/26/2010	
0.00	HLYWD PTA			HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	
0.00	HLYWD 4753-269			HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	
0.00	HLYWD 4749-627			HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	
0.00	HLYWD 4820-909			HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	
0.00	HLYWD 4809-927			HOLLYWOOD SUBDIVISION	0	1	NOT INSPECTED	

Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ask. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2		
00-180-022-00	1105 EDEENWATER TERRACE	07/31/23	\$1,590,000	WD	03 ARMS LENGTH	\$1,590,000	\$532,263	33.48	\$686,458	\$1,140,792	\$543,125	290.0	280.0	0.80	0.42	\$4,563	\$1,418,896	\$22.57	250.00	GLNSH PTA	02-180-007-00	0	1	1/26/2010	401	LAKEVIEW						
00-543-006-00	6431 LAKESHORE DR	09/17/22	\$690,000	WD	03 ARMS LENGTH	\$690,000	\$227,500	33.97	\$508,184	\$271,896	\$180,180	89.0	175.0	0.34	0.34	\$4,523	\$1,128,573	\$25.81	60.00	MIAMW 4774-182		0	0	NOTINSPECTED	401	LAKEVIEW						
02-548-001-02	7268 ATLANTIC	03/31/23	\$1,250,000	WD	03 ARMS LENGTH	\$1,250,000	\$481,800	38.54	\$1,290,805	\$167,074	\$288,379	60.0	108.0	0.34	0.34	\$2,793	\$686,779	\$15.77	60.00	MIAMW 4847-45		0	0	NOTINSPECTED	401	LAKEVIEW						
02-760-002-00	479 LAKE SHORE	05/26/23	\$379,000	WD	03 ARMS LENGTH	\$379,000	\$225,500	59.50	\$516,468	\$117,112	\$255,200	88.0	127.0	0.26	0.26	\$1,338	\$488,023	\$10.51	88.00	760 4860-450		0	0	3/3/2009	401	LAKEVIEW						
02-760-087-00		08/31/22	\$330,000	WD	03 ARMS LENGTH	\$330,000	\$106,500	23.27	\$226,200	\$330,000	\$226,200	124.0	147.0	0.35	0.35	\$1,173	\$861,171	\$21.68	184.00	760 4876-248		0	0	4/17/2009	402	LAKEVIEW						
00-140-027-00	669 LANTERN WATCH	04/18/22	\$233,000	WD	03 ARMS LENGTH	\$233,000	\$131,000	56.22	\$280,800	\$233,000	\$280,800	78.0	195.0	0.35	0.35	\$2,987	\$687,622	\$15.33	78.00	BRDWN 4792-681		0	1	3/1/2009	402	LAKEVIEW #2						
00-140-031-00	653 LANTERN WATCH	11/17/22	\$1,200,000	WD	03 ARMS LENGTH	\$1,200,000	\$388,100	31.88	\$1,217,800	\$177,350	\$285,200	81.0	190.0	0.36	0.36	\$2,183	\$459,391	\$11.37	82.00	BRDWN 4819-486		0	1	8/2/2009	401	LAKEVIEW #2						
Totals:						\$6,872,000	\$2,294,793		\$4,945,795	\$2,458,414	\$1,989,984	722.0		2.60	2.32																	
						Sale Ratio =>		36.78	Average		per FF=>		\$3,977	Average		per Net Acre=>		\$56,410.91	Average		per SqFt=>		\$21.50									
						Std. Dev. =>		12.00																								
												Concluded FF Rate						3.375.0														

2024

Ag - "East Casco"							
1 ac	15,500	3 ac	32,400	10 ac	69,700	30 ac	113,500
1.5 ac	20,100	4 ac	39,500	15 ac	89,500	40 ac	121,500
2 ac	25,000	5 ac	45,100	20 ac	99,800	50 ac	149,500
2.5 ac	29,000	7 ac	55,900	25 ac	107,300	100 ac	263,400

Ag - "West Casco"							
1 ac	24,000	3 ac	54,600	10 ac	118,300	30 ac	189,800
1.5 ac	34,400	4 ac	66,600	15 ac	152,000	40 ac	206,000
2 ac	42,500	5 ac	76,000	20 ac	170,000	50 ac	222,600
2.5 ac	49,000	7 ac	94,600	25 ac	172,200	100 ac	253,200

East - "RRES East of Blue Star Hwy"							
1 ac	11,000	3 ac	33,000	10 ac	55,000	30 ac	104,500
1.5 ac	16,500	4 ac	38,500	15 ac	71,500	40 ac	126,500
2 ac	22,000	5 ac	44,000	20 ac	82,500	50 ac	137,500
2.5 ac	27,500	7 ac	49,500	25 ac	93,500	100 ac	275,000

W-BSH - "Rural Res West of Blue Star Hwy"							
1 ac	11,000	3 ac	33,000	10 ac	55,000	30 ac	104,500
1.5 ac	16,500	4 ac	38,500	15 ac	71,500	40 ac	126,500
2 ac	22,000	5 ac	44,000	20 ac	82,500	50 ac	137,500
2.5 ac	27,500	7 ac	49,500	25 ac	93,500	100 ac	275,000

2025

Ag - "East Casco"							
1 ac	32,200	3 ac	50,900	10 ac	84,000	30 ac	132,700
1.5 ac	38,100	4 ac	57,400	15 ac	99,400	40 ac	149,600
2 ac	43,000	5 ac	63,000	20 ac	112,100	50 ac	164,100
2.5 ac	47,200	7 ac	72,400	25 ac	123,000	100 ac	219,000

Ag - "West Casco"							
1 ac	32,200	3 ac	50,900	10 ac	84,000	30 ac	132,700
1.5 ac	38,100	4 ac	57,400	15 ac	99,400	40 ac	149,600
2 ac	43,000	5 ac	63,000	20 ac	112,100	50 ac	164,100
2.5 ac	47,200	7 ac	72,400	25 ac	123,000	100 ac	219,000

East - "RRES East of Blue Star Hwy"							
1 ac	32,200	3 ac	50,900	10 ac	84,000	30 ac	132,700
1.5 ac	38,100	4 ac	57,400	15 ac	99,400	40 ac	149,600
2 ac	43,000	5 ac	63,000	20 ac	112,100	50 ac	164,100
2.5 ac	47,200	7 ac	72,400	25 ac	123,000	100 ac	219,000

W-BSH - "Rural Res West of Blue Star Hwy"							
1 ac	32,200	3 ac	50,900	10 ac	84,000	30 ac	132,700
1.5 ac	38,100	4 ac	57,400	15 ac	99,400	40 ac	149,600
2 ac	43,000	5 ac	63,000	20 ac	112,100	50 ac	164,100
2.5 ac	47,200	7 ac	72,400	25 ac	123,000	100 ac	219,000

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050																	
Population	10000	10100	10200	10300	10400	10500	10600	10700	10800	10900	11000	11100	11200	11300	11400	11500	11600	11700	11800	11900	12000	12100	12200	12300	12400	12500	12600	12700	12800	12900	13000	13100	13200	13300	13400	13500	13600	13700	13800	13900	14000	14100	14200	14300	14400	14500	14600	14700	14800	14900	15000
GDP	100000	105000	110000	115000	120000	125000	130000	135000	140000	145000	150000	155000	160000	165000	170000	175000	180000	185000	190000	195000	200000	205000	210000	215000	220000	225000	230000	235000	240000	245000	250000	255000	260000	265000	270000	275000	280000	285000	290000	295000	300000	305000	310000	315000	320000	325000	330000	335000	340000	345000	350000
Per Capita Income	10000	10400	10800	11200	11600	12000	12400	12800	13200	13600	14000	14400	14800	15200	15600	16000	16400	16800	17200	17600	18000	18400	18800	19200	19600	20000	20400	20800	21200	21600	22000	22400	22800	23200	23600	24000	24400	24800	25200	25600	26000	26400	26800	27200	27600	28000	28400	28800	29200	29600	30000

Property Address	Total Amount	City Code	City Type	Lot	Zone	Type of Use	Acres	Assessed Value	Assessed \$/Sq Ft	City Property Tax	State Property Tax	Local Property Tax	Other Fees	Other Tax	Other Tax	Net Area	Total Area	Consolidated	Consolidated	County Code	State Code	City Code	County Code	City Code	County Code	City Code	County Code	City Code	County Code	City Code	County Code	City Code	County Code	City Code	County Code	City Code	County Code	City Code	County Code	
0140050140	172,046.00	02-10-00	RD	01-A	APPSLDNTH	02-10-00	67.00	\$172,046	\$256.78	\$172,046	\$172,046	\$172,046	26.84	145.16	208.94	1.83	147.00	\$1,573.72	\$1,573.72	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	
0140050740	1109,807.00	02-10-00	RD	01-A	APPSLDNTH	02-10-00	62.48	\$1,109,807	\$177.62	\$1,109,807	\$1,109,807	\$1,109,807	26.84	145.16	208.94	1.83	147.00	\$1,573.72	\$1,573.72	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000
0140051620	873,616.00	02-10-00	RD	01-A	APPSLDNTH	02-10-00	62.79	\$873,616	\$134.34	\$873,616	\$873,616	\$873,616	26.84	145.16	208.94	1.83	147.00	\$1,573.72	\$1,573.72	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000	01-000
Total	\$1,664,669							\$1,664,669	\$248.80	\$1,664,669	\$1,664,669	\$1,664,669	26.84	145.16	208.94	1.83	147.00	\$1,573.72	\$1,573.72																					
								61.43																																
								\$14,900.00																																
Consolidated Total: 1,588.2																																								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
02-321-006-00	7195 BEACH DR	06/03/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$6,700	16.75	\$36,531	\$40,000	\$36,531	0.0	0.0	0.34	0.34	#DIV/0!	\$117,302	\$2.69	0.00	MIAME	4769-511		MIAMI PARK EAST OF BLUE STAR	0	1	1/25/2011	401		
02-323-004-00	7199 LAKEVIEW DR	11/21/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$15,000	60.00	\$32,735	\$20,237	\$27,872	0.0	0.0	0.22	0.22	#DIV/0!	\$93,258	\$2.14	0.00	MIAME	4818-274		MIAMI PARK EAST OF BLUE STAR	0	0	1/25/2011	401		
Totals:						\$65,000	\$21,700		\$69,266	\$60,237	\$64,503	0.0		0.56	0.56														
						Sale. Ratio =>	32.38			Average				Average															
						Std. Dev. =>	30.58			per FF=>	#DIV/0!			per Net.Acre=>	107,951.61														
																Reg > .14 < .25ac and Reg > .25ac < .5ac Concluded SF Rate		\$2.50											

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class		
02-321-031-00	7181 BEACH DR	10/24/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$32,900	108.67	\$129,260	\$30,000	\$69,741	0.0	0.0	0.65	0.29	#DIV/0!	\$46,083	\$1.06	0.00	MIAME	4811-943	02-321-035-00		MIAMI PARK EAST OF BLUE STAR	0	0	1/25/2011	402		
02-323-045-00		03/24/23	\$3,000	QC	03-ARM'S LENGTH	\$3,000	\$900	26.67	\$2,772	\$3,000	\$2,772	0.0	0.0	0.07	0.07	#DIV/0!	\$41,967	\$0.96	0.00	MIAME	4844-69		MIAMI PARK EAST OF BLUE STAR	0	0	1/25/2011	402			
Totals:						\$33,000	\$33,400		\$132,032	\$33,000	\$72,513	0.0		0.72	0.36															
						Sale. Ratio =>	101.21			Average				Average																
						Std. Dev. =>	57.98			per FF=>	#DIV/0!			per Net.Acre=>	45,643.15															
																Non-Reg Lots and reg > .5ac < 1.5ac Concluded SF Rate		\$1.05												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
02-554-033-00	7207 ORCHARD RD	11/15/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$17,100	52.62	\$37,296	\$32,500	\$37,296	0.0	0.0	0.15	0.15	#DIV/0!	\$224,138	\$5.15	0.00	MIAMW 4819-493				0	0	NOT INSPECTED		402	
02-554-035-00		10/24/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,600	27.76	\$47,158	\$85,000	\$47,158	0.0	0.0	0.44	0.44	#DIV/0!	\$193,182	\$4.43	0.00	MIAMW 4900-441				0	0	NOT INSPECTED		402	
02-554-040-00		05/20/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,600	58.67	\$38,362	\$30,000	\$38,362	0.0	0.0	0.15	0.15	#DIV/0!	\$201,342	\$4.62	0.00	MIAMW 4766-125				0	1	NOT INSPECTED		402	
Totals:						\$147,500	\$58,300		\$122,816	\$147,500	\$122,816	0.0		0.73	0.73														
						Sale. Ratio =>		39.53	Average			Average																	
						Std. Dev. =>	16.38		39.53	per FF=>		#DIV/0!		200,953.68	Average														
																		Concluded SF Rate		\$4.61									

Reg> .12 < .25ac

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Other Parcels in Sale, Land Table, Gravel, Paved, Inspected Date, Use Code, Class

Summary row with calculated values: Totals: \$1,013,000, \$1,013,000, \$249,000, 24.58, \$853,048, \$380,798, \$222,911, 0.0, 0.69, 0.61, Average Sale Ratio => 24.58, Average per FF=> #DIV/0!, Average per Net Acre=> 555,099.13, Average per SqFt=> \$12.74

Reg> .12 < .25ac Concluded SF Rate \$12.75

Non-Reg Lots & Reg > .5ac < 1ac

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Other Parcels in Sale, Land Table, Gravel, Paved, Inspected Date, Use Code, Class

Summary row with calculated values: Totals: \$33,000, \$33,000, \$33,400, 101.21, \$132,632, \$33,000, \$72,513, 0.0, 0.72, 0.36, Average Sale Ratio => 101.21, Average per FF=> #DIV/0!, Average per Net Acre=> 45,643.15, Average per SqFt=> \$1.05

Non-Reg Lots Concluded SF Rate \$1.05

Reg > .25ac < .5ac

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Other Parcels in Sale, Land Table, Gravel, Paved, Inspected Date, Use Code, Class

Summary row with calculated values: Totals: \$460,650, \$460,650, \$138,300, 30.02, \$329,329, \$460,650, \$329,329, 0.0, 1.54, 1.54, Average Sale Ratio => 30.02, Average per FF=> #DIV/0!, Average per Net Acre=> 299,902.34, Average per SqFt=> \$6.88

Reg > .25ac < .5ac Concluded SF Rate \$6.90

Reg > .5ac < 1ac and > 1 ac < 2ac

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Effic. Front, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Other Parcels in Sale, Land Table, Gravel, Paved, Inspected Date, Use Code, Class

Summary row with calculated values: Totals: \$880,500, \$880,500, \$339,900, 38.60, \$919,526, \$119,360, \$180,121, 0.0, 1.01, 1.01, Average Sale Ratio => 38.60, Average per FF=> #DIV/0!, Average per Net Acre=> 118,646.11, Average per SqFt=> \$2.72

Reg > .5ac < 1ac & > 1 ac < 2ac Concluded SF Rate \$2.70

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ac. Sale 1	Ac. when Sold	Acct/A.S. Sale	Cr. Appraisal	Land x Yard	Blg. Permitted	Cost Min. 1	E.C.F.	Floor Area	S.F./F.	E.C.F. Area	Dev. by Area (%)	Building Dept.	Use Code	Land Value	App. by Eq.	App. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.	Site Characteristics	Access	Water Supply	sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character			
02-095-009-00	7365 NORTH SHORE DR	02/15/02	\$188,000	WD	65 MONTHS LENGTH	\$188,000	\$90,000	35.72	\$87,500	\$0	\$104,000	\$45,523	3.064	546	\$111.51	0.9951	15.70%	1-STORY		\$0	No	/ /			407	61															
02-095-011-00	7365 NORTH SHORE DR	08/18/02	\$103,000	WD	65 MONTHS LENGTH	\$103,000	\$54,600	53.01	\$57,794	\$0	\$103,000	\$46,254	2.227	533	\$193.25	0.9951	127.99%	1-STORY		\$0	No	/ /			407	61															
02-095-022-00	7372 NORTH SHORE DR	07/28/02	\$300,000	WD	65 MONTHS LENGTH	\$300,000	\$151,500	28.10	\$147,484	\$0	\$260,000	\$77,715	4.633	748	\$392.97	0.9951	112.00%	1-STORY		\$0	No	/ /			407	61															
Total:			\$691,000			\$691,000	\$296,100		\$292,458		\$624,000	\$169,493		1,838	\$318.86																										
Sale Ratio =>			34.25						34.25			E.C.F. =>	3.074			Site Deviation=>	1.2109918																								
Std. Dev. =>			17.72						17.72			Ann. E.C.F. =>	3.056			Ann. Deviation=>	85.2384			Coefficient of Var=>	24.3392951																				

Reg > .25ac < .5ac																												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
02-402-020-00	138 ORCHARD AVE	08/10/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,000	48.28	\$270,123	\$206,977	\$187,100	0.0	0.0	0.41	0.08	#DIV/0!	\$502,371	\$11.53	0.00	00004	PTA	02-402-019-00, 02-402-006-00, 02-402-021-00	NORTH SHORE DRIVE	0	0	0	NOT INSPECTED	401
Totals:			\$290,000			\$290,000	\$140,000		\$270,123	\$206,977	\$187,100	0.0	0.0	0.41	0.08													
								Sale. Ratio =>	48.28	Average per FF=>		#DIV/0!		Average per Net Acre=>	502,371.58	Average per SqFt=>		\$11.53										
								Std. Dev. =>	#DIV/0!																			

Reg > .25ac < .5ac Concluded SF Rate \$11.50

Reg > .5ac < 1ac & > 1 ac < 2ac & > 2 ac < 4ac																												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
02-408-009-00	91 NORTH SHORE DR	10/13/23	\$1,054,500	WD	03-ARM'S LENGTH	\$1,054,500	\$509,900	35.65	\$1,435,322	\$488,000	\$296,922	0.0	0.0	2.00	2.00	#DIV/0!	\$244,000	\$5.60	0.00	NSD	4895-345					12/1/2010	401	
02-408-001-00	135 EUCLID AVE	05/22/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$257,500	63.58	\$485,801	\$130,441	\$211,242	0.0	0.0	1.33	0.96	#DIV/0!	\$98,150	\$2.25	0.00	00004	4861-417	02-408-015-00, 02-409-001-00	NORTH SHORE DRIVE	0	0	0	NOT INSPECTED	401
02-490-009-00	7365 LAKE RIDGE RD	05/02/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,300	37.84	\$386,390	\$30,782	\$107,172	0.0	0.0	0.45	0.45	#DIV/0!	\$68,710	\$1.58	0.00	NSD	4757-954					1/25/2011	401	
Totals:			\$2,369,500			\$2,369,500	\$964,600		\$2,307,513	\$649,223	\$617,236	0.0	0.0	3.78	3.41													
								Sale. Ratio =>	40.71	Average per FF=>		#DIV/0!		Average per Net Acre=>	171,888.54	Average per SqFt=>		\$3.95										
								Std. Dev. =>	15.53																			

Reg > .5ac < 1ac & > 1 ac < 2ac & > 2 ac < 4ac Concluded SF Rate \$3.95

Reg > 12 < .25ac																												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
02-380-194-00		02/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$80,000	38.10	\$159,992	\$210,000	\$159,992	0.0	0.0	0.23	0.23	#DIV/0!	\$917,031	\$21.05	0.00	00004	4921-129					1/25/2011	402	
02-402-020-00	138 ORCHARD AVE	08/10/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,000	48.28	\$270,123	\$206,977	\$187,100	0.0	0.0	0.41	0.08	#DIV/0!	\$575,167	\$13.20	0.00	00004	PTA	02-402-019-00, 02-402-006-00, 02-402-021-00	NORTH SHORE DRIVE	0	0	0	NOT INSPECTED	401
Totals:			\$500,000			\$500,000	\$220,000		\$430,115	\$446,977	\$347,092	0.0	0.0	0.64	0.31													
								Sale. Ratio =>	44.00	Average per FF=>		#DIV/0!		Average per Net Acre=>	697,312.01	Average per SqFt=>		\$16.01										
								Std. Dev. =>	7.20																			

Reg > 12 < .25ac Concluded SF Rate \$16.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
02-321-031-00	7181 BEACH DR	10/24/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$32,600	108.67	\$129,260	\$30,000	\$69,741	0.0	0.0	0.65	0.29	#DIV/0!	\$46,083	\$1.06	0.00	MIAMI	4811-943	02-321-035-00	MIAMI PARK EAST OF BL	0	0	1/25/2011	402	
02-490-009-00	7365 LAKE RIDGE RD	05/02/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,300	37.84	\$386,390	\$30,782	\$107,172	0.0	0.0	0.45	0.45	#DIV/0!	\$68,710	\$1.58	0.00	NSD	4757-954					1/25/2011	401	
02-323-045-00		03/24/23	\$3,000	QC	03-ARM'S LENGTH	\$3,000	\$800	26.67	\$2,772	\$3,000	\$2,772	0.0	0.0	0.07	0.07	#DIV/0!	\$41,667	\$0.96	0.00	MIAMI	4844-69					1/25/2011	402	
Totals:			\$343,000			\$343,000	\$150,700		\$518,422	\$63,782	\$179,685	0.0	0.0	1.17	0.81													
								Sale. Ratio =>	43.94	Average per FF=>		#DIV/0!		Average per Net Acre=>	\$4,467.98	Average per SqFt=>		\$1.25										
								Std. Dev. =>	44.47																			

Non-Reg Lots and reg > .5ac < 1ac Concluded SF Rate \$1.25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
02-601-001-00	7396 N NORTH SHORE DR	04/14/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,100	40.65	\$141,974	\$107,951	\$79,925	0.0	0.0	0.32	0.32	#DIV/0!	\$335,252	\$7.70	0.00	0.00	NSHMA 4767-95		0	1	NOT INSPECTED	401			
02-601-001-00	7396 N NORTH SHORE DR	09/16/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,400	38.36	\$141,974	\$157,951	\$79,925	0.0	0.0	0.32	0.32	#DIV/0!	\$466,331	\$11.26	0.00	0.00	NSHMA 4865-956		0	1	NOT INSPECTED	401			
02-603-011-00	89 PERSHING AVE	09/18/22	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$109,200	29.51	\$316,761	\$51,855	\$66,972	0.0	0.0	0.18	0.18	#DIV/0!	\$501,940	\$11.52	0.00	0.00	NSHMA 4793-344		0	1	NOT INSPECTED	401			
02-604-018-00	70 EUCLID AVE	04/29/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$33,200	6.85	\$504,344	\$53,663	\$73,007	0.0	0.0	0.20	0.20	#DIV/0!	\$268,315	\$6.16	0.00	0.00	NSHMA 4762-542		0	0	NOT INSPECTED	401			
02-606-001-03	PERSHING ST	11/05/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$30,100	120.40	\$66,202	\$25,000	\$66,202	0.0	0.0	0.18	0.18	#DIV/0!	\$138,122	\$3.17	0.00	0.00	NSHMA 4816-376		0	0	NOT INSPECTED	401			
02-609-020-00	7424 WASHINGTON ST	09/01/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$223,100	92.96	\$80,798	\$240,000	\$80,798	0.0	0.0	0.65	0.33	#DIV/0!	\$369,231	\$8.48	0.00	0.00	NSHMA PTA 02-609-022-00		0	0	NOT INSPECTED	401			
Totals:			\$1,523,000			\$1,523,000	\$549,100		\$1,252,073	\$676,420	\$446,729	0.0		1.86	1.53		364,058.13												
						Sale. Ratio >>	36.05		Average		Average			Average		per Net Acre>>	\$8.36												
						Std. Dev. >>	42.94		Average		#DIV/0!			per Net Acre>>															

Reg*. 12 < .25ac Concluded SF Rate \$8.35

Prior Reg*. 12 < .25ac rate was 8.38 which represents virtually no change all other rate will remain the same as last year

Non-Reg Lots Concluded SF Rate \$0.59
 Reg > .25ac < .5ac Concluded SF Rate \$5.70
 Reg > .5ac < 1ac Concluded SF Rate \$2.30
 > 1ac < 2ac Concluded SF Rate \$2.08

Parcel Number	Street Address	Sales Tax	Fire Price	Imp	County	Acres	Area	Permit	City	County	Level	CA	Depth	Total Area	Net Area	Total Area	Net Area	Other Parcels In Site	Lot Area	Cont	Price	Imp/acre	City Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	City Characteristics	Access	Water Supply	Power	Property Restrictions	Restriction Notes	Waterfront	Waterfront	Waterfront Name	Waterfront Community	Waterfront Influence	Border Community			
20-776-00-00	28 HICKORY	969.200	\$177,500	WD	23-2651-54010	\$777,000	63.66	\$777,000	\$96,000	200,000	0.0	0.0	0.35	63.66	63.66	63.66		\$228,000	\$4.32	0.00																						
20-776-00-20	7410 WETMORE COURT	132,020	\$157,500	WD	45-260-11-0101	\$147,500	28.38	\$147,500	\$27,000	110,000	0.0	0.0	0.35	28.38	28.38	28.38		\$45,225	\$1.59	0.00																						
Total:						\$924,500	\$924,500	\$123,000	\$123,000	\$206,000	0.0	0.0	0.34	92.04	92.04	92.04		\$273,225	\$2.94	0.00																						
Sub-Total						\$924,500	\$924,500	\$123,000	\$123,000	\$206,000	0.0	0.0	0.34	92.04	92.04	92.04		\$273,225	\$2.94	0.00																						

Computed SF Rate \$1.35