

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
016-032-007-00	10945 W STANTON RD	6/1/2023	\$140,000	LC	03-ARM'S LENGTH	\$140,000
016-005-017-00	10261 W WATERWHEEL RD	9/13/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
016-026-016-10	7840 W STANTON RD	9/9/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000
016-030-001-15	11097 BRIGGS RD	2/26/2025	\$85,000	WD	03-ARM'S LENGTH	\$85,000
016-025-016-50	6326 W STANTON RD	10/4/2024	\$222,500	WD	03-ARM'S LENGTH	\$222,500
016-027-015-40	8778 W STANTON RD	8/31/2023	\$291,000	WD	03-ARM'S LENGTH	\$291,000
016-015-007-72	8213 W NEWCOMB RD	12/19/2024	\$253,000	WD	03-ARM'S LENGTH	\$253,000
016-015-007-73	8281 W NEWCOMB RD	1/2/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000
016-007-007-04	4740 N GRAVEL RIDGE RD	10/21/2024	\$250,000	MLC	03-ARM'S LENGTH	\$250,000
016-015-001-41	8032 BLAHNIKS BLUFF DR	12/27/2024	\$77,500	WD	03-ARM'S LENGTH	\$77,500
016-032-017-00	10042 W DICKERSON LAKE RD	4/30/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000
016-033-006-02		6/9/2023	\$92,000	WD	03-ARM'S LENGTH	\$92,000
016-025-014-10	6578 W STANTON RD	6/4/2024	\$253,000	WD	03-ARM'S LENGTH	\$253,000
016-033-002-10	9776 W DICKERSON LAKE RD	5/10/2024	\$219,000	WD	03-ARM'S LENGTH	\$219,000
016-033-006-01	9438 W DICKERSON LAKE RD	3/27/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000
016-026-011-11	1672 N GREENVILLE RD	1/8/2025	\$215,000	WD	03-ARM'S LENGTH	\$215,000
016-012-002-00	6553 KENDAVILLE RD	11/12/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000
016-020-018-00	9886 W BRIGGS RD	3/15/2024	\$756,050	PTA	03-ARM'S LENGTH	\$756,050
Totals:			\$4,184,050			\$4,184,050

PINE RESIDENTIAL FIRST ACRE AT \$18,500 5 ACRES AT \$37,500 10 ACRES AT \$60,000 20 ACRES PLUS AT \$4250 PER ACRE

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$71,300	50.93	\$142,690	\$15,310	\$18,000	0.0	0.0	1.10
\$99,000	39.60	\$198,029	\$70,621	\$18,650	0.0	0.0	1.23
\$23,800	34.00	\$47,552	\$41,948	\$19,500	0.0	0.0	1.40
\$30,600	36.00	\$61,288	\$46,212	\$22,500	0.0	0.0	2.00
\$91,800	41.26	\$183,550	\$64,710	\$25,760	0.0	0.0	2.65
\$119,000	40.89	\$238,044	\$87,456	\$34,500	0.0	0.0	4.90
\$120,100	47.47	\$240,183	\$67,957	\$55,140	0.0	0.0	10.07
\$123,100	45.59	\$246,181	\$78,959	\$55,140	0.0	0.0	10.07
\$115,600	46.24	\$231,188	\$68,892	\$50,080	0.0	0.0	10.08
\$42,500	54.84	\$84,833	\$77,500	\$84,833	0.0	0.0	13.10
\$30,900	26.87	\$61,800	\$115,000	\$61,800	0.0	0.0	13.40
\$39,700	43.15	\$79,400	\$92,000	\$79,400	0.0	0.0	19.80
\$73,900	29.21	\$147,880	\$253,000	\$147,880	0.0	0.0	37.75
\$76,000	34.70	\$152,000	\$219,000	\$152,000	0.0	0.0	38.00
\$59,900	26.62	\$119,700	\$225,000	\$119,700	0.0	0.0	39.70
\$80,600	37.49	\$161,032	\$204,268	\$150,300	0.0	0.0	41.16
\$214,900	53.73	\$429,935	\$269,745	\$299,680	0.0	0.0	76.40
\$279,800	37.01	\$559,550	\$756,050	\$559,550	0.0	0.0	118.00
\$1,692,500		\$3,384,835	\$2,753,628	\$1,954,413	0.0		440.81
Sale. Ratio =>	40.45			Average			Average
Std. Dev. =>	8.50			per FF=>	#DIV/0!		per Net Acre=>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
1.10	#DIV/0!	\$13,918	\$0.32	0.00	'4001	
1.23	#DIV/0!	\$57,415	\$1.32	0.00	'4001	2023R-08994
1.40	#DIV/0!	\$29,963	\$0.69	0.00	'4001	2024R-08321
2.00	#DIV/0!	\$23,106	\$0.53	0.00	'4001	2025R-01887
2.65	#DIV/0!	\$24,400	\$0.56	0.00	'4001	2024R-0912
4.90	#DIV/0!	\$17,848	\$0.41	0.00	'4001	2023R-08485
10.07	#DIV/0!	\$6,748	\$0.15	0.00	'4001	2025R-00450
10.07	#DIV/0!	\$7,841	\$0.18	0.00	'4001	2024R-00151
10.08	#DIV/0!	\$6,835	\$0.16	0.00	'4001	2024R-09590
5.70	#DIV/0!	\$5,916	\$0.14	0.00	'4001	2025R-00137
13.40	#DIV/0!	\$8,582	\$0.20	0.00	'4001	2024R-05062
19.80	#DIV/0!	\$4,646	\$0.11	0.00	'4001	2023R-05892
37.75	#DIV/0!	\$6,702	\$0.15	0.00	'4001	2024R-05380
38.00	#DIV/0!	\$5,763	\$0.13	0.00	'4001	2024R-04847
19.90	#DIV/0!	\$5,668	\$0.13	0.00	'4001	2024R-03250
30.00	#DIV/0!	\$4,963	\$0.11	0.00	'4001	2025R-00381
40.00	#DIV/0!	\$3,531	\$0.08	0.00	'4000	2024R-10211
40.00	#DIV/0!	\$6,407	\$0.15	0.00	'4000	2024R-03339
<hr/>						
288.05						
		Average				
6,246.72		per SqFt=>	\$0.14			
<hr/>						

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
	4001 PINE RES.	0	1	04/06/2012	401
	4001 PINE RES.	1	0	11/30/2022	401
	4001 PINE RES.	0	0	05/13/2011	401
	4001 PINE RES.	0	1	04/02/2012	401
	4001 PINE RES.	0	1	06/25/2000	401
	4001 PINE RES.	0	1	05/28/2011	401
	4001 PINE RES.	0	0	12/27/2024	401
	4001 PINE RES.	0	0	NOT INSPECTED	401
016-007-007-31	4001 PINE RES.	0	0	NOT INSPECTED	401
016-015-001-42	4001 PINE RES.	0	0	NOT INSPECTED	402
	4001 PINE RES.	0	1	11/17/2025	402
	4001 PINE RES.	0	0	04/11/2012	402
	4001 PINE RES.	0	0	06/25/2000	402
	4001 PINE RES.	0	0	01/08/2025	401
016-033-006-02	4001 PINE RES.	0	0	11/17/2025	401
016-026-011-21, 016-026-011-22	4001 PINE RES.	0	0	05/11/2011	401
016-012-006-00	4001 PINE RES.	0	1	11/06/2011	401
016-020-021-00, 016-020-022-00	4001 PINE RES.	0	0	NOT INSPECTED	102