

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
014-013-007-00	S BERRIDGE RD	12/7/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$195,100
007-004-020-00	GROW/KENDAVILLE	11/14/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,500
001-003-021-20	W SCHMEID RD	11/20/2023	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$36,000
014-006-020-20	915 S JOHNSON RD	7/7/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$0
014-002-009-00	461 S FITZNER RD	11/22/2023	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$220,600
016-023-015-00	N BACKUS RD	8/20/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$80,000
Totals:			\$2,004,000			\$2,004,000	\$599,200
							Sale. Ratio =>
							Std. Dev. =>

PINE AG LAND \$5180 CALCULATED, \$5150 PER ACRE APPLIED
ALSO APPLIED TO GRAVEL

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
33.35	\$270,373	\$465,302	\$150,675	0.0	0.0	80.00	40.00
33.75	\$169,100	\$200,000	\$169,100	0.0	0.0	40.00	40.00
27.91	\$72,000	\$129,000	\$72,000	0.0	0.0	22.50	22.50
0.00	\$229,366	\$184,284	\$133,650	0.0	0.0	41.00	41.00
38.70	\$482,803	\$342,914	\$255,717	0.0	0.0	77.93	77.93
33.33	\$159,900	\$240,000	\$159,900	0.0	0.0	40.00	40.00
	\$1,383,542	\$1,561,500	\$941,042	0.0		301.43	261.43
29.90			Average			Average	
14.06			per FF=>	#DIV/0!		per Net Acre=>	5,180.31

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#DIV/0!	\$5,816	\$0.13	0.00	'4010	2023R-11944	014-013-006-00, 014-013-008-00
#DIV/0!	\$5,000	\$0.11	0.00	'1001	2023R-11031	
#DIV/0!	\$5,733	\$0.13	0.00	'1000	2023R-11201	
#DIV/0!	\$4,495	\$0.10	0.00	'4000	2023R-06798	
#DIV/0!	\$4,400	\$0.10	0.00	'4000	2023R-11228	
#DIV/0!	\$6,000	\$0.14	0.00	'4000	2024R-07558	

Average
per SqFt=> \$0.12

Land Table	Gravel	Paved	Inspected Date	Class
4000 AGRICULTURAL/IND	0	1	03/24/2009	102
1001 AGRICULTURAL	0	0	12/14/1995	102
4000 AG LAND	0	0	NOT INSPECTED	102
4000 AGRICULTURAL/IND	0	0	10/21/2020	101
4000 AGRICULTURAL/IND	0	1	02/20/2009	101
4000 PINE AG	0	0	05/20/2010	102
