

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
046-300-112-00	WASHINGTON ST	5/29/2024	\$1,500	WD	03-ARM'S LENGTH	\$1,500
046-300-103-00		6/6/2024	\$1,000	WD	03-ARM'S LENGTH	\$1,000
019-021-008-00	3194 S DERBY RD	11/9/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000
046-300-101-02		6/13/2024	\$2,000	WD	03-ARM'S LENGTH	\$2,000
019-013-029-00	86 W EVERGREEN RD	3/1/2024	\$130,500	WD	03-ARM'S LENGTH	\$130,500
046-300-019-01	114 WASHINGTON ST	9/21/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000
019-034-021-72	2413 W COUNTY FARM RD	1/3/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000
019-014-003-10	2105 S CARLSON RD	9/29/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000
019-014-003-10	2105 S CARLSON RD	7/9/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000
019-004-009-00	490 S NEVINS RD	6/20/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000
019-004-009-00	490 S NEVINS RD	2/25/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000
019-034-006-00	5454 BEAVER DR	12/17/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000
019-034-001-34	5415 BEAVER DR	2/18/2025	\$113,250	WD	03-ARM'S LENGTH	\$113,250
019-012-001-30	1100 S SHERIDAN RD	11/22/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
019-001-006-30	980 S SHERIDAN RD	7/12/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000
019-016-030-00	3498 W SIDNEY RD	6/2/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000
019-019-013-10	3076 S HILLMAN RD	8/21/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000
019-010-026-10	1881 S DERBY RD	1/14/2024	\$28,000	WD	03-ARM'S LENGTH	\$28,000
019-030-011-10	5990 W MUSKRAT RD	4/19/2024	\$159,900	WD	03-ARM'S LENGTH	\$159,900
019-030-012-10	5676 W MUSKRAT RD	8/19/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000
019-027-013-10	DERBY RD & W MUSKRAT RD	1/16/2025	\$27,200	WD	03-ARM'S LENGTH	\$27,200
019-013-009-60	522 W SIDNEY RD	8/31/2023	\$59,000	MLC	03-ARM'S LENGTH	\$59,000
019-023-004-10	1465 W SIDNEY RD	1/13/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000
019-025-026-11	RUBY RD	5/17/2024	\$45,000	WD	03-ARM'S LENGTH	\$45,000
019-025-003-00	4064 S SHERIDAN RD	3/7/2025	\$257,500	WD	03-ARM'S LENGTH	\$257,500
019-020-017-10	4945 W WOODS RD	1/10/2025	\$55,000	QC	03-ARM'S LENGTH	\$55,000
019-032-006-01	5057 S MILES RD	7/24/2023	\$35,000	QC	03-ARM'S LENGTH	\$35,000
019-024-016-00	3760 S SHERIDAN RD	6/23/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000
019-017-018-01	W SIDNEY RD	10/5/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000
019-034-021-20	2667 W COUNTY FARM RD	9/15/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
019-033-017-01	3327 W COUNTY FARM RD	7/14/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000
019-016-023-51	3372 W SIDNEY RD	1/3/2025	\$370,000	WD	03-ARM'S LENGTH	\$370,000

019-014-002-00	S CARLSON RD	3/14/2025	\$129,000	WD	03-ARM'S LENGTH	\$129,000
019-019-013-03	5823 W SIDNEY RD	10/20/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000
019-026-004-00	1393 W HANSEN RD	2/26/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000
019-005-028-20	4075 W MAIN RD	8/11/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000
019-008-014-00	S MILES RD	8/29/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000
019-025-026-02		10/17/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000
		Totals:	\$6,198,850			\$6,198,850

SIDNEY RESIDENTIAL LAND FIRST ACRE AT \$20,000 5 ACRES AT \$40,000 10 ACRES AT \$55,000 15 ACRES AT \$70,000 25 ACRES PLUS AT \$400,000

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$400	26.67	\$750	\$1,500	\$750	0.0	0.0	0.05
\$1,800	180.00	\$3,500	\$1,000	\$3,500	0.0	0.0	0.20
\$64,400	46.00	\$128,872	\$14,878	\$3,750	66.0	165.0	0.25
\$3,500	175.00	\$7,000	\$2,000	\$7,000	0.0	0.0	0.40
\$60,900	46.67	\$121,709	\$16,291	\$7,500	0.0	0.0	0.50
\$30,800	44.00	\$61,664	\$17,561	\$9,225	0.0	0.0	0.62
\$110,500	48.04	\$220,906	\$25,369	\$16,275	0.0	0.0	0.93
\$75,600	43.20	\$151,115	\$38,435	\$14,550	146.0	300.0	0.97
\$74,400	42.51	\$148,846	\$40,704	\$14,550	146.0	300.0	0.97
\$96,400	48.20	\$192,884	\$22,116	\$15,000	0.0	0.0	1.00
\$100,600	45.73	\$201,234	\$36,266	\$17,500	0.0	0.0	1.00
\$69,700	37.68	\$139,489	\$59,949	\$14,438	0.0	0.0	1.00
\$27,200	24.02	\$54,350	\$78,900	\$20,000	0.0	0.0	1.50
\$93,200	37.28	\$186,371	\$81,029	\$17,400	0.0	0.0	1.60
\$84,300	40.14	\$168,753	\$67,302	\$26,055	0.0	0.0	2.40
\$87,800	47.46	\$175,544	\$30,176	\$20,720	0.0	0.0	2.43
\$28,900	57.80	\$57,758	\$13,082	\$20,840	0.0	0.0	2.46
\$10,500	37.50	\$21,000	\$28,000	\$21,000	0.0	0.0	2.50
\$66,400	41.53	\$132,891	\$48,009	\$21,000	0.0	0.0	2.50
\$112,500	48.91	\$224,984	\$26,016	\$21,000	0.0	0.0	2.50
\$13,700	50.37	\$27,350	\$27,200	\$27,350	0.0	0.0	2.97
\$29,400	49.83	\$58,868	\$23,132	\$23,000	0.0	0.0	3.00
\$92,800	46.40	\$185,578	\$42,972	\$28,550	0.0	0.0	3.30
\$16,500	36.67	\$33,000	\$45,000	\$33,000	0.0	0.0	4.50
\$113,500	44.08	\$226,901	\$54,549	\$23,950	248.5	320.0	4.58
\$17,500	31.82	\$35,000	\$55,000	\$35,000	0.0	0.0	5.00
\$16,500	47.14	\$33,025	\$35,000	\$33,025	0.0	0.0	5.14
\$111,500	45.51	\$222,941	\$60,184	\$38,125	0.0	0.0	6.50
\$0	0.00	\$38,500	\$40,000	\$38,500	0.0	0.0	6.60
\$109,400	43.76	\$218,716	\$71,284	\$40,000	0.0	0.0	7.00
\$180,200	42.90	\$360,378	\$109,622	\$50,000	0.0	0.0	10.00
\$146,400	39.57	\$292,904	\$148,971	\$71,875	0.0	0.0	14.50

\$44,400	34.42	\$88,680	\$129,000	\$88,680	0.0	0.0	16.55
\$84,100	42.05	\$168,222	\$100,738	\$68,960	0.0	0.0	19.48
\$115,000	39.66	\$229,911	\$133,589	\$73,500	0.0	0.0	21.00
\$86,500	30.89	\$173,064	\$239,691	\$132,755	0.0	0.0	37.93
\$103,200	46.91	\$206,427	\$139,573	\$126,000	0.0	0.0	40.00
\$104,400	32.63	\$208,705	\$320,000	\$208,705	0.0	0.0	59.63
<hr/>		<hr/>		<hr/>		<hr/>	
\$2,584,800		\$5,207,790	\$2,424,088	\$1,433,028	606.5		293.45
Sale. Ratio =>	41.70			Average			Average
Std. Dev. =>	32.41			per FF=>	\$3,997		per Net Acre=>

00 PER ACRE

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.05	#DIV/0!	\$30,000	\$0.69	0.00	'0005	2024R-05057
0.20	#DIV/0!	\$5,000	\$0.11	0.00	'0005	2024R-05254
0.25	\$225	\$59,512	\$1.37	66.00	'0001	2023R-10865
0.40	#DIV/0!	\$5,000	\$0.11	0.00	'0005	2024R-05470
0.50	#DIV/0!	\$32,582	\$0.75	0.00	'0001	2024R-01678
0.62	#DIV/0!	\$28,554	\$0.66	0.00	'0005	2023R-09267
0.93	#DIV/0!	\$27,278	\$0.63	0.00	'0001	2025R-00230
0.97	\$263	\$39,624	\$0.91	146.00	'0001	2023R-09565
0.97	\$279	\$41,963	\$0.96	146.00	'0001	2024R-06176
1.00	#DIV/0!	\$22,116	\$0.51	0.00	'0001	2023R-06228
1.00	#DIV/0!	\$36,266	\$0.83	0.00	'0001	2025R-03280
1.00	#DIV/0!	\$59,949	\$1.38	0.00	'0001	2024R-11494
1.50	#DIV/0!	\$52,600	\$1.21	0.00	'0001	2025R-01618
1.60	#DIV/0!	\$50,643	\$1.16	0.00	'0001	2023R-11298
2.25	#DIV/0!	\$28,078	\$0.64	0.00	'0001	2024R-06907
2.43	#DIV/0!	\$12,418	\$0.29	0.00	'0001	2023R-05681
1.95	#DIV/0!	\$5,318	\$0.12	0.00	'0001	2024R-07622
2.50	#DIV/0!	\$11,200	\$0.26	0.00	'0001	2024R-00414
2.50	#DIV/0!	\$19,204	\$0.44	0.00	'0001	2024R-03806
2.50	#DIV/0!	\$10,406	\$0.24	0.00	'0001	2024R-07548
2.97	#DIV/0!	\$9,158	\$0.21	0.00	'0001	2025R-00574
3.00	#DIV/0!	\$7,711	\$0.18	0.00	'0001	2023R-08582
3.30	#DIV/0!	\$13,022	\$0.30	0.00	'0001	2025R-00582
4.36	#DIV/0!	\$10,000	\$0.23	0.00	'0001	2024R-04867
4.58	\$220	\$11,905	\$0.27	312.00	'0001	2025R-03151
5.00	#DIV/0!	\$11,000	\$0.25	0.00	'0001	2025R-00408
5.14	#DIV/0!	\$6,809	\$0.16	0.00	'0001	2023R-07313
6.50	#DIV/0!	\$9,259	\$0.21	0.00	'0001	2023R-06930
6.60	#DIV/0!	\$6,061	\$0.14	0.00	'1000	2023R-09626
7.00	#DIV/0!	\$10,183	\$0.23	0.00	'0001	2023R-08999
10.00	#DIV/0!	\$10,962	\$0.25	0.00	'0001	2023R-07044
12.50	#DIV/0!	\$10,274	\$0.24	0.00	'0001	2025R-00208

10.39	#DIV/0!	\$7,795	\$0.18	0.00	'0001	2025R-03355
19.48	#DIV/0!	\$5,171	\$0.12	0.00	'0001	2023R-10265
21.00	#DIV/0!	\$6,361	\$0.15	0.00	'0001	2025R-01722
37.93	#DIV/0!	\$6,319	\$0.15	0.00	'0001	2023R-08276
40.00	#DIV/0!	\$3,489	\$0.08	0.00	'0001	2024R-07825
59.63	#DIV/0!	\$5,366	\$0.12	0.00	'0001	2024R-09726
<hr/>						
284.50						
		Average				
8,260.54		per SqFt=>	\$0.19			
<hr/>						

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
	RESIDENTIAL	0	0	NOT INSPECTED	402
	RESIDENTIAL	0	0	NOT INSPECTED	402
	RESIDENTIAL	0	1	08/11/2010	401
	RESIDENTIAL	0	0	NOT INSPECTED	402
	RESIDENTIAL	1	0	08/05/2010	401
	RESIDENTIAL	0	0	NOT INSPECTED	401
	RESIDENTIAL	0	0	11/23/2021	401
	RESIDENTIAL	0	0	01/06/2010	401
	RESIDENTIAL	0	0	01/06/2010	401
	RESIDENTIAL	0	1	07/24/2014	401
	RESIDENTIAL	0	1	07/24/2014	401
	RESIDENTIAL	1	0	10/31/2025	401
	RESIDENTIAL	1	0	08/31/2010	401
	RESIDENTIAL	0	1	12/28/2009	401
019-012-001-21, 019-001-006-11	RESIDENTIAL	0	1	04/09/2019	201
	RESIDENTIAL	0	1	07/29/2010	401
	RESIDENTIAL	0	0	10/31/2025	401
	RESIDENTIAL	0	1	07/06/2010	401
	RESIDENTIAL	0	1	04/10/2010	401
	RESIDENTIAL	0	1	04/10/2010	401
	RESIDENTIAL	1	0	07/10/2010	402
	RESIDENTIAL	0	1	08/03/2010	401
	RESIDENTIAL	0	1	12/13/2008	401
019-640-020-00	RESIDENTIAL	0	0	07/10/2010	402
	RESIDENTIAL	0	1	10/14/2010	401
	RESIDENTIAL	0	0	10/31/2025	402
	RESIDENTIAL	0	0	03/21/2009	401
	RESIDENTIAL	0	1	03/18/2010	401
	RESIDENTIAL	0	0	05/30/2009	402
	RESIDENTIAL	0	1	09/03/2010	401
	RESIDENTIAL	0	1	11/28/2016	401
019-016-023-80	RESIDENTIAL	0	1	07/29/2010	401

019-014-003-00	RESIDENTIAL	1	0	07/16/2010	402
	RESIDENTIAL	0	1	08/20/2010	401
	RESIDENTIAL	1	0	11/22/2021	401
	RESIDENTIAL	0	1	07/24/2014	401
	RESIDENTIAL	1	0	07/31/2014	401
	RESIDENTIAL	0	0	07/10/2010	402
