

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
52-010-165-00	235 S PINE RIVER ST	05/02/24	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$201,600
52-010-098-00	225 E CENTER ST	05/26/22	\$210,000	LC	03-ARM'S LENGTH	\$210,000	\$113,100
52-050-006-00	160 S CROSWELL RD	05/27/22	\$164,000	PTA	03-ARM'S LENGTH	\$164,000	\$71,100
52-103-006-00	529 E CENTER ST	07/06/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$104,500
52-659-176-00	500 S ST JOHNS ST	09/17/24	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$506,500
Totals:			\$2,457,500			\$2,457,500	\$996,800
							Sale. Ratio =>
							Std. Dev. =>

MISC COMMERCIAL LAND AND DOWNTOWN COMMERCIAL \$400 PER FRONT FOOT APPLIED

52-010-074-00	147 E CENTER ST	06/06/25	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$24,100
52-050-026-10	203 DILTS RD	01/03/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$0
52-050-022-00	1244 E CENTER ST	06/27/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$279,000
52-060-360-00	1311 E CENTER ST	09/26/23	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$222,900
52-663-049-01	500 E CENTER ST	08/31/22	\$370,000	MLC	03-ARM'S LENGTH	\$370,000	\$75,900

COMMERCIAL EAST LAND \$850 PER FRONT FOOT APPLIED

52-050-006-00	160 S CROSWELL RD	05/27/22	\$164,000	PTA	03-ARM'S LENGTH	\$164,000	\$71,100
53-860-010-00	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,100
52-050-026-10	203 DILTS RD	01/03/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$0
52-050-022-00	1244 E CENTER ST	06/27/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$279,000
52-060-360-00	1311 E CENTER ST	09/26/23	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$222,900
Totals:			\$2,274,000			\$2,274,000	\$669,100
							Sale. Ratio =>
							Std. Dev. =>

COMMERCIAL LAND EAST 1ST ACRE \$40,000, 5 ACRES \$160,000 10 ACRES 300,000

CONSIDERED OLDER SALES AND HISTORICAL VALUATIONS

RECENT SALE CONSIDERED

52-050-024-01	1326 E CENTER ST	06/30/25	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$0
52-060-065-10	145 INDUSTRIAL PKWAY	04/21/25	\$330,000	OTH	03-ARM'S LENGTH	\$330,000	\$47,700

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
35.46	\$395,291	\$322,609	\$149,400	332.0	196.8	1.50	1.50	\$972	\$215,073
53.86	\$231,249	\$17,001	\$38,250	76.5	165.0	0.29	0.29	\$222	\$58,624
43.35	\$142,200	\$164,000	\$142,200	790.0	292.0	5.30	5.30	\$208	\$30,967
63.33	\$168,491	\$29,922	\$33,413	74.3	132.0	0.23	0.23	\$403	\$132,987
37.52	\$996,379	\$562,084	\$208,463	463.3	481.5	1.71	0.57	\$1,213	\$329,475
	\$1,933,610	\$1,095,616	\$571,726	1,736.0		9.02	7.88		
40.56			Average			Average			Average
11.72			per FF=>	\$631		per Net Acre=>	121,505.60		per SqFt=>
30.90	\$51,409	\$34,591	\$8,000	20.0	134.0	0.06	0.06	\$1,730	\$557,919
0.00	\$781,465	\$232,535	\$514,000	257.0	357.5	2.12	2.11	\$905	\$109,686
29.37	\$806,886	\$483,114	\$340,000	400.0	388.9	3.57	3.57	\$1,208	\$135,250
74.30	\$430,003	\$99,037	\$229,040	545.0	599.4	3.88	2.81	\$182	\$25,518
20.51	\$154,201	\$281,049	\$65,250	130.5	109.4	0.33	0.33	\$2,154	\$856,857
		\$1,095,735		1,332.0					
43.35	\$165,920	\$164,000	\$165,920	790.0	292.0	5.30	5.30	\$208	\$30,967
26.69	\$334,267	\$104,043	\$78,310			2.84	2.84		\$36,635
0.00	\$781,465	\$232,535	\$514,000	257.0	357.5	2.12	2.11	\$905	\$109,686
29.37	\$806,886	\$483,114	\$340,000	400.0	388.9	3.57	3.57	\$1,208	\$135,250
74.30	\$430,003	\$99,037	\$229,040	545.0	599.4	3.88	2.81	\$182	\$25,518
	\$2,518,541	\$1,082,729	\$1,327,270	1,992.0		17.71	16.62		
29.42			Average			Average			Average
27.11			per FF=>	\$544		per Net Acre=>	61,140.04		per SqFt=>

0.00	\$433,270	\$159,204	\$107,474	126.4	316.9	0.92	0.92	\$1,259	\$173,048
14.45	\$99,615	\$254,473	\$24,088	192.7	570.0	2.52	2.52	\$1,320	\$100,901

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$4.94	332.00	2003	2024R-02582		2030 COMMERCIAL MISC NEIGH
\$1.35	76.50	2001	0113/01398		2001 DOWNTOWN COMMERCIAL
\$0.71	790.00	2002	1104/438		2020 COMMERCIAL EAST
\$3.05	74.25	2003	2023R-1245		2030 COMMERCIAL MISC NEIGH
\$7.56	463.25	2003	2024R-04444	52-659-176-25, 52-659-176-50	2030 COMMERCIAL MISC NEIGH

\$2.79

\$12.81	20.00	2001	2025R-03103		2001 DOWNTOWN COMMERCIAL
\$2.52	257.00	2002	01096-00115		2020 COMMERCIAL EAST
\$3.10	400.00	2002	2023R-01038		2020 COMMERCIAL EAST
\$0.59	545.00	2002	2023R-2554	52-060-350-00 (BACKLOT SALE INCLUDED)	2020 COMMERCIAL EAST
\$19.67	130.50	2003	2022-1109-296		2020 COMMERCIAL EAST
\$0.71	790.00	2002	1104/438		2020 COMMERCIAL EAST
\$2.52	257.00	2002	01096-00115		2020 COMMERCIAL EAST
\$3.10	400.00	2002	2023R-01038		2020 COMMERCIAL EAST
\$0.59	545.00	2002	2023R-2554	52-060-350-00 (BACKLOT SALE INCLUDED)	2020 COMMERCIAL EAST

\$1.40

\$3.97	126.44	2002	2025R-03530
\$2.32	192.74	2002	2025R-02086

2020 COMMERCIAL EAST
3001 INDUSTRIAL

Gravel	Paved	Use Code	Class	Rate Group 1
0	1		201	COMM OFF MAIN
0	1		201	DOWNTOWN
0	0		202	COMM EAST
0	1		201	COMM OFF MAIN
0	1	RENTAL	201	COMM OFF MAIN

0	1		201	DOWNTOWN
0	0		201	COMM EAST
0	1		201	COMM EAST
0	1		201	COMM EAST
0	0		201	COMM EAST

0	0		202	COMM EAST
0	0		201	COMM EAST
0	1		201	COMM EAST
0	1		201	COMM EAST

0	0	201	COMM EAST
0	1	201	