

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
009-002-003-40	4173 E PAKES RD	06/22/23	\$31,800	WD	03-ARM'S LENGTH	\$31,800	\$12,600
009-008-012-20	1726 E PAKES RD	09/30/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,700
007-013-014-10	155 CANNONSVILLE RD	5/24/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$24,000
009-035-005-00	4593 E CONDENSERY RD	11/22/24	\$205,400	WD	03-ARM'S LENGTH	\$205,400	\$81,600
009-020-019-20	1082 E SIDNEY RD	08/02/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,300
009-006-003-20	796 E STANTON RD	07/18/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,500
009-032-013-10		04/11/24	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$44,800
009-002-008-00	E STANTON RD	08/23/24	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$8,300
007-036-005-40	981 W KLEES RD	3/10/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,800
007-036-005-40	981 W KLEES RD	3/10/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,800
009-001-029-10	497 S VICKERYVILLE RD	01/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,300
009-027-013-31	3174 E MUSKRAT RD	07/31/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,600
007-029-018-30	1088 N HILLMAN RD	7/25/2023	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$7,800
019-013-009-60	522 W SIDNEY RD	8/31/2023	\$59,000	MLC	03-ARM'S LENGTH	\$59,000	\$29,400
009-015-002-23	3939 E EVERGREEN RD	02/21/25	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$0
009-460-001-00	2915 S STAINES RD	12/06/24	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$43,700
006-002-002-01	5763 N CEDAR LAKE RD	11/2/2023	\$43,000	QC	03-ARM'S LENGTH	\$43,000	\$20,900
007-019-022-00	5015 W HILLIS RD	9/24/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$136,800
007-009-002-21	N GROW RD	7/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0
019-008-014-00	S MILES RD	8/29/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$103,200
		Totals:	\$3,050,100			\$3,050,100	\$1,172,100
							Sale. Ratio =>
							Std. Dev. =>

CITY OF STANTON FIRST ACRE AT \$17,500, 5 ACRES AT \$35,000 10 ACRES AT \$45,000 20 ACRES AT \$3500 PER ACRE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
39.62	\$34,870	\$11,380	\$14,450	0.0	0.0	1.00	1.00	#DIV/0!	\$11,380
34.62	\$187,932	\$37,878	\$15,810	0.0	0.0	1.03	1.03	#DIV/0!	\$36,775
31.17	\$65,373	\$28,067	\$16,440	0.0	0.0	1.11	1.11	#DIV/0!	\$25,286
39.73	\$198,737	\$25,163	\$18,500	0.0	0.0	1.50	1.50	#DIV/0!	\$16,775
33.32	\$233,252	\$21,748	\$20,000	0.0	0.0	1.60	1.60	#DIV/0!	\$13,593
37.92	\$118,778	\$23,222	\$22,000	0.0	0.0	2.00	2.00	#DIV/0!	\$11,611
106.67	\$40,796	\$22,554	\$21,350	0.0	0.0	2.00	2.00	#DIV/0!	\$11,277
83.00	\$20,150	\$10,000	\$20,150	0.0	0.0	2.11	2.11	#DIV/0!	\$4,739
48.30	\$337,565	\$18,797	\$21,362	0.0	0.0	2.23	2.23	#DIV/0!	\$8,441
48.30	\$337,565	\$18,797	\$21,362	0.0	0.0	2.23	2.23	#DIV/0!	\$8,441
36.10	\$280,900	\$42,600	\$23,500	0.0	0.0	2.30	2.30	#DIV/0!	\$18,522
47.08	\$70,800	\$17,700	\$23,500	0.0	0.0	2.30	2.30	#DIV/0!	\$7,696
26.09	\$19,560	\$29,900	\$19,560	0.0	0.0	2.50	1.89	#DIV/0!	\$11,960
49.83	\$58,868	\$23,132	\$23,000	0.0	0.0	3.00	3.00	#DIV/0!	\$7,711
0.00	\$220,319	\$39,881	\$31,200	0.0	0.0	4.22	4.22	#DIV/0!	\$9,450
78.04	\$67,444	\$24,439	\$35,883	370.5	629.3	5.35	5.35	\$66	\$4,565
48.60	\$50,765	\$40,700	\$48,465	0.0	0.0	9.63	9.63	#DIV/0!	\$4,226
48.51	\$286,357	\$45,643	\$50,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,564
0.00	\$138,320	\$165,000	\$138,320	0.0	0.0	34.58	34.58	#DIV/0!	\$4,772
46.91	\$206,427	\$139,573	\$126,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,489
	\$2,974,778	\$786,174	\$710,852	370.5		130.69	130.08		
38.43			Average			Average			Average
24.53			per FF=>	\$2,122		per Net Acre=>	6,015.70		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class
\$0.26	0.00	4001	2023R-06235	4001 RURAL RESIDENTIAL	1	0	11/18/2025	401
\$0.84	0.00	4001	2024R-08862	4001 RURAL RESIDENTIAL	1	0	5/14/2010	401
\$0.58	0.00	'4001	2024R-05482	4001 RURAL RES TWP	1	0	09/19/1990	401
\$0.39	0.00	4001	2024R-10722	4001 RURAL RESIDENTIAL	0	1	1/7/2016	401
\$0.31	0.00	4001	2023R-07681	4001 RURAL RESIDENTIAL	0	1	3/4/1989	401
\$0.27	0.00	4001	2023R-07344	4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
\$0.26	0.00	4001	2024R-03699	4001 RURAL RESIDENTIAL	1	0	12/30/2005	001
\$0.11	0.00	4001	2024R-07737	4001 RURAL RESIDENTIAL	0	1	1/22/1990	402
\$0.19	0.00	'4001	2025R-03161	4001 RURAL RES TWP	0	0	01/03/1996	401
\$0.19	0.00	'4001	2025R-03161	4001 RURAL RES TWP	0	0	01/03/1996	401
\$0.43	0.00	4001	2024R-00541	4001 RURAL RESIDENTIAL	0	0	6/3/2005	401
\$0.18	0.00	1001	2024R-06845	4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
\$0.27	0.00	'4001	2023R-07315	4001 RURAL RES TWP	0	0	10/27/2025	402
\$0.18	0.00	'0001	2023R-08582	RESIDENTIAL	0	1	08/03/2010	401
\$0.22	0.00	4001	2025R-02708	4001 RURAL RESIDENTIAL	0	0	NOT INSPECTED	401
\$0.10	370.52	4001	2024R-11055	4001 RURAL RESIDENTIAL	0	1	4/8/2010	401
\$0.10	0.00	'TWP	2023R-10591	4001 DAY TWP RURAL	0	0	NOT INSPECTED	401
\$0.10	0.00	'4001	2024R-08745	4001 RURAL RES TWP	1	0	11/05/2021	401
\$0.11	0.00	'4001	2024R-06193	4001 RURAL RES TWP	0	0	01/28/1998	402
\$0.08	0.00	'0001	2024R-07825	RESIDENTIAL	1	0	07/31/2014	401

\$0.14