

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
009-011-009-00	4445 E COLBY RD	02/23/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,500	48.81
003-001-034-10	S VICKERYVILLE RD	02/02/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$156,700	54.03
007-030-003-30	N HILLMAN RD	12/11/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,300	43.44
009-028-011-00	E MUSKRAT RD	01/15/25	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$72,200	72.20
003-016-012-00	TOWNHALL RD	11/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$187,300	35.68
009-035-012-60	S CEDAR LAKE RD	01/29/25	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$32,600	21.73
Totals:			\$1,525,000			\$1,525,000	\$666,600	
							Sale. Ratio =>	43.71
							Std. Dev. =>	17.09

EVERGREEN AG LAND \$4,172 CALCULATED, \$4,000 PER ACRE APPLIED, ONE SALE HEAVILY WEIGHTS AVG

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$363,082	\$139,753	\$167,835	0.0	0.0	51.10	51.10	#DIV/0!	\$2,735	\$0.06
\$313,470	\$290,000	\$313,470	0.0	0.0	71.60	71.60	#DIV/0!	\$4,050	\$0.09
\$128,352	\$125,000	\$128,352	0.0	0.0	30.56	19.70	#DIV/0!	\$4,090	\$0.09
\$126,750	\$100,000	\$126,750	0.0	0.0	39.00	39.00	#DIV/0!	\$2,564	\$0.06
\$337,020	\$525,000	\$337,020	0.0	0.0	108.85	56.10	#DIV/0!	\$4,823	\$0.11
\$57,200	\$150,000	\$57,200	0.0	0.0	17.60	17.60	#DIV/0!	\$8,523	\$0.20
\$1,325,874	\$1,329,753	\$1,130,627	0.0		318.71	255.10			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	4,172.30		per SqFt=>	\$0.10

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
0.00	1001	2024R-01334		1001 AGRICULTURAL	1	0	5/14/2010	401
0.00	1001	2024R-00887		AG. TOWNSHIP	0	0	9/10/2015	102
0.00	'1001	2023R-11889	007-029-005-02	1001 AGRICULTURAL	0	0	NOT INSPECTED	102
0.00	1001	2025R-00625		1001 AGRICULTURAL	1	0	12/26/1988	102
0.00	1001	2023R-11191	003-016-014-10, 003-016-018-00	AG. TOWNSHIP	0	0	1/1/1994	102
0.00	1001	2025R-00998		1001 AGRICULTURAL	0	0	NOT INSPECTED	102