

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
21 040 001 009	129 PINECREST DR	09/29/23	\$190,000	WD	20-MULTI PARCEL SALE REF	\$190,000	\$86,900
21 240 001 006	800 WRIGHT ST	04/12/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,300
21 280 001 100	456 E CHICAGO ST	02/09/24	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$103,100
21 110 001 059	353 JONESVILLE RD	08/21/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,200
21 004 100 038 04 6 3	115 WALNUT ST	10/31/23	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$132,700
21 247 001 019	PARKWOOD DR	12/05/24	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$39,900
21 004 300 011 04 6 3	OLDS ST	02/09/24	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$126,500
Totals:			\$1,299,500			\$1,299,500	\$657,600
							Sale. Ratio =>
							Std. Dev. =>

RESIDENTIAL ACREAGE \$22500 FIRST ACRE 5 ACRES AT \$35,000 10 ACRES AT \$50,000 25 AND ABOVE AT \$4000 PER ACRE

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
45.74	\$173,671	\$57,857	\$41,528	244.3	344.0	0.96	0.61	\$237	\$60,205
45.89	\$160,512	\$52,448	\$37,960	223.3	504.0	0.98	0.49	\$235	\$53,301
55.73	\$206,331	\$20,825	\$42,156	240.9	411.0	1.05	0.77	\$86	\$19,852
43.02	\$176,390	\$76,188	\$47,578	257.2	160.0	1.18	1.18	\$296	\$64,731
52.76	\$265,391	\$34,201	\$48,092	260.0	205.0	1.31	1.31	\$132	\$26,128
31.17	\$79,596	\$128,000	\$79,596	196.2	300.0	10.34	9.65	\$652	\$12,382
76.67	\$253,008	\$102,041	\$190,049	630.3	849.0	65.81	63.23	\$162	\$1,551
	\$1,314,899	\$471,560	\$486,959	2,052.1		81.63	77.24		
50.60			Average			Average			Average
14.08			per FF=>	\$230		per Net Acre=>	5,777.15		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$1.38	242.76	0002	1859-0048	21 040 001 008	0001.RESIDENTIAL	401
\$1.22	170.00	0002	1847-1109	21 240 001 007	0001.RESIDENTIAL	401
\$0.46	211.52	0002	1865-1178	21 280 001 099	0001.RESIDENTIAL	401
\$1.49	320.40	0001	1856-0605		0001.RESIDENTIAL	401
\$0.60	278.13	0002	1860-1136		0001.RESIDENTIAL	401
\$0.28	200.00	0002	1885-0362	21 247 001 003, 21 247 001 004	0001.RESIDENTIAL	402
\$0.04	527.27	0003	1865-0908	21 055 001 004, 21 055 001 006, 21 055 001 008, 21 055 001 009	0001.RESIDENTIAL	402

\$0.13
