

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05-027-004-20	10393 S ALGER RD	08/22/2023	\$531,000	PTA	03-ARM'S LENGTH	\$531,000
05-014-003-10	W CLEVELAND RD	7/12/2024	\$900,000	WD	03-ARM'S LENGTH	\$900,000
06-007-002-00	E FILLMORE	08/15/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000
05-030-002-00	S ELY HWY	04/21/2023	\$765,000	WD	03-ARM'S LENGTH	\$765,000
Totals:			\$2,796,000			\$2,796,000

AVERAGE AG LAND \$7,250 APPLIED

08-021-003-10	W BUCHANAN RD	02/23/2024	\$790,000	WD	03-ARM'S LENGTH	\$790,000
08-006-004-20	W WASHINGTON RD	10/30/2024	\$527,471	WD	03-ARM'S LENGTH	\$527,471
08-015-003-65	2668 S BEGOLE RD	2/28/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000
08-009-020-00	S ALGER (1000) RD	02/21/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000

EXCELLENT AG LAND \$10,919 PER ACRE, \$9,500 APPLIED

05-017-007-00	4613 W CLEVELAND RD	1/5/2024	\$630,000	LC	09-FAMILY/RELATED ENTITY	\$630,000
08-032-004-00	4652 W HAYES RD	04/10/2023	\$500,000	LC	03-ARM'S LENGTH	\$500,000
08-005-020-02	S LUCE RD	1/26/2024	\$243,400	WD	03-ARM'S LENGTH	\$243,400
08-032-004-00	4652 W HAYES RD	4/10/2023	\$500,000	LC	03-ARM'S LENGTH	\$500,000

AUXILLARY AG LAND \$4,943 CALCULATED, \$4,500 APPLIED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$0	0.00	\$500,568	\$496,650	\$466,218	0.0	0.0	80.02
\$340,600	37.84	\$796,674	\$900,000	\$796,674	0.0	0.0	116.73
\$241,300	40.22	\$482,550	\$600,000	\$482,550	1,320.0	2640.0	80.00
\$510,700	66.76	\$800,000	\$765,000	\$800,000	0.0	0.0	100.00
\$1,092,600		\$2,579,792	\$2,761,650	\$2,545,442	1,320.0		376.75
Sale. Ratio =>	39.08			Average			Average
Std. Dev. =>	27.47			per FF=>	\$2,092		per Net Acre=>

\$237,500	30.06	\$568,484	\$790,000	\$568,484	0.0	0.0	79.03
\$161,100	30.54	\$330,174	\$527,471	\$330,174	0.0	0.0	40.72
\$198,600	20.91	\$641,590	\$950,000	\$641,590	0.0	0.0	78.00
\$22,600	26.59	\$45,200	\$85,000	\$45,200	0.0	0.0	10.10
			\$1,825,000				167.13

\$420,600	66.76	\$926,346	\$491,154	\$787,500	0.0	0.0	90.00
\$287,200	57.44	\$615,999	\$188,001	\$304,000	0.0	0.0	40.00
\$149,200	61.30	\$366,115	\$243,400	\$366,115	0.0	0.0	48.68
\$287,200	57.44	\$656,864	\$158,536	\$315,400	0.0	0.0	40.00
			1,081,091				218.68

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
80.02	#DIV/0!	\$6,207	\$0.14	0.00	'4000		
116.73	#DIV/0!	\$7,710	\$0.18	0.00	'4000	2024R-03486	
80.00	\$455	\$7,500	\$0.17	1,320.00	AG	2024R-04019	
98.00	#DIV/0!	\$7,650	\$0.18	0.00	'4000	2023-0282	05-030-002-10
<hr/>							
374.75							
		Average					
7,330.19		per SqFt=>	\$0.17				
<hr/>							

79.03	#DIV/0!	\$9,996	\$0.23	0.00	'101	2024R-00834	
40.72	#DIV/0!	\$12,954	\$0.30	0.00	'101	2024R-05013	
78.00	#DIV/0!	\$12,179	\$0.28	0.00	'401	2024R-00845	
10.10	#DIV/0!	\$8,416	\$0.19	0.00	'401	1116-0122	

90.00	#DIV/0!	\$5,457	\$0.13	0.00	'4000	2024R-00637	
40.00	#DIV/0!	\$4,700	\$0.11	0.00	'101	1118-0280	
48.68	#DIV/0!	\$5,000	\$0.11	0.00	'101	2024R-00376	
40.00	#DIV/0!	\$3,963	\$0.09	0.00	'101	1118-0280	

Land Table	Gravel	Paved	Inspected Date	Class
4000 FULTON AG	0	0	04/30/2018	101
4000 FULTON AG	0	0	08/31/2017	102
AGRICULTURAL	1	0	10/3/2018	102
4000 FULTON AG	1	1	01/01/1753	102

AGRICULTURAL	0	0	10/04/2011	102
AGRICULTURAL	0	0	NOT INSPECTED	102
AGRICULTURAL	0	0	10/14/2022	102
RESIDENTIAL	0	1	NOT INSPECTED	102

4000 FULTON AG	0	1	09/14/2017	101
AGRICULTURAL	0	0	NOT INSPECTED	101
AGRICULTURAL	0	0	NOT INSPECTED	102
AGRICULTURAL	0	0	NOT INSPECTED	101