

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
52-060-041-00	605 BARBER ST	07/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$80,200
52-004-010-20	514 WESTWIND LANE	08/25/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$107,400
52-070-039-00	719 S PINE RIVER ST	10/04/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,500
52-050-029-10	E FILLMORE RD	01/02/25	\$275,000	WD	20-MULTI PARCEL SALE REF	\$275,000	\$98,400
52-600-010-00	1214 WILLOWS RD	01/02/25	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$98,400
52-080-020-60	SERENITY DR	08/19/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$18,600
52-070-030-02	707 S ELM ST	02/14/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$59,200
Totals:			\$1,506,000			\$1,506,000	\$505,700
							Sale. Ratio =>
							Std. Dev. =>

RESIDENTIAL ACREAGE FIRST ACRE AT \$22,500, 5 ACRES AT \$40,000 10 ACRES AT \$60,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
34.13	\$180,869	\$92,203	\$38,072	126.9	223.0	0.93	0.93	\$727	\$99,250
39.63	\$235,870	\$69,209	\$34,079	113.6	350.2	0.97	0.97	\$609	\$71,497
29.00	\$87,280	\$79,455	\$16,735	55.8	572.6	1.03	1.03	\$1,424	\$77,517
35.78	\$208,219	\$146,661	\$79,880	266.3	707.0	2.92	2.28	\$551	\$50,209
35.78	\$208,219	\$146,661	\$79,880	266.3	707.0	2.92	0.64	\$551	\$50,209
74.40	\$37,170	\$25,000	\$37,170	123.9	900.0	5.27	5.27	\$202	\$4,745
21.53	\$158,497	\$176,098	\$59,595	0.0	0.0	12.39	12.39	#DIV/0!	\$14,213
	\$1,116,124	\$735,287	\$345,411	952.7		26.42	23.50		
33.58			Average			Average			Average
16.84			per FF=>	\$772		per Net Acre=>	27,827.54		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$2.28	181.49	4001	2023R-1429		UNPLATTED	0	1	10/6/2021
\$1.64	120.41	4020	2023R-2073		WESTWINDS SUBDIVISION	0	0	12/28/2021
\$1.78	78.00	4001	2024R-04663		UNPLATTED	0	1	12/8/2021
\$1.15	375.00	4030	2025R-00061	52-600-010-00	SHELINE SUBDIVISION	0	0	NOT INSPECTED
\$1.15	375.00	4030	2025R-00061	52-050-029-10	SHELINE SUBDIVISION	0	1	11/26/2025
\$0.11	255.01	4001	2024R-04389		UNPLATTED	0	0	NOT INSPECTED
\$0.33	0.00	4001	01115/01198		UNPLATTED	0	1	NOT INSPECTED

\$0.64

Use Code	Class	Rate Group 1
401	UNPLATTED FF RA	
401	TYPICAL FF	
401	UNPLATTED FF RA	
401	UNPLATTED FF RA	
401	TYPICAL FF	
402	UNPLATTED FF RA	
401		
