

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
003-016-012-00	TOWNHALL RD	11/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$187,300	35.68	\$337,020
014-013-007-00	S BERRIDGE RD	12/7/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$195,100	33.35	\$270,373
010-028-007-00	3877 W FENWICK RD	12/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$212,900	56.03	\$425,799
014-035-003-02	7132 W PECK RD	11/22/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$0	0.00	\$78,112
003-022-010-01	CASTLE RD	06/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,500	32.89	\$125,020
003-022-018-00	S CASTLE RD	02/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,000	40.00	\$180,000
003-024-015-30	VICKERYVILLE RD	04/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,500	49.64	\$139,095
<b>Totals:</b>			<b>\$2,197,000</b>			<b>\$2,197,000</b>	<b>\$817,300</b>		<b>\$1,555,419</b>
								<b>Sale. Ratio =&gt;</b>	<b>37.20</b>
								<b>Std. Dev. =&gt;</b>	<b>17.86</b>

**FAIRPLAIN TWP AG \$5056 CALCULATED, \$5,000 PER ACRE APPLIED  
ALSO CONSUMER STRIPS**

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$525,000	\$337,020	0.0	0.0	108.85	56.10	#DIV/0!	\$4,823	\$0.11	0.00	1001
\$465,302	\$150,675	0.0	0.0	80.00	40.00	#DIV/0!	\$5,816	\$0.13	0.00	'4010
\$308,401	\$354,200	0.0	0.0	77.00	77.00	#DIV/0!	\$4,005	\$0.09	0.00	4000
\$152,000	\$78,112	0.0	0.0	24.00	24.41	#DIV/0!	\$6,333	\$0.15	0.00	'4000
\$190,000	\$125,020	0.0	0.0	35.72	35.72	#DIV/0!	\$5,319	\$0.12	0.00	4001
\$225,000	\$180,000	0.0	0.0	40.00	40.00	#DIV/0!	\$5,625	\$0.13	0.00	1001
\$140,000	\$139,095	0.0	0.0	31.07	31.07	#DIV/0!	\$4,506	\$0.10	0.00	1001
<b>\$2,005,703</b>	<b>\$1,364,122</b>	<b>0.0</b>		<b>396.64</b>	<b>304.30</b>					
	<b>Average</b>			<b>Average</b>			<b>Average</b>			
	<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>5,056.73</b>		<b>per SqFt=&gt;</b>	<b>\$0.12</b>		

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
2023R-11191	003-016-014-10, 003-016-018-00	AG. TOWNSHIP	0	0	1/1/1994	102
2023R-11944	014-013-006-00, 014-013-008-00	4000 AGRICULTU	0	1	03/24/2009	102
2024R-00025		AG/INDUST	0	0	NOT INSPECTED	101
2024R-10696		4000 AGRICULTU	0	0	10/19/2009	102
2023R-06590		AG. TOWNSHIP	0	0	NOT INSPECTED	402
2024R-00965		AG. TOWNSHIP	0	0	1/1/1994	102
2023R-03782		AG. TOWNSHIP	0	0	1/1/1994	102

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