

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 027 200 002 27 5 4	7251 W STERLING RD	12/27/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,900	39.92
01 022 400 003 22 5 4	8071 ANDERSON RD	06/17/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,500	47.58
01 012 400 011 12 5 4	5260 W LITCHFIELD RD	06/05/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$111,800	48.19
01 023 300 012 23 5 4	6860 W STERLING RD	03/04/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,200	30.15
01 033 400 004 33 5 4	6080 ALLEN RD	04/10/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,400	36.00
<b>01 034 200 019 34 5 4</b>	<b>ANDERSON RD</b>	<b>09/26/24</b>	<b>\$56,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$56,000</b>	<b>\$15,400</b>	<b>27.50</b>
01 006 100 015 06 5 4	11850 COOK RD	09/20/23	\$100,000	QC	03-ARM'S LENGTH	\$100,000	\$49,500	49.50
01 005 300 001 05 5 4	9860 W MOSHERVILLE RD	09/12/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,400	40.27
01 005 300 001 05 5 4	9860 W MOSHERVILLE RD	12/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,400	32.65
01 013 300 006 13 5 4	9473 N CRONK RD	09/15/23	\$199,500	WD	03-ARM'S LENGTH	\$199,500	\$45,700	22.91
01 034 300 014 34 5 4	6320 ANDERSON RD	08/30/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$102,800	33.59
01 003 100 007 03 5 4	7611 COUNTY LINE RD	06/29/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$48,400	27.04
01 021 400 010 21 5 4	8550 W STERLING RD	08/18/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$228,400	49.12
01 009 100 006 09 5 4	8651 W MOSHERVILLE RD	09/13/23	\$703,800	OTH	03-ARM'S LENGTH	\$703,800	\$69,600	9.89
<b>Totals:</b>			<b>\$3,131,300</b>			<b>\$3,131,300</b>	<b>\$1,008,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>32.20</b>
							<b>Std. Dev. =&gt;</b>	<b>11.50</b>

1st ACRE AT \$10,000 5 ACRES AT \$30,000 10 ACRES AT \$50,000 AND 20 ACRES + AT \$4000 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$113,172	\$11,828	\$5,000	0.0	0.0	0.50	0.50	#DIV/0!	\$23,656	\$0.54	0.00
\$153,804	\$20,196	\$9,000	0.0	0.0	1.00	1.00	#DIV/0!	\$20,196	\$0.46	0.00
\$219,742	\$28,508	\$16,250	0.0	0.0	2.45	2.45	#DIV/0!	\$11,636	\$0.27	0.00
\$89,047	\$59,603	\$18,650	0.0	0.0	3.08	3.08	#DIV/0!	\$19,352	\$0.44	0.00
\$120,746	\$43,204	\$23,950	0.0	0.0	3.99	3.99	#DIV/0!	\$10,828	\$0.25	0.00
<b>\$30,860</b>	<b>\$56,000</b>	<b>\$30,860</b>	<b>0.0</b>	<b>0.0</b>	<b>5.85</b>	<b>5.85</b>	<b>#DIV/0!</b>	<b>\$9,573</b>	<b>\$0.22</b>	<b>0.00</b>
\$107,163	\$23,457	\$30,620	0.0	0.0	5.90	5.90	#DIV/0!	\$3,976	\$0.09	0.00
\$148,917	\$33,458	\$32,375	0.0	0.0	6.13	6.13	#DIV/0!	\$5,463	\$0.13	0.00
\$167,843	\$49,532	\$32,375	0.0	0.0	6.13	6.13	#DIV/0!	\$8,087	\$0.19	0.00
\$116,246	\$132,004	\$48,750	0.0	0.0	10.00	10.00	#DIV/0!	\$13,200	\$0.30	0.00
\$230,172	\$124,028	\$48,200	0.0	0.0	10.00	10.00	#DIV/0!	\$12,403	\$0.28	0.00
\$112,958	\$117,782	\$51,740	0.0	0.0	11.00	11.00	#DIV/0!	\$10,707	\$0.25	0.00
\$470,939	\$210,541	\$216,480	0.0	0.0	59.85	5.22	#DIV/0!	\$3,518	\$0.08	0.00
\$517,932	\$583,898	\$398,030	0.0	0.0	93.94	5.33	#DIV/0!	\$6,216	\$0.14	0.00
<b>\$2,599,541</b>	<b>\$1,494,039</b>	<b>\$962,280</b>	<b>0.0</b>		<b>219.81</b>	<b>76.57</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>6,796.96</b>		<b>per SqFt=&gt;</b>	<b>\$0.16</b>	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
4001	1685-0996		4001 RESIDENTIAL	1	0	7/15/2015	401
4001	1873-1073		4001 RESIDENTIAL	0	1	11/6/2017	401
1001	1872-0454		4001 RESIDENTIAL	0	1	12/1/2016	401
4001	1866-1041		4001 RESIDENTIAL	1	0	7/22/2015	401
1001	1848-0495		4001 RESIDENTIAL	0	0	10/20/2017	401
<b>4001</b>	<b>1880-0532</b>		<b>4001 RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>10/14/2025</b>	<b>402</b>
4001	1858-0338		4001 RESIDENTIAL	1	0	11/5/2024	401
4001	1858-0552		4001 RESIDENTIAL	0	0	6/5/2015	401
4001	1863-0227		4001 RESIDENTIAL	0	0	6/5/2015	401
1001	1858-0996		4001 RESIDENTIAL	0	0	7/10/2015	401
4001	1857-0255		4001 RESIDENTIAL	0	0	11/6/2017	401
4001	1852-1281		4001 RESIDENTIAL	0	0	11/20/2017	401
1001	1856-0342	01 021 400 009 21 5 4	4001 RESIDENTIAL	0	0	11/10/2020	401
1001	1858-0572	01 009 100 007 09 5 4, 01 009 100 005 09 5 4, 01 009 100 008 09 5 4	4001 RESIDENTIAL	0	0	7/1/2015	101