

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
09-001-011-10	6343 W FILLMORE RD	03/14/25	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$27,000	54.00
09-021-005-20	9901 W BUCHANAN RD	01/13/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,100	38.34
09-015-010-00	2475 S WARNER RD	10/18/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,200	36.08
09-012-001-10	1345 S PENDELL RD	12/04/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$135,100	38.61
09-007-010-10	11779 W FILLMORE RD	10/31/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$58,700	36.46
09-018-003-21	2492 S FERRIS RD	01/10/25	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$87,600	46.60
09-006-015-02	S FERRIS RD	05/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,900	29.93
09-006-003-10	11605 W WASHINGTON RD	04/06/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,500	43.09
Totals:			\$1,598,900			\$1,598,900	\$629,100	
							Sale. Ratio =>	39.35
							Std. Dev. =>	7.38

RESIDENTIAL LAND \$15,000 5 ACRES AT \$35,000 10 ACRES AT \$65,000 20 ACRES + AT \$4,000 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$50,479	\$19,541	\$20,020	0.0	0.0	1.00	2.17	#DIV/0!	\$19,541	\$0.45
\$123,800	\$69,240	\$18,040	0.0	0.0	1.84	1.84	#DIV/0!	\$37,630	\$0.86
\$206,967	\$64,033	\$21,000	0.0	0.0	2.00	2.00	#DIV/0!	\$32,017	\$0.73
\$309,436	\$64,284	\$23,820	0.0	0.0	2.47	2.47	#DIV/0!	\$26,026	\$0.60
\$134,610	\$75,910	\$49,520	0.0	0.0	10.00	10.00	#DIV/0!	\$7,591	\$0.17
\$167,901	\$90,099	\$70,000	0.0	0.0	20.00	20.00	#DIV/0!	\$4,505	\$0.10
\$89,800	\$150,000	\$89,800	0.0	0.0	29.90	29.90	#DIV/0!	\$5,017	\$0.12
\$245,616	\$126,244	\$96,860	0.0	0.0	31.86	17.50	#DIV/0!	\$3,962	\$0.09
\$1,328,609	\$659,351	\$389,060	0.0		99.07	85.88			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	6,655.41		per SqFt=>	\$0.15

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
0.00	4001	2025R-01787		4000 RURAL RESIDENTIAL	1	0	8/12/2009	401
0.00	4001	2025R-00299		4000 RURAL RESIDENTIAL	1	0	10/18/2022	401
0.00	4001	2024R-04832		4000 RURAL RESIDENTIAL	0	1	11/10/2009	401
0.00	4001	2023R-03608		4000 RURAL RESIDENTIAL	1	0	1/26/2016	401
0.00	4001	2023R-03136		4000 RURAL RESIDENTIAL	1	0	9/8/2009	401
0.00	4001	2025R-00236		4000 RURAL RESIDENTIAL	1	0	11/9/2009	401
0.00	4001	2024R-02442		4000 RURAL RESIDENTIAL	0	0	9/2/2009	402
0.00	4001	1117-1231	09-006-003-40	4000 RURAL RESIDENTIAL	0	1	9/3/2009	401