

Raw Data

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Parcels in	Land Table	Closs
110-400-500-020-00	1849 N DIANA DR	11/19/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,700	36.93	\$103,410	\$41,840	\$5,250	105.0	150.0	0.36	0.36	\$398	\$115,580	\$2.65	105.00	Avrl	1651/1383		Avenill Acres	401
110-400-500-090-00	1850 N DIANA DR	04/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,000	34.38	\$110,040	\$55,250	\$5,290	105.8	150.0	0.37	0.37	\$522	\$151,370	\$3.47	106.00	Avrl	1645/464		Avenill Acres	401
110-024-200-140-00	1516 E BLACKWOOD CT	10/31/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$285,500	44.61	\$570,940	\$123,520	\$54,460	0.0	0.0	1.76	1.76	#DIV/0!	\$70,182	\$1.61	0.00	775	1661/190		Blackwood	401
110-016-200-250-00	3264 N BRINK DR	10/07/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,700	42.97	\$425,457	\$111,925	\$42,382	328.5	657.8	4.96	4.96	\$341	\$22,556	\$0.52	328.54	brink	1660/1013		Brinks / Antique Area	401
110-016-300-430-00	3136 N ANTIQUE CT	06/15/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$155,800	37.10	\$311,519	\$150,421	\$41,940	367.5	237.1	5.08	5.08	\$409	\$29,610	\$0.68	367.45	brink	1646/1168		Brinks / Antique Area	401
110-490-500-020-00	2010 N FANTASY LN	04/04/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,900	48.33	\$381,783	\$62,885	\$49,668	180.6	165.0	0.72	0.72	\$348	\$87,951	\$2.02	188.88	490	1655/1121		Dream Chaser	401
110-490-500-100-00	N FANTASY LN	06/23/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$27,500	25.70	\$54,513	\$87,677	\$35,590	199.1	155.0	0.79	0.79	\$440	\$111,124	\$2.55	221.86	490	1647/167		Dream Chaser	401
110-033-100-253-00	1929 N PINESBORO DR	01/31/22	\$326,700	WD	03-ARM'S LENGTH	\$326,700	\$148,200	45.36	\$296,437	\$63,226	\$32,963	130.8	330.0	0.99	0.99	\$483	\$63,929	\$1.47	130.51	525	1653/1317		Foxcroft Subdivision	401
110-592-000-044-00	2405 N BIRCHRIDGE DR	09/22/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$156,300	40.39	\$312,618	\$111,866	\$37,484	190.3	284.5	1.35	1.35	\$588	\$82,741	\$1.90	207.00	LE3-4	1660/444		Lincoln Est. No. 3 & 4	401
110-700-500-020-00	2166 E PRICE RD	09/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$176,693	\$85,443	\$12,136	164.0	240.0	0.91	0.91	\$521	\$93,997	\$2.16	165.00	700	1660/305		Pineridge	401
110-550-500-090-00	790 E RED KEG CT	09/15/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,500	28.85	\$45,093	\$37,607	\$4,700	100.0	132.0	0.30	0.30	\$376	\$124,116	\$2.85	100.00	Avrl	1660/78		Red Keg Court	401
110-009-300-100-00	E MIER RD	06/17/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$32,000	160.00	\$63,958	\$20,000	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$2,000	\$0.05	0.00	RRES	1657/1223		Rural Residential	402
110-012-300-070-00	3620 N STARK RD	01/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,100	35.32	\$134,117	\$119,841	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$11,984	\$0.28	0.00	RRES	1653/1163		Rural Residential	401
110-013-200-230-00	3322 N STARK RD	07/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,200	29.47	\$88,487	\$71,809	\$10,296	264.0	82.5	0.50	0.50	\$272	\$143,618	\$3.30	264.00	RRES	1647/1058		Rural Residential	401
110-013-300-059-00	3196 N STARK RD	06/27/22	\$853,000	WD	03-ARM'S LENGTH	\$853,000	\$319,900	37.50	\$639,736	\$308,427	\$95,163	0.0	0.0	30.09	30.09	#DIV/0!	\$10,250	\$0.24	0.00	RRES	1658/312		Rural Residential	401
110-013-300-081-00	3146 N STARK RD	06/17/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$24,000	16.67	\$48,036	\$111,484	\$15,520	175.0	250.0	1.14	1.14	\$637	\$98,051	\$2.25	175.00	RRES	1646/1395		Rural Residential	401
110-014-400-560-00	N STARK RD	01/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,000	43.33	\$77,964	\$90,000	\$77,964	0.0	0.0	19.99	19.99	#DIV/0!	\$4,502	\$0.10	0.00	RRES	1653/1269		Rural Residential	402
110-015-200-375-00	N HOPE RD	09/03/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,000	30.77	\$39,920	\$65,000	\$39,920	0.0	0.0	20.34	20.34	#DIV/0!	\$3,196	\$0.07	0.00	RRES	1649/735		Rural Residential	402
110-015-400-025-00	N HOPE RD	06/24/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$69,800	26.85	\$139,500	\$260,000	\$139,500	0.0	0.0	120.00	80.00	#DIV/0!	\$2,167	\$0.05	0.00	RRES	1647/333	110-015-40	Rural Residential	401
110-016-200-030-00	3434 N MERIDIAN RD	06/29/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$62,600	33.48	\$125,230	\$73,705	\$11,935	132.0	255.0	1.00	1.00	\$558	\$73,705	\$1.69	132.00	RRES	1647/669		Rural Residential	401
110-022-100-025-00	2992 N HOPE RD	04/26/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,900	45.05	\$247,689	\$159,311	\$132,000	0.0	0.0	101.11	60.00	#DIV/0!	\$1,576	\$0.04	0.00	RRES	1645/439	110-015-40	Rural Residential	401
110-022-300-090-00	2700 N FIVE MILE RD	05/25/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$124,400	40.92	\$248,850	\$79,890	\$24,740	239.0	149.3	2.00	2.00	\$334	\$39,945	\$0.92	239.00	RRES	1657/249		Rural Residential	401
110-022-400-140-00	836 E BEAMISH RD	09/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,000	29.09	\$63,958	\$110,000	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$11,000	\$0.25	0.00	RRES	1660/406		Rural Residential	402
110-023-400-051-00	2743 N STARK RD	01/14/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$114,000	41.76	\$227,950	\$71,085	\$26,035	435.0	201.0	2.50	2.50	\$163	\$28,423	\$0.65	435.00	RRES	1653/822		Rural Residential	401
110-023-400-090-00	1370 E BEAMISH RD	08/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,500	33.25	\$132,981	\$81,698	\$14,679	150.0	275.0	1.06	1.06	\$545	\$77,001	\$1.77	150.00	RRES	1649/254		Rural Residential	401
110-025-300-500-00	1717 E LETTS RD	05/21/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$119,900	38.80	\$239,718	\$91,637	\$22,355	197.3	429.0	2.37	2.37	\$464	\$38,747	\$0.89	0.00	RRES	1647/592		Rural Residential	401
110-026-100-320-00	2305 N STARK RD	10/22/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$115,000	34.33	\$230,000	\$136,488	\$31,488	165.0	231.0	3.79	3.79	\$827	\$36,013	\$0.83	165.00	RRES	1651/79		Rural Residential	401
110-026-300-500-00	1098 E HARRY LN	11/22/21	\$0	MLC	33-TO BE DETERMINED	\$0	\$14,000	#DIV/0!	\$28,000	\$0	\$28,000	0.0	0.0	10.00	10.00	#DIV/0!	\$0	\$0.00	0.00	RRES	1651/1467		Rural Residential	402
110-026-300-641-00	1292 E HARRY LN	06/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,100	38.62	\$50,253	\$44,187	\$29,440	332.9	332.6	7.54	7.54	\$133	\$5,860	\$0.13	332.87	RRES	1657/1027		Rural Residential	401
110-027-200-002-00	740 E MONROE RD	09/17/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$112,600	39.37	\$225,119	\$82,186	\$21,305	332.9	130.9	2.83	2.60	\$247	\$29,010	\$0.67	332.87	RRES	1649/1320		Rural Residential	401
110-027-200-015-00	524 E MONROE RD	09/01/21	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$181,300	44.33	\$362,617	\$86,274	\$39,891	303.5	892.7	6.22	6.22	\$284	\$13,870	\$0.32	303.50	RRES	1649/451		Rural Residential	401
110-027-300-030-00	2206 N FIVE MILE RD	11/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,200	52.53	\$236,383	\$7,760	\$19,143	132.0	405.0	1.23	1.23	\$59	\$6,324	\$0.15	132.00	RRES	1661/335		Rural Residential	401
110-027-300-090-00	2040 N FIVE MILE RD	05/10/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$150,300	36.22	\$300,667	\$170,487	\$56,154	0.0	0.0	10.37	10.37	#DIV/0!	\$16,444	\$0.38	0.00	RRES	1646/92		Rural Residential	401
110-027-400-180-00	945 E PRICE RD	07/14/22	\$0	MLC	33-TO BE DETERMINED	\$0	\$56,900	#DIV/0!	\$113,763	(\$84,529)	\$29,234	480.0	272.3	3.00	3.00	(\$176)	(\$28,176)	(\$0.65)	480.00	RRES	1658/1432		Rural Residential	401
110-027-400-308-00	865 E PRICE RD	06/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$152,884	\$111,723	\$24,607	262.1	133.2	2.00	2.00	\$426	\$55,862	\$1.28	262.06	RRES	1657/1469		Rural Residential	401
110-027-400-760-00	850 E PRICE RD	12/06/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$43,000	32.82	\$86,016	\$55,803	\$10,819	207.0	179.9	0.86	0.86	\$270	\$65,267	\$1.50	207.00	RRES	1652/504		Rural Residential	401
110-028-400-077-00	2075 N FIVE MILE RD	10/29/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$208,000	33.28	\$416,090	\$264,210	\$55,300	0.0	0.0	10.04	10.04	#DIV/0!	\$26,316	\$0.60	0.00	RRES	1651/454		Rural Residential	401
110-028-400-209-00	2174 N RUDY CT	09/23/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$113,900	37.98	\$227,800	\$114,163	\$42,063	151.6	1709.6	5.95	5.95	\$753	\$19,187	\$0.44	151.60	RRES	1650/52		Rural Residential	401
110-028-400-209-00	2174 N RUDY CT	09/30/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,100	34.62	\$256,161	\$161,089	\$47,250	151.6	1709.6	5.95	5.95	\$1,063	\$27,074	\$0.62	151.60	RRES	1660/682		Rural Residential	401
110-033-100-080-00	461 E SAGINAW RD	10/05/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$35,349	\$18,387	132.0	419.1	1.27	1.27	\$268	\$27,834	\$0.64	132.00	RRES	1660/866		Rural Residential	401
110-033-100-100-00	425 E SAGINAW RD	08/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$164,096	\$17,093	\$31,189	396.0	404.8	3.68	3.68	\$43	\$4,645	\$0.11	396.00	RRES	1659/61		Rural Residential	401
110-034-100-160-00	762 E RED KEG CT	04/08/22	\$120,025	WD	03-ARM'S LENGTH	\$120,025	\$51,000	42.49	\$102,009	\$22,912	\$4,896	49.5	264.0	0.31	0.31	\$463	\$73,910	\$1.70	49.50	RRES	1655/1376		Rural Residential	401
110-034-100-505-00	782 E SANFORD	03/01/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,000	54.15	\$222,012	\$6,615	\$23,627	0.0	0.0	2.20	2.08	#DIV/0!	\$3,007	\$0.07	0.00	RRES	1654/1225		Rural Residential	401
110-034-200-690-00	1833 N BURRELL ST	07/14/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$40,200	34.21	\$80,412	\$45,985	\$8,897	125.0	200.0	0.57	0.57	\$368	\$80,113	\$1.84	125.00	RRES	1648/6		Rural Residential	401
110-035-100-020-00	1321 E SANFORD RD	02/22/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,700	42.15	\$341,440	\$118,318	\$54,758	0.0	0.0	10.86	5.43	#DIV/0!	\$10,895	\$0.25	0.00	RRES	1663/315		Rural Residential	401
110-035-200-130-00	E SANFORD RD	07/28/22	\$0	WD	33-TO BE DETERMINED	\$0	\$0	#DIV/0!	\$0	\$0	\$0	0.0	0.0	0.00	26.54	#DIV/0!	#DIV/0!	#DIV/0!	0.00		1658/1342	110-035-20	Rural Residential	402
110-035-200-194-00																								

M&B's by Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r	Parcels in	Land Table	Class	
0 - 1 Acres																										
110-034-100-160-00	762 E RED KEG CT	04/08/22	\$120,025	WD	03-ARM'S LENGTH	\$120,025	\$51,000	42.49	\$102,009	\$22,912	\$4,896	49.5	264.0	0.31	0.31	\$463	\$73,910	\$1.70	49.50	RRES 1655/1376				Rural Residential	401	
110-034-200-690-00	1833 N BURRELL ST	07/14/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$40,200	34.21	\$80,412	\$45,985	\$8,897	125.0	200.0	0.57	0.57	\$368	\$80,113	\$1.84	125.00	RRES 1648/6				Rural Residential	401	
110-027-400-760-00	850 E PRICE RD	12/06/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$43,000	32.82	\$86,016	\$55,803	\$10,819	207.0	179.9	0.86	0.86	\$270	\$65,267	\$1.50	207.00	RRES 1652/504				Rural Residential	401	
Totals:			\$368,525			\$368,525	\$134,200		\$268,437	\$124,700	\$24,612	381.5		1.74	1.74											
								Sale. Ratio =>		36.42				Average				Average								
								Std. Dev. =>		5.23				per FF=>				per Net Acre=>		71,707.88		Average		per SqFt=>		

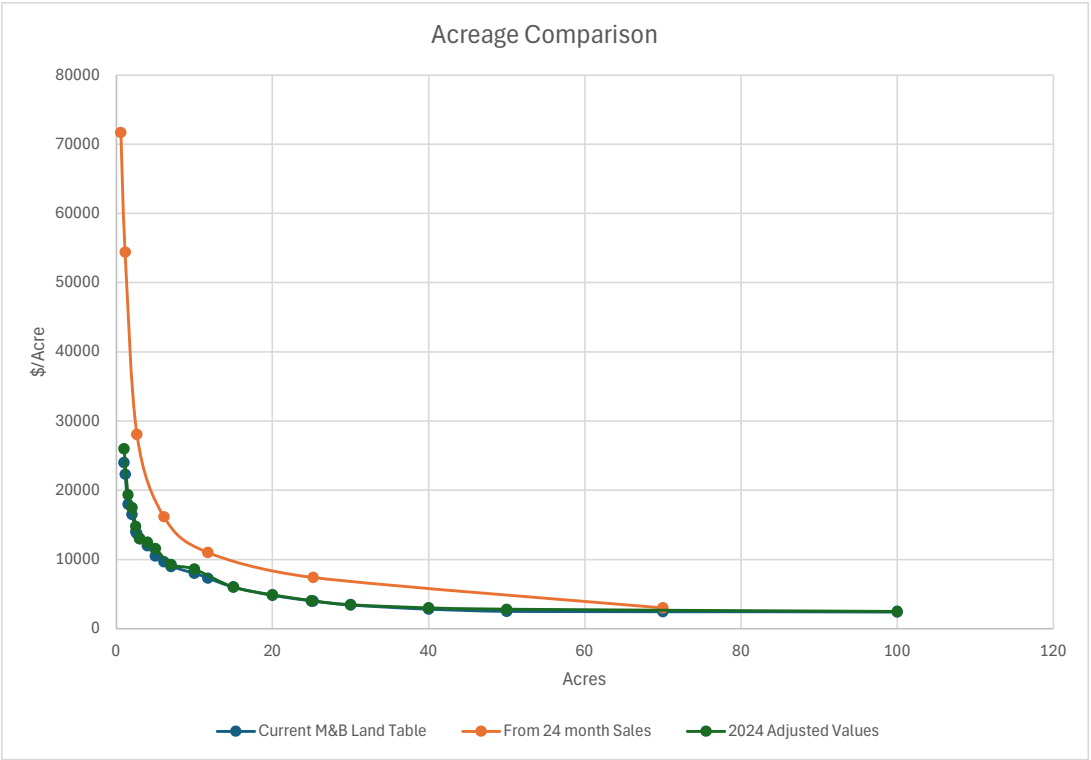
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r	Parcels in	Land Table	Class	
1 - 2 Acres																										
110-016-200-030-00	3434 N MERIDIAN RD	06/29/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$62,600	33.48	\$125,230	\$73,705	\$11,935	132.0	255.0	1.00	1.00	\$558	\$73,705	\$1.69	132.00	RRES 1647/669				Rural Residential	401	
110-023-400-090-00	1370 E BEAMISH RD	08/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,500	33.25	\$132,981	\$81,698	\$14,679	150.0	275.0	1.06	1.06	\$545	\$77,001	\$1.77	150.00	RRES 1649/254				Rural Residential	401	
110-013-300-081-00	3146 N STARK RD	06/17/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$24,000	16.67	\$48,036	\$111,484	\$15,520	175.0	250.0	1.14	1.14	\$637	\$98,051	\$2.25	175.00	RRES 1646/1395				Rural Residential	401	
110-027-300-030-00	2206 N FIVE MILE RD	11/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,200	52.53	\$236,383	\$7,760	\$19,143	132.0	405.0	1.23	1.23	\$59	\$6,324	\$0.15	132.00	RRES 1661/335				Rural Residential	401	
110-033-100-080-00	461 E SAGINAW RD	10/05/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$35,349	\$18,387	132.0	419.1	1.27	1.27	\$268	\$27,834	\$0.64	132.00	RRES 1660/866				Rural Residential	401	
Totals:						\$1,010,000			\$779,668	\$309,996	\$79,664	721.0		5.70	5.70											
							Sale. Ratio =>	38.59								Average										
							Std. Dev. =>	13.90								per FF=>	\$430									
																Average										
																per Net Acre=>	54,433.01									
																Average										
																per SqFt=>	\$1.25									

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2 - 5 Acres																									
110-022-300-090-00	2700 N FIVE MILE RD	05/25/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$124,400	40.92	\$248,850	\$79,890	\$24,740	239.0	149.3	2.00	2.00	\$334	\$39,945	\$0.92	239.00	RRES 1657/249				Rural Residential	401
110-027-400-308-00	865 E PRICE RD	06/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$152,884	\$111,723	\$24,607	262.1	133.2	2.00	2.00	\$426	\$55,862	\$1.28	262.06	RRES 1657/1469				Rural Residential	401
110-034-100-505-00	782 E SANFORD	03/01/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,000	54.15	\$222,012	\$6,615	\$23,627	0.0	0.0	2.08	2.08	#DIV/0!	\$3,180	\$0.07	0.00	RRES 1654/1225				Rural Residential	401
110-025-300-500-00	1717 E LEITIS RD	05/21/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$119,900	38.80	\$239,718	\$91,637	\$22,355	197.3	429.0	2.37	2.37	\$464	\$38,747	\$0.89	0.00	RRES 1647/592				Rural Residential	401
110-023-400-051-00	2743 N STARK RD	01/14/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$114,000	41.76	\$227,950	\$71,085	\$26,035	435.0	201.0	2.50	2.50	\$163	\$28,423	\$0.65	435.00	RRES 1653/822				Rural Residential	401
110-027-200-002-00	740 E MONROE RD	09/17/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$112,600	39.37	\$225,119	\$82,186	\$21,305	332.9	130.9	2.83	2.60	\$247	\$29,010	\$0.67	332.87	RRES 1649/1320				Rural Residential	401
110-033-100-100-00	425 E SAGINAW RD	08/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$164,096	\$17,093	\$31,189	396.0	404.8	3.68	3.68	\$43	\$4,645	\$0.11	396.00	RRES 1659/61				Rural Residential	401
110-026-100-320-00	2305 N STARK RD	10/22/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$115,000	34.33	\$230,000	\$136,488	\$31,488	165.0	231.0	3.79	3.79	\$827	\$36,013	\$0.83	165.00	RRES 1651/79				Rural Residential	401
Totals:						\$2,102,000			\$855,300		\$1,710,629	\$596,717		2,027.3	21.25	21.02									
									Sale. Ratio =>			40.69													
									Std. Dev. =>			8.35													
												Average per FF=>													
												\$294													
																							</		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r	Parcels in	Land Table	Class	
5 - 10 Acres																										
110-036-400-501-00	1676 N HICKS RD	11/08/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,200	41.19	\$222,422	\$85,511	\$37,933	165.7	1314.3	5.00	5.00	\$516	\$17,102	\$0.39	165.71	RRES 1651/611				Rural Residential	401	
110-035-100-020-00	1321 E SANFORD RD	02/22/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,700	42.15	\$341,440	\$118,318	\$54,758	0.0	0.0	5.43	5.43	#DIV/0!	\$21,790	\$0.50	0.00	RRES 1663/315				Rural Residential	401	
110-028-400-209-00	2174 N RUDY CT	09/23/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$113,900	37.98	\$227,800	\$114,163	\$42,063	151.6	1709.6	5.95	5.95	\$753	\$19,187	\$0.44	151.60	RRES 1650/52				Rural Residential	401	
110-028-400-209-00	2174 N RUDY CT	09/30/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,100	34.62	\$256,161	\$161,089	\$47,250	151.6	1709.6	5.95	5.95	\$1,063	\$27,074	\$0.62	151.60	RRES 1660/682				Rural Residential	401	
110-027-200-015-00	524 E MONROE RD	09/01/21	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$181,300	44.33	\$362,617	\$86,274	\$39,891	303.5	892.7	6.22	6.22	\$284	\$13,870	\$0.32	303.50	RRES 1649/451				Rural Residential	401	
110-035-200-194-00	1033 E SANFORD RD	08/05/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,000	42.00	\$167,947	\$81,828	\$49,775	375.0	770.1	6.63	6.63	\$218	\$12,342	\$0.28	375.00	RRES 1659/262				Rural Residential	401	
110-026-300-641-00	1292 E HARRY LN	06/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,100	38.62	\$50,253	\$44,187	\$29,440	332.9	332.6	7.54	7.54	\$133	\$5,860	\$0.13	332.87	RRES 1657/1027				Rural Residential	401	
Totals:						\$2,018,900			\$2,018,900	\$814,300																
									40.33																	
									3.25																	
									\$1,628,640																	
									\$691,370																	
									\$301,110																	
									1,480.3																	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r	Parcels in	Land Table	Class
10 - 20 Acres																									
110-009-300-100-00	E MIER RD	06/17/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$32,000	160.00	\$63,958	\$20,000	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$2,000	\$0.05	0.00	RRES 1657/1223				Rural Residential	402
110-012-300-070-00	3620 N STARK RD	01/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,100	35.32	\$134,117	\$119,841	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$11,984	\$0.28	0.00	RRES 1653/1163				Rural Residential	401
110-022-400-140-00	836 E BEAMISH RD	09/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,000	29.09	\$63,958	\$110,000	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$11,980	\$0.25	0.00	RRES 1660/406				Rural Residential	402
110-028-400-077-00	2075 N FIVE MILE RD	10/29/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$208,000	33.28	\$416,090	\$264,210	\$55,300	0.0	0.0	10.04	10.04	#DIV/0!	\$26,316	\$0.60	0.00	RRES 1651/454				Rural Residential	401
110-027-300-090-00	2040 N FIVE MILE RD	05/10/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$150,300	36.22	\$300,667	\$170,487	\$56,154	0.0	0.0	10.37	10.37	#DIV/0!	\$16,444	\$0.38	0.00	RRES 1646/92				Rural Residential	401
110-014-400-560-00	N STARK RD	01/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,000	43.33	\$77,964	\$90,000	\$77,964	0.0	0.0	19.99	19.99	#DIV/0!	\$4,502	\$0.10	0.00	RRES 1653/1269				Rural Residential	402
Totals:			\$1,450,000			\$1,450,000	\$528,400		\$1,056,754	\$774,538	\$381,292	0.0			70.40	70.40									
							Sale. Ratio =>	36.44																	
							Sale. Dev. =>	51.06																	
												Average per FF=>		#DIV/0!		Average per Net Acre=>		11,002.27		Average per SqFt=>		\$0.25			

Acres	Current M&B Land Table		From 24 month Sales	2024 Adjusted
0.58			71708	
1	24000	24000	26000	26000
1.14		22320	54433	
1.5	27000	18000	19333	29000
2	33000	16500	17500	35000
2.5	35000	14000	14800	37000
2.63		13740	28082	
3	39000	13000	13000	39000
4	48000	12000	12500	50000
5	52500	10500	11600	58000
6.1		9675	16184	
7	63000	9000	9286	65000
10	80000	8000	8600	86000
11.73		7308	11002	
15	90000	6000	6000	90000
20	96000	4800	4900	98000
25	100000	4000	4040	101000
25.22		3974	7404	
30	102000	3400	3467	104000
40	112000	2800	3000	120000
50	125000	2500	2800	140000
70		2460	2995	
100	240000	2400	2500	250000



Subs 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Acres/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
110-490-500-020-00	2010 N FANTASY LN	04/04/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,900	48.33	\$381,783	\$62,885	\$49,668	180.6	165.0	0.72	0.72	\$348	\$299	\$87,951	\$2.02	188.88	490	1655/1121	Dream Chas	401
110-490-500-100-00	N FANTASY LN	06/23/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$27,500	25.70	\$54,913	\$87,677	\$35,590	199.1	155.0	0.79	0.79	\$440	\$299	\$111,124	\$2.55	221.86	490	1647/167	Dream Chas	401
110-033-100-253-00	1929 N PINESBORO DR	01/31/22	\$326,700	WD	03-ARM'S LENGTH	\$326,700	\$148,200	45.36	\$296,437	\$63,226	\$32,963	130.8	330.0	0.99	0.99	\$483	\$274	\$63,929	\$1.47	130.51	525	1653/1317	Foxcroft Subt	401
110-592-000-044-00	2405 N BIRCHRIDGE DR	09/22/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$156,300	40.39	\$312,618	\$111,866	\$37,484	190.3	284.5	1.35	1.35	\$588	\$214	\$82,741	\$1.90	207.00	LE3-4	1660/444	Lincoln Est.	401
110-750-000-140-00	1933 N GREENMEADOW CT	06/25/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$92,600	39.74	\$185,151	\$78,442	\$30,593	147.8	436.2	1.36	1.36	\$531	\$207	\$57,551	\$1.32	136.11	750	1647/603	Sherwood M	401
Totals:			\$1,448,700			\$1,448,700	\$615,500		\$1,230,902	\$404,096	\$186,298	848.6		5.21	5.21		\$259							
							Sale. Ratio =>	42.49			Average per FF=>			Average per Net Acre=>				Average per SqFt=>						
							Std. Dev. =>	8.70																
Average \$/FF in database:												\$259	15.85%	Adjust by:		50.00%								

	Current FF Value	Updated FF Value
490 Dreamchasers	299	425
525 Foxcroft Subdivis	274	390
540 Heyward Estates	240	340
750 Sherwood Meado	207	294
LE1-2 Lincoln Est. 1-2	212	302
LE3-4 Lincoln Est. 3-4	214	305

Subs 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Acres/FF	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class					
110-024-200-140-00	1516 E BLACKWOOD CT	10/31/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$285,500	44.61	\$570,940	\$123,520	\$54,460	0.0	0.0	1.76	1.76	#DIV/0!	\$70,182	\$51,215	\$1.61	0.00	775	1661/190	Blackwood	401					
110-016-200-250-00	3264 N BRINK DR	10/07/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,700	42.97	\$425,457	\$111,925	\$42,382	328.5	657.8	4.96	4.96	\$341	\$22,556	\$51,215	\$0.52	328.54	brink	1660/1013	Brinks / Anti	401					
110-016-300-430-00	3136 N ANTIQUE CT	06/15/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$155,800	37.10	\$311,519	\$150,421	\$41,940	367.5	237.1	5.08	5.08	\$409	\$29,610	\$51,215	\$0.68	367.45	brink	1646/1168	Brinks / Anti	401					
110-023-300-166-00	2606 N ODYSSEY LN	10/06/22	\$839,000	WD	03-ARM'S LENGTH	\$839,000	\$364,900	43.49	\$729,898	\$144,502	\$35,400	0.0	0.0	1.20	1.20	#DIV/0!	\$120,418	\$36,582	\$2.76	0.00	770	1660/895	Stargazer's : 401						
110-770-000-060-00	1041 E MONROE RD	06/30/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$16,300	40.75	\$32,592	\$40,000	\$32,592	0.0	0.0	0.97	0.97	#DIV/0!	\$41,237	\$36,582	\$0.95	0.00	770	1647/504	Stargazer's : 401						
Totals:			\$2,434,000			\$2,434,000	\$1,035,200		\$2,070,406	\$570,368	\$206,774	696.0		13.97	13.97			\$45,362											
								Sale. Ratio =>	42.53					Average per FF=>						Average per Net Acre=>						Average per SqFt=>			
								Std. Dev. =>	2.97											\$820						40,822.22		\$0.94	
																		Average \$/acre in database:		45,362	89.99%	Adjust by:		0.00%					

	Updated \$/acre	Updated \$/acre
770 Stargazers Subdi	36582	36582
775 Blackwood	51215	51215

Subs 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	From DB	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Liber/Page and Tab	Class
110-400-500-020-00	1849 N DIANA DR	11/19/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,700	36.93	\$103,410	\$41,840	\$5,250	105.0	150.0	0.36	0.36	\$398	\$57	\$115,580	\$2.65	105.00	Avrtl 1651/1383	Averill, 401	
110-400-500-090-00	1850 N DIANA DR	04/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,000	34.38	\$110,040	\$55,250	\$5,290	105.8	150.0	0.37	0.37	\$522	\$57	\$151,370	\$3.47	106.00	Avrtl 1645/464	Averill, 401	
110-700-500-020-00	2166 E PRICE RD	09/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$176,693	\$85,443	\$12,136	164.0	240.0	0.91	0.91	\$521	\$84	\$93,997	\$2.16	165.00	700 1660/305	Pinerid 401	
110-550-500-090-00	790 E RED KEG CT	09/15/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,500	28.85	\$45,093	\$37,607	\$4,700	100.0	132.0	0.30	0.30	\$376	\$53	\$124,116	\$2.85	100.00	Avrtl 1660/78	Red Ke 401	

Totals:			\$628,000			\$628,000	\$217,500		\$435,236	\$220,140	\$27,376	474.8		1.94	1.94		\$63						
							Sale. Ratio =>	34.63			Average			Average					Average				
							Std. Dev. =>	3.51			per FF=>	\$464		per Net Acre=>	113,532.75				per SqFt=>	\$2.61			

Average \$/FF in database: \$63 13.53% Adjust by: 200.00%

Current Value		
	per FF	Updated Value
550 Red Keg Court	47	128
700 Pineridge	74	202
400 Averill Acres	57	156
800 Supv Plat 1 of Ave	50	136
Burrell's Plat of Averill	57	156

Current Value		
	per Acre	Updated Value
500 Golden Pond	47,822	48000
	13,200	13500
	37,623	38000
	8,200	8600

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Class
010-008-300-100-00	N ELEVEN MILE RD	10/18/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,000	34.62	\$115,784	\$130,000	\$115,784	1,320.0	0.0	40.00	40.00	\$98	\$3,250	\$0.07	0.00	1400	1650/1358		102
040-025-200-350-00	E PINE RIVER RD	12/01/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$59,500	44.74	\$138,516	\$133,000	\$138,516	0.0	0.0	36.00	33.20	#DIV/0!	\$3,694	\$0.08	0.00	1100	1661/1176		102
040-035-400-250-00	E STEWART RD	01/31/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$43,600	31.14	\$83,046	\$140,000	\$83,046	728.5	0.0	18.73	9.36	\$192	\$7,475	\$0.17	728.50	1100	1654/353	040-035-400-240-00	102
040-033-400-400-00	E PINE RIVER RD	04/18/23	\$436,000	WD	33-TO BE DETERMINED	\$436,000	\$155,700	35.71	\$355,260	\$436,000	\$355,260	0.0	0.0	78.00	40.00	#DIV/0!	\$5,590	\$0.13	0.00	1100	1664/740	040-033-300-500-00	102
020-007-400-013-00	N COLEMAN RD	03/24/23	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$42,700	40.09	\$81,890	\$106,500	\$81,890	0.0	0.0	30.00	30.00	#DIV/0!	\$3,550	\$0.08	0.00	1300	1663/1391		102
160-035-300-300-00	4066 N ALAMANDO RD	01/06/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,700	40.42	\$98,945	\$118,000	\$98,945	0.0	0.0	33.37	33.37	#DIV/0!	\$3,536	\$0.08	0.00	1300	1653/297		102
020-001-300-110-00	W PERE MARQUETTE RD	05/19/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,000	41.67	\$143,550	\$168,000	\$143,550	1,198.0	0.0	48.25	48.25	\$140	\$3,482	\$0.08	1,198.00	1300	1645/1425		102
020-010-200-000-00	4401 W BARDEN RD	01/05/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$60,000	22.06	\$127,050	\$272,000	\$127,050	0.0	0.0	40.00	40.00	#DIV/0!	\$6,800	\$0.16	0.00	1300	1662/707		102
Totals:			\$1,503,500			\$1,503,500	\$524,200		\$1,144,041	\$1,503,500	\$1,144,041			324.4	274.2								
					Sale. Ratio =>			34.87						Average			Average						
					Std. Dev. =>			7.21						Average			Average						
														per Net Acre=>		4.635.42			per SqFt=>			\$0.01	

Used in Database 5,000.00

Limited Ag in township. No nearby comparable sales.

COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	1644/415
081-024-300-230-00	W SAGINAW RD	08/26/21	\$23,500	WD	33-TO BE DETERMINED	\$23,500	\$21,900	93.19	\$29,754	\$23,500	\$22,014	330.0	132.0	1.00	1.00	\$71	\$23,500	\$0.54	330.00	1649/175
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	1639/780
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	1656/188
160-019-100-010-00	5445 N COLEMAN RD	06/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,000	35.56	\$136,842	\$30,138	\$31,980	410.0	0.0	2.07	2.07	\$74	\$14,559	\$0.33	410.00	1635/43
Totals:			\$389,500			\$389,500	\$164,700		\$385,635	\$132,352	\$120,747	1,342.2		6.54	6.54					
							Sale. Ratio ==>	42.28			Average			Average				Average		
							Std. Dev. ==>	25.43			per FF==>	\$99		per Net Acre==>	20,237.31			per SqFt==>	\$0.46	

Average Acres 1.31 Consistent with acreage tables. No change

Com1 - Sag- Wkly Rd	Current	Adjusted
1	\$20,000	\$20,000
1.5	\$25,000	\$25,000
2	\$30,000	\$30,000
2.5	\$35,000	\$35,000
3	\$38,000	\$38,000
4	\$40,000	\$40,000
5	\$45,000	\$45,000
7	\$48,000	\$48,000
10	\$50,000	\$50,000
15	\$55,000	\$55,000
20	\$60,000	\$60,000
25	\$65,000	\$65,000
30	\$70,000	\$70,000
40	\$85,000	\$85,000
50	\$95,000	\$95,000
100	\$180,000	\$180,000

Com2 S Stark & Airport	Current	Adjusted
1	\$24,000	\$20,000
1.5	\$28,000	\$25,000
2	\$30,000	\$30,000
2.5	\$35,000	\$35,000
3	\$38,000	\$38,000
4	\$42,000	\$40,000
5	\$45,000	\$45,000
7	\$50,000	\$48,000
10	\$55,000	\$50,000
15	\$58,000	\$55,000
20	\$65,000	\$60,000
25	\$70,000	\$65,000
30	\$80,000	\$70,000
40	\$110,000	\$85,000
50	\$130,000	\$95,000
100	\$240,000	\$180,000

Com3 - N Stark	Current	Adjusted
1	\$20,000	\$20,000
1.5	\$25,000	\$25,000
2	\$30,000	\$30,000
2.5	\$35,000	\$35,000
3	\$38,000	\$38,000
4	\$40,000	\$40,000
5	\$45,000	\$45,000
7	\$48,000	\$48,000
10	\$50,000	\$50,000
15	\$55,000	\$55,000
20	\$60,000	\$60,000
25	\$65,000	\$65,000
30	\$70,000	\$70,000
40	\$85,000	\$85,000
50	\$95,000	\$95,000
100	\$180,000	\$180,000

Com4 - M30	Current	Adjusted
1	\$20,000	\$20,000
1.5	\$25,000	\$25,000
2	\$30,000	\$30,000
2.5	\$35,000	\$35,000
3	\$38,000	\$38,000
4	\$40,000	\$40,000
5	\$45,000	\$45,000
7	\$48,000	\$48,000
10	\$50,000	\$50,000
15	\$55,000	\$55,000
20	\$60,000	\$60,000
25	\$65,000	\$65,000
30	\$70,000	\$70,000
40	\$85,000	\$85,000
50	\$95,000	\$95,000
100	\$180,000	\$180,000

INDUSTRIAL

																						From Sales			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale			
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	2300	1644/415				
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	2100	1639/780				
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188				
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188				
110-035-300-076-00	1085 E SAGINAW RD	10/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,800	33.88	\$40,753	\$85,000	\$40,753	336.8	0.0	2.74	2.74	\$252	\$31,022	\$0.71	336.80	2100	1660/1105				
110-026-100-283-00	E PRICE RD	12/17/21	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$16,400	27.33	\$32,200	\$60,000	\$32,200	269.6	0.0	3.00	3.00	\$223	\$20,000	\$0.46	269.60	4100	1652/1114	110-026-100-287-00			
110-027-300-552-00	2155 N HOPE RD	05/27/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$14,700	66.82	\$21,300	\$22,000	\$21,300	280.0	0.0	3.27	3.27	\$79	\$6,728	\$0.15	0.00	4100	1646/452				
110-015-200-375-00	N HOPE RD	09/03/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,000	30.77	\$90,680	\$65,000	\$90,680	660.0	0.0	20.34	20.34	\$98	\$3,196	\$0.07	0.00	4100	1649/735				
Totals:			\$513,000			\$513,000	\$206,000		\$432,816	\$357,055	\$276,871	2,367.6		34.30	34.30										
							Sale. Ratio ==>	40.16			Average				Average										
							Std. Dev. ==>	16.49			per FF==>	\$151			per Net Acre==>	10,409.77			Average						
																			per SqFt==>	\$0.24					

Avg Acres: 4.29
Consistent with Acreage Table - No change

From Current Acreage Table		
1	\$20,000	\$20,000
1.5	\$25,000	\$16,667
2	\$30,000	\$15,000
2.5	\$34,000	\$13,600
3	\$38,000	\$12,667
4	\$44,000	\$11,000
4.29	\$45,150	\$10,531
5	\$48,000	\$9,600
7	\$56,000	\$8,000
10	\$75,000	\$7,500
15	\$85,000	\$5,667
20	\$100,000	\$5,000

