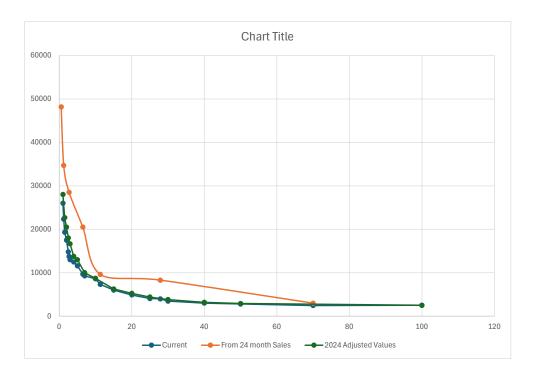
RAW DATA																					
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area Liber/Page Other Parcels in S	ale Land Table	Use Code Class
110-002-200-000-00	1232 E BOMBAY RD	11/14/23	\$110,000 WD	33-TO BE DETERMINED	\$110,000	\$84,000	76.36	\$168,101	\$69,406	\$127,507	551.7	524.7	14.50	0.00	\$126	\$4,787	\$0.11	551.67	RRES 1668/1268 110-002-200-010-0	Rural Residential	
110-012-300-070-00	3620 N STARK RD	11/22/23	\$225,000 WD	33-TO BE DETERMINED	\$225,000	\$82,300	36.58	\$164,666	\$138,917	\$78,583	0.0	0.0	10.00	10.00	#DIV/0!	\$13,892	\$0.32	0.00	RRES 1669/77	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
110-013-300-059-00	3196 N STARK RD	12/15/23	\$836,000 WD	33-TO BE DETERMINED	\$836,000	\$361,700	43.27	\$723,327	\$214,549	\$101,876	0.0	0.0	30.09	30.09	#DIV/0!	\$7,130	\$0.16	0.00	RRES 1669/676	Rural Residential	401
110-015-300-170-00	636 E GOLDEN POND RD	04/07/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$81,300	52.45	\$162,551	\$16,959	\$24,510	218.1	216.7	1.09	1.09	\$78	\$15,630	\$0.36	218.10	RRES 1664/421	Rural Residential	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		401
110-016-300-210-00	3100 N ANTIQUE CT	04/14/23	\$745,000 WD	03-ARM'S LENGTH	\$745,000	\$254,600	34.17	\$509,185	\$315,815	\$80,000	0.0	0.0	20.00	10.00	#DIV/0!	\$15,791	\$0.36	0.00	RRES 1664/543	Rural Residential	401
110-021-200-240-00	248 E BOULIS DR	07/28/23	\$25,000 WD	33-TO BE DETERMINED	\$25,000	\$20,200	80.80	\$40,472	(\$2,856)	\$12,616	209.0	209.0	1.00	1.00	(\$14)	(\$2,847)	(\$0.07)	209.00	RRES 1666/918	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
110-023-300-166-00	2606 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	\$2.76	0.00	770 1660/895	Stargazer's subdivision	401
110-023-400-012-00	1345 E MONROE RD	10/31/23	\$350,000 MLC	33-TO BE DETERMINED	\$350,000	\$107,400	30.69	\$214,808	\$165,072	\$29,880	340.0	223.0	2.00	2.00	\$486	\$82,619	\$1.90	340.00	RRES 1668/1060	Rural Residential	401
110-024-200-070-00	1591 E BLACKWOOD CT	06/01/23	\$636,000 WD	03-ARM'S LENGTH	\$636,000	\$327,500	51.49	\$655,084	\$45,431	\$64,515	0.0	0.0	1.95	1.95	#DIV/0!	\$23,298	\$0.53	0.00	775 1665/635	Blackwood	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
110-025-300-500-00	1717 E LETTS RD	05/23/23	\$401,000 WD	03-ARM'S LENGTH	\$401,000	\$157,200	39.20	\$314,399	\$120,661	\$34,060	197.3	429.0	2.37	2.37	\$611	\$51,019	\$1.17	0.00	RRES 1665/205	Rural Residential	401
110-026-100-300-00	2297 N STARK RD	09/08/23	\$327,000 WD	03-ARM'S LENGTH	\$327,000	\$138,300	42.29	\$276,640	\$76,472	\$26,112	165.0	357.0	1.48	1.48	\$463	\$51,775	\$1.19	165.00	RRES 1667/782	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
110-027-100-521-00	2314 N HOPE RD	12/12/23	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$59,600	44.15	\$119,150	\$49,022	\$33,172	341.0	294.0	2.23	2.23	\$144	\$22,022	\$0.51	341.00	RRES 1669/535	Rural Residential	401
110-027-200-009-00	588 E MONROE RD	04/28/23	\$417,000 WD	03-ARM'S LENGTH	\$417,000	\$147,000	35.25	\$294,077	\$180,505	\$57,582	332.0	816.1	6.22	6.22	\$544	\$29,020	\$0.67	332.00	RRES 1664/1013	Rural Residential	401
110-027-200-014-00	544 E MONROE RD	10/26/23	\$640,000 WD	03-ARM'S LENGTH	\$640,000	\$249,000	38.91	\$497,964	\$199,618	\$57,582	332.0	816.1	6.22	6.22	\$601	\$32,093	\$0.74	332.00	RRES 1668/763	Rural Residential	401
110-027-200-500-00	2455 N HOPE RD	07/10/23	\$80,000 WD	31-SPLIT IMPROVED	\$80,000	\$0	0.00	\$0	\$80,000	\$0	0.0	0.0	0.00	5.18	#DIV/0!	#DIV/0!	#DIV/0!	0.00	1666/273		402
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
110-027-300-130-00	578 E PRICE RD	05/31/23	\$290,000 WD	03-ARM'S LENGTH	\$290,000	\$126,200	43.52	\$252,432	\$68,516	\$30,948	323.8	279.0	2.07	2.07	\$212	\$33,036	\$0.76	323.76	RRES 1665/524	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
110-027-400-206-00	2242 N HOPE RD	10/25/23	\$405,000 WD	33-TO BE DETERMINED	\$405,000	\$167,300	41.31	\$334,628	\$168,876	\$98,504	0.0	0.0	23.37	23.37	#DIV/0!	\$7,226	\$0.17	0.00	RRES 1668/733	Rural Residential	401
110-027-400-251-00	2196 N HOPE RD	08/11/23	\$170,000 WD	33-TO BE DETERMINED	\$170,000	\$78,800	46.35	\$157,656	\$42,572	\$30,228	438.0	208.9	2.10	2.10	\$97	\$20,263	\$0.47	438.00	RRES 1666/1369	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
110-027-400-512-00	898 E PRICE RD	04/14/23	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$100,500	54.32	\$201,075	\$33,284	\$49,359	340.0	584.2	4.56	4.56	\$98	\$7,299	\$0.17	340.00	RRES 1664/546	Rural Residential	401
110-027-400-760-00	850 E PRICE RD	07/14/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$56,500	36.45	\$112,922	\$58,830	\$16,752	207.0	179.9	0.86	0.86	\$284	\$68,807	\$1.58	207.00	RRES 1666/557	Rural Residential	401
110-027-400-780-00	765 E PRICE RD	01/22/24	\$45,000 WD	33-TO BE DETERMINED	\$45,000	\$30,600	68.00	\$61,180	\$980	\$17,160	130.0	221.2	0.66	0.66	\$8	\$1,485	\$0.03	130.00	RRES 1670/282	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
110-033-100-510-00	456 E SAGINAW RD	01/04/24	\$113,000 WD	03-ARM'S LENGTH	\$113,000	\$50,300	44.51	\$100,553	\$24,589	\$12,142	77.0	264.0	0.47	0.47	\$319	\$52,653	\$1.21	77.00	RRES 1669/1156	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
110-034-100-180-00	838 E RED KEG CT	02/16/24	\$151,500 WD	03-ARM'S LENGTH	\$151,500	\$69,100	45.61	\$138,125	\$25,465	\$12,090	112.5	180.0	0.47	0.47	\$226	\$54,763	\$1.26	112.50	RRES 1670/771	Rural Residential	401
110-034-200-220-00	1931 N HOPE RD	06/15/23	\$0 MLC	33-TO BE DETERMINED	\$0	\$9,300	#DIV/0!	\$18,683	(\$13,523)	\$5,160	56.7	165.0	0.22	0.22	(\$239)	(\$62,898)	(\$1.44)	56.65	RRES 1665/1132	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 110-035-200-121-0	Rural Residential	402
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
110-035-200-245-00	1049 E SANFORD RD	06/26/23	\$230,000 WD	03-ARM'S LENGTH	\$230,000	\$87,400	38.00	\$174,775	\$79,297	\$24,072	195.0	259.1	1.16	1.16	\$407	\$68,359	\$1.57	195.00	RRES 1665/1352	Rural Residential	401
110-036-300-025-00	1708 N STARK RD	04/07/23	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$91,000	44.39	\$182,088	\$55,288	\$32,376	135.0	661.5	2.05	2.05	\$410	\$26,970	\$0.62	135.00	RRES 1664/445	Rural Residential	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
110-490-500-040-00	2030 N FANTASY LN	06/07/23	\$400,000 WD	03-ARM'S LENGTH	\$400,000	\$148,900	37.23	\$297,891	\$163,534	\$61,425	205.4	165.0	0.84	0.84	\$796	\$194,683	\$4.47	221.87	490 1665/746	Dream Chaser	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
110-592-000-044-00	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
		Totals:	\$13,811,525		\$13,811,525	\$5,794,300		\$11,589,432	\$4,069,074	\$1,846,981	8,419.9		233.71	235.50							
						Sale. Ratio =>	41.95			Average			Average			Average					
						Std. Dev. =>	#DIV/0!			per FF=>	\$483		per Net Acre=>	17,410.86		per SqFt=>	\$0.40				
-																					

M&B's by Acreage																					
0 - 1 Acres																					
Parcel Number	Street Address	Sale Date	Sale Price Ins		Adj. Sale \$	Cur. Asmnt.				Est. Land Value	Effec. Front		Net Acres	Total Acres		Dollars/Acre			ECF Area Liber/Page Other Parce		Class
110-034-100-160-00 7 110-034-100-180-00 8		04/08/22 02/16/24	\$120,025 WD \$151,500 WD		\$120,025 \$151,500	\$51,000 \$69,100	42.49 45.61	\$102,009 \$138,125	\$22,912 \$25,465	\$4,896 \$12,090	49.5 112.5	264.0	0.31 0.47	0.31 0.47	\$463 \$226	\$73,910 \$54,763	\$1.70 \$1.26	49.50 112.50	RRES 1655/1376 RRES 1670/771	Rural Residential Rural Residential	401 401
110-034-100-180-00 8		02/16/24	\$151,500 WD \$113,000 WD		\$151,500	\$50,300	44.51	\$100,553	\$25,465	\$12,090		264.0	0.47	0.47	\$319	\$52,653	\$1.20	77.00	RRES 1669/1156	Rural Residential	401
110-027-400-780-00 7		01/22/24	\$45,000 WD		\$45,000	\$30,600	68.00	\$61,180	\$980	\$17,160		221.2	0.66	0.66	\$8	\$1,485	\$0.03	130.00	RRES 1670/282	Rural Residential	401
110-027-400-760-00 8	850 E PRICE RD	07/14/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$56,500	36.45	\$112,922	\$58,830	\$16,752	207.0	179.9	0.86	0.86	\$284	\$68,807	\$1.58	207.00	RRES 1666/557	Rural Residential	401
		Totals:	\$584,525		\$584,525	\$257,500		\$514,789	\$132,776	\$63,040	576.0		2.76	2.76							
						Sale. Ratio =>	44.05			Average		Ave	rage			Average					
						Std. Dev. =>	12.04			per FF=>	\$231	per	Net Acre=>	48,159.59		per SqFt=>	\$1.11				
1 - 2 Acres																					
Parcel Number	Street Address	Sale Date	Sale Price Ins		Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front		Net Acres	Total Acres		Dollars/Acre			ECF Area Liber/Page Other Parce	els in Sale Land Table	Class
	636 E GOLDEN POND RD	04/07/23	\$155,000 WD		\$155,000	\$81,300	52.45	\$162,551	\$16,959	\$24,510	218.1		1.09	1.09	\$78	\$15,630	\$0.36	218.10	RRES 1664/421	Rural Residential	401
110-035-200-245-00 1		06/26/23	\$230,000 WD		\$230,000	\$87,400	38.00	\$174,775	\$79,297	\$24,072			1.16	1.16	\$407	\$68,359	\$1.57	195.00	RRES 1665/1352	Rural Residential	401
110-027-300-030-00 2		11/04/22	\$225,000 WD		\$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 4		10/05/22	+== 1,000	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$35,349	\$18,387		419.1	1.27 1.48	1.27	\$268	\$27,834	\$0.64	132.00	RRES 1660/866	Rural Residential	401
110-026-100-300-00 2	2297 N STARK RD	09/08/23	\$1,191,000 WD	03-ARM'S LENGTH	\$327,000 \$1,191,000	\$138,300 \$543,700	42.29	\$276,640 \$1.087.387	\$76,472	\$26,112 \$112,224	842.1	357.0	6.22	6.22	\$463	\$51,775	\$1.19	165.00	RRES 1667/782	Rural Residential	401
		Totals:	\$1,191,000			\$543,700 Sale. Ratio =>	45.65	\$1,087,387	\$215,837	\$112,224 Average	842.1	Ave		6.22		Average					
						Std. Dev. =>	6.36			per FF=>	\$256		Net Acre=>	34.706.06		per SqFt=>	\$0.80				
2 - 5 Acres						Ottal Devi	0.00			po	<b>4200</b>	per	THOUTHOU !	04,700.00		peroque	Ψ0.00				
Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. Terms of Sale	Adi, Sale \$	Cur. Asmnt.	Asd/Adi, Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec, Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SgFt	Actual Front	ECF Area Liber/Page Other Parce	els in Sale Land Table	Class
110-023-400-012-00 1		10/31/23		33-TO BE DETERMINED	\$350,000	\$107,400	30.69	\$214,808	\$165,072	\$29,880	340.0	223.0	2.00	2.00	\$486	\$82,619	\$1.90	340.00	RRES 1668/1060	Rural Residential	401
110-022-300-090-00 2	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 8	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
110-036-300-025-00 1		04/07/23	\$205,000 WD		\$205,000	\$91,000	44.39	\$182,088	\$55,288	\$32,376		661.5	2.05	2.05	\$410	\$26,970	\$0.62	135.00	RRES 1664/445	Rural Residential	401
110-027-300-130-00 5		05/31/23	\$290,000 WD		\$290,000	\$126,200	43.52	\$252,432	\$68,516	\$30,948	323.8	279.0	2.07	2.07	\$212	\$33,036	\$0.76	323.76	RRES 1665/524	Rural Residential	401
110-027-400-251-00 2		08/11/23	\$170,000 WD		\$170,000	\$78,800	46.35	\$157,656	\$42,572	\$30,228		208.9	2.10	2.10	\$97	\$20,263	\$0.47	438.00	RRES 1666/1369	Rural Residential	401
110-027-100-521-00 2 110-025-300-500-00 1		12/12/23 05/23/23	\$135,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$135,000 \$401,000	\$59,600 \$157,200	44.15 39.20	\$119,150 \$314,399	\$49,022 \$120,661	\$33,172 \$34,060	341.0	294.0 429.0	2.23 2.37	2.23 2.37	\$144 \$611	\$22,022 \$51,019	\$0.51 \$1.17	341.00 0.00	RRES 1669/535 RRES 1665/205	Rural Residential Rural Residential	401 401
110-025-300-500-00 1		08/01/22	\$150,000 WD		\$150,000	\$82,000	54.67	\$164,096	\$17,093	\$34,060	396.0	404.8	3.68	3.68	\$43	\$4,645	\$0.11	396.00	RRES 1659/61	Rural Residential	401
110-033-100-100-00 4		04/14/23	\$185,000 WD		\$185,000	\$100.500	54.32	\$201.075	\$33,284	\$49,359		584.2	4.56	4.56	\$98	\$7,299	\$0.17	340.00	RRES 1664/546	Rural Residential	401
110-016-200-250-00 3		10/07/22		03-ARM'S LENGTH	\$495,000	\$212,700	42.97	\$425,457	\$111,925	\$42,382	328.5		4.96	4.96	\$341	\$22,556	\$0.52	328.54	brink 1660/1013	Rural Residential	401
		Totals:	\$2,925,000		\$2,925,000	\$1,216,200		\$2,432,895	4055.040					20.00							
									5855.046	\$362.941	3.340.7		30.02								
						Sale. Ratio =>	41.58	\$2,432,093	\$855,046	\$362,941 Average	3,340.7	Ave	30.02 rage	30.02		Average					
			. ,				41.58 7.58	\$2,432,033			3,340.7 \$256			28,486.34		Average per SqFt=>	\$0.65				
5 - 10 Acres						Sale. Ratio =>		\$2,432,699		Average			rage				\$0.65				
5 - 10 Acres Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. Terms of Sale		Sale. Ratio =>				Average		per	rage				\$0.65  Dollars/SqFt	Actual Front	ECF Area Liber/Page Other Parc	els in Sale Land Table	Class
Parcel Number 110-028-400-209-00 2	2174 N RUDY CT	09/30/22	Sale Price Ins \$370,000 WD	03-ARM'S LENGTH	Adj. Sale \$ \$370,000	Sale. Ratio => Std. Dev. => Cur. Asmnt. \$128,100	7.58 Asd/Adj. Sale 34.62	Cur. Appraisal \$256,161	Land Residual \$161,089	Average per FF=> Est. Land Value \$47,250	\$256 Effec. Front 151.6	Depth 1709.6	Net Acres 5.95	28,486.34 Total Acres 5.95	Dollars/FF \$1,063	per SqFt=>  Dollars/Acre \$27,074	Dollars/SqFt \$0.62	151.60	RRES 1660/682	Rural Residential	401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5	2174 N RUDY CT 588 E MONROE RD	09/30/22 04/28/23	<b>Sale Price</b> Ins \$370,000 WD \$417,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000	Sale. Ratio => Std. Dev. => Cur. Asmnt. \$128,100 \$147,000	7.58 Asd/Adj. Sale 34.62 35.25	Cur. Appraisal \$256,161 \$294,077	Land Residual \$161,089 \$180,505	Average per FF=>  Est. Land Value \$47,250 \$57,582	\$256 Effec. Front 151.6 332.0	Depth 1709.6 816.1	Net Acres 5.95 6.22	28,486.34  Total Acres 5.95 6.22	Dollars/FF \$1,063 \$544	Dollars/Acre \$27,074 \$29,020	Dollars/SqFt \$0.62 \$0.67	151.60 332.00	RRES 1660/682 RRES 1664/1013	Rural Residential Rural Residential	401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD	09/30/22 04/28/23 10/26/23	\$370,000 WD \$417,000 WD \$640,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$640,000	Sale. Ratio => Std. Dev. => Cur. Asmnt. \$128,100 \$147,000 \$249,000	7.58 Asd/Adj. Sale 34.62 35.25 38.91	Cur. Appraisal \$256,161 \$294,077 \$497,964	Land Residual \$161,089 \$180,505 \$199,618	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582	\$256 Effec. Front 151.6 332.0 332.0	Depth 1709.6 816.1 816.1	Net Acres 5.95 6.22 6.22	28,486.34  Total Acres 5.95 6.22 6.22	Dollars/FF \$1,063 \$544 \$601	Dollars/Acre \$27,074 \$29,020 \$32,093	Dollars/SqFt \$0.62 \$0.67 \$0.74	151.60 332.00 332.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763	Rural Residential Rural Residential Rural Residential	401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22	\$370,000 WD \$417,000 WD \$640,000 WD \$200,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$640,000 \$200,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000	7.58  Asd/Adj. Sale 34.62 35.25 38.91 42.00	Cur. Appraisat \$256,161 \$294,077 \$497,964 \$167,947	Land Residual \$161,089 \$180,505 \$199,618 \$81,828	Average per FF=>  Est. Land Value   \$47,250   \$57,582   \$49,775	\$256 Effec. Front 151.6 332.0 332.0 375.0	Depth 1709.6 816.1 816.1 770.1	Net Acres 5.95 6.22 6.22 6.63	28,486.34 Total Acres 5.95 6.22 6.22 6.63	Dollars/FF \$1,063 \$544 \$601 \$218	Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342	\$0.62 \$0.67 \$0.74 \$0.28	151.60 332.00 332.00 375.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262	Rural Residential Rural Residential Rural Residential Rural Residential	401 401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22	\$370,000 WD \$417,000 WD \$640,000 WD \$200,000 WD \$65,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$640,000 \$200,000 \$65,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000 \$25,100	7.58 Asd/Adj. Sale 34.62 35.25 38.91	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440	\$256 Effec. Front 151.6 332.0 332.0 375.0 332.9	Depth 1709.6 816.1 816.1	Net Acres 5.95 6.22 6.63 7.54	28,486.34 Total Acres 5.95 6.22 6.22 6.63 7.54	Dollars/FF \$1,063 \$544 \$601	Dollars/Acre \$27,074 \$29,020 \$32,093	Dollars/SqFt \$0.62 \$0.67 \$0.74	151.60 332.00 332.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763	Rural Residential Rural Residential Rural Residential	401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22	\$370,000 WD \$417,000 WD \$640,000 WD \$200,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$640,000 \$200,000 \$65,000 \$1,692,000	Sale. Ratio => Std. Dev. => Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000 \$25,100 \$633,200	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62	Cur. Appraisat \$256,161 \$294,077 \$497,964 \$167,947	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227	Average per FF=>  Est. Land Value   \$47,250   \$57,582   \$57,582   \$49,775   \$29,440   \$241,629	\$256 Effec. Front 151.6 332.0 332.0 375.0	Depth 1709.6 816.1 816.1 770.1 332.6	Net Acres 5.95 6.22 6.22 6.63 7.54	28,486.34 Total Acres 5.95 6.22 6.22 6.63	Dollars/FF \$1,063 \$544 \$601 \$218 \$133	Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860	\$0.62 \$0.67 \$0.74 \$0.28	151.60 332.00 332.00 375.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262	Rural Residential Rural Residential Rural Residential Rural Residential	401 401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22	\$370,000 WD \$417,000 WD \$640,000 WD \$200,000 WD \$65,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sate \$ \$370,000 \$417,000 \$640,000 \$200,000 \$65,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000 \$25,100	7.58  Asd/Adj. Sale 34.62 35.25 38.91 42.00	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440	\$256 Effec. Front 151.6 332.0 332.0 375.0 332.9	Depth 1709.6 816.1 816.1 770.1 332.6	Net Acres 5.95 6.22 6.22 6.63 7.54	28,486.34 Total Acres 5.95 6.22 6.22 6.63 7.54	Dollars/FF \$1,063 \$544 \$601 \$218 \$133	Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860 Average	\$0.62 \$0.67 \$0.74 \$0.28	151.60 332.00 332.00 375.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262	Rural Residential Rural Residential Rural Residential Rural Residential	401 401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22	\$370,000 WD \$417,000 WD \$640,000 WD \$200,000 WD \$65,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sate \$ \$370,000 \$417,000 \$640,000 \$200,000 \$65,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$25,100 \$633,200 Sale. Ratio =>	7.58  Asd/Adj. Sale 34.62 35.25 38.91 42.00 38.62	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227	Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5	Depth 1709.6 816.1 816.1 770.1 332.6	Net Acres 5.95 6.22 6.22 6.63 7.54 32.56	28,486.34  Total Acres 5.95 6.22 6.22 6.63 7.54 32.56	Dollars/FF \$1,063 \$544 \$601 \$218 \$133	Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860	Dollars/SqFt \$0.62 \$0.67 \$0.74 \$0.28 \$0.13	151.60 332.00 332.00 375.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262	Rural Residential Rural Residential Rural Residential Rural Residential	401 401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22	\$370,000 WD \$417,000 WD \$640,000 WD \$200,000 WD \$65,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sate \$ \$370,000 \$417,000 \$640,000 \$200,000 \$65,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$25,100 \$633,200 Sale. Ratio =>	7.58  Asd/Adj. Sale 34.62 35.25 38.91 42.00 38.62	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227	Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5	Depth 1709.6 816.1 816.1 770.1 332.6 Average	Net Acres 5.95 6.22 6.22 6.63 7.54 32.56	28,486.34  Total Acres 5.95 6.22 6.22 6.63 7.54 32.56	Dollars/FF \$1,063 \$544 \$601 \$218 \$133	Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860 Average	Dollars/SqFt \$0.62 \$0.67 \$0.74 \$0.28 \$0.13	151.60 332.00 332.00 375.00 332.87	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262	Rural Residential Rural Residential Rural Residential Rural Residential Rural Residential	401 401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals:	\$370,000 WD \$417,000 WD \$640,000 WD \$200,000 WD \$65,000 WD \$1,692,000	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$640,000 \$200,000 \$65,000 \$1,692,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000 \$25,100 \$633,200 Sale. Ratio => Std. Dev. =>	7.58  Asd/Adj. Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438	Depth 1709.6 816.1 816.1 770.1 332.6 Average	Net Acres	28,486.34  Total Acres 5.95 6.22 6.22 6.63 7.54 32.56 20,492.23	Dollars/FF \$1,063 \$544 \$601 \$218 \$133	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>	Dollars/SqFt \$0.62 \$0.67 \$0.74 \$0.28 \$0.13	151.60 332.00 332.00 375.00 332.87	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027	Rural Residential Rural Residential Rural Residential Rural Residential Rural Residential	401 401 401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-014-00 5 110-027-200-014-00 5 110-026-300-641-00 1 10-20 Acres Parcel Number	2174 N RUDY CT 588 E MONROE RD 584 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals:	\$370,000 WD \$417,000 WD \$417,000 WD \$640,000 WD \$200,000 WD \$65,000 WD \$1,692,000	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH tr. Terms of Sale 33-TO BE DETERMINED	Adj. Sate \$ \$370,000 \$417,000 \$417,000 \$200,000 \$55,000 \$1,692,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$25,100 \$633,200 Sale. Ratio => Std. Dev. =>  Cur. Asmnt.	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00  Asd/Adj, Sale	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438	Depth 1709.6 816.1 816.1 770.1 332.6 Average Per Depth	Net Acres  5.95 6.22 6.22 6.63 7.54 32.56 rrage Net Acres>	28,486.34  Total Acres 5.95 6.22 6.22 6.63 7.54 32.56 20,492.23	Dollars/FF \$1,063 \$544 \$601 \$218 \$133	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre	\$0.62 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47	151.60 332.00 332.00 375.00 332.87	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027	Rural Residential Rural Residential Rural Residential Rural Residential Rural Residential Rural Residential	401 401 401 401 401 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-184-00 1 110-026-300-641-00 1  10-20 Acres Parcel Number 110-012-300-070-00 3 110-022-400-140-00 8 110-035-100-020-0 1	2174 N RUDY CT S88 E MONROE RD S44 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3820 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 09/21/22	\$370,000 WD \$417,000 WD \$640,000 WD \$65,000 WD \$1,692,000 \$  \$320,000 WD \$55,000 WD \$1,692,000 WD \$1,692,000 WD \$1,692,000 WD \$110,000 WD \$1405,000 WD \$100,000 WD	03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$640,000 \$200,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$405,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000 \$25,100 \$633,200 \$633,200 Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$82,300 \$32,000 \$170,700	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00  Asd/Adj, Sale 29.09 42.15	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$164,666 \$63,958	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227 Land Residual \$138,917 \$110,000 \$118,318	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average per FF=>  Est. Land Value \$78,583 \$63,958 \$54,758	\$256  Effec. Front 151.6 332.0 332.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 0.0	Depth 1709.6 816.1 816.1 770.1 332.6 Average Per 10.0 0.0 0.0 0.0 0.0	Net Acre=>  Net Acres 5.95 6.22 6.22 6.63 7.54 32.56 rage Net Acre=>  Net Acres 10.00 10.00 10.86	28,486.34  Total Acres 5.95 6.22 6.63 7.54 32.56 20,492.23  Total Acres 10.00 10.00 5.43	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0!	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$1,000 \$10,895	\$0.62 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47 Dollars/SqFt \$0.32 \$0.25 \$0.25	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 0.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1660/77 RRES 1660/406 RRES 1660/315	Rural Residential	401 401 401 401 401 401
Parcel Number 110-028-400-099-00 5 110-027-200-099-00 5 110-027-200-014-00 5 110-028-300-641-00 1 10-028-300-641-00 1 10-028-300-041-00 1 10-029-07-000 3 110-022-400-140-00 8	2174 N RUDY CT S88 E MONROE RD S44 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3820 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 7 Totals: Sale Date 11/22/23 09/21/22 02/22/23 11/14/23	Sate Price	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH tr. Terms of Sale 33-10 BE DETERMINED 03-ARM'S LENGTH	Adj. Sate \$ \$370,000 \$417,000 \$640,000 \$5640,000 \$55,000 \$1,692,000  Adj. Sate \$ \$225,000 \$110,000 \$405,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$249,000 \$84,000 \$55,100 \$633,200 \$532,200 Cur. Asmnt. \$82,300 \$32,000 \$170,700 \$84,000	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00  Asd/Adj, Sale 36.58 29.09	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$164,666 \$63,958 \$341,440 \$168,101	Land Residual \$161,089 \$180,505 \$199,618 \$81,828 \$44,187 \$667,227 Land Residual \$138,917 \$110,000 \$118,318 \$69,406	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$54,758 \$127,507	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7	Depth 1709.6 816.1 816.1 770.1 332.6 Averper 0.0 0.0 0.0	nage Net Acre⇒  Net Acres  5.95 6.22 6.62 6.23 7.54 32.56 rage Net Acre⇒  Net Acres 10.00 10.86 14.50	28,486.34  Total Acres 5,95 6,22 6,623 7,54 32,56 20,492,23  Total Acres 10,00 10,00 5,43 0,00	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0!	Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860 Average per SqFt=> Dollars/Acre \$13,882 \$11,000	Dollars/SqFt \$0.62 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47 Dollars/SqFt \$0.32 \$0.25	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parci	Rural Residential	401 401 401 401 401 401 Class 401 402
Parcet Number 110-028-400-209-00 2 110-027-200-099-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1  10-20 Acres  Parcet Number 110-012-300-070-00 3 110-022-400-140-00 8 110-032-100-020-00 1	2174 N RUDY CT S88 E MONROE RD S44 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3820 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 09/21/22	\$370,000 WD \$417,000 WD \$640,000 WD \$65,000 WD \$1,692,000 \$  \$320,000 WD \$55,000 WD \$1,692,000 WD \$1,692,000 WD \$1,692,000 WD \$110,000 WD \$1405,000 WD \$100,000 WD	03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$4417,000 \$640,000 \$500,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$405,000 \$110,000 \$850,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000 \$55,100 \$633,200 \$633,200 \$51,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 36.58 29.09 42.15 76.36	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$164,666 \$63,958	Land Residual \$161,089 \$180,505 \$199,618 \$41,828 \$44,187 \$667,227	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$54,758 \$127,507 \$324,806	\$256  Effec. Front 151.6 332.0 332.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 0.0	Depth 1709.6 816.1 816.1 770.1 332.6 Average Perth 0.0 0.0 0.0 524.7	Net Acres 5.95 6.22 6.62 6.63 7.54 32.56 rage Net Acres 10.00 10.00 10.00 45.36	28,486.34  Total Acres 5.95 6.22 6.63 7.54 32.56 20,492.23  Total Acres 10.00 10.00 5.43	Dollars/FF #DIV/0! #DIV/0! \$126	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$1,000 \$10,895 \$4,787	\$0.62 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47 Dollars/SqFt \$0.32 \$0.25 \$0.25	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 0.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1660/77 RRES 1660/406 RRES 1660/315	Rural Residential	401 401 401 401 401 401 Class 401 402
Parcet Number 110-028-400-209-00 2 110-027-200-099-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1  10-20 Acres  Parcet Number 110-012-300-070-00 3 110-022-400-140-00 8 110-032-100-020-00 1	2174 N RUDY CT S88 E MONROE RD S84 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3820 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 7 Totals: Sale Date 11/22/23 09/21/22 02/22/23 11/14/23	Sate Price	03-ARM'S LENGTH	Adj.Sale \$ \$370,000 \$417,000 \$640,000 \$55,000 \$1,692,000  Adj.Sale \$ \$225,000 \$110,000 \$405,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$2424,000 \$243,000 \$25,100 \$340,000 \$25,100 \$40,000 \$25,100 \$40,000 \$25,100 \$40,000 \$25,100 \$40,000 \$25,100 \$40,000 \$25,100	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00  Asd/Adj, Sale 29.09 42.15 76.36	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$164,666 \$63,958 \$341,440 \$168,101	Land Residual \$161,089 \$180,505 \$199,618 \$41,827 \$667,227 Land Residual \$138,917 \$110,000 \$118,318 \$99,406	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$57,582 \$49,755 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$127,507 \$324,806  Average	\$256  Effec. Front 151.6 332.0 375.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 0.0 551.7	Depth 1709.6 816.1 816.1 770.1 332.6  Average  Depth 0.0 0.0 0.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0	Net Acre=>   Net Acre=>     Set Ac	28,486.34  Total Acres 5.95 6.22 6.622 6.63 7.54 32.56 20,492.23  Total Acres 10.00 10.00 5.43 0.00 25.43	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0! \$126	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$1,085 \$4,787	\$0.62 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47 \$0.32 \$0.32 \$0.32 \$0.25 \$0.25	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 0.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1660/77 RRES 1660/406 RRES 1660/315	Rural Residential	401 401 401 401 401 401 Class 401 402
Parcel Number 110-028-400-209-00 2 110-027-200-014-00 5 110-028-300-641-00 1 110-028-300-641-00 1 10-028-300-641-00 1 10-028-300-00-00 3 110-028-300-00-00 3 110-028-300-00-00 1 110-028-300-00-00 1	2174 N RUDY CT S88 E MONROE RD S84 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3820 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD	09/30/22 04/28/23 10/26/23 08/05/22 7 Totals: Sale Date 11/22/23 09/21/22 02/22/23 11/14/23	Sate Price	03-ARM'S LENGTH	Adj.Sale \$ \$370,000 \$417,000 \$640,000 \$55,000 \$1,692,000  Adj.Sale \$ \$225,000 \$110,000 \$405,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$84,000 \$55,100 \$633,200 \$633,200 \$51,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700 \$61,700	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 36.58 29.09 42.15 76.36	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$164,666 \$63,958 \$341,440 \$168,101	Land Residual \$161,089 \$180,505 \$199,618 \$41,827 \$667,227 Land Residual \$138,917 \$110,000 \$118,318 \$99,406	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$54,758 \$127,507 \$324,806	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7	Depth 1709.6 816.1 816.1 770.1 332.6  Average  Depth 0.0 0.0 0.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0	Net Acres 5.95 6.22 6.62 6.63 7.54 32.56 rage Net Acres 10.00 10.00 10.00 45.36	28,486.34  Total Acres 5,95 6,22 6,623 7,54 32,56 20,492,23  Total Acres 10,00 10,00 5,43 0,00	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0! \$126	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$1,000 \$10,895 \$4,787	\$0.62 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47 Dollars/SqFt \$0.32 \$0.25 \$0.25	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 0.00	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1660/77 RRES 1660/406 RRES 1660/315	Rural Residential	401 401 401 401 401 401 Class 401 402
Parcel Number 110-022-00-09-00 5 110-027-200-014-00 5 110-025-200-194-00 1 110-026-300-641-00 1 10-026-300-641-00 1 10-026-300-641-00 1 10-028-200-000-00 1 10-022-000-00 1 10-022-200-000-00 1	2174 N RUDY CT 588 E MONROE RD 588 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD 1232 E SOMBAY RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 09/21/22 02/22/23 Totals:	\$370,000 WD \$417,000 WD \$417,000 WD \$640,000 WD \$550,000 WD \$550,000 WD \$550,000 WD \$405,000 WD \$405,000 WD \$850,000 WD \$850,000	03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$440,000 \$5200,000 \$5,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$405,000 \$110,000	Sale, Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$249,000 \$249,000 \$249,000 \$25,100 \$633,200 Sale, Ratio => Std. Dev. =>  Cur. Asmnt. \$82,300 \$170,700 \$349,000 \$340	7.58 Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 36.53 25.99 42.15 76.36	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$164,666 \$33,958 \$341,440 \$168,101 \$738,165	Land Residual. \$161,089 \$190,505 \$199,618 \$31,823 \$44,187 \$667,227  Land Residual. \$138,917 \$110,000 \$118,318 \$59,406 \$436,641	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average per FF=>  Est. Land Value \$78,583 \$63,958 \$54,758 \$127,507 \$324,806 Average per FF=>	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 0.0 551.7 551.7	Depth 1709.6 816.1 816.1 770.1 332.6  Average  Depth 0.0 0.0 0.0 524.7  Average  Per	Net Acres	28,486.34  Total Acres 5.95 6.22 6.62 6.63 7.54 32.56 20,492.23  Total Acres 10.00 10.00 5.43 0.00 25.43 9,626.12	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0! \$126	Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860 \$20,000 \$10,342 \$5,860 \$20,000 \$10,342 \$13,802 \$11,000 \$10,805 \$4,787 \$4444 \$444	\$0.67 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47 \$0.28 \$0.13 \$0.47 \$0.32 \$0.25 \$0.25 \$0.11	151.60 332.00 332.00 375.00 375.00 332.87 Actual Front 0.00 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1669/77 RRES 1669/476 RRES 1660/406 RRES 1668/1268 110-002-200	Rural Residential	401 401 401 401 401 401 401 401 402 401
Parcel Number 110-028-400-099-00 5 110-027-200-099-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-028-300-641-00 1  10-20 Acres  Parcel Number 110-012-300-070-00 3 110-022-400-140-00 8 110-035-100-020-00 1 110-002-200-000-00 1	2174 N RUDY CT 588 E MONROE RD 544 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 836 E BEAMISH RD 1232 E SANFORD RD 1232 E BOMBAY RD  Street Address	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 09/21/22 02/22/23 11/14/23 Totals:	\$370,000 WD \$417,000 WD \$640,000 WD \$65,000 WD \$55,000 WD \$11,692,000 WD \$110,000 WD \$110,	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S L	Adj.Sale \$ \$370,000 \$417,000 \$4417,000 \$540,000 \$55,000 \$1,692,000  Adj.Sale \$ \$225,000 \$110,000 \$405,000  Adj.Sale \$ Adj.Sale \$	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$2424,000 \$243,000 \$25,100 \$348,000 \$25,100 \$340,000 \$25,100 \$340,000 \$310,700 \$40,000 \$310,700 \$40,000 \$3	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00  Asd/Adj, Sale 43.41 20.91  Asd/Adj, Sale	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402  Cur. Appraisal \$164,666 \$63,958 \$341,440 \$168,101 \$738,165	Land Residual \$161,089 \$180,505 \$199,618 \$519,618 \$41,187 \$667,227  Land Residual \$138,917 \$110,000 \$118,318 \$59,406 \$436,641	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,755 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$127,507 \$324,806  Average per FF=>  Est. Land Value Est. Land Value Est. Land Value	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$51.7	Depth 1709.6 816.1 816.1 916.1 332.6 Average Perth 0.0 0.0 0.0 524.7 Average Perth Depth	Net Acres     S.95     6.22     6.63     7.54     32.56     rage     Net Acres     Net Acres     10.00     10.86     14.50     45.36     rage     Net Acres	28,486.34  Total Acres 5,95 6,22 6,62 6,63 7,54 32,56 20,492,23  Total Acres 10,00 10,00 25,43 9,626,12	Dollars/FF \$1,063 \$544 \$601 \$218 \$133  Dollars/FF #DIV/0! #DIV/0! \$126	per SqFt=>  Dollars/Acre \$27,074 \$29,029 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$1,009 \$4,787  Average per SqFt=>  Dollars/Acre Dollars/Acre	Dollars/SqFt \$0.62 \$0.67 \$0.74 \$0.28 \$0.13 \$0.47 \$0.22 \$0.25 \$0.11	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 0.00 551.67	RRES 1660/682 RRES 16668/763 RRES 16589/763 RRES 1659/262 RRES 1659/71027  CONTROL CON	Rural Residential	401 401 401 401 401 401 401 Class 401 402 401
Parcel Number 110-028-400-090-00 5 110-027-200-091-00 5 110-027-200-014-00 5 110-028-300-641-00 1 110-028-300-641-00 1 10-028-300-641-00 1 110-028-300-070-00 3 110-022-400-140-00 8 110-035-100-020-00 1 110-022-200-000-0	2174 N RUDY CT SSBE E MONROE RD 544 E MONROE RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 836 E BEAMISH RD 1232 E SANFORD RD 1232 E SOMBAY RD  Street Address 2242 N HOPE RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 19/21/22 02/22/23 11/14/23 Totals:	Sate Price	03-ARM'S LENGTH 03-ARM'S LENGT	Adj. Sale \$ \$370.000 \$441,000 \$440,000 \$540,000 \$1,692,000  \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$405,000  Adj. Sale \$ \$405,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$244,000 \$244,000 \$55,100 \$633,200 \$516. Dev. => Std. Dev. =>  Cur. Asmnt. \$82,300 \$32,000 \$170,700 \$484,000 \$389,000 \$380,000 \$380,000 \$44,000 \$45	7.58 Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 36.58 29.09 42.15 76.36 43.41 29.91 Asd/Adj, Sale	Cur. Appraisal \$256,161	Land Residual \$151,089 \$180,505 \$199,618 \$81,828 \$44,187 \$867,227 \$467,227 \$110,000 \$118,318 \$59,406 \$436,641 \$188,318 \$59,406 \$436,641	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average per FF=>  Est. Land Value \$78,583 \$63,958 \$127,507 \$324,806 Average per FF=>  Est. Land Value \$98,504	\$256  Effec. Front  151.6 332.0 332.0 375.0 375.0 375.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Depth 1709.6 816.1 7770.1 332.6 Average 1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Net Acres	28,486.34  Total Acres 5.95 6.22 6.62 6.63 7.54 32.56 20,492.23  Total Acres 10.00 10.00 25.43 9,626.12	Dollars/FF \$1,063 \$544 \$601 \$218 \$133  Dollars/FF #DIV/0! #DIV/0! \$126  Dollars/FF #DIV/0!	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$11,000 \$10,895 \$4,787  Average per SqFt=>  Dollars/Acre \$7,226	Dollars/SqFt \$0.62 \$0.67 \$0.74 \$0.28 \$0.13  Dollars/SqFt \$0.22  Dollars/SqFt \$0.25 \$0.25 \$0.21	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1668/763 RRES 1658/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc. RRES 1660/406 RRES 1658/1268 110-002-200 RRES 1668/1268 0ther Parc. RRES 1668/1268 0ther Parc.	Rural Residential	401 401 401 401 401 401 401 402 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1  10-20 Acres  Parcel Number 110-012-300-070-00 3 110-022-400-1400 0 110-002-200-000-0 1 10-002-200-000-0 1	2174 N RUDY CT S88 E MONROE RD S88 E MONROE RD S88 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 11/14/23 Totals:	\$370,000 WD \$417,000 WD \$417,000 WD \$640,000 WD \$65,000 WD \$65,000 WD \$11,692,000 WD \$110,000 WD \$110,000 WD \$110,000 WD \$850,000 WD \$3405,000 WD \$3405,000 WD \$3405,000 WD \$3405,000 WD \$3850,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	Adj, Sale \$ \$370,000 \$417,000 \$440,000 \$5200,000 \$55,000 \$1,692,000  Adj, Sale \$ \$225,000 \$410,000 \$455,000  Adj, Sale \$ \$455,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$249,000 \$25,100 \$42,000 \$25,100 \$340,000 \$25,100 \$340,000 \$310,700 \$340,000 \$310,7000 \$310,7000 Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$167,300 \$319,900	7.58 Asd/Adj, Sale Asd/Adj, Sale 35.25 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 43.41 20.91 Asd/Adj, Sale 43.41 20.91	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$14,666 \$63,958 \$341,440 \$168,101 \$738,165 Cur. Appraisal \$334,628 \$639,736	Land Residual \$161,089 \$180,505 \$199,618 \$91,828 \$44,187 \$667,227 Land Residual \$118,917 \$110,000 \$118,918 \$436,641	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$44,759 \$127,507 \$324,806  Average per FF=>  Est. Land Value \$98,504 \$98,504	\$256  Effec. Front 151.6 332.0 332.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0	Depth 1709.6 816.1 816.1 770.1 332.6 Average Perth 0.0 0.0 524.7 Average Perth 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Net Acres	28,486.34  Total Acres 5,95 6,22 6,623 7,54 32,56 20,492,23  Total Acres 10,00 10,00 5,43 0,00 25,43 9,626,12  Total Acres 23,37 30,09	Dollars/FF \$1,063 \$544 \$601 \$218 \$133  Dollars/FF #DIV/0! #DIV/0! \$126  Dollars/FF #DIV/0! #DIV/0!	Dollars/Acre   \$27,074   \$29,020   \$32,093   \$12,342   \$5,860   Average per SqFt=>   Dollars/Acre   \$13,892   \$11,009   \$47,877   Average per SqFt=>   Dollars/Acre   \$7,226   \$10,259	Dollars/SqFt	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1658/262 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1669/77 RRES 1660/406 RRES 1663/315 RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/733 RRES 1668/733 RRES 1668/732	Rural Residential	401 401 401 401 401 401 401 Class 401 402 401
Parcel Number 110-028-400-090-00 5 110-027-200-091-00 5 110-027-200-014-00 5 110-028-300-641-00 1 110-028-300-641-00 1 10-028-300-641-00 1 110-028-300-070-00 3 110-022-400-140-00 8 110-035-100-020-00 1 110-022-200-000-0	2174 N RUDY CT S88 E MONROE RD S88 E MONROE RD S88 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD	09/30/22 04/28/23 10/28/23 08/05/22 06/09/22 Totats: Sale Date 11/22/23 09/21/22 11/14/23 Totats:	Sale Price   Ins   S370,000   WD   S417,000   WD   S640,000   WD   S50,000   WD   S65,000   WD   S11,692,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S850,000	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	Adj.Sale \$ \$370.000 \$4417,000 \$440,000 \$540,000 \$50,000 \$1,692,000 \$1,692,000 \$110,000 \$110,000 \$405,000 \$110,000 \$405,000 \$405,000 \$405,000 \$850,000	Sale. Ratio => Std. Dev. =>	7.58 Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 36.58 29.09 42.15 76.36 43.41 29.91 Asd/Adj, Sale	Cur. Appraisal \$256,161 \$294,077 \$497,984 \$167,947 \$50,253 \$1,266,402  Cur. Appraisal \$164,666 \$63,958 \$341,440 \$188,101 \$738,165  Cur. Appraisal	Land Residual. \$151,089 \$189,505 \$199,618 \$81,828 \$44,187 \$667,227  Land Residual. \$138,917 \$110,000 \$118,313 \$69,406 \$436,641  Land Residual. \$188,876 \$308,427 \$214,549	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$127,507 \$324,806  Average per FF=>  Est. Land Value \$98,504 \$98,504 \$99,504 \$99,504 \$101,876	\$256  Effec. Front 151.6 332.0 332.0 335.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Depth 1709.6 816.1 7770.1 332.6 Average 1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Net Acres   5.95     6.92     6.93     7.54     32.56     10.00     10.00     10.86     14.50     14.50     14.50     14.50     14.50     14.50     15.50     16.50	28,486.34  Total Acres 5.95 6.22 6.83 7.54 32.56 20,492.23  Total Acres 10.00 10.00 25.43 0,00 25.43 9,626.12  Total Acres 23.37 30.09	Dollars/FF \$1,063 \$544 \$601 \$218 \$133  Dollars/FF #DIV/0! #DIV/0! \$126  Dollars/FF #DIV/0!	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$11,000 \$10,895 \$4,787  Average per SqFt=>  Dollars/Acre \$7,226	Dollars/SqFt \$0.62 \$0.67 \$0.74 \$0.28 \$0.13  Dollars/SqFt \$0.22  Dollars/SqFt \$0.25 \$0.25 \$0.21	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1668/763 RRES 1658/763 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc. RRES 1660/406 RRES 1658/1268 110-002-200 RRES 1668/1268 0ther Parc. RRES 1668/1268 0ther Parc.	Rural Residential	401 401 401 401 401 401 401 402 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1  10-20 Acres  Parcel Number 110-012-300-070-00 3 110-022-400-1400 0 110-002-200-000-0 1 10-002-200-000-0 1	2174 N RUDY CT S88 E MONROE RD S88 E MONROE RD S88 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 11/14/23 Totals:	\$370,000 WD \$417,000 WD \$417,000 WD \$640,000 WD \$65,000 WD \$65,000 WD \$11,692,000 WD \$110,000 WD \$110,000 WD \$110,000 WD \$850,000 WD \$3405,000 WD \$3405,000 WD \$3405,000 WD \$3405,000 WD \$3850,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$540,000 \$55,000 \$1,692,000  Adj. Sale \$ \$225,000 \$4105,000 \$405,000 \$405,000 \$405,000 \$25,000 \$25,000 \$25,000 \$25,000 \$25,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$147,000 \$249,000 \$249,000 \$25,100 \$42,000 \$25,100 \$340,000 \$25,100 \$340,000 \$310,700 \$340,000 \$310,7000 \$310,7000 Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$167,300 \$319,900	7.58 Asd/Adj, Sale Asd/Adj, Sale 35.25 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 43.41 20.91 Asd/Adj, Sale 43.41 20.91	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$14,666 \$63,958 \$341,440 \$168,101 \$738,165 Cur. Appraisal \$334,628 \$639,736	Land Residual \$161,089 \$180,505 \$199,618 \$91,050 \$199,618 \$91,050 \$444,187 \$667,227 \$110,000 \$118,318 \$95,406 \$436,641 \$158,876 \$308,427 \$214,549 \$691,852 \$158,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$214,549 \$691,852 \$168,876 \$308,427 \$314,549 \$168,876 \$308,427 \$314,549 \$314,549 \$	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$44,759 \$127,507 \$324,806  Average per FF=>  Est. Land Value \$98,504 \$98,504	\$256  Effec. Front 151.6 332.0 332.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0	Depth 1709.6 816.1 816.1 770.1 332.6 Average Perth 0.0 0.0 524.7 Average Perth 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Net Acres	28,486.34  Total Acres 5,95 6,22 6,623 7,54 32,56 20,492,23  Total Acres 10,00 10,00 5,43 0,00 25,43 9,626,12  Total Acres 23,37 30,09	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0! \$126 Dollars/FF #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!	Dollars/Acre   \$27,074   \$29,020   \$32,093   \$12,342   \$5,860   Average per SqFt=>   Dollars/Acre   \$13,892   \$11,009   \$47,877   Average per SqFt=>   Dollars/Acre   \$7,226   \$10,259	Dollars/SqFt	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1658/262 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1669/77 RRES 1660/406 RRES 1663/315 RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/733 RRES 1668/733 RRES 1668/732	Rural Residential	401 401 401 401 401 401 401 Class 401 402 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1  10-20 Acres  Parcel Number 110-012-300-070-00 3 110-022-400-1400 0 110-002-200-000-0 1 10-002-200-000-0 1	2174 N RUDY CT S88 E MONROE RD S88 E MONROE RD S88 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD	09/30/22 04/28/23 10/28/23 08/05/22 06/09/22 Totats: Sale Date 11/22/23 09/21/22 11/14/23 Totats:	Sale Price   Ins   S370,000   WD   S417,000   WD   S640,000   WD   S50,000   WD   S65,000   WD   S11,692,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S850,000	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$4417,000 \$540,000 \$55,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$350,000  Adj. Sale \$ \$405,000 \$350,000 \$2,094,000	Sale, Ratio => Std. Dev. => Std	7.58 Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 42.15 74.34 42.91 Asd/Adj, Sale 41.31 37.50 43.27	Cur. Appraisal \$256,161 \$294,077 \$497,984 \$167,947 \$50,253 \$1,266,402  Cur. Appraisal \$164,666 \$63,958 \$341,440 \$188,101 \$738,165  Cur. Appraisal	Land Residual \$161,089 \$180,505 \$199,618 \$91,828 \$44,187 \$667,227  Land Residual \$138,917 \$110,000 \$1118,318 \$59,406 \$438,641  Land Residual \$188,876 \$308,427 \$214,549 \$691,852	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$54,758 \$127,507 \$324,806 Average per FF=>  Est. Land Value \$78,583 \$10,958 \$10,958 \$10,100 \$10,100 \$10,100 \$10,100 \$10,100 \$10,100 \$10,100 \$259,543	\$256  Effec. Front 151.6 332.0 332.0 335.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Depth 1709.6 816.1 770.1 332.6 Average Per 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Net Acres	28,486.34  Total Acres 5.95 6.22 6.83 7.54 32.56 20,492.23  Total Acres 10.00 10.00 25.43 0,00 25.43 9,626.12  Total Acres 23.37 30.09	Dottars/FF \$1,063 \$544 \$601 \$218 \$133 \$133 \$133 \$133 \$133 \$133 \$136 \$136	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$11,000 \$10,895 \$4,787  Average per SqFt=>  Dollars/Acre \$7,226 \$10,250 \$7,130	Dollars/SqFt	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1658/262 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1669/77 RRES 1660/406 RRES 1663/315 RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/733 RRES 1668/733 RRES 1668/732	Rural Residential	401 401 401 401 401 401 401 Class 401 402 401
Parcel Number 110-028-400-209-00 2 110-027-200-009-00 5 110-027-200-014-00 5 110-035-200-194-00 1 110-026-300-641-00 1  10-20 Acres  Parcel Number 110-012-300-070-00 3 110-022-400-1400 0 110-002-200-000-0 1 10-002-200-000-0 1	2174 N RUDY CT S88 E MONROE RD S88 E MONROE RD S88 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD	09/30/22 04/28/23 10/28/23 08/05/22 06/09/22 Totats: Sale Date 11/22/23 09/21/22 11/14/23 Totats:	Sale Price   Ins   S370,000   WD   S417,000   WD   S640,000   WD   S50,000   WD   S65,000   WD   S11,692,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S850,000	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$4417,000 \$540,000 \$55,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$350,000  Adj. Sale \$ \$405,000 \$350,000 \$2,094,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$249,000 \$249,000 \$25,100 \$24,000 \$25,100 \$340,000 \$25,100 \$340,000 \$310,000 \$310,000 \$310,000 \$310,000 \$310,000 \$310,000 \$311,000 \$3	7.58 Asd/Adj, Sale 34.62 35.62 38.91 42.00 38.62 37.42 3.00 Asd/Adj, Sale 43.41 20.91 Asd/Adj, Sale 44.31 37.50 43.27	Cur. Appraisal \$256,161 \$294,077 \$497,984 \$167,947 \$50,253 \$1,266,402  Cur. Appraisal \$164,666 \$63,958 \$341,440 \$188,101 \$738,165  Cur. Appraisal	Land Residual \$161,089 \$180,505 \$199,618 \$91,828 \$44,187 \$667,227  Land Residual \$138,917 \$110,000 \$1118,318 \$59,406 \$438,641  Land Residual \$188,876 \$308,427 \$214,549 \$691,852	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average per FF=>  Est. Land Value \$78,583 \$63,958 \$127,507 \$224,806 Average per FF=>  Est. Land Value \$98,504 \$98,504 \$99,504 \$99,504 \$101,876 \$295,543	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Depth 1709.6 816.1 770.1 332.6 Average Per 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Net Acres	28,486.34  Total Acres 5,95 6,22 6,62 6,63 7,54 32,56 20,492,23  Total Acres 10,00 10,00 25,43 0,00 25,43 9,626,12  Total Acres 23,37 30,09 30,09 83,55	Dottars/FF \$1,063 \$544 \$601 \$218 \$133 \$133 \$133 \$133 \$133 \$133 \$136 \$136	per SqFt=>  Dollars/Acre \$27,074 \$29,029 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$11,009 \$4,787  Average per SqFt=>  Dollars/Acre \$7,226 \$7,130  Average	Dollars/SqFt	151.60 332.00 332.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1658/262 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1669/77 RRES 1660/406 RRES 1663/315 RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/733 RRES 1668/733 RRES 1668/732	Rural Residential	401 401 401 401 401 401 401 Class 401 402 401
Parcel Number 110-022-00-09-00 5 110-027-200-09-00 5 110-027-200-014-00 1 110-035-200-194-00 1 110-026-300-641-00 1 10-026-300-641-00 1 110-012-300-070-00 3 110-022-400-140-00 8 110-035-100-020-00 1 110-002-200-000-00 1	2174 N RUDY CT S88 E MONROE RD S88 E MONROE RD S88 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD	09/30/22 04/28/23 10/28/23 08/05/22 06/09/22 Totats: Sale Date 11/22/23 09/21/22 11/14/23 Totats:	Sale Price   Ins   S370,000   WD   S417,000   WD   S640,000   WD   S50,000   WD   S65,000   WD   S11,692,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S110,000   WD   S850,000	03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$4417,000 \$540,000 \$55,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$350,000  Adj. Sale \$ \$405,000 \$350,000 \$2,094,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$249,000 \$249,000 \$25,100 \$24,000 \$25,100 \$340,000 \$25,100 \$340,000 \$310,000 \$310,000 \$310,000 \$310,000 \$310,000 \$310,000 \$311,000 \$3	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 37.42 37.43 38.63 43.41 20.91  Asd/Adj, Sale 41.31 37.50 43.27 40.54 2.93	Cur. Appraisal \$256,161 \$294,077 \$497,984 \$167,947 \$50,253 \$1,266,402  Cur. Appraisal \$164,666 \$63,958 \$341,440 \$188,101 \$738,165  Cur. Appraisal	Land Residual \$161,089 \$190,505 \$199,618 \$51,925 \$44,187 \$667,227  Land Residual \$138,917 \$110,000 \$118,318 \$69,406 \$436,641  Land Residual \$168,876 \$308,427 \$214,549 \$691,852	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average per FF=>  Est. Land Value \$78,583 \$63,958 \$127,507 \$224,806 Average per FF=>  Est. Land Value \$98,504 \$98,504 \$99,504 \$99,504 \$101,876 \$295,543	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Depth 1709.6 816.1 816.1 770.1 332.6 Aveing per 1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Net Acres	28,486.34  Total Acres 5.95 6.22 6.82 7.54 32.56 20,492.23  Total Acres 10.00 10.00 5.43 0.00 25.43 9,626.12  Total Acres 23.37 30.09 30.09 83.55 8,280.69	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0! \$126 Dollars/FF #DIV/0! #DIV/0! #DIV/0! #DIV/0!	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$11,000 \$10,895 \$4,787  Average per SqFt=>  Dollars/Acre \$7,226 \$10,250 \$7,130  Average per SqFt=>	Dollars/SqFt	151.60 332.00 332.00 375.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1658/262 RRES 1659/262 RRES 1657/1027  ECF Area Liber/Page Other Parc RRES 1669/77 RRES 1660/406 RRES 1663/315 RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/1268 110-002-200  ECF Area Liber/Page Other Parc RRES 1668/733 RRES 1668/733 RRES 1668/732	Rural Residential	401 401 401 401 401 401 401 Class 401 402 401
Parcet Number 110-028-400-209-00 2 110-027-200-014-00 5 110-038-200-184-00 1 110-026-300-641-00 1 10-026-300-641-00 1 10-026-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-038-300-000-00 1 10-038-300-000-00 1 10-038-300-000-00 1 10-038-300-000-00 1 10-038-300-000-00 1 10-038-300-000-00 3 10-038-300-059-00 3	2174 N RUDY CT 588 E MONROE RD 588 E MONROE RD 588 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD 3196 N STARK RD	09/30/22 04/28/23 10/26/23 08/05/22 06/09/22 Totals: Sale Date 11/22/23 09/21/22 02/22/23 11/14/23 Totals:	\$370,000 WD \$417,000 WD \$417,000 WD \$640,000 WD \$55,000 WD \$55,000 WD \$11,000 WD \$110,000 WD \$110,000 WD \$110,000 WD \$850,000 WD \$850,000 WD \$836,000 WD \$2,094,000 WD \$2,094,000 WD \$2,094,000 WD \$2,094,000 WD \$2,094,000	03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$440,000 \$5200,000 \$55,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$405,000 \$405,000 \$405,000 \$2,000 \$2,000 \$3,000 \$2,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000	Sale, Ratio => Std. Dev. =>	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 37.42 37.43 38.63 43.41 20.91  Asd/Adj, Sale 41.31 37.50 43.27 40.54 2.93	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 Cur. Appraisal \$164,666 \$33,958 \$341,440 \$168,101 \$738,165 Cur. Appraisal \$334,628 \$639,736 \$723,327 \$1,697,691	Land Residual \$161,089 \$190,505 \$199,618 \$51,925 \$44,187 \$667,227  Land Residual \$138,917 \$110,000 \$118,318 \$69,406 \$436,641  Land Residual \$168,876 \$308,427 \$214,549 \$691,852	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average per FF=>  Est. Land Value \$78,583 \$63,958 \$54,758 \$127,507 \$324,806 Average per FF=>  Est. Land Value \$78,583 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587 \$107,587	\$256  Effec. Front 151.6 332.0 332.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Depth 1709.6 816.1 816.1 770.1 332.6 Aveing per 1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Net Acres	28,486.34  Total Acres 5.95 6.22 6.82 7.54 32.56 20,492.23  Total Acres 10.00 10.00 5.43 0.00 25.43 9,626.12  Total Acres 23.37 30.09 30.09 83.55 8,280.69	Dollars/FF \$1,063 \$544 \$601 \$218 \$133 Dollars/FF #DIV/0! #DIV/0! \$126 Dollars/FF #DIV/0! #DIV/0! #DIV/0! #DIV/0!	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$11,000 \$10,895 \$4,787  Average per SqFt=>  Dollars/Acre \$7,226 \$10,250 \$7,130  Average per SqFt=>	Dollars/SqFt	151.60 332.00 332.00 375.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1659/7027  ECFArea Liber/Page Other Parc RRES 1660/406 RRES 1660/406 RRES 1668/1268 110-002-200  ECFArea Liber/Page Other Parc RRES 1668/1268 120-002-200  ECFArea Liber/Page Other Parc RRES 1668/1268 120-002-200	Rural Residential	401 401 401 401 401 401 401 402 401 401 401 401 401
Parcet Number 110-028-400-209-00 2 110-027-200-09-00 5 110-032-200-194-00 1 110-028-300-641-00 1 110-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-000-00 1 10-028-300-000-00 1 10-028-300-000-00 1 10-028-300-000-00 1 10-038-300-008-30 3 110-038-300-059-00 3 110-038-300-059-00 3	2174 N RUDY CT 588 E MONROE RD 588 E MONROE RD 588 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD 3196 N STARK RD	09/30/22 04/28/23 08/05/22 06/09/22 Totats:  Sale Date 11/22/23 09/21/22 02/22/23 11/14/23 Totats:  Sale Date 10/25/23 06/27/22 12/15/23 Totats:	\$370,000 WD \$417,000 WD \$640,000 WD \$65,000 WD \$55,000 WD \$11,692,000 WD \$110,000 WD \$110,	03-ARM'S LENGTH	Adj. Sale \$ \$370.000 \$4417,000 \$440,000 \$540,000 \$50,000 \$1,692,000 \$1,692,000 \$110,000 \$110,000 \$110,000 \$405,000 \$110,000 \$20,000 \$10,000 \$20,000 \$20,000 \$3405,000	Sale. Ratio => Std. Dev. =>  Cur. Asmnt. \$128,100 \$249,000 \$249,000 \$249,000 \$25,100 \$340,000 \$25,100 \$340,000 \$25,100 \$340,000 \$310,000 \$310,000 \$310,000 \$310,000 \$310,000 \$3110,000 \$3117,000 \$31	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62 37.42 37.42 37.43 38.63 43.41 20.91  Asd/Adj, Sale 41.31 37.50 43.27 40.54 2.93	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 \$1,266,	Land Residual \$151,089 \$180,505 \$199,618 \$91,92,638 \$44,187 \$667,227  Land Residual \$138,917 \$110,000 \$118,318 \$99,406 \$436,641  Land Residual \$188,876 \$214,549 \$691,852  Land Residual	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$49,775 \$29,440 \$241,629 Average per FF=>  Est. Land Value \$83,958 \$63,958 \$44,758 \$127,507 \$324,806 Average per FF=>  Est. Land Value \$98,504 \$95,163 \$101,876 \$295,543 Average per FF=>	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Effec. Front 0.0 0.0 0.0 0.0 Effec. Front 0.0 0.0 Effec. Front Effec. Front 0.0 0.0 Effec. Front Effec. Front	Depth 1709.6 816.1 770.1 332.6 Average   Depth 0.0 0.0 524.7 Average   Depth 0.0 0.0 0.0 524.7 Average   Depth 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Net Acres	28,486.34  Total Acres 5,95 6,22 6,62 6,63 7,54 32,56 20,492,23  Total Acres 10,00 10,00 25,43 0,00 25,43 9,626,12  Total Acres 23,37 30,09 30,09 83,55	Dollars/FF \$1,063 \$544 \$601 \$218 \$133  Dollars/FF #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!	per SqFt=>  Dollars/Acre \$27,074 \$29,020 \$29,020 \$32,093 \$12,342 \$5,860  Average per SqFt=>  Dollars/Acre \$13,892 \$11,000 \$10,895 \$4,787  Average per SqFt=>  Dollars/Acre \$7,226 \$10,250 \$7,130  Average per SqFt=>	Dollars/SqFt	151.60 332.00 332.00 375.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1659/7027  ECFArea Liber/Page Other Parc RRES 1660/406 RRES 1660/406 RRES 1668/1268 110-002-200  ECFArea Liber/Page Other Parc RRES 1668/1268 120-002-200  ECFArea Liber/Page Other Parc RRES 1668/1268 120-002-200	Rural Residential	401 401 401 401 401 401 401 402 401 401 401 401 401
Parcet Number 110-028-400-209-00 2 110-027-200-09-00 5 110-032-200-194-00 1 110-028-300-641-00 1 110-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-641-00 1 10-028-300-000-00 1 10-028-300-000-00 1 10-028-300-000-00 1 10-028-300-000-00 1 10-038-300-008-30 3 110-038-300-059-00 3 110-038-300-059-00 3	2174 N RUDY CT 588 E MONROE RD 588 E MONROE RD 588 E MONROE RD 1033 E SANFORD RD 1033 E SANFORD RD 1292 E HARRY LN  Street Address 3620 N STARK RD 836 E BEAMISH RD 1321 E SANFORD RD 1232 E BOMBAY RD  Street Address 2242 N HOPE RD 3196 N STARK RD 3196 N STARK RD	09/30/22 04/28/23 08/05/22 06/09/22 Totats:  Sale Date 11/22/23 09/21/22 02/22/23 11/14/23 Totats:  Sale Date 10/25/23 06/27/22 12/15/23 Totats:	\$370,000 WD \$417,000 WD \$640,000 WD \$65,000 WD \$55,000 WD \$11,692,000 WD \$110,000 WD \$110,	03-ARM'S LENGTH	Adj. Sale \$ \$370,000 \$417,000 \$440,000 \$540,000 \$55,000 \$1,692,000  Adj. Sale \$ \$225,000 \$110,000 \$405,000 \$405,000 \$405,000 \$2,094,000  Adj. Sale \$ \$8EF!	Sale. Ratio => Std. Dev. =>	7.58  Asd/Adj, Sale 34.62 35.25 38.91 42.00 38.62  37.42 3.00  Asd/Adj, Sale 43.11 20.91  Asd/Adj, Sale 41.31 37.50 43.27 40.54 2.93  Asd/Adj, Sale	Cur. Appraisal \$256,161 \$294,077 \$497,964 \$167,947 \$50,253 \$1,266,402 \$1,266,	Land Residual \$161,089 \$190,505 \$199,618 \$91,025 \$49,618 \$91,023 \$44,187 \$667,227 \$110,000 \$118,318 \$59,406 \$436,641 \$188,876 \$308,427 \$214,549 \$691,852 \$418,618 \$41	Average per FF=>  Est. Land Value \$47,250 \$57,582 \$57,582 \$57,582 \$49,755 \$29,440 \$241,629  Average per FF=>  Est. Land Value \$78,583 \$63,958 \$127,507 \$324,806  Average per FF=>  Est. Land Value \$88,504 \$95,104 \$95,104 \$101,876 \$295,543  Average per FF=>  Est. Land Value \$8EF1	\$256  Effec. Front 151.6 332.0 332.0 375.0 332.9 1,523.5 \$438  Effec. Front 0.0 0.0 551.7 \$791  Effec. Front 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Effec. Front 0.0 0.0 0.0 0.0 Effec. Front 0.0 0.0 Effec. Front Effec. Front 0.0 0.0 Effec. Front Effec. Front	Depth 10.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Net Acres	28,486.34  Total Acres 5,95 6,22 6,62 6,63 7,54 32,56 20,492,23  Total Acres 10,00 10,00 25,43 0,00 25,43 9,626,12  Total Acres 23,37 30,09 30,09 83,55	Dollars/FF \$1,063 \$544 \$601 \$218 \$133  Dollars/FF #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!	Dollars/Acre	Dollars/SqFt	151.60 332.00 332.00 375.00 375.00 332.87 Actual Front 0.00 0.00 551.67	RRES 1660/682 RRES 1664/1013 RRES 1668/763 RRES 1659/262 RRES 1659/7027  ECFArea Liber/Page Other Parc RRES 1660/406 RRES 1660/406 RRES 1668/1268 110-002-200  ECFArea Liber/Page Other Parc RRES 1668/1268 120-002-200  ECFArea Liber/Page Other Parc RRES 1668/1268 120-002-200	Rural Residential	401 401 401 401 401 401 401 402 401 401 401 401 401

2024
Adjusted
Current From 24 mc Values

	,	Jurrent	From 24 mg	values			
Acres				RRE	S-A	RRE	S-B
					Adjusted	Current	Adjusted
							35%
0.55			48160				
1	26000	26000		28000	28000	14000	18900
1.24		22320	34706				
1.5	29000	19333		22667	34000	17000	22950
2	35000	17500		20500	41000	19000	25650
2.5	37000	14800		18000	45000	20000	27000
2.73		13740	28486				
3	39000	13000		16667	50000	22000	29700
4	50000	12500		13750	55000	25000	33750
5	58000	11600		13000	65000	27500	37125
6.51		9675	20492				
7	65000	9286		10000	70000	30000	40500
10	86000	8600		8700	87000	38500	51975
11.34		7308	9626				
15	90000	6000		6267	94000	41000	55350
20	98000	4900		5250	105000	44000	59400
25	101000	4040		4400	110000	46000	62100
27.85		3974	8281				
30	104000	3467		3833	115000	50000	67500
40	120000	3000		3200	128000	68000	91800
50	140000	2800		2900	145000	71000	95850
70		2460	2995				
100	250000	2500		2500	250000	110000	148500



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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	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	\$425	\$87,951	\$2.02	188.88	490 1655/1121	Dream Chaser	401
110-490-500-040-00	2030 N FANTASY LN	06/07/23	\$400,000 WD	03-ARM'S LENGTH	\$400,000	\$148,900	37.23	\$297,891	\$163,534	\$61,425	205.4	165.0	0.84	0.84	\$796	\$425	\$194,683	\$4.47	221.87	490 1665/746	Dream Chaser	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	\$305	\$82,741	\$1.90	207.00	LE3-4 1660/444	Lincoln Est. No. 3 & 4	401
		Totals:	\$1,182,000		\$1,182,000	\$496,100		\$992,292	\$338,285	\$148,577	576.3		2.91	2.91		\$385						
						Sale. Ratio =>	41.97			Average		A	verage				Average					
						Std. Dev. =>	5.72			per FF=>	\$587	р	er Net Acre=>	116,369.11			per SqFt=>	\$2.67				

Average \$/FF in database: \$385 65.59% Adjust by: 25.00%

	_	Current FF Value	Updated FF Value
490	Dreamchasers	425	495
525	Foxcroft Subdivis	390	454
540	Heyward Estates	340	396
750	Sherwood Meadc	294	342
LE1-2	Lincoln Est. 1-2	302	351
LE3-4	Lincoln Est. 3-4	305	355

## 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 D	epth	Net Acres	<b>Total Acres</b>	Dollars/FF	Dollars/Acre	From DB	Dollars/SqFt	<b>Actual Front</b>	ECF Area Liber/Page	Land Table	Class
110-024-200-070-00	1591 E BLACKWOOD CT	06/01/23	\$636,000 WD	03-ARM'S LENGTH	\$636,000	\$327,500	51.49	\$655,084	\$45,431	\$64,515	0.0	0.0	1.95	1.95	#DIV/0!	\$23,298	\$51,215	\$0.53	0.00	775 1665/635	Blackwood	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	\$51,215	\$1.61	0.00	775 1661/190	Blackwood	401
110-023-300-166-00	2606 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 subdivision	401
		Totals:	\$2,115,000		\$2,115,000	\$977,900		\$1,955,922	\$313,453	\$154,375	0.0		4.91	4.91			\$46,337					
						Sale. Ratio =>	46.24			Average		Av	/erage			Average						
						Std. Dev. =>	4.33			per FF=>	#DIV/0!	pe	er Net Acre=>	63,839.71		per SqFt=>		\$1.47				

Average \$/acre in database: 46,337 72.58% Adjust by: 50.00%

 Updated \$/acre
 Updated \$/acre

 770 Stargazers Subdi
 36582
 49858

 775 Blackwood
 51215
 62000

S		

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	<b>Actual Front</b>	ECF Area Liber/Page	Land Table	Class
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	\$202	\$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	\$128	\$124,116	\$2.85	100.00	Avrl 1660/78	Red Keg Court	t 401
		Totals:	\$328,000		\$328,000	\$110,800		\$221,786	\$123,050	\$16,836	264.0		1.21	1.21		\$165						
					:	Sale. Ratio =>	33.78			Average	Average				Average							
						Std. Dev. =>	4.58			per FF=>	\$466		er Net Acre=>	101,526.40			per SqFt=>	\$2.33				

Average \$/FF in database: \$165 35.40% Adjust by: 100.00%

	Current Value	
	per FF	Updated Value
550 Red Keg Court	128	174
700 Pineridge	202	273
400 Averill Acres	156	211
800 Supv Plat 1 of Averill	136	185
Burrell's Plat of Averill	156	211

 Current Value per Acre
 Updated Value

 500 Golden Pond
 48000
 50400

 13500
 14175
 38000
 39900

 8600
 9030

	шт	

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	ther Parcels in Sa Class
040-035-400-260-00	E STEWART RD	01/06/23	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$18,900	25.20	\$43,274	\$75,000	\$43,274	364.3	0.0	9.36	9.36	\$206	\$8,013	\$0.18	0.00	1100 1662/608	102
040-035-400-270-00	1260 E STEWART RD	05/10/22	\$75,000 WD	33-TO BE DETERMINED	\$75,000	\$18,900	25.20	\$54,050	\$75,000	\$54,050	364.3	0.0	9.36	9.36	\$206	\$8,013	\$0.18	0.00	1100 1656/1245	401
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	\$134,448	\$133,000	\$134,448	0.0	0.0	33.20	33.20	#DIV/0!	\$4,006	\$0.09	0.00	1100 1661/1176	102
090-020-200-060-00	2886 N STURGEON RD	03/15/24	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$19,500	12.58	\$44,200	\$155,000	\$44,200	330.0	0.0	10.00	10.00	\$470	\$15,500	\$0.36	330.00	1100 1671/174	102
090-020-200-065-00	N STURGEON RD	03/15/24	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$19,600	12.65	\$44,650	\$155,000	\$44,650	330.0	0.0	10.00	10.00	\$470	\$15,500	\$0.36	330.00	1100 1671/175	102
040-014-300-011-00	220 N HOMER RD	08/10/22	\$414,900 WD	03-ARM'S LENGTH	\$414,900	\$192,000	46.28	\$404,407	\$325,493	\$315,000	0.0	0.0	76.06	76.06	#DIV/0!	\$4,279	\$0.10	0.00	1100 1659/551	101
040-033-400-400-00	E PINE RIVER RD	04/18/23	\$436,000 WD	03-ARM'S LENGTH	\$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	040-033-300-500 102
010-024-100-050-00	5349 N MERIDIAN RD	01/09/24	\$108,000 WD	03-ARM'S LENGTH	\$108,000	\$18,400	17.04	\$50,350	\$108,000	\$50,350	436.0	0.0	12.60	12.60	\$248	\$8,571	\$0.20	436.00	1400 1669/1233	202
050-015-400-050-00	6162 N HOPE RD	12/28/23	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$88,300	55.19	\$165,361	\$160,000	\$165,361	0.0	0.0	40.00	40.00	#DIV/0!	\$4,000	\$0.09	0.00	1400 1669/994	102
050-026-300-202-00	E SHAFFER RD	12/20/23	\$168,351 WD	03-ARM'S LENGTH	\$168,351	\$84,600	50.25	\$188,550	\$168,351	\$188,550	0.0	0.0	38.47	38.47	#DIV/0!	\$4,376	\$0.10	0.00	1400 1669/749	001
050-014-200-200-00	1201 E ADAMS RD	09/28/23	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$71,500	40.86	\$170,524	\$162,416	\$157,940	0.0	0.0	37.62	37.62	#DIV/0!	\$4,317	\$0.10	0.00	1400 1668/290	101
050-034-200-326-00	4711 N HOPE RD	04/08/22	\$900,000 WD	03-ARM'S LENGTH	\$900,000	\$337,700	37.52	\$958,487	\$420,035	\$478,522	0.0	0.0	118.46	118.46	#DIV/0!	\$3,546	\$0.08	0.00	1400 1655/1358	101
		Totals:	\$2,880,251		\$2,955,251	\$1,084,600		\$2,570,287	\$2,373,295	\$2,031,605	1,824.5		473.13	435.13						
						Sale. Ratio =>	36.70			Average			Average			Average				
						Std. Dev. =>	15.23			per FF=>	\$1,301	p	oer Net Acre=>	5,016.16		per SqFt=>	\$0.12			

Used in Database 5,000.00

Limited Ag in township.

C				

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	<b>Total Acres</b>	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front Liber/F	Page er Parcels in:	Class
010-026-200-139-00	N LAKE SANFORD RD	02/08/22	\$17,000 WD	32-SPLIT VACANT	\$17,000	\$0	0.00	\$7,015	\$17,000	\$7,015	100.0	0.0	0.61	0.61	\$170	\$27,869	\$0.64	0.00 1654/5	52 202	
040-016-400-611-00	463 E ISABELLA RD	04/21/23	\$40,000 WD	33-TO BE DETERMINED	\$40,000	\$16,600	41.50	\$27,900	\$40,000	\$27,900	150.0	0.0	3.00	3.00	\$267	\$13,333	\$0.31	150.00 1664/1	1036 202	
081-024-300-237-00	357 W SAGINAW RD	09/02/22	\$75,500 WD	20-MULTI PARCEL SALE REF	\$75,500	\$13,900	18.41	\$10,650	\$75,500	\$10,650	118.3	252.0	0.35	0.13	\$638	\$218,841	\$5.02	118.33 1659/1	1231 081-024-300 202	
110-028-300-130-00	2152 N MERIDIAN RD	06/21/23	\$137,500 WD	21-NOT USED/OTHER	\$137,500	\$22,500	16.36	\$44,078	\$137,500	\$44,078	237.0	0.0	5.00	5.00	\$580	\$27,500	\$0.63	236.98 1665/1	1265 202	
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 1656/1	188 201	
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 1660/1	1105 202	
110-036-200-256-00	1565 E VIRGINIA DR	12/15/22	\$125,000 WD	33-TO BE DETERMINED	\$125,000	\$71,600	57.28	\$174,955	\$64,807	\$114,762	617.0	0.0	6.78	6.78	\$105	\$9,559	\$0.22	617.00 1662/1	175 202	
081-024-400-376-00	231 W SAGINAW RD	01/10/24	\$12,000 WD	33-TO BE DETERMINED	\$12,000	\$6,700	55.83	\$10,439	\$12,000	\$10,439	114.7	0.0	0.29	0.29	\$105	\$41,379	\$0.95	114.71 1670/3	373 202	
081-680-019-040-00	382 W CENTER ST	09/01/22	\$40,000 WD	20-MULTI PARCEL SALE REF	\$40,000	\$5,900	14.75	\$8,280	\$40,000	\$8,280	92.0	198.0	0.21	0.14	\$435	\$191,388	\$4.39	92.00 1659/1	1118 081-680-019 202	
081-680-019-055-00	W CENTER ST	09/01/22	\$40,000 WD	20-MULTI PARCEL SALE REF	\$40,000	\$5,900	14.75	\$8,280	\$40,000	\$8,280	92.0	198.0	0.21	0.07	\$435	\$191,388	\$4.39	92.00 1659/1	1118 081-680-019 202	
110-035-300-150-00	E SAGINAW RD	03/23/23	\$42,300 WD	03-ARM'S LENGTH	\$42,300	\$15,900	37.59	\$29,282	\$42,300	\$29,282	242.0	0.0	1.69	1.69	\$175	\$25,030	\$0.57	242.00 1663/1	1394 202	
081-680-019-070-00	362 W SAGINAW RD	10/25/22	\$50,000 WD	33-TO BE DETERMINED	\$50,000	\$3,200	6.40	\$6,006	\$50,000	\$6,006	132.0	44.0	0.13	0.13	\$379	\$375,940	\$8.63	132.00 1661/8	30 202	
081-680-019-050-00	LINCOLN ST	09/01/22	\$40,000 WD	20-MULTI PARCEL SALE REF	\$40,000	\$5,900	14.75	\$8,280	\$40,000	\$8,280	92.0	198.0	0.21	0.06	\$435	\$191,388	\$4.39	92.00 1659/1	1118 081-680-019 402	
		Totals:	\$697,300		\$737,300	\$228,200		\$369,847	\$673,448	\$333,895	2,442.8		22.09	21.52						
						Sale. Ratio =>	30.95			Average		Α	verage			Average				
						Std. Dev. =>	20.30			per FF=>	\$276	n	er Net Acre=>	30,493,46		per SaFt=>	\$0.70			

Average Acres 1.70 5% Increase

		5%
Com1 - Sag-		
Wkrly Rd	Current	Adjusted
1	\$20,000	\$21,000
1.5	\$25,000	\$26,250
2	\$30,000	\$31,500
2.5	\$35,000	\$36,750
3	\$38,000	\$39,900
4	\$40,000	\$42,000
5	\$45,000	\$47,250
7	\$48,000	\$50,400
10	\$50,000	\$52,500
15	\$55,000	\$57,750
20	\$60,000	\$63,000
25	\$65,000	\$68,250
30	\$70,000	\$73,500
40	\$85,000	\$89,250
50	\$95,000	\$99,750
100	\$180,000	\$189,000

		5%
Com2 S Stark &		
Airport	Current	Adjusted
1	\$24,000	\$25,200
1.5	\$28,000	\$29,400
2	\$30,000	\$31,500
2.5	\$35,000	\$36,750
3	\$38,000	\$39,900
4	\$42,000	\$44,100
5	\$45,000	\$47,250
7	\$50,000	\$52,500
10	\$55,000	\$57,750
15	\$58,000	\$60,900
20	\$65,000	\$68,250
25	\$70,000	\$73,500
30	\$80,000	\$84,000
40	\$110,000	\$115,500
50	\$130,000	\$136,500
100	\$240,000	\$252,000

Com3 - N Stark	Current	Adjusted
1	\$20,000	\$21,000
1.5	\$25,000	\$26,250
2	\$30,000	\$31,500
2.5	\$35,000	\$36,750
3	\$38,000	\$39,900
4	\$40,000	\$42,000
5	\$45,000	\$47,250
7	\$48,000	\$50,400
10	\$55,000	\$57,750
15	\$65,000	\$68,250
20	\$80,000	\$84,000
25	\$90,000	\$94,500
30	\$98,000	\$102,900
40	\$110,000	\$115,500
50	\$125,000	\$131,250
100	\$200,000	\$210,000

		5%
Com4 - M30	Current	Adjusted
1	\$20,000	\$21,000
1.5	\$25,000	\$26,250
2	\$30,000	\$31,500
2.5	\$35,000	\$36,750
3	\$38,000	\$39,900
4	\$40,000	\$42,000
5	\$45,000	\$47,250
7	\$48,000	\$50,400
10	\$50,000	\$52,500
15	\$55,000	\$57,750
20	\$60,000	\$63,000
25	\$65,000	\$68,250
30	\$70,000	\$73,500
40	\$85,000	\$89,250
50	\$95,000	\$99,750
100	\$180,000	\$189,000

INDUSTRIAL																			
Parcel Number	Street Address	Sale Date	Sale Price Insti	r. 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	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 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 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	
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 1660/1105	
110-035-300-150-00	E SAGINAW RD	03/23/23	\$42,300 WD	03-ARM'S LENGTH	\$42,300	\$15,900	37.59	\$27,830	\$42,300	\$27,830	242.0	0.0	1.69	1.69	\$175	\$25,030	\$0.57	242.00 1663/1394	
090-030-400-206-00	STURGEON RD	01/21/21	\$70,000 WD	32-SPLIT VACANT	\$70,000	\$0	0.00	\$90,000	\$70,000	\$90,000	329.0	0.0	10.00	10.00	\$213	\$7,000	\$0.16	0.00 1641/1299	
090-030-400-209-00	8615 STURGEON AVE	04/12/21	\$64,900 WD	32-SPLIT VACANT	\$64,900	\$0	0.00	\$64,250	\$64,900	\$64,250	225.7	0.0	6.25	6.25	\$288	\$10,384	\$0.24	0.00 1644/962	
090-031-200-031-00	E LETTS RD	02/03/23	\$85,000 WD	03-ARM'S LENGTH	\$85,000	\$12,100	14.24	\$77,933	\$85,000	\$77,933	147.0	0.0	8.19	8.19	\$578	\$10,379	\$0.24	147.00 1662/1303	
110-028-300-130-00	2152 N MERIDIAN RD	06/21/23	\$137,500 WD	33-TO BE DETERMINED	\$137,500	\$22,500	16.36	\$44,078	\$137,500	\$44,078	237.0	0.0	5.00	5.00	\$580	\$27,500	\$0.63	236.98 1665/1265	
040-016-400-611-00	463 E ISABELLA RD	04/21/23	\$40,000 WD	33-TO BE DETERMINED	\$40,000	\$16,600	41.50	\$27,900	\$40,000	\$27,900	150.0	0.0	3.00	3.00	\$267	\$13,333	\$0.31	150.00 1664/1036	
040-024-100-501-00	1948 E CHIPPEWA RIVER RD	05/25/21	\$45,500 MLC	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$30,690	\$45,500	\$30,690	117.0	0.0	7.76	7.76	\$389	\$5,863	\$0.13	117.00 1646/250	
110-026-100-283-00	E PRICE RD	12/17/21	\$60,000 WD	19-MULTI PARCEL ARM'S LEN	\$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 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 1646/452	
110-036-200-075-00	E LETTS RD	03/23/21	\$69,500 WD	03-ARM'S LENGTH	\$69,500	\$28,800	41.44	\$65,670	\$69,500	\$65,670	66.0	0.0	11.89	11.89	\$1,053	\$5,845	\$0.13	0.00 1644/110	
120-031-100-145-00	1059 S GREY RD	12/17/21	\$95,000 WD	03-ARM'S LENGTH	\$95,000	\$20,000	21.05	\$35,430	\$95,000	\$35,430	100.0	0.0	5.54	5.54	\$950	\$17,148	\$0.39	0.00 1652/1490	
		Totals:	\$1,047,700		########	\$280,500		\$777,073	\$895,414	\$624,787	\$3,102.2		\$71.80	\$71.80					
						Sale. Ratio =>	26.77			Average			Average			Average			
						Std. Dev. =>	19.58			per FF=>	\$289		per Net Acre=>	12,470,95		per SaFt=>	\$0.29		

Avg Acres: 4.79
Slightly higher than acreage table - small increase

			15%	
From Curren	t Acreage Table			
1	\$20,000	\$20,000	\$23,000	\$23,000
1.5	\$25,000	\$16,667	\$28,750	\$19,167
2	\$30,000	\$15,000	\$34,500	\$17,250
2.5	\$34,000	\$13,600	\$39,100	\$15,640
3	\$38,000	\$12,667	\$43,700	\$14,567
4	\$44,000	\$11,000	\$50,600	\$12,650
4.79	\$47,160	\$12,471		\$12,471
5	\$48,000	\$9,600	\$55,200	\$11,040
7	\$56,000	\$8,000	\$64,400	\$9,200
10	\$75,000	\$7,500	\$86,250	\$8,625
15	\$85,000	\$5,667	\$97,750	\$6,517
20	\$100,000	\$5,000	\$115,000	\$5,750