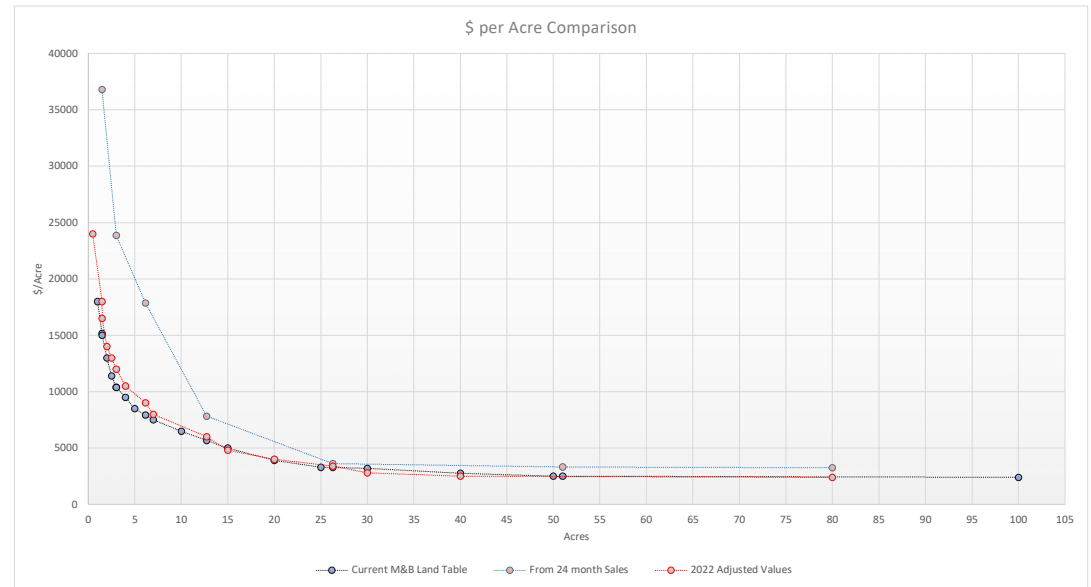


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Aud/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effes. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
110-004-300-020-00	4242 N MERIDIAN RD	08/26/20	\$280,000	WD	03-ARMS'S LENGTH	\$280,000	\$105,000	37.50	\$209,921	\$110,889	\$40,810	300.0	816.0	6.14	6.14	\$370	\$18,072	\$0.41	300.00	res	1637/252		Rural Residential	0	0	NOT INSPECTED	401	Pink			
110-012-300-070-00	3620 N STARK RD	01/28/22	\$190,000	WD	03-ARMS'S LENGTH	\$190,000	\$67,200	35.32	\$134,117	\$129,841	\$63,958	0.0	0.0	10.00	10.00	#DIV/0!	\$13,984	\$0.28	0.00	res	1632/1149		Rural Residential	0	0	NOT INSPECTED	401	Orange			
110-012-400-120-00	3599 N DUBLIN RD	07/10/20	\$234,000	WD	33-TO BE DETERMINED	\$234,000	\$66,800	28.55	\$133,662	\$114,288	\$13,950	132.0	297.0	2.00	1.00	\$866	\$57,144	\$1.31	132.00	res	1635/725		Rural Residential	0	0	NOT INSPECTED	401	Pink			
110-013-200-101-00	3364 N STARK RD	11/24/20	\$120,000	WD	03-ARMS'S LENGTH	\$120,000	\$38,800	32.33	\$77,517	\$60,383	\$17,900	216.5	297.0	1.64	1.64	\$279	\$36,819	\$0.85	216.50	res	1639/1461		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-013-200-230-00	3322 N STARK RD	07/09/21	\$150,000	WD	03-ARMS'S LENGTH	\$150,000	\$44,200	29.47	\$88,487	\$70,389	\$10,296	264.0	82.5	0.50	0.50	\$272	\$143,628	\$1.30	264.00	res	1647/1058		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-013-300-082-00	3146 N STARK RD	06/17/21	\$144,000	WD	03-ARMS'S LENGTH	\$144,000	\$24,000	16.67	\$48,036	\$111,484	\$15,520	175.0	250.0	1.14	1.14	\$637	\$39,051	\$2.25	175.00	res	1646/1395		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-013-300-150-00	3044 N STARK RD	05/22/20	\$280,000	WD	03-ARMS'S LENGTH	\$280,000	\$106,500	38.04	\$212,954	\$140,706	\$73,600	0.0	0.0	27.00	27.00	#DIV/0!	\$5,211	\$0.12	0.00	res	1634/20		Rural Residential	0	0	NOT INSPECTED	401				
110-014-400-260-00	3001 N STARK RD	06/23/20	\$336,850	WD	33-TO BE DETERMINED	\$336,850	\$169,000	50.17	\$337,958	\$31,467	\$32,575	396.0	517.0	4.00	4.00	\$79	\$7,867	\$0.18	396.00	res	1634/1201		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-014-400-270-00	3039 N STARK RD	03/29/21	\$184,000	WD	33-TO BE DETERMINED	\$184,000	\$29,800	15.65	\$57,674	\$140,137	\$18,811	396.0	517.0	1.00	1.00	\$354	\$140,137	\$3.22	396.00	res	1634/1201		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-014-400-560-00	N STARK RD	01/28/22	\$90,000	WD	03-ARMS'S LENGTH	\$90,000	\$39,000	43.33	\$77,964	\$90,000	\$77,964	0.0	0.0	19.99	19.99	#DIV/0!	\$4,502	\$0.10	0.00	res	1653/1269		Rural Residential	0	0	NOT INSPECTED	402				
110-015-200-375-00	N HOPE RD	09/03/21	\$65,000	WD	03-ARMS'S LENGTH	\$65,000	\$20,000	30.77	\$39,920	\$65,000	\$69,970	0.0	0.0	20.34	20.34	#DIV/0!	\$3,196	\$0.07	0.00	res	1649/735		Rural Residential	0	0	NOT INSPECTED	402				
110-015-400-025-00	N HOPE RD	06/24/21	\$260,000	WD	03-ARMS'S LENGTH	\$260,000	\$69,800	26.85	\$139,500	\$260,000	\$199,500	0.0	0.0	120.00	80.00	#DIV/0!	\$2,167	\$0.05	0.00	res	1647/1331	110-015-400-010-00	Rural Residential	0	0	NOT INSPECTED	402				
110-015-400-030-00	3416 N MERIDIAN RD	06/29/21	\$187,000	WD	03-ARMS'S LENGTH	\$187,000	\$62,600	31.48	\$129,320	\$127,448	\$13,105	132.0	250.0	1.00	1.00	\$508	\$13,105	\$1.69	132.00	res	1647/1669		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-016-200-195-00	3322 N BRINK DR	10/22/20	\$289,000	WD	03-ARMS'S LENGTH	\$289,000	\$136,800	47.34	\$273,671	\$57,711	\$42,382	328.5	657.0	4.96	4.96	\$176	\$11,647	\$0.27	328.54	brink	1638/1412		Brinks / Antique Area	0	0	NOT INSPECTED	401	Purple			
110-016-300-430-00	3136 N ANTIQUE CT	06/15/21	\$420,000	WD	03-ARMS'S LENGTH	\$420,000	\$155,800	37.10	\$311,519	\$150,421	\$41,940	367.5	237.1	5.08	5.08	\$409	\$29,610	\$0.68	367.45	brink	1646/1168		Brinks / Antique Area	0	0	NOT INSPECTED	401	Blue			
110-021-200-300-00	168 E KOULE DR	12/04/20	\$95,000	LC	03-ARMS'S LENGTH	\$95,000	\$62,100	65.37	\$124,112	\$37,397	\$60,511	327.0	380.0	3.2	19.0	\$114	\$1,164	\$0.03	327.00	res	1640/213	110-021-200-110-00, 110-021-200-200-00, 110-021-200-210-00	Rural Residential	0	0	NOT INSPECTED	401				
110-022-100-025-00	2992 N HOPE RD	04/26/21	\$275,000	WD	03-ARMS'S LENGTH	\$275,000	\$123,900	45.05	\$247,689	\$199,311	\$132,000	0.0	0.0	101.11	60.00	#DIV/0!	\$1,576	\$0.04	0.00	res	1645/439	110-015-400-050-00, 110-022-200-199-00	Rural Residential	0	0	NOT INSPECTED	401				
110-022-200-182-00	2901 N HOPE RD	10/07/20	\$17,500	WD	03-ARMS'S LENGTH	\$17,500	\$7,200	41.14	\$14,425	\$13,250	\$10,175	206.0	173.0	0.97	0.97	\$64	\$13,604	\$0.31	206.00	res	1638/432		Rural Residential	0	0	NOT INSPECTED	401	Orange			
110-022-300-021-00	2506 N FIVE MILE RD	02/25/21	\$431,000	WD	03-ARMS'S LENGTH	\$431,000	\$159,000	36.89	\$318,025	\$182,403	\$69,428	0.0	0.0	11.52	7.96	#DIV/0!	\$15,836	\$0.36	0.00	res	1642/1376	110-022-300-019-00	Rural Residential	0	0	NOT INSPECTED	401	Orange			
110-022-300-245-00	737 E ALTMAN DR	04/05/20	\$43,000	WD	03-ARMS'S LENGTH	\$43,000	\$17,600	40.93	\$35,107	\$21,278	\$13,385	137.0	388.3	1.18	1.18	\$161	\$13,078	\$0.42	137.00	res	1632/1402		Rural Residential	0	0	NOT INSPECTED	401	Orange			
110-022-300-265-00	679 E MONROE RD	01/29/21	\$180,600	WD	03-ARMS'S LENGTH	\$180,600	\$68,100	37.71	\$136,279	\$66,872	\$22,551	333.0	299.9	2.55	2.55	\$201	\$26,276	\$0.60	333.00	res	1642/165		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-022-300-272-00	747 E MONROE RD	06/22/20	\$299,900	WD	03-ARMS'S LENGTH	\$299,900	\$144,200	48.08	\$288,490	\$28,320	\$69,910	332.9	167.7	1.53	1.53	\$85	\$18,462	\$0.42	332.93	res	1634/1252		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-022-400-155-00	808 E BEANISH RD	04/13/20	\$158,500	WD	03-ARMS'S LENGTH	\$158,500	\$76,500	48.26	\$152,664	\$19,486	\$13,950	132.0	330.0	1.00	1.00	\$148	\$19,486	\$0.45	132.00	res	1633/1114		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-023-300-156-00	2599 N ODDSEY LN	06/02/21	\$485,000	WD	03-ARMS'S LENGTH	\$485,000	\$260,900	53.79	\$521,706	\$2,294	\$39,000	0.0	0.0	1.60	1.60	#DIV/0!	\$1,434	\$0.03	0.00	res	1646/875	Stargazer's subdivision	Rural Residential	0	0	NOT INSPECTED	401				
110-023-300-159-00	1035 E MONROE RD	03/26/21	\$245,000	WD	03-ARMS'S LENGTH	\$245,000	\$131,500	54.79	\$262,966	\$21,974	\$44,940	0.0	0.0	2.26	2.26	#DIV/0!	\$9,723	\$0.22	0.00	res	1644/240		Stargazer's subdivision	0	0	NOT INSPECTED	401				
110-023-400-051-00	2749 N STARK RD	01/34/22	\$273,000	WD	03-ARMS'S LENGTH	\$273,000	\$114,000	43.76	\$227,950	\$71,085	\$26,035	435.0	201.0	2.20	2.20	\$163	\$28,423	\$0.65	435.00	res	1653/822		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-024-400-090-00	1170 E BEANISH RD	06/27/21	\$200,000	WD	03-ARMS'S LENGTH	\$200,000	\$66,500	33.25	\$133,981	\$81,698	\$144,779	156.0	275.0	1.06	1.06	\$545	\$77,001	\$1.77	156.00	res	1649/254		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-024-200-030-00	E BLACKWOOD CT	02/26/21	\$94,000	WD	03-ARMS'S LENGTH	\$94,000	\$38,200	40.64	\$67,428	\$94,000	\$76,428	0.0	0.0	4.77	3.52	#DIV/0!	\$19,706	\$0.45	0.00	res	1642/1467	110-024-200-062-00	Blackwood	0	0	NOT INSPECTED	402				
110-024-200-050-00	2994 N STARK RD	07/06/20	\$127,000	WD	03-ARMS'S LENGTH	\$127,000	\$46,500	36.61	\$93,016	\$57,109	\$23,125	165.0	231.0	2.50	2.50	\$346	\$22,844	\$0.52	165.00	res	1635/176		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-024-200-150-00	2808 N STARK RD	09/30/20	\$59,800	WD	03-ARMS'S LENGTH	\$59,800	\$24,800	45.78	\$55,614	\$59,800	\$55,600	0.0	0.0	10.00	10.00	#DIV/0!	\$5,980	\$0.60	0.00	res	1638/294		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-024-400-455-00	1673 E LETTS RD	12/16/20	\$205,000	WD	03-ARMS'S LENGTH	\$205,000	\$117,700	44.42	\$128,473	\$53,208	\$23,741	250.0	462.0	5.30	2.65	\$213	\$10,043	\$0.21	250.00	res	1640/1153		Rural Residential	0	1	NOT INSPECTED	401	Blue			
110-025-300-500-00	1717 E LETTS RD	05/21/21	\$309,000	WD	03-ARMS'S LENGTH	\$309,000	\$119,900	38.80	\$239,718	\$91,637	\$22,355	197.3	429.0	2.37	2.37	\$464	\$38,747	\$0.89	0.00	res	1647/592		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-026-100-042-00	2463 N STARK RD	11/06/20	\$164,000	WD	03-ARMS'S LENGTH	\$164,000	\$80,100	48.84	\$160,227	\$21,478	\$17,705	210.8	297.9	1.60	1.60	\$102	\$13,415	\$0.31	210.81	res	1639/626		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-026-100-330-00	2305 N STARK RD	10/22/21	\$135,000	WD	03-ARMS'S LENGTH	\$135,000	\$115,000	34.33	\$230,000	\$136,468	\$131,468	165.0	231.0	3.79	3.79	\$827	\$36,013	\$0.83	165.00	res	1651/779		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-026-200-070-00	1081 E PRICE RD	03/25/21	\$305,000	WD	03-ARMS'S LENGTH	\$305,000	\$121,500	39.84	\$243,062	\$97,176	\$35,238	297.0	113.7	4.50	4.50	\$327	\$21,595	\$0.50	297.00	res	1644/201		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-027-200-002-00	740 E MONROE RD	09/17/21	\$286,000	WD	03-ARMS'S LENGTH	\$286,000	\$112,600	39.37	\$225,119	\$82,186	\$21,305	332.9	130.9	2.83	2.60	\$247	\$29,010	\$0.67	332.87	res	1649/1320		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-027-200-015-00	524 E MONROE RD	09/01/21	\$409,000	WD	03-ARMS'S LENGTH	\$409,000	\$181,800	44.33	\$382,617	\$86,274	\$39,891	303.5	892.7	6.22	6.22	\$284	\$13,870	\$0.32	303.50	res	1649/451		Rural Residential	0	0	NOT INSPECTED	401	Blue			
110-027-200-020-00	N HOPE RD	06/15/20	\$80,000	WD	03-ARMS'S LENGTH	\$80,000	\$45,600	57.00	\$61,228	\$80,000	\$91,228	0.0	0.0	34.54	31.54	#DIV/0!	\$2,316	\$0.05	0.00	res	1649/867	110-027-300-950-00	Rural Residential	0	0	NOT INSPECTED	401				
110-027-300-090-00	2040 N FIVE MILE RD	05/10/21	\$405,000	WD	03-ARMS'S LENGTH	\$405,000	\$150,300	36.22	\$300,667	\$170,487	\$56,154	0.0	0.0	10.37	10.37	#DIV/0!	\$16,444	\$0.38	0.00	res	1646/92		Rural Residential	0	0	NOT INSPECTED	401				
110-027-300-552-00	2155 N HOPE RD	05/27/21	\$222,000	WD	03-ARMS'S LENGTH	\$222,000																									

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
0 - 1 Acres																											
110-03-200-160-00	1961 N HOPE RD	11/30/21	\$82,000	WD	33-TO BE DETERMINED	\$82,000	\$38,700	47.20	\$77,311	\$12,005	\$7,316	124.5	165.0	0.47	0.47	\$96	\$25,434	\$5.38	124.50	rres	1652/250	Rural Residential	401	Orange			
110-03-200-230-00	3322 N STARK RD	07/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,200	29.47	\$88,487	\$71,809	\$10,296	264.0	82.5	0.50	0.50	\$272	\$143,618	\$3.30	264.00	rres	1647/1058	Rural Residential	401	Blue	ROW		
110-03-200-230-00	1881 N BURELL ST	07/11/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$42,100	34.21	\$80,412	\$45,885	\$4,897	125.0	200.0	0.57	0.57	\$362	\$80,113	\$1.84	125.00	rres	1640/6	Rural Residential	401	Blue			
110-02-700-600-00	850 E PRICE RD	12/06/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$43,000	32.82	\$86,016	\$55,803	\$10,819	207.0	179.9	0.86	0.86	\$270	\$65,267	\$1.50	207.00	rres	1652/504	Rural Residential	401	Blue			
110-03-100-250-00	1932 N HOPE RD	11/12/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,100	26.97	\$78,126	\$79,956	\$13,082	123.8	330.0	0.94	0.94	\$646	\$85,241	\$1.96	123.75	rres	1639/755	Rural Residential	401	Orange			
110-02-200-182-00	2901 N HOPE RD	10/07/20	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$7,200	41.14	\$14,425	\$13,250	\$10,175	206.0	171.0	0.97	0.97	\$64	\$13,604	\$0.31	206.00	rres	1638/432	Rural Residential	401	Orange			
110-03-400-700-00	3033 N STARK RD	02/19/21	\$184,000	WD	33-TO BE DETERMINED	\$184,000	\$28,800	15.65	\$97,674	\$140,137	\$13,811	396.0	517.0	1.00	1.00	\$354	\$140,137	\$3.22	396.00	rres	1642/1143	Rural Residential	401	Blue			
110-03-200-030-00	3434 N MERIDIAN RD	06/29/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$62,600	41.48	\$126,230	\$137,935	\$12,100	255.0	198.0	1.00	1.00	\$558	\$73,709	\$1.91	132.00	rres	1647/669	Rural Residential	401	Blue			
110-02-400-355-00	808 E BEAMISH RD	04/13/20	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$76,500	48.26	\$152,964	\$19,486	\$13,950	132.0	330.0	1.00	1.00	\$148	\$19,486	\$0.45	132.00	rres	1633/114	Rural Residential	401	Blue			
110-01-400-120-00	3599 N DUBLIN RD	07/10/20	\$234,000	WD	33-TO BE DETERMINED	\$234,000	\$66,800	28.55	\$133,662	\$114,288	\$13,950	132.0	297.0	1.00	1.00	\$866	\$114,288	\$2.62	132.00	rres	1635/725	Rural Residential	401	Pink	ROW		
110-03-200-050-00	1692 E LETTS RD	09/11/20	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$93,700	51.06	\$187,540	\$37,920	\$41,960	806.5	513.3	1.00	1.00	\$47	\$37,920	\$0.87	806.50	rres	1637/669	Rural Residential	401	Blue			
Totals:						\$1,590,000	\$440,800		\$1,590,000	\$93,700	\$1,081,847	\$664,344	\$156,191	2,648.8	9.3	9.3											
						Sale, Ratio =>	34.01		Average per FF=>		Average per Net Acre=>	71,335.12					Average per SqFt=>	\$1.64									
						Std. Dev. =>	10.87		Average per FF=>	\$251	Average per Net Acre=>						Average per SqFt=>										
1 - 2 Acres																											
110-02-300-090-00	1370 E BEAMISH RD	08/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,500	33.25	\$132,981	\$81,698	\$14,679	150.0	275.0	1.06	1.06	\$545	\$77,001	\$1.77	150.00	rres	1649/255	Rural Residential	401	Blue			
110-03-200-060-00	3146 N STARK RD	07/17/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$24,000		\$68,036	\$111,484	\$15,520	175.0	250.0	1.14	1.14	\$637	\$98,051	\$2.25	175.00	rres	1646/395	Rural Residential	401	Blue			
110-02-300-245-00	737 E ALTMAN DR	04/09/20	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$17,600	40.93	\$35,107	\$31,278	\$13,385	132.0	388.3	1.18	1.18	\$161	\$18,078	\$0.42	132.00	rres	1632/1402	Rural Residential	401	Orange			
110-02-300-272-00	747 E MONROE RD	06/22/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$144,200	48.08	\$288,490	\$28,320	\$16,910	332.9	167.7	1.13	1.13	\$85	\$18,462	\$0.42	332.93	rres	1634/1252	Rural Residential	401	Blue			
110-02-300-272-00	2463 N STARK RD	11/06/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$80,100	48.84	\$160,227	\$21,478	\$17,705	210.8	299.7	1.60	1.60	\$102	\$13,415	\$0.31	210.81	rres	1639/626	Rural Residential	401	Blue			
110-03-400-725-00	737 E MELISSA DR	04/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,800	49.29	\$167,505	\$22,160	\$18,665	246.0	196.5	1.63	1.63	\$86	\$12,958	\$0.30	246.00	rres	1633/495	Rural Residential	401	Orange			
110-03-200-030-00	3364 N STARK RD	11/24/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,300	41.83	\$77,517	\$17,903	\$12,900	164.0	166.0	1.64	1.64	\$168	\$19,300	\$0.93	216.50	rres	1639/1461	Rural Residential	401	Blue			
110-03-100-050-00	1364 E SANFORD RD	12/30/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$82,400	35.36	\$164,810	\$87,680	\$19,490	256.0	339.0	1.99	1.99	\$343	\$44,016	\$1.01	256.00	rres	1641/268	Rural Residential	401	Blue			
Totals:						\$1,373,900	\$537,400		\$1,074,673	\$433,481	\$134,254	1,719.2			11.8	11.8											
						Sale, Ratio =>	39.11		Average per FF=>		Average per Net Acre=>	36,813.67					Average per SqFt=>	\$0.85									
						Std. Dev. =>	13.88		Average per FF=>	\$252	Average per Net Acre=>						Average per SqFt=>										
2 - 5 Acres																											
110-036-200-830-00	1873 N HICKS RD	10/25/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$105,600	28.16	\$211,188	\$184,732	\$20,920	380.0	236.1	2.06	2.06	\$486	\$89,676	\$2.06	380.00	rres	1650/625	Rural Residential	401	Blue			
110-03-100-505-00	782 E SANFORD RD	03/02/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,000	54.15	\$222,012	\$6,615	\$23,627	0.0	0.0	2.08	2.08	#DIV/0!	\$3,180	\$0.07	0.00	rres	1654/1225	Rural Residential	401				
110-025-300-500-00	1717 E LETTS RD	05/12/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$119,900	38.80	\$239,718	\$91,637	\$22,355	197.3	429.0	2.37	2.37	\$464	\$38,747	\$0.89	0.00	rres	1647/592	Rural Residential	401	Blue			
110-02-300-050-00	2094 N STARK RD	07/06/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$89,036	36.51	\$92,806	\$67,409	\$24,275	165.0	231.0	2.50	2.50	\$246	\$24,275	\$0.97	165.00	rres	1648/126	Rural Residential	401	Blue			
110-02-300-051-00	2743 N STARK RD	01/19/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$114,000	41.76	\$227,950	\$71,085	\$26,035	435.0	201.0	2.50	2.50	\$163	\$28,423	\$0.65	435.00	rres	1653/822	Rural Residential	401	Blue			
110-02-300-265-00	679 E MONROE RD	01/24/21	\$180,600	WD	03-ARM'S LENGTH	\$180,600	\$68,100	37.71	\$136,279	\$66,872	\$22,551	33.0	299.9	2.55	2.55	\$201	\$26,276	\$0.60	333.00	rres	1642/165	Rural Residential	401	Blue			
110-02-200-002-00	740 E MONROE RD	09/17/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$112,600	39.37	\$225,119	\$82,186	\$21,305	332.9	130.9	2.83	2.80	\$247	\$29,010	\$0.67	332.87	rres	1649/1320	Rural Residential	401	Blue			
110-02-300-552-00	2155 N HOPE RD	05/27/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$14,700	66.82	\$29,493	\$22,000	\$29,493	280.0	311.1	3.40	3.40	\$79	\$6,472	\$0.15	280.00	rres	1646/452	Rural Residential	402	Blue			
110-02-400-120-00	2215 N FIVE MILE RD	04/23/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$12,700	73.84	\$25,430	\$17,200	\$25,430	389.0	269.9	3.65	3.65	\$29	\$4,712	\$0.11	389.00	rres	1633/005	Rural Residential	402	Orange			
110-026-100-320-00	2305 N STARK RD	10/27/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$155,000	50.33	\$230,000	\$136,488	\$31,488	165.0	231.0	3.79	3.79	\$827	\$36,013	\$0.83	165.00	rres	1651/79	Rural Residential	401	Blue			
110-01-400-260-00	3001 N STARK RD	06/23/20	\$336,850	WD	33-TO BE DETERMINED	\$336,850	\$169,000	50.17	\$337,958	\$31,467	\$32,575	396.0	517.0	4.00	4.00	\$79	\$7,867	\$0.18	396.00	rres	1634/1201	Rural Residential	401	Blue			
110-026-200-070-00	1083 N BURELL RD	03/25/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,500	39.84	\$243,062	\$97,176	\$35,238	297.0	113.7	4.50	4.50	\$327	\$21,595	\$0.50	297.00	rres	1644/201	Rural Residential	401	Blue			
Totals:						\$2,771,650	\$1,114,600		\$2,221,225	\$884,567	\$114,142	3,570.2			36.0	36.0											
						Sale, Ratio =>	40.07		Average per FF=>		Average per Net Acre=>	17,865.06					Average per SqFt=>	\$0.55									
						Std. Dev. =>	13.16		Average per FF=>	\$242	Average per Net Acre=>	23,867.90					Average per SqFt=>										
5 - 10 Acres																											
110-036-400-501-00	1676 N HICKS RD	11/08/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,200	41.49	\$222,422	\$85,511	\$37,933	165.7	1314.3	5.00	5.00	\$516	\$17,102	\$0.39	165.71	rres	1651/811	Rural Residential	401	Blue			
110-02-300-455-00	1679 E LETTS RD	12/16/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,700	44.42	\$235,473	\$53,268	\$23,741	250.0	482.0	5.30	2.65	\$213	\$10,043	\$0.23	250.00	rres	1640/1153	Rural Residential	401	Blue			
110-03-400-020-00	2172 N RUBY CT	07/19/21	\$299,800	WD	03-ARM'S LENGTH	\$299,800	\$113,900	37.98	\$227,800	\$114,163	\$24,063	151.6	1709.6	5.95	5.95	\$753	\$39,187	\$0.44	151.60	rres	1650/02	Rural Residential	401	Blue			
110-004-300-309-00	4242 E MERIDIAN RD	08/26/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,000	37.50	\$209,921	\$110,889	\$40,810	300.0	816.0	6.14	6.14	\$270	\$18,072	\$0.41	300.00	rres	1637/252	Rural Residential	401	Orange			
110-02-700-015-00	524 E MONROE RD	09/01/21	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$181,300	44.33	\$362,617	\$86,274	\$39,891	303.5	892.7	6.22	6.22	\$284	\$13,870	\$0.32	303.50	rres	1649/451	Rural Residential	401	Blue			
110-036-400-402-00	1702 N HICKS RD	09/25/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$113,300	34.34	\$226,639	\$136,940	\$33,679	429.2	101.5	6.50	6.50	\$319	\$21,068	\$0.48	429.20	rres	1637/1499	Rural Residential	401	Blue	ROW		
110-023-300-023-00	2566 N FIVE MILE RD	03/25/21	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$159,000	36.89	\$318,025	\$182,403	\$69,428	0.0	0.0	7.96	7.96	#DIV/0!	\$22,915	\$0.53	0.00	rres	1642/1376	110-022-300-019-00	Rural Residential	401			
Totals:						\$2,894,800	\$1,224,800	\$901,400		\$1,802,897	\$769,448	\$287,545	1,600.0		43.1	40.4											</

Acres	Current M&B Land Table		From 24 month Sales	2022 Adjusted Values	
0.47		8460	71335		
1	18000	18000		24000	24000
1.47		15180	36813		
1.5	22500	15000		18000	27000
2	26000	13000		16500	33000
2.5	28500	11400		14000	35000
3	31200	10400		13000	39000
3.02		10382	23867		
4	38000	9500		12000	48000
5	42500	8500		10500	52500
6.15		7925	17856		
7	52500	7500		9000	63000
10	65000	6500		8000	80000
12.72		5684	7838		
15	75000	5000		6000	90000
20	78000	3900		4800	96000
25	82500	3300		4000	100000
26.29		3274	3622		
30	96000	3200		3400	102000
40	110240	2756		2800	112000
50	125000	2500		2500	125000
51		2498	3326		
80			3250		
100	240000	2400		2400	240000



Average \$/acre in database: **25,250** **82.25%** Adjust by: **50.00%**

	\$/acre	Updated \$/acre
770 Stargazers Subdin	33,600	36582
775 Blackwood	47,040	51215

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Front FF	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Land Table	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
110-400-500-020-00	1849 N DIANA DR	11/19/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,700	36.93	\$103,410	\$41,840	\$5,250	105.0	150.0	0.36	0.36	\$398	\$115,580	\$14,502	\$2.65	105.00	Avrl	1651/1383	Averill Acres	401	Orange			
110-400-500-090-00	1850 N DIANA DR	02/05/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$55,000	46.61	\$110,040	\$13,250	\$5,290	105.8	150.0	0.37	0.37	\$125	\$36,301	\$14,493	\$0.83	106.00	Avrl	1642/362	Averill Acres	401	Orange			
110-400-500-090-00	1850 N DIANA DR	04/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,000	34.38	\$110,040	\$55,250	\$5,290	105.8	150.0	0.37	0.37	\$522	\$151,370	\$14,493	\$3.47	106.00	Avrl	1645/464	Averill Acres	401	Orange			
110-450-500-270-00	1864 N FRANCIS ST	03/15/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$39,100	45.47	\$78,219	\$12,738	\$4,957	87.0	132.0	0.30	0.30	\$146	\$42,460	\$16,523	\$0.97	99.00	Avrl	1643/885	Burrell's Plat of Averill	401	Blue			
Totals:						\$504,000	\$200,800		\$401,709	\$123,078	\$20,787	403.6		1.39	1.39			\$15,003										
							Sale, Ratio =>	39.84						Average														
							Std. Dev. =>	6.10						Average	88,418.10					\$2.03								
														Average	per Net Acre=>													

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
010-008-300-100-00	N ELEVEN MILE RD	10/18/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,000	34.62	\$106,829	\$130,000	\$106,829	1,320.0	0.0	40.00	40.00	\$98	\$3,250	\$0.07	0.00	1400	1650/1358		1400 AG N CENTRAL	0	0	2/17/2022		102	
010-019-200-052-00	N M-18	01/18/22	\$300,000	WD	32-SPLIT VACANT	\$300,000	\$0	0.00	\$233,118	\$300,000	\$233,118	1,802.2	0.0	63.24	63.24	\$166	\$4,744	\$0.11	0.00	1400	1653/817		1400 AG N CENTRAL	0	0	9/14/2020		102	
040-035-400-250-00	E STEWART RD	01/21/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$67,600	31.14	\$67,617	\$140,000	\$67,617	728.5	0.0	18.73	9.36	\$192	\$7,475	\$0.17	728.50	1100	1654/253	040-035-400-240-00	1100 AG E CENTRAL	0	0	7/15/2021		102	
090-010-200-010-00	E HURLEY RD	05/28/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$68,300	51.74	\$163,840	\$132,000	\$163,840	0.0	0.0	40.00	40.00	#DIV/0!	\$3,300	\$0.08	0.00	1100	1634/154		1100 AG E CENTRAL	1	0	3/24/2021		102	
090-023-300-301-00	E MONROE RD	07/08/20	\$665,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$665,000	\$189,100	28.44	\$444,118	\$665,000	\$444,118	1,964.0	0.0	103.08	66.14	\$339	\$6,451	\$0.15	1,964.00	1100	1633/317	090-023-300-011-00	1100 AG E CENTRAL	0	1	3/24/2021	AGRICULTURAL	102	
090-025-400-050-00	E LETTIS RD	05/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,500	46.14	\$281,439	\$283,447	\$279,886	1,320.0	0.0	78.10	78.10	\$215	\$3,629	\$0.08	0.00	1100	1645/770		1100 AG E CENTRAL	0	0	5/10/2022		001	
090-036-200-010-00	E LETTIS RD	12/22/20	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$65,200	35.24	\$139,568	\$185,000	\$139,568	0.0	0.0	38.00	38.00	#DIV/0!	\$4,868	\$0.11	0.00	1100	1640/1327		1100 AG E CENTRAL	0	1	7/13/2017	AGRICULTURAL	001	
110-025-300-454-00	1657 E LETTIS RD	10/30/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$51,200	34.59	\$135,744	\$148,000	\$135,744	0.0	0.0	28.88	28.88	#DIV/0!	\$5,125	\$0.12	0.00	1100	1639/238		1100 AG E CENTRAL	0	0	5/25/2021	AGRICULTURAL	101	
Totals:						\$1,985,000	\$593,900		\$1,572,273	\$1,983,447	\$1,570,720	7,134.7		410.03	363.72														
						Sale. Ratio =>		29.92	Average		\$1,570,720		7,134.7	Average		per Net Acre=>		4,837.32	Average		per SqFt=>		\$0.11						
						Std. Dev. =>		15.34	per FF=>		\$278																		
												Use:		4,475.00															

Parcel Number

Street Address

Sold Date

Sold Price

Acres

Units

Terms of Sale

081-025-100-070-00

55 N SAGINAW RD

03/26/21

\$55,000

WD

03-ARM'S LENGTH

Adj. Sale \$

Asd. when Sold

Asd./Ac. \$

Cur. Appraisal

Land Residual

Est. Land Value

Effect. Front

Depth

Net Acres

Total Acres

Dollars/H

Dollars/Acre

Dollars/SqFt

Actual Front

LCF Acres

Units/Acre

Other Parcels in Sale

Land Table

\$55,000

\$21,800

39.64

\$53,358

\$10,642

\$9,000

100.0

0.0

0.80

0.80

\$106

\$13,303

\$0.31

100.00

2300

1644/415

2301 - SANFORD COMM

\$50,000

\$31,300

62.60

\$28,844

\$46,341

\$25,185

219.0

0.0

1.48

1.48

\$212

\$31,311

\$0.72

219.00

2100

1656/188

2100 OCMR

\$126,000

\$41,700

33.10

\$136,837

\$21,731

\$12,568

283.2

0.0

1.19

1.19

\$77

\$18,261

\$0.42

283.20

2100

1639/780

2100 OCMR

\$135,000

\$48,000

35.56

\$136,842

\$30,138

\$31,980

410.0

0.0

2.07

2.07

\$74

\$14,559

\$0.33

410.00

2203

1635/43

2100 OCMR

Totals:

\$366,000

\$142,800

\$355,881

\$108,852

\$98,793

1,012.2

\$5

\$5

Average per Net Acre=>

19,648.38

Average per SqFt=>

\$0.45

Sale. Ratio =>

39.02

Average

per FF=>

\$108

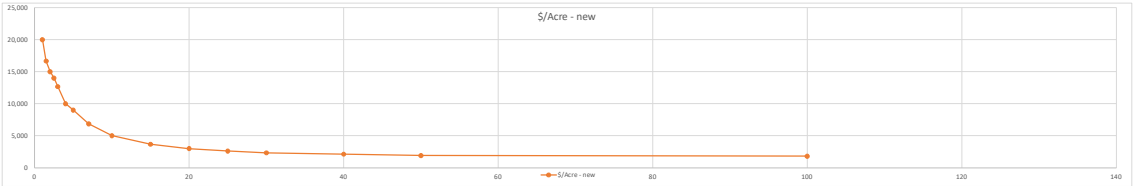
Std. Dev. =>

13.52

Consistent with acreage table

7

Acres		\$/Acre - old	\$/Acre - new
1	20000	20,000	
1.5	25000	16,667	
2	30,000	15,000	
2.5	35,000	14,000	
3	38,000	12,667	
4	40,000	10,000	
5	45,000	9,000	
7	48,000	6,857	
10	50,000	5,000	
15	55,000	3,667	
20	60,000	3,000	
25	65,000	2,600	
30	70,000	2,333	
40	85,000	2,125	
50	95,000	1,900	
100	180,000	1,800	
117.19	316,413	2,700	



Acres		\$/Acre - old	\$/Acre - new
0.159	3,600	22,642	
0.637	21,600	33,909	
0.933	22,500	24,116	
1	24,000	24,000	
1.2	43,506	36,255	
1.39	34,152	24,570	
1.5	38,000	18,667	
2	30,000	15,000	
2.02	58,740	29,079	
2.07	27,738	13,400	
2.23	51,964	23,302	
2.5	35,000	14,000	
2.62	17,816	6,800	
2.745	38,288	13,948	
2.749	38,900	14,151	
3	38,000	12,667	
4	42,000	10,500	
4.29	38,186	8,901	
4.64	17,748	3,825	
5	45,000	9,000	
5	72,271	14,454	
5.355	82,800	15,462	
7	56,800	7,143	
8.22	45,696	5,559	
8.46	56,032	6,623	
10	35,000	5,500	
10.09	38,594	3,825	
11.5	43,000	3,739	
15	58,000	3,867	
15	57,820	3,855	
20	65,000	3,250	
20.44	91,980	4,500	
25	70,000	2,800	
30	80,000	2,667	
39	147,000	3,769	
40	110,000	2,750	
50	130,000	2,600	
100	240,000	2,400	

Industrial

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
090-021-300-160-00	2502 N EASTMAN RD	07/13/20	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$96,200	48.10	\$209,217	\$46,423	\$55,640	428.0	0.0	2.93	2.93	\$108	\$15,844	\$0.36	428.00	2200	1635/445		2100 OCMR
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	2300	1644/415		2301 - SANFORD COMM
110-029-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	2100	1639/780		2100 OCMR
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188		2100 OCMR

Totals:	\$431,000		\$431,000	\$191,000		\$428,256	\$125,137	\$122,393	1,030.2		6.4	6.4											
			Sale. Ratio =>	44.32				Average						Average									
			Std. Dev. =>	12.74				per FF=>	\$121					per Net Acre=>	19,552.66								

Consistant with acreage table

1	19523
2.098	17533
2.203	17078
3.58	14190
4.80	13067
6.78	10899
9.36	9694

