

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
<b>Residential</b>												
08-019-005-50	2910 N STATE	08/18/20	\$45,000	WD	\$45,000	\$32,600	72.44	\$85,201	\$4,838	\$40,162	\$79,567	0.505
08-022-005-40	8939 E 3 MILE	10/02/20	\$115,000	WD	\$115,000	\$59,100	51.39	\$132,278	\$74,107	\$40,893	\$57,595	0.710
08-023-006-25		07/02/20	\$70,000	WD	\$70,000	\$29,700	42.43	\$79,764	\$46,547	\$23,453	\$32,888	0.713
08-013-021-80	3179 N LAKOLA	01/21/20	\$120,000	WD	\$120,000	\$49,000	40.83	\$137,866	\$33,115	\$86,885	\$103,714	0.898
08-028-006-00	8245 E OLD M-63	12/18/20	\$235,000	WD	\$235,000	\$100,800	42.89	\$251,048	\$86,342	\$148,658	\$163,956	0.907
08-013-021-60	3035 N LAKOLA	11/05/19	\$133,900	WD	\$133,900	\$49,500	36.97	\$142,071	\$13,090	\$120,810	\$127,704	0.946
08-011-013-75	4395 N RAYMOND	09/26/19	\$141,500	WD	\$141,500	\$53,900	38.09	\$105,857	\$33,963	\$107,537	\$110,832	0.970
08-016-003-02	3479 N FLYNN	08/24/20	\$155,000	WD	\$155,000	\$61,900	39.94	\$158,490	\$60,316	\$94,684	\$97,202	0.974
08-026-004-00	10361 E OLD M-63	12/18/20	\$294,000	WD	\$294,000	\$101,500	34.52	\$294,810	\$189,528	\$104,472	\$106,432	0.982
08-034-006-00	519 N HAWKINS	09/10/20	\$87,500	WD	\$87,500	\$32,300	36.91	\$87,558	\$46,500	\$41,000	\$40,651	1.009
08-010-001-15	4823 N HAWKINS	12/05/19	\$225,000	WD	\$225,000	\$91,200	40.53	\$180,873	\$66,904	\$158,096	\$155,104	1.019
08-009-001-50	8626 E 4 1/2 MILE	10/30/19	\$120,000	WD	\$120,000	\$49,400	41.17	\$97,967	\$46,825	\$73,175	\$69,771	1.049
08-003-005-00	9110 E 5 MILE	10/18/19	\$135,000	MLC	\$135,000	\$49,100	36.37	\$131,748	\$72,793	\$62,207	\$58,371	1.066
08-009-008-00	8291 E 4 1/2 MILE	06/30/20	\$150,000	WD	\$150,000	\$50,500	33.67	\$137,671	\$46,717	\$103,283	\$90,053	1.147
08-032-006-00	912 N FRANK SMITH	04/23/19	\$175,000	WD	\$175,000	\$59,100	33.77	\$117,134	\$48,000	\$127,000	\$94,317	1.347
08-014-004-60	3267 N KILGORE	03/31/21	\$70,000	WD	\$70,000	\$21,300	30.43	\$55,749	\$25,568	\$44,432	\$29,852	1.488
08-034-003-00	9569 E 1 MILE	01/08/21	\$105,000	WD	\$105,000	\$25,800	24.57	\$72,316	\$5,953	\$99,047	\$65,706	1.507
08-001-003-70	5018 N RAYMOND	06/05/20	\$397,500	WD	\$397,500	\$101,000	25.41	\$259,349	\$0	\$397,500	\$261,331	1.521
08-016-003-70	3284 N FLYNN	12/13/19	\$164,250	WD	\$164,250	\$48,700	29.65	\$96,329	\$37,479	\$126,771	\$80,286	1.579
08-027-019-00	9214 E 1 MILE	10/16/20	\$168,000	WD	\$168,000	\$51,100	30.42	\$101,722	\$40,508	\$127,492	\$80,439	1.585
08-027-004-00	1603 N HAWKINS	09/21/20	\$105,500	WD	\$105,500	\$28,100	26.64	\$76,278	\$25,433	\$80,067	\$50,342	1.590
<b>Totals:</b>			<b>\$3,212,150</b>		<b>\$3,212,150</b>	<b>\$1,145,600</b>		<b>\$2,802,049</b>		<b>\$2,207,624</b>	<b>\$1,956,114</b>	
							<b>Sale. Ratio =&gt;</b>	<b>35.66</b>			<b>E.C.F. =&gt;</b>	<b>1.129</b>
							<b>Std. Dev. =&gt;</b>	<b>10.34</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.117</b>

Parcel Number Platted FF	Sale Date	Sale Price	Instr.	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
600-004-01	06/30/19	\$10,000	WD	\$10,000	\$4,700	47.00	\$12,630	\$10,000	\$12,630	0.0	0.0	5.92	5.92	#DIV/0!	\$1,689	\$0.04
08-250-021-00	09/21/20	\$4,000	MLC	\$4,000	\$2,000	50.00	\$3,900	\$4,000	\$3,900	60.0	120.0	0.17	0.17	\$67	\$24,242	\$0.56
08-250-022-00	09/21/20	\$4,000	MLC	\$4,000	\$2,000	50.00	\$3,900	\$4,000	\$3,900	60.0	120.0	0.17	0.17	\$67	\$24,242	\$0.56
08-300-001-00	07/23/19	\$17,500	WD	\$17,500	\$7,200	41.14	\$14,337	\$17,500	\$14,337	332.0	627.0	4.78	4.78	\$53	\$3,662	\$0.08
08-400-040-00	02/03/21	\$4,000	WD	\$4,000	\$0	0.00	\$7,300	\$4,000	\$7,300	100.0	0.0	0.00	0.00	\$40	#DIV/0!	#DIV/0!
<b>Totals:</b>		<b>\$39,500</b>		<b>\$39,500</b>	<b>\$15,900</b>		<b>\$42,067</b>	<b>\$39,500</b>	<b>\$42,067</b>	<b>552.0</b>		<b>11.03</b>	<b>11.03</b>			
				<b>Sale. Ratio =&gt;</b>		<b>40.25</b>			<b>Average</b>					<b>Average</b>		
				<b>Std. Dev. =&gt;</b>		<b>21.34</b>			<b>per FF=&gt;</b>	<b>\$72</b>				<b>per Net Acre=&gt;</b>	<b>3,581.47</b>	<b>Average</b>
														<b>per SqFt=&gt;</b>		<b>\$0.08</b>

Parcel Number	Sale Date	Sale Price	Instr.	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	
Rivers FF																
2-36-4106	06/15/20	\$70,000	WD	\$70,000	\$23,600	33.71	\$47,214	\$70,000	\$47,214	210.3	0.0	16.50	16.50	\$333	\$4,242	
2411-MM-09	09/30/20	\$91,500	WD	\$91,500	\$33,800	36.94	\$67,600	\$91,500	\$67,600	338.0	0.0	0.00	0.00	\$271	#DIV/0!	
08-350-010-00	09/17/20	\$25,000	WD	\$25,000	\$7,100	28.40	\$14,200	\$25,000	\$14,200	71.0	0.0	0.00	0.00	\$352	#DIV/0!	
08-350-024-00	07/16/20	\$10,000	WD	\$10,000	\$4,500	45.00	\$9,000	\$10,000	\$9,000	45.0	0.0	0.00	0.00	\$222	#DIV/0!	
2412-GA-46	06/25/19	\$14,000	WD	\$14,000	\$2,900	20.71	\$11,500	\$14,000	\$11,500	115.0	190.0	0.50	0.50	\$122	\$27,888	
Totals:		\$210,500		\$210,500	\$71,900		\$149,514	\$210,500	\$149,514	779.3		17.00	17.00			
						Sale. Ratio =>	34.16					Average			Average	
						Std. Dev. =>	9.11					per FF=>	\$270	Average	per Net Acre=>	12,380.90
														Average	per SqFt=>	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
580-016-00 river	11/08/19	\$20,000	WD	\$20,000	\$9,200	46.00	\$18,480	\$20,000	\$25,080	132.0	0.0	0.00	0.00	\$152	
08-007-425-01	03/11/21	\$104,001	WD	\$104,001	\$32,400	31.15	\$93,759	\$18,292	\$8,050	46.0	0.0	0.00	0.00	\$398	
08-007-425-20	03/20/20	\$24,990	WD	\$24,990	\$10,700	42.82	\$24,850	\$24,990	\$24,850	142.0	0.0	0.00	0.00	\$176	
08-541-705-01	12/11/20	\$26,000	WD	\$26,000	\$11,200	43.08	\$24,381	\$6,619	\$5,000	50.0	0.0	0.00	0.00	\$132	
08-562-701-09	06/17/19	\$212,000	WD	\$212,000	\$66,000	31.13	\$166,997	\$81,928	\$36,925	211.0	0.0	0.00	0.00	\$388	
02-601-004-00	07/02/21	\$19,500	WD	\$19,500	\$9,300	47.69	\$18,620	\$19,500	\$18,620	98.0	0.0	0.00	0.00	\$199	
43-501-038-00	08/28/20	\$44,900	WD	\$44,900	\$35,700	79.51	\$71,400	\$44,900	\$100,844	510.0	0.0	1.16	1.16	\$88	
<b>Totals:</b>		<b>\$451,391</b>		<b>\$451,391</b>	<b>\$174,500</b>		<b>\$418,487</b>	<b>\$216,229</b>	<b>\$219,369</b>	<b>1,189.0</b>		<b>1.16</b>	<b>1.16</b>		
						<b>Sale. Ratio =&gt;</b>	<b>38.66</b>				<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>16.26</b>				<b>per FF=&gt;</b>	<b>\$182</b>			<b>Average</b>
												<b>per Net Acre=&gt;</b>	<b>186,404.31</b>		

Parcel Number	Sale Date	Sale Price	Instr.	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
Commercial FF															
514-045-50	09/24/20	\$140,000	WD	\$140,000	\$41,100	29.36	\$86,792	\$64,937	\$11,729	120.0	181.5	0.50	0.50	\$541	\$130,134
02-523-002-60	08/07/20	\$145,000	WD	\$145,000	\$24,800	17.10	\$52,332	\$113,801	\$21,133	330.0	1320.0	9.75	9.75	\$345	\$11,672
44-215-007-50	10/13/20	\$30,000	WD	\$30,000	\$10,900	36.33	\$22,507	\$11,128	\$3,635	66.0	102.0	0.16	0.16	\$169	\$71,794
43-101-002-00	10/12/21	\$260,000	LC	\$260,000	\$37,800	14.54	\$78,272	\$200,546	\$18,818	264.0	132.0	0.80	0.80	\$760	\$250,689
43-113-008-00	05/15/19	\$75,000	WD	\$75,000	\$31,300	41.73	\$61,101	\$16,261	\$2,362	27.0	162.0	0.10	0.10	\$602	\$162,610
43-207-002-00	11/16/20	\$84,000	WD	\$84,000	\$7,400	8.81	\$13,287	\$84,000	\$13,287	330.0	132.0	1.22	1.22	\$255	\$68,852
<b>Totals:</b>		<b>\$734,000</b>		<b>\$734,000</b>	<b>\$153,300</b>		<b>\$314,291</b>	<b>\$490,673</b>	<b>\$70,964</b>	<b>1,137.0</b>		<b>12.52</b>	<b>12.52</b>		
					<b>Sale. Ratio =&gt;</b>	<b>20.89</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
					<b>Std. Dev. =&gt;</b>	<b>13.12</b>			<b>per FF=&gt;</b>	<b>\$432</b>		<b>per Net Acre=&gt;</b>	<b>39,178.62</b>		<b>per SqFt=&gt;</b>

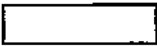
Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
14-045-50	09/24/20	\$140,000	WD	\$140,000	\$41,100	29.36	\$86,792	\$64,937	\$11,729	120.0	181.5	0.50	0.50	\$541	\$130,134	\$2.99
523-002-60	08/07/20	\$145,000	WD	\$145,000	\$24,800	17.10	\$52,332	\$113,801	\$21,133	330.0	1320.0	9.75	9.75	\$345	\$11,672	\$0.27
44-215-007-50	10/13/20	\$30,000	WD	\$30,000	\$10,900	36.33	\$22,507	\$11,128	\$3,635	66.0	102.0	0.16	0.16	\$169	\$71,794	\$1.65
43-113-008-00	05/15/19	\$75,000	WD	\$75,000	\$31,300	41.73	\$61,101	\$16,261	\$2,362	27.0	162.0	0.10	0.10	\$602	\$162,610	\$3.73
43-207-002-00	11/16/20	\$84,000	WD	\$84,000	\$7,400	8.81	\$13,287	\$84,000	\$13,287	330.0	132.0	1.22	1.22	\$255	\$68,852	\$1.58
<b>Totals:</b>		<b>\$474,000</b>		<b>\$474,000</b>	<b>\$115,500</b>		<b>\$236,019</b>	<b>\$290,127</b>	<b>\$52,146</b>	<b>873.0</b>		<b>11.72</b>	<b>11.72</b>			
					<b>Sale. Ratio =&gt;</b>	<b>24.37</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>	
					<b>Std. Dev. =&gt;</b>	<b>13.58</b>			<b>per FF=&gt;</b>	<b>\$332</b>		<b>per Net Acre=&gt;</b>	<b>24,746.42</b>		<b>per SqFt=&gt;</b>	<b>\$0.57</b>
									<b>used</b>	<b>300 ff</b>				<b>Used</b>	<b>0.57 sq.ft</b>	

Parcel Number	Sale Date	Sale Price	Instr.	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.
43-102-001-01	09/11/20	\$85,000	WD	\$85,000	\$8,200	9.65	\$16,313	\$75,221	\$6,534	198.0	132.0	0.60	0.60	\$380	\$125,368	\$2.88
43-102-002-00	05/01/19	\$53,043	LC	\$53,043	\$17,700	33.37	\$47,059	\$8,162	\$2,178	66.0	132.0	0.20	0.20	\$124	\$40,810	\$0.94
44-018-019-20	08/27/20	\$136,000	WD	\$136,000	\$50,000	36.76	\$150,592	\$38,052	\$52,644	0.0	0.0	25.00	25.00	#DIV/0!	\$1,522	\$0.03
44-205-004-00	01/25/21	\$105,500	WD	\$105,500	\$0	0.00	\$102,256	\$9,778	\$6,534	0.0	0.0	0.60	0.60	#DIV/0!	\$16,297	\$0.37
44-208-001-00	11/02/20	\$1,500	QC	\$1,500	\$900	60.00	\$2,178	\$1,500	\$2,178	66.0	132.0	0.20	0.20	\$23	\$7,500	\$0.17
44-209-002-00	06/12/19	\$2,500	WD	\$2,500	\$1,400	56.00	\$2,178	\$2,500	\$2,178	66.0	132.0	0.20	0.20	\$38	\$12,500	\$0.29
43-114-002-00	02/04/21	\$56,000	WD	\$56,000	\$8,100	14.46	\$17,025	\$41,648	\$2,673	81.0	132.0	0.25	0.25	\$514	\$169,992	\$3.90
43-205-002-00	11/20/20	\$85,000	WD	\$85,000	\$22,400	26.35	\$46,768	\$42,588	\$4,356	132.0	132.0	0.40	0.40	\$323	\$106,470	\$2.44
43-311-006-00	05/07/19	\$111,500	WD	\$111,500	\$32,800	29.42	\$81,101	\$34,755	\$4,356	132.0	132.0	0.40	0.40	\$263	\$66,888	\$1.59
43-501-038-00	08/28/20	\$44,900	WD	\$44,900	\$35,700	79.51	\$100,844	\$44,900	\$100,844	510.0	0.0	1.16	1.16	\$88	\$38,707	\$0.33
<b>Totals:</b>		<b>\$680,943</b>		<b>\$680,943</b>	<b>\$177,200</b>		<b>\$566,314</b>	<b>\$299,104</b>	<b>\$184,475</b>	<b>1,251.0</b>		<b>29.01</b>	<b>29.01</b>			
				<b>Sale. Ratio =&gt;</b>		<b>26.02</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>		
				<b>Std. Dev. =&gt;</b>		<b>24.60</b>		<b>per FF=&gt;</b>		<b>\$239</b>		<b>per Net Acre=&gt;</b>	<b>10,312.15</b>	<b>per SqFt=&gt;</b>		<b>\$0.24</b>
														<b>used</b>		<b>\$0.25</b>

Parcel Number upper land	Sale Date	Sale Price	Instr.	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
08-004-003-05	08/24/21	\$21,900	MLC	\$21,900	\$3,500	15.98	\$6,960	\$21,900	\$6,960	0.0	0.0	1.74	1.74	#DIV/0!	\$12,586
08-017-002-20	08/11/21	\$32,900	MLC	\$32,900	\$4,400	13.37	\$18,520	\$32,900	\$18,520	0.0	0.0	4.84	4.84	#DIV/0!	\$6,798
08-016-005-40	04/01/19	\$38,900	LC	\$38,900	\$8,500	21.85	\$18,467	\$38,900	\$18,467	0.0	0.0	8.16	8.16	#DIV/0!	\$4,767
08-016-005-55	05/21/21	\$37,900	LC	\$37,900	\$21,700	57.26	\$43,440	\$37,900	\$43,440	0.0	0.0	8.44	8.44	#DIV/0!	\$4,491
08-004-003-20	04/16/21	\$44,900	LC	\$44,900	\$11,000	24.50	\$21,950	\$44,900	\$21,950	0.0	0.0	9.85	9.85	#DIV/0!	\$4,558
08-016-004-40	05/03/21	\$35,000	WD	\$35,000	\$0	0.00	\$22,000	\$35,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,500
08-016-004-45	05/14/21	\$34,000	WD	\$34,000	\$0	0.00	\$22,000	\$34,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,400
08-016-004-55	07/23/21	\$48,500	WD	\$48,500	\$0	0.00	\$22,000	\$48,500	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,850
08-015-004-30	08/22/20	\$45,900	LC	\$45,900	\$16,900	36.82	\$33,780	\$45,900	\$33,780	0.0	0.0	11.26	11.26	#DIV/0!	\$4,076
2111-19-4101-14	09/20/20	\$59,900	LC	\$59,900	\$22,400	37.40	\$0	\$59,900	\$0	655.0	660.0	9.97	9.97	\$91	\$6,008
2111-19-4101-08	09/11/19	\$49,900	LC	\$49,900	\$20,000	40.08	\$24,000	\$49,900	\$24,000	659.0	661.0	10.00	10.00	\$76	\$4,990
2111-19-4101-13	01/11/21	\$59,900	LC	\$59,900	\$22,500	37.56	\$24,000	\$59,900	\$24,000	649.0	671.0	10.00	10.00	\$92	\$5,990
08-016-005-70	05/01/19	\$63,500	LC	\$63,500	\$24,100	37.95	\$48,133	\$63,500	\$48,133	0.0	0.0	13.01	8.87	#DIV/0!	\$4,881
08-015-004-40	08/30/21	\$78,900	MLC	\$78,900	\$39,300	49.81	\$78,660	\$78,900	\$78,660	0.0	0.0	13.76	7.78	#DIV/0!	\$5,734
08-015-004-35	07/01/19	\$58,900	LC	\$58,900	\$17,900	30.39	\$46,230	\$58,900	\$46,230	0.0	0.0	16.23	16.23	#DIV/0!	\$3,629
08-015-004-35	07/12/21	\$59,900	MLC	\$59,900	\$36,500	60.93	\$73,035	\$59,900	\$73,035	0.0	0.0	16.23	16.23	#DIV/0!	\$3,691
08-016-005-51	07/01/19	\$174,500	LC	\$174,500	\$74,200	42.52	\$148,374	\$174,500	\$148,374	0.0	0.0	42.29	4.18	#DIV/0!	\$4,126
<b>Totals:</b>		<b>\$945,300</b>		<b>\$945,300</b>	<b>\$322,900</b>		<b>\$651,549</b>	<b>\$945,300</b>	<b>\$651,549</b>	<b>1,963.0</b>		<b>205.78</b>	<b>157.55</b>		
				<b>Sale. Ratio =&gt;</b>		<b>34.16</b>		<b>Average</b>				<b>Average</b>			<b>Average</b>
				<b>Std. Dev. =&gt;</b>		<b>19.11</b>		<b>per FF=&gt;</b>		<b>\$482</b>		<b>per Net Acre=&gt;</b>		<b>4,593.74</b>	<b>per Sqft=&gt;</b>
												<b>using</b>	<b>4,500.00</b>		



Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
										To			
11-022-017-00	6/26/2019	\$11,900	2.500	108,900	\$11,900	2.500	108,900	\$4,760	\$0.11	9	\$11,900	\$4,760	\$0.11
10-032-023-75	9/20/2019	\$10,500	2.500	108,900	\$10,500	2.500	108,899	\$4,200	\$0.10	6	\$10,500	\$4,200	\$0.10
14-011-012-50	8/6/2020	\$10,000	2.500	108,900	\$10,000	2.500	108,900	\$4,000	\$0.09	-4	\$10,000	\$4,000	\$0.09
14-011-012-75	8/7/2020	\$10,000	2.500	108,900	\$10,000	2.500	108,900	\$4,000	\$0.09	-4	\$10,000	\$4,000	\$0.09
11-023-030-00	7/31/2020	\$12,500	2.630	114,563	\$12,500	2.630	114,563	\$4,753	\$0.11	-4	\$12,500	\$4,753	\$0.11
								\$4,343					
								\$4,000					



Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
										To			
<b>4 AC</b>													
10-032-072-10	4/14/2019	\$14,900	4.000	174,240	\$14,900	4.000	174,240	\$3,725	\$0.09	12	\$14,900	\$3,725	\$0.09
10-032-071-51	4/26/2019	\$15,900	4.000	174,240	\$15,900	4.000	174,240	\$3,975	\$0.09	11	\$15,900	\$3,975	\$0.09
12-020-006-00	5/7/2019	\$12,000	4.150	180,774	\$12,000	4.150	180,773	\$2,892	\$0.07	11	\$12,000	\$2,892	\$0.07
15-004-019-05	1/18/2020	\$18,900	4.750	206,910	\$18,900	4.750	206,910	\$3,979	\$0.09	2	\$18,900	\$3,979	\$0.09
15-004-019-01	2/20/2020	\$18,900	4.750	206,910	\$18,900	4.750	206,910	\$3,979	\$0.09	1	\$18,900	\$3,979	\$0.09
02-513-008-20	5/19/2020	\$15,900	4.890	213,008	\$15,900	4.890	213,008	\$3,252	\$0.07	-2	\$15,900	\$3,252	\$0.07
02-513-008-10	6/22/2020	\$15,900	4.890	213,008	\$15,900	4.890	213,008	\$3,252	\$0.07	-3	\$15,900	\$3,252	\$0.07
10-033-002-10	9/12/2019	\$18,500	4.930	214,751	\$18,500	4.930	214,751	\$3,753	\$0.09	7	\$18,500	\$3,753	\$0.09
14-011-003-55	2/5/2020	\$18,900	4.930	214,751	\$18,900	4.930	214,751	\$3,834	\$0.09	2	\$18,900	\$3,834	\$0.09
								<b>\$3,627</b>					
								<b>\$3,600</b>					

Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
<b>5 AC</b>													
11-016-055-00	7/26/2019	\$16,000	5.000	217,800	\$16,000	5.000	217,800	\$3,200	\$0.07	8	\$16,000	\$3,200	\$0.07
10-033-112-00	8/9/2019	\$15,500	5.000	217,800	\$15,500	5.000	217,800	\$3,100	\$0.07	8	\$15,500	\$3,100	\$0.07
14-024-032-00	11/9/2019	\$19,900	5.000	217,800	\$19,900	5.000	217,800	\$3,980	\$0.09	5	\$19,900	\$3,980	\$0.09
14-023-021-50	11/15/2019	\$17,000	5.000	217,800	\$17,000	5.000	217,800	\$3,400	\$0.08	5	\$17,000	\$3,400	\$0.08
15-013-002-46	6/12/2020	\$14,000	5.000	217,800	\$14,000	5.000	217,800	\$2,800	\$0.06	-2	\$14,000	\$2,800	\$0.06
02-513-012-00	6/19/2020	\$16,000	5.000	217,800	\$16,000	5.000	217,800	\$3,200	\$0.07	-3	\$16,000	\$3,200	\$0.07
02-531-004-30	10/20/2020	\$14,500	5.000	217,800	\$14,500	5.000	217,800	\$2,900	\$0.07	-7	\$14,500	\$2,900	\$0.07
10-032-034-00	1/28/2021	\$23,000	5.000	217,800	\$23,000	5.000	217,800	\$4,600	\$0.11	-10	\$23,000	\$4,600	\$0.11
03-017-005-15	3/26/2021	\$23,500	5.020	218,671	\$23,500	5.020	218,671	\$4,681	\$0.11	-12	\$23,500	\$4,681	\$0.11
10-032-096-13	9/13/2019	\$18,900	5.040	219,542	\$18,900	5.040	219,542	\$3,750	\$0.09	7	\$18,900	\$3,750	\$0.09
10-032-096-21	8/14/2020	\$19,900	5.040	219,542	\$19,900	5.040	219,542	\$3,948	\$0.09	-4	\$19,900	\$3,948	\$0.09
10-013-002-09	2/16/2021	\$18,900	5.040	219,542	\$18,900	5.040	219,542	\$3,750	\$0.09	-11	\$18,900	\$3,750	\$0.09
15-018-002-01	7/2/2020	\$19,900	5.090	221,720	\$19,900	5.090	221,720	\$3,910	\$0.09	-3	\$19,900	\$3,910	\$0.09
15-022-011-04	11/9/2019	\$19,500	5.130	223,463	\$19,500	5.130	223,463	\$3,801	\$0.09	5	\$19,500	\$3,801	\$0.09
15-022-011-06	12/28/2019	\$19,500	5.130	223,463	\$19,500	5.130	223,463	\$3,801	\$0.09	3	\$19,500	\$3,801	\$0.09
06-320-150-00	11/15/2019	\$21,900	5.290	230,432	\$21,900	5.290	230,432	\$4,140	\$0.10	5	\$21,900	\$4,140	\$0.10
								\$3,685					
								\$3,600					

Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
<b>7 AC</b>													
06-002-004-00	11/11/2020	\$23,000	7.440	324,086	\$23,000	7.440	324,085	\$3,091	\$0.07	-7	\$23,000	\$3,091	\$0.07
11-036-008-01	10/1/2019	\$24,000	9.420	410,335	\$24,000	9.420	410,335	\$2,548	\$0.06	6	\$24,000	\$2,548	\$0.06
11-012-002-60	5/21/2019	\$32,900	9.650	420,354	\$32,900	9.650	420,354	\$3,409	\$0.08	10	\$32,900	\$3,409	\$0.08
11-012-002-35	11/6/2020	\$43,000	9.700	422,532	\$43,000	9.700	422,532	\$4,433	\$0.10	-7	\$43,000	\$4,433	\$0.10
11-020-003-10	9/27/2020	\$29,500	9.800	426,888	\$29,500	9.800	426,888	\$3,010	\$0.07	-6	\$29,500	\$3,010	\$0.07
08-011-013-25	5/3/2019	\$27,000	9.900	431,244	\$27,000	9.900	431,244	\$2,727	\$0.06	11	\$27,000	\$2,727	\$0.06
								\$3,203					
								\$3,200					

Parcel Number	Sale Date	Sale Price	Instr.	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
<b>10 AC</b>															
07-002-10	07/16/21	\$35,900	WD	\$35,900	\$0	0.00	\$21,807	\$35,900	\$21,807	0.0	0.0	9.42	9.42	#DIV/0!	\$3,811
07-002-06	08/27/21	\$33,900	WD	\$33,900	\$0	0.00	\$21,813	\$33,900	\$21,813	0.0	0.0	9.44	9.44	#DIV/0!	\$3,591
02-511-010-00	06/29/19	\$26,900	WD	\$26,900	\$8,800	32.71	\$19,567	\$26,900	\$19,567	0.0	0.0	9.75	9.75	#DIV/0!	\$2,759
08-011-013-25	05/03/19	\$27,000	WD	\$27,000	\$9,400	34.81	\$20,360	\$27,000	\$19,600	0.0	0.0	9.90	9.90	#DIV/0!	\$2,727
16-002-007-90	10/15/19	\$23,000	WD	\$23,000	\$11,000	47.83	\$22,000	\$23,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,300
16-030-001-45	09/14/19	\$19,000	WD	\$19,000	\$11,000	57.89	\$22,000	\$19,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$1,900
08-029-001-50	06/07/19	\$15,000	WD	\$15,000	\$10,500	70.00	\$22,225	\$15,000	\$22,225	1,000.0	0.0	10.00	10.00	\$15	\$1,500
08-002-003-30	04/04/19	\$25,000	WD	\$25,000	\$9,800	39.20	\$21,626	\$25,000	\$20,020	0.0	0.0	10.01	10.01	#DIV/0!	\$2,498
09-004-046-00	11/05/19	\$23,000	WD	\$23,000	\$9,600	41.74	\$24,609	\$23,000	\$22,000	0.0	0.0	10.01	10.01	#DIV/0!	\$2,298
09-010-008-10	01/07/20	\$30,000	WD	\$30,000	\$8,500	28.33	\$22,000	\$30,000	\$22,000	0.0	0.0	10.01	10.01	#DIV/0!	\$2,997
16-030-002-45	03/11/20	\$22,900	WD	\$22,900	\$9,500	41.48	\$19,038	\$22,900	\$19,038	0.0	0.0	10.02	10.02	#DIV/0!	\$2,285
09-004-040-00	11/25/19	\$20,000	WD	\$20,000	\$8,000	40.00	\$22,000	\$20,000	\$22,000	0.0	0.0	10.07	10.07	#DIV/0!	\$1,986
08-013-017-50	12/20/19	\$19,000	WD	\$19,000	\$9,100	47.89	\$19,867	\$19,000	\$19,867	0.0	0.0	10.10	10.10	#DIV/0!	\$1,881
09-031-002-40	09/02/20	\$24,000	WD	\$24,000	\$13,300	55.42	\$22,347	\$24,000	\$22,347	0.0	0.0	10.10	10.10	#DIV/0!	\$2,376
16-012-005-15	08/09/21	\$40,000	WD	\$40,000	\$7,600	19.00	\$15,195	\$40,000	\$15,195	0.0	0.0	10.13	10.13	#DIV/0!	\$3,949
16-012-005-20	05/10/21	\$37,000	WD	\$37,000	\$7,600	20.54	\$15,195	\$37,000	\$15,195	0.0	0.0	10.13	10.13	#DIV/0!	\$3,653
02-019-001-11	11/30/20	\$26,900	MLC	\$26,900	\$10,200	37.92	\$20,400	\$26,900	\$20,400	0.0	0.0	10.20	10.20	#DIV/0!	\$2,637
09-003-023-00	07/03/19	\$18,000	WD	\$18,000	\$9,900	55.00	\$22,154	\$18,000	\$22,154	0.0	0.0	10.26	10.26	#DIV/0!	\$1,754
09-003-003-00	05/22/20	\$20,000	WD	\$20,000	\$13,500	67.50	\$22,132	\$20,000	\$22,132	0.0	0.0	10.38	10.38	#DIV/0!	\$1,927
08-005-011-60	10/28/19	\$22,000	WD	\$22,000	\$9,400	42.73	\$20,900	\$22,000	\$20,900	0.0	0.0	10.45	10.45	#DIV/0!	\$2,105
001-012-10	07/12/19	\$26,000	WD	\$26,000	\$14,000	53.85	\$31,200	\$26,000	\$31,200	0.0	0.0	14.55	14.55	#DIV/0!	\$1,787
<b>Totals:</b>		<b>\$534,500</b>		<b>\$534,500</b>	<b>\$190,700</b>		<b>\$448,435</b>	<b>\$534,500</b>	<b>\$443,460</b>	<b>1,000.0</b>		<b>214.93</b>	<b>214.93</b>		
						<b>Sale. Ratio =&gt;</b>	<b>35.68</b>				<b>Average</b>			<b>Average</b>	
						<b>Std. Dev. =&gt;</b>	<b>18.72</b>				<b>per FF=&gt;</b>	<b>\$535</b>	<b>per Net Acre=&gt;</b>	<b>2,486.86</b>	<b>per SqFt=&gt;</b>

Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
<b>10 AC</b>													
03-022-001-15	8/19/2020	\$20,000	10.180	443,441	\$20,000	10.180	443,441	\$1,965	\$0.05	-5	\$20,000	\$1,965	\$0.05
15-025-006-40	8/28/2019	\$20,000	10.100	439,956	\$20,000	10.100	439,956	\$1,980	\$0.05	7	\$20,000	\$1,980	\$0.05
09-004-040-00	11/26/2019	\$20,000	10.070	438,649	\$20,000	10.070	438,648	\$1,986	\$0.05	4	\$20,000	\$1,986	\$0.05
10-035-012-00	9/13/2019	\$19,900	10.000	435,600	\$19,900	10.000	435,600	\$1,990	\$0.05	7	\$19,900	\$1,990	\$0.05
06-005-006-00	8/29/2019	\$20,000	10.000	435,600	\$20,000	10.000	435,600	\$2,000	\$0.05	7	\$20,000	\$2,000	\$0.05
08-005-011-60	10/28/2019	\$22,000	10.450	455,202	\$22,000	10.450	455,202	\$2,105	\$0.05	5	\$22,000	\$2,105	\$0.05
16-030-002-45	3/11/2020	\$22,900	10.020	436,471	\$22,900	10.020	436,471	\$2,285	\$0.05	1	\$22,900	\$2,285	\$0.05
09-004-046-00	11/5/2019	\$23,000	10.010	436,036	\$23,000	10.010	436,035	\$2,298	\$0.05	5	\$23,000	\$2,298	\$0.05
16-002-007-90	10/15/2019	\$23,000	10.000	435,600	\$23,000	10.000	435,600	\$2,300	\$0.05	6	\$23,000	\$2,300	\$0.05
09-031-002-40	8/31/2020	\$24,000	10.100	439,956	\$24,000	10.100	439,955	\$2,376	\$0.05	-5	\$24,000	\$2,376	\$0.05
06-022-004-00	11/25/2019	\$23,900	10.000	435,600	\$23,900	10.000	435,600	\$2,390	\$0.05	4	\$23,900	\$2,390	\$0.05
11-023-039-05	5/10/2019	\$24,000	10.000	435,600	\$24,000	10.000	435,600	\$2,400	\$0.06	11	\$24,000	\$2,400	\$0.06
13-023-055-02	8/1/2019	\$24,000	10.000	435,600	\$24,000	10.000	435,600	\$2,400	\$0.06	8	\$24,000	\$2,400	\$0.06
11-027-037-50	9/18/2020	\$24,000	10.000	435,600	\$24,000	10.000	435,600	\$2,400	\$0.06	-6	\$24,000	\$2,400	\$0.06
08-002-003-30	4/4/2019	\$25,000	10.000	435,600	\$25,000	10.000	435,600	\$2,500	\$0.06	12	\$25,000	\$2,500	\$0.06
08-004-005-00	1/8/2021	\$25,000	10.000	435,600	\$25,000	10.000	435,600	\$2,500	\$0.06	-9	\$25,000	\$2,500	\$0.06
02-019-001-11	11/30/2020	\$26,900	10.200	444,312	\$26,900	10.200	444,312	\$2,637	\$0.06	-8	\$26,900	\$2,637	\$0.06
02-511-007-00	6/29/2019	\$26,900	10.110	440,392	\$26,900	10.110	440,391	\$2,661	\$0.06	9	\$26,900	\$2,661	\$0.06
02-511-010-00	6/29/2019	\$26,900	10.090	439,520	\$26,900	10.090	439,520	\$2,666	\$0.06	9	\$26,900	\$2,666	\$0.06
01-036-020-90	5/21/2020	\$29,250	10.010	436,036	\$29,250	10.010	436,035	\$2,922	\$0.07	-2	\$29,250	\$2,922	\$0.07
09-010-008-10	1/7/2020	\$30,000	10.010	436,036	\$30,000	10.010	436,035	\$2,997	\$0.07	3	\$30,000	\$2,997	\$0.07
08-004-005-20	6/19/2020	\$40,000	10.000	435,600	\$40,000	10.000	435,600	\$4,000	\$0.09	-3	\$40,000	\$4,000	\$0.09

\$2,444  
~~\$2,400~~

Parcel Number	Sale Date	Sale Price	Instr.	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
10 AC																
08-011-013-25	05/03/19	\$27,000	WD	\$27,000	\$9,400	34.81	\$20,360	\$27,000	\$19,600	0.0	0.0	9.90	9.90	#DIV/0!	\$2,727	\$0.06
02-511-010-00	06/29/19	\$26,900	WD	\$26,900	\$8,800	32.71	\$19,567	\$26,900	\$19,567	0.0	0.0	9.75	9.75	#DIV/0!	\$2,759	\$0.06
02-030-003-15	05/14/21	\$23,000	WD	\$23,000	\$11,000	47.83	\$22,000	\$23,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,300	\$0.05
02-019-001-21	04/12/21	\$25,900	WD	\$25,900	\$10,900	42.08	\$21,879	\$25,900	\$21,879	330.0	1344.3	10.18	10.18	\$78	\$2,544	\$0.06
02-019-001-11	11/30/20	\$26,900	MLC	\$26,900	\$10,200	37.92	\$20,400	\$26,900	\$20,400	0.0	0.0	10.20	10.20	#DIV/0!	\$2,637	\$0.06
02-019-001-41	11/01/19	\$42,000	WD	\$42,000	\$14,000	33.33	\$36,108	\$42,000	\$36,108	0.0	0.0	20.06	20.06	#DIV/0!	\$2,094	\$0.05
08-002-003-30	04/04/19	\$25,000	WD	\$25,000	\$9,800	39.20	\$21,626	\$25,000	\$20,020	0.0	0.0	10.01	10.01	#DIV/0!	\$2,498	\$0.06
08-005-011-60	10/28/19	\$22,000	WD	\$22,000	\$9,400	42.73	\$20,900	\$22,000	\$20,900	0.0	0.0	10.45	10.45	#DIV/0!	\$2,105	\$0.05
<b>Totals:</b>		<b>\$218,700</b>		<b>\$218,700</b>	<b>\$83,500</b>		<b>\$182,840</b>	<b>\$218,700</b>	<b>\$180,474</b>	<b>330.0</b>		<b>90.55</b>	<b>90.55</b>			
				<b>Sale. Ratio =&gt;</b>		<b>38.18</b>		<b>Average</b>				<b>Average</b>			<b>Average</b>	
				<b>Std. Dev. =&gt;</b>		<b>5.23</b>		<b>per FF=&gt;</b>		<b>\$663</b>		<b>per Net Acre=&gt;</b>	<b>2,415.24</b>		<b>per SqFt=&gt;</b>	<b>\$0.06</b>

Parcel Number	Sale Date	Sale Price	Instr.	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
08-004-005-20	06/19/20	\$40,000	WD	\$40,000	\$19,600	49.00	\$39,145	\$40,000	\$39,145	0.0	0.0	20.00	10.00	#DIV/0!	\$2,000
03-011-00	02/18/21	\$49,500	WD	\$49,500	\$21,000	42.42	\$42,000	\$49,500	\$42,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,475
05-009-20	07/12/19	\$40,000	WD	\$40,000	\$19,000	47.50	\$38,000	\$40,000	\$38,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000
16-005-009-40	11/24/21	\$65,000	PTA	\$65,000	\$21,000	32.31	\$42,000	\$65,000	\$42,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,250
02-019-001-41	11/01/19	\$42,000	WD	\$42,000	\$14,000	33.33	\$36,108	\$42,000	\$36,108	0.0	0.0	20.06	20.06	#DIV/0!	\$2,094
08-014-003-10	11/12/20	\$62,000	WD	\$62,000	\$20,300	32.74	\$47,250	\$62,000	\$47,250	0.0	0.0	22.50	22.50	#DIV/0!	\$2,756
08-027-003-10	08/27/21	\$84,400	WD	\$84,400	\$25,700	30.45	\$51,450	\$84,400	\$51,450	0.0	0.0	25.00	25.00	#DIV/0!	\$3,376
09-036-009-10	10/08/20	\$40,000	WD	\$40,000	\$25,800	64.50	\$52,500	\$40,000	\$52,500	0.0	0.0	28.00	28.00	#DIV/0!	\$1,429
<b>Totals:</b>		<b>\$422,900</b>		<b>\$422,900</b>	<b>\$166,400</b>		<b>\$348,453</b>	<b>\$422,900</b>	<b>\$348,453</b>	<b>0.0</b>		<b>175.56</b>	<b>165.56</b>		
						<b>Sale. Ratio =&gt;</b>	<b>39.35</b>	<b>Average</b>				<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>11.78</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>	<b>per Net Acre=&gt;</b>		<b>2,408.86</b>	<b>Average</b>	
														<b>per SqFt=&gt;</b>	



Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
										To			
20 AC													
13-035-014-05	4/7/2020	\$30,000	18.050	786,258	\$30,000	18.050	786,257	\$1,662	\$0.04	0	\$30,000	\$1,662	\$0.04
04-011-002-50	9/25/2019	\$49,150	19.500	849,420	\$49,150	19.500	849,420	\$2,521	\$0.06	6	\$49,150	\$2,521	\$0.06
15-004-019-30	10/6/2019	\$52,900	19.500	849,420	\$52,900	19.500	849,420	\$2,713	\$0.06	6	\$52,900	\$2,713	\$0.06
15-004-019-20	10/16/2019	\$52,900	19.510	849,856	\$52,900	19.510	849,855	\$2,711	\$0.06	6	\$52,900	\$2,711	\$0.06
06-004-012-00	6/4/2019	\$40,000	20.000	871,200	\$40,000	20.000	871,200	\$2,000	\$0.05	10	\$40,000	\$2,000	\$0.05
16-005-009-20	7/17/2019	\$40,000	20.000	871,200	\$40,000	20.000	871,200	\$2,000	\$0.05	8	\$40,000	\$2,000	\$0.05
01-035-003-03	1/9/2020	\$66,000	20.000	871,200	\$66,000	20.000	871,200	\$3,300	\$0.08	3	\$66,000	\$3,300	\$0.08
15-008-017-00	7/9/2020	\$45,000	20.000	871,200	\$45,000	20.000	871,200	\$2,250	\$0.05	-3	\$45,000	\$2,250	\$0.05
10-031-025-00	1/25/2021	\$70,000	20.000	871,200	\$70,000	20.000	871,200	\$3,500	\$0.08	-10	\$70,000	\$3,500	\$0.08
10-031-025-05	2/22/2021	\$65,000	20.000	871,200	\$65,000	20.000	871,200	\$3,250	\$0.07	-11	\$65,000	\$3,250	\$0.07
13-008-010-00	3/30/2021	\$52,000	20.000	871,200	\$52,000	20.000	871,200	\$2,600	\$0.06	-12	\$52,000	\$2,600	\$0.06
02-019-001-41	11/1/2019	\$42,000	20.060	873,814	\$42,000	20.060	873,813	\$2,094	\$0.05	5	\$42,000	\$2,094	\$0.05
14-005-003-80	8/16/2019	\$41,000	20.200	879,912	\$41,000	20.200	879,911	\$2,030	\$0.05	8	\$41,000	\$2,030	\$0.05
15-022-011-15	5/18/2019	\$52,900	20.480	892,109	\$52,900	20.480	892,108	\$2,583	\$0.06	10	\$52,900	\$2,583	\$0.06
08-014-003-10	11/12/2020	\$62,000	22.500	980,100	\$62,000	22.500	980,100	\$2,756	\$0.06	-7	\$62,000	\$2,756	\$0.06
04-033-010-00	7/24/2020	\$64,900	25.000	1,089,000	\$64,900	25.000	1,089,000	\$2,596	\$0.06	-4	\$64,900	\$2,596	\$0.06
09-036-009-10	10/8/2020	\$40,000	28.000	1,219,680	\$40,000	28.000	1,219,679	\$1,429	\$0.03	-6	\$40,000	\$1,429	\$0.03
								\$2,470					
								\$2,400					

Parcel Number	Sale Date	Sale Price	Instr.	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
30 Ac																
16-007-010-00	04/02/20	\$60,000	WD	\$60,000	\$28,500	47.50	\$57,000	\$60,000	\$57,000	0.0	0.0	30.00	30.00	#DIV/0!	\$2,000	\$0.05
07-010-00	10/01/21	\$115,000	WD	\$115,000	\$28,500	24.78	\$57,000	\$115,000	\$57,000	0.0	0.0	30.00	30.00	#DIV/0!	\$3,833	\$0.09
16-034-005-00	07/30/21	\$45,000	WD	\$45,000	\$31,700	70.44	\$63,375	\$45,000	\$63,375	0.0	0.0	34.25	34.25	#DIV/0!	\$1,314	\$0.03
16-011-015-05	06/21/21	\$50,000	WD	\$50,000	\$31,900	63.80	\$63,840	\$50,000	\$63,840	0.0	0.0	34.56	34.56	#DIV/0!	\$1,447	\$0.03
08-017-002-11	07/16/20	\$72,000	PTA	\$72,000	\$36,300	50.42	\$72,662	\$72,000	\$71,220	0.0	0.0	39.60	19.80	#DIV/0!	\$1,818	\$0.04
09-001-006-50	07/29/20	\$74,900	WD	\$74,900	\$26,700	35.65	\$52,576	\$74,900	\$52,576	0.0	0.0	39.89	39.89	#DIV/0!	\$1,878	\$0.04
<b>Totals:</b>		<b>\$416,900</b>		<b>\$416,900</b>	<b>\$183,600</b>		<b>\$366,453</b>	<b>\$416,900</b>	<b>\$365,011</b>	<b>0.0</b>		<b>208.30</b>	<b>188.50</b>			
				<b>Sale. Ratio =&gt;</b>		<b>44.04</b>		<b>Average</b>				<b>Average</b>			<b>Average</b>	
				<b>Std. Dev. =&gt;</b>		<b>17.02</b>		<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>	<b>2,001.44</b>		<b>per SqFt=&gt;</b>	<b>\$0.05</b>

Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
										To			
<b>30 AC</b>													
16-007-010-00	3/31/2020	\$60,000	30.000	1,306,800	\$60,000	30.000	1,306,800	\$2,000	\$0.05	0	\$60,000	\$2,000	\$0.05
03-022-006-00	10/2/2020	\$80,600	31.000	1,350,360	\$80,600	31.000	1,350,360	\$2,600	\$0.06	-6	\$80,600	\$2,600	\$0.06
16-011-015-05	6/28/2019	\$60,000	34.560	1,505,434	\$60,000	34.560	1,505,433	\$1,736	\$0.04	9	\$60,000	\$1,736	\$0.04
01-021-002-00	8/31/2020	\$69,000	35.000	1,524,600	\$69,000	35.000	1,524,599	\$1,971	\$0.05	-5	\$69,000	\$1,971	\$0.05
15-002-015-51	12/10/2020	\$60,000	35.010	1,525,036	\$60,000	35.010	1,525,035	\$1,714	\$0.04	-8	\$60,000	\$1,714	\$0.04
09-001-006-50	7/28/2020	\$74,900	39.890	1,737,608	\$74,900	39.890	1,737,607	\$1,878	\$0.04	-4	\$74,900	\$1,878	\$0.04
								<b>\$1,983</b>					
								<b>\$2,000</b>					

Parcel Number	Sale Date	Sale Price	Instr.	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
08-017-002-11	07/16/20	\$72,000	PTA	\$72,000	\$36,300	50.42	\$72,662	\$72,000	\$71,220	0.0	0.0	39.60	19.80	#DIV/0!	\$1,818
001-006-50	07/29/20	\$74,900	WD	\$74,900	\$26,700	35.65	\$52,576	\$74,900	\$52,576	0.0	0.0	39.89	39.89	#DIV/0!	\$1,878
014-003-50	01/02/21	\$70,000	WD	\$70,000	\$30,000	42.86	\$60,000	\$70,000	\$60,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,750
09-011-005-00	06/12/20	\$80,000	WD	\$80,000	\$29,900	37.38	\$59,250	\$80,000	\$59,250	0.0	0.0	40.00	40.00	#DIV/0!	\$2,000
09-026-004-02	06/25/21	\$109,900	WD	\$109,900	\$28,500	25.93	\$57,000	\$109,900	\$57,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,748
08-026-012-00	12/04/19	\$60,000	MLC	\$60,000	\$28,000	46.67	\$63,010	\$60,000	\$63,010	0.0	0.0	40.00	40.00	#DIV/0!	\$1,500
08-028-009-00	06/21/19	\$58,500	WD	\$58,500	\$28,000	47.86	\$63,480	\$58,500	\$63,480	0.0	0.0	40.00	40.00	#DIV/0!	\$1,463
<b>Totals:</b>		<b>\$525,300</b>		<b>\$525,300</b>	<b>\$207,400</b>		<b>\$427,978</b>	<b>\$525,300</b>	<b>\$426,536</b>	<b>0.0</b>		<b>279.49</b>	<b>259.69</b>		
						<b>Sale. Ratio =&gt;</b>	<b>39.48</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>
						<b>Std. Dev. =&gt;</b>	<b>8.56</b>		<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net-Acre=&gt;</b>	<b>1,879.49</b>		<b>per SqFt=&gt;</b>

Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
										To			
<b>40 AC</b>													
09-001-006-50	7/28/2020	\$74,900	39.890	1,737,608	\$74,900	39.890	1,737,607	\$1,878	\$0.04	-4	\$74,900	\$1,878	\$0.04
14-036-007-00	6/18/2019	\$75,000	40.000	1,742,400	\$75,000	40.000	1,742,399	\$1,875	\$0.04	9	\$75,000	\$1,875	\$0.04
08-028-009-00	6/21/2019	\$58,500	40.000	1,742,400	\$58,500	40.000	1,742,400	\$1,463	\$0.03	9	\$58,500	\$1,463	\$0.03
05-016-002-00	10/29/2019	\$52,000	40.000	1,742,400	\$52,000	40.000	1,742,400	\$1,300	\$0.03	5	\$52,000	\$1,300	\$0.03
08-026-012-00	12/5/2019	\$60,000	40.000	1,742,400	\$60,000	40.000	1,742,399	\$1,500	\$0.03	4	\$60,000	\$1,500	\$0.03
09-011-005-00	6/10/2020	\$80,000	40.000	1,742,400	\$80,000	40.000	1,742,399	\$2,000	\$0.05	-2	\$80,000	\$2,000	\$0.05
14-009-001-01	9/2/2020	\$77,000	40.000	1,742,400	\$77,000	40.000	1,742,399	\$1,925	\$0.04	-5	\$77,000	\$1,925	\$0.04
05-017-012-00	12/17/2020	\$77,000	40.000	1,742,400	\$77,000	40.000	1,742,399	\$1,925	\$0.04	-9	\$77,000	\$1,925	\$0.04
02-514-061-40	2/9/2021	\$135,000	47.720	2,078,683	\$135,000	47.720	2,078,682	\$2,829	\$0.06	-10	\$135,000	\$2,829	\$0.06
								\$1,855					
								\$1,800					



Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
										To			
										Mid-Point			
<b>50 Plus AC</b>													
02-514-061-40	2/9/2021	\$135,000	47.720	2,078,683	\$135,000	47.720	2,078,682	\$2,829	\$0.06	-10	\$135,000	\$2,829	\$0.06
08-032-022-10	10/17/2019	\$78,000	52.190	2,273,396	\$78,000	52.190	2,273,396	\$1,495	\$0.03	5	\$78,000	\$1,495	\$0.03
14-032-002-30	9/11/2019	\$108,000	60.000	2,613,600	\$108,000	60.000	2,613,599	\$1,800	\$0.04	7	\$108,000	\$1,800	\$0.04
16-014-002-01	5/3/2019	\$100,000	75.000	3,267,000	\$100,000	75.000	3,266,999	\$1,333	\$0.03	11	\$100,000	\$1,333	\$0.03
05-036-004-01	3/31/2020	\$132,500	78.100	3,402,036	\$132,500	78.100	3,402,035	\$1,697	\$0.04	0	\$132,500	\$1,697	\$0.04
16-033-005-00	9/19/2020	\$105,000	80.000	3,484,800	\$105,000	80.000	3,484,797	\$1,313	\$0.03	-6	\$105,000	\$1,313	\$0.03
03-004-012-50	12/21/2020	\$160,000	80.000	3,484,800	\$160,000	80.000	3,484,799	\$2,000	\$0.05	-9	\$160,000	\$2,000	\$0.05
15-004-001-45	9/12/2019	\$110,000	86.690	3,776,216	\$110,000	86.690	3,776,214	\$1,269	\$0.03	7	\$110,000	\$1,269	\$0.03
09-014-010-02	6/8/2020	\$210,000	134.900	5,876,244	\$210,000	134.900	5,876,244	\$1,557	\$0.04	-2	\$210,000	\$1,557	\$0.04
02-523-001-10	8/28/2019	\$318,000	200.000	8,712,000	\$318,000	200.000	8,711,998	\$1,590	\$0.04	7	\$318,000	\$1,590	\$0.04
02-524-007-00	3/31/2021	\$540,000	380.000	16,552,800	\$540,000	380.000	16,552,788	\$1,421	\$0.03	-12	\$540,000	\$1,421	\$0.03
								<b>\$1,664</b>					
								\$1,600					





<b>Current Owner or Use</b>	<b>Type of Sale</b>	<b>County</b>
Dale Edgecomb	Improved	Wexford
		lake
Richard Munger	Vacant	Wexford
Elmer's Real Estate Co.	Vacant	Osceola
PETERSON CREEK CABINS LLC	Improved	Wexford
MUNGER VENTURES LLC	Vacant	Wexford
Mark Ebels	Vacant	Missaukee
Matthew Crossen	Vacant	Missaukee
Star Hughston	Vacant	Missaukee

Ag Land'

Parcel Number	Sale Date	Sale Price	Instr.	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	
16-014-002-01	05/03/19	\$100,000	WD	\$100,000	\$58,100	58.10	\$112,500	\$100,000	\$112,500	0.0	0.0	75.00	75.00	#DIV/0!	\$1,333	
16-007-017-00	12/16/19	\$135,000	qc	\$135,000	\$70,900	52.52	\$141,800	\$135,000	\$141,800	2,300.0		80.00	80.00	\$59	\$1,688	
<b>Totals:</b>				<b>\$235,000</b>	<b>\$235,000</b>	<b>\$129,000</b>	<b>\$254,300</b>	<b>\$235,000</b>	<b>\$254,300</b>	<b>2,300.0</b>		<b>155.00</b>	<b>155.00</b>			
						Sale. Ratio =>	54.89	Average			Average		Average			
						Std. Dev. =>	3.95	per FF=>			\$102	per Net.Acre=>		1,516.13	per SqFt=>	

Parcel Number	Sale Date	Sale Price	Instr.	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	
16-011-019-00	04/28/20	\$67,500	wd	\$67,500	\$28,500	42.22	\$57,080	\$67,500	\$54,000			37.50	37.50		\$1,718	
16-014-003-50	01/02/21	\$70,000	WD	\$70,000	\$32,000	45.71	\$72,000	\$70,000	\$72,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,750	
<b>Totals:</b>				<b>\$137,500</b>	<b>\$137,500</b>	<b>\$60,500</b>	<b>\$129,080</b>	<b>\$137,500</b>	<b>\$126,000</b>	<b>0.0</b>		<b>77.50</b>	<b>77.50</b>			
						Sale. Ratio =>	44.00	Average			Average		Average			
						Std. Dev. =>	2.47	per FF=>			#DIV/0!	per Net.Acre=>		1,774.19	per SqFt=>	

Parcel Number	Sale Date	Sale Price	Instr.	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	
16-012-005-20	05/10/21	\$37,000	WD	\$37,000	\$7,600	20.54	\$15,195	\$37,000	\$15,195	0.0	0.0	10.13	10.13	#DIV/0!	\$3,653	
16-012-005-15	08/09/21	\$40,000	WD	\$40,000	\$7,600	19.00	\$15,195	\$40,000	\$15,195	0.0	0.0	10.13	10.13	#DIV/0!	\$3,949	
16-027-001-00	10/21/2021	\$40,000	WD	\$40,000	\$13,900	34.75	\$27,780	\$40,000	\$27,780	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000	
<b>Totals:</b>				<b>\$40,000</b>	<b>\$40,000</b>	<b>\$13,900</b>	<b>\$27,780</b>	<b>\$40,000</b>	<b>\$27,780</b>	<b>0.0</b>		<b>20.00</b>	<b>20.00</b>			
						Sale. Ratio =>	34.75	Average			Average		Average			
						Std. Dev. =>	8.68	per FF=>			#DIV/0!	per Net.Acre=>		1,850.00	per SqFt=>	

Parcel Number	Sale Date	Sale Price	Instr.	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
<b>AG LAND</b>															
001-014-00	01/04/19	\$74,000	WD	\$74,000	\$33,300	45.00	\$66,565	\$70,315	\$62,880	0.0	0.0	39.30	39.30	#DIV/0!	\$1,789
16-007-017-00	12/16/19	\$135,000	QC	\$135,000	\$70,900	52.52	\$141,800	\$135,000	\$141,800	2,300.0	0.0	80.00	80.00	\$59	\$1,688
16-010-008-00	04/27/21	\$340,000	WD	\$340,000	\$156,400	46.00	\$312,767	\$268,881	\$241,648	0.0	0.0	156.03	80.00	#DIV/0!	\$1,723
16-011-004-00	07/09/19	\$187,000	WD	\$187,000	\$102,800	54.97	\$205,696	\$30,804	\$49,500	0.0	0.0	33.00	33.00	#DIV/0!	\$933
02-514-061-02	04/27/18	\$18,900	WD	\$18,900	\$8,700	46.03	\$19,017	\$18,900	\$19,017	0.0	0.0	9.82	9.82	#DIV/0!	\$1,925
08-020-016-50	01/28/19	\$169,000	WD	\$169,000	\$59,400	35.15	\$154,984	\$71,736	\$57,720	0.0	0.0	40.00	40.00	#DIV/0!	\$1,793
08-027-001-00	10/21/21	\$40,000	WD	\$40,000	\$13,900	34.75	\$27,780	\$40,000	\$27,780	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000
16-011-019-00	04/28/20	\$67,500	WD	\$67,500	\$28,500	42.22	\$57,080	\$64,420	\$54,000	0.0	0.0	37.50	37.50	#DIV/0!	\$1,718
16-024-005-00	12/14/21	\$150,000	AFF	\$150,000	\$63,100	42.07	\$126,174	\$135,196	\$111,370	0.0	0.0	79.55	79.55	#DIV/0!	\$1,700
16-024-007-01	06/30/20	\$160,000	WD	\$160,000	\$87,200	54.50	\$174,303	\$100,192	\$114,495	0.0	0.0	76.33	76.33	#DIV/0!	\$1,313
16-025-005-00	07/19/19	\$140,000	WD	\$140,000	\$63,100	45.07	\$126,122	\$133,878	\$120,000	0.0	0.0	80.00	80.00	#DIV/0!	\$1,673
<b>Totals:</b>		<b>\$1,481,400</b>		<b>\$1,481,400</b>	<b>\$687,300</b>		<b>\$1,412,288</b>	<b>\$1,069,322</b>	<b>\$1,000,210</b>	<b>2,300.0</b>		<b>651.53</b>	<b>575.50</b>		
						<b>Sale. Ratio =&gt;</b>	<b>46.40</b>	<b>Average</b>				<b>Average</b>			<b>Average</b>
						<b>Std. Dev. =&gt;</b>	<b>6.82</b>	<b>per FF=&gt;</b>		<b>\$465</b>	<b>per Net Acre=&gt;</b>		<b>1,641.25</b>	<b>per SqFt=&gt;</b>	

high end of ag

16-036-006-00	11/25/20	\$225,000	WD	\$225,000	\$99,700	44.31	\$199,352	\$199,048	\$173,400	0.0	0.0	34.00	80.00	#DIV/0!	\$5,854
44-018-036-01	03/19/20	\$210,000	WD	\$210,000	\$33,600	16.00	\$103,728	\$152,772	\$46,500	0.0	0.0	31.00	31.00	#DIV/0!	\$4,928
09-035-022-10	05/07/21	\$275,000	WD	\$275,000	\$79,500	28.91	\$157,175	\$165,621	\$47,796	0.0	0.0	34.50	34.50	#DIV/0!	\$4,801
09-036-002-10	08/26/21	\$100,000	WD	\$100,000	\$22,000	22.00	\$44,002	\$100,000	\$44,002	0.0	0.0	31.43	31.43	#DIV/0!	\$3,182
09-036-002-02	12/16/20	\$265,000	WD	\$265,000	\$0	0.00	\$217,459	\$127,896	\$80,355	0.0	0.0	54.57	54.57	#DIV/0!	\$2,344
08-013-001-10	10/15/21	\$125,000	WD	\$125,000	\$0	0.00	\$87,122	\$93,573	\$55,695	0.0	0.0	37.13	37.13	#DIV/0!	\$2,520

Parcel Number	Sale Date	Sale Price	Instr.	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
<b>AG LAND</b>															
16-001-014-00	01/04/19	\$74,000	WD	\$74,000	\$33,300	45.00	\$66,565	\$70,315	\$62,880	0.0	0.0	39.30	39.30	#DIV/0!	\$1,789
16-007-017-00	12/16/19	\$135,000	QC	\$135,000	\$70,900	52.52	\$141,800	\$135,000	\$141,800	2,300.0	0.0	80.00	80.00	\$59	\$1,688
16-011-004-00	07/09/19	\$187,000	WD	\$187,000	\$102,800	54.97	\$205,696	\$30,804	\$49,500	0.0	0.0	33.00	33.00	#DIV/0!	\$933
02-514-061-02	04/27/18	\$18,900	WD	\$18,900	\$8,700	46.03	\$19,017	\$18,900	\$19,017	0.0	0.0	9.82	9.82	#DIV/0!	\$1,925
08-020-016-50	01/28/19	\$169,000	WD	\$169,000	\$59,400	35.15	\$154,984	\$71,736	\$57,720	0.0	0.0	40.00	40.00	#DIV/0!	\$1,793
16-011-019-00	04/28/20	\$67,500	WD	\$67,500	\$28,500	42.22	\$57,080	\$64,420	\$54,000	0.0	0.0	37.50	37.50	#DIV/0!	\$1,718
16-024-007-01	06/30/20	\$160,000	WD	\$160,000	\$87,200	54.50	\$174,303	\$100,192	\$114,495	0.0	0.0	76.33	76.33	#DIV/0!	\$1,313
16-025-005-00	07/19/19	\$140,000	WD	\$140,000	\$63,100	45.07	\$126,122	\$133,878	\$120,000	0.0	0.0	80.00	80.00	#DIV/0!	\$1,673
<b>Totals:</b>		<b>\$951,400</b>		<b>\$951,400</b>	<b>\$453,900</b>		<b>\$945,567</b>	<b>\$625,245</b>	<b>\$619,412</b>	<b>2,300.0</b>		<b>395.95</b>	<b>395.95</b>		
						<b>Sale. Ratio =&gt;</b>	<b>47.71</b>	<b>Average</b>				<b>Average</b>			<b>Average</b>
						<b>Std. Dev. =&gt;</b>	<b>6.78</b>	<b>per FF=&gt;</b>		<b>\$272</b>	<b>per Net Acre=&gt;</b>		<b>1,579.10</b>	<b>per SqFt=&gt;</b>	

Rural				4-1-2019 through 3-31-2021									
Sites	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF		Per Acre/FF
2312M-V1014A	Jun-19		\$117,900		\$231,000		0.5104		\$2,804		0.30		\$2,804
2209-SSA0112													
2209-SSA0210	Mar-20				\$465,000				\$11,808		1.09		\$10,833
2209-SSA0212													
								Total	\$14,612	Total	1.39		\$10,512
												2020	\$8,700
												2021	\$10,500
<b>2-6 Acres</b>	<b>SALE DATE</b>	<b>Confidential Sale?</b>	<b>Assessed Value</b>		<b>Sale Price</b>		<b>Ratio</b>		<b>Land Value</b>		<b>Acreage/FF</b>		<b>Per Acre/FF</b>
2209-27-3101-08	Jul-20		\$15,700		\$25,000		0.6280		\$25,000		2.88		\$8,681
2209-20-4102-08	Feb-20		\$6,600		\$14,900		0.4430		\$14,900		2.43		\$6,132
								Total	\$39,900	Total	5.31		\$7,514
												2020	\$7,900
												2021	\$7,500
<b>10 Acres</b>	<b>SALE DATE</b>	<b>Confidential Sale?</b>	<b>Assessed Value</b>		<b>Sale Price</b>		<b>Ratio</b>		<b>Land Value</b>		<b>Acreage/FF</b>		<b>Per Acre/FF</b>
2209-20-4302-01	Feb-21		\$43,100		\$75,000		0.5747		\$75,000		8.07		\$9,294
11 003 008 02	Mar-21				\$75,000				\$75,000		13.62		\$5,507
014-016-007-00	May-20				\$90,000				\$60,250		11.75		\$5,128
009-024-016-00	Nov-20		\$17,400		\$56,085		0.3102		\$56,085		13.10		\$4,281
								Total	\$266,335	Total	46.54		\$5,723
												2020	\$5,900
												2021	\$5,700
<b>20 acres</b>	<b>SALE DATE</b>	<b>Confidential Sale?</b>	<b>Assessed Value</b>		<b>Sale Price</b>		<b>Ratio</b>		<b>Land Value</b>		<b>Acreage/FF</b>		<b>Per Acre/FF</b>
10-26-1104	Sep-19		\$34,200		\$40,000		0.8550		\$40,000		17.77		\$2,251
03 007 010 10	Oct-20				\$50,000				\$50,000		19.96		\$2,505
052-124-012-02	Sep-20				\$84,540				\$84,540		28.18		\$3,000
014-028-001-00	Oct-19		\$55,700		\$90,000		0.6189		\$75,550		22.91		\$3,298
014-028-001-75					\$90,000				\$90,000		29.25		\$3,077
014-016-007-50	May-20				\$90,000				\$90,000		29.25		\$3,077
013-028-001-00	Jun-20		\$46,100		\$10,000		4.6100		\$85,550		20.75		\$4,123
014-016-003-40	Jun-20				\$140,000				\$134,050		25.75		\$5,206
								Total	\$559,690	Total	164.56		\$3,401
												2020	\$4,700
												2021	\$3,400
<b>40 Acres</b>	<b>SALE DATE</b>	<b>Confidential Sale?</b>	<b>Assessed Value</b>		<b>Sale Price</b>		<b>Ratio</b>		<b>Land Value</b>		<b>Acreage/FF</b>		<b>Per Acre/FF</b>

2112-01-4201	Apr-19		\$119,500		\$187,500		0.6373		\$79,191		30.00		\$2,640
2110-MPK-234	Jul-20		\$36,200		\$104,000		0.3481		\$104,000		40.31		\$2,580
2110-12-4101													
014-013-009-00	May-19		\$56,100		\$91,100		0.6158		\$77,500		32.00		\$2,422
013-035-003-02	May-19		\$63,200		\$140,000		0.4514		\$140,000		34.37		\$4,073
014-021-006-00	Mar-20		\$66,500		\$100,000		0.6650		\$97,280		36.40		\$2,673
								Total	\$497,971	Total	173.08		\$2,877
												2020	\$2,600
												2021	\$2,900
<b>80 Acres</b>	<b>SALE DATE</b>	<b>Confidential Sale?</b>	<b>Assessed Value</b>		<b>Sale Price</b>		<b>Ratio</b>		<b>Land Value</b>		<b>Acreage/FF</b>		<b>Per Acre/FF</b>
015-033-014-00	Oct-19	X	\$326,900		\$700,000		0.4670		\$239,399		70.47		\$3,397
015-033-014-10													
013-018-011-19	Sep-20	X	\$138,600		\$269,854		0.5136		\$263,224		77.88		\$3,380
013-018-011-20													
013-018-014-00													
006-032-001-00	Feb-21		\$175,200		\$425,100		0.4121		\$395,175		158.50		\$2,493
006-032-001-40													
								Total	\$897,798	Total	306.85		\$2,926
												2020	\$1,900
												2021	\$2,900