

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.
09-014-010-20	10220 E 24TH ST	10/16/21	\$51,000	LC	\$51,000	\$24,000	47.06	\$54,222	\$24,744	\$26,256	\$36,802	0.713
02-300-019-00	10584 N FORMAN RD	08/14/21	\$69,900	WD	\$69,900	\$35,500	50.79	\$75,925	\$17,086	\$52,814	\$68,577	0.770
16-028-006-17	10249 S WRIGHT ST	05/22/20	\$120,000	WD	\$120,000	\$75,300	62.75	\$150,552	\$16,982	\$103,018	\$131,856	0.781
08-250-023-00		09/21/20	\$6,400	M/LC	\$6,400	\$3,200	50.00	\$6,755	\$3,120	\$3,280	\$3,925	0.836
08-300-008-00	4557 N HAWKINS	04/11/20	\$85,000	LC	\$85,000	\$39,900	46.94	\$88,607	\$25,116	\$59,884	\$68,565	0.873
43-501-003-00	1023 STATE ST	04/16/21	\$30,000	WD	\$30,000	\$13,400	44.67	\$28,776	\$2,165	\$27,835	\$31,015	0.897
02-603-009-00	3397 N "C" AVE	09/02/21	\$50,000	WD	\$50,000	\$21,500	43.00	\$46,534	\$1,600	\$48,400	\$52,371	0.924
09-004-012-00	8076 E DEERFIELD CIR	11/11/22	\$75,000	WD	\$75,000	\$30,700	40.93	\$64,988	\$19,433	\$55,567	\$53,343	1.042
09-029-003-00	7899 E 32ND ST	10/28/22	\$50,000	WD	\$50,000	\$20,100	40.20	\$49,008	\$9,000	\$41,000	\$38,773	1.057
16-028-006-17	10249 S WRIGHT ST	02/01/21	\$160,000	WD	\$160,000	\$75,300	47.06	\$150,552	\$16,982	\$143,018	\$131,856	1.085
44-018-020-20	6226 E OLD M-63	10/15/21	\$90,000	WD	\$90,000	\$34,600	38.44	\$73,571	\$10,520	\$79,480	\$68,090	1.167
08-012-014-01	11788 E 4 MILE	10/16/20	\$85,000	WD	\$85,000	\$28,600	33.65	\$70,267	\$20,229	\$64,771	\$54,037	1.199
09-029-001-07	4933 S FRANK SMITH RD	11/19/21	\$90,000	WD	\$90,000	\$31,100	34.56	\$70,552	\$36,625	\$53,375	\$42,356	1.260
02-019-009-50	8613 N BOSS DR	10/22/21	\$35,000	WD	\$35,000	\$11,000	31.43	\$24,037	\$3,405	\$31,595	\$24,047	1.314
02-008-004-10	1602 E 10 MILE RD	12/15/21	\$50,000	WD	\$50,000	\$17,000	34.00	\$38,031	\$16,736	\$33,264	\$24,819	1.340
08-029-001-76	1662 N FRANK SMITH	11/11/21	\$119,900	WD	\$119,900	\$38,700	32.28	\$84,252	\$22,898	\$97,002	\$66,257	1.464
16-003-014-00	6308 S SADDLER RD	06/24/22	\$78,000	WD	\$78,000	\$28,600	36.67	\$57,184	\$13,179	\$64,821	\$43,440	1.492
09-035-003-00	10703 E 40TH ST	05/19/21	\$210,000	WD	\$210,000	\$82,100	39.10	\$184,325	\$154,773	\$55,227	\$36,894	1.497
43-117-003-00	104 SPRING	08/07/20	\$88,000	WD	\$88,000	\$33,000	37.50	\$70,011	\$46,131	\$41,869	\$27,832	1.504
08-006-000	11250 S DEER LAKE RD	11/25/20	\$225,000	WD	\$225,000	\$99,700	44.31	\$199,352	\$175,123	\$49,877	\$34,603	1.578
004-053-00	629 S WILDWOOD TR	10/01/21	\$71,000	WD	\$71,000	\$17,400	24.51	\$48,406	\$25,211	\$45,789	\$28,958	1.581
09-170-023-01	8448 E 8TH ST	12/02/22	\$87,500	WD	\$87,500	\$24,900	28.46	\$53,440	\$15,377	\$72,123	\$44,570	1.618
09-003-044-00	9222 E 8TH ST	11/10/22	\$119,900	WD	\$119,900	\$34,100	28.44	\$72,477	\$21,692	\$98,208	\$59,467	1.651
43-117-003-00	104 SPRING	03/14/22	\$95,000	WD	\$95,000	\$43,500	45.79	\$70,011	\$46,131	\$48,869	\$27,832	1.756
02-001-019-00	11574 N STATE RD	09/25/21	\$42,000	WD	\$42,000	\$10,300	24.52	\$22,777	\$6,768	\$35,232	\$18,659	1.888
08-003-010-30	5485 N BROOK	06/18/21	\$199,000	WD	\$199,000	\$77,100	38.74	\$157,391	\$111,216	\$87,784	\$46,115	1.904
44-018-036-01	3080 N STATE	03/19/20	\$210,000	WD	\$210,000	\$33,600	16.00	\$131,479	\$53,194	\$156,806	\$79,873	1.963
<b>Totals:</b>			<b>\$2,592,600</b>		<b>\$2,592,600</b>	<b>\$984,200</b>		<b>\$2,137,482</b>		<b>\$1,677,164</b>	<b>\$1,341,930</b>	
					<b>Sale. Ratio =&gt;</b>	<b>37.96</b>		<b>E.C.F. =&gt;</b>	<b>1.250</b>			
					<b>Std. Dev. =&gt;</b>	<b>9.80</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.302</b>			

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.
02-505-003-00	1340 E OLD M-63	07/01/21	\$230,000	WD	\$230,000	\$130,700	48.13	\$220,321	\$151,784	\$78,216	\$147,434	0.531
02-001-021-00	11618 N STATE RD	10/08/20	\$175,000	WD	\$175,000	\$87,000	49.71	\$215,570	\$83,904	\$91,096	\$163,764	0.556
09-600-036-00	8948 E BAR-X RD	07/08/20	\$53,000	WD	\$53,000	\$26,800	50.57	\$67,262	\$14,611	\$38,389	\$67,849	0.566
08-011-009-46	10081 E-5 MILE	07/30/21	\$59,900	WD	\$59,900	\$24,800	36.39	\$75,164	\$44,199	\$15,701	\$27,722	0.566
08-028-006-00	8245 E OLD M-63	12/18/20	\$235,000	WD	\$235,000	\$100,800	42.89	\$330,341	\$134,817	\$100,183	\$176,150	0.569
16-027-006-02	9405 E 80TH ST	07/07/22	\$155,000	WD	\$155,000	\$122,200	78.84	\$244,446	\$8,560	\$146,440	\$253,914	0.577
16-004-001-41	6375 S SADDLER RD	11/06/20	\$178,000	WD	\$178,000	\$133,500	75.00	\$266,914	\$17,550	\$160,450	\$268,422	0.598
09-600-030-00	8718 E BAR-X RD	08/10/20	\$80,000	PTA	\$80,000	\$40,400	50.50	\$98,800	\$13,497	\$66,503	\$109,927	0.605
08-019-005-50	2910 N STATE	08/18/20	\$45,000	WD	\$45,000	\$32,600	72.44	\$79,344	\$3,440	\$41,560	\$67,953	0.612
09-012-002-25	1705 S LAKOLA RD	09/21/20	\$575,000	WD	\$575,000	\$201,900	35.11	\$649,494	\$290,226	\$284,774	\$462,974	0.615
08-023-006-25		07/02/20	\$70,000	WD	\$70,000	\$29,700	42.43	\$87,740	\$47,548	\$22,452	\$35,982	0.624
16-10-001-01	6965 S SECOND CHOICE ST	12/16/21	\$62,000	WD	\$62,000	\$42,400	68.39	\$84,877	\$8,015	\$53,985	\$86,362	0.625
02-511-003-01	4591 N QUEENS HWY	04/21/20	\$123,000	WD	\$123,000	\$58,300	47.40	\$142,240	\$51,503	\$71,497	\$112,857	0.634
43-211-002-00	711 PINE	01/31/22	\$35,000	WD	\$35,000	\$21,100	60.29	\$45,166	\$5,360	\$29,640	\$46,394	0.639
09-001-009-20	11224 E 8TH ST	02/18/22	\$80,000	WD	\$80,000	\$43,900	54.88	\$92,008	\$22,045	\$57,955	\$90,159	0.643
44-215-005-00	201 GARFIELD	05/11/21	\$69,010	WD	\$69,010	\$41,700	60.43	\$90,227	\$3,006	\$66,004	\$99,795	0.661
02-702-072-00	5454 N MAY RD	04/17/20	\$53,500	WD	\$53,500	\$27,900	52.15	\$53,539	\$6,778	\$46,722	\$70,317	0.664
16-015-003-21	9489 E 64TH ST	05/14/21	\$80,800	WD	\$80,800	\$54,400	67.33	\$108,765	\$8,218	\$72,582	\$108,231	0.671
16-002-004-50	10207 E 48TH ST	08/21/20	\$140,000	WD	\$140,000	\$90,000	64.29	\$180,001	\$18,264	\$121,736	\$179,503	0.678
017-002-05	7501 E 64TH ST	07/01/21	\$305,000	WD	\$305,000	\$189,600	62.16	\$379,116	\$99,634	\$205,366	\$300,842	0.683
018-019-20	100 PINE	08/27/20	\$136,000	WD	\$136,000	\$50,000	36.76	\$156,552	\$62,081	\$73,919	\$108,104	0.684
02-007-007-00	10661 N TWIN CREEK RD	04/14/21	\$72,500	WD	\$72,500	\$34,200	47.17	\$79,049	\$24,507	\$47,993	\$67,838	0.707
02-507-003-01	371 E OLD M-63	09/29/20	\$78,000	WD	\$78,000	\$37,600	48.21	\$85,155	\$20,144	\$57,856	\$80,859	0.716
09-001-008-50	11350 E 8TH ST	09/03/21	\$120,000	WD	\$120,000	\$42,400	35.33	\$121,235	\$91,200	\$28,800	\$38,705	0.744
08-014-007-00	10710 E-3 MILE	11/17/21	\$125,000	WD	\$125,000	\$73,600	58.88	\$178,858	\$17,520	\$107,480	\$144,439	0.744
16-021-035-01	8189 E 72ND ST	08/02/21	\$240,000	WD	\$240,000	\$132,100	55.04	\$264,212	\$140,496	\$99,504	\$133,171	0.747
16-302-013-00	7245 E 84TH ST	11/04/22	\$42,000	WD	\$42,000	\$23,700	56.43	\$47,444	\$26,336	\$15,664	\$20,837	0.752
08-004-006-00	8574 E-5 MILE	12/30/21	\$55,000	WD	\$55,000	\$11,000	20.00	\$67,201	\$24,667	\$30,333	\$38,079	0.797
08-016-003-02	8479 N FLYNN	08/24/20	\$155,000	WD	\$155,000	\$61,900	39.94	\$188,245	\$71,886	\$83,114	\$104,171	0.798
08-020-003-00	7738 E 2 1/2 MILE	11/23/21	\$135,000	QC	\$135,000	\$66,400	49.19	\$164,446	\$58,488	\$76,512	\$94,859	0.807
16-001-017-00	6767 S LAKOLA RD	10/28/20	\$155,000	WD	\$155,000	\$88,300	56.97	\$176,501	\$8,000	\$147,000	\$181,379	0.810
16-001-001-21	6053 S LAKOLA RD	10/18/22	\$169,900	WD	\$169,900	\$94,100	55.39	\$188,219	\$33,175	\$136,725	\$166,893	0.819

012-002-20	11871 E US 10	03/30/22	\$155,000	WD	\$155,000	\$86,000	55.48	\$171,956	\$15,000	\$140,000	\$168,952	0.829
023-006-01	9268 S HAWKINS RD	08/19/21	\$154,000	QC	\$154,000	\$85,100	55.26	\$170,143	\$16,702	\$137,298	\$165,168	0.831
16-001-011-60	6578 S DEER LAKE RD	03/02/22	\$110,000	WD	\$110,000	\$61,100	55.55	\$122,244	\$3,725	\$106,275	\$127,577	0.833
16-035-006-05	11550 S HAWKINS RD	06/04/21	\$129,900	WD	\$129,900	\$68,800	52.96	\$137,675	\$8,000	\$121,900	\$146,230	0.834
08-013-021-80	3179 N IAKOIA	01/21/20	\$120,000	WD	\$120,000	\$49,000	40.83	\$137,866	\$33,115	\$86,885	\$103,714	0.838
02-527-001-02	3927 E KINGS-2 HWY	04/14/20	\$82,400	WD	\$82,400	\$39,500	47.94	\$78,884	\$33,897	\$48,503	\$57,235	0.847
09-500-015-00	5715 S FRANK SMITH RD	11/11/21	\$100,000	WD	\$100,000	\$40,700	40.70	\$94,165	\$19,190	\$80,810	\$93,602	0.863
09-004-010-00	8522 E HILLVIEW TR	08/20/20	\$85,000	WD	\$85,000	\$31,300	36.82	\$80,713	\$27,348	\$57,652	\$66,623	0.865
16-010-008-00	7643 S HAWKINS RD	04/27/21	\$340,000	WD	\$340,000	\$156,400	46.00	\$312,767	\$241,648	\$98,352	\$112,175	0.877
44-018-025-01	96 LINCOLN	01/28/22	\$119,500	MLC	\$119,500	\$54,700	45.77	\$118,846	\$6,564	\$112,936	\$128,469	0.879
02-503-005-50	3176 E OLD M-63	12/29/21	\$68,000	QC	\$68,000	\$26,600	39.12	\$53,504	\$9,082	\$58,918	\$66,800	0.882
16-011-013-50	7446 S HAWKINS RD	10/19/20	\$129,500	WD	\$129,500	\$65,700	50.73	\$131,435	\$21,841	\$107,659	\$121,461	0.886
16-005-006-00	7567 E 48TH ST	09/15/21	\$250,000	WD	\$250,000	\$110,600	44.24	\$221,193	\$72,612	\$177,388	\$199,706	0.888
44-205-004-00	507 LINCOLN	01/25/21	\$105,500	WD	\$105,500	\$0	0.00	\$103,089	\$10,915	\$94,585	\$105,462	0.897
09-034-005-70	5858 S SADDLER RD	09/09/21	\$80,000	WD	\$80,000	\$33,300	41.63	\$71,042	\$6,425	\$73,575	\$80,670	0.912
02-602-007-00	3434 N KINGS HWY	06/17/21	\$75,000	WD	\$75,000	\$28,200	37.60	\$55,077	\$2,305	\$72,695	\$79,356	0.916
08-300-003-01	9726 E 4 1/2 MILE	09/25/20	\$159,000	WD	\$159,000	\$63,500	39.94	\$152,598	\$29,765	\$129,235	\$140,541	0.920
02-010-002-00	3076 E 10 MILE RD	09/30/21	\$149,000	WD	\$149,000	\$51,800	34.77	\$142,228	\$96,000	\$53,000	\$57,498	0.922
09-036-002-02	11371 E 40TH ST	12/16/20	\$265,000	WD	\$265,000	\$0	0.00	\$250,655	\$94,305	\$170,695	\$184,811	0.924
08-034-006-00	519 N HAWKINS	09/10/20	\$87,500	WD	\$87,500	\$32,300	36.91	\$95,636	\$46,950	\$40,550	\$43,586	0.930
08-014-003-26	10221 E CARPENTER LN	05/07/21	\$189,900	WD	\$189,900	\$90,700	47.76	\$223,601	\$15,270	\$174,630	\$186,509	0.936
005-010-15	7136 E US 10	03/31/22	\$85,000	WD	\$85,000	\$45,000	52.94	\$90,046	\$15,229	\$69,771	\$73,857	0.945
002-004-50	10207 E 48TH ST	11/29/22	\$190,000	PTA	\$190,000	\$90,300	47.53	\$180,501	\$18,764	\$171,236	\$179,503	0.954
02-511-013-20	4141 E LOST DR	09/29/21	\$89,000	WD	\$89,000	\$34,300	38.54	\$79,163	\$27,370	\$61,630	\$64,419	0.957
02-601-005-00	4073 E A AVE	09/17/20	\$75,000	WD	\$75,000	\$30,400	40.53	\$58,863	\$22,508	\$52,492	\$54,669	0.960
02-534-003-20	507 N KINGS	09/03/21	\$82,500	WD	\$82,500	\$29,300	35.52	\$68,119	\$4,350	\$78,150	\$79,315	0.985
02-006-004-26	56 E 11 MILE RD	01/25/22	\$195,000	WD	\$195,000	\$68,900	35.33	\$162,042	\$24,006	\$170,994	\$171,687	0.996
02-513-008-60	5395 E 3 1/2 MILE RD	11/11/20	\$37,000	WD	\$37,000	\$14,900	40.27	\$32,811	\$15,532	\$21,468	\$21,491	0.999
44-204-001-00	507 GARFIELD	05/01/21	\$199,000	WD	\$199,000	\$0	0.00	\$171,932	\$11,737	\$187,263	\$183,289	1.022
16-015-001-25	8067 S HAWKINS RD	05/09/22	\$55,000	WD	\$55,000	\$24,600	44.73	\$49,169	\$4,000	\$51,000	\$48,621	1.049
08-009-008-00	8291 E 4 1/2 MILE	06/30/20	\$150,000	WD	\$150,000	\$50,500	33.67	\$156,515	\$48,176	\$101,824	\$96,991	1.050
16-008-002-00	7047 S FRANK SMITH RD	08/06/20	\$79,900	WD	\$79,900	\$35,500	44.43	\$71,044	\$6,060	\$73,840	\$69,950	1.056
02-527-007-00	1722 N KINGS HWY	11/06/20	\$90,000	WD	\$90,000	\$31,100	34.56	\$73,641	\$25,542	\$64,458	\$59,825	1.077
02-001-020-00	11592 N STATE RD	08/09/21	\$142,000	WD	\$142,000	\$45,800	32.25	\$106,337	\$3,255	\$138,745	\$128,211	1.082

09-009-001-32	8315 E 8TH ST	11/02/20	\$125,000	WD	\$125,000	\$44,400	35.52	\$99,382	\$34,666	\$90,334	\$83,397	1.083
007-003-20	10797 N TWIN CREEK RD	03/08/20	\$58,500	WD	\$58,500	\$20,200	34.53	\$53,235	\$22,425	\$36,075	\$33,272	1.084
009-019-00	7685 S SADDLER RD	02/05/21	\$157,000	WD	\$157,000	\$67,800	43.18	\$135,574	\$8,000	\$149,000	\$137,324	1.085
02-007-001-00	955 E 11 MILE RD	07/17/20	\$138,000	WD	\$138,000	\$45,200	32.75	\$102,735	\$10,482	\$127,518	\$114,743	1.111
08-014-004-55	3445 N KILGORE	08/19/21	\$80,000	WD	\$80,000	\$32,500	40.63	\$79,373	\$25,042	\$54,958	\$48,640	1.130
44-204-001-00	507 GARFIELD	10/28/21	\$219,000	PTA	\$219,000	\$0	0.00	\$171,932	\$11,737	\$207,263	\$183,289	1.131
16-013-009-25	8861 S LAKOLA RD	02/17/22	\$193,000	WD	\$193,000	\$80,300	41.61	\$160,687	\$15,000	\$178,000	\$156,821	1.135
16-001-011-60	6578 S DEER LAKE RD	06/01/22	\$138,000	WD	\$138,000	\$56,000	40.58	\$111,954	\$3,594	\$134,406	\$116,642	1.152
16-003-009-46	6944 S SADDLER RD	09/17/20	\$128,000	WD	\$128,000	\$56,400	44.06	\$112,885	\$10,920	\$117,080	\$100,656	1.163
09-600-016-00	8777 E BAR-X RD	06/25/21	\$115,000	WD	\$115,000	\$36,700	31.91	\$82,315	\$17,414	\$97,586	\$83,635	1.167
02-006-006-00	220 E 11 MILE RD	07/30/21	\$185,000	WD	\$185,000	\$62,000	33.51	\$129,857	\$15,997	\$169,003	\$144,127	1.173
02-006-009-00	E 11 MILE RD	07/30/21	\$185,000	WD	\$185,000	\$62,000	33.51	\$129,857	\$15,997	\$169,003	\$144,127	1.173
16-001-021-00	6953 S LAKOLA RD	09/02/22	\$164,500	WD	\$164,500	\$68,100	41.40	\$136,121	\$18,166	\$146,334	\$124,670	1.174
16-013-010-00	11760 E 72ND ST	11/08/22	\$349,800	WD	\$349,800	\$141,600	40.48	\$283,118	\$40,000	\$309,800	\$261,699	1.184
08-027-001-75	1773 N HAWKINS	11/16/21	\$130,000	WD	\$130,000	\$47,800	36.77	\$121,266	\$3,400	\$126,600	\$105,520	1.200
08-001-003-70	5018 N RAYMOND	06/05/20	\$397,500	WD	\$397,500	\$101,000	25.41	\$259,349	\$83,700	\$313,800	\$261,331	1.201
08-034-011-00	337 N HAWKINS	12/27/21	\$200,000	LC	\$200,000	\$74,600	37.30	\$187,813	\$25,610	\$174,390	\$145,213	1.201
16-003-002-10	9617 E 48TH ST	03/18/22	\$165,000	WD	\$165,000	\$64,000	38.79	\$128,002	\$5,556	\$159,444	\$131,804	1.210
16-014-006-15	10237 E 64TH ST	10/01/21	\$120,000	WD	\$120,000	\$46,400	38.67	\$92,789	\$4,000	\$116,000	\$95,575	1.214
02-514-035-00	3152 N KINGS HWY	06/07/21	\$22,000	WD	\$22,000	\$6,700	30.45	\$15,753	\$3,440	\$18,560	\$15,205	1.221
09-035-019-00	5850 S HAWKINS RD	03/12/21	\$55,000	WD	\$55,000	\$18,600	33.82	\$38,992	\$11,122	\$43,878	\$35,915	1.222
44-018-008-30	3985 N DOUGLAS	03/29/22	\$200,000	WD	\$200,000	\$67,800	33.90	\$149,992	\$30,402	\$169,598	\$137,853	1.230
014-004-55	3445 N KILGORE	08/19/21	\$85,000	MLC	\$85,000	\$32,500	38.24	\$79,373	\$25,042	\$59,958	\$48,640	1.233
550-034-00	5210 E ALPINE DR	04/30/21	\$195,000	WD	\$195,000	\$75,200	38.56	\$149,209	\$71,757	\$123,243	\$99,809	1.235
09-014-012-00	2671 S DEER LAKE RD	11/09/20	\$280,000	WD	\$280,000	\$85,500	30.54	\$208,599	\$91,695	\$188,305	\$150,649	1.250
16-250-011-00	8307 E US 10	07/14/21	\$55,000	WD	\$55,000	\$19,500	35.45	\$39,018	\$2,581	\$52,419	\$40,940	1.280
02-702-058-00	5192 N MAY RD (SN)	09/24/21	\$75,000	WD	\$75,000	\$20,900	27.87	\$41,121	\$5,063	\$69,937	\$54,223	1.290
09-170-012-02	8270 E 8TH ST	04/09/21	\$160,000	WD	\$160,000	\$52,200	32.63	\$106,058	\$25,200	\$134,800	\$104,198	1.294
08-013-001-10	11935 E 4 MILE	10/15/21	\$125,000	WD	\$125,000	\$0	0.00	\$106,573	\$69,686	\$55,314	\$42,205	1.311
09-035-022-10	5517 S DEER LAKE RD	05/07/21	\$275,000	WD	\$275,000	\$79,500	28.91	\$199,931	\$67,030	\$207,970	\$157,093	1.324
08-020-006-10	2696 N OLD M-63	09/17/21	\$55,900	WD	\$55,900	\$21,900	39.18	\$50,587	\$24,631	\$31,269	\$23,237	1.346
09-036-010-50	5721 S LAKOLA RD	11/04/21	\$189,500	WD	\$189,500	\$55,000	29.02	\$121,591	\$28,454	\$161,046	\$119,239	1.351
16-009-018-01	8744 E 64TH ST	08/01/21	\$545,000	PTA	\$545,000	\$212,200	38.94	\$424,405	\$200,600	\$344,400	\$254,599	1.353
08-014-004-60	3267 N KILGORE	03/31/21	\$70,000	WD	\$70,000	\$21,300	30.43	\$62,096	\$26,341	\$43,659	\$32,010	1.364

02-702-031-00	5263 N MAY	09/24/21	\$150,000	WD	\$150,000	\$38,700	25.80	\$74,608	\$3,640	\$146,360	\$106,719	1.371
019-007-00	2158 N STATE	01/28/22	\$275,000	WD	\$275,000	\$98,500	35.82	\$250,883	\$145,093	\$129,907	\$94,709	1.372
020-016-50	2234 N OLD M-63	11/22/21	\$266,500	WD	\$266,500	\$77,700	29.16	\$195,437	\$72,656	\$193,844	\$141,156	1.373
08-034-003-00	9569 E 1 MILE	01/08/21	\$105,000	WD	\$105,000	\$25,800	24.57	\$86,390	\$6,102	\$98,898	\$71,878	1.376
09-600-019-01	8655 E BAR-X RD	11/09/22	\$99,000	PTA	\$99,000	\$34,400	34.75	\$73,022	\$11,909	\$87,091	\$63,199	1.378
08-011-003-75	4873 N RAYMOND	09/03/20	\$425,000	WD	\$425,000	\$111,300	26.19	\$362,806	\$97,346	\$327,654	\$237,654	1.379
09-028-026-00	4981 S SADDLER RD	02/17/21	\$85,000	WD	\$85,000	\$25,500	30.00	\$59,554	\$24,465	\$60,535	\$43,806	1.382
08-008-003-00	7919 E 5 MILE	09/03/21	\$220,000	WD	\$220,000	\$70,600	32.09	\$180,476	\$15,595	\$204,405	\$147,611	1.385
43-205-002-00	712 WOLFE ST	11/20/20	\$85,000	WD	\$85,000	\$22,400	26.35	\$43,442	\$6,134	\$78,866	\$56,102	1.406
08-012-010-10	11657 E 4 1/2 MILE	08/23/21	\$190,000	WD	\$190,000	\$63,700	33.53	\$153,720	\$15,378	\$174,622	\$123,851	1.410
43-309-005-00	508 CHASE ST	04/30/21	\$80,000	WD	\$80,000	\$20,300	25.38	\$39,664	\$4,008	\$75,992	\$53,618	1.417
08-300-009-00	4599 N HAWKINS	09/27/21	\$140,000	WD	\$140,000	\$44,900	32.07	\$93,276	\$18,751	\$121,249	\$85,269	1.422
02-514-036-02	3242 N KINGS HWY	08/07/20	\$77,400	WD	\$77,400	\$21,500	27.78	\$48,881	\$12,711	\$64,689	\$44,988	1.438
16-011-015-01	10058 E 64TH ST	04/27/22	\$74,200	WD	\$74,200	\$28,600	38.54	\$57,145	\$16,710	\$57,490	\$39,916	1.440
16-011-015-02	10058 E 64TH ST	04/27/22	\$74,200	WD	\$74,200	\$28,600	38.54	\$57,145	\$16,710	\$57,490	\$39,916	1.440
09-600-031-00	8756 E BAR-X RD	06/29/21	\$145,000	WD	\$145,000	\$37,700	26.00	\$83,685	\$12,926	\$132,074	\$91,184	1.448
08-027-004-00	1603 N HAWKINS	09/21/20	\$105,500	WD	\$105,500	\$28,100	26.64	\$86,671	\$26,340	\$79,160	\$54,012	1.466
09-028-010-00	4146 S FRANK SMITH RD	08/30/21	\$185,000	WD	\$185,000	\$49,700	26.86	\$108,450	\$25,423	\$159,577	\$106,994	1.491
02-503-009-00	3256 E OLD M-63	01/22/21	\$60,000	WD	\$60,000	\$14,000	23.33	\$33,145	\$2,749	\$57,251	\$37,913	1.510
09-160-007-00	369 S HAWKINS RD	06/01/22	\$144,000	WD	\$144,000	\$43,100	29.93	\$86,128	\$13,792	\$130,208	\$84,703	1.537
08-027-019-00	9214 E 1 MILE	10/16/20	\$168,000	WD	\$168,000	\$51,400	30.42	\$101,722	\$40,508	\$127,492	\$80,439	1.585
09-028-021-10	4664 S FRANK SMITH RD	08/25/22	\$329,900	WD	\$329,900	\$99,100	30.04	\$212,227	\$24,274	\$305,626	\$191,009	1.600
500-008-00	5855 S FRANK SMITH RD	10/28/22	\$147,500	WD	\$147,500	\$44,200	29.97	\$93,890	\$12,616	\$134,884	\$84,048	1.605
001-008-00	5022 E STATE RD	10/11/21	\$75,000	WD	\$75,000	\$16,000	21.33	\$38,086	\$1,973	\$73,027	\$44,917	1.626
09-003-036-00	9732 E GRANDVIEW TR	09/27/22	\$70,000	WD	\$70,000	\$23,300	33.29	\$48,780	\$19,096	\$50,904	\$30,167	1.687
09-009-001-60	8353 E 8TH ST	06/20/22	\$230,000	WD	\$230,000	\$72,700	31.61	\$143,534	\$24,798	\$205,202	\$120,667	1.701
09-001-008-50	11350 E 8TH ST	02/28/22	\$160,000	WD	\$160,000	\$42,400	26.50	\$121,235	\$91,200	\$68,800	\$38,705	1.778
02-022-005-01	3005 E KINGS HWY	07/23/21	\$74,125	OTH	\$74,125	\$17,200	23.20	\$37,663	\$4,462	\$69,663	\$38,696	1.800
16-011-005-50	11609 E 64TH ST	11/03/21	\$150,000	WD	\$150,000	\$40,500	27.00	\$80,957	\$8,280	\$141,720	\$78,231	1.812
09-020-001-05	3198 S FRANK SMITH RD	10/28/22	\$259,000	WD	\$259,000	\$83,700	32.32	\$174,939	\$76,000	\$183,000	\$100,548	1.820
16-024-006-00	11258 E 80TH ST	12/14/21	\$150,000	MLC	\$150,000	\$63,100	42.07	\$126,174	\$111,370	\$38,630	\$20,705	1.866
02-511-016-02	4270 N KINGS HWY	02/24/22	\$270,000	WD	\$270,000	\$0	0.00	\$155,886	\$71,592	\$198,408	\$104,843	1.892
02-550-039-00	5106 E ALPINE DR	04/15/21	\$145,900	WD	\$145,900	\$47,300	32.42	\$93,897	\$58,900	\$87,000	\$45,099	1.929
08-018-006-01	6610 E OLD M-63	02/14/20	\$90,000	WD	\$90,000	\$16,700	18.56	\$48,603	\$3,400	\$86,600	\$44,755	1.935

09-036-003-00	5120 S DEER LAKE	06/25/21	\$179,422	WD	\$179,422	\$42,000	23.41	\$127,455	\$95,000	\$84,422	\$41,823	2.019
017-001-50	7741 E 64TH ST	06/24/22	\$159,000	WD	\$159,000	\$46,500	29.25	\$92,994	\$33,000	\$126,000	\$59,224	2.128
004-016-00	8522 E HILLVIEW TR	07/19/22	\$153,000	WD	\$153,000	\$36,800	24.05	\$73,434	\$21,426	\$131,574	\$60,899	2.161
09-001-009-50	876 S DEER LAKE RD	01/13/22	\$161,000	WD	\$161,000	\$36,600	22.73	\$69,611	\$15,801	\$145,199	\$67,179	2.161
16-004-026-00	6897 S SADDLER RD	05/20/22	\$245,000	WD	\$245,000	\$57,600	23.51	\$115,273	\$22,000	\$223,000	\$100,402	2.221
02-024-008-00	8297 N STATE RD	08/12/20	\$61,000	WD	\$61,000	\$26,000	42.62	\$36,367	\$25,635	\$35,365	\$13,348	2.649
08-020-006-32	2798 N OLD M-63	10/20/20	\$42,500	WD	\$42,500	\$11,100	26.12	\$29,954	\$21,180	\$21,320	\$7,855	2.714
08-020-006-32	2798 N OLD M-63	10/20/20	\$42,500	QC	\$42,500	\$11,100	26.12	\$29,954	\$21,180	\$21,320	\$7,855	2.714
<b>Totals:</b>			<b>\$20,695,557</b>		<b>\$20,695,557</b>	<b>\$7,513,800</b>		<b>\$18,102,657</b>		<b>\$15,640,031</b>	<b>\$14,618,773</b>	
						<b>Sale. Ratio =&gt;</b>	<b>36.31</b>			<b>E.C.F. =&gt;</b>	<b>1.070</b>	
						<b>Std. Dev. =&gt;</b>	<b>14.11</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.170</b>	

Unit: 08 - ELLSWORTH  
Rates/Values for Neighborhood AG, AG, East Edited: 01/30/2023

Frontages:

Frontage 'C': Description: 'PINE RIVER' FF Rate: 296  
Standard Frontage: 0 Standard Depth: 0  
Frontage 'D': Description: 'LITTLE MANISTEE' FF Rate: 135  
Standard Frontage: 0 Standard Depth: 0

Values for Acreage Table 1: 'RES ACREAGE'

1 Acre: 4,000	3 Acre: 12,000	10 Acre: 21,000	30 Acre: 54,000
1.5 Acre: 6,000	4 Acre: 16,000	15 Acre: 31,500	40 Acre: 72,000
2 Acre: 8,000	5 Acre: 15,500	20 Acre: 36,000	50 Acre: 85,000
2.5 Acre: 10,000	7 Acre: 17,750	25 Acre: 45,000	100 Acre: 170,000

Values for Acreage Table 2: 'NEW SPLIT AREA'

1 Acre: 7,000	3 Acre: 21,000	10 Acre: 40,000	30 Acre: 87,000
1.5 Acre: 10,500	4 Acre: 28,000	15 Acre: 60,000	40 Acre: 116,000
2 Acre: 14,000	5 Acre: 35,000	20 Acre: 80,000	50 Acre: 145,000
2.5 Acre: 17,500	7 Acre: 37,500	25 Acre: 83,500	100 Acre: 290,000

Unit: 08 - ELLSWORTH  
Rates/Values for Neighborhood PLATT, PLATTED LAND, Last Edited: 01/29/2023

Frontages:

Frontage 'A': Description: 'PINE RIVER' FF Rate: 296  
Standard Frontage: 0 Standard Depth: 0  
Frontage 'B': Description: 'LITTLE MANISTEE' FF Rate: 135  
Standard Frontage: 0 Standard Depth: 0  
Frontage 'C': Description: 'FRONT FOOTAGE' FF Rate: 63  
Standard Frontage: 0 Standard Depth: 0

Values for Acreage Table 1: 'RES ACREAGE'

1 Acre: 4,000	3 Acre: 12,000	10 Acre: 24,000	30 Acre: 60,000
1.5 Acre: 6,000	4 Acre: 16,000	15 Acre: 36,000	40 Acre: 64,000
2 Acre: 8,000	5 Acre: 15,500	20 Acre: 48,000	50 Acre: 80,000
2.5 Acre: 10,000	7 Acre: 22,400	25 Acre: 54,000	100 Acre: 160,000

Values for Acreage Table 2: 'NEW SPLIT AREA'

1 Acre: 7,000	3 Acre: 21,000	10 Acre: 40,000	30 Acre: 87,000
1.5 Acre: 10,500	4 Acre: 28,000	15 Acre: 60,000	40 Acre: 116,000
2 Acre: 14,000	5 Acre: 35,000	20 Acre: 80,000	50 Acre: 145,000
2.5 Acre: 17,500	7 Acre: 37,500	25 Acre: 83,500	100 Acre: 290,000

Values for Square Footage Table: 'sq ft'

2,500 Sq Ft: 600	25,000 Sq Ft: 6,000	174,240 Sq Ft: 41,817
5,000 Sq Ft: 1,200	30,000 Sq Ft: 7,200	217,800 Sq Ft: 52,272
7,500 Sq Ft: 1,800	40,000 Sq Ft: 9,600	435,600 Sq Ft: 104,544
10,000 Sq Ft: 2,400	50,000 Sq Ft: 12,000	653,400 Sq Ft: 156,816
12,500 Sq Ft: 3,000	60,000 Sq Ft: 14,400	871,200 Sq Ft: 209,088
15,000 Sq Ft: 3,600	87,120 Sq Ft: 20,908	1,089,000 Sq Ft: 261,360
20,000 Sq Ft: 4,800	130,680 Sq Ft: 31,363	

Unit: 08 - ELLSWORTH  
Rates/Values for Neighborhood RES ~~RESIDENTIAL~~, Last Edited: 01/29/2023

Frontages:

Frontage 'B': Description: 'PINE RIVER' FF Rate: 296  
Standard Frontage: 0 Standard Depth: 0

Frontage 'C': Description: 'LITTLE MANISTEE' FF Rate: 135  
Standard Frontage: 0 Standard Depth: 0

Frontage 'H': Description: 'FRONT FOOTAGE' FF Rate: 63 ✓  
Standard Frontage: 0 Standard Depth: 0

Values for Acreage Table 1: 'RES ACREAGE'

1 Acre: 4,000	3 Acre: 12,000	10 Acre: 24,000	30 Acre: 60,000
1.5 Acre: 6,000	4 Acre: 16,000	15 Acre: 36,000	40 Acre: 64,000
2 Acre: 8,000	5 Acre: 15,500	20 Acre: 48,000	50 Acre: 80,000
2.5 Acre: 10,000	7 Acre: 22,400	25 Acre: 54,000	100 Acre: 160,000

Values for Acreage Table 2: 'NEW SPLIT AREA'

1 Acre: 7,000	3 Acre: 21,000	10 Acre: 40,000	30 Acre: 87,000
1.5 Acre: 10,500	4 Acre: 28,000	15 Acre: 60,000	40 Acre: 116,000
2 Acre: 14,000	5 Acre: 35,000	20 Acre: 80,000	50 Acre: 145,000
2.5 Acre: 17,500	7 Acre: 37,500	25 Acre: 83,500	100 Acre: 290,000

Values for Square Footage Table: 'sq ft'

2,500 Sq Ft: 600	25,000 Sq Ft: 6,000	174,240 Sq Ft: 41,817
5,000 Sq Ft: 1,200	30,000 Sq Ft: 7,200	217,800 Sq Ft: 52,272
7,500 Sq Ft: 1,800	40,000 Sq Ft: 9,600	435,600 Sq Ft: 104,544
10,000 Sq Ft: 2,400	50,000 Sq Ft: 12,000	653,400 Sq Ft: 156,816
12,500 Sq Ft: 3,000	60,000 Sq Ft: 14,400	871,200 Sq Ft: 209,088
15,000 Sq Ft: 3,600	87,120 Sq Ft: 20,908	1,089,000 Sq Ft: 261,360
20,000 Sq Ft: 4,800	130,680 Sq Ft: 31,363	

Unit: 08 - ELLSWORTH  
Rates/Values for Neighborhood RL.RIVER LAND (NOT USED), Last Edited: 01/27/2023

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /



Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/FF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
01-002-00	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
10-106-325-07	02/15/21	\$140,000	WD	\$140,000	\$65,100	46.50	\$130,156	\$140,000	\$130,156	1,110.0	200.0	22.14	22.14	\$126
<b>Totals:</b>		<b>\$159,500</b>		<b>\$159,500</b>	<b>\$74,400</b>	<b>46.65</b>	<b>\$148,776</b>	<b>\$159,500</b>	<b>\$148,776</b>	<b>1,208.0</b>		<b>22.14</b>	<b>22.14</b>	
						Sale. Ratio =>	Average					Average		
						Std. Dev. =>	per FF=>					per Net Acres=>	7,205.46	

43-501-038-01	01/12/21	\$7,400	WD	\$7,400	\$0	0.00	\$102,482	\$7,400	\$100,844	510.0	0.0	1.16	1.16	\$15
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
<b>Totals:</b>		<b>\$52,300</b>		<b>\$52,300</b>	<b>\$35,700</b>	<b>68.26</b>	<b>\$203,326</b>	<b>\$52,300</b>	<b>\$201,688</b>	<b>1,020.0</b>		<b>2.32</b>	<b>2.32</b>	
						Sale. Ratio =>	Average					Average		
						Std. Dev. =>	per FF=>					per Net Acres=>	22,543.10	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
<b>Lg Rivers</b>														
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
2412-36-4106	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
08-350-010-00	09/17/20	\$25,000	WD	\$25,000	\$7,100	28.40	\$0	\$25,000	\$0	71.0	0.0	0.00	0.00	\$352
08-350-024-00	07/16/20	\$10,000	WD	\$10,000	\$4,500	45.00	\$0	\$10,000	\$0	45.0	0.0	0.00	0.00	\$222
<b>Totals:</b>		<b>\$196,500</b>		<b>\$196,500</b>	<b>\$69,000</b>	<b>35.11</b>	<b>\$114,814</b>	<b>\$196,500</b>	<b>\$114,814</b>	<b>664.3</b>		<b>16.50</b>	<b>16.50</b>	
						Sale. Ratio =>	Average					Average		
						Std. Dev. =>	per FF=>					per Net Acres=>	11,909.09	



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

21-702-27	01/20/22	\$23,000	WD	\$23,000	\$9,900	43.04	\$19,888	\$8,992	\$5,880	98.0	284.0	0.64	0.64	\$92	\$14,072	\$0.32
10-461-715-25	09/14/21	\$63,000	WD	\$63,000	\$28,800	45.71	\$57,576	\$14,424	\$6,000	100.0	180.0	0.41	0.41	\$114	\$27,661	\$0.64
16-110-001-01	12/16/21	\$62,000	WD	\$62,000	\$33,800	54.52	\$67,517	\$3,195	\$8,712	134.0	260.0	0.80	0.80	\$24	\$3,994	\$0.09
16-250-011-00	07/14/21	\$55,000	WD	\$55,000	\$15,300	27.82	\$30,688	\$27,117	\$2,805	110.0	102.0	0.26	0.26	\$247	\$105,105	\$2.41
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
<b>Totals:</b>		<b>\$207,000</b>		<b>\$207,000</b>	<b>\$90,100</b>	<b>43.53</b>	<b>\$180,025</b>	<b>\$54,728</b>	<b>\$27,753</b>	<b>574.0</b>	<b>995</b>	<b>2.51</b>	<b>2.51</b>	<b>Average per Net Acre=&gt;</b>	<b>Average per Sqft=&gt;</b>	<b>\$0.50</b>

Sale. Ratio => 43.53  
Std. Dev. => 11.73  
Average per FF=> \$95  
Average per Net Acre=> 21,803.98  
Average per Sqft=> \$0.50

43-501-038-01	01/12/21	\$7,400	WD	\$7,400	\$0	0.00	\$102,482	\$6,400	\$100,844	510.0	0.0	1.16	1.16	\$13	\$6,379	\$0.15
10-321-702-27	01/20/22	\$23,000	WD	\$23,000	\$9,900	43.04	\$19,888	\$8,992	\$5,880	98.0	284.0	0.64	0.64	\$92	\$14,072	\$0.32
10-461-715-25	09/14/21	\$63,000	WD	\$63,000	\$28,800	45.71	\$57,576	\$14,424	\$6,000	100.0	180.0	0.41	0.41	\$114	\$27,661	\$0.64
16-110-001-01	12/16/21	\$62,000	WD	\$62,000	\$33,800	54.52	\$67,517	\$3,195	\$8,712	134.0	260.0	0.80	0.80	\$24	\$3,994	\$0.09
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
<b>Totals:</b>		<b>\$159,400</b>		<b>\$159,400</b>	<b>\$74,800</b>	<b>46.93</b>	<b>\$251,819</b>	<b>\$34,011</b>	<b>\$126,792</b>	<b>974.0</b>	<b>\$35</b>	<b>3.41</b>	<b>3.41</b>	<b>Average per FF=&gt;</b>	<b>Average per Net Acre=&gt;</b>	<b>Average per Sqft=&gt;</b>

Sale. Ratio => 46.93  
Std. Dev. => 22.12  
Average per FF=> \$35  
Average per Net Acre=> 9,968.05  
Average per Sqft=> \$0.23

New Split 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
050-021-00	09/21/20	\$4,000	MILC	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67	\$24,242
08-250-022-00	09/21/20	\$4,000	MILC	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67	\$24,242
02-522-009-00	05/26/21	\$15,000	LC	\$15,000	\$2,000	13.33	\$3,978	\$15,000	\$3,978	110.0	540.0	1.25	1.25	\$136	\$12,000
2111-14-3401-05	03/17/21	\$32,900	MILC	\$32,900	\$15,000	45.59	\$30,000	\$32,900	\$30,000	0.0	0.0	5.00	5.00	#DIV/0!	\$6,580
08-004-003-05	08/24/21	\$21,900	MILC	\$21,900	\$3,500	15.98	\$6,960	\$21,900	\$6,960	0.0	0.0	1.74	1.74	#DIV/0!	\$12,586
08-036-004-01	10/04/19	\$9,900	LC	\$9,900	\$3,900	39.39	\$9,960	\$9,900	\$9,960	0.0	0.0	2.61	2.61	#DIV/0!	\$3,793
08-036-001-06	05/08/20	\$12,500	MILC	\$12,500	\$5,100	40.80	\$10,120	\$12,500	\$10,120	0.0	0.0	3.10	3.10	#DIV/0!	\$4,032
10-007-125-13	12/03/21	\$32,900	MILC	\$32,900	\$9,400	28.57	\$18,823	\$32,900	\$18,823	0.0	0.0	3.81	3.81	#DIV/0!	\$8,635
08-017-002-20	08/11/21	\$32,900	MILC	\$32,900	\$4,400	13.37	\$18,520	\$32,900	\$18,520	0.0	0.0	4.84	4.84	#DIV/0!	\$6,798
<b>Totals:</b>		<b>\$166,000</b>		<b>\$166,000</b>	<b>\$47,300</b>	<b>28.49</b>	<b>\$107,001</b>	<b>\$166,000</b>	<b>\$107,001</b>	<b>230.0</b>	<b>0.0</b>	<b>22.68</b>	<b>20.54</b>	<b>Average</b>	<b>Average</b>
					<b>Sale. Ratio =&gt;</b>	<b>15.49</b>			<b>per FF=&gt;</b>	<b>\$722</b>		<b>per Net Acres=&gt;</b>	<b>7,319.22</b>		<b>per SqFt=&gt;</b>

08-016-005-95	12/08/21	\$39,900	MILC	\$39,900	\$21,200	53.13	\$42,310	\$39,900	\$42,310	0.0	0.0	7.31	7.31	#DIV/0!	\$5,458
10-027-475-15	04/29/21	\$21,000	MILC	\$21,000	\$12,800	60.95	\$25,605	\$21,000	\$25,605	0.0	0.0	8.07	8.07	#DIV/0!	\$2,602
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
10-126-475-50	08/24/20	\$32,900	MILC	\$32,900	\$22,300	67.78	\$44,733	\$32,900	\$44,733	0.0	0.0	8.77	4.77	#DIV/0!	\$3,751
27-475-20	09/15/20	\$25,900	MILC	\$25,900	\$21,600	83.40	\$43,044	\$25,900	\$43,044	0.0	0.0	9.72	5.29	#DIV/0!	\$2,665
08-004-003-20	04/06/21	\$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
16-028-009-50	04/29/21	\$40,000	LC	\$40,000	\$11,000	27.50	\$22,000	\$40,000	\$22,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,000
02-019-001-11	11/30/20	\$26,900	MILC	\$26,900	\$10,200	37.92	\$22,440	\$26,900	\$22,440	0.0	0.0	10.20	10.20	#DIV/0!	\$2,637
08-015-004-30	08/22/20	\$45,900	LC	\$45,900	\$16,900	36.82	\$50,670	\$45,900	\$50,670	0.0	0.0	11.26	11.26	#DIV/0!	\$4,076
08-017-002-08	12/21/21	\$56,900	LC	\$56,900	\$12,600	22.14	\$25,256	\$56,900	\$25,256	0.0	0.0	11.48	11.48	#DIV/0!	\$4,956
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	MILC	\$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	\$73,035	\$58,900	\$73,035	0.0	0.0	16.23	16.23	#DIV/0!	\$3,629

08-015-004-35	07/12/21	\$59,900	M/LC	\$59,900	\$36,500	60.93	\$73,035	\$59,900	\$73,035	0.0	0.0	16.23	16.23	#DIV/0!	\$3,691
<b>Totals:</b>		<b>\$789,800</b>		<b>\$789,800</b>	<b>\$287,600</b>	<b>36.41</b>	<b>\$698,778</b>	<b>\$789,800</b>	<b>\$698,778</b>	<b>0.0</b>	<b>0.0</b>	<b>192.49</b>	<b>173.94</b>	<b>Average</b>	<b>Average</b>
												<b>4,103.07</b>	<b>4,000.00</b>	<b>#DIV/0!</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
08-026-012-00	12/04/19	\$60,000	M/LC	\$60,000	\$28,000	46.67	\$70,812	\$60,000	\$70,812	0.0	0.0	40.00	40.00	#DIV/0!	\$1,500
08-016-005-51	07/01/19	\$174,500	LG	\$174,500	\$74,200	42.52	\$148,374	\$174,500	\$148,374	0.0	0.0	42.29	4.18	#DIV/0!	\$4,126
02-514-061-40	02/09/21	\$135,000	W/D	\$135,000	\$48,700	36.07	\$104,299	\$135,000	\$104,299	0.0	0.0	46.71	9.72	#DIV/0!	\$2,890
02-514-061-40	05/22/20	\$135,000	M/LC	\$135,000	\$48,700	36.07	\$104,299	\$135,000	\$104,299	0.0	0.0	46.71	9.72	#DIV/0!	\$2,890
<b>Totals:</b>		<b>\$504,500</b>		<b>\$504,500</b>	<b>\$199,600</b>	<b>39.56</b>	<b>\$427,784</b>	<b>\$504,500</b>	<b>\$427,784</b>	<b>0.0</b>	<b>0.0</b>	<b>175.71</b>	<b>63.62</b>	<b>Average</b>	<b>Average</b>
												<b>2,871.21</b>	<b>2,900.00</b>	<b>#DIV/0!</b>	<b>per SqFt=&gt;</b>

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2022 for 2023 Ellsworth Study  
 Agricultural Land Rates  
 10.00 - 49.99 Acres

20+1-71

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	County
08-027-001-00	10/21/21	40,000	WD	\$40,000	\$13,900	34.75	\$33,568	\$40,000	\$33,568	18.50	20.00	\$2,162	\$0.05	Lake
09-027-017-02	08/07/20	45,000		\$45,000				\$45,000		19.48	20.00	\$2,310	\$0.05	Osceola
13-036-011-00	01/06/22	44,900		\$44,900				\$44,900		19.50	19.50	\$2,303	\$0.05	Osceola
01-017-005-01	12/23/20	342,000	WD	\$342,000	\$0	0.00	\$342,626	\$34,620	\$35,246	19.55	20.00	\$1,771	\$0.04	Lake
2412-01-1108	08/19/21	22,000	WD	\$22,000	\$9,600	43.64	\$19,200	\$22,000	\$19,500	9.90	10.15	\$2,222	\$0.05	Wexford
2412-01-1106	05/29/20	269,000	WD	\$269,000	\$64,500	23.98	\$238,200	\$27,258	\$32,963	10.49	11.24	\$2,598	\$0.06	Wexford
11-003-008-50	05/29/20	40,000		\$40,000				\$40,000		19.76	20.52	\$2,024	\$0.05	Osceola
\$802,900										117.18	121.41	\$2,166	\$0.05	

AVG \$\$/ACRE => \$2,199  
 MEDIAN \$\$/ACRE => \$2,222  
 <= AVG \$\$/SQFT  
 <= MEDIAN \$\$/SQ FT

2022 for 2023  
 Agricultural Land Rates  
 20.00 - 49.99 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	County
04-014-009-00	08/11/20	67,500		\$67,500				\$67,500		26.63	28.19	\$2,535	\$0.06	Osceola
10-001-005-00	05/26/21	50,000		\$50,000				\$50,000		26.90	27.50	\$1,859	\$0.04	Osceola
10-001-00	05/08/20	70,000		\$70,000				\$70,000		33.21	35.00	\$2,108	\$0.05	Osceola
09-035-022-10	05/07/21	275,000	WD	\$275,000	\$79,500	28.91	\$266,476	\$65,616	\$57,092	33.99	34.35	\$1,930	\$0.04	Lake
16-011-019-00	04/28/20	67,500	WD	\$67,500	\$32,700	48.44	\$60,030	\$67,500	\$60,030	36.00	37.50	\$1,875	\$0.04	Lake
14-030-008-02	05/20/21	83,000		\$83,000				\$83,000		36.12	36.17	\$2,298	\$0.05	Osceola
08-027-014-00	04/20/20	50,000		\$50,000				\$50,000		37.44	39.13	\$1,335	\$0.03	Osceola
05-005-004-00	10/16/20	60,000		\$60,000				\$60,000		39.00	40.00	\$1,538	\$0.04	Osceola
10-019-015-05	10/16/20	65,000		\$65,000				\$65,000		39.00	40.00	\$1,667	\$0.04	Osceola
\$788,000										308.29	317.84	\$1,877	\$0.04	

AVG \$\$/ACRE => \$1,905  
 MEDIAN \$\$/ACRE => \$1,875  
 <= AVG \$\$/SQFT  
 <= MEDIAN \$\$/SQ FT

**2022 for 2023  
Agricultural Land Rates  
50.00 Acres and Above**

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	County
01-026-004-04	12/18/20	59,400	WD	\$59,400	\$28,000	47.14	\$126,110	\$59,400	\$126,110	52.48	43.29	\$1,132	\$0.03	Lake
13-026-019-30	09/25/20	135,450		\$135,450				\$135,450		62.09	64.50	\$2,182	\$0.05	Osceola
01-026-005-51	11/13/20	180,000	WD	\$180,000	\$70,700	39.28	\$184,472	\$99,810	\$104,282	68.18	70.01	\$1,464	\$0.03	Lake
08-024-005-00	01/17/22	140,000	MLC	\$140,000	\$52,500	37.50	\$106,707	\$140,000	\$106,707	70.00	70.00	\$2,000	\$0.05	Lake
16-024-007-01	06/30/20	160,000	WD	\$160,000	\$82,900	51.81	\$136,707	\$134,942	\$111,649	73.71	76.33	\$1,831	\$0.04	Lake
13-018-012-20	07/14/20	75,000		\$75,000				\$75,000		74.38	75.00	\$1,008	\$0.02	Osceola
01-017-005-10	11/13/20	170,000	WD	\$170,000	\$0	0.00	\$182,952	\$170,000	\$144,967	99.27	99.27	\$1,713	\$0.04	Lake
13-009-004-00	04/16/21	250,000	WD	\$250,000	\$86,000	34.40	\$154,417	\$241,589	\$146,006	99.50	100.00	\$2,428	\$0.06	Lake
16-010-008-00	04/27/21	340,000	WD	\$340,000	\$156,600	46.06	\$424,847	\$210,331	\$295,178	153.24	80.00	\$1,373	\$0.03	Lake
04-006-018-02	08/28/20	382,500		\$382,500				\$382,500		189.00	191.25	\$2,024	\$0.05	Osceola
03-035-012-12	08/24/20	390,000		\$390,000				\$390,000		193.63	196.63	\$2,014	\$0.05	Osceola
				\$2,282,350										
								\$2,039,022		1,135.48	1,066.28	\$1,796	\$0.04	

AVG \$\$/ACRE => \$1,799      <= AVG \$\$/SQFT  
 MEDIAN \$\$/ACRE => \$1,915      <= MEDIAN \$\$/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
250-021-00	09/21/20	\$4,000	MIC	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67
250-022-00	09/21/20	\$4,000	MIC	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67
10-261-706-13	05/14/21	\$94,900	WD	\$94,900	\$45,700	48.16	\$91,341	\$18,559	\$15,000	200.0	0.0	0.00	0.00	\$93
10-261-710-07	05/05/21	\$44,000	WD	\$44,000	\$21,000	47.73	\$41,904	\$9,146	\$7,050	94.0	170.0	0.37	0.37	\$97
08-300-001-00	07/23/19	\$17,500	WD	\$17,500	\$7,200	41.14	\$15,611	\$17,500	\$15,611	332.0	627.0	4.78	4.78	\$53
08-400-040-00	02/03/21	\$4,000	WD	\$4,000	\$0	0.00	\$7,200	\$4,000	\$7,200	100.0	0.0	0.00	0.00	\$40
09-170-007-00	07/09/21	\$9,000	WD	\$9,000	\$7,600	84.44	\$15,000	\$9,000	\$15,000	200.0	600.0	1.38	0.69	\$45
<b>Totals:</b>		<b>\$177,400</b>		<b>\$177,400</b>	<b>\$85,500</b>		<b>\$179,696</b>	<b>\$66,205</b>	<b>\$68,501</b>	<b>1,046.0</b>		<b>6.85</b>	<b>6.17</b>	
					<b>Sale. Ratio =&gt;</b>	<b>48.20</b>			<b>Average</b>	<b>\$63</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>9,659.32</b>
					<b>Std. Dev. =&gt;</b>	<b>24.69</b>			<b>per FF=&gt;</b>					

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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
08-036-001-05	05/08/20	\$12,500	MLC	\$12,500	\$5,100	40.80	\$10,120	\$12,500	\$10,120	0.0	0.0	3.10	0.96	#DIV/0!	\$4,032
13-008-20	05/19/20	\$15,900	WD	\$15,900	\$7,000	44.03	\$12,536	\$15,900	\$12,536	0.0	0.0	4.89	4.89	#DIV/0!	\$3,252
13-008-40	07/01/21	\$23,500	WD	\$23,500	\$6,300	26.81	\$12,576	\$23,500	\$12,576	0.0	0.0	4.89	4.89	#DIV/0!	\$4,806
02-513-008-10	06/22/20	\$15,900	WD	\$15,900	\$7,000	44.03	\$12,560	\$15,900	\$12,560	0.0	0.0	4.90	4.90	#DIV/0!	\$3,245
<b>Totals:</b>		<b>\$139,100</b>		<b>\$139,100</b>	<b>\$40,000</b>		<b>\$78,186</b>	<b>\$139,100</b>	<b>\$78,186</b>			<b>32.74</b>	<b>30.60</b>		
					<b>Sale. Ratio =&gt;</b>	<b>28.76</b>						<b>Average</b>			
					<b>Std. Dev. =&gt;</b>	<b>12.97</b>						<b>per Net Acre=&gt;</b>	<b>4,248.76</b>		<b>Average</b>
												<b>per FF=&gt;</b>	<b>4,000.00</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

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
02-007-010-00	04/02/20	\$60,000	WD	\$60,000	07/18/22	47.50	\$57,000	\$60,000	\$57,000	0.0	0.0	30.00	30.00	#DIV/0!	\$2,000
06-010-01	04/05/22	\$109,000	WD	\$109,000	07/18/22	27.25	\$59,480	\$109,000	\$59,480	660.0	1975.5	30.00	30.00	\$165	\$3,633
09-036-002-10	08/26/21	\$100,000	WD	\$100,000	07/18/22	22.00	\$44,002	\$100,000	\$44,002	0.0	0.0	31.43	31.43	#DIV/0!	\$3,182
02-029-012-00	10/18/22	\$95,000	PTA	\$95,000	07/18/22	35.58	\$67,640	\$95,000	\$67,640	0.0	0.0	37.00	37.00	#DIV/0!	\$2,568
08-017-002-11	07/16/20	\$72,000	PTA	\$72,000	07/16/20	50.42	\$72,662	\$72,000	\$71,720	0.0	0.0	39.60	19.80	#DIV/0!	\$1,818
09-001-006-50	07/29/20	\$74,900	WD	\$74,900	07/29/20	35.65	\$62,521	\$74,900	\$62,521	0.0	0.0	39.89	39.89	#DIV/0!	\$1,878
<b>Totals:</b>		<b>\$510,900</b>		<b>\$510,900</b>			<b>\$363,305</b>	<b>\$510,900</b>	<b>\$361,863</b>	<b>.660.0</b>		<b>207.92</b>	<b>188.12</b>		
				<b>\$177,000</b>		<b>34.64</b>			<b>Average</b>			<b>per FF=&gt;</b>		<b>Average</b>	
						<b>11.06</b>			<b>\$714</b>			<b>per Net Acre=&gt;</b>	<b>2,457.20</b>		<b>Average</b>
															<b>per SqFt=&gt;</b>

274003003

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effer. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effer. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2111-24-2201	09/17/21	\$110,000	WD	\$110,000	\$32,300	29.36	\$70,592	\$110,000	\$70,592	1,160.0	1408.0	37.50	37.50	\$95	\$2,933
2312-04-1401	03/31/21	\$70,000	WD	\$70,000	\$30,800	44.00	\$0	\$70,000	\$0	1,272.0	1311.5	38.30	38.30	\$55	\$1,828
2111-32-1101-01	06/25/21	\$85,000	WD	\$85,000	\$34,000	40.00	\$76,000	\$85,000	\$76,000	1,060.0	1,652.0	40.00	40.00	\$80	\$2,125
2310-06-4301	02/08/21	\$100,000	WD	\$100,000	\$37,700	37.70	\$107,016	\$96,684	\$103,700	1,320.0	1,320.0	40.00	40.00	\$73	\$2,417
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$76,000	\$80,000	\$76,000	1,056.0	1,650.0	40.00	40.00	\$76	\$2,000
2312-06-4201	12/17/21	\$95,000	WD	\$95,000	\$33,700	35.47	\$0	\$95,000	\$0	650.0	2681.0	40.00	40.00	\$146	\$2,375
2412-09-3102	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$75,200	\$90,000	\$75,200	660.0	2,640.0	40.00	40.00	\$136	\$2,250
2412-16-1102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$74,400	\$124,900	\$74,400	1,320.0	1,320.0	40.00	40.00	\$95	\$3,123
2412-24-1401	03/13/22	\$120,000	WD	\$120,000	\$34,800	29.00	\$0	\$120,000	\$0	1,322.0	1,740.0	40.00	39.00	\$91	\$3,000
2312-05-1201	11/05/21	\$110,000	WD	\$110,000	\$32,900	29.91	\$0	\$110,000	\$0	1,460.0	1,203.0	40.31	40.31	\$75	\$2,729
2312-05-2102	01/31/22	\$124,900	WD	\$124,900	\$33,600	26.90	\$0	\$124,900	\$0	1,176.0	1,493.0	40.31	40.31	\$106	\$3,098
2311-16-4302	08/25/21	\$85,000	WD	\$85,000	\$32,900	38.71	\$66,963	\$85,000	\$66,963	1,315.0	1,338.0	40.39	40.39	\$65	\$2,104
2112-19-4201	01/10/22	\$80,000	WD	\$80,000	\$36,000	45.00	\$76,702	\$80,000	\$76,702	1,340.0	1,325.5	40.78	40.78	\$60	\$1,962
<b>Totals:</b>		<b>\$1,365,300</b>		<b>\$1,365,300</b>	<b>\$469,600</b>	<b>34.40</b>	<b>\$622,873</b>	<b>\$1,361,984</b>	<b>\$619,557</b>	<b>16,446.0</b>	<b>\$83</b>	<b>Average</b>	<b>554.59</b>	<b>553.59</b>	<b>Average</b>
					<b>Sale. Ratio =&gt;</b>	<b>6.47</b>			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>	<b>2,455.84</b>		<b>Average</b>
															<b>per SqFt=&gt;</b>

Use \$2,500.00

Parcel Number Sale Date Sale Price Instr. 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  
40 AC

014-003-50	01/02/21	\$70,000	WD	\$70,000	\$36,000	\$1.43	\$72,000	\$70,000	\$72,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,750
15-006-00	08/25/22	\$135,000	WD	\$135,000	\$37,200	27.56	\$74,400	\$135,000	\$74,400	0.0	0.0	40.00	40.00	#DIV/0!	\$3,375
09-011-005-00	06/12/20	\$80,000	WD	\$80,000	\$29,900	37.38	\$70,800	\$80,000	\$70,800	0.0	0.0	40.00	40.00	#DIV/0!	\$2,000
08-026-032-00	12/04/19	\$60,000	MIG	\$60,000	\$28,000	46.67	\$70,812	\$60,000	\$70,812	0.0	0.0	40.00	40.00	#DIV/0!	\$1,500
08-028-009-00	06/23/19	\$58,500	WD	\$58,500	\$28,000	47.86	\$71,376	\$58,500	\$71,376	0.0	0.0	40.00	40.00	#DIV/0!	\$1,463
09-029-001-02	01/28/22	\$100,000	WD	\$100,000	\$30,000	30.00	\$75,840	\$100,000	\$75,840	0.0	0.0	40.43	40.43	#DIV/0!	\$2,473
16-005-009-10	03/31/22	\$175,000	WD	\$175,000	\$39,300	22.46	\$78,652	\$175,000	\$78,652	0.0	0.0	46.63	46.63	#DIV/0!	\$3,753
Totals:		\$678,500		\$678,500	\$228,400		\$513,880	\$678,500	\$513,880	0.0	0.0	287.06	287.06		
					Sale. Ratio =>	33.66			Average			Average			
					Std. Dev. =>	11.30			per FF=>	#DIV/0!		per Net Acre=>	2,363.62		Average
													2,400.00*		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  
 50 and up

03-03-10	10/18/19	\$78,000	WD	\$78,000	\$0	0.00	\$83,504	\$78,000	\$83,504	0.0	0.0	52.19	52.19	#DIV/0!	\$1,495
17-005-01	08/12/19	\$110,000	WD	\$110,000	\$39,000	35.45	\$95,200	\$110,000	\$95,200	0.0	0.0	60.00	60.00	#DIV/0!	\$1,833
09-035-021-05	11/12/21	\$174,400	WD	\$174,400	\$95,800	54.93	\$191,608	\$174,400	\$191,608	0.0	0.0	109.49	109.49	#DIV/0!	\$1,593
16-005-009-10	03/31/22	\$172,000	WD	\$172,000	\$39,300	22.46	\$78,652	\$172,000	\$78,652	0.0	0.0	46.63	46.63	#DIV/0!	\$3,755
02-524-006-00	03/31/21	\$540,000	WD	\$540,000	\$92,000	55.93	\$604,048	\$540,000	\$604,048	0.0	0.0	379.00	154.50	#DIV/0!	\$1,425
<b>Totals:</b>		<b>\$1,077,400</b>		<b>\$1,077,400</b>	<b>\$476,100</b>	<b>44.19</b>	<b>\$1,053,012</b>	<b>\$1,077,400</b>	<b>\$1,053,012</b>	<b>0.0</b>	<b>0.0</b>	<b>Average 647.31</b>	<b>422.81</b>	<b>Average per Net Acre=&gt; 1,664.43</b>	<b>Average per SqFt=&gt;</b>

using \$1,600,000



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

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
50 + Ac															
32-022-10	10/18/19	\$78,000	WD	\$78,000	\$0	0.00	\$83,504	\$78,000	\$83,504	0.0	0.0	52.19	52.19	#DIV/0!	\$1,495
08-017-005-01	08/12/19	\$110,000	WD	\$110,000	\$39,000	35.45	\$95,200	\$110,000	\$95,200	0.0	0.0	60.00	60.00	#DIV/0!	\$1,833
09-035-021-05	11/12/21	\$174,400	WD	\$174,400	\$95,800	54.93	\$191,608	\$174,400	\$191,608	0.0	0.0	109.49	109.49	#DIV/0!	\$1,593
16-005-009-10	03/31/22	\$175,000	WD	\$175,000	\$39,300	22.46	\$78,652	\$175,000	\$78,652	0.0	0.0	46.63	46.63	#DIV/0!	\$3,753
02-524-006-00	03/31/21	\$540,000	WD	\$540,000	\$302,000	55.93	\$604,048	\$540,000	\$604,048	0.0	0.0	379.00	154.50	#DIV/0!	\$1,425
Totals:		\$1,077,400		\$1,077,400	\$476,100		\$1,053,012	\$1,077,400	\$1,053,012	0.0		647.31	422.81		

Sale. Ratio => 44.19  
 Std. Dev. => 23.50  
 Average per FF=> \$1,053,012  
 Average per Net Acre=> 1,664.43  
 Average per SqFt=> 1,400.00 (using)





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
1-NM-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
241236-4106	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
08-350-010-00	09/17/20	\$25,000	WD	\$25,000	\$7,400	28.40	\$0	\$25,000	\$0	71.0	0.0	0.00	0.00	\$352
08-350-024-00	07/16/20	\$10,000	WD	\$10,000	\$4,500	45.00	\$0	\$10,000	\$0	45.0	0.0	0.00	0.00	\$222
<b>Totals:</b>		<b>\$196,500</b>		<b>\$196,500</b>	<b>\$69,000</b>		<b>\$114,814</b>	<b>\$196,500</b>	<b>\$114,814</b>	<b>664.3</b>		<b>16.50</b>	<b>16.50</b>	
					<b>Sale. Ratio =&gt;</b>	<b>35.11</b>						<b>Average</b>		
					<b>Std. Dev. =&gt;</b>	<b>6.95</b>						<b>Average</b>		
										<b>\$296</b>		<b>Average</b>		
												<b>per Net Acre=&gt;</b>	<b>11,909.09</b>	