

Parcel Number	Sale Date	Sale Price	Libert/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre
1 - 3 Acres														
10-028-052-00	11/10/2022	\$5,500	442/0787	0.830	36,155		1,815	\$5,500	0.788	34,340	\$6,980	\$0.16	\$5,500	\$6,980
08-013-015-00	10/25/2022	\$7,500	441/1778	1.200	52,272		6,534	\$7,500	1.050	45,738	\$7,143	\$0.16	\$7,500	\$7,143
04-034-033-58	10/13/2022	\$9,000	441/1245	1.751	76,274		15,923	\$9,000	1.385	60,351	\$6,498	\$0.15	\$9,000	\$6,498
10-029-015-50	4/29/2022	\$18,501	437/1158	2.500	108,900		5,445	\$18,501	2.375	103,455	\$7,790	\$0.18	\$18,501	\$7,790
02-005-005-10	8/10/2023	\$22,000	448/1193	2.500	108,900		10,857	\$22,000	2.251	98,043	\$9,773	\$0.22	\$22,000	\$9,773
10-032-008-00	2/13/2024	\$22,500	452/484	2.500	108,900		5,445	\$22,500	2.375	103,455	\$9,474	\$0.22	\$22,500	\$9,474
11-026-006-00	3/8/2024	\$16,500	453/216	2.500	108,900		2,723	\$16,500	2.438	106,178	\$6,768	\$0.16	\$16,500	\$6,768
10-013-002-25	12/10/2022	\$16,900	442/1942	2.520	109,771		28,992	\$16,900	1.854	80,779	\$9,115	\$0.21	\$16,900	\$9,115
11-022-036-01	2/14/2023	\$19,600	444/531	3.000	130,680		5,313	\$19,600	2.878	125,367	\$6,810	\$0.16	\$19,600	\$6,810
06-012-006-24	3/10/2023	\$13,500	444/1325	3.190	138,956		7,238	\$13,500	3.024	131,719	\$4,464	\$0.10	\$13,500	\$4,464

use ~~7500~~

\$7,482

Parcel Number	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
4-7 Acres															
10-031-012-00	4/19/2022	\$13,000	437/0353	4.570	199,069		7,260	\$13,000	4.403	191,809	\$2,953	\$0.07	\$13,000	\$2,953	\$0.07
09-010-013-00	6/14/2023	\$15,000	447/653	4.826	210,221		30,426	\$15,000	4.128	179,795	\$3,634	\$0.08	\$15,000	\$3,634	\$0.08
11-026-005-00	4/27/2022	\$22,000	437/1055	5.000	217,800		5,445	\$22,000	4.875	212,355	\$4,513	\$0.10	\$22,000	\$4,513	\$0.10
10-033-042-00	10/14/2022	\$29,500	441/1496	5.000	217,800		31,581	\$29,500	4.275	186,219	\$6,901	\$0.16	\$29,500	\$6,901	\$0.16
02-006-004-15	12/30/2022	\$33,000	443/0703	5.000	217,800		13,591	\$33,000	4.688	204,209	\$7,039	\$0.16	\$33,000	\$7,039	\$0.16
09-004-014-00	3/24/2023	\$8,500	445/1008	5.000	217,800		29,686	\$8,500	4.318	188,114	\$1,969	\$0.05	\$8,500	\$1,969	\$0.05
10-032-016-00	10/20/2023	\$34,000	450/731	5.000	217,800		31,581	\$34,000	4.275	186,219	\$7,953	\$0.18	\$34,000	\$7,953	\$0.18
10-028-033-00	1/18/2024	\$36,000	451/1780	5.000	217,800		10,890	\$36,000	4.750	206,910	\$7,579	\$0.17	\$36,000	\$7,579	\$0.17
10-028-047-01	6/15/2022	\$37,500	438/1417	5.006	218,061		10,927	\$37,500	4.755	207,135	\$7,886	\$0.18	\$37,500	\$7,886	\$0.18
10-028-047-10	7/23/2022	\$22,500	439/1383	5.010	218,236		10,947	\$22,500	4.759	207,288	\$4,728	\$0.11	\$22,500	\$4,728	\$0.11
10-028-047-15	5/22/2023	\$39,900	446/1270	5.014	218,410		10,944	\$39,900	4.763	207,466	\$8,377	\$0.19	\$39,900	\$8,377	\$0.19
08-015-004-45	5/3/2023	\$41,900	446/797	5.511	240,059		20,151	\$41,900	5.048	219,908	\$8,300	\$0.19	\$41,900	\$8,300	\$0.19
08-015-004-25	5/3/2023	\$41,900	446/787	5.559	242,150		16,704	\$41,900	5.176	225,446	\$8,095	\$0.19	\$41,900	\$8,095	\$0.19
using 6000															
11-027-002-04	5/6/2022	\$36,000	437/1243	7.350	320,166		10,696	\$36,000	7.104	309,470	\$5,068	\$0.12	\$36,000	\$5,068	\$0.12

Parcel Number	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
Company 4-7 ac															
10-028-033-00	1/18/2024	\$36,000	451/1780	5.000	217,800		10,890	\$36,000	4.750	206,910	\$7,579	\$0.17	\$36,000	\$7,579	\$0.17
10-028-047-01	6/15/2022	\$37,500	438/1417	5.006	218,061		10,927	\$37,500	4.755	207,135	\$7,886	\$0.18	\$37,500	\$7,886	\$0.18
10-028-047-15	5/22/2023	\$39,900	446/1270	5.014	218,410		10,944	\$39,900	4.763	207,466	\$8,377	\$0.19	\$39,900	\$8,377	\$0.19
08-015-004-45	5/3/2023	\$41,900	446/797	5.511	240,059		20,151	\$41,900	5.048	219,908	\$8,300	\$0.19	\$41,900	\$8,300	\$0.19
08-015-004-25	5/3/2023	\$41,900	446/787	5.559	242,150		16,704	\$41,900	5.176	225,446	\$8,095	\$0.19	\$41,900	\$8,095	\$0.19
\$8,048 \$0.18															

Parcel Number	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
4-7 AC															
10-031-012-00	4/19/2022	\$13,000	437/0353	4.570	199,069		7,260	\$13,000	4.403	191,809	\$2,953	\$0.07	\$13,000	\$2,953	\$0.07
09-010-013-00	6/14/2023	\$15,000	447/653	4.826	210,221		30,426	\$15,000	4.128	179,795	\$3,634	\$0.08	\$15,000	\$3,634	\$0.08
11-026-005-00	4/27/2022	\$22,000	437/1055	5.000	217,800		5,445	\$22,000	4.875	212,355	\$4,513	\$0.10	\$22,000	\$4,513	\$0.10
10-033-042-00	10/14/2022	\$29,500	441/1496	5.000	217,800		31,581	\$29,500	4.275	186,219	\$6,901	\$0.16	\$29,500	\$6,901	\$0.16
09-004-014-00	3/24/2023	\$8,500	445/1008	5.000	217,800		29,686	\$8,500	4.318	188,114	\$1,969	\$0.05	\$8,500	\$1,969	\$0.05
10-028-047-10	7/23/2022	\$22,500	439/1383	5.010	218,236		10,947	\$22,500	4.759	207,288	\$4,728	\$0.11	\$22,500	\$4,728	\$0.11
08-012-004-15	3/22/2023	\$20,000	445/737	5.830	253,955		13,985	\$20,000	5.509	239,970	\$3,630	\$0.08	\$20,000	\$3,630	\$0.08



03-026-005-07	2/9/2023	\$43,900	444/617	6,690	291,416	11,596	\$43,900	6,424	279,820	\$6,834	\$0.16	\$43,900	\$6,834	\$0.16
11-027-002-04	5/6/2022	\$36,000	437/1243	7,350	320,166	10,696	\$36,000	7,104	309,470	\$5,068	\$0.12	\$36,000	\$5,068	\$0.12
												4500	\$4,470	\$0.10



Parcel Number	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
10 AC															
08-007-002-15	4/12/2023	\$42,000	445/1484	9.418	410,248		31,436	\$42,000	8.696	378,812	\$4,830	\$0.11	\$42,000	\$4,830	\$0.11
09-035-004-40	10/24/2023	\$25,000	450/659	9.628	419,396		35,166	\$25,000	8.821	384,229	\$2,834	\$0.07	\$25,000	\$2,834	\$0.07
03-017-003-12	7/14/2023	\$49,900	447/1713	9.880	430,373		0	\$49,900	9.880	430,373	\$5,051	\$0.12	\$49,900	\$5,051	\$0.12
11-023-039-05	5/26/2022	\$39,900	438443	9.996	435,426		10,999	\$39,900	9.743	424,427	\$4,095	\$0.09	\$39,900	\$4,095	\$0.09
10-028-049-01	7/27/2022	\$31,000	439/1289	10.000	435,600		42,471	\$31,000	9.025	393,129	\$3,435	\$0.08	\$31,000	\$3,435	\$0.08
11-027-021-00	1/25/2023	\$41,500	443/1927	10.000	435,600		21,780	\$41,500	9.500	413,820	\$4,368	\$0.10	\$41,500	\$4,368	\$0.10
08-002-003-25	5/18/2022	\$35,000	437/1975	10.010	436,036		0	\$35,000	10.010	436,036	\$3,497	\$0.08	\$35,000	\$3,497	\$0.08
09-004-015-00	8/19/2022	\$20,000	440/544	10.010	436,036		28,076	\$20,000	9.365	407,959	\$2,136	\$0.05	\$20,000	\$2,136	\$0.05
09-004-021-00	10/14/2022	\$40,000	441/1639	10.010	436,036		16,971	\$40,000	9.620	419,065	\$4,158	\$0.10	\$40,000	\$4,158	\$0.10
09-004-028-00	6/16/2023	\$40,000	447/593	10.023	436,602		41,377	\$40,000	9.073	395,225	\$4,409	\$0.10	\$40,000	\$4,409	\$0.10
11-022-056-15	1/17/2024	\$26,000	452/42	10.045	437,560		10,956	\$26,000	9.793	426,604	\$2,655	\$0.06	\$26,000	\$2,655	\$0.06
06-033-022-75	5/3/2023	\$48,000	446/699	10.099	439,912		10,956	\$48,000	9.847	428,956	\$4,875	\$0.11	\$48,000	\$4,875	\$0.11
11-025-001-01	8/26/2022	\$44,900	456/338	10.100	439,956		4,950	\$44,900	9.986	435,006	\$4,496	\$0.10	\$44,900	\$4,496	\$0.10
09-035-004-90	5/18/2023	\$25,000	446/1150	10.100	439,956		10,950	\$25,000	9.849	429,006	\$2,538	\$0.06	\$25,000	\$2,538	\$0.06
06-012-006-18	8/26/2022	\$44,500	440/1065	10.101	440,000		11,919	\$44,500	9.827	428,080	\$4,528	\$0.10	\$44,500	\$4,528	\$0.10
06-012-006-21	8/5/2022	\$45,000	439/1859	10.150	442,134		12,005	\$45,000	9.874	430,129	\$4,557	\$0.10	\$45,000	\$4,557	\$0.10
03-004-003-20	11/27/2023	\$50,000	451/1	10.264	447,100		11,335	\$50,000	10.004	435,765	\$4,998	\$0.11	\$50,000	\$4,998	\$0.11
03-004-003-25	1/11/2023	\$42,900	443/1299	10.380	452,153		11,282	\$42,900	10.121	440,871	\$4,239	\$0.10	\$42,900	\$4,239	\$0.10
09-003-048-25	3/28/2023	\$50,000	445/855	10.530	458,687		19,965	\$50,000	10.072	438,722	\$4,964	\$0.11	\$50,000	\$4,964	\$0.11
08-036-001-04	7/6/2022	\$25,000	439/447	14.880	648,173		18,942	\$25,000	14.445	629,231	\$1,731	\$0.04	\$25,000	\$1,731	\$0.04
													\$4,000	\$3,920	

Parcel Number	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
20 AC															
08-027-003-20	5/19/2023	\$74,000	446/1365	20.000	871,200		21,780	\$74,000	19.500	849,420	\$3,795	\$0.09	\$74,000	\$3,795	\$0.09
09-004-042-00	5/21/2022	\$55,000	438/1498	20.020	872,071		42,667	\$55,000	19.040	829,404	\$2,889	\$0.07	\$55,000	\$2,889	\$0.07
08-013-012-05	6/27/2022	\$93,600	438/1052	22.129	963,939		13,494	\$93,600	21.819	950,445	\$4,290	\$0.10	\$93,600	\$4,290	\$0.10
08-027-003-10	5/19/2023	\$80,000	446/1810	25.000	1,089,000		21,780	\$80,000	24.500	1,067,220	\$3,265	\$0.07	\$80,000	\$3,265	\$0.07

3600

\$3,560

[illegible]

Parcel Number	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Land Residual	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
40 AC															
01-027-020-00	8/31/2022	\$139,900	440/1821	40.000	1,742,400		83,635	\$139,900	38.080	1,658,765	\$3,674	\$0.08	\$139,900	\$3,674	\$0.08
09-013-002-80	3/6/2023	\$70,000	444/1219	40.000	1,742,400		64,251	\$70,000	38.525	1,678,149	\$1,817	\$0.04	\$70,000	\$1,817	\$0.04
08-002-005-00	5/26/2023	\$125,000	446/1714	40.000	1,742,400		1	\$125,000	40.000	1,742,399	\$3,125	\$0.07	\$125,000	\$3,125	\$0.07
02-007-009-00	1/5/2024	\$75,000	451/1364	40.000	1,742,400		0	\$75,000	40.000	1,742,400	\$1,875	\$0.04	\$75,000	\$1,875	\$0.04

use 2600

\$2,623

[illegible]

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
1-2 ac															
08-013-015-00	10/25/22	\$7,500	WD	\$7,500	\$2,100	28.00	\$5,460	\$7,500	\$5,460	0.0	0.0	1.20	1.20	#DIV/0!	\$6,250
08-013-015-00	04/13/22	\$6,700	WD	\$6,700	\$2,100	31.34	\$5,460	\$6,700	\$5,460	0.0	0.0	1.20	1.20	#DIV/0!	\$5,583
02-005-005-10	08/10/23	\$22,000	WD	\$22,000	\$3,900	17.73	\$7,800	\$22,000	\$7,800	330.0	324.0	2.20	2.20	\$67	\$10,000
Totals:		\$36,200		\$36,200	\$8,100	22.38	\$18,720	\$36,200	\$18,720	330.0		4.60	4.60		
Sale. Ratio =>															
Std. Dev. =>															
Average															
per FF=>															
\$110															
using															
7,500.00															
Average															
per Net Acre=>															
7,869.57															
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	Dollars/Acre
5 AC															
08-016-005-85	08/13/24	\$41,900	PTA	\$41,900	\$11,600	27.68	\$23,108	\$41,900	\$23,108	0.0	0.0	4.14	4.14	#DIV/0!	\$10,121
08-016-005-51	03/21/24	\$39,100	MLC	\$39,100	\$14,600	37.34	\$23,196	\$39,100	\$23,196	0.0	0.0	4.18	4.18	#DIV/0!	\$9,354
02-503-005-25	02/09/24	\$8,000	QC	\$8,000	\$0	0.00	\$21,239	\$8,000	\$21,239	0.0	0.0	4.03	4.03	#DIV/0!	\$1,985
02-511-006-50	10/18/22	\$10,000	QC	\$10,000	\$7,400	74.00	\$22,075	\$10,000	\$22,075	0.0	0.0	4.75	4.75	#DIV/0!	\$2,105
02-006-004-15	12/30/22	\$33,000	WD	\$33,000	\$7,300	22.12	\$21,970	\$33,000	\$21,970	400.0	560.0	5.00	5.00	\$83	\$6,600
08-300-020-00	10/14/22	\$45,000	WD	\$45,000	\$7,800	17.33	\$22,075	\$45,000	\$22,075	330.0	627.0	4.75	4.75	\$136	\$9,474
08-008-004-00	06/06/23	\$30,000	MLC	\$30,000	\$7,800	26.00	\$15,625	\$30,000	\$15,625	0.0	0.0	5.00	5.00	#DIV/0!	\$6,000
08-015-004-45	05/03/23	\$41,900	MLC	\$41,900	\$17,800	42.48	\$35,638	\$41,900	\$35,638	0.0	0.0	5.51	5.51	#DIV/0!	\$7,604
08-015-004-25	05/03/23	\$41,900	MLC	\$41,900	\$17,900	42.72	\$35,700	\$41,900	\$35,700	0.0	0.0	5.56	5.56	#DIV/0!	\$7,536
08-017-002-12	04/07/23	\$39,900	MLC	\$39,900	\$8,900	22.31	\$17,881	\$39,900	\$17,881	0.0	0.0	5.69	5.69	#DIV/0!	\$7,012
08-012-004-15	03/22/23	\$20,000	WD	\$20,000	\$9,600	48.00	\$23,724	\$20,000	\$23,724	0.0	0.0	5.83	5.83	#DIV/0!	\$3,431
08-016-005-65	04/03/23	\$42,900	MLC	\$42,900	\$18,300	42.66	\$36,513	\$42,900	\$36,513	0.0	0.0	6.21	6.21	#DIV/0!	\$6,908
Totals:		\$393,600		\$393,600	\$129,000	32.77	\$298,744	\$393,600	\$298,744	730.0		60.65	60.65		
Sale. Ratio =>															
Std. Dev. =>															
Average															
per FF=>															
\$539															
Average															
per Net Acre=>															
6,489.69															
Average															
per SqFt=>															

6,000.00

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	Dollars/Acre
7 ac															
08-016-005-90	09/22/22	\$54,900	MLC	\$54,900	\$21,300	38.80	\$39,710	\$54,900	\$39,710	0.0	0.0	7.66	7.66	#DIV/0!	\$7,167
08-016-005-60	01/11/23	\$54,900	MLC	\$54,900	\$21,500	39.16	\$40,278	\$54,900	\$40,278	0.0	0.0	7.97	7.97	#DIV/0!	\$6,888
08-017-002-06	09/13/24	\$56,900	MLC	\$56,900	\$14,800	26.01	\$40,315	\$56,900	\$40,315	0.0	0.0	7.99	7.99	#DIV/0!	\$7,121

02-534-002-29	08/02/24	\$52,000	WD	\$52,000	\$16,100	30.96	\$32,267	\$52,000	\$32,267	0.0	0.0	9.78	9.78	#DIV/0!	\$5,317
08-016-005-75	01/13/23	\$54,900	MLC	\$54,900	\$21,600	39.34	\$40,663	\$54,900	\$40,663	0.0	0.0	8.18	8.18	#DIV/0!	\$6,711
08-007-002-15	04/10/23	\$42,000	WD	\$42,000	\$11,800	28.10	\$23,691	\$42,000	\$23,691	0.0	0.0	9.42	9.42	#DIV/0!	\$4,459
08-007-002-06	10/31/23	\$145,000	WD	\$145,000	\$11,900	8.21	\$18,240	\$145,000	\$18,240	0.0	0.0	9.44	9.44	#DIV/0!	\$15,360
Totals:		\$460,600		\$460,600	\$119,000	25.84	\$235,164	\$460,600	\$235,164	0.0		60.44	60.44		
		Sale. Ratio =>				11.14	Average		#DIV/0!		Average		per Net Acre=>		Average
		Std. Dev. =>					per FF=>				using		7,500.00		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
10 ac															
08-020-014-50	03/22/24	\$30,000	WD	\$30,000	\$11,900	39.67	\$32,583	\$30,000	\$32,583	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000
08-020-014-50	04/12/24	\$50,000	WD	\$50,000	\$16,300	32.60	\$32,583	\$50,000	\$32,583	0.0	0.0	10.00	10.00	#DIV/0!	\$5,000
08-002-003-25	05/18/22	\$35,000	WD	\$35,000	\$12,100	34.57	\$34,340	\$35,000	\$34,340	0.0	0.0	10.10	10.10	#DIV/0!	\$3,465
Totals:		\$115,000		\$115,000	\$40,300	35.04	\$99,506	\$115,000	\$99,506	0.0		30.10	30.10		
		Sale. Ratio =>				3.65	Average		#DIV/0!		Average		per Net Acre=>		Average
		Std. Dev. =>					per FF=>				using 4000		3,820.60		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
20 AC															
08-027-003-20	05/19/23	\$74,000	WD	\$74,000	\$23,400	31.62	\$46,800	\$74,000	\$46,800	0.0	0.0	20.00	20.00	#DIV/0!	\$3,700
08-032-025-50	07/23/24	\$86,000	WD	\$86,000	\$31,600	36.74	\$63,130	\$86,000	\$63,130	0.0	0.0	20.20	20.20	#DIV/0!	\$4,257
08-002-009-50	04/18/24	\$78,000	PTA	\$78,000	\$43,300	55.51	\$86,303	\$78,000	\$77,728	0.0	0.0	24.29	24.29	#DIV/0!	\$3,211
08-027-003-10	05/19/23	\$80,000	WD	\$80,000	\$26,700	33.38	\$53,400	\$80,000	\$53,400	0.0	0.0	25.00	25.00	#DIV/0!	\$3,200
08-028-001-10	05/17/24	\$110,000	PTA	\$110,000	\$42,200	38.36	\$84,416	\$110,000	\$84,416	0.0	0.0	26.88	26.88	#DIV/0!	\$4,092
08-013-012-02	06/27/22	\$93,600	WD	\$93,600	\$0	0.00	\$71,988	\$93,600	\$71,988	0.0	0.0	28.69	6.56	#DIV/0!	\$3,262
08-013-012-01	05/27/22	\$93,600	WD	\$93,600	\$29,100	31.09	\$88,443	\$93,600	\$88,443	0.0	0.0	29.25	29.25	#DIV/0!	\$3,200
Totals:		\$615,200		\$615,200	\$196,300	31.91	\$494,480	\$615,200	\$485,905	0.0		174.31	152.18		
		Sale. Ratio =>				16.54	Average		#DIV/0!		Average		per Net Acre=>		Average
		Std. Dev. =>					per FF=>				3,600.00		3,529.34		per SqFt=>

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
30 plus															
08-002-005-00	05/26/23	\$125,000	WD	\$125,000	\$31,800	25.44	\$63,628	\$125,000	\$63,628	0.0	0.0	39.17	39.17	#DIV/0!	\$3,191
02-029-012-00	10/18/22	\$95,000	WD	\$95,000	\$33,800	35.58	\$108,965	\$95,000	\$108,965	0.0	0.0	37.00	37.00	#DIV/0!	\$2,568
02-029-003-00	11/16/23	\$9,500	WD	\$9,500	\$22,400	235.79	\$89,600	\$9,500	\$89,600	0.0	0.0	40.00	40.00	#DIV/0!	\$238
02-524-002-00	06/02/23	\$150,000	WD	\$150,000	\$31,800	21.20	\$63,608	\$150,000	\$63,608	0.0	0.0	40.00	40.00	#DIV/0!	\$3,750
08-020-010-50	11/13/23	\$125,000	PTA	\$125,000	\$36,000	28.80	\$72,000	\$125,000	\$72,000	1,690.0	0.0	40.00	40.00	\$74	\$3,125
Totals:		\$504,500		\$504,500	\$155,800		\$397,801	\$504,500	\$397,801	1,690.0		196.17	196.17		
										Average per FF=>		Average per Net Acre=>		Average per SqFt=>	
										Std. Dev. =>	30.88			2,571.75	
											93.18				

using 2600

Ellsworth and Newkirk AG

Parcel Number	Sale Date	Resid Acre	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
16-034-006-00	11/17/2023	5.250	\$25,000	\$4,762	\$0.11
08-012-004-15	3/22/2023	5.509	\$20,000	\$3,630	\$0.08
05-025-003-30	1/9/2023	6.234	\$36,000	\$5,775	\$0.13
11-027-002-04	5/6/2022	7.104	\$36,000	\$5,068	\$0.12
08-007-002-15	4/12/2023	8.696	\$42,000	\$4,830	\$0.11
09-035-004-40	10/24/2023	8.821	\$25,000	\$2,834	\$0.07
03-017-003-12	7/14/2023	9.880	\$49,900	\$5,051	\$0.12
11-023-039-05	5/26/2022	9.743	\$39,900	\$4,095	\$0.09
10-028-049-01	7/27/2022	9.025	\$31,000	\$3,435	\$0.08
11-027-021-00	1/25/2023	9.500	\$41,500	\$4,368	\$0.10
16-019-009-00	9/18/2023	10.000	\$45,000	\$4,500	\$0.10
04-011-005-20	2/8/2024	9.750	\$51,000	\$5,231	\$0.12
006-026-005-00	10/7/2022	27.800	\$95,500	\$3,435	\$0.08
015-012-008-20	11/21/2022	33.000	\$85,000	\$2,576	\$0.06
005-030-008-10	10/13/2023	32.850	\$60,000	\$1,826	\$0.04
16-20-200-028	4/4/2023	36.841	\$110,000	\$2,986	\$0.07
05-08-200-002	10/15/2021	39.000	\$95,921	\$2,460	\$0.06
16-013-008-01	2/16/2022	39.000	\$59,244	\$1,519	\$0.03
08-020-010-50	11/13/2023	40.000	\$125,000	\$3,125	\$0.07
015-008-002-50	1/5/2024	39.000	\$75,000	\$1,923	\$0.04
013-028-009-00	11/29/2023	42.685	\$104,000	\$2,436	\$0.06
015-018-015-01	11/16/2022	58.808	\$142,860	\$2,429	\$0.06
08-27-100-006	8/3/2023	59.534	\$175,000	\$2,939	\$0.07
02-524-001-05	2/9/2022	64.720	\$185,654	\$2,869	\$0.07
08-024-005-00	1/17/2022	70.000	\$138,236	\$1,975	\$0.05
01-024-014-01	8/8/2022	69.250	\$227,500	\$3,285	\$0.08
013-027-007-00	8/5/2022	72.500	\$208,000	\$2,869	\$0.07

Parcel Number	Sale Date	Resid Acre	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
08-012-004-15	3/22/2023	5.509	\$20,000	\$3,630	\$0.08
11-027-002-04	5/6/2022	7.104	\$36,000	\$5,068	\$0.12
08-007-002-15	4/12/2023	8.696	\$42,000	\$4,830	\$0.11
09-035-004-40	10/24/2023	8.821	\$25,000	\$2,834	\$0.07
03-017-003-12	7/14/2023	9.880	\$49,900	\$5,051	\$0.12
11-023-039-05	5/26/2022	9.743	\$39,900	\$4,095	\$0.09
10-028-049-01	7/27/2022	9.025	\$31,000	\$3,435	\$0.08
11-027-021-00	1/25/2023	9.500	\$41,500	\$4,368	\$0.10
08-020-010-50	11/13/2023	40.000	\$125,000	\$3,125	\$0.07
08-27-100-006	8/3/2023	59.534	\$175,000	\$2,939	\$0.07
02-524-001-05	2/9/2022	64.720	\$185,654	\$2,869	\$0.07
08-024-005-00	1/17/2022	70.000	\$138,236	\$1,975	\$0.05
01-024-014-01	8/8/2022	69.250	\$227,500	\$3,285	\$0.08

\$3,654

16-024-007-01	12/4/2023	73.734	\$170,512	\$2,313	\$0.05
16-026-007-00	9/22/2022	79.000	\$84,295	\$1,067	\$0.02
013-028-013-00	11/29/2023	79.000	\$208,000	\$2,633	\$0.06
				\$3,275	

Parcel Number	Sale Date	Resid Acre	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
5-9 Ac Ag					
16-034-006-00	11/17/2023	5.250	\$25,000	\$4,762	\$0.11
08-012-004-15	3/22/2023	5.509	\$20,000	\$3,630	\$0.08
05-025-003-30	1/9/2023	6.234	\$36,000	\$5,775	\$0.13
11-027-002-04	5/6/2022	7.104	\$36,000	\$5,068	\$0.12
08-007-002-15	4/12/2023	8.696	\$42,000	\$4,830	\$0.11
09-035-004-40	10/24/2023	8.821	\$25,000	\$2,834	\$0.07
			\$4,483		
			using	\$4,500	

Parcel Number	Sale Date	Resid Acre	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
10 Ac Ag					
03-017-003-12	7/14/2023	9.880	\$49,900	\$5,051	\$0.12
11-023-039-05	5/26/2022	9.743	\$39,900	\$4,095	\$0.09
10-028-049-01	7/27/2022	9.025	\$31,000	\$3,435	\$0.08
11-027-021-00	1/25/2023	9.500	\$41,500	\$4,368	\$0.10
16-019-009-00	9/18/2023	10.000	\$45,000	\$4,500	\$0.10
04-011-005-20	2/8/2024	9.750	\$51,000	\$5,231	\$0.12
				\$4,447	
			using	\$4,000	

Parcel Number	Sale Date	Resid Acre	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
20-30 Ac Ag					
006-026-005-00	10/7/2022	27.800	\$95,500	\$3,435	\$0.08
015-012-008-20	11/21/2022	33.000	\$85,000	\$2,576	\$0.06
005-030-008-10	10/13/2023	32.850	\$60,000	\$1,826	\$0.04
16-20-200-028	4/4/2023	36.841	\$110,000	\$2,986	\$0.07
			\$2,706		
			using	\$2,800	

Parcel Number	Sale Date	Resid Acre	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
40 Ac Ag					
05-08-200-002	10/15/2021	39.000	\$95,921	\$2,460	\$0.06
16-013-008-01	2/16/2022	39.000	\$59,244	\$1,519	\$0.03
08-020-010-50	11/13/2023	40.000	\$125,000	\$3,125	\$0.07
015-008-002-50	1/5/2024	39.000	\$75,000	\$1,923	\$0.04
013-028-009-00	11/29/2023	42.685	\$104,000	\$2,436	\$0.06
			\$2,293		
			using	\$2,000	

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	Dollars/Sqft
front footage																
08-300-007-00	02/13/23	\$49,000	WD	\$49,000	\$19,700	40.20	\$54,188	\$10,562	\$15,750	330.0	297.0	2.25	2.25	\$32	\$4,694	\$0.11
08-013-015-00	10/25/22	\$7,500	WD	\$7,500	\$2,100	28.00	\$5,460	\$7,500	\$5,460	198.0	264.0	1.20	1.20	\$38	\$6,250	\$0.14
02-005-005-10	08/10/23	\$22,000	WD	\$22,000	\$3,900	17.73	\$7,800	\$22,000	\$7,800	330.0	324.0	2.20	2.20	\$67	\$10,000	\$0.23
02-006-004-15	12/30/22	\$33,000	WD	\$33,000	\$7,300	22.12	\$21,970	\$33,000	\$21,970	400.0	560.0	5.00	5.00	\$83	\$6,600	\$0.15
02-507-004-00	09/20/22	\$16,500	WD	\$16,500	\$2,700	16.36	\$25,981	\$16,500	\$23,232	264.0	165.0	1.00	1.00	\$63	\$16,500	\$0.38
02-514-039-00	06/01/23	\$40,000	LC	\$40,000	\$13,100	32.75	\$28,057	\$13,903	\$1,960	109.0	280.0	0.70	0.70	\$128	\$19,861	\$0.46
43-301-004-01	05/29/24	\$14,500	QC	\$14,500	\$3,700	25.52	\$7,318	\$14,500	\$7,318	140.0	214.0	0.60	0.60	\$104	\$24,167	\$0.55
08-300-019-50	12/09/22	\$163,900	WD	\$163,900	\$37,100	22.64	\$141,591	\$44,384	\$22,075	330.0	627.0	4.75	4.75	\$134	\$9,344	\$0.21
08-300-020-00	10/14/22	\$45,000	WD	\$45,000	\$7,800	17.33	\$22,075	\$45,000	\$22,075	330.0	627.0	4.75	4.75	\$136	\$9,474	\$0.22
08-400-030-00	11/14/23	\$200,000	WD	\$200,000	\$81,700	40.85	\$189,229	\$46,371	\$35,600	400.0	461.0	4.23	4.23	\$116	\$10,955	\$0.25
Totals:		\$591,400		\$591,400	\$179,100	30.28	\$503,669	\$253,720	\$163,240	2,831.0		26.68	26.68			
Sale. Ratio =>										Average				Average		
Std. Dev. =>										9.03	per FF=>		\$90	per Net Acre=>		9,508.68
														Average		per SqFt=>
																\$0.22

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
Little Manistee														
02-550-016-02	07/29/22	\$20,000	WD	\$20,000	\$10,400	52.00	\$34,555	\$20,000	\$30,475	115.0	0.0	0.00	0.00	\$174
02-550-026-01	08/04/23	\$95,000	WD	\$95,000	\$25,600	26.95	\$51,612	\$87,668	\$44,280	328.0	0.0	0.00	0.00	\$267
43-407-004-00	10/26/23	\$75,000	PTA	\$75,000	\$27,900	37.20	\$58,217	\$43,513	\$26,730	198.0	0.0	0.00	0.20	\$220
Totals:		\$190,000		\$190,000	\$63,900		\$144,384	\$151,181	\$101,485	641.0		0.00	0.20	
Sale. Ratio =>										33.63	Average			
Std. Dev. =>										12.59	per FF=>			
										\$236	Average			
											per Net Acre=>			
											#DIV/0!			

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
Pine River														
08-003-010-30	03/06/24	\$230,000	WD	\$230,000	\$103,700	45.09	\$196,991	\$144,309	\$111,300	420.0	0.0	0.00	0.00	\$344
43-101-002-00	12/04/24	\$200,000	WD	\$200,000	\$42,000	21.00	\$81,188	\$134,494	\$15,682	264.0	132.0	0.80	0.80	\$509
2411-32-2310	06/23/23	\$129,500	WD	\$129,500	\$33,000	25.48	\$86,364	\$76,288	\$33,152	112.0	0.0	0.00	0.00	\$681
2411-RS-11	07/24/23	\$275,000	WD	\$275,000	\$106,600	38.76	\$221,922	\$112,278	\$59,200	200.0	0.0	0.00	0.00	\$561
2411-RV-01	09/18/23	\$156,000	WD	\$156,000	\$77,100	49.42	\$161,670	\$23,930	\$29,600	100.0	0.0	0.00	0.00	\$239
2411-RV-42	09/01/23	\$400,000	WD	\$400,000	\$222,600	55.65	\$460,747	\$134,793	\$195,540	951.0	0.0	0.00	0.00	\$142
2412-36-1103	05/18/22	\$39,000	WD	\$39,000	\$20,300	52.05	\$60,000	\$39,000	\$60,000	200.0	0.0	0.00	0.00	\$195
2412-36-4107	12/21/22	\$140,000	WD	\$140,000	\$30,300	21.64	\$90,000	\$140,000	\$90,000	300.0	0.0	0.00	0.00	\$467
2412-GA-42	03/15/24	\$385,000	WD	\$385,000	\$164,200	42.65	\$382,655	\$54,845	\$52,500	175.0	1150.0	2.31	1.45	\$313
08-300-003-01	01/29/24	\$259,900	WD	\$259,900	\$98,000	37.71	\$229,950	\$68,533	\$38,583	660.0	627.0	9.50	9.50	\$104
08-350-004-00	09/07/23	\$235,000	WD	\$235,000	\$97,800	41.62	\$233,016	\$40,144	\$38,160	144.0	0.0	0.00	0.00	\$279
Totals:		\$2,449,400		\$2,449,400	\$995,600	40.65	\$2,204,503	\$968,614	\$723,717	3,526.0		12.61	11.75	
Sale. Ratio =>										Average	Average			
Std. Dev. =>										per FF=>	per Net Acre=>			
										11.93	76,813.16			

Parcel Number	Sale Date	Sale Price	Total Acre	Total Sq Ft	Total Front Ft	Adjusted	Adjust \$	Adjusted	Adjust \$
						Sale Price	Per Acre	Per Sq Ft	Per Front Ft
Comm SQ Ft									
44-210-006-00	8/11/2023	\$20,000	0.180	7,841	60	\$7,186	\$39,922	\$0.92	\$119.77
15-716-029-00	11/20/2023	\$47,500	0.230	10,019	100	\$9,076	\$39,461	\$0.91	\$90.76
12-019-011-00	5/11/2023	\$50,000	0.260	11,326	100	\$7,837	\$45,301	\$1.04	\$78.37
41-124-009-00	6/27/2023	\$75,000	0.350	15,246	101	\$9,973	\$28,494	\$0.65	\$98.74
16-108-001-00	12/6/2023	\$7,500	0.436	18,975	165	\$7,500	\$17,202	\$0.40	\$45.45
01-023-017-00	1/19/2024	\$71,000	0.500	21,780	132	\$14,073	\$35,183	\$0.81	\$106.61
14-015-005-15	4/29/2022	\$94,000	0.510	22,216	81	\$13,569	\$30,220	\$0.69	\$167.52
04-027-010-10	12/11/2023	\$32,000	0.950	41,382	200	\$16,436	\$20,596	\$0.47	\$82.18
12-019-009-00	1/10/2023	\$20,000	1.230	53,579	100	\$20,000	\$17,331	\$0.40	\$200.00
14-015-005-10	9/15/2023	\$70,000	1.470	64,033	231	\$22,468	\$17,350	\$0.40	\$97.26
03-007-003-01	7/1/2023	\$101,000	1.680	73,181	222	\$21,530	\$14,239	\$0.33	\$96.98
04-028-002-50	4/29/2022	\$100,000	2.370	103,237	380	\$25,774	\$14,092	\$0.32	\$67.83
14-022-053-00	5/11/2023	\$35,000	3.000	130,680	264	\$35,000	\$12,500	\$0.29	\$132.58
11-034-004-00	1/17/2023	\$130,000	3.464	150,892	328	\$42,040	\$13,614	\$0.31	\$128.17
14-022-057-00	11/2/2023	\$115,000	4.060	176,854	272	\$53,396	\$13,855	\$0.32	\$196.39
10-032-124-00	1/3/2023	\$42,000	4.810	209,524	665	\$42,000	\$11,973	\$0.27	\$63.16
16-024-002-20	8/19/2022	\$95,000	5.170	225,205	500	\$55,279	\$11,538	\$0.26	\$110.56
11-010-011-00	10/10/2022	\$185,000	8.390	365,468	961	\$39,190	\$5,103	\$0.12	\$40.78
11-022-034-50	8/1/2022	\$320,000	8.950	389,862	294	\$40,988	\$4,697	\$0.11	\$139.41
						\$	20,667	\$0.47	\$ 109