

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bld. Value	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
009-014-400-030-00	250 S US-23	02/23/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,100	40.33	\$21,900	\$15,947	\$14,053	\$5,973	59.7	65.0	0.09	0.09	\$235	\$157,899	\$3.62	59.73	201	2.021E+11				12/3/2019	201			
120-100-017-004-01	301 E MAIN STREET	06/24/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,800	26.33	\$32,766	\$22,866	\$37,134	\$9,900	49.5	105.5	0.12	0.12	\$750	\$309,450	\$7.10	49.50	201	2.021E+11	COMMERCIAL 201	0	0	2/18/2017	201			
120-110-012-245-01	116 W CHURCH STREET	09/01/20	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$49,600	33.07	\$99,136	\$35,420	\$114,580	\$63,716	318.6	0.0	0.00	0.00	\$360	#DIV/0!	#DIV/0!	318.58	201	2.02E+11	COMMERCIAL 201	0	0	12/22/2021	201			
120-110-012-245-00	305 N US-23	07/16/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,900	33.49	\$109,024	\$62,618	\$47,382	\$21,406	214.4	81.5	0.40	0.40	\$315	\$168,877	\$3.88	214.66	201	627919	COMMERCIAL 201	0	0	12/01/2021	201			
120-120-013-145-00	310 S US-23	04/03/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,500	46.28	\$199,500	\$158,500	\$56,500	\$40,500	270.0	765.0	4.74	4.74	\$209	\$11,915	\$0.27	270.00	401	549/1111	RESIDENTIAL 401	0	0	1/5/2020	201			
Totals:						\$605,000	\$227,200		\$456,846		\$289,649	\$141,495	911.9		5.35	5.35														
						Sale. Ratio =>	37.67		Average		Average																			
						Std. Dev. =>	7.60		per FF=>		\$318																			
									per Net Acre=>		\$4,140.00																			
									per SqFt=>		\$1.24																			

Column1	
Mean	373.8311747
Standard Error	97.87983007
Median	314.78929055
Mode	#N/A
Standard Deviation	218.8659537
Sample Variance	47902.30367
Kurtosis	3.533601986
Skewness	1.827366743
Range	540.9225589
Minimum	209.2920593
Maximum	750.1818182
Sum	1869.155873
Count	5

DUE TO LIMITED SALES FOR BOTH 201 & 301 CLASSES MY PROFESSIONAL OPINION IS TO USE \$200/FF FOR 201 CLASS AND \$130/FF FOR 301 CLASS

