

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class		
069-015-300-032-00	4710 E CLARK ROAD	08/07/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,300	49.04	\$126,997	\$93,049	\$31,951	\$39,948	0.0	0.0	13.67	13.67	#DIV/0!	\$2,337	\$0.05	0.00	401	552/1106		RESIDENTIAL 401	1	1	12/3/2019	401			
060-018-100-025-00	206 S COWILLE ROAD	09/27/19	\$80,000	WD	03-ARM'S LENGTH	\$79,000	\$37,600	47.59	\$80,670	\$47,069	\$33,931	\$33,601	0.0	0.0	13.48	13.48	#DIV/0!	\$2,369	\$0.05	0.00	401	554/570		RESIDENTIAL 401	1	1	11/8/1988	401			
100-001-100-011-00	W TRASK LAKE RD	05/05/20	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$17,800	48.11	\$35,645	\$0	\$37,000	\$35,645	0.0	0.0	14.60	14.60	#DIV/0!	\$2,534	\$0.06	0.00	401	2.02E+11		RESIDENTIAL 401	0	0	12/19/2019	402			
101-006-400-005-27	721 W ELMER WOLFEE TRAIL	06/24/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,400	40.72	\$176,604	\$135,992	\$55,648	\$33,852	0.0	0.0	12.63	12.63	#DIV/0!	\$4,359	\$0.10	0.00	401	551/463		RESIDENTIAL W/LAKE	0	0	12/26/2019	402	VALUED ON ACKERAGE NOT FRONTAGE		
112-004-100-005-00	7587 W DOCTORS CLUB ROAD	03/27/20	\$275,100	OTH	03-ARM'S LENGTH	\$270,100	\$85,100	31.51	\$197,709	\$156,471	\$113,629	\$41,238	0.0	0.0	18.97	18.97	#DIV/0!	\$5,990	\$0.14	0.00	401	2.02E+11		RESIDENTIAL 401	1	0	6/6/2007	401			
112-051-200-010-21	MCCOLLUM LAKE RD	02/11/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$17,700	46.58	\$35,317	\$0	\$38,000	\$35,317	0.0	0.0	14.42	14.42	#DIV/0!	\$2,635	\$0.06	0.00	401	2.02E+11		RESIDENTIAL 401	0	0	9/9/2020	402			
113-019-200-005-01	578 W TOWER TRACK TRAIL	12/07/19	\$34,900	LC	03-ARM'S LENGTH	\$31,900	\$21,600	67.71	\$46,845	\$7,812	\$24,088	\$39,053	0.0	0.0	17.17	17.17	#DIV/0!	\$1,403	\$0.03	0.00	401	2.019E+11		RESIDENTIAL 401	0	0	11/30/2017	401			
011-030-100-015-00	200 E BALLI RD	10/22/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$29,100	72.75	\$42,735	\$0	\$40,000	\$31,920	0.0	0.0	17.40	17.40	#DIV/0!	\$2,299	\$0.05	0.00	4000	2.02E+11		4000-RESIDENTIAL	1	0	8/26/2021	VACANT 30 ACRE	401	no value on buildings	
010-030-100-050-03		10/20/20	\$34,800	WD	03-ARM'S LENGTH	\$34,800	\$9,200	26.44	\$0	\$0	\$34,800	\$0	0.0	0.0	18.30	17.30	#DIV/0!	\$1,902	\$0.04	0.00	401	2.02E+11	011-030-100-005-00	4000-RESIDENTIAL	0	0	8/26/2021	VACANT 20 ACRE	402		
040-000-200-060-00	2377 S POOR FARM RD	07/22/19	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$12,800	37.20	\$34,580	\$0	\$34,580	\$34,580	0.0	0.0	12.29	12.29	#DIV/0!	\$2,807	\$0.06	0.00	4000	532/508		4000-RESIDENTIAL	0	1	7/15/2020	VACANT 10 ACRE	401		
080-001-200-030-01	N LAKESHORE	11/11/19	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$9,100	41.36	\$0	\$0	\$22,000	\$0	0.0	0.0	16.30	16.30	#DIV/0!	\$1,350	\$0.03	0.00	4000	2.019E+11		4000-RESIDENTIAL	0	0	8/11/2020	VACANT 10 ACRE	401		
Totals:			\$916,300			\$907,300	\$380,700	41.96	\$794,102	\$462,947	\$308,934	0.0	0.0	169.23	168.23		Average per FF=>	2,735.61	Average per Acre=>	\$0.06											

Column	Mean
2725.842947	Mean
406.262821	Standard Error
2368.768546	Median
#N/A	Mode
1347.421344	Standard Deviation
1815544.277	Sample Variance
2.941350534	Kurtosis
1.671630658	Skewness
4640.238219	Range
1349.693232	Minimum
5989.931471	Maximum
29984.25041	Sum
11	Count

NOTE: USE \$2675/ACRE FOR 401,401L
 NOTE: USE \$2425/ACRE FOR 101 NON TILLABLE AND 201,301

DUE TO NOT ENOUGH SALE DATA IT IS MY OPENION TO USE THESE VALUES FOR LAND IN HARRISVILLE TWP.

