

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Ass/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
060-034-100-030-00	S EVERETT RD	04/29/19	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$19,500	65.00	\$34,000	\$0	\$30,000	\$34,000	0.0	0.0	20.00	20.00	#DV/01	\$1,500	\$0.03	0.00	4000	550/140		4000-RESIDENTIAL	1	0	8/25/2020	VACANT 20 ACRE	402
060-027-300-025-00	1273 S POOR FARM ROAD	04/17/19	\$43,000	WD	03-ARMS LENGTH	\$43,000	\$24,000	55.81	\$51,728	\$9,228	\$33,772	\$42,500	0.0	0.0	20.00	20.00	#DV/01	\$1,689	\$0.04	0.00	401	549/1389		RESIDENTIAL 401	0	1	12/0/2021		401
060-027-400-050-00	1398 S EVERETT ROAD	12/18/19	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$48,100	50.63	\$100,404	\$7,904	\$37,096	\$42,500	0.0	0.0	20.00	20.00	#DV/01	\$1,855	\$0.04	0.00	401	2,019E+11		RESIDENTIAL 401	1	0	2/1/1987		401
060-034-100-030-00	S EVERETT ROAD	04/29/19	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$19,500	65.00	\$42,500	\$0	\$30,000	\$42,500	0.0	0.0	20.00	20.00	#DV/01	\$1,500	\$0.03	0.00	401	550/140		RESIDENTIAL 401	0	0	2/1/1991		402
070-001-300-095-00	JOHN AVE	09/21/20	\$58,000	WD	03-ARMS LENGTH	\$58,000	\$20,700	35.69	\$41,496	\$0	\$58,000	\$41,496	0.0	0.0	22.08	22.08	#DV/01	\$2,627	\$0.06	0.00	401	2,02E+11		RESIDENTIAL 401	0	0	5/8/2016		402
070-012-100-005-04	3360 N DUNDALE DRIVE	10/15/20	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$120,400	42.25	\$249,948	\$210,744	\$74,256	\$39,204	0.0	0.0	20.17	20.17	#DV/01	\$3,682	\$0.08	0.00	401	2,02E+11		RESIDENTIAL 401	0	0	12/19/2018		401
101-034-400-010-00	1985 S BEAN HILL RD	10/16/19	\$169,900	WD	03-ARMS LENGTH	\$167,400	\$69,900	41.76	\$153,039	\$110,539	\$56,861	\$42,500	0.0	0.0	20.00	20.00	#DV/01	\$2,843	\$0.07	0.00	401	555/4		RESIDENTIAL 401	0	0	12/18/2019		401
111-024-300-020-00	2008 N REEVES ROAD	07/09/20	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$21,300	71.00	\$42,500	\$0	\$30,000	\$42,500	0.0	0.0	20.00	20.00	#DV/01	\$1,500	\$0.03	0.00	401	2,02E+11		RESIDENTIAL 401	1	0	9/9/2020		402
111-024-300-020-00	2008 N REEVES ROAD	10/24/20	\$38,500	WD	03-ARMS LENGTH	\$38,500	\$21,300	55.32	\$42,500	\$0	\$38,500	\$42,500	0.0	0.0	20.00	20.00	#DV/01	\$1,925	\$0.04	0.00	401	2,02E+11		RESIDENTIAL 401	1	0	9/9/2020		402
113-021-100-005-06	CHINWHSKER TRL	09/13/19	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$19,500	65.00	\$42,500	\$0	\$30,000	\$42,500	0.0	0.0	20.00	20.00	#DV/01	\$1,500	\$0.03	0.00	401	554/57		RESIDENTIAL 401	1	0	9/5/2016		402
113-022-100-234-00	4020 W NORTHWOOD COURT	12/15/20	\$85,000	WD	19-MULTI PARCEL ARMS LENGTH	\$84,000	\$41,900	49.88	\$113,884	\$32,112	\$51,888	\$54,555	0.0	0.0	20.03	10.01	#DV/01	\$2,591	\$0.06	0.00	401MH	2,02E+11	113-022-100-235-00	RESIDENTIAL 401	1	0	9/12/2016		401
113-022-100-236-00	2255 N BEAVER TRAIL	11/08/19	\$40,000	WD	19-MULTI PARCEL ARMS LENGTH	\$40,000	\$26,600	64.00	\$54,536	\$0	\$40,000	\$54,536	0.0	0.0	20.02	10.01	#DV/01	\$1,998	\$0.05	0.00	401	555/900	113-022-100-237-00	RESIDENTIAL 401	1	0	9/12/2016		402
113-022-100-039-00	1256 LAKESIDE TRAIL	11/30/20	\$85,000	WD	03-ARMS LENGTH	\$79,000	\$26,500	33.54	\$53,092	\$10,562	\$68,438	\$42,530	0.0	0.0	20.02	20.02	#DV/01	\$3,418	\$0.08	0.00	401MH	2,02E+11		RESIDENTIAL 401	1	0	6/11/2007		401
021-002-200-005-06	667 W HUBERT RD	09/14/20	\$33,000	WD	03-ARMS LENGTH	\$33,000	\$13,300	40.30	\$34,595	\$0	\$33,000	\$34,595	0.0	0.0	20.35	20.35	#DV/01	\$1,622	\$0.04	0.00	4000	2,02E+11		4000-RESIDENTIAL	0	1	8/26/2021	VACANT 20 ACRE	401
021-010-100-010-00	N BEAR SPRINGS	05/14/19	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$17,400	29.00	\$36,771	\$0	\$60,000	\$36,771	0.0	0.0	21.63	21.63	#DV/01	\$2,774	\$0.06	0.00	4000	550/904		4000-RESIDENTIAL	1	0	7/15/2020		401
022-012-100-055-00	2878 E SPRUCE RD	06/24/20	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$98,000	40.83	\$206,423	\$172,423	\$67,577	\$34,000	0.0	0.0	20.00	20.00	#DV/01	\$3,379	\$0.08	0.00	4000	2,02E+11		4000-RESIDENTIAL	0	1	8/26/2021	RESIDENTIAL ECF	401
031-024-300-020-00	3300 BELL RD	06/14/19	\$142,000	WD	03-ARMS LENGTH	\$139,200	\$56,000	40.23	\$124,734	\$89,884	\$49,316	\$34,850	0.0	0.0	20.50	20.50	#DV/01	\$2,406	\$0.06	0.00	4000	551/640		4000-RESIDENTIAL	1	0	5/20/2020	RESIDENTIAL ECF	401
050-013-200-003-00	2652 E M-72	12/08/20	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$58,300	43.19	\$117,603	\$82,430	\$52,570	\$35,173	0.0	0.0	20.69	20.69	#DV/01	\$2,541	\$0.06	0.00	4000	2,02E+11		4000-RESIDENTIAL	0	1	7/20/2021	RESIDENTIAL ECF	401

Totals:	\$1,629,400	\$1,617,100	\$721,200	\$1,542,253	\$841,274	\$793,210	0.0	365.49	345.46	Average Sale Ratio => 44.60	Average Std. Dev. => 12.88	Average per FF=> #DV/01	Average per Net Acre=> 2,301.77	Average per SqFt=> \$0.05	OUTLIERS
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Column	Mean	Standard Error	Median	Mode	Standard Deviation	Sample Variance	Kurtosis	Skewness
	2297.092376	170.804093	2201.830267	1500	724.660392	525132.1725	-0.933642879	0.513596105

Range	Minimum	Maximum	Sum	Count
2181.507189	1500	3681.507189	41347.66278	18



NOTE: USE \$2350/ACRE FOR 401,401L
 NOTE: USE \$2125/ACRE FOR 101 NON TILLABLE AND 201,301
 DUE TO NOT ENOUGH SALE DATA IT IS MY PROFESSIONAL OPINION TO USE THESE VALUES FOR LAND IN HARRISVILLE TWP.