

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-400-010-00	744 N US-23	02/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
060-007-300-055-00	3091 E M-72	04/20/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000
060-014-400-045-00	5472 E CLARK RD	05/12/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000
060-014-400-225-00	444 S US-23	10/27/21	\$297,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$297,900
060-015-100-054-00	4919 E CLARK RD	09/29/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000
060-016-100-015-00	4250 E M-72	11/11/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000
060-023-400-022-00	884 S US-23	12/21/21	\$129,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$129,900
061-115-000-008-00	1798 S ELLEN DR	12/23/21	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000
061-115-000-023-00	1845 S ELLEN DR	06/13/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000
061-125-000-010-00	3157 E JASMIN DR	05/20/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
061-125-000-014-00	3073 E JASMIN DR	01/30/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000
061-160-000-016-00	504 S US-23	12/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000
061-190-000-008-00	84 S ATCHISON RD	06/30/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
061-190-000-009-00	94 S ATCHISON RD	02/23/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000
061-200-000-008-00	5431 E PINE ST	07/28/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000
061-201-000-008-00	5456 E PINE ST	06/23/22	\$60,000	WD	03-ARM'S LENGTH	\$58,000
061-210-000-008-00	3070 E M-72	08/20/21	\$139,000	WD	03-ARM'S LENGTH	\$136,500
061-226-000-001-00	S US-23	11/22/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000
061-226-000-007-01	751 S US-23	08/11/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000
061-350-000-010-00	N PRESERVE BEACH DR	04/28/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000
061-350-000-011-00	N PRESERVE DR	09/20/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000
061-350-000-013-00	580 N PRESERVE BEACH DR	09/14/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000
Totals:			\$2,826,800			\$2,822,300

<i>Column1</i>			
Mean	407.4365634	Kurtosis	-0.4812196
Standard Error	63.53218623	Skewness	0.79255158
Median	326.1920223	Range	1016.60851
Mode	#N/A	Minimum	17.0738091
Standard Deviation	297.9923676	Maximum	1033.68232
Sample Variance	88799.45113	Sum	8963.60439
		Count	22

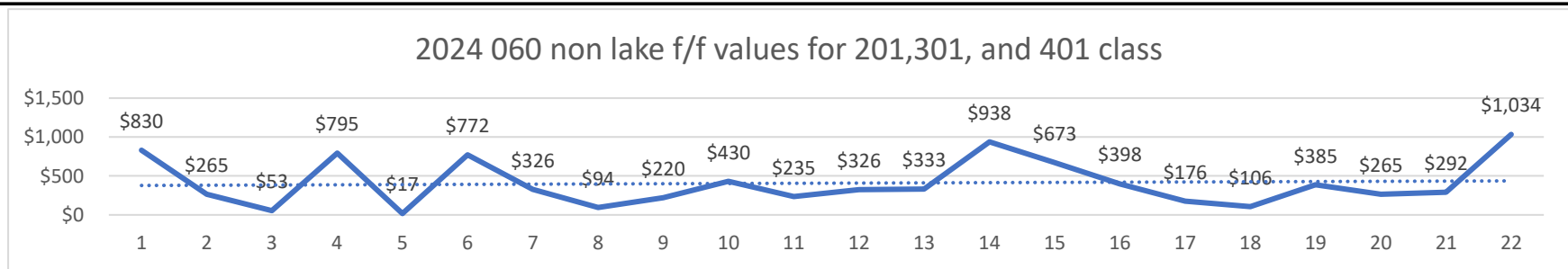
Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld/Imp. VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$42,900	26.00	\$98,049	\$82,951	\$82,049	\$16,000	100.0	180.0	0.41
\$36,300	39.03	\$82,453	\$26,547	\$66,453	\$16,000	100.0	200.0	0.46
\$28,600	66.51	\$57,287	\$6,993	\$36,007	\$21,280	133.0	250.0	0.76
\$76,400	25.65	\$175,028	\$182,099	\$115,801	\$59,227	229.0	189.0	7.12
\$14,700	98.00	\$31,382	\$1,957	\$13,043	\$18,339	114.6	200.0	0.53
\$63,300	27.52	\$138,215	\$115,785	\$114,215	\$24,000	150.0	290.0	1.00
\$53,300	41.03	\$125,996	\$21,540	\$108,360	\$17,636	66.0	555.0	2.28
\$77,300	49.87	\$173,093	\$25,587	\$129,413	\$43,680	273.0	283.0	0.86
\$44,000	44.00	\$88,005	\$43,995	\$56,005	\$32,000	200.0	200.0	0.92
\$63,700	38.61	\$127,435	\$59,805	\$105,195	\$22,240	139.0	141.0	0.45
\$0	0.00	\$126,548	\$32,642	\$97,358	\$29,190	139.0	165.0	0.53
\$51,100	33.18	\$113,325	\$79,875	\$74,125	\$39,200	245.0	203.0	1.14
\$36,400	36.40	\$82,720	\$33,280	\$66,720	\$16,000	100.0	256.0	0.59
\$48,200	25.91	\$113,194	\$93,806	\$92,194	\$21,000	100.0	256.0	0.59
\$28,000	29.47	\$61,157	\$44,403	\$50,597	\$10,560	66.0	188.0	0.29
\$19,500	33.62	\$42,299	\$26,261	\$31,739	\$10,560	66.0	200.0	0.30
\$55,700	40.81	\$132,791	\$39,709	\$96,791	\$36,000	225.0	200.0	1.03
\$10,600	75.71	\$21,120	\$14,000	\$0	\$21,120	132.0	136.0	0.41
\$30,400	32.00	\$65,259	\$50,861	\$44,139	\$21,120	132.0	178.0	0.54
\$10,600	30.29	\$21,120	\$35,000	\$0	\$21,120	132.0	325.0	0.99
\$12,300	27.33	\$24,616	\$45,000	\$0	\$24,616	153.9	324.0	1.14
\$106,400	28.00	\$233,964	\$172,780	\$207,220	\$26,744	167.2	270.0	1.04
\$909,700		\$2,135,056	\$1,234,876		\$547,632	3,162.6		23.37
Sale. Ratio =>	32.23			Average			Average	
Std. Dev. =>	20.06			per FF=>		\$390	per Net Acre=>	

USE \$375/ ACRE ON BOTH 401 & 201 CLASSES
USE \$200/ ACRE ON 301 CLASS

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
0.41	\$830	\$200,850	\$4.61	100.00	401	2.022E+11		RESIDENTIAL 401	0
0.46	\$265	\$57,837	\$1.33	100.00	401	2.021E+11		RESIDENTIAL 401	0
0.76	\$53	\$9,165	\$0.21	133.00	401	2.022E+11		RESIDENTIAL 401	0
6.13	\$795	\$25,561	\$0.59	229.00	401	2.021E+11	060-014-400-225-05	RESIDENTIAL 401	0
0.53	\$17	\$3,721	\$0.09	114.62	401MH	2.021E+11		RESIDENTIAL 401	0
1.00	\$772	\$115,901	\$2.66	150.00	401	2.022E+11		RESIDENTIAL 401	0
1.44	\$326	\$9,447	\$0.22	66.00	401	2.021E+11	060-023-400-025-00	RESIDENTIAL 401	0
0.49	\$94	\$29,787	\$0.68	273.00	401	2.021E+11	061-115-000-009-00	RESIDENTIAL 401	1
0.92	\$220	\$47,925	\$1.10	200.00	401	2.022E+11		RESIDENTIAL 401	1
0.45	\$430	\$132,900	\$3.05	139.00	401	2.022E+11		RESIDENTIAL 401	1
0.53	\$235	\$61,939	\$1.42	139.00	401	2.023E+11		RESIDENTIAL 401	1
1.14	\$326	\$69,943	\$1.61	245.00	401	2.021E+11		RESIDENTIAL 401	0
0.59	\$333	\$56,599	\$1.30	100.00	401	2.021E+11		RESIDENTIAL 401	0
0.59	\$938	\$159,534	\$3.66	100.00	401	2.023E+11		RESIDENTIAL 401	0
0.29	\$673	\$155,800	\$3.58	66.00	401	2.022E+11		RESIDENTIAL 401	0
0.30	\$398	\$86,670	\$1.99	66.00	401	2.022E+11		RESIDENTIAL 401	0
1.03	\$176	\$38,440	\$0.88	225.00	401	2.021E+11		RESIDENTIAL 401	0
0.41	\$106	\$33,981	\$0.78	132.00	401	2.022E+11		RESIDENTIAL 401	0
0.54	\$385	\$94,362	\$2.17	132.00	401	2.022E+11		RESIDENTIAL 401	0
0.99	\$265	\$35,533	\$0.82	132.00	401	2.022E+11		RESIDENTIAL 401	0
1.14	\$292	\$39,336	\$0.90	153.85	401	2.021E+11		RESIDENTIAL 401	0
1.04	\$1,034	\$166,776	\$3.83	167.15	401	2.022E+11		RESIDENTIAL 401	0

21.17

52,833.44 **Average**
per SqFt=> **\$1.21**



Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	8/9/2016		401	NON LAKE F/F		
0	10/7/2022		401	NON LAKE F/F		
0	12/3/2019		401	NON LAKE F/F		
1	12/3/2019		401	NON LAKE F/F		
1	12/3/2019		401	NON LAKE F/F		
1	2/6/1973		401	NON LAKE F/F		
1	11/1/1993		401	NON LAKE F/F		
0	9/2/2009		401	NON LAKE F/F		
0	9/2/2009		401	NON LAKE F/F		
0	12/1/1994		401	NON LAKE F/F		
0	9/1/2009		401	NON LAKE F/F		
1	9/1/2009		401	NON LAKE F/F		
1	8/31/2009		401	NON LAKE F/F		
1	9/30/2014		401	NON LAKE F/F		
1	1/14/2000		401	NON LAKE F/F		
1	8/31/2009		401	NON LAKE F/F		
1	12/28/2019		401	NON LAKE F/F	NON LAKE F/F	
1	8/11/1977		402	NON LAKE F/F		
0	12/5/2019		401	NON LAKE F/F		
0	12/5/2019		402	NON LAKE F/F		
0	12/5/2019		402	NON LAKE F/F		
0	12/5/2019		401	NON LAKE F/F		