

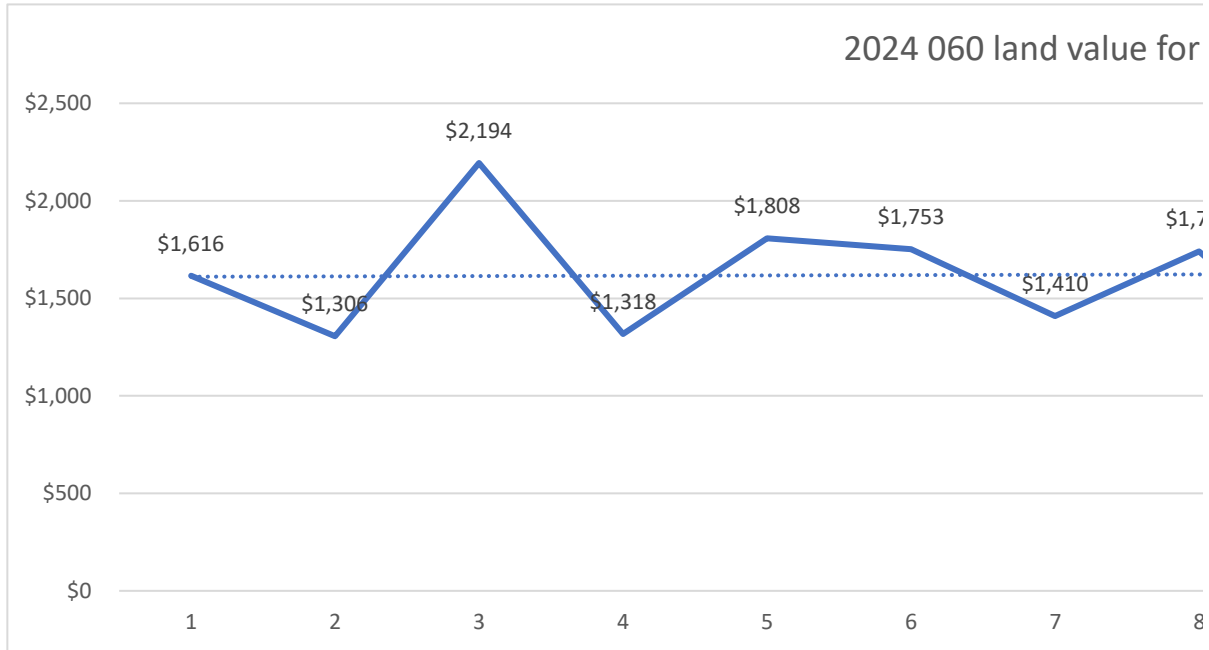
Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-008-300-025-75	3667 E M-72	08/31/22	\$271,000	WD
071-011-200-005-00	2260 E SUCKER CREEK RD	11/05/21	\$610,000	WD
071-016-100-015-00	E MILLER RD	05/12/21	\$292,500	WD
071-020-200-004-00	744 E MILLER RD	11/23/21	\$395,000	WD
071-027-200-005-00	1705 E FRENCH RD	10/27/21	\$459,000	WD
101-015-200-015-75	1397 W M-72	10/08/21	\$350,000	WD
111-001-100-006-01	6490 HUBBARD LAKE TRL	01/07/22	\$325,000	WD
112-004-200-005-00	7987 W DOCTORS CLUB RD	07/14/21	\$349,900	WD
112-012-100-050-00	FRUCHEY RANCH RD	07/28/21	\$219,900	WD
112-014-100-005-02	VANWAGONER RD	02/21/23	\$380,000	WD
112-030-200-005-00	8716 MCCOLLUM LAKE RD	09/30/22	\$350,000	WD
112-035-300-005-00		11/19/21	\$765,255	WD
113-021-100-005-75	4750 W SAUGET TRL	05/03/22	\$445,000	WD
113-022-100-247-00	2458 CHINWHISKER TRL	03/11/22	\$460,000	WD
113-029-100-005-00		03/30/22	\$950,000	WD

Totals: \$6,622,555

Column1

Mean	1622.441391
Standard Error	71.51471585
Median	1615.990991
Mode	#N/A
Standard Deviation	276.9753035
Sample Variance	76715.31875
Kurtosis	0.359326232
Skewness	0.114009595
Range	1094.852886
Minimum	1099.005448
Maximum	2193.858333
Sum	24336.62087
Count	15

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
19-MULTI PARCEL ARM'S LENGTH	\$271,000	\$115,900	42.77	\$233,550
19-MULTI PARCEL ARM'S LENGTH	\$610,000	\$299,300	49.07	\$671,210
19-MULTI PARCEL ARM'S LENGTH	\$292,500	\$114,400	39.11	\$228,737
19-MULTI PARCEL ARM'S LENGTH	\$354,000	\$152,900	43.19	\$403,209
03-ARM'S LENGTH	\$441,600	\$157,500	35.67	\$320,058
19-MULTI PARCEL ARM'S LENGTH	\$329,400	\$158,800	48.21	\$307,831
03-ARM'S LENGTH	\$325,000	\$153,700	47.29	\$327,599
03-ARM'S LENGTH	\$349,900	\$141,200	40.35	\$300,384
19-MULTI PARCEL ARM'S LENGTH	\$219,900	\$112,500	51.16	\$226,219
03-ARM'S LENGTH	\$380,000	\$162,000	42.63	\$341,993
03-ARM'S LENGTH	\$350,000	\$142,200	40.63	\$305,934
19-MULTI PARCEL ARM'S LENGTH	\$765,255	\$278,100	36.34	\$628,034
19-MULTI PARCEL ARM'S LENGTH	\$445,000	\$179,600	40.36	\$359,206
19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$159,200	41.35	\$392,039
19-MULTI PARCEL ARM'S LENGTH	\$950,000	\$440,000	46.32	\$27,018
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	\$6,468,555	\$2,767,300		\$5,073,021
		Sale. Ratio =>	42.78	
		Std. Dev. =>	4.60	



Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$251,125	\$19,875	\$213,675	0.0	0.0	155.40	0.00
\$365,790	\$244,210	\$427,000	0.0	0.0	280.00	240.00
\$263,263	\$29,237	\$199,500	0.0	0.0	120.00	80.00
\$207,510	\$146,490	\$256,719	0.0	0.0	157.50	79.00
\$343,605	\$97,995	\$222,063	0.0	0.0	190.00	190.00
\$206,946	\$122,454	\$185,377	0.0	0.0	118.08	0.00
\$238,041	\$86,959	\$240,640	0.0	0.0	168.87	168.87
\$273,612	\$76,288	\$224,096	0.0	0.0	157.26	157.26
\$219,900	\$0	\$226,219	0.0	0.0	200.09	158.75
\$380,000	\$0	\$341,993	0.0	0.0	240.00	240.00
\$239,462	\$110,538	\$195,396	0.0	0.0	137.12	137.12
\$765,255	\$0	\$628,034	0.0	0.0	451.23	226.00
\$269,475	\$175,525	\$183,681	0.0	0.0	136.06	0.00
\$247,862	\$137,138	\$254,901	0.0	0.0	154.65	10.01
\$950,000	\$0	\$27,018	0.0	0.0	640.00	10.01
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\$5,221,846		\$3,826,312	0.0		3,306.26	1,697.02
	Average				Average	
	per FF=>	#DIV/0!			per Net Acre=>	1,579.38

USE \$1600/ ACRE



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$1,616	\$0.04	0.00	401	2.022E+11
#DIV/0!	\$1,306	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$2,194	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,318	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$1,808	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$1,753	\$0.04	0.00	401	2.2021E+12
#DIV/0!	\$1,410	\$0.03	0.00	401	2.022E+11
#DIV/0!	\$1,740	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$1,099	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$1,583	\$0.04	0.00	401	2.023E+11
#DIV/0!	\$1,746	\$0.04	0.00	401	2.022E+11
#DIV/0!	\$1,696	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$1,981	\$0.05	0.00	401	2.022E+11
#DIV/0!	\$1,603	\$0.04	0.00	401	2.022E+11
#DIV/0!	\$1,484	\$0.03	0.00	401	2.022E+11

Average

per SqFt=>

\$0.04

Other Parcels in Sale	Land Table
060-008-300-025-00	RESIDENTIAL 401
071-011-300-090-00	RESIDENTIAL 401
071-016-200-005-04, 071-016-200-005-00	RESIDENTIAL 401
071-020-200-011-00, 071-020-200-014-00	RESIDENTIAL 401
101-015-200-014-00, 101-015-300-005-00, 101-015-200-015-00	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
112-013-100-050-00	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
111-002-100-005-00, 111-002-100-040-00, 111-003-400-005-01, 111-002-200-030-00	RESIDENTIAL 401
113-021-100-005-01	RESIDENTIAL 401
113-021-100-005-05, 113-015-300-010-10	RESIDENTIAL 401
113-032-100-021-00	RESIDENTIAL 401



Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
1	1	8/15/2016	BLD ON QFP	401		
1	0	1/3/2020		401		
0	0	8/24/1989		401		
0	0	1/11/2021		401		
0	0	12/3/2021		401		
0	0	9/15/2021	BLD ON QFP	401		
0	0	12/16/2006		401		
1	0	6/6/2007		401		
0	0	9/8/2020		402		
0	0	9/8/2020		402		
1	0	7/1/2007		401		
0	0	9/8/2020		402		
0	0	9/5/2016	BLD ON QFP	401		
1	0	9/12/2016		401		
0	0	9/7/2016	QUALIFIED FOREST PARCEL	402		

