

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-400-095-00	531 N US-23	07/19/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000
060-004-300-005-03	4185 E WALKER RD	11/03/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000
060-006-400-015-00	3419 E WALKER RD	10/12/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000
060-010-300-015-00	4735 E M-72	09/27/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000
060-011-300-055-00	5149 E M-72	04/17/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000
060-012-100-087-00	423 N US-23	02/01/24	\$89,900	LC	03-ARM'S LENGTH	\$89,900
060-022-400-085-01	950 S EVERETT RD	07/28/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000
060-026-300-035-01	1455 S EVERETT RD	06/14/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500
060-026-300-035-02	S EVERETT RD	06/14/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500
060-026-300-035-03	S EVERETT RD	06/14/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500
060-026-300-035-04	S EVERETT RD	06/14/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500
060-026-300-035-05	1455 S EVERETT RD	06/14/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500
060-035-300-022-00	1885 S ELLEN DR	12/22/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000
061-110-000-005-01	5042 E HOLMES RD	11/20/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000
061-190-000-017-00	170 S ATCHISON RD	12/15/23	\$150,000	LC	03-ARM'S LENGTH	\$150,000



Totals:	\$1,792,400	\$1,792,400
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Column1

Mean	29673.52633
Standard Error	5407.913532
Median	21545.80153
Mode	21000
Standard Deviation	20944.75905
Sample Variance	438682931.5
Kurtosis	1.805220032
Skewness	1.371421389
Range	81345.30191
Minimum	379.8245614
Maximum	81725.12648
Sum	445102.895
Count	15

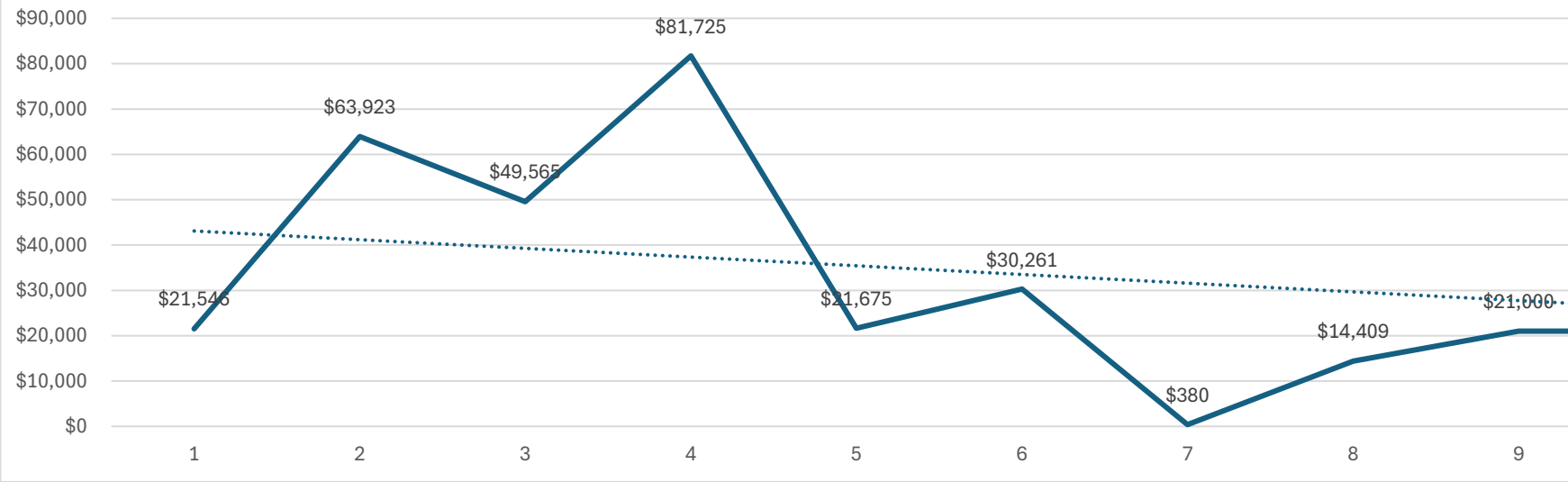
Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$31,300	28.45	\$67,215	\$56,450	Bld. Value	\$13,665	0.0	0.0	2.62
\$92,000	35.25	\$200,792	\$66,032	\$194,968	\$5,824	0.0	0.0	1.03
\$59,000	33.71	\$130,400	\$49,714	\$125,286	\$5,114	0.0	0.0	1.00
\$50,700	20.36	\$112,133	\$145,389	\$103,611	\$8,522	0.0	0.0	1.78
\$20,800	26.67	\$41,677	\$48,118	\$29,882	\$11,795	0.0	0.0	2.22
\$23,100	25.70	\$54,045	\$45,846	\$44,054	\$9,991	0.0	0.0	1.52
\$0	0.00	\$89,802	\$866	\$79,134	\$10,668	0.0	0.0	2.28
\$14,100	26.86	\$29,602	\$36,023	\$16,477	\$13,125	0.0	0.0	2.50
\$6,600	12.57	\$13,125	\$52,500	\$0	\$13,125	0.0	0.0	2.50
\$6,600	12.57	\$13,125	\$52,500	\$0	\$13,125	0.0	0.0	2.50
\$6,600	12.57	\$13,125	\$52,500	\$0	\$13,125	0.0	0.0	2.50
\$14,100	26.86	\$29,602	\$36,023	\$16,477	\$13,125	0.0	0.0	2.50
\$65,600	35.65	\$152,570	\$40,966	\$143,034	\$9,536	0.0	0.0	1.45
\$63,600	41.57	\$138,522	\$20,745	\$132,255	\$6,267	0.0	0.0	1.12
\$49,500	33.00	\$114,900	\$42,642	\$107,358	\$7,542	0.0	0.0	1.14



\$503,600		\$1,200,635	\$746,314		\$154,549	0.0		28.66
Sale. Ratio =>	28.10			Average				Average
Std. Dev. =>	11.23			per FF=>		#DIV/0!		per Net Acre=>

USE \$7000/A

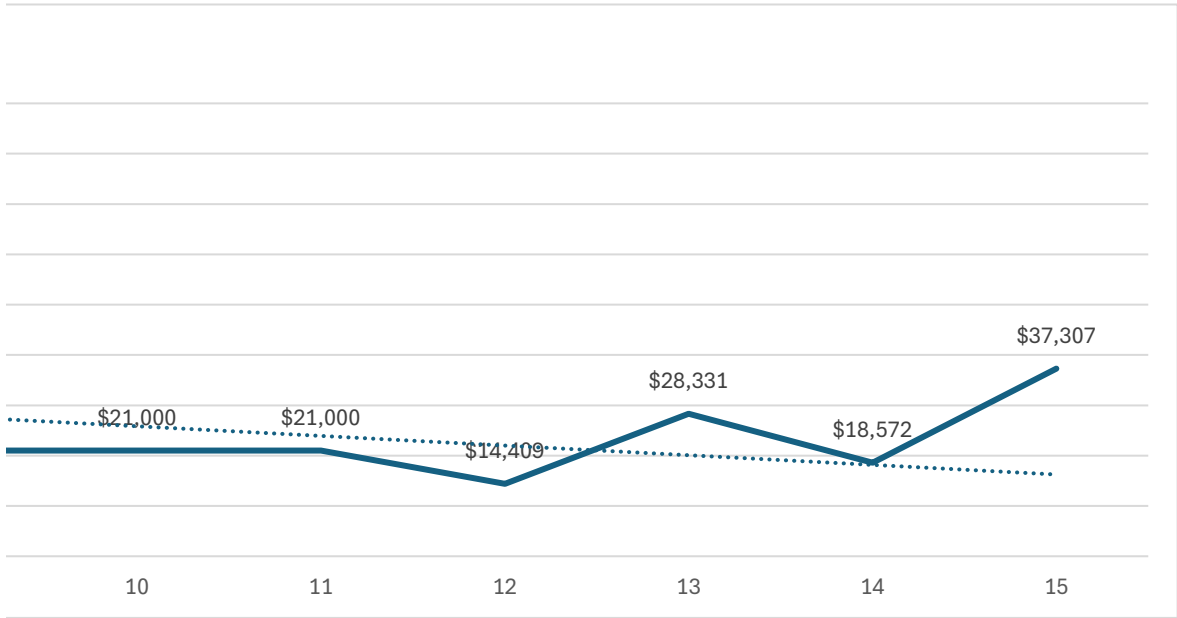
060 1 ACRE LAND STUDY



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
2.62	#DIV/0!	\$21,546	\$0.49	0.00	401	2.023E+11
1.03	#DIV/0!	\$63,923	\$1.47	0.00	401	2.023E+11
1.00	#DIV/0!	\$49,565	\$1.14	0.00	401	2.022E+11
1.78	#DIV/0!	\$81,725	\$1.88	0.00	401	2.022E+11
2.22	#DIV/0!	\$21,675	\$0.50	0.00	401	2.023E+11
1.52	#DIV/0!	\$30,261	\$0.69	0.00	401	2.024E+11
2.28	#DIV/0!	\$380	\$0.01	0.00	401	2.022E+11
0.00	#DIV/0!	\$14,409	\$0.33	0.00	401	2.023E+11
0.00	#DIV/0!	\$21,000	\$0.48	0.00	401	2.023E+11
0.00	#DIV/0!	\$21,000	\$0.48	0.00	401	2.023E+11
0.00	#DIV/0!	\$21,000	\$0.48	0.00	401	2.023E+11
10.00	#DIV/0!	\$14,409	\$0.33	0.00	401	2.023E+11
1.45	#DIV/0!	\$28,331	\$0.65	0.00	401	2.024E+11
1.12	#DIV/0!	\$18,572	\$0.43	0.00	401	2.023E+11
1.14	#DIV/0!	\$37,307	\$0.86	0.00	401	2.024E+11



26.16		
26,043.90	Average per SqFt=>	\$0.60



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	RESIDENTIAL 401	0	0	9/25/2023		401
	RESIDENTIAL 401	0	0	9/25/2023		401
	RESIDENTIAL 401	0	1	9/25/2023		401
	RESIDENTIAL 401	0	1	9/26/2023		401
	RESIDENTIAL 401	0	0	9/27/2023		401
	RESIDENTIAL 401	0	1	9/27/2023		401
	RESIDENTIAL 401	0	0	12/26/2015		401
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	0	0	NOT INSPECTED		
060-026-300-035-01, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	0	0	NOT INSPECTED		
060-026-300-035-02, 060-026-300-035-01, 060-026-300-035-04	RESIDENTIAL 401	0	0	NOT INSPECTED		
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-01	RESIDENTIAL 401	0	0	NOT INSPECTED		
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	1	0	11/5/2023		401
	RESIDENTIAL 401	0	0	1/15/2000		401
	RESIDENTIAL 401	1	0	12/5/2019		401
	RESIDENTIAL 401	0	1	8/31/2009		401

