

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
060-006-200-045-00	900 N BARLOW RD	04/10/23	\$80,340	WD	03-ARM'S LENGTH	\$80,340	\$50,700	63.11
060-014-400-045-00	5472 E CLARK RD	05/12/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$28,600	66.51
060-014-400-275-00	503 S US-23	05/12/23	\$52,450	MLC	03-ARM'S LENGTH	\$52,450	\$10,800	20.59
060-016-100-015-00	4250 E M-72	11/11/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$63,300	27.52
060-023-400-056-00	791 S US-23	06/16/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$79,400	43.15
060-023-400-091-00	S US-23	06/13/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,900	39.50
061-115-000-004-00	1828 S ELLEN DR	01/04/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,400	39.68
061-115-000-012-01	1770 S ELLEN DR	08/28/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,900	37.78
061-115-000-023-00	1845 S ELLEN DR	06/13/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,000	44.00
061-125-000-001-02	3116 E JASMIN DR	02/29/24	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$75,500	40.27
061-125-000-010-00	3157 E JASMIN DR	05/20/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,700	38.61
061-125-000-014-00	3073 E JASMIN DR	01/30/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00
061-165-000-022-00	647 S US-23	10/13/23	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$62,800	32.22
061-190-000-008-00	84 S ATCHISON RD	12/06/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$46,600	29.31
061-190-000-009-00	94 S ATCHISON RD	02/23/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$48,200	25.91
061-200-000-008-00	5431 E PINE ST	07/28/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$28,000	29.47
061-201-000-008-00	5456 E PINE ST	06/23/22	\$60,000	WD	03-ARM'S LENGTH	\$58,000	\$19,500	33.62
061-226-000-001-00	S US-23	11/22/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$10,600	75.71
061-226-000-007-01	751 S US-23	08/11/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$30,400	32.00
061-350-000-010-00	N PRESERVE BEACH DR	04/28/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,600	30.29
061-350-000-013-00	580 N PRESERVE DR	09/14/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$106,400	28.00



Totals:		\$2,871,190		\$2,869,190	\$964,300		
					Sale. Ratio =>		33.61
					Std. Dev. =>		16.31

Column1

Mean	434.9745268
Standard Error	63.0615651
Median	385.3106061
Mode	#N/A
Standard Deviation	288.9843955
Sample Variance	83511.98085
Kurtosis	-0.558389378
Skewness	0.570608882
Range	1016.214431
Minimum	17.46788991
Maximum	1033.682321
Sum	9134.465064
Count	21

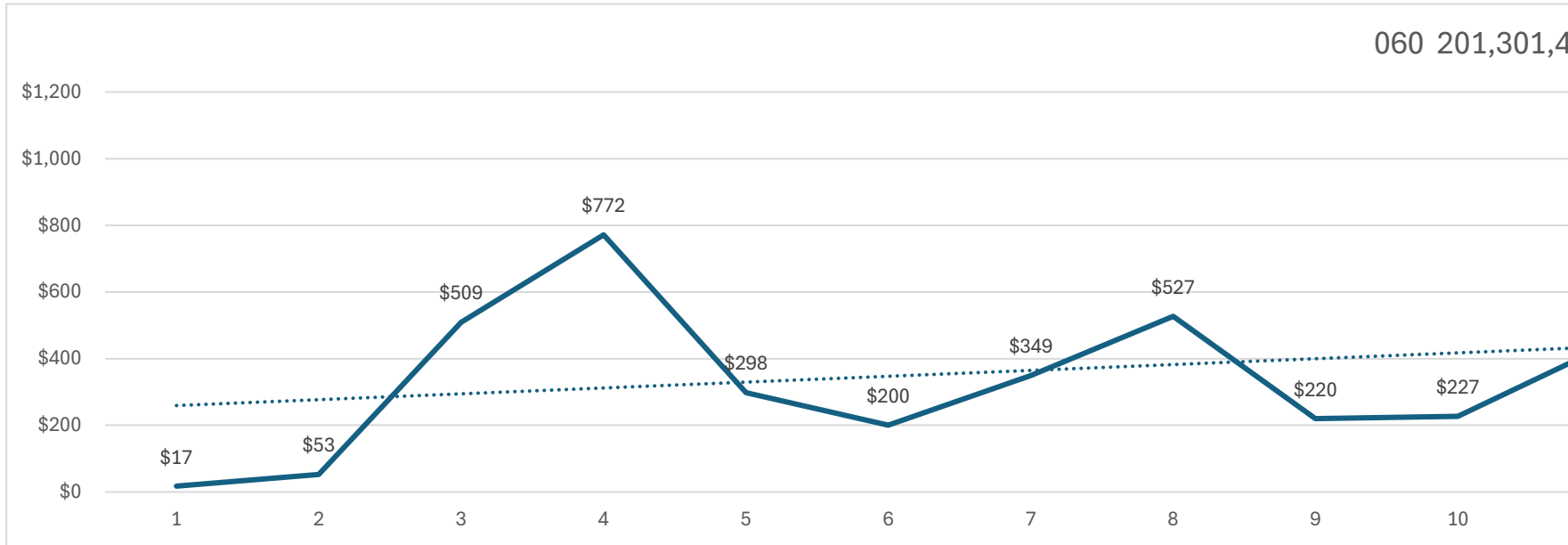
Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$101,326	\$1,904	\$78,436	\$22,890	109.0	396.0	0.99	0.99	\$17	\$1,921
\$57,287	\$6,993	\$36,007	\$21,280	133.0	250.0	0.76	0.76	\$53	\$9,165
\$21,630	\$52,450	\$0	\$21,630	103.0	397.0	0.94	0.94	\$509	\$55,857
\$138,215	\$115,785	\$114,215	\$24,000	150.0	290.0	1.00	1.00	\$772	\$115,901
\$170,791	\$44,709	\$139,291	\$31,500	150.0	0.0	0.00	0.00	\$298	#DIV/0!
\$15,750	\$20,000	\$0	\$15,750	100.0	0.0	0.00	0.00	\$200	#DIV/0!
\$188,710	\$49,540	\$135,460	\$53,250	142.0	296.0	0.97	0.97	\$349	\$51,337
\$224,207	\$84,393	\$190,607	\$33,600	160.0	267.0	0.98	0.98	\$527	\$86,028
\$88,005	\$43,995	\$56,005	\$32,000	200.0	200.0	0.92	0.92	\$220	\$47,925
\$200,321	\$58,617	\$128,883	\$71,438	258.0	259.1	1.53	1.53	\$227	\$38,212
\$127,435	\$59,805	\$105,195	\$22,240	139.0	141.0	0.45	0.45	\$430	\$132,900
\$126,548	\$32,642	\$97,358	\$29,190	139.0	165.0	0.53	0.53	\$235	\$61,939
\$134,932	\$85,798	\$109,102	\$25,830	123.0	272.0	0.77	0.77	\$698	\$111,716
\$99,983	\$80,017	\$78,983	\$21,000	100.0	256.0	0.59	0.59	\$800	\$136,083
\$113,194	\$93,806	\$92,194	\$21,000	100.0	256.0	0.59	0.59	\$938	\$159,534
\$61,157	\$44,403	\$50,597	\$10,560	66.0	188.0	0.29	0.29	\$673	\$155,800
\$42,299	\$26,261	\$31,739	\$10,560	66.0	200.0	0.30	0.30	\$398	\$86,670
\$21,120	\$14,000	\$0	\$21,120	132.0	136.0	0.41	0.41	\$106	\$33,981
\$65,259	\$50,861	\$44,139	\$21,120	132.0	178.0	0.54	0.54	\$385	\$94,362
\$21,120	\$35,000	\$0	\$21,120	132.0	325.0	0.99	0.99	\$265	\$35,533
\$233,964	\$172,780	\$207,220	\$26,744	167.2	270.0	1.04	1.04	\$1,034	\$166,776



\$2,253,253	\$1,173,759		\$557,822	2,801.2		14.57	14.57		
		Average			Average			Average	
		per FF=>		\$419	per Net Acre=>		80,554.46	per SqFt=>	

USE: \$425/FF FOR 201 & 401 NON LK FF
USE: \$200/FF FOR 301 FF

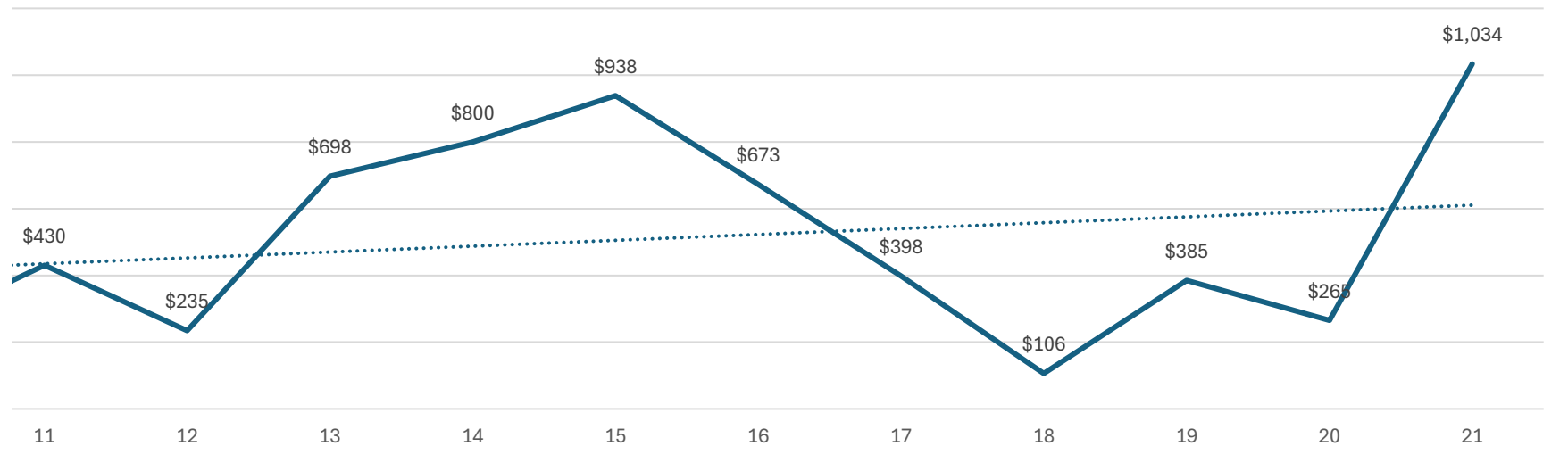
060 201,301,4



Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
\$0.04	109.00	401	2.023E+11		RESIDENTIAL 401	0	1	9/25/2023	
\$0.21	133.00	401	2.022E+11		RESIDENTIAL 401	0	0	12/3/2019	
\$1.28	103.00	401	2.023E+11		RESIDENTIAL 401	0	1	12/3/2019	
\$2.66	150.00	401	2.022E+11		RESIDENTIAL 401	0	1	12/12/2023	
#DIV/0!	150.00	401	2.023E+11		RESIDENTIAL 401	0	1	12/26/2015	
#DIV/0!	100.00	401	2.023E+11		RESIDENTIAL 401	0	0	9/28/2014	
\$1.18	142.00	401	2.024E+11		RESIDENTIAL 401	1	1	9/2/2009	
\$1.97	160.00	401	2.023E+11		RESIDENTIAL 401	0	0	11/28/2007	
\$1.10	200.00	401	2.022E+11		RESIDENTIAL 401	1	0	9/2/2009	
\$0.88	258.00	401	2.024E+11		RESIDENTIAL 401	1	0	11/9/2010	
\$3.05	139.00	401	2.022E+11		RESIDENTIAL 401	1	0	12/1/1994	
\$1.42	139.00	401	2.023E+11		RESIDENTIAL 401	1	0	9/1/2009	
\$2.56	123.00	401	2.023E+11		RESIDENTIAL 401	0	1	11/14/2017	
\$3.12	100.00	401	2.023E+11		RESIDENTIAL 401	0	1	8/31/2009	
\$3.66	100.00	401	2.023E+11		RESIDENTIAL 401	0	1	9/30/2014	
\$3.58	66.00	401	2.022E+11		RESIDENTIAL 401	0	1	1/14/2000	
\$1.99	66.00	401	2.022E+11		RESIDENTIAL 401	0	1	8/31/2009	
\$0.78	132.00	401	2.022E+11		RESIDENTIAL 401	0	1	8/11/1977	
\$2.17	132.00	401	2.022E+11		RESIDENTIAL 401	0	0	12/5/2019	
\$0.82	132.00	401	2.022E+11		RESIDENTIAL 401	0	0	12/5/2019	
\$3.83	167.15	401	2.022E+11		RESIDENTIAL 401	0	0	12/5/2019	

\$1.85

01 FF NON LK



Class	Rate Group 1	Rate Group 2	Rate Group 3
401	NON LAKE F/F		
401	NON LAKE F/F		
402	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
402	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F	NON LAKE F/F	
401	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
401	NON LAKE F/F		
402	NON LAKE F/F		
401	NON LAKE F/F		
402	NON LAKE F/F		
401	NON LAKE F/F		
