

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-006-300-005-01	3126 E JASMIN DR	04/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
060-006-300-005-02	E JASMIN DR	07/19/22	\$1,000	WD	03-ARM'S LENGTH	\$1,000
060-007-200-010-03	3025 E CARBIDE DR	06/13/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000
060-033-300-005-00	S MCGREGOR RD	11/13/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000
<b>Totals:</b>			<b>\$796,000</b>			<b>\$796,000</b>

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*Column1*

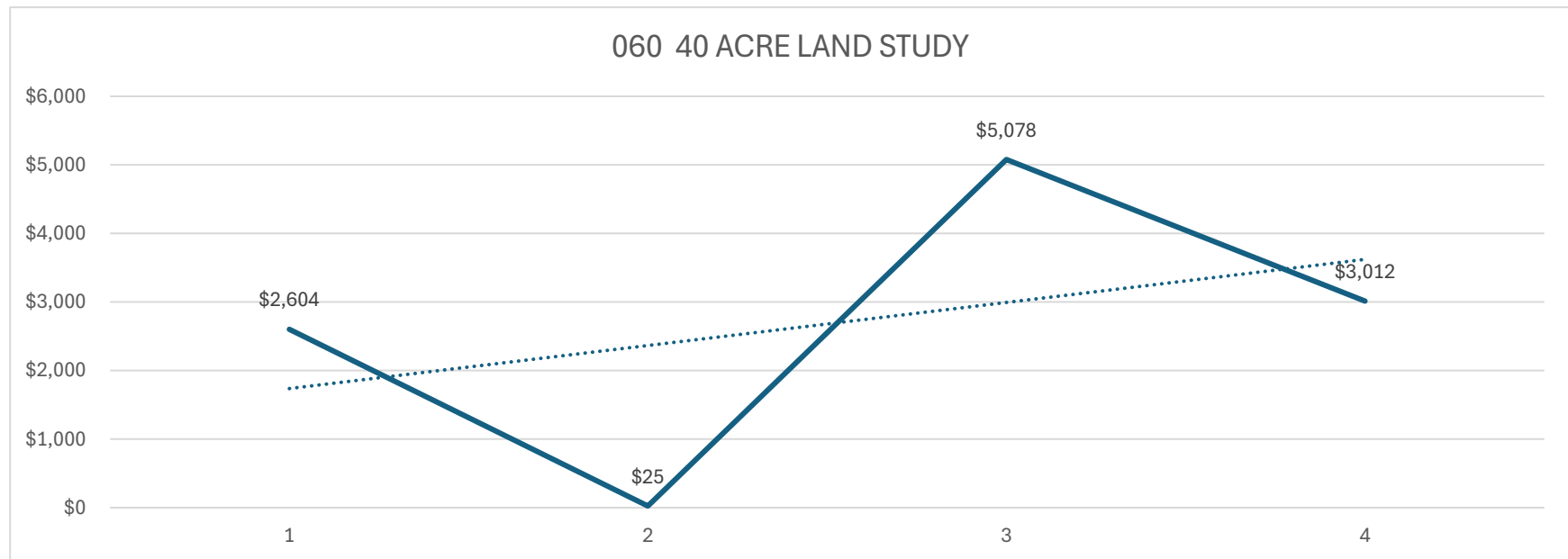
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Mean	2679.695849
Standard Error	1037.545479
Median	2807.906836
Mode	#N/A
Standard Deviation	2075.090958
Sample Variance	4306002.482
Kurtosis	1.38443972
Skewness	-0.364043669
Range	5053.495391
Minimum	24.73716759
Maximum	5078.232558
Sum	10718.7834
Count	4

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
\$95,700	43.50	\$191,356	\$103,031	\$116,969	\$74,387	0.0	0.0	39.57
\$0	0.00	\$0	\$1,000	\$0	\$0	0.0	0.0	40.43
\$171,300	38.07	\$358,546	\$163,773	\$286,227	\$72,319	0.0	0.0	32.25
\$38,300	30.64	\$76,600	\$125,000	\$0	\$76,600	0.0	0.0	41.50
<b>\$305,300</b>		<b>\$626,502</b>	<b>\$392,804</b>		<b>\$223,306</b>	<b>0.0</b>		<b>153.75</b>
<b>Sale. Ratio =&gt;</b>	<b>38.35</b>			<b>Average</b>				<b>Average</b>
<b>Std. Dev. =&gt;</b>	<b>19.43</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>

USE: \$2425/A



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
39.57	#DIV/0!	\$2,604	\$0.06	0.00	101	2.023E+11
0.00	#DIV/0!	\$25	\$0.00	0.00	101	2.022E+11
32.25	#DIV/0!	\$5,078	\$0.12	0.00	201	2.023E+11
41.50	#DIV/0!	\$3,012	\$0.07	0.00	401	2.023E+11
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<b>113.32</b>						
		<b>Average</b>				
<b>2,554.91</b>		<b>per SqFt=&gt;</b>	<b>\$0.06</b>			

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	AGRICULTURAL 101	0	0	9/25/2023		401
	RESIDENTIAL 401	0	0	9/25/2023		402
	COMMERCIAL 201	0	0	5/10/2023		201
	RESIDENTIAL 401	0	0	1/6/1998		402

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Rate Group 1

Rate Group 2

Rate Group 3

