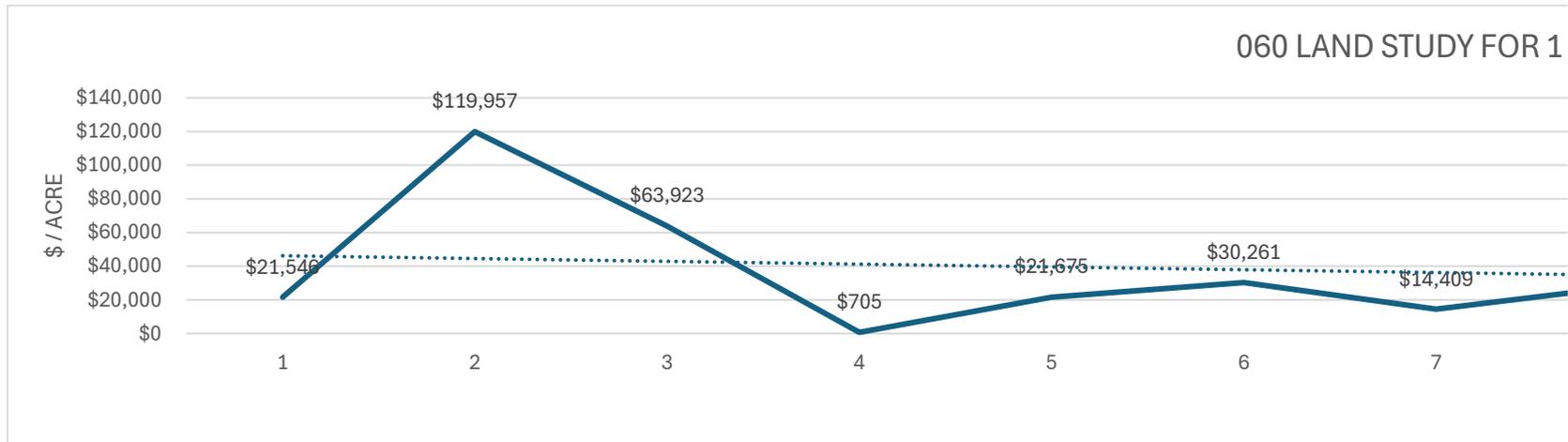
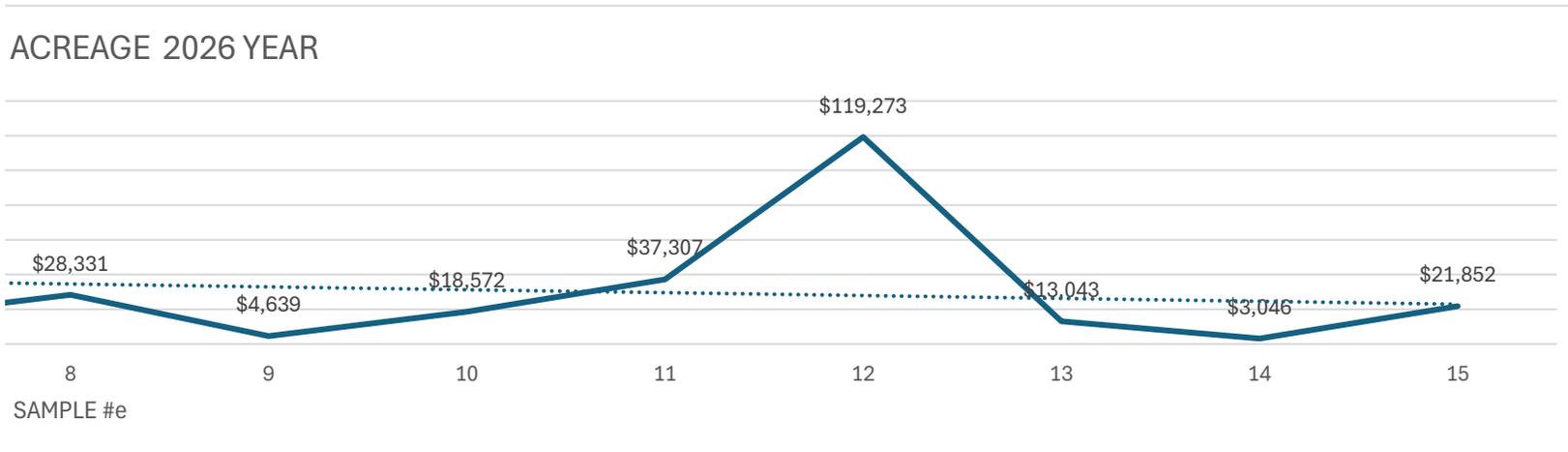


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-400-095-00	531 N US-23	07/19/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000
060-001-400-110-01	579 N PRESERVE DR	10/07/24	\$274,500	WD	03-ARM'S LENGTH	\$274,500
060-004-300-005-03	4185 E WALKER RD	11/03/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000
060-007-200-032-01	320 N BARLOW RD	08/01/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000
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
060-026-300-035-01	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
060-035-300-024-00	S ELLEN DR	12/13/24	\$16,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$16,000
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
061-190-000-020-00	190 S ATCHISON RD	09/18/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900
060-007-200-032-02	320 N BARLOW RD	10/23/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000
071-025-400-005-10	N F-41	08/28/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000
100-021-200-010-05	S ROSS RD	10/30/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000
Totals:			\$1,699,800			\$1,699,800



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	\$53,550	\$13,665	0.0	0.0	2.62
\$50,600	18.43	\$99,921	\$184,734	\$89,766	\$10,155	0.0	0.0	1.54
\$92,000	35.25	\$200,792	\$66,032	\$194,968	\$5,824	0.0	0.0	1.03
\$0	0.00	\$66,307	\$754	\$59,246	\$7,061	0.0	0.0	1.07
\$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
\$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
\$11,400	71.25	\$23,352	\$16,000	\$0	\$23,352	0.0	0.0	3.45
\$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
\$36,500	18.26	\$72,126	\$135,256	\$64,644	\$7,482	0.0	0.0	1.13
\$0	0.00	\$7,588	\$15,000	\$0	\$7,588	0.0	0.0	1.15
\$6,500	108.33	\$12,983	\$6,000	\$0	\$12,983	0.0	0.0	1.97
\$10,600	21.20	\$21,033	\$41,476	\$8,524	\$12,509	0.0	0.0	1.90
\$475,600		\$1,102,633	\$756,042		\$158,875	0.0		25.81
Sale. Ratio =>	27.98				Average			Average
Std. Dev. =>	26.89				per FF=>	#DIV/0!		per Net Acre=>



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
1.54	#DIV/0!	\$119,957	\$2.75	0.00	401	2.024E+11
1.03	#DIV/0!	\$63,923	\$1.47	0.00	401	2.023E+11
1.07	#DIV/0!	\$705	\$0.02	0.00	401	2.024E+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
0.00	#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
1.49	#DIV/0!	\$4,639	\$0.11	0.00	401	202400003723/3721
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
1.13	#DIV/0!	\$119,273	\$2.74	0.00	401	2.024E+11
1.15	#DIV/0!	\$13,043	\$0.30	0.00	401	202400003182/3181
1.97	#DIV/0!	\$3,046	\$0.07	0.00	401	2.024E+11
1.90	#DIV/0!	\$21,852	\$0.50	0.00	401	2.024E+11

21.34

		Average				
		per SqFt=>				
29,298.28		\$0.67				

USE \$ 7900/ACRE FOR 401 & 101 NON TIL LABLE
 USE \$ 7000/ACRE FOR 201 & 301

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	0	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
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	0	0	NOT INSPECTED		
	RESIDENTIAL 401	0	0	1/15/2000		401
060-035-300-023-00	RESIDENTIAL 401	0	0	12/4/2019		402
	RESIDENTIAL 401	1	0	12/5/2019		401
	RESIDENTIAL 401	0	1	8/31/2009		401
	RESIDENTIAL 401	0	1	12/3/2024		401
	RESIDENTIAL 401	0	1	9/26/2023		401
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	12/19/2019		401

Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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