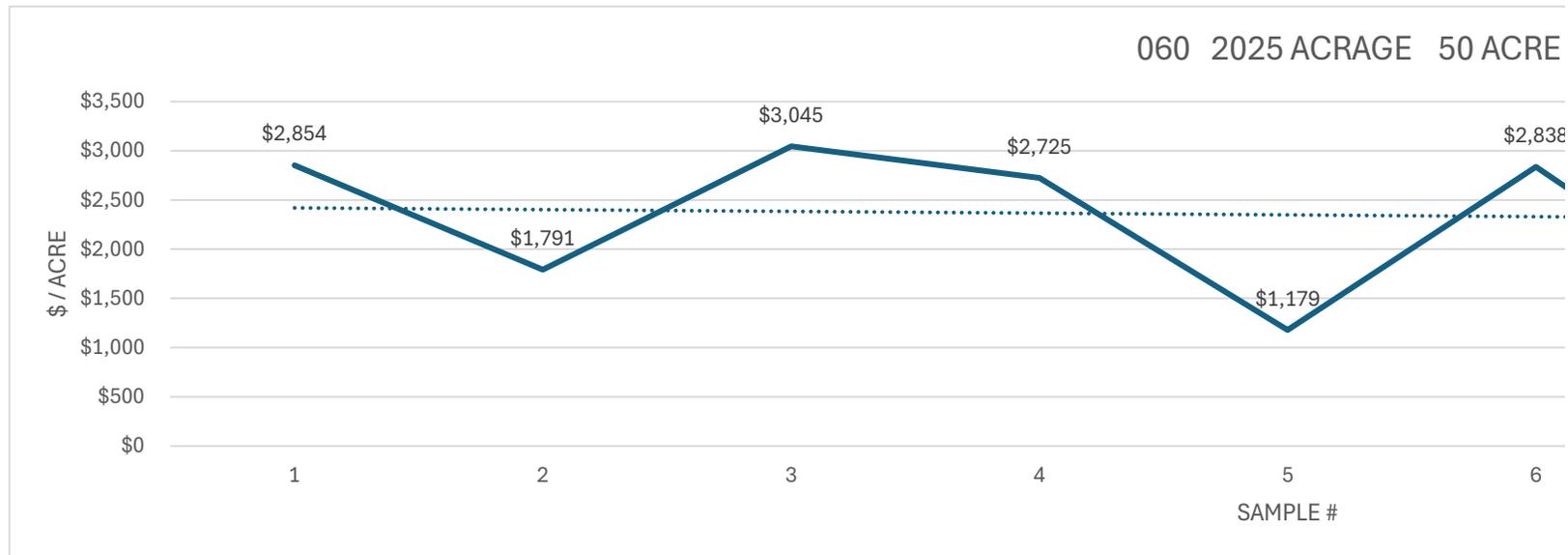
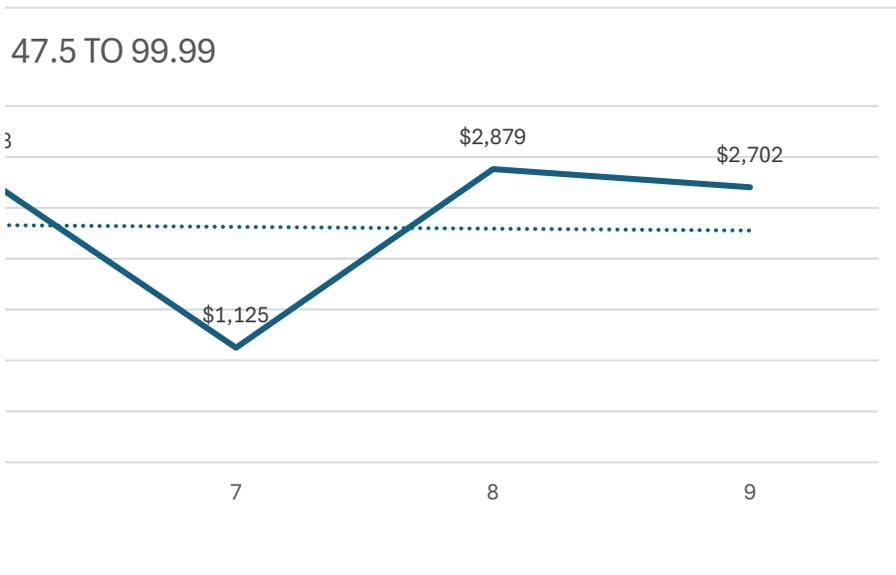


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-009-100-005-00	401 N POOR FARM RD	09/05/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000
070-007-300-005-75	CONSOLIDATED RD	09/27/23	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000
071-033-200-010-00	1040 E RITCHIE RD	11/22/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
070-024-200-015-01	N HUBBARD LAKE RD	09/18/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000
101-019-100-100-75	640 S STOUT RD	07/10/23	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$397,500
101-025-400-010-00	1300 S HUBBARD LAKE RD	04/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
112-035-100-045-00		11/09/23	\$100,000	WD	03-ARM'S LENGTH	\$90,000
112-033-400-040-00	4057 N M-65	09/01/23	\$169,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$164,000
113-036-400-005-00	1181 N O'DONNELL RD	08/21/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000
Totals:			\$2,311,000			\$2,293,500



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$121,100	33.64	\$253,715	\$228,285	\$131,715	\$122,000	0.0	0.0	80.00
\$24,200	12.10	\$177,245	\$141,050	\$58,950	\$118,295	0.0	0.0	78.76
\$106,100	32.65	\$224,374	\$243,626	\$81,374	\$143,000	0.0	0.0	80.00
\$62,000	28.44	\$123,932	\$218,000	\$0	\$119,680	0.0	0.0	80.00
\$132,700	33.38	\$446,749	\$98,584	\$298,916	\$147,833	0.0	0.0	83.65
\$66,900	30.41	\$138,213	\$170,287	\$49,713	\$88,500	0.0	0.0	60.00
\$57,800	64.22	\$136,000	\$90,000	\$0	\$136,000	0.0	0.0	80.00
\$65,100	39.70	\$158,479	\$139,958	\$24,042	\$134,437	0.0	0.0	48.61
\$118,400	37.12	\$278,917	\$144,079	\$174,921	\$103,996	0.0	0.0	53.33
\$754,300		\$1,937,624	\$1,473,869		\$1,113,741	0.0		644.35
Sale. Ratio =>	32.89			Average				Average
Std. Dev. =>	13.59			per FF=>	#DIV/0!			per Net Acre=>



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
80.00	#DIV/0!	\$2,854	\$0.07	0.00	401	2.023E+11	
0.00	#DIV/0!	\$1,791	\$0.04	0.00	401	2.023E+11	070-007-300-005-05
80.00	#DIV/0!	\$3,045	\$0.07	0.00	401	2.024E+11	
80.00	#DIV/0!	\$2,725	\$0.06	0.00	401	202400002796/2095	
0.00	#DIV/0!	\$1,179	\$0.03	0.00	401	2.023E+11	101-019-100-100-01
60.00	#DIV/0!	\$2,838	\$0.07	0.00	401	2.023E+11	
80.00	#DIV/0!	\$1,125	\$0.03	0.00	401	2.023E+11	
2.50	#DIV/0!	\$2,879	\$0.07	0.00	401	2.023E+11	112-034-300-015-00, 112-033-400-010-00
53.33	#DIV/0!	\$2,702	\$0.06	0.00	401	2.023E+11	
435.83							
2,287.37		Average					
		per SqFt=>	\$0.05				

USE \$ 2200 / ACRE FOR 401 & 101

USE \$ 2000 / ACRE FOR 201 & 301

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
RESIDENTIAL 401	0	1	9/26/2023		401			
RESIDENTIAL 401	0	0	NOT INSPECTED	BLD ON QFP	401			
RESIDENTIAL 401	0	0	12/7/2007		401			
RESIDENTIAL 401	0	0	9/21/2023	QUALIFIED FOREST PARCEL	402			
RESIDENTIAL 401	0	0	8/19/2016	BLD ON QFP	401			
RESIDENTIAL 401	0	0	8/19/2016		401			
RESIDENTIAL 401	0	0	9/8/2020		402			
RESIDENTIAL 401	0	0	9/9/2011		401			
RESIDENTIAL 401	0	1	10/17/2023		401			
