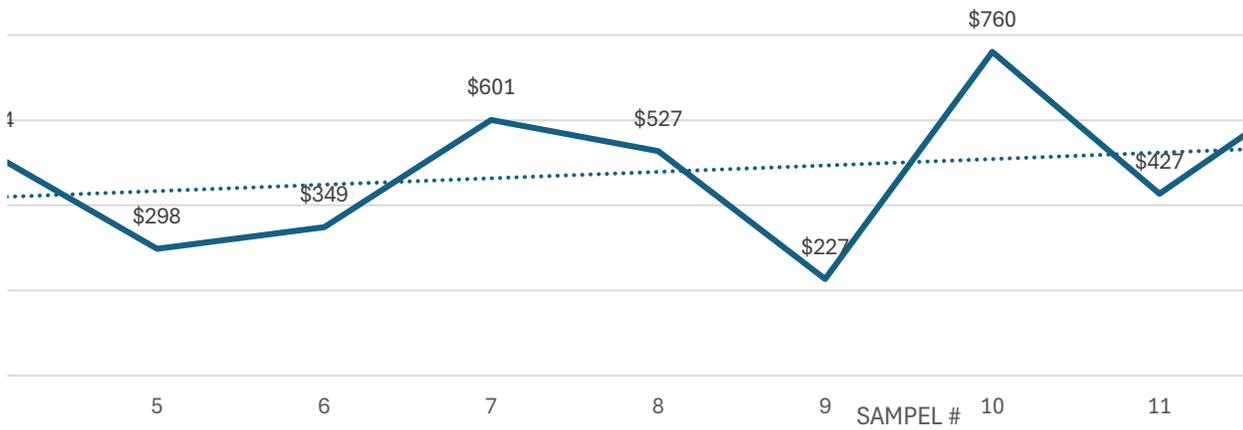


Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-001-400-079-00	631 N US-23	10/29/24	\$130,000	WD
060-006-200-045-00	900 N BARLOW RD	04/10/23	\$80,340	WD
060-014-400-085-00	298 S US-23	06/28/24	\$100,000	WD
060-014-400-210-00	404 S US-23	11/20/24	\$147,000	WD
060-023-400-056-00	791 S US-23	06/16/23	\$184,000	WD
061-115-000-004-00	1828 S ELLEN DR	01/04/24	\$185,000	WD
061-115-000-010-00	1780 S ELLEN DR	08/09/24	\$149,900	WD
061-115-000-012-01	1770 S ELLEN DR	08/28/23	\$275,000	WD
061-125-000-001-02	3116 E JASMIN DR	02/29/24	\$187,500	WD
061-160-000-015-00	530 S US-23	05/17/24	\$140,000	WD
061-165-000-007-00	531 S US-23	12/12/24	\$142,000	WD
061-165-000-022-00	647 S US-23	10/13/23	\$194,900	WD
061-190-000-008-00	84 S ATCHISON RD	12/06/23	\$159,000	WD
061-190-000-014-00	154 S ATCHISON RD	11/13/24	\$199,900	WD
061-350-000-013-00	580 N PRESERVE DR	05/31/24	\$410,000	WD
060-014-400-275-00	503 S US-23	05/12/23	\$52,450	MLC
060-023-400-091-00	S US-23	06/13/23	\$20,000	WD
061-350-000-010-00	N PRESERVE BEACH DR	10/25/24	\$45,000	WD
Totals:			\$2,801,990	



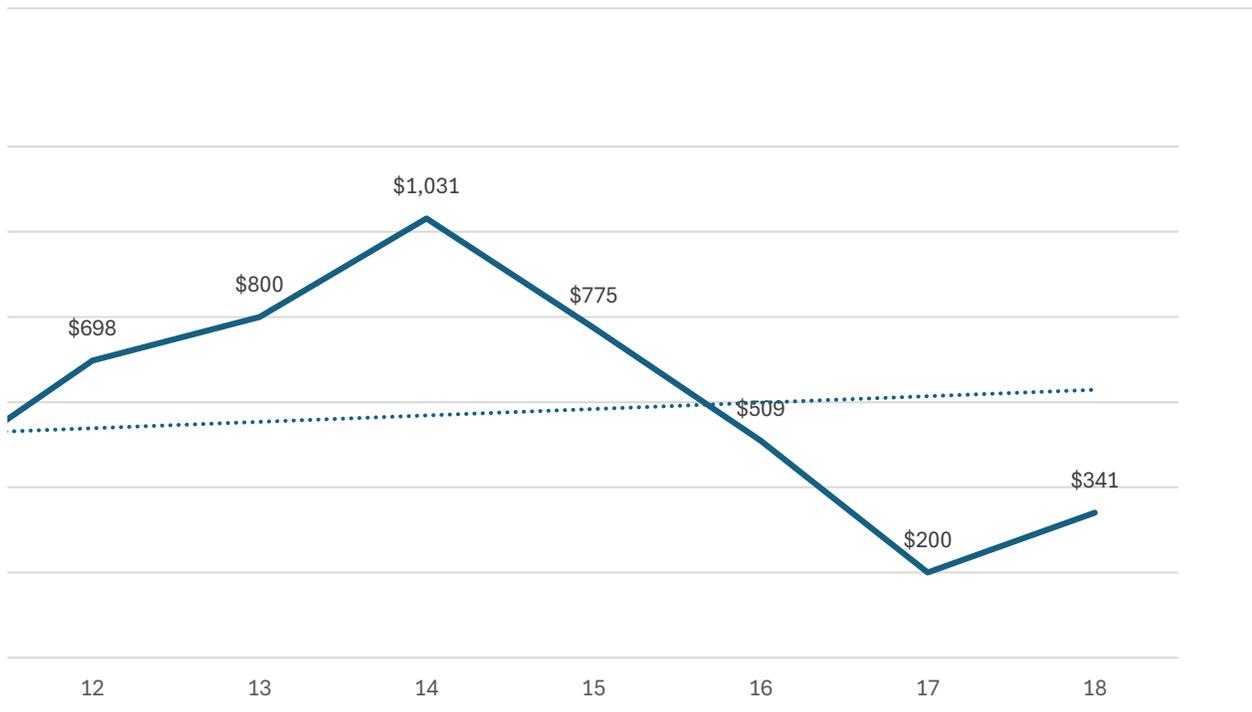
Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$130,000	\$63,200	48.62	\$125,310
03-ARM'S LENGTH	\$80,340	\$50,700	63.11	\$101,326
03-ARM'S LENGTH	\$100,000	\$45,600	45.60	\$90,203
03-ARM'S LENGTH	\$147,000	\$63,300	43.06	\$125,648
03-ARM'S LENGTH	\$184,000	\$79,400	43.15	\$170,791
03-ARM'S LENGTH	\$185,000	\$73,400	39.68	\$188,710
03-ARM'S LENGTH	\$149,900	\$60,300	40.23	\$119,648
03-ARM'S LENGTH	\$275,000	\$103,900	37.78	\$224,207
03-ARM'S LENGTH	\$187,500	\$75,500	40.27	\$200,321
03-ARM'S LENGTH	\$140,000	\$54,600	39.00	\$109,191
03-ARM'S LENGTH	\$142,000	\$68,200	48.03	\$135,091
03-ARM'S LENGTH	\$194,900	\$62,800	32.22	\$134,932
03-ARM'S LENGTH	\$159,000	\$46,600	29.31	\$99,983
03-ARM'S LENGTH	\$199,900	\$67,800	33.92	\$134,286
03-ARM'S LENGTH	\$410,000	\$171,600	41.85	\$343,197
03-ARM'S LENGTH	\$52,450	\$10,800	20.59	\$21,630
03-ARM'S LENGTH	\$20,000	\$7,900	39.50	\$15,750
03-ARM'S LENGTH	\$45,000	\$24,800	55.11	\$49,500
	\$2,801,990	\$1,130,400		\$2,389,724
		Sale. Ratio =>	40.34	
		Std. Dev. =>	9.47	

2026 LAND VALUES FOR 401



Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$51,940	\$78,060	\$47,250	126.0	229.0	0.66	0.66
\$1,904	\$78,436	\$22,890	109.0	396.0	0.99	0.99
\$34,547	\$65,453	\$24,750	66.0	200.0	0.30	0.30
\$74,977	\$72,023	\$53,625	143.0	100.0	0.33	0.33
\$44,709	\$139,291	\$31,500	150.0	0.0	0.00	0.00
\$49,540	\$135,460	\$53,250	142.0	296.0	0.97	0.97
\$80,502	\$69,398	\$50,250	134.0	266.0	0.82	0.82
\$84,393	\$190,607	\$33,600	160.0	267.0	0.98	0.98
\$58,617	\$128,883	\$71,438	258.0	259.1	1.53	1.53
\$60,809	\$79,191	\$30,000	80.0	185.0	0.34	0.34
\$56,409	\$85,591	\$49,500	132.0	241.0	0.73	0.73
\$85,798	\$109,102	\$25,830	123.0	272.0	0.77	0.77
\$80,017	\$78,983	\$21,000	100.0	256.0	0.59	0.59
\$103,114	\$96,786	\$37,500	100.0	251.0	0.58	0.58
\$129,484	\$280,516	\$62,681	167.2	270.0	1.04	1.04
\$52,450	\$0	\$21,630	103.0	397.0	0.94	0.94
\$20,000	\$0	\$15,750	100.0	0.0	0.00	0.00
\$45,000	\$0	\$49,500	132.0	325.0	0.99	0.99
\$1,114,210		\$701,944	2,325.2		12.54	12.54
		Average per FF=>	\$479		Average per Net Acre=>	88,824.14

USE \$475 /FF



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$412	\$78,459	\$1.80	126.00	401	2.024E+11
\$17	\$1,921	\$0.04	109.00	401	2.023E+11
\$523	\$114,017	\$2.62	66.00	401	2.024E+11
\$524	\$228,588	\$5.25	143.00	401	2.024E+11
\$298	#DIV/0!	#DIV/0!	150.00	401	2.023E+11
\$349	\$51,337	\$1.18	142.00	401	2.024E+11
\$601	\$98,413	\$2.26	134.00	401	2.024E+11
\$527	\$86,028	\$1.97	160.00	401	2.023E+11
\$227	\$38,212	\$0.88	258.00	401	2.024E+11
\$760	\$178,850	\$4.11	80.00	401	2.024E+11
\$427	\$77,273	\$1.77	132.00	401	2.024E+11
\$698	\$111,716	\$2.56	123.00	401	2.023E+11
\$800	\$136,083	\$3.12	100.00	401	2.023E+11
\$1,031	\$179,017	\$4.11	100.00	401	202400003485/3619
\$775	\$124,985	\$2.87	167.15	401	2.024E+11
\$509	\$55,857	\$1.28	103.00	401	2.023E+11
\$200	#DIV/0!	#DIV/0!	100.00	401	2.023E+11
\$341	\$45,685	\$1.05	132.00	401	2.024E+11

**Average
per SqFt=> \$2.04**

Other Parcels in Sale	Land Table	Gravel	Paved
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	1	1
	RESIDENTIAL 401	1	1
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
9/25/2023		401	NON LAKE F/F		
9/25/2023		401	NON LAKE F/F		
12/3/2019		401	NON LAKE F/F		
12/3/2019		401	NON LAKE F/F		
12/26/2015		401	NON LAKE F/F		
9/2/2009		401	NON LAKE F/F		
9/2/2009		401	NON LAKE F/F		
11/28/2007		401	NON LAKE F/F		
11/9/2010		401	NON LAKE F/F	NON LAKE F/F	
9/1/2009		401	NON LAKE F/F		
11/14/2017		401	NON LAKE F/F		
11/14/2017		401	NON LAKE F/F		
8/31/2009		401	NON LAKE F/F		
8/31/2009		401	NON LAKE F/F		
12/5/2019		401	NON LAKE F/F		
12/4/2024		402	NON LAKE F/F		
9/28/2014		402	NON LAKE F/F		
12/5/2019		402	NON LAKE F/F		
