

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
070-070-000-015-00	567 BIRCH	11/29/23	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$10,200	51.00	\$20,367	\$4,833	
070-070-000-041-00	6166 INDIAN LAKE RD	07/08/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,500	34.44	\$31,265	\$23,269	
070-070-000-041-00	6166 INDIAN LAKE RD	02/20/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$15,500	32.29	\$36,196	\$22,204	
070-070-000-049-00	593 PINE	05/03/22	\$37,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$37,500	\$14,100	37.60	\$28,149	\$18,839	
070-071-000-070-00	695 BIRCH	11/23/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$12,000	37.50	\$29,894	\$11,274	
070-071-000-092-00	726 PINE	10/07/21	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$1,500	23.08	\$4,584	\$6,500	
070-071-000-109-00	604 BIG OAKS ST	03/12/21	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$24,100	29.75	\$64,025	\$32,762	
070-071-000-133-00	629 BIG OAKS	05/14/22	\$35,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$15,300	43.71	\$30,551	\$18,363	
070-180-000-054-00	6119 PATTERSON	02/03/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$16,800	76.36	\$19,176	\$5,991	
<b>Totals:</b>			<b>\$327,000</b>			<b>\$327,000</b>	<b>\$125,000</b>		<b>\$264,207</b>	<b>\$144,035</b>	
								<b>Sale. Ratio =&gt;</b>	<b>38.23</b>		
								<b>Std. Dev. =&gt;</b>	<b>15.60</b>		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$5,200	104.0	83.0	0.20	0.20	\$46	\$24,409	\$0.56	104.00	12			BIG TREE AREA	401
\$9,534	211.9	83.0	0.40	0.40	\$110	\$58,760	\$1.35	208.00	12	1247/794		BIG TREE AREA	401
\$10,400	208.0	83.0	0.40	0.40	\$107	\$56,071	\$1.29	208.00	12	1261/260		BIG TREE AREA	401
\$9,488	210.8	166.0	0.39	0.20	\$89	\$47,815	\$1.10	207.00	12	1242/505	070-070-000-032-00	BIG TREE AREA	401
\$9,168	305.6	249.0	0.57	0.19	\$37	\$19,675	\$0.45	300.00	12	1195/17	070-071-000-088-00, 070-071-000-089-00	BIG TREE AREA	401
\$4,584	101.9	83.0	0.19	0.19	\$64	\$34,031	\$0.78	100.00	12	1225/208		BIG TREE AREA	401
\$15,787	626.2	1081.0	2.48	0.19	\$52	\$13,195	\$0.30	400.00	12	1204/743	070-071-000-107-00, 070-071-000-108-00, 070-071-000-106-00	BIG TREE AREA	401
\$13,914	309.2	255.0	0.59	0.20	\$59	\$31,390	\$0.72	300.00	12	1245/249	070-071-000-134-00, 070-071-000-135-00	BIG TREE AREA	401
\$3,167	63.3	100.1	0.15	0.15	\$95	\$40,755	\$0.94	62.00	12	1260/963		BIG TREE AREA	401
<b>\$81,242</b>	<b>2,140.9</b>		<b>5.36</b>	<b>2.10</b>									
<b>Average per FF=&gt;</b>	<b>\$67</b>		<b>Average per Net Acre</b>	<b>26,857.17</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.62</b>						

Used \$70/ff  
\$50/ff in 2023