

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-070-000-018-00	537 BIRCH	01/12/24	\$36,000	LC	03-ARM'S LENGTH	\$36,000	\$13,400	37.22	\$32,083
070-070-000-037-00	549 PINE	04/22/22	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$6,700	70.53	\$8,840
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	\$52,292
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
070-180-000-039-00	DOE	03/15/24	\$3,100	WD	03-ARM'S LENGTH	\$3,100	\$1,700	54.84	\$5,610
070-180-000-047-00	466 ADELINE	11/01/24	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$10,100	51.79	\$21,576
070-180-000-054-00	6119 PATTERSON	02/03/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$16,800	76.36	\$22,068
Totals:			\$175,600			\$175,600	\$78,300		\$170,618
								Sale. Ratio =>	44.59
								Std. Dev. =>	17.11

Outliers

070-180-000-047-00	466 ADELINE	08/14/25	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$10,500	22.83	\$21,576
070-180-000-054-00	6119 PATTERSON	02/22/24	\$45,425	WD	03-ARM'S LENGTH	\$45,425	\$9,600	21.13	\$22,068
070-071-000-125-00	705 BIG OAKS	08/09/24	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$18,800	67.14	\$37,175
070-070-000-015-00	567 BIRCH	11/29/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,200	51.00	\$25,294

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$18,477	\$14,560	208.0	166.0	0.40	0.20	\$89	\$46,659	\$1.07	208.00	070-070-000-017-00
\$9,500	\$8,840	104.0	83.0	0.20	0.20	\$91	\$47,980	\$1.10	104.00	
\$13,388	\$17,680	208.0	83.0	0.40	0.40	\$64	\$33,808	\$0.78	208.00	
\$18,839	\$9,488	210.8	166.0	0.39	0.20	\$89	\$47,815	\$1.10	207.00	070-070-000-032-00
\$3,100	\$5,610	66.0	100.0	0.15	0.15	\$47	\$20,395	\$0.47	66.00	
\$3,534	\$5,610	66.0	105.6	0.16	0.16	\$54	\$22,088	\$0.51	66.00	
\$5,315	\$5,383	63.3	100.1	0.15	0.15	\$84	\$36,156	\$0.83	62.00	
\$72,153	\$67,171	926.2		1.84	1.45					
	Average per FF=>	\$78		Average per Net Acre:	39,149.76		Average per SqFt=>	\$0.90		
		Used \$80/ff		\$85/ff in 2025						
\$30,034	\$5,610	66.0	105.6	0.16	0.16	\$455	\$187,713	\$4.31	66.00	
\$28,740	\$5,383	63.3	100.1	0.15	0.15	\$454	\$195,510	\$4.49	62.00	
\$4,825	\$14,000	200.0	170.0	0.39	0.20	\$24	\$12,372	\$0.28	200.00	070-071-000-126-00
\$3,546	\$8,840	104.0	83.0	0.20	0.20	\$34	\$17,909	\$0.41	104.00	

Land Table

BIG TREE AREA
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