

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-036-200-007-03	4335 N BAKER	04/21/23	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$52,700	76.38	\$80,703
070-036-200-013-00	4361 N BAKER	12/23/22	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000	\$35,100	29.25	\$95,410
070-060-000-024-00	4332 JEAN	05/26/23	\$95,000	LC	03-ARM'S LENGTH	\$95,000	\$29,300	30.84	\$82,378
070-120-000-034-00	4699 MIDDLEPOINT	08/01/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$80,900	55.79	\$131,539
070-120-000-058-00	1664 EAST SHORE	06/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,800	40.57	\$113,889
Totals:			\$569,000			\$569,000	\$254,800		\$503,919
								Sale. Ratio =>	44.78
								Std. Dev. =>	19.73

Outliers

070-120-000-060-00	1658 EAST SHORE	07/27/23	\$82,500	LC	03-ARM'S LENGTH	\$82,500	\$51,500	62.42	\$59,131
070-112-000-069-10	4598 MOHAWK	01/13/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$133,700	58.13	\$299,669
070-120-000-039-00	4723 MIDDLEPOINT	06/02/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,600	39.88	\$145,310

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$37,497	\$49,200	82.0	217.0	0.41	0.41	\$457	\$91,904	\$2.11	82.00	
\$74,967	\$50,377	153.7	291.2	0.54	0.26	\$488	\$140,125	\$3.22	140.91	070-036-200-014-00
\$42,622	\$30,000	50.0	174.0	0.20	0.20	\$852	\$213,110	\$4.89	50.00	
\$87,261	\$73,800	123.0	124.0	0.35	0.35	\$709	\$249,317	\$5.72	123.00	
\$86,595	\$60,484	100.8	182.0	0.38	0.38	\$859	\$227,283	\$5.22	120.06	
\$328,942	\$263,861	509.5		1.87	1.60					
	Average per FF=>	\$646		Average per Net Acre=	175,529.35		Average per SqFt=>	\$4.03		

Used \$650/ff

Included sales from 2022 to get more data
\$600/ff in 2025

\$59,369	\$36,000	60.0	167.0	0.23	0.23	\$989	\$258,126	\$5.93	60.00	
\$171,951	\$241,620	402.7	113.4	1.05	0.89	\$427	\$164,075	\$3.77	402.70	
\$80,824	\$54,134	90.2	230.2	0.48	0.48	\$896	\$169,442	\$3.89	90.18	

Land Table	Rate Group 1
TITTAB RIVER	SUB RATE
TITTAB RIVER	SUB RATE
TITTAB RIVER	SUB RATE
TITTAB RIVER	SUB RATE
TITTAB RIVER	SUB RATE

TITTAB RIVER	SUB RATE
TITTAB RIVER	SUB RATE
TITTAB RIVER	SUB RATE