

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
110-026-100-002-00	1517 BIRMA TRAIL	06/24/22	\$8,500	QC	03-ARM'S LENGTH	\$8,500	\$3,100	36.47	\$6,241	\$8,500
110-152-000-003-00	BETTY LANE	12/09/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$6,000	34.29	\$12,000	\$17,500
110-350-000-009-00	2140 S HILLSIDE DR	05/23/23	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$1,800	60.00	\$3,600	\$3,000
110-375-000-273-00	2237 S WHITNEY BEACH RD	04/15/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$5,600	26.67	\$11,202	\$14,778
110-377-000-402-00	1512 HAY RD	06/26/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,100	33.50	\$57,693	\$8,307
Totals:			\$110,000			\$110,000	\$36,600		\$90,736	\$52,085
								Sale. Ratio =>	33.27	
								Std. Dev. =>	12.73	

Outlier Sales

110-302-000-099-00	RADOV RD	03/06/23	\$10,000	WD	19-MULTI PARCEL ARM'	\$10,000	\$7,200	72.00	\$14,400	\$10,000
110-152-000-001-02	2502 BETTY LANE	07/20/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$24,400	53.04	\$47,704	\$3,178
110-375-000-252-10	2381 S WHITNEY BEACH RD	09/02/22	\$99,000	WD	19-MULTI PARCEL ARM'	\$99,000	\$55,200	55.76	\$109,638	\$9,102
110-026-100-005-01	1485 BIRMA TRAIL	09/15/22	\$103,000	WD	19-MULTI PARCEL ARM'	\$103,000	\$33,300	32.33	\$65,919	\$57,881
110-378-000-422-00	2376 S WIEMAN RD	10/14/22	\$187,000	WD	19-MULTI PARCEL ARM'	\$187,000	\$66,700	35.67	\$151,031	\$88,239

Est. Land Value	Effec. Front	Depth	Jet Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$6,240	104.0	207.0	0.49	0.49	\$82	\$17,206	\$0.40	104.00		OFF WATER TITTABAWASSEE
\$12,000	200.0	566.0	2.60	2.60	\$88	\$6,733	\$0.15	200.00		OFF WATER TITTABAWASSEE
\$3,600	60.0	0.0	0.00	0.00	\$50	#DIV/0!	#DIV/0!	60.00		OFF WATER TITTABAWASSEE
\$4,980	83.0	0.0	0.00	0.00	\$178	#DIV/0!	#DIV/0!	83.00		OFF WATER TITTABAWASSEE
\$6,000	80.0	103.0	0.19	0.19	\$104	\$43,952	\$1.01	80.00		OFF WATER TITTABAWASSEE
\$32,820	527.0		3.28	3.28						
Average per FF=>	\$99		Average per Net	15,869.90		Average per SqFt=>	\$0.36			
Used \$100/ff		\$75/ff in 2024								
\$14,400	240.0	450.0	0.83	0.41	\$42	\$12,092	\$0.28	240.00	110-302-000-101-00, 110-302-000-102-00	OFF WATER TITTABAWASSEE
\$4,882	81.4	0.0	0.00	0.00	\$39	#DIV/0!	#DIV/0!	81.37		OFF WATER TITTABAWASSEE
\$19,740	329.0	150.0	0.67	0.67	\$28	\$13,565	\$0.31	329.00	110-375-000-255-00	OFF WATER TITTABAWASSEE
\$20,800	208.0	351.5	0.84	0.49	\$278	\$68,988	\$1.58	208.00	110-025-202-002-02	OFF WATER TITTABAWASSEE
\$52,270	167.0	200.0	15.52	0.77	\$528	\$5,687	\$0.13	167.00	110-034-400-004-02, 110-034-400-004-03	OFF WATER TITTABAWASSEE