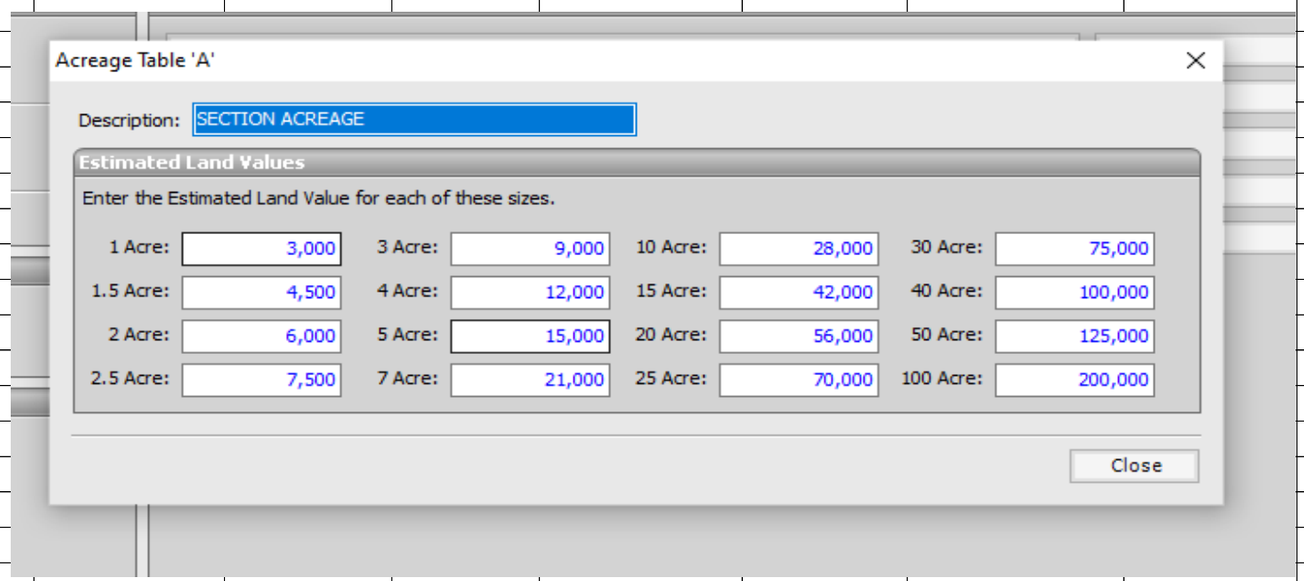
Residential Lots and Acres
10-20 Acre Rate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
110-016-200-005-00	721 S M-30	07/22/21	$39,900	WD	03-ARM'S LENGTH	$39,900	$42,800	107.27
110-016-200-006-00	741 S M-30	06/19/20	$20,000	WD	03-ARM'S LENGTH	$20,000	$10,600	53.00
110-016-401-002-00	440 E SUN OIL RD	09/02/21	$59,900	LC	03-ARM'S LENGTH	$59,900	$31,500	52.59
110-012-300-003-00	THREE RIVERS RD	03/25/21	$27,000	WD	03-ARM'S LENGTH	$27,000	$11,700	43.33
110-010-302-002-00	99 CARDINAL LANE	05/14/19	$28,000	LC	03-ARM'S LENGTH	$28,000	$12,500	44.64
110-034-200-001-02	700 E HIGHWOOD RD	09/10/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$79,600	48.24
110-035-101-001-02	2140 HAY RD	04/20/20	$32,500	WD	03-ARM'S LENGTH	$32,500	$12,500	38.46
110-009-400-024-01	150 CARDINAL LANE	04/02/20	$45,000	WD	03-ARM'S LENGTH	$45,000	$15,500	34.44
110-011-303-010-00	1025 HEIL RD	07/08/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$20,400	40.80
110-011-203-003-00	1045 E M-61	12/31/20	$55,000	WD	19-MULTI PARCEL ARM'S LENGT	$55,000	$19,300	35.09
110-026-400-009-10	1888 N HAY	04/30/19	$79,900	LC	03-ARM'S LENGTH	$79,900	$30,800	38.55
		Totals:	**$602,200**			**$602,200**	**$287,200**	
							Sale. Ratio =>	**47.69**
							Std. Dev. =>	**20.42**

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
$32,494	$29,600	$22,194	0.0	0.0	8.22	8.22	#DIV/0!	$3,601	$0.08	0.00	4000
$22,694	$20,000	$22,194	0.0	0.0	8.22	8.22	#DIV/0!	$2,433	$0.06	0.00	4000
$56,840	$27,603	$24,543	0.0	0.0	9.09	9.09	#DIV/0!	$3,037	$0.07	0.00	4000
$25,110	$27,000	$25,110	0.0	0.0	9.30	9.30	#DIV/0!	$2,903	$0.07	0.00	4000
$28,000	$28,000	$27,000	0.0	0.0	10.00	10.00	#DIV/0!	$2,800	$0.06	0.00	4000
$150,523	$41,477	$27,000	0.0	0.0	10.00	10.00	#DIV/0!	$4,148	$0.10	0.00	4000
$27,000	$32,500	$27,000	0.0	0.0	10.00	10.00	#DIV/0!	$3,250	$0.07	0.00	4000
$36,956	$35,071	$27,027	0.0	0.0	10.01	10.01	#DIV/0!	$3,504	$0.08	0.00	4000
$65,955	$11,504	$27,459	0.0	0.0	10.17	10.17	#DIV/0!	$1,131	$0.03	0.00	4000
$58,782	$42,807	$46,589	1,050.0	1542.0	14.79	9.99	$41	$2,894	$0.07	1,050.00	4000
$86,968	$39,102	$46,170	388.0	1919.8	17.10	17.10	$101	$2,287	$0.05	388.00	4000
$591,322	**$334,664**	**$322,286**	**1,438.0**		**116.90**	**112.10**					
		Average per FF=>	**$233**		**Average per Net Acre=>**	**2,862.82**		**Average per SqFt=>**	**$0.07**		

Used $2800/acre



Liber/Page	Other Parcels in Sale	Land Table	Class
1217/710		SECTION LOTS AND ACREAGE	401
1181/650		SECTION LOTS AND ACREAGE	401
1221/454		SECTION LOTS AND ACREAGE	401
1205/728		SECTION LOTS AND ACREAGE	401
1153/151			401
1222/660		SECTION LOTS AND ACREAGE	401
1177/244		SECTION LOTS AND ACREAGE	401
1176/445		SECTION LOTS AND ACREAGE	401
1157/304		SECTION LOTS AND ACREAGE	401
1199/532	110-011-203-001-00	SECTION LOTS AND ACREAGE	402
1152/745		SECTION LOTS AND ACREAGE	401

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