

2023 120 LAND ANALYSIS 40 ACRE STUDY

1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-034-400-010-00	E TAIT RD	11/11/21	\$85,000	WD
070-025-300-005-02	1676 N SKUNK HOLLOW RD	09/14/21	\$83,000	WD
070-028-200-020-00	N RICHARDSON RD	03/05/21	\$40,000	LC
071-016-100-010-00	VACANT	05/12/21	\$62,500	WD
071-020-100-075-00	N TAYLOR ROAD	09/29/21	\$57,500	WD
071-020-300-010-00	N BUHL RD	06/11/21	\$84,900	WD
071-020-100-060-00	E MILLER RD	11/05/21	\$67,000	WD
071-026-200-007-00	N MCCONNELL RD	09/07/21	\$89,900	WD
071-032-100-013-01	E RITCHIE RD	07/09/21	\$59,625	WD
101-029-200-025-00	2313 W FOWLER RD	05/27/21	\$40,000	WD
111-001-300-003-00	6450 HUBBARD LAKE TRL	04/18/20	\$45,000	WD
112-032-300-040-00		04/23/21	\$85,000	WD
113-013-200-005-00		12/18/20	\$40,000	WD
113-021-100-005-10		12/17/20	\$52,000	WD
060-011-200-005-00	5295 N SWAMP RD	09/28/20	\$99,997	WD
060-018-100-015-00	160 S COVILLE RD	06/15/21	\$115,000	WD
060-033-300-010-00	1877 S MCGREGOR RD	11/20/20	\$90,000	WD
060-034-200-005-00	S POOR FARM RD	09/08/21	\$95,000	WD
070-032-100-020-00	1365 N RICHARDSON RD	09/29/20	\$120,000	WD
071-009-100-010-00	1470 E SUCKER CREEK RD	03/09/21	\$70,000	WD
071-019-400-080-00	2104 BRUECKNER TRL	07/07/21	\$125,000	LC
071-020-100-020-00	994 E MILLER RD	12/15/20	\$194,900	WD
071-025-100-015-01	1781 N F-41	10/21/21	\$130,000	WD
071-026-100-015-00	1869 N SOMERS RD	08/25/21	\$330,000	WD
071-026-100-015-00	1869 N SOMERS RD	07/28/20	\$259,900	WD
071-032-100-012-01	E RITCHIE RD	07/09/21	\$72,875	WD
101-003-300-020-00	516 N SANBORN RD	02/17/21	\$137,000	WD
110-007-200-005-00	488 N PINE TRL	09/08/21	\$145,000	WD
111-004-100-060-00	3503 N M-65	02/15/21	\$85,000	WD
111-023-300-010-00	2176 N M-65	12/16/20	\$100,000	WD

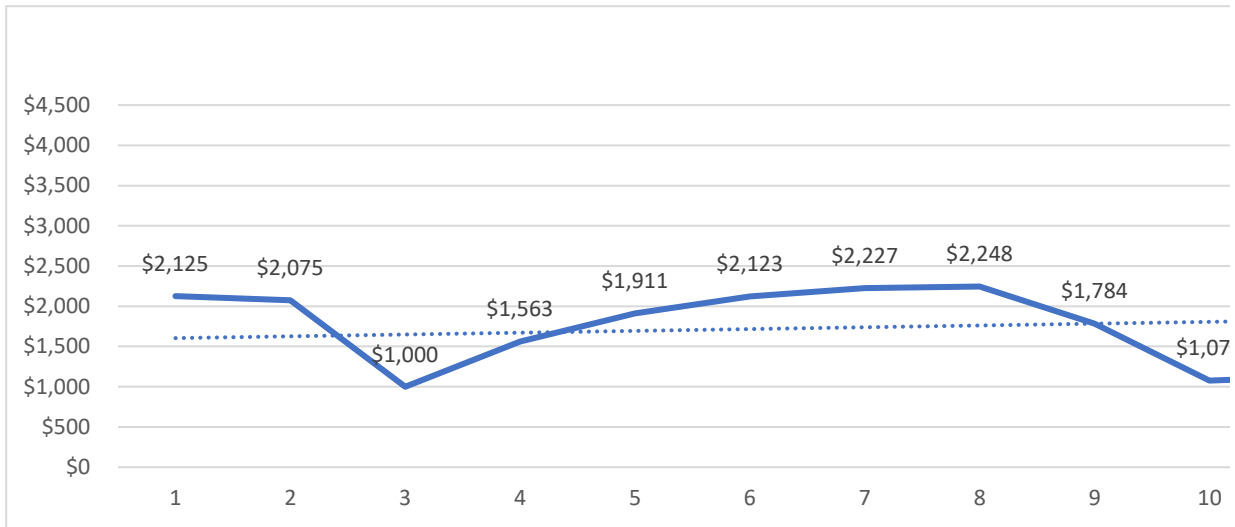
Totals:
\$3,061,097

Mean	1929.910803
Standard Error	144.2883082
Median	1757.163812
Mode	#N/A
Standard Deviation	790.2996118
Sample Variance	624573.4765
Kurtosis	1.206713786
Skewness	1.204486961
Range	2991.066667
Minimum	1000
Maximum	3991.066667
Sum	57897.3241
Count	30

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$85,000	\$33,500	39.41	\$67,000
03-ARM'S LENGTH	\$83,000	\$33,500	40.36	\$67,000
03-ARM'S LENGTH	\$40,000	\$29,300	73.25	\$67,500
03-ARM'S LENGTH	\$62,500	\$34,000	54.40	\$68,000
19-MULTI PARCEL ARM'S LENGTH	\$57,500	\$14,300	24.87	\$28,570
03-ARM'S LENGTH	\$84,900	\$33,500	39.46	\$67,000
19-MULTI PARCEL ARM'S LENGTH	\$67,000	\$14,300	21.34	\$28,570
03-ARM'S LENGTH	\$89,900	\$33,500	37.26	\$67,000
03-ARM'S LENGTH	\$59,625	\$30,200	50.65	\$60,430
03-ARM'S LENGTH	\$40,000	\$0	0.00	\$64,170
03-ARM'S LENGTH	\$45,000	\$31,000	68.89	\$61,974
03-ARM'S LENGTH	\$85,000	\$31,200	36.71	\$62,306
03-ARM'S LENGTH	\$40,000	\$30,700	76.75	\$61,428
03-ARM'S LENGTH	\$52,000	\$32,400	62.31	\$64,891
03-ARM'S LENGTH	\$99,997	\$48,200	48.20	\$108,290
03-ARM'S LENGTH	\$114,000	\$39,900	35.00	\$90,102
03-ARM'S LENGTH	\$90,000	\$31,500	35.00	\$83,197
03-ARM'S LENGTH	\$95,000	\$43,100	45.37	\$92,770
03-ARM'S LENGTH	\$120,000	\$61,900	51.58	\$123,826
03-ARM'S LENGTH	\$70,000	\$43,400	62.00	\$95,763
03-ARM'S LENGTH	\$100,000	\$54,300	54.30	\$110,990
19-MULTI PARCEL ARM'S LENGTH	\$191,650	\$85,500	44.61	\$188,506
03-ARM'S LENGTH	\$130,000	\$33,400	25.69	\$67,268
03-ARM'S LENGTH	\$325,000	\$106,800	32.86	\$234,742
03-ARM'S LENGTH	\$259,900	\$97,000	37.32	\$193,916
03-ARM'S LENGTH	\$72,875	\$43,600	59.83	\$88,735
19-MULTI PARCEL ARM'S LENGTH	\$137,000	\$69,500	50.73	\$150,207
03-ARM'S LENGTH	\$143,000	\$52,700	36.85	\$107,938
03-ARM'S LENGTH	\$82,500	\$42,800	51.88	\$85,669
03-ARM'S LENGTH	\$90,400	\$42,700	47.23	\$85,361

	\$3,012,747	\$1,277,700		\$2,743,119
		Sale. Ratio =>	42.41	
		Std. Dev. =>	16.16	

2023 120 LAND ANALYSIS 40 ACRE STUDY



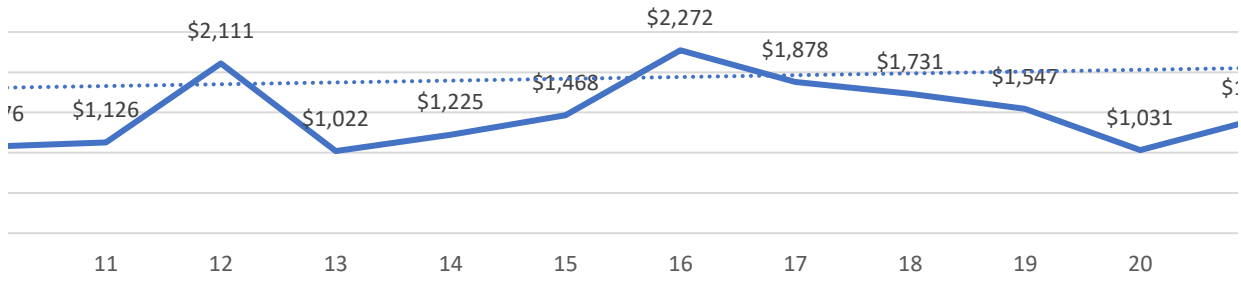
2023 120 LAND ANALYSIS 40 ACRE STUDY

Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
\$85,000	\$0	\$67,000	0.0	0.0	40.00	40.00
\$83,000	\$0	\$67,000	0.0	0.0	40.00	40.00
\$40,000	\$0	\$67,000	0.0	0.0	40.00	40.00
\$62,500	\$0	\$67,000	0.0	0.0	40.00	40.00
\$57,500	\$0	\$28,570	0.0	0.0	30.09	10.03
\$84,900	\$0	\$67,000	0.0	0.0	40.00	40.00
\$67,000	\$0	\$28,570	0.0	0.0	30.08	10.03
\$89,900	\$0	\$67,000	0.0	0.0	40.00	40.00
\$59,625	\$0	\$60,430	0.0	0.0	33.43	33.43
\$40,000	\$0	\$64,170	0.0	0.0	37.17	37.17
\$45,000	\$0	\$61,974	0.0	0.0	39.96	39.96
\$85,000	\$0	\$62,306	0.0	0.0	40.26	40.26
\$40,000	\$0	\$61,428	0.0	0.0	39.12	39.12
\$52,000	\$0	\$64,891	0.0	0.0	42.46	42.46
\$58,707	\$41,290	\$67,000	0.0	0.0	40.00	40.00
\$90,898	\$23,102	\$67,000	0.0	0.0	40.00	40.00
\$72,303	\$17,697	\$65,500	0.0	0.0	38.50	38.50
\$69,230	\$25,770	\$67,000	0.0	0.0	40.00	40.00
\$46,424	\$73,576	\$50,250	0.0	0.0	30.00	30.00
\$41,237	\$28,763	\$67,000	0.0	0.0	40.00	40.00
\$55,050	\$44,950	\$66,040	0.0	0.0	39.04	39.04
\$88,854	\$102,796	\$85,710	0.0	0.0	30.09	10.03
\$119,732	\$10,268	\$57,000	0.0	0.0	30.00	30.00
\$157,258	\$167,742	\$67,000	0.0	0.0	40.00	40.00
\$123,984	\$135,916	\$58,000	0.0	0.0	40.00	40.00
\$44,210	\$28,665	\$60,070	0.0	0.0	33.07	33.07
\$61,093	\$75,907	\$74,300	160.0	240.0	40.18	0.88
\$91,212	\$51,788	\$56,150	0.0	0.0	31.00	31.00
\$59,289	\$23,211	\$62,458	0.0	0.0	40.39	40.39
\$66,389	\$24,011	\$61,350	0.0	0.0	39.00	39.00

\$2,137,295	\$1,866,167	160.0	1,123.84	1,024.37
	Average per FF=>	\$13,358	Average per Net Acre=>	1,901.78

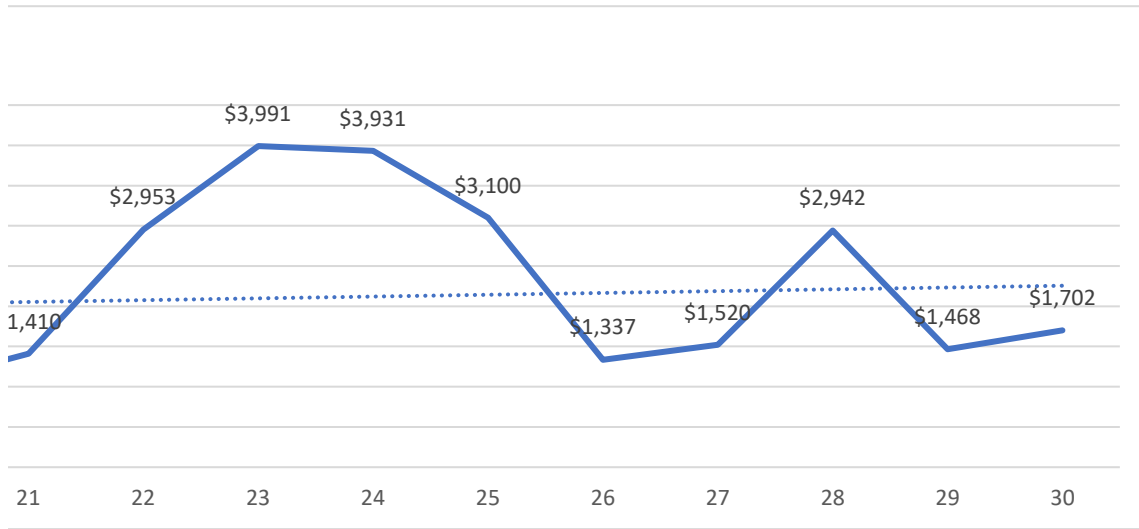
USE \$1900 PER ACRE

40 ACRE LAND STUDY



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$2,125	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$2,075	\$0.05	0.00	401	2.021E+16
#DIV/0!	\$1,000	\$0.02	0.00	401	2.021E+11
#DIV/0!	\$1,563	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$1,911	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$2,123	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$2,227	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$2,248	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,784	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$1,076	\$0.02	0.00	401	2.021E+11
#DIV/0!	\$1,126	\$0.03	0.00	0	2.02E+11
#DIV/0!	\$2,111	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,022	\$0.02	0.00	401	2.021E+11
#DIV/0!	\$1,225	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$1,468	\$0.03	0.00	401	2.02E+11
#DIV/0!	\$2,272	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,878	\$0.04	0.00	401	2.02E+11
#DIV/0!	\$1,731	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$1,547	\$0.04	0.00	401	2.02E+11
#DIV/0!	\$1,031	\$0.02	0.00	401	2.021E+11
#DIV/0!	\$1,410	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$2,953	\$0.07	0.00	401	2.02E+11
#DIV/0!	\$3,991	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$3,931	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$3,100	\$0.07	0.00	401	2.02E+11
#DIV/0!	\$1,337	\$0.03	0.00	401MH	2.021E+11
\$382	\$1,520	\$0.03	160.00	401	2.021E+11
#DIV/0!	\$2,942	\$0.07	0.00	401	2.021E+11
#DIV/0!	\$1,468	\$0.03	0.00	401	2.021E+11
#DIV/0!	\$1,702	\$0.04	0.00	401MH	2.02E+11

**Average
per SqFt=> \$0.04**



Other Parcels in Sale	Land Table
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
071-020-100-080-00, 071-020-100-100-00	RESIDENTIAL 401
	RESIDENTIAL 401
071-020-100-070-00	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
071-020-100-015-00, 071-020-100-010-00	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
101-003-300-015-01	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401
	RESIDENTIAL 401



2023 120 LAND ANALYSIS 40 ACRE STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1	1	11/28/2020		402			
0	0	12/2/2021		402			
0	0	9/9/2016		402			
0	0	9/2/2020		402			
0	0	9/2/2020		402			
0	0	9/2/2020		402			
0	0	5/1/1992		402			
0	0	9/2/2020		402			
0	0	9/15/2021		402			
0	0	9/9/2020		402			
0	0	9/8/2020		402			
0	0	9/5/2016		402			
0	0	9/5/2016		402			
0	0	8/15/2016		401			
0	1	12/20/2021		401			
1	0	10/8/2022		401			
0	0	8/23/1978		401			
0	0	12/2/2021		401			
0	0	12/22/2021		401			
0	0	9/2/2020		401			
0	0	12/4/2012		401			
0	1	8/13/1996		401			
0	1	1/24/2001		401			
0	1	1/24/2001		401			
0	0	9/2/2020		401			
0	0	9/14/2021		401	NON LAKE FRONT.		
0	0	8/29/2016		401			
0	0	11/2/2010		401			
0	1	5/13/2007		401			

diffrence from net \$ per acre	% adjustment
\$223.22	12%
\$173.22	9%
(\$901.78)	-47%
(\$339.28)	-18%
\$9.16	0%
\$220.72	12%
\$325.62	17%
\$345.72	18%
(\$118.20)	-6%
(\$825.64)	-43%
(\$775.65)	-41%
\$209.50	11%
(\$879.28)	-46%
(\$677.09)	-36%
(\$434.10)	-23%
\$370.67	19%
(\$23.78)	-1%
(\$171.03)	-9%
(\$354.31)	-19%
(\$870.85)	-46%
(\$491.68)	-26%
\$1,051.17	55%
\$2,089.29	110%
\$2,029.67	107%
\$1,197.82	63%
(\$564.91)	-30%
(\$381.37)	-20%
\$1,040.55	55%
(\$433.86)	-23%
(\$199.49)	-10%

\$844.06

44%

COMMENTS
PREVIOUSLY TIMBERED NICLY WOODED 60 % WOODED NICE CREEK, 70% SWAMP
3 PARCELS,GAS WELL PREVIOUSLY TIMBERED PREVIOUSLY THINNED PREVIOUSLY THINNED 2 ROADS,CREEK,40% SWAMP
PREVIOUSLY THINNED CREEK, 70% SWAMP SOOM GOOD WOODS 4 PONDS,MOSTLY HARDWOODS
SOME GOOD TREES BUT THIN, SOME BRUSH PREVIOUSLY TIMBERED WOODED NICLY PREVIOUS CHRISTMAS TREE FARM
PREVIOUSLY TIMBERED WOODED 50% PREVIOUSLY TIMBERED PREVIOUSLY TIMBERED,SPLIT IN 2
80% WOODED MOSTLY WOODED 50% PLANTED TO TREES CREEK,POND,50% SWAMP RESOLD 13 MONTHS FROM BELOW
CREEK,POND,50% SWAMP PREVIOUSLY TIMBERED, THINNED CREEK,SOME TIMBER,MORE OPEN GROUND APX 50% THINNED
PREVIOUSLY TIMBERED 35% WOODED, 40% CLEARED,25% SCRUB BRUSH
