

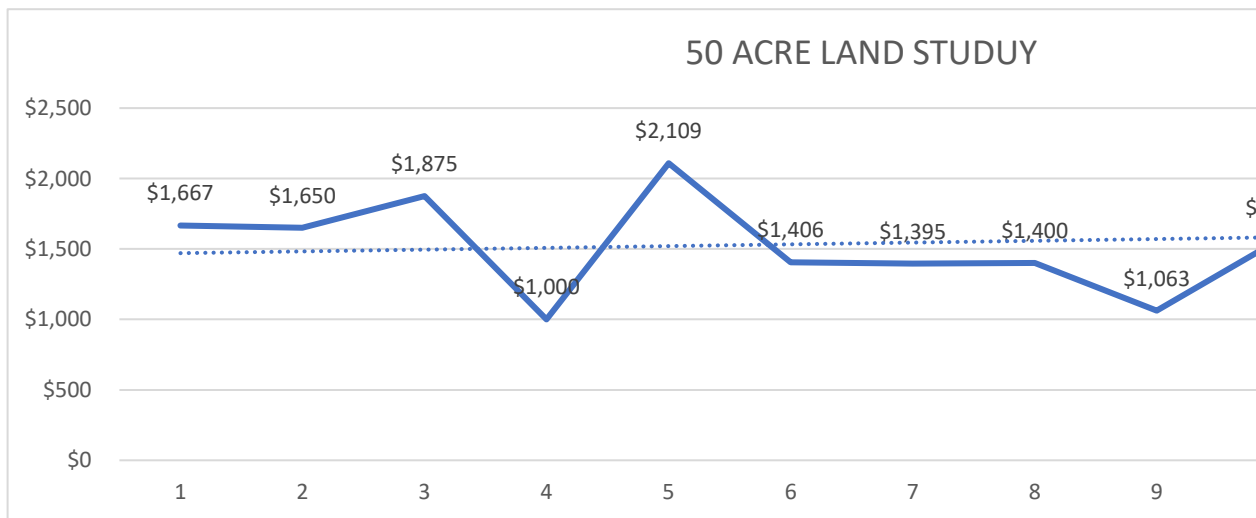
2023 120 LAND ANALYSIS 50 ACRE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
070-023-300-020-00		07/15/21	\$88,900	WD
070-023-300-020-00		03/04/22	\$88,000	WD
070-035-100-005-01	W RITCHIE RD	06/18/21	\$150,000	LC
071-005-200-010-00	E SUCKER CREEK ROAD	08/11/20	\$50,000	LC
071-015-300-040-00	2503 N SHARBONEAU RD	10/21/22	\$165,900	WD
071-016-300-005-02	E MILLER RD	01/08/21	\$90,000	WD
101-006-100-030-01	2719 W TRASK LAKE RD	01/08/21	\$114,000	WD
101-008-100-005-00	W WALKER RD	08/19/20	\$70,000	LC
112-035-100-045-00		01/10/21	\$85,000	WD
060-028-400-010-00	4341 E PROCUNIER RD	10/28/21	\$168,000	WD
071-014-200-040-00	E MILLER RD	06/16/21	\$100,000	WD
071-016-300-005-05	1011 E MILLER RD	11/05/20	\$122,500	WD
101-019-100-100-01	640 S STOUT RD	05/12/21	\$240,000	LC
111-023-300-080-00	6692 W TOWER RD	08/18/20	\$220,000	WD
112-010-100-010-00	7600 FRUCHEY RANCH RD	07/02/21	\$205,000	WD
113-021-100-004-02	4700 W ALTBOCK TRAIL	06/22/21	\$200,000	WD
071-022-200-005-00	1710 E MILLER RD	10/21/22	\$179,100	WD
070-024-300-010-75	N HUBBARD LAKE RD	05/11/22	\$130,000	WD
101-025-400-005-00	188 W PROCUNIER RD	09/26/22	\$163,000	WD
Totals:			\$2,629,400	

Mean	1583.075328
Standard Error	76.74620622
Median	1567.421875
Mode	#N/A
Standard Deviation	334.5289572
Sample Variance	111909.6232
Kurtosis	-1.083358309
Skewness	-0.153516722
Range	1108.808949
Minimum	1000
Maximum	2108.808949
Sum	30078.43124
Count	19

2023 120 LAND ANALYSIS 50 ACRE STUDY

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	
03-ARM'S LENGTH	\$88,900	\$45,300	50.96	\$91,102	
03-ARM'S LENGTH	\$88,000	\$45,300	51.48	\$85,329	
03-ARM'S LENGTH	\$150,000	\$57,000	38.00	\$114,000	
03-ARM'S LENGTH	\$50,000	\$32,500	65.00	\$65,000	
19-MULTI PARCEL ARM'S LENGTH	\$165,900	\$62,200	37.49	\$124,381	
03-ARM'S LENGTH	\$90,000	\$41,600	46.22	\$95,200	
03-ARM'S LENGTH	\$114,000	\$57,100	50.09	\$114,180	
03-ARM'S LENGTH	\$70,000	\$36,900	52.71	\$73,750	
03-ARM'S LENGTH	\$85,000	\$56,000	65.88	\$112,000	
03-ARM'S LENGTH	\$168,000	\$75,200	44.76	\$156,799	
19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$37,600	37.60	\$75,263	
19-MULTI PARCEL ARM'S LENGTH	\$121,500	\$59,100	48.64	\$139,185	
03-ARM'S LENGTH	\$240,000	\$0	0.00	\$257,131	
03-ARM'S LENGTH	\$220,000	\$93,600	42.55	\$187,262	
03-ARM'S LENGTH	\$205,000	\$80,500	39.27	\$162,718	
03-ARM'S LENGTH	\$200,000	\$80,900	40.45	\$166,078	
03-ARM'S LENGTH	\$179,100	\$68,600	38.30	\$139,370	
19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$67,900	52.23	\$137,656	
03-ARM'S LENGTH	\$163,000	\$59,700	36.63	\$120,561	
		\$2,628,400	\$1,057,000		\$2,416,965
			Sale. Ratio =>		40.21
			Std. Dev. =>		14.36



2023 120 LAND ANALYSIS 50 ACRE STUDY

Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
\$88,900	\$0	\$82,663	0.0	0.0	53.33	53.33
\$88,000	\$0	\$85,329	0.0	0.0	53.33	53.33
\$150,000	\$0	\$114,000	0.0	0.0	80.00	80.00
\$50,000	\$0	\$65,000	0.0	0.0	50.00	50.00
\$165,900	\$0	\$121,216	0.0	0.0	78.67	38.67
\$90,000	\$0	\$95,200	0.0	0.0	64.00	64.00
\$114,000	\$0	\$114,180	0.0	0.0	81.71	81.71
\$70,000	\$0	\$73,750	0.0	0.0	50.00	50.00
\$85,000	\$0	\$112,000	0.0	0.0	80.00	80.00
\$125,201	\$42,799	\$114,000	0.0	0.0	80.00	80.00
\$68,987	\$31,013	\$44,250	0.0	0.0	58.00	18.00
\$100,315	\$21,185	\$118,000	0.0	0.0	64.00	32.00
\$101,158	\$138,842	\$118,289	0.0	0.0	83.65	83.65
\$144,738	\$75,262	\$112,000	0.0	0.0	80.00	80.00
\$154,282	\$50,718	\$112,000	0.0	0.0	80.00	80.00
\$120,422	\$79,578	\$86,500	0.0	0.0	60.00	60.00
\$157,730	\$21,370	\$118,000	0.0	0.0	80.00	80.00
\$110,344	\$19,656	\$118,000	0.0	0.0	80.00	0.00
\$150,939	\$12,061	\$108,500	0.0	0.0	80.00	80.00
\$2,135,916		\$1,912,877	0.0		1,336.69	1,144.69
	Average per FF=>	#DIV/0!		Average per Net Acre=>		1,597.91

USE \$1600 PER ACRE



2023 120 LAND ANALYSIS 50 ACRE STUDY

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#DIV/0!	\$1,667	\$0.04	0.00	401	2.021E+11	
#DIV/0!	\$1,650	\$0.04	0.00	401	2.022E+11	
#DIV/0!	\$1,875	\$0.04	0.00	401	2.021E+11	
#DIV/0!	\$1,000	\$0.02	0.00	0	2.02E+11	
#DIV/0!	\$2,109	\$0.05	0.00	401	2.022E+11	071-015-300-030-00
#DIV/0!	\$1,406	\$0.03	0.00	401	2.021E+11	
#DIV/0!	\$1,395	\$0.03	0.00	401	2.021E+11	
#DIV/0!	\$1,400	\$0.03	0.00	0	2.02E+11	
#DIV/0!	\$1,063	\$0.02	0.00	401	2.021E+11	
#DIV/0!	\$1,565	\$0.04	0.00	401MH	2.021E+11	
#DIV/0!	\$1,189	\$0.03	0.00	401	2.021E+11	071-015-100-060-00
#DIV/0!	\$1,567	\$0.04	0.00	401MH	2.02E+11	071-016-300-005-04
#DIV/0!	\$1,209	\$0.03	0.00	401	2.021E+11	
#DIV/0!	\$1,809	\$0.04	0.00	401	2.02E+11	
#DIV/0!	\$1,929	\$0.04	0.00	401	2.021E+11	
#DIV/0!	\$2,007	\$0.05	0.00	401	2.021E+11	
#DIV/0!	\$1,972	\$0.05	0.00	401	2.022E+11	
#DIV/0!	\$1,379	\$0.03	0.00	401	2.022E+11	070-024-300-010-00
#DIV/0!	\$1,887	\$0.04	0.00	401	2.022E+11	

Average

per SqFt=>

\$0.04

2023 120 LAND ANALYSIS 50 ACRE STUDY

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
RESIDENTIAL 401	0	0	9/6/2016		402		
RESIDENTIAL 401	0	0	9/6/2016		402		
RESIDENTIAL 401	0	0	9/7/2016		402		
RESIDENTIAL 401	0	0	10/14/2021		402		
RESIDENTIAL 401	0	0	5/1/1992		402		
RESIDENTIAL 401	0	0	9/2/2020		402		
RESIDENTIAL 401	0	0	9/14/2021		402		
RESIDENTIAL 401	0	0	9/14/2021		402		
RESIDENTIAL 401	0	0	9/8/2020		402		
RESIDENTIAL 401	0	0	12/20/2021		401		
RESIDENTIAL 401	0	0	NOT INSPECTED		401		
RESIDENTIAL 401	0	0	12/3/2021		401		
RESIDENTIAL 401	0	0	8/19/2016		401		
RESIDENTIAL 401	0	1	12/17/2018		401		
RESIDENTIAL 401	1	0	6/29/2007		401		
RESIDENTIAL 401	0	0	9/5/2016		401		
RESIDENTIAL 401	0	0	10/1/1993		401		
RESIDENTIAL 401	0	0	9/8/2016	BLD ON QFP	401		
RESIDENTIAL 401	0	0	8/19/2016		401		

2023 120 LAND ANALYSIS 50 ACRE STUDY

Rate Group 3	diffrence from net \$ per acre	% adjustment
	\$69.06	4%
	\$52.19	3%
	\$277.09	17%
	(\$597.91)	-37%
	\$510.89	32%
	(\$191.66)	-12%
	(\$202.74)	-13%
	(\$197.91)	-12%
	(\$535.41)	-34%
	(\$32.90)	-2%
	(\$408.48)	-26%
	(\$30.49)	-2%
	(\$388.61)	-24%
	\$211.31	13%
	\$330.61	21%
	\$409.12	26%
	\$373.71	23%
	(\$218.61)	-14%
	\$288.82	18%
	(\$281.94)	-18%

COMMENTS

PERVIOUSLY TIMBERED

PERVIOUSLY TIMBERED, RESOLD APX. 5.5 MONTHS PREVIOUSLY

NICE HARDWOODS

APX. 20 % PERVIOUSLY TIMBERED, GAS WELL ON PROP.

50% WET,CREEK INF. PREVIOUSLY THINNED

PERVIOUSLY TIMBERED

APX. 20 % PERVIOUSLY TIMBERED

PERVIOUSLY TIMBERED

NICE WOODED PARCEL

50 % WOODED , 50% SCRUB

+CREEK VALUE CANCELS -SWAMP VALUE 20%

NICLY WOODED

PERVIOUSLY TIMBERED EXCEPT ALONG THE CREEK

3 PONDS,SOME OPEN FIELDS,CREEK

GAS WELL ON PROP. 50% PINE PLANTIATIONS ,50% TIMBERED THINNED

25 % SWAMP

30% WET,PREVIOUSLY THINNED

SOME PINE PLANTITION, NICLT WOODED

50% OPEN GROUND,SOME NICE WOODS.WEST BRANCH PINE RIVER

