Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $
060-001-400-095-00	531 N US-23	07/19/23	$110,000	WD	03-ARM'S LENGTH	$110,000
060-004-300-005-03	4185 E WALKER RD	11/03/23	$261,000	WD	03-ARM'S LENGTH	$261,000
060-006-400-015-00	3419 E WALKER RD	10/12/22	$175,000	WD	03-ARM'S LENGTH	$175,000
060-011-300-055-00	5149 E M-72	04/17/23	$78,000	WD	03-ARM'S LENGTH	$78,000
060-012-100-087-00	423 N US-23	02/01/24	$89,900	LC	03-ARM'S LENGTH	$89,900
060-026-300-035-01	1455 S EVERETT RD	06/14/23	$52,500	WD	03-ARM'S LENGTH	$52,500
060-035-300-022-00	1885 S ELLEN DR	12/22/23	$184,000	WD	03-ARM'S LENGTH	$184,000
061-110-000-005-01	5042 E HOLMES RD	11/20/23	$153,000	WD	03-ARM'S LENGTH	$153,000
061-190-000-017-00	170 S ATCHISON RD	12/15/23	$150,000	LC	03-ARM'S LENGTH	$150,000
070-028-100-010-00	N SANBORN RD	07/08/22	$4,500	WD	03-ARM'S LENGTH	$4,500
071-001-400-010-00	3731 N F-41	02/23/23	$15,000	WD	03-ARM'S LENGTH	$15,000
072-135-000-001-00	E FAIRWAY DR	05/31/23	$19,700	WD	19-MULTI PARCEL ARM'S LENGTH	$19,700
072-135-000-007-00	E FAIRWAY DR	03/28/24	$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	$22,000
072-135-000-022-00	E FAIRWAY DR	05/26/22	$3,500	WD	03-ARM'S LENGTH	$3,500
072-140-001-006-01	365 W MT MARIA RD	05/11/23	$184,000	WD	03-ARM'S LENGTH	$184,000
072-140-001-009-00	359 W MT MARIA RD	03/18/24	$137,000	WD	03-ARM'S LENGTH	$137,000
072-140-002-012-13	3363 N HUBBARD LAKE RD	05/13/22	$15,000	WD	03-ARM'S LENGTH	$15,000
072-170-000-011-00	MT MARIA BLVD	06/22/22	$25,000	WD	19-MULTI PARCEL ARM'S LENGTH	$25,000
072-170-000-056-00	CHRISTY CT	04/20/23	$11,000	WD	03-ARM'S LENGTH	$11,000
072-190-000-010-00	1181 CHRIS RD	07/24/23	$85,000	WD	03-ARM'S LENGTH	$85,000
072-190-000-061-00	1799 W ALMOND RD	09/10/22	$5,398	WD	03-ARM'S LENGTH	$5,398
101-035-100-030-00	625 W PROCUNIER RD	10/02/23	$90,000	WD	03-ARM'S LENGTH	$90,000
101-036-300-016-00	429 W CONDON RD	12/30/22	$127,122	WD	03-ARM'S LENGTH	$127,122
111-023-300-038-00	2092 N M-65	10/14/22	$98,000	WD	03-ARM'S LENGTH	$98,000
113-027-200-210-02	1861 W LAKE CIRCLE DR	05/20/22	$165,000	WD	03-ARM'S LENGTH	$165,000
114-130-000-013-00	PINE TREE CT	05/12/22	$7,500	WD	03-ARM'S LENGTH	$7,500
114-130-000-049-00	6891 PINE TREE DR	04/29/22	$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	$55,000
114-130-000-067-00	TIMBER LANE	03/24/23	$24,900	WD	19-MULTI PARCEL ARM'S LENGTH	$24,900
080-013-200-120-00	Easement	11/30/23	$5,000	WD		$ 5,000
040-002-200-122-00	E F-30	09/09/22	$12,000	WD		$ 12,000
030-020-100-030-00	3504 SIX PACK	08/29/23	$23,000	WD		$ 23,000

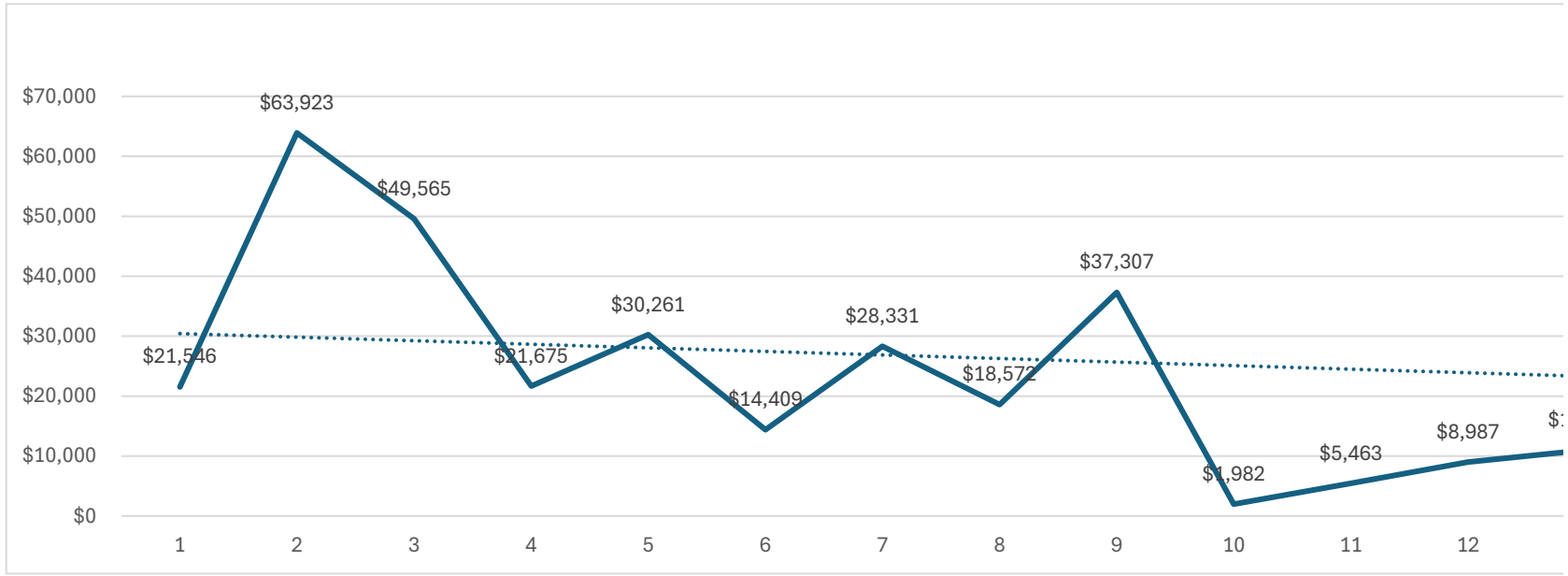
041-301-000-050-00	2495 S YUKON DR	05/02/23	$13,000	WD	$	13,000
032-125-000-047-00	BRYANT RD	02/26/24	$15,000	WD	$	15,000
092-101-000-045-00	579 W BIRCH RD	09/16/22	$14,000	WD	$	14,000
040-002-200-122-00	E F-30	02/02/24	$21,500	WD	$	21,500
		Totals:	**$2,451,520**			**$2,451,520**

Column1	
Mean	20339.99931
Standard Error	2833.303781
Median	14409.2
Mode	#N/A
Standard Deviation	16762.05122
Sample Variance	280966361.1
Kurtosis	0.397234597
Skewness	1.08393953
Range	61940.17681
Minimum	1982.378855
Maximum	63922.55566
Sum	711899.9758
Count	35

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
$31,300	28.45	$67,215	$56,450	$53,550	$13,665	0.0	0.0	2.62
$92,000	35.25	$200,792	$66,032	$194,968	$5,824	0.0	0.0	1.03
$59,000	33.71	$130,400	$49,714	$125,286	$5,114	0.0	0.0	1.00
$20,800	26.67	$41,677	$48,118	$29,882	$11,795	0.0	0.0	2.22
$23,100	25.70	$54,045	$45,846	$44,054	$9,991	0.0	0.0	1.52
$14,100	26.86	$29,602	$36,023	$16,477	$13,125	0.0	0.0	2.50
$65,600	35.65	$152,570	$40,966	$143,034	$9,536	0.0	0.0	1.45
$63,600	41.57	$138,522	$20,745	$132,255	$6,267	0.0	0.0	1.12
$49,500	33.00	$114,900	$42,642	$107,358	$7,542	0.0	0.0	1.14
$5,400	120.00	$10,898	$4,500	$0	$10,898	0.0	0.0	2.27
$6,700	44.67	$14,525	$10,925	$4,075	$10,450	0.0	0.0	2.00
$19,300	97.97	$38,473	$19,700	$0	$38,473	334.6	571.0	2.19
$17,600	80.00	$45,780	$22,000	$0	$45,780	305.2	571.0	2.00
$7,600	217.14	$15,260	$3,500	$0	$15,260	152.6	285.5	1.00
$72,900	39.62	$145,711	$65,889	$118,111	$27,600	240.0	300.0	1.65
$58,900	42.99	$136,509	$24,491	$112,509	$24,000	160.0	300.0	1.10
$8,000	53.33	$16,000	$15,000	$0	$16,000	160.0	300.0	1.10
$14,100	56.40	$32,467	$25,000	$0	$32,467	282.3	422.0	1.37
$20,500	186.36	$41,062	$11,000	$0	$41,062	357.1	168.6	1.53
$46,000	54.12	$97,064	$26,636	$58,364	$38,700	430.0	125.0	1.23
$14,000	259.36	$28,000	$5,398	$0	$28,000	400.0	125.0	1.15
$18,900	21.00	$40,318	$59,582	$30,418	$9,900	165.0	264.0	1.00
$35,400	27.85	$77,246	$64,051	$63,071	$14,175	315.0	210.0	1.52
$22,500	22.96	$49,297	$56,953	$41,047	$8,250	165.0	330.0	1.25
$51,100	30.97	$112,448	$63,114	$101,886	$10,562	0.0	0.0	2.50
$4,100	54.67	$8,106	$7,500	$0	$8,106	162.1	250.0	1.02
$16,000	29.09	$31,960	$36,993	$18,007	$13,953	279.1	405.0	1.22
$8,900	35.74	$21,410	$24,900	$0	$21,410	356.8	419.5	1.82
			$5,000	$0	$7,228			1.39
			$12,000	$0	$13,208			2.54
			$23,000	$0	$24,586			3.94

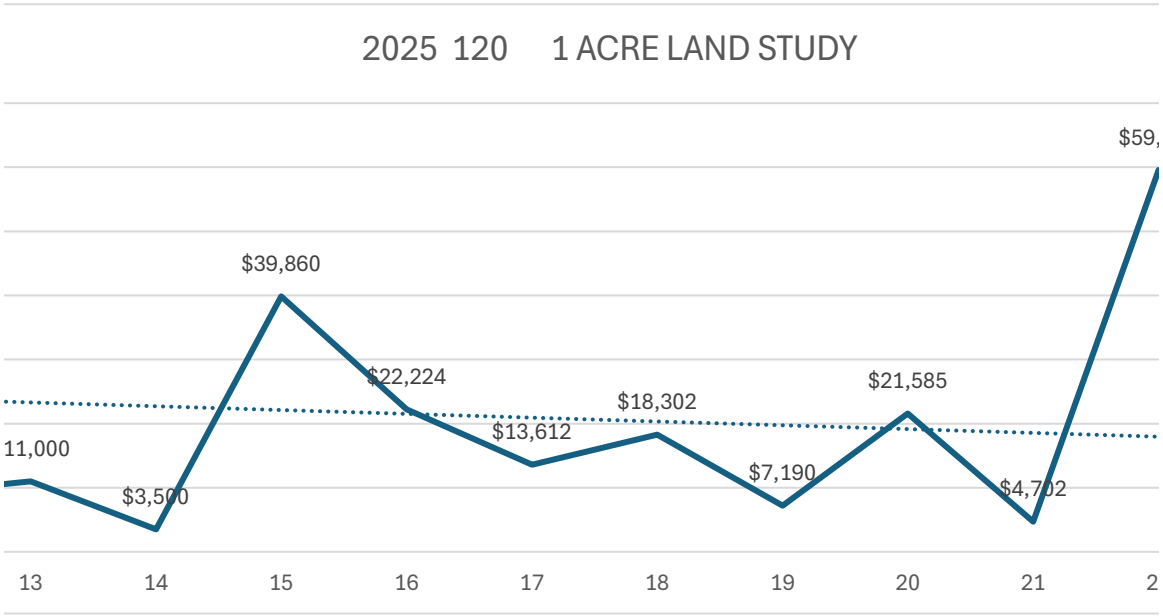
		$13,000	$0	$11,492		2.21
		$15,000	$0	$0		2.01
		$14,000	$0	$20,000		1.77
		$21,500	$0	$13,208		2.54
$866,900		**$1,892,257**	**$1,057,168**	**$587,627**	**4,264.7**	**59.92**
Sale. Ratio =>	**35.36**			**Average**		**Average**
Std. Dev. =>	**60.96**			**per FF=>**	**$248**	**per Net Acre=>**

USE: $6600/A

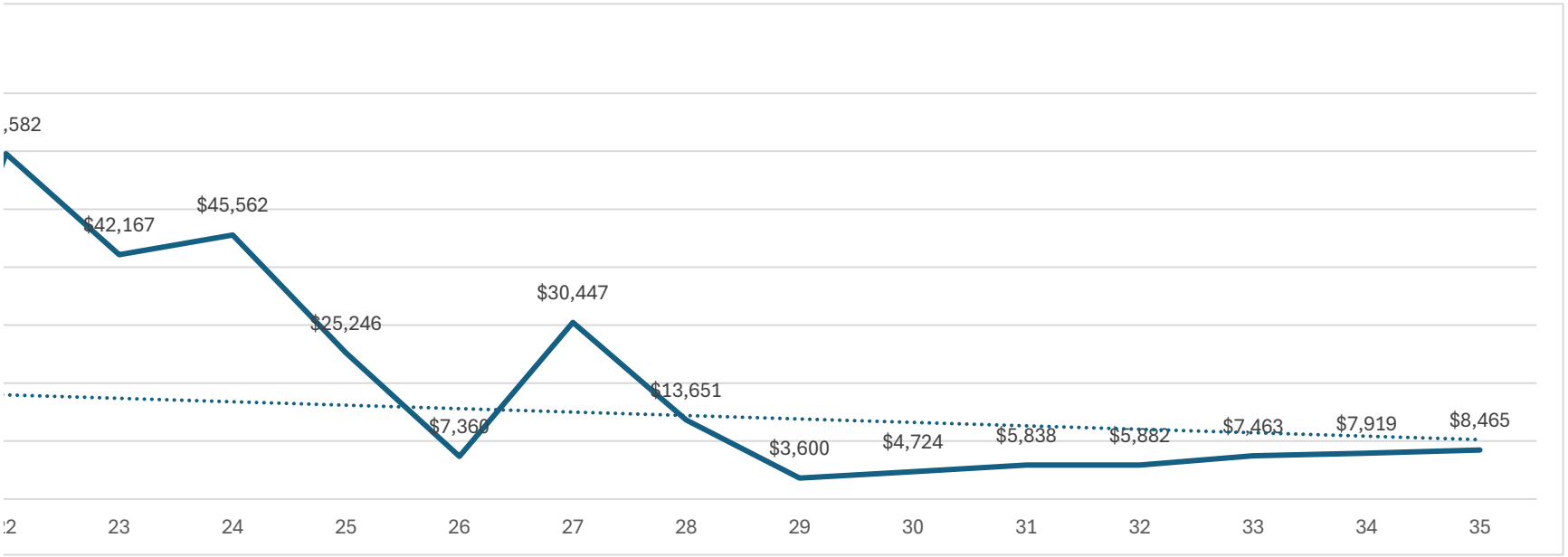


Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
2.62	#DIV/0!	$21,546	$0.49	0.00	401	2.023E+11
1.03	#DIV/0!	$63,923	$1.47	0.00	401	2.023E+11
1.00	#DIV/0!	$49,565	$1.14	0.00	401	2.022E+11
2.22	#DIV/0!	$21,675	$0.50	0.00	401	2.023E+11
1.52	#DIV/0!	$30,261	$0.69	0.00	401	2.024E+11
0.00	#DIV/0!	$14,409	$0.33	0.00	401	2.023E+11
1.45	#DIV/0!	$28,331	$0.65	0.00	401	2.024E+11
1.12	#DIV/0!	$18,572	$0.43	0.00	401	2.023E+11
1.14	#DIV/0!	$37,307	$0.86	0.00	401	2.024E+11
2.27	#DIV/0!	$1,982	$0.05	0.00	401	2.022E+11
2.00	#DIV/0!	$5,463	$0.13	0.00	401	2.023E+11
1.19	$59	$8,987	$0.21	334.55	401	2.023E+11
1.00	$72	$11,000	$0.25	305.20	401	2.024E+11
1.00	$23	$3,500	$0.08	152.60	401	2.022E+11
1.65	$275	$39,860	$0.92	240.00	401	2.023E+11
1.10	$153	$22,224	$0.51	160.00	401	2.024E+11
1.10	$94	$13,612	$0.31	160.00	401	2.022E+11
0.78	$89	$18,302	$0.42	120.07	401	2.022E+11
1.53	$31	$7,190	$0.17	280.39	401	2.023E+11
1.23	$62	$21,585	$0.50	430.00	401	2.023E+11
1.15	$13	$4,702	$0.11	400.00	401	2.022E+11
1.00	$361	$59,582	$1.37	165.00	401	2.023E+11
1.59	$203	$42,167	$0.97	315.00	401	2.023E+11
1.25	$345	$45,562	$1.05	165.00	401	2.022E+11
2.50	#DIV/0!	$25,246	$0.58	0.00	401	2.022E+11
1.02	$46	$7,360	$0.17	80.00	401	2.022E+11
0.66	$133	$30,447	$0.70	309.79	401	2.022E+11
1.35	$70	$13,651	$0.31	300.00	401	2.023E+11
1.39		$3,600				
2.54		$4,724				
3.94		$5,838				

2.21	$5,882	
2.01	$7,463	
1.77	$7,919	
2.54	$8,465	
53.88		
	Average	
17,643.58	**per SqFt=>**	**$0.41**



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	RESIDENTIAL 401	0	0	9/25/2023		401
	RESIDENTIAL 401	0	0	9/25/2023		401
	RESIDENTIAL 401	0	1	9/25/2023		401
	RESIDENTIAL 401	0	0	9/27/2023		401
	RESIDENTIAL 401	0	1	9/27/2023		401
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	0	0	NOT INSPECTED		401
	RESIDENTIAL 401	0	0	1/15/2000		401
	RESIDENTIAL 401	1	0	12/5/2019		401
	RESIDENTIAL 401	0	1	8/31/2009		401
	RESIDENTIAL 401	0	0	9/22/2023		402
	RESIDENTIAL 401	0	0	12/19/2018		401
072-135-000-002-00	RESIDENTIAL 401	0	0	8/30/2016		402
072-135-000-006-00	RESIDENTIAL 401	0	0	42612		402
	RESIDENTIAL 401	0	0	42612		402
	RESIDENTIAL 401	0	0	44176		401
	RESIDENTIAL 401	0	1	42612		401
	RESIDENTIAL 401	0	1	42612		401
072-170-000-012-00	RESIDENTIAL 401	0	0	42612		402
	RESIDENTIAL 401	0	0	42612		402
	RESIDENTIAL 401	1	0	42613		401
	RESIDENTIAL 401	0	1	1/2/2024		402
	RESIDENTIAL 401	0	0	8/24/2016		401
	RESIDENTIAL 401	0	0	12/18/2019		401
	RESIDENTIAL 401	0	0	9/9/2020		401
	RESIDENTIAL 401	1	0	10/19/2023		401
	RESIDENTIAL 401	1	0	6/28/2012		402
114-130-000-047-01	RESIDENTIAL 401	1	0	6/28/2012		401
114-130-000-066-00	RESIDENTIAL 401	1	0	6/28/2012		402


,582
$42,167
$45,562
$25,246
$7,360
$30,447
$13,651
$3,600
$4,724
$5,838
$5,882
$7,463
$7,919
$8,465
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23
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Rate Group 1	Rate Group 2	Rate Group 3
S.E. H.L. AREA		
S.E. H.L. AREA		
S.E. H.L. AREA		
S.E. H.L. AREA		
S.E. H.L. AREA		
S.E. H.L. AREA		
RURAL 401 LOTS		
RURAL 401 LOTS	RURAL 401 LOTS	RURAL 401 LOTS
BARTON CTY SUBS		
BARTON CTY SUBS		
NON LAKE FRONT.		
NON LAKE FRONT.		
FRONT/FOOT LOTS		
SUNNY LAKE SUB		
SUNNY LAKE SUB		
SUNNY LAKE SUB	SUNNY LAKE SUB	