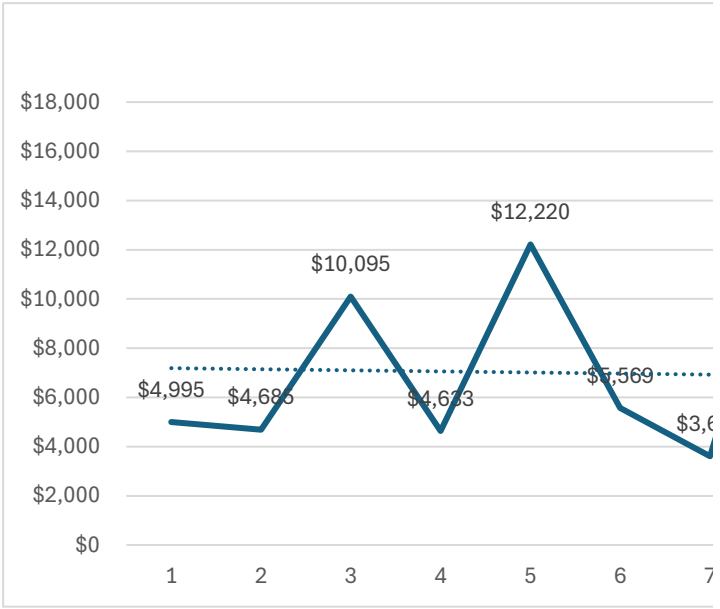
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $
060-010-400-062-00	E M-72	07/11/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000
060-015-400-005-05	4818 E CLARK RD	07/26/22	$46,900	WD	03-ARM'S LENGTH	$46,900
060-022-100-005-40	624 S MCLEAN RD	07/20/23	$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	$320,000
060-026-200-020-00	5011 E WALLACE RD	07/17/23	$48,000	WD	03-ARM'S LENGTH	$48,000
060-026-200-050-00	1132 S US-23	08/14/23	$260,000	WD	03-ARM'S LENGTH	$260,000
060-026-300-025-00	1398 S US-23	02/20/23	$170,000	WD	03-ARM'S LENGTH	$140,000
060-026-300-035-05	1455 S EVERETT RD	06/14/23	$52,500	WD	19-MULTI PARCEL ARM'S LENGTH	$52,500
070-012-100-005-02	3420 N DUNDALE RD	04/26/22	$249,900	WD	03-ARM'S LENGTH	$249,900
070-012-100-005-03	N DUNDALE RD	07/18/22	$30,000	WD	03-ARM'S LENGTH	$30,000
070-012-400-005-07	3258 N DUNDALE RD	08/15/22	$25,000	WD	03-ARM'S LENGTH	$25,000
070-012-400-005-08	N DUNDALE RD	02/08/24	$28,000	WD	03-ARM'S LENGTH	$28,000
070-012-400-005-10	3178 N DUNDALE RD	06/03/22	$41,900	WD	19-MULTI PARCEL ARM'S LENGTH	$41,900
070-012-400-005-13	3143 N DUNDALE RD	12/05/22	$37,500	WD	03-ARM'S LENGTH	$37,500
070-036-100-005-01	55 W RITCHIE RD	05/13/22	$174,900	WD	03-ARM'S LENGTH	$174,900
070-036-400-020-01	N HUBBARD LAKE RD	02/29/24	$52,000	WD	03-ARM'S LENGTH	$52,000
071-005-400-090-00	989 SUCKER CREEK RD	09/13/23	$349,900	WD	03-ARM'S LENGTH	$349,900
071-007-300-015-03	3130 N HUBBARD LAKE RD	08/15/22	$219,000	WD	03-ARM'S LENGTH	$219,000
071-013-400-010-00	N F-41	05/18/22	$40,000	WD	03-ARM'S LENGTH	$40,000
071-027-100-006-00	1900 E QUICK RD	08/19/22	$87,000	WD	03-ARM'S LENGTH	$87,000
071-027-200-040-00	1725 E FRENCH RD	03/08/24	$275,000	WD	03-ARM'S LENGTH	$275,000
071-029-100-005-05	877 E TAYLOR TRACK RD	09/22/22	$27,250	WD	03-ARM'S LENGTH	$27,250
071-029-100-005-05	877 E TAYLOR TRACK RD	10/27/23	$38,500	WD	03-ARM'S LENGTH	$38,500
071-029-100-005-06	880 E TAYLOR TRACK RD	10/13/23	$30,000	WD	03-ARM'S LENGTH	$30,000
071-031-200-010-00	E RITCHIE RD	08/12/22	$55,000	WD	03-ARM'S LENGTH	$55,000
071-032-200-025-00	556 E RITCHIE RD	04/06/22	$47,500	WD	03-ARM'S LENGTH	$47,500
100-001-100-007-00	3125 W TRASK LAKE RD	12/21/23	$240,000	WD	03-ARM'S LENGTH	$237,500
100-015-200-020-01	51 S ROSS RD	02/10/23	$167,000	WD	03-ARM'S LENGTH	$167,000
100-015-300-040-00	235 S ROSS RD	04/14/23	$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	$125,000
100-015-300-050-00	S ROSS RD	04/22/22	$35,500	WD	03-ARM'S LENGTH	$35,500
100-015-300-050-00	S ROSS RD	10/13/23	$35,000	WD	03-ARM'S LENGTH	$35,000
100-021-100-045-11	740 S ROSS RD	07/19/23	$160,000	WD	03-ARM'S LENGTH	$160,000

101-005-200-025-00	760 N STOUT RD	08/17/23	$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	$190,000
101-006-200-050-00	820 N O'DONNELL RD	12/09/22	$275,000	WD	03-ARM'S LENGTH	$275,000
101-010-400-020-00	1224 W M-72	04/04/22	$100,000	WD	03-ARM'S LENGTH	$97,200
110-007-200-040-00	PINE TRL	02/21/23	$43,000	WD	03-ARM'S LENGTH	$43,000
111-029-100-005-10		05/17/22	$44,900	WD	19-MULTI PARCEL ARM'S LENGTH	$44,900
111-029-100-005-20	HARDY GRADE	09/06/22	$50,000	WD	03-ARM'S LENGTH	$50,000
111-031-200-007-00	1478 N HARDY GRADE	10/07/22	$73,000	WD	03-ARM'S LENGTH	$70,900
112-007-200-060-00	6250 N STONEY RIDGE TRL	08/28/23	$56,000	WD	03-ARM'S LENGTH	$56,000
113-022-100-203-00	2013 N BEAVER CT	03/08/23	$35,000	WD	03-ARM'S LENGTH	$35,000
113-022-100-238-00	4000 W NORTHWOOD CT	09/09/23	$85,000	WD	03-ARM'S LENGTH	$85,000
113-022-100-243-00	4340 W FOOTHILL DR	06/24/22	$80,000	WD	03-ARM'S LENGTH	$80,000
113-022-100-266-00	2290 CHINWHISKER TRL	12/20/22	$95,000	WD	03-ARM'S LENGTH	$95,000
113-027-100-194-00	1700 WOODLAND TRL	01/31/23	$185,000	WD	03-ARM'S LENGTH	$185,000
113-027-100-195-00	1880 WOODLAND TRL	04/08/22	$188,500	WD	03-ARM'S LENGTH	$188,500
113-027-200-181-00	1751 W LAKE CIRCLE DR	10/20/23	$36,500	WD	03-ARM'S LENGTH	$36,500
113-027-200-209-00	W LAKE CIRCLE DR	08/10/22	$20,000	WD	03-ARM'S LENGTH	$20,000
113-027-200-211-00		12/28/23	$35,000	WD	03-ARM'S LENGTH	$35,000
113-027-200-212-00	1781 W LAKE CIRCLE DR	01/04/24	$55,000	WD	03-ARM'S LENGTH	$55,000
113-028-400-278-00	1661 WESTWOOD CT	09/07/22	$111,000	WD	03-ARM'S LENGTH	$109,000
113-032-100-022-00	5210 BRIARDALE CT N	08/18/22	$50,000	WD	03-ARM'S LENGTH	$50,000
113-032-400-056-01	5071 TIMBERLINE TRL	07/27/22	$54,900	WD	03-ARM'S LENGTH	$54,900
113-033-100-038-00	LAKESIDE TRL	05/06/22	$30,000	WD	03-ARM'S LENGTH	$30,000
113-033-100-048-00	4940 TIMBERLINE TRL	12/29/23	$194,500	WD	03-ARM'S LENGTH	$194,500
113-033-100-059-00	4930 WILDWOOD TRL	09/23/22	$61,000	WD	03-ARM'S LENGTH	$61,000
113-033-100-070-00	4601 W WILDWOOD TRL	04/28/22	$159,900	WD	03-ARM'S LENGTH	$159,900
113-034-100-154-00		08/31/22	$37,250	WD	03-ARM'S LENGTH	$37,250
080-024-300-011-00	2243 N LAKESHORE	11/01/22	$59,000	WD		$ 59,000
080-014-400-024-07	2540 N US-23	09/21/22	$60,000	WD		$ 57,254

	Totals:	**$5,982,700**	**$5,940,554**

Column1	
Mean	5918.32621
Standard Error	475.4688089
Median	4346.563408
Mode	3496.503497
Standard Deviation	3652.14522
Sample Variance	13338164.71
Kurtosis	0.780678593
Skewness	1.225253103
Range	15595.72388
Minimum	1523.876124
Maximum	17119.6
Sum	349181.2464
Count	59

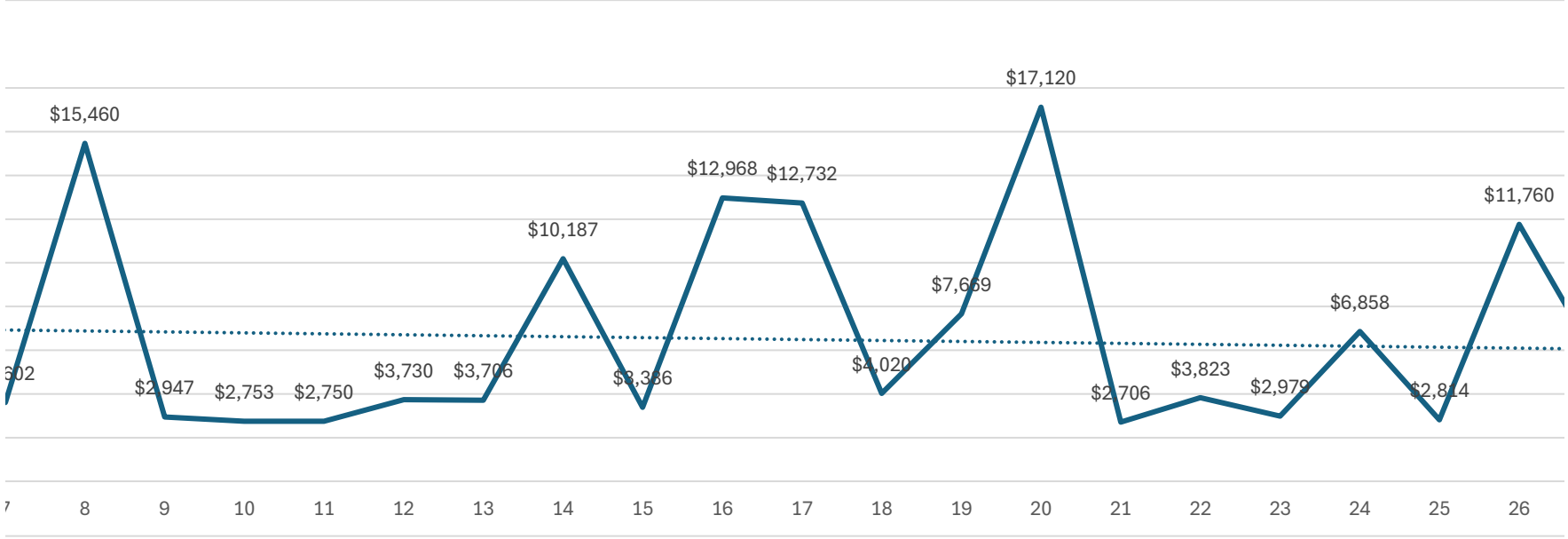


Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
$19,800	39.60	$50,601	$50,000	$0	$45,788	0.0	0.0	10.01
$14,300	30.49	$28,523	$46,900	$0	$28,523	0.0	0.0	10.01
$116,300	36.34	$276,983	$121,137	$198,863	$78,120	0.0	0.0	12.00
$20,300	42.29	$40,587	$48,000	$0	$40,587	0.0	0.0	10.36
$88,000	33.85	$189,313	$106,438	$153,562	$35,751	0.0	0.0	8.71
$45,900	32.79	$126,828	$49,450	$90,550	$36,278	0.0	0.0	8.88
$14,100	26.86	$29,602	$36,023	$16,477	$13,125	0.0	0.0	10.00
$64,500	25.81	$128,982	$155,221	$94,679	$34,303	0.0	0.0	10.04
$17,200	57.33	$34,489	$30,000	$0	$34,489	0.0	0.0	10.18
$16,000	64.00	$31,958	$25,000	$0	$31,958	0.0	0.0	9.08
$18,700	66.79	$46,396	$28,000	$0	$46,396	0.0	0.0	10.18
$25,200	60.14	$55,628	$41,900	$0	$55,628	160.0	300.0	11.23
$17,200	45.87	$34,409	$37,500	$0	$34,409	0.0	0.0	10.12
$53,600	30.65	$107,188	$101,975	$72,925	$34,263	0.0	0.0	10.01
$26,500	50.96	$64,144	$33,856	$18,144	$46,000	0.0	0.0	10.00
$119,100	34.04	$257,224	$129,676	$220,224	$37,000	0.0	0.0	10.00
$58,300	26.62	$125,933	$127,317	$91,683	$34,250	0.0	0.0	10.00
$17,100	42.75	$34,125	$40,000	$0	$34,125	0.0	0.0	9.95
$21,800	25.06	$44,564	$76,686	$10,314	$34,250	0.0	0.0	10.00
$62,600	22.76	$149,804	$171,196	$103,804	$46,000	0.0	0.0	10.00
$17,200	63.12	$34,343	$27,250	$0	$34,343	0.0	0.0	10.07
$18,600	48.31	$37,123	$38,500	$0	$37,123	0.0	0.0	10.07
$20,200	67.33	$40,742	$30,000	$0	$37,123	0.0	0.0	10.07
$14,700	26.73	$29,317	$55,000	$0	$29,317	0.0	0.0	8.02
$22,500	47.37	$44,964	$44,342	$3,158	$41,806	0.0	0.0	15.76
$72,500	30.53	$155,307	$117,714	$119,786	$35,521	0.0	0.0	10.01
$54,600	32.69	$121,946	$92,704	$74,296	$47,650	0.0	0.0	17.00
$21,600	17.28	$44,065	$116,456	$8,544	$35,521	0.0	0.0	10.01
$14,300	40.28	$28,522	$35,500	$0	$28,522	0.0	0.0	10.01
$17,800	50.86	$35,521	$35,000	$0	$35,521	0.0	0.0	10.01
$76,100	47.56	$163,179	$33,326	$126,674	$36,505	0.0	0.0	10.49

$63,900	33.63	$136,525	$89,016	$100,984	$35,541	0.0	0.0	10.02
$0	0.00	$142,417	$171,893	$103,107	$39,310	0.0	0.0	14.97
$37,100	38.17	$74,107	$51,593	$45,607	$28,500	0.0	0.0	10.00
$17,400	40.47	$44,138	$34,362	$8,638	$35,500	0.0	0.0	10.00
$19,400	43.21	$41,118	$44,900	$0	$41,118	0.0	0.0	10.33
$22,900	45.80	$56,327	$29,173	$20,827	$35,500	0.0	0.0	10.00
$29,700	41.89	$71,427	$35,014	$35,886	$35,541	0.0	0.0	10.02
$35,100	62.68	$73,431	$18,192	$37,808	$35,623	0.0	0.0	10.06
$16,500	47.14	$42,008	$35,000	$0	$35,521	0.0	0.0	10.01
$23,900	28.12	$48,964	$71,577	$13,423	$35,541	0.0	0.0	10.02
$22,900	28.63	$56,402	$59,119	$20,881	$35,521	0.0	0.0	10.01
$22,500	23.68	$55,344	$75,218	$19,782	$35,562	0.0	0.0	10.03
$57,300	30.97	$131,966	$88,555	$96,445	$35,521	0.0	0.0	10.01
$56,500	29.97	$131,393	$92,628	$95,872	$35,521	0.0	0.0	10.01
$24,000	65.75	$49,118	$22,903	$13,597	$35,521	0.0	0.0	10.01
$15,600	78.00	$40,267	$15,254	$4,746	$35,521	0.0	0.0	10.01
$17,800	50.86	$40,018	$35,000	$0	$40,018	0.0	0.0	10.01
$23,200	42.18	$53,248	$41,770	$13,230	$40,018	0.0	0.0	10.01
$20,900	19.17	$51,941	$92,580	$16,420	$35,521	0.0	0.0	10.01
$22,800	45.60	$56,311	$29,210	$20,790	$35,521	0.0	0.0	10.01
$23,000	41.89	$56,663	$33,758	$21,142	$35,521	0.0	0.0	10.01
$13,500	45.00	$35,521	$30,000	$0	$35,521	0.0	0.0	10.01
$70,500	36.25	$156,838	$77,942	$116,558	$40,280	0.0	0.0	10.16
$27,500	45.08	$66,591	$29,930	$31,070	$35,521	0.0	0.0	10.01
$0	0.00	$125,137	$71,493	$88,407	$36,730	0.0	0.0	10.60
$13,500	36.24	$35,603	$37,250	$0	$35,603	0.0	0.0	10.05
			$59,000	$0	$37,191	0.0	0.0	11.27
			$57,254	$0	$33,330	0.0	0.0	10.10

$1,884,000		**$4,465,133**	**$3,611,651**	**$2,191,832**	**160.0**	**610.04**
Sale. Ratio =>	**31.71**			**Average**		**Average**
Std. Dev. =>	**15.42**			**per FF=>**	**$22,573**	**per Net Acre=>**

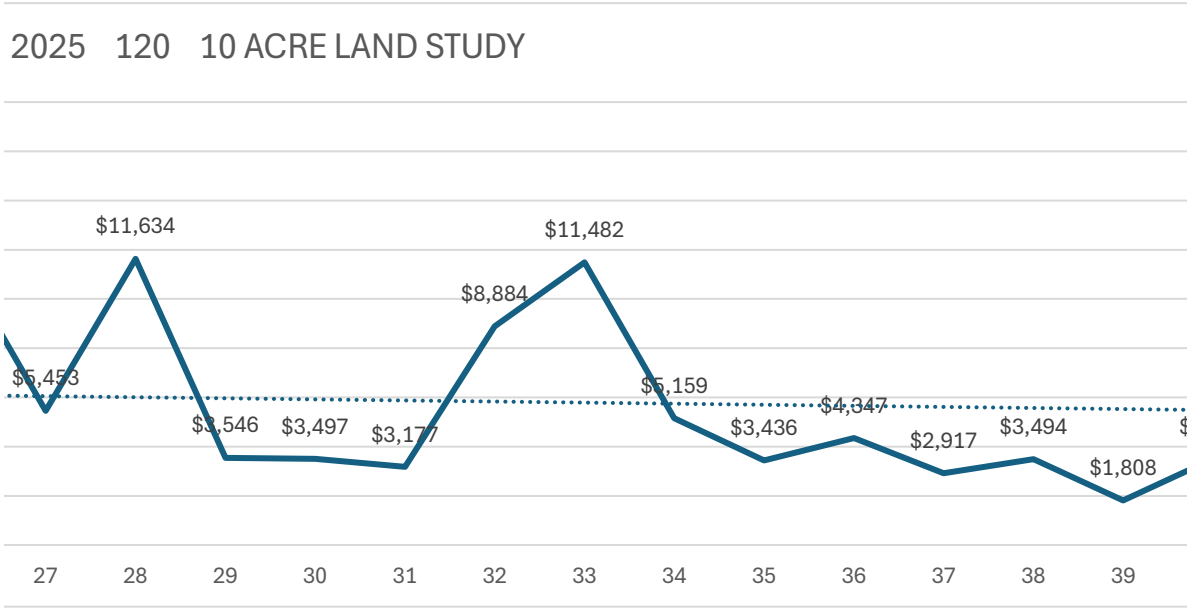
USE: $4600/A



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
5.01	#DIV/0!	$4,995	$0.11	0.00	401	2.022E+11
10.01	#DIV/0!	$4,685	$0.11	0.00	401	2.022E+11
4.00	#DIV/0!	$10,095	$0.23	0.00	401	2.023E+11
10.36	#DIV/0!	$4,633	$0.11	0.00	401	2.023E+11
8.71	#DIV/0!	$12,220	$0.28	0.00	401	2.023E+11
8.88	#DIV/0!	$5,569	$0.13	0.00	401	2.023E+11
10.00	#DIV/0!	$3,602	$0.08	0.00	401	2.023E+11
10.04	#DIV/0!	$15,460	$0.35	0.00	401	2.022E+11
10.18	#DIV/0!	$2,947	$0.07	0.00	401	2.022E+11
9.08	#DIV/0!	$2,753	$0.06	0.00	401	2.022E+11
10.18	#DIV/0!	$2,750	$0.06	0.00	401	2.024E+11
10.13	$262	$3,730	$0.09	160.00	401	2.022E+11
10.12	#DIV/0!	$3,706	$0.09	0.00	401	2.022E+11
10.01	#DIV/0!	$10,187	$0.23	0.00	401	2.022E+11
10.00	#DIV/0!	$3,386	$0.08	0.00	401	2.024E+11
10.00	#DIV/0!	$12,968	$0.30	0.00	401	2.023E+11
10.00	#DIV/0!	$12,732	$0.29	0.00	401	2.022E+11
9.95	#DIV/0!	$4,020	$0.09	0.00	401	2.022E+11
10.00	#DIV/0!	$7,669	$0.18	0.00	401MH	2.022E+11
10.00	#DIV/0!	$17,120	$0.39	0.00	401	2.024E+11
10.07	#DIV/0!	$2,706	$0.06	0.00	401	20220003368
10.07	#DIV/0!	$3,823	$0.09	0.00	401	2.023E+11
10.07	#DIV/0!	$2,979	$0.07	0.00	401	2.023E+11
8.02	#DIV/0!	$6,858	$0.16	0.00	401	2.022E+11
15.76	#DIV/0!	$2,814	$0.06	0.00	401MH	2.022E+11
10.01	#DIV/0!	$11,760	$0.27	0.00	401	2.024E+11
17.00	#DIV/0!	$5,453	$0.13	0.00	401	2.023E+11
10.01	#DIV/0!	$11,634	$0.27	0.00	401	2.023E+11
10.01	#DIV/0!	$3,546	$0.08	0.00	401	2.022E+11
10.01	#DIV/0!	$3,497	$0.08	0.00	401	2.023E+11
10.49	#DIV/0!	$3,177	$0.07	0.00	401	2.023E+11

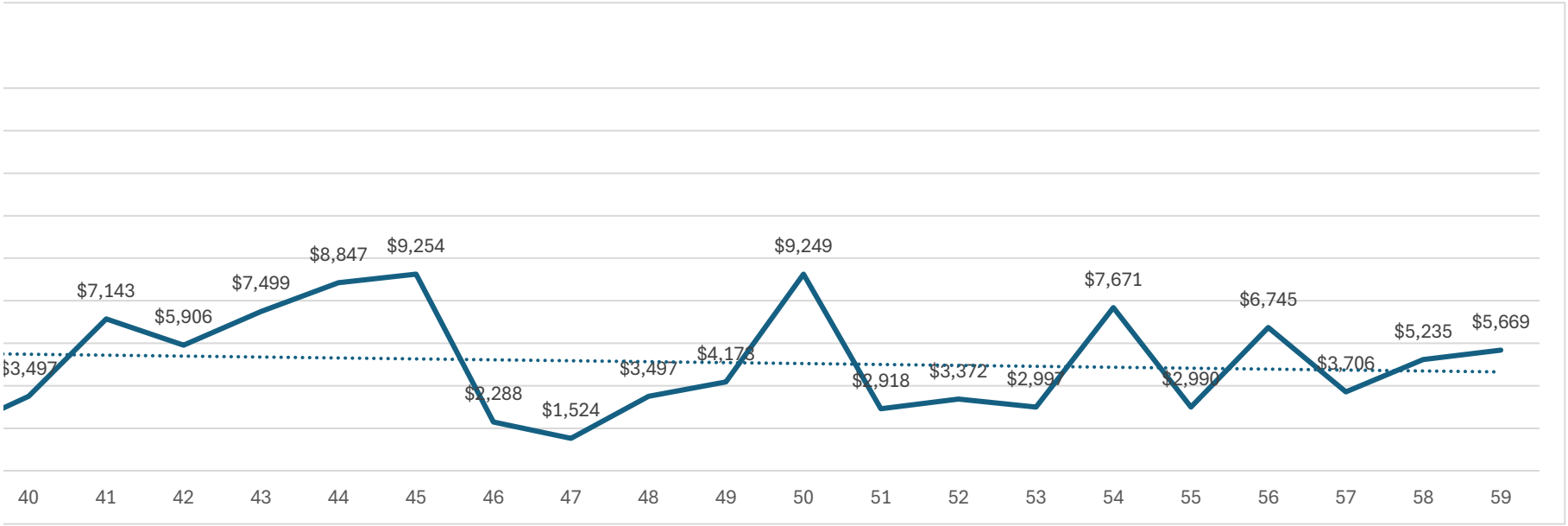
0.00	#DIV/0!	$8,884	$0.20	0.00	401	2.023E+11
14.97	#DIV/0!	$11,482	$0.26	0.00	401	2.022E+11
10.00	#DIV/0!	$5,159	$0.12	0.00	401	2.022E+11
10.00	#DIV/0!	$3,436	$0.08	0.00	401	2.023E+11
5.33	#DIV/0!	$4,347	$0.10	0.00	401	2.022E+11
10.00	#DIV/0!	$2,917	$0.07	0.00	401	2.022E+11
10.02	#DIV/0!	$3,494	$0.08	0.00	401	2.022E+11
10.06	#DIV/0!	$1,808	$0.04	0.00	401	2.023E+11
10.01	#DIV/0!	$3,497	$0.08	0.00	401	2.023E+11
10.02	#DIV/0!	$7,143	$0.16	0.00	401	2.023E+11
10.01	#DIV/0!	$5,906	$0.14	0.00	401MH	2.022E+11
10.03	#DIV/0!	$7,499	$0.17	0.00	401MH	2.022E+11
10.01	#DIV/0!	$8,847	$0.20	0.00	401	2.023E+11
10.01	#DIV/0!	$9,254	$0.21	0.00	401	2.022E+11
10.01	#DIV/0!	$2,288	$0.05	0.00	401MH	2.023E+11
10.01	#DIV/0!	$1,524	$0.03	0.00	401MH	202200002833
10.01	#DIV/0!	$3,497	$0.08	0.00	401	2.024E+11
10.01	#DIV/0!	$4,173	$0.10	0.00	401MH	2.024E+11
10.01	#DIV/0!	$9,249	$0.21	0.00	401MH	2.022E+11
10.01	#DIV/0!	$2,918	$0.07	0.00	401	2.022E+11
10.01	#DIV/0!	$3,372	$0.08	0.00	401MH	2.022E+11
10.01	#DIV/0!	$2,997	$0.07	0.00	401	2.022E+11
10.16	#DIV/0!	$7,671	$0.18	0.00	401	2.024E+11
10.01	#DIV/0!	$2,990	$0.07	0.00	401MH	2.022E+11
10.60	#DIV/0!	$6,745	$0.15	0.00	401	2.022E+11
10.05	#DIV/0!	$3,706	$0.09	0.00	401	2.022E+11
11.27		$5,235				
10.10		$5,669				

580.92			
	Average		
5,920.33	**per SqFt=>**	**$0.14**	



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
060-010-400-063-00	RESIDENTIAL 401	0	0	9/26/2023		402
	RESIDENTIAL 401	0	0	12/3/2019		402
060-022-100-005-30, 060-022-100-005-20	RESIDENTIAL 401	0	0	9/28/2014		401
	RESIDENTIAL 401	0	0	1/7/1999		402
	RESIDENTIAL 401	0	1	9/12/1995		401
	RESIDENTIAL 401	0	1	11/5/2008		401
060-026-300-035-02, 060-026-300-035-03, 060-026-300-035-04	RESIDENTIAL 401	1	0	11/5/2023		401
	RESIDENTIAL 401	0	0	12/27/2019		401
	RESIDENTIAL 401	0	0	9/20/2023		402
	RESIDENTIAL 401	0	0	9/5/2023		402
	RESIDENTIAL 401	0	0	9/20/2023		402
072-140-002-043-00	RESIDENTIAL 401	0	0	9/20/2023		402
	RESIDENTIAL 401	0	0	9/20/2023		402
	RESIDENTIAL 401	0	0	9/5/2023		401
	RESIDENTIAL 401	0	0	9/6/2016		401
	RESIDENTIAL 401	0	0	9/1/2020		401
	RESIDENTIAL 401	0	0	9/5/2023		401
	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	9/5/2023		401
	RESIDENTIAL 401	1	0	8/1/1992		401
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	12/21/2018		402
	RESIDENTIAL 401	0	0	9/3/2020		402
	RESIDENTIAL 401	0	0	9/2/2020		401
	RESIDENTIAL 401	0	0	12/19/2019		401
	RESIDENTIAL 401	0	0	8/16/2023		401
100-015-200-075-00	RESIDENTIAL 401	0	0	9/29/2023		402
	RESIDENTIAL 401	0	0	9/29/2023		402
	RESIDENTIAL 401	0	0	9/29/2023		402
	RESIDENTIAL 401	0	0	12/19/2019		401

101-005-200-020-00	RESIDENTIAL 401	0	0	NOT INSPECTED	
	RESIDENTIAL 401	0	0	11/9/2015	401
	RESIDENTIAL 401	0	0	11/11/2015	401
	RESIDENTIAL 401	0	0	8/29/2016	401
111-029-100-005-40	RESIDENTIAL 401	0	0	11/2/2015	402
	RESIDENTIAL 401	0	0	11/2/2015	401
	RESIDENTIAL 401	1	0	5/9/2007	401
	RESIDENTIAL 401	0	0	12/16/2006	401
	RESIDENTIAL 401	1	0	10/19/2023	402
	RESIDENTIAL 401	0	0	10/19/2023	401
	RESIDENTIAL 401	1	0	10/19/2023	401
	RESIDENTIAL 401	1	0	10/19/2023	401
	RESIDENTIAL 401	1	0	10/19/2023	401
	RESIDENTIAL 401	1	0	10/19/2023	401
	RESIDENTIAL 401	1	0	10/19/2023	401
-4	RESIDENTIAL 401	1	0	10/19/2023	401
	RESIDENTIAL 401	1	0	10/19/2023	402
	RESIDENTIAL 401	1	0	10/19/2023	401
	RESIDENTIAL 401	1	0	45219	401
	RESIDENTIAL 401	1	0	45219	401
	RESIDENTIAL 401	1	0	45219	401
	RESIDENTIAL 401	1	0	45219	402
	RESIDENTIAL 401	1	0	10/20/2023	401
	RESIDENTIAL 401	1	0	10/20/2023	401
	RESIDENTIAL 401	1	0	10/20/2023	401
	RESIDENTIAL 401	1	0	10/18/2023	402


$3,497
$7,143
$5,906
$7,499
$8,847
$9,254
$2,288
$1,524
$3,497
$4,178
$9,249
$2,918
$3,372
$2,997
$7,671
$2,990
$6,745
$3,706
$5,235
$5,669
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59

Rate Group 1	Rate Group 2	Rate Group 3