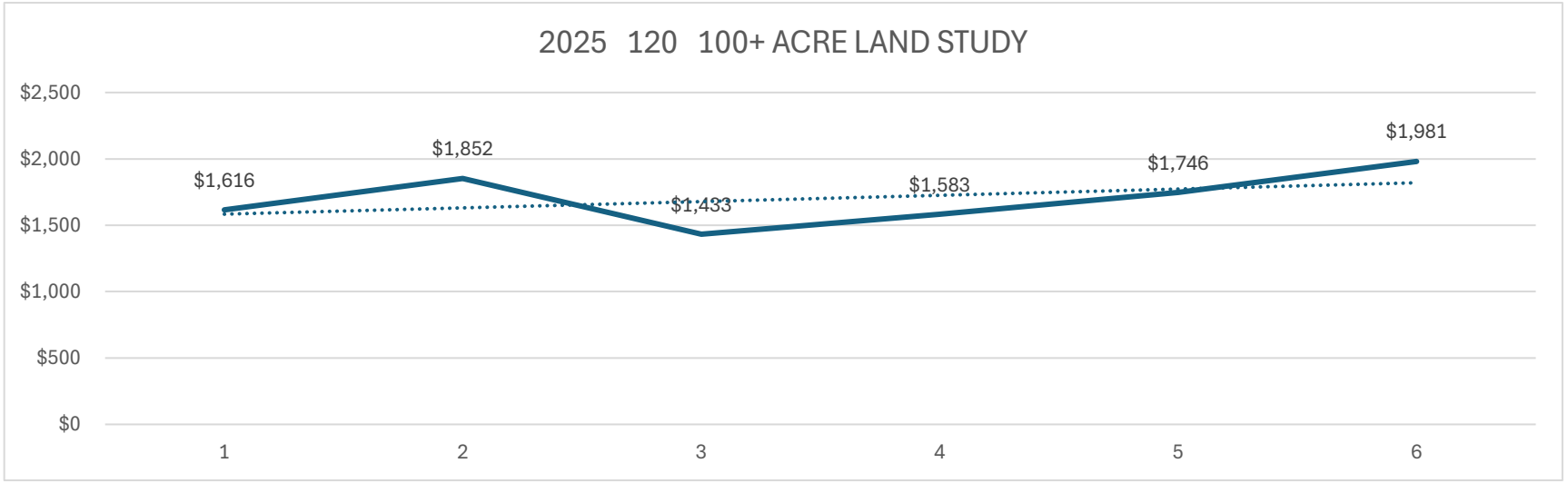
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ |
|---|---|---|---|---|---|---|
| 060-008-300-025-75 | 3667 E M-72 | 08/31/22 | $271,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | $271,000 |
| 070-022-200-005-01 | N SKUNK HOLLOW RD | 10/23/23 | $340,000 | WD | 03-ARM'S LENGTH | $340,000 |
| 111-010-100-005-01 | 3497 N M-65 | 06/30/23 | $640,000 | WD | 03-ARM'S LENGTH | $640,000 |
| 112-014-100-005-02 | VANWAGONER RD | 02/21/23 | $380,000 | WD | 03-ARM'S LENGTH | $380,000 |
| 112-030-200-005-00 | 8716 MCCOLLUM LAKE RD | 09/30/22 | $350,000 | WD | 03-ARM'S LENGTH | $350,000 |
| 113-021-100-005-75 | 4750 W SAUGET TRL | 05/03/22 | $445,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | $445,000 |
| | | **Totals:** | **$2,426,000** | | | **$2,426,000** |

| *Column1* | |
|---|---|
| Mean | 1701.882781 |
| Standard Error | 80.86159828 |
| Median | 1681.179568 |
| Mode | #N/A |
| Standard Deviation | 198.0696556 |
| Sample Variance | 39231.58846 |
| Kurtosis | -0.769594794 |
| Skewness | 0.128565192 |
| Range | 547.8676155 |
| Minimum | 1432.692432 |
| Maximum | 1980.560047 |
| Sum | 10211.29668 |
| Count | 6 |

| Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Bld. Value | Est. Land Value | Effec. Front | Depth | Net Acres |
|---|---|---|---|---|---|---|---|---|
| $115,900 | 42.77 | $233,550 | $251,125 | $19,875 | $213,675 | 0.0 | 0.0 | 155.40 |
| $137,900 | 40.56 | $279,629 | $296,371 | $43,629 | $236,000 | 0.0 | 0.0 | 160.00 |
| $310,400 | 48.50 | $637,612 | $444,851 | $195,149 | $442,463 | 0.0 | 0.0 | 310.50 |
| $162,000 | 42.63 | $341,993 | $380,000 | $0 | $341,993 | 0.0 | 0.0 | 240.00 |
| $142,200 | 40.63 | $305,934 | $239,462 | $110,538 | $195,396 | 0.0 | 0.0 | 137.12 |
| $179,600 | 40.36 | $359,206 | $269,475 | $175,525 | $183,681 | 0.0 | 0.0 | 136.06 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **$1,048,000** | | **$2,157,924** | **$1,881,284** | | **$1,613,208** | **0.0** | **1,139.08** |
| **Sale. Ratio =>** | **43.20** | | | | **Average** | | **Average** |
| **Std. Dev. =>** | **3.10** | | | | **per FF=>** | **#DIV/0!** | **per Net Acre=>** |

USE: $1600/A



| Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page |
|---|---|---|---|---|---|---|
| 0.00 | #DIV/0! | $1,616 | $0.04 | 0.00 | 401 | 2.022E+11 |
| 160.00 | #DIV/0! | $1,852 | $0.04 | 0.00 | 401 | 2.023E+11 |
| 310.50 | #DIV/0! | $1,433 | $0.03 | 0.00 | 401 | 2.023E+11 |
| 240.00 | #DIV/0! | $1,583 | $0.04 | 0.00 | 401 | 2.023E+11 |
| 137.12 | #DIV/0! | $1,746 | $0.04 | 0.00 | 401 | 2.022E+11 |
| 0.00 | #DIV/0! | $1,981 | $0.05 | 0.00 | 401 | 2.022E+11 |
| **847.62** | | | | | | |
| | | **Average** | | | | |
| **1,651.59** | | **per SqFt=>** | **$0.04** | | | |

| Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date |
|---|---|---|---|---|
| 060-008-300-025-00 | RESIDENTIAL 401 | 1 | 1 | 9/26/2023 |
| | RESIDENTIAL 401 | 0 | 0 | 9/6/2016 |
| | RESIDENTIAL 401 | 0 | 0 | 10/15/2010 |
| | RESIDENTIAL 401 | 0 | 0 | 9/8/2020 |
| | RESIDENTIAL 401 | 1 | 0 | 7/1/2007 |
| 113-021-100-005-01 | RESIDENTIAL 401 | 0 | 0 | 9/5/2016 |

| Use Code | Class | Rate Group 1 | Rate Group 2 | COMENTS |
|---|---|---|---|---|
| BLD ON QFP | 401 | | | |
| | 401 | | | |
| | 401 | | | |
| | 402 | | | |
| | 401 | | | |
| BLD ON QFP | 401 | | | |