Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $
060-011-300-030-00	250 N BREITMEYER PL	10/02/23	$566,000	WD	03-ARM'S LENGTH	$566,000
060-016-400-050-02	4262 E ROLLING HILLS RD	04/14/22	$360,250	WD	03-ARM'S LENGTH	$360,250
060-022-300-060-00	4656 E DEAN RD	09/20/22	$180,000	WD	03-ARM'S LENGTH	$180,000
060-029-400-005-01	E DELLAR RD	06/28/22	$29,000	WD	03-ARM'S LENGTH	$29,000
070-028-400-025-00	1651 W MORGAN TRL	10/16/23	$70,000	WD	03-ARM'S LENGTH	$70,000
071-005-400-040-01	SUCKER CREEK RD	09/12/23	$50,000	WD	03-ARM'S LENGTH	$50,000
071-007-300-020-01	E KIRCHE IN THE WOODS DR	10/07/22	$64,000	WD	19-MULTI PARCEL ARM'S LENGTH	$64,000
071-007-400-015-01	E KIRCHE IN THE WOODS DR	12/28/23	$75,000	WD	03-ARM'S LENGTH	$75,000
071-028-200-015-00	1070 E QUICK RD	12/07/22	$118,600	WD	03-ARM'S LENGTH	$118,600
071-030-400-035-00	271 E RITCHIE RD	09/30/22	$85,000	WD	03-ARM'S LENGTH	$85,000
101-005-400-006-32	N GARY WOHLFEIL TRL	10/10/23	$69,900	WD	03-ARM'S LENGTH	$69,900
101-013-100-050-00	119 S MIDDLEBROOK RD	12/18/23	$102,500	WD	03-ARM'S LENGTH	$102,500
101-025-400-015-00	1422 S HUBBARD LAKE RD	12/07/22	$80,000	WD	03-ARM'S LENGTH	$80,000
101-034-400-010-00	1985 S BEAN HILL RD	05/01/23	$285,000	WD	03-ARM'S LENGTH	$285,000
101-034-400-040-00	1999 S BEAN HILL RD	08/29/22	$254,900	WD	03-ARM'S LENGTH	$254,900
112-031-300-010-15	4254 N DOLLAR DR	06/13/23	$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	$195,000
113-020-200-005-03		04/11/22	$32,500	WD	03-ARM'S LENGTH	$32,500
113-031-300-001-00	M-65 & M-72	01/23/24	$41,000	WD	03-ARM'S LENGTH	$41,000
113-033-100-043-44	4800 TIMBERLINE TRL	10/24/22	$95,000	PTA	03-ARM'S LENGTH	$95,000
113-034-100-143-00	1331 LAKESIDE CT	05/24/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000
113-036-300-005-01	1038 N RAYMOND RD	06/10/22	$69,000	WD	03-ARM'S LENGTH	$69,000

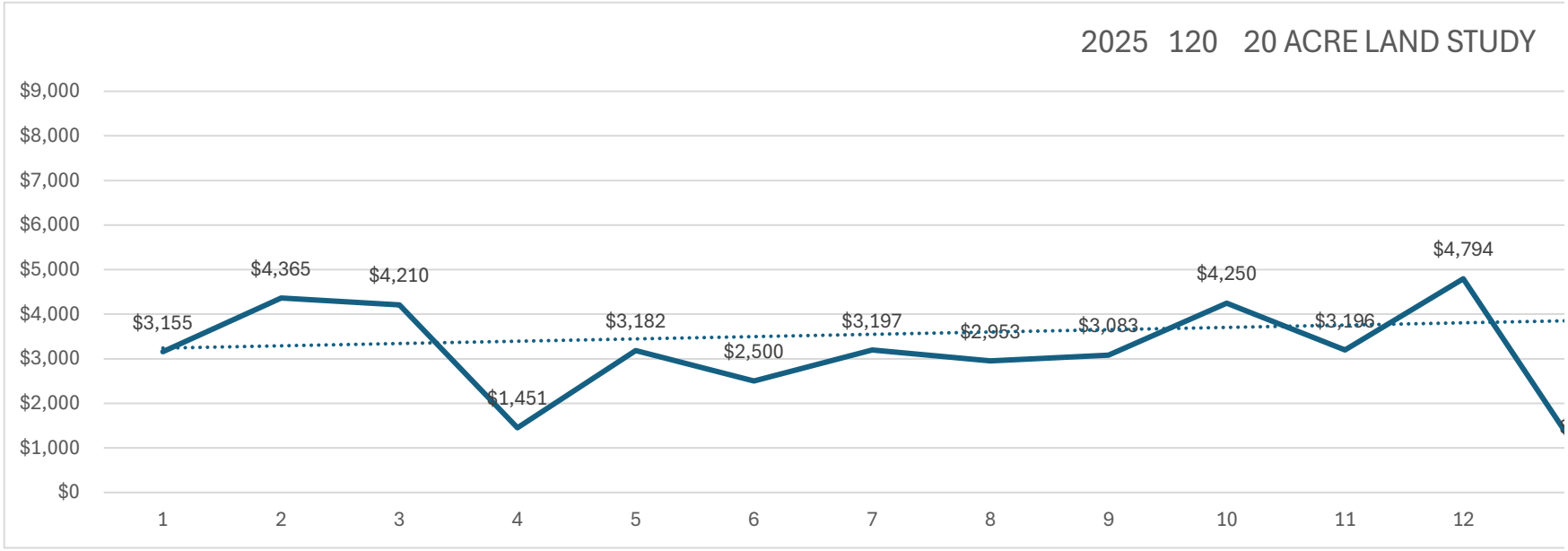
	Totals:	**$2,967,650**	**$2,952,650**

Column1	
Mean	3755.038677
Standard Error	430.4137359
Median	3196.159122
Mode	#N/A
Standard Deviation	1972.403525
Sample Variance	3890375.665
Kurtosis	1.00077795
Skewness	1.078560375
Range	7421.35
Minimum	815.7
Maximum	8237.05
Sum	78855.81222
Count	21

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres
$251,100	44.36	$542,974	$94,026	$471,974	$71,000	0.0	0.0	29.80
$124,300	34.50	$319,096	$88,485	$271,765	$47,331	0.0	0.0	20.27
$53,000	29.44	$111,674	$125,109	$54,891	$56,783	0.0	0.0	29.72
$23,500	81.03	$46,973	$29,000	$0	$46,973	0.0	0.0	19.98
$29,800	42.57	$60,201	$63,895	$6,105	$54,096	0.0	0.0	20.08
$0	0.00	$54,000	$50,000	$0	$54,000	0.0	0.0	20.00
$34,200	53.44	$74,036	$64,000	$0	$74,036	0.0	0.0	20.02
$30,200	40.27	$60,300	$75,000	$0	$60,300	0.0	0.0	25.40
$42,400	35.75	$87,713	$88,650	$29,950	$57,763	0.0	0.0	28.75
$24,600	28.94	$49,444	$85,000	$0	$47,000	0.0	0.0	20.00
$26,700	38.20	$53,352	$69,900	$0	$53,352	0.0	0.0	21.87
$28,600	27.90	$57,933	$94,868	$7,632	$50,301	0.0	0.0	19.79
$48,100	60.13	$102,686	$16,314	$63,686	$39,000	0.0	0.0	20.00
$86,100	30.21	$172,270	$163,230	$121,770	$50,500	0.0	0.0	20.00
$59,900	23.50	$129,159	$164,741	$90,159	$39,000	0.0	0.0	20.00
$67,600	34.67	$155,221	$138,749	$56,251	$98,970	231.4	0.0	20.26
$21,000	64.62	$50,500	$32,500	$0	$50,500	0.0	0.0	20.00
$25,300	61.71	$54,145	$41,000	$0	$54,145	0.0	0.0	20.07
$28,900	30.42	$68,142	$77,389	$17,611	$50,531	0.0	0.0	20.02
$52,600	40.46	$105,263	$85,122	$44,878	$60,385	0.0	0.0	20.02
$25,100	36.38	$58,934	$69,000	$0	$58,934	0.0	0.0	25.83

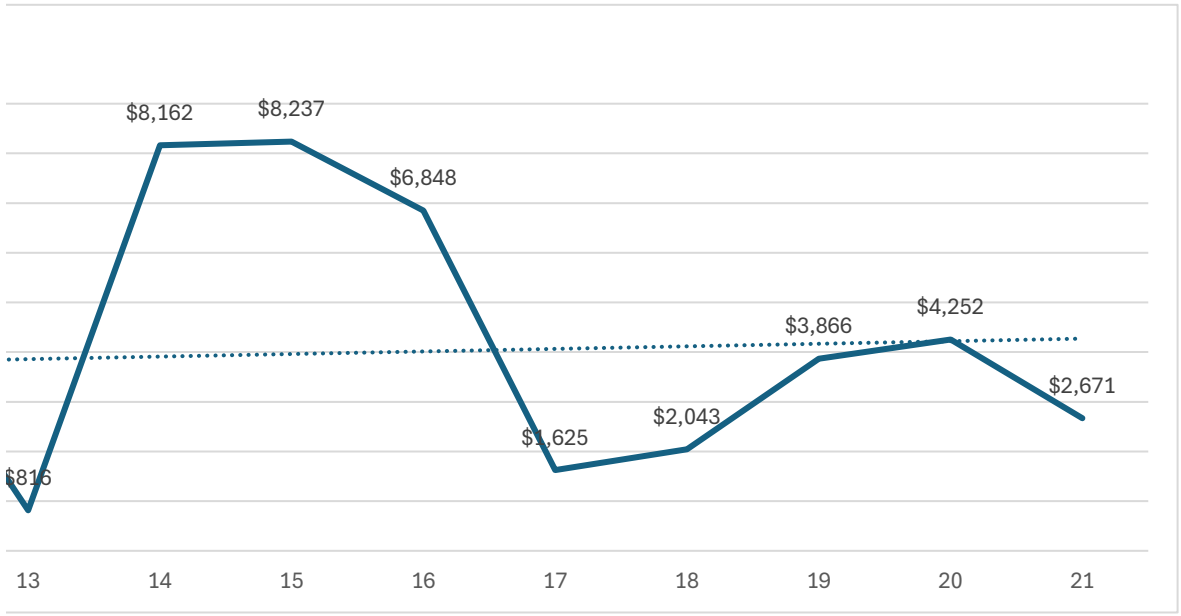
$1,083,000		**$2,414,016**	**$1,715,978**	**$1,174,900**	**231.4**	**461.88**
Sale. Ratio =>	**36.68**			**Average**		**Average**
Std. Dev. =>	**17.18**			**per FF=>**	**$7,415**	**per Net Acre=>**

USE: $3000/A



Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
29.80	#DIV/0!	$3,155	$0.07	0.00	401	2.023E+11
20.27	#DIV/0!	$4,365	$0.10	0.00	401	2.022E+11
29.72	#DIV/0!	$4,210	$0.10	0.00	401	2.022E+11
19.98	#DIV/0!	$1,451	$0.03	0.00	401	2.022E+11
20.08	#DIV/0!	$3,182	$0.07	0.00	401MH	2.023E+11
20.00	#DIV/0!	$2,500	$0.06	0.00	401	2.023E+11
10.01	#DIV/0!	$3,197	$0.07	0.00	401	2.022E+11
25.40	#DIV/0!	$2,953	$0.07	0.00	401	2.023E+11
28.75	#DIV/0!	$3,083	$0.07	0.00	401MH	2.023E+11
20.00	#DIV/0!	$4,250	$0.10	0.00	401	2.022E+11
21.87	#DIV/0!	$3,196	$0.07	0.00	401	2.023E+11
19.79	#DIV/0!	$4,794	$0.11	0.00	401	2.023E+11
20.00	#DIV/0!	$816	$0.02	0.00	401	2.022E+11
20.00	#DIV/0!	$8,162	$0.19	0.00	401	2.023E+11
20.00	#DIV/0!	$8,237	$0.19	0.00	401	2.022E+11
10.11	$600	$6,848	$0.16	231.42	401/L	2.023E+11
20.00	#DIV/0!	$1,625	$0.04	0.00	401	2.022E+11
20.07	#DIV/0!	$2,043	$0.05	0.00	401	2.024E+11
20.02	#DIV/0!	$3,866	$0.09	0.00	401MH	2.022E+11
10.01	#DIV/0!	$4,252	$0.10	0.00	401	2.023E+11
25.83	#DIV/0!	$2,671	$0.06	0.00	401	2.022E+11

431.71			
	Average		
3,715.20	**per SqFt=>**	**$0.09**	



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	RESIDENTIAL 401	1	1	9/27/2023		401
	RESIDENTIAL 401	1	0	1/13/2000		401
	RESIDENTIAL 401	0	0	12/4/2019		401
	RESIDENTIAL 401	0	0	10/14/2021		402
	RESIDENTIAL 401	0	0	9/9/2016		401
	RESIDENTIAL 401	0	0	9/18/2023		402
071-007-300-020-02	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	9/18/2023		402
	RESIDENTIAL 401	0	0	12/24/2015		401
	RESIDENTIAL 401	0	0	9/28/2023		402
	RESIDENTIAL 401	0	0	9/29/2023		402
	RESIDENTIAL 401	0	0	8/18/2016		401
	RESIDENTIAL 401	0	0	8/19/2016		401
	RESIDENTIAL 401	0	0	12/18/2019		401
	RESIDENTIAL 401	0	0	8/24/2016		401
112-031-300-010-14	RESIDENTIAL W/LAKE	1	0	11/2/2010		401
	RESIDENTIAL 401	0	0	9/5/2016		402
	RESIDENTIAL 401	0	0	10/20/2023		402
	RESIDENTIAL 401	1	0	10/20/2023		401
113-034-100-142-00	RESIDENTIAL 401	1	0	10/18/2023		401
	RESIDENTIAL 401	1	1	10/17/2023		402

Rate Group 1	COMMENTS
LG ACRE W/LAKE	VERIFIED FOR USE IN STUDY