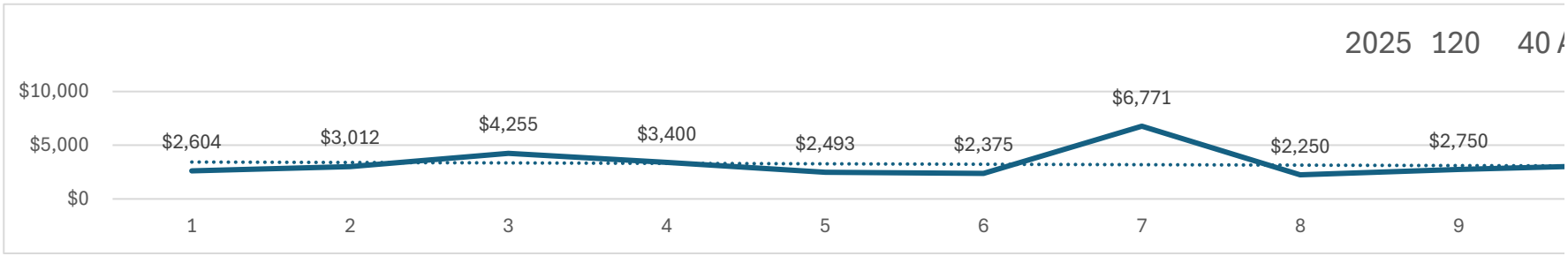
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold
060-006-300-005-01	3126 E JASMIN DR	04/18/23	$220,000	WD	03-ARM'S LENGTH	$220,000	$95,700
060-033-300-005-00	S MCGREGOR RD	11/13/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$38,300
071-001-300-015-00	2597 SUCKER CREEK RD	01/24/24	$339,900	WD	03-ARM'S LENGTH	$322,250	$103,500
071-010-300-010-00	1758 SUCKER CREEK TRL	07/22/22	$182,000	WD	03-ARM'S LENGTH	$166,000	$47,400
071-020-100-100-00	N TAYLOR RD	04/12/23	$75,000	WD	03-ARM'S LENGTH	$75,000	$75,000
071-020-300-010-00	N BUHL RD	05/05/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$36,500
071-022-400-015-00	1973 E QUICK RD	04/21/23	$389,000	WD	03-ARM'S LENGTH	$389,000	$95,600
071-026-400-025-00	N SOMERS RD	01/24/24	$90,000	WD	03-ARM'S LENGTH	$90,000	$29,200
071-027-100-020-00	1777 N MCCONNELL RD	04/04/23	$110,000	WD	03-ARM'S LENGTH	$110,000	$37,900
100-016-400-015-10	420 S ROSS RD	08/26/22	$155,000	WD	03-ARM'S LENGTH	$140,200	$31,000
101-002-300-050-00	590 N BEAN HILL RD	08/26/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$67,400
101-003-200-005-00	1350 W TRASK LAKE RD	10/17/22	$83,900	WD	03-ARM'S LENGTH	$83,900	$28,100
101-015-100-005-00	1123 W M-72	08/05/22	$198,000	WD	03-ARM'S LENGTH	$188,000	$46,900
101-019-200-045-01	2875 W DEWAR RD	06/24/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$55,400
101-034-300-040-00	S BEAN HILL RD	06/01/22	$40,000	WD	03-ARM'S LENGTH	$40,000	$31,000
112-021-400-005-00	5121 N M-65	10/14/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$47,100
112-032-300-030-00		11/03/22	$210,000	WD	03-ARM'S LENGTH	$200,000	$52,500
112-032-300-040-00		10/28/22	$80,000	WD	03-ARM'S LENGTH	$80,000	$30,600
080-035-400-005-05	Esmt off Trask Lake	07/19/23	$94,900	WD	03-ARM'S LENGTH	$ 94,900	$94,900
		Totals:	**$3,017,700**			**$2,949,250**	**$1,044,000**
							Sale. Ratio =>
							Std. Dev. =>

Column1

Mean	3062.828692
Standard Error	270.4196333
Median	2750
Mode	#N/A
Standard Deviation	1178.731854
Sample Variance	1389408.783
Kurtosis	4.981313156
Skewness	1.614063596
Range	5771.35
Minimum	1000
Maximum	6771.35
Sum	58193.74515
Count	19

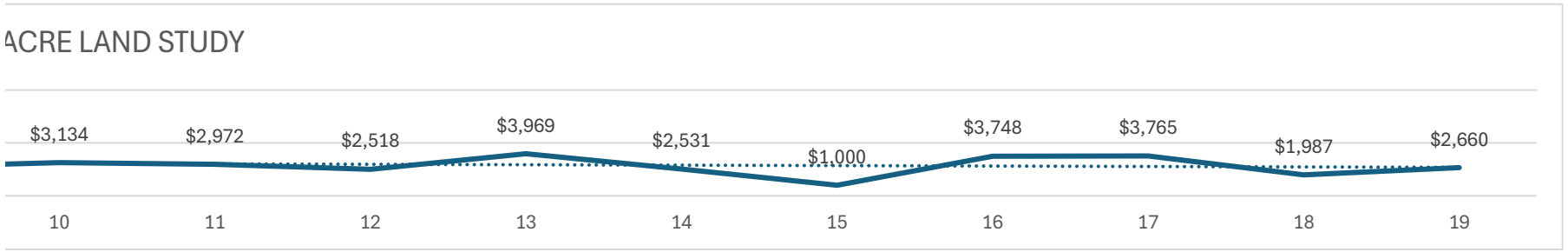
Asd/Adj. Sale	Cur. Appraisal	Land Residual	Bld. Value	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
43.50	$191,356	$103,031	$116,969	$74,387	0.0	0.0	39.57	39.57	#DIV/0!
30.64	$76,600	$125,000	$0	$76,600	0.0	0.0	41.50	41.50	#DIV/0!
32.12	$248,062	$170,188	$152,062	$96,000	0.0	0.0	40.00	40.00	#DIV/0!
28.55	$98,018	$135,982	$30,018	$68,000	0.0	0.0	40.00	40.00	#DIV/0!
		$75,000	$0	$99,297	0.0	0.0	30.09	10.00	#DIV/0!
38.42	$73,000	$95,000	$0	$73,000	0.0	0.0	40.00	40.00	#DIV/0!
24.58	$191,146	$270,854	$118,146	$73,000	0.0	0.0	40.00	40.00	#DIV/0!
32.44	$96,000	$90,000	$0	$96,000	0.0	0.0	40.00	40.00	#DIV/0!
34.45	$75,730	$110,000	$0	$73,000	0.0	0.0	40.00	40.00	#DIV/0!
22.11	$76,839	$125,361	$14,839	$62,000	0.0	0.0	40.00	40.00	#DIV/0!
33.70	$143,140	$118,860	$81,140	$62,000	0.0	0.0	40.00	40.00	#DIV/0!
33.49	$56,513	$80,587	$3,313	$53,200	0.0	0.0	32.00	32.00	#DIV/0!
24.95	$97,764	$149,728	$38,272	$59,492	0.0	0.0	37.72	37.72	#DIV/0!
36.93	$110,744	$101,256	$48,744	$62,000	0.0	0.0	40.00	40.00	#DIV/0!
77.50	$62,000	$40,000	$0	$62,000	0.0	0.0	40.00	40.00	#DIV/0!
26.17	$105,374	$141,501	$38,499	$66,875	0.0	0.0	37.75	37.75	#DIV/0!
26.25	$116,976	$151,122	$48,878	$68,098	0.0	0.0	40.14	40.14	#DIV/0!
38.25	$68,182	$80,000	$0	$68,182	0.0	0.0	40.26	40.26	#DIV/0!
		$94,900	$0	$74,331	0.0	0.0	35.68	23.14	#DIV/0!
	$1,887,444	**$2,258,370**		**$1,367,462**	**0.0**		**734.71**	**702.08**	
35.40				**Average**			**Average**		
12.52				**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**3,073.83**	

USE: $2400/A



Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
$2,604	$0.06	0.00	401	2.023E+11		RESIDENTIAL 401	0	0	9/25/2023
$3,012	$0.07	0.00	401	2.023E+11		RESIDENTIAL 401	0	0	1/6/1998
$4,255	$0.10	0.00	401	2.024E+11		RESIDENTIAL 401	0	0	8/13/1996
$3,400	$0.08	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	9/28/2023
$2,493									
$2,375	$0.05	0.00	401	2.023E+11		RESIDENTIAL 401	0	0	9/18/2023
$6,771	$0.16	0.00	401	2.023E+11		RESIDENTIAL 401	1	0	12/27/2019
$2,250	$0.05	0.00	401	2.024E+11		RESIDENTIAL 401	0	1	9/19/2023
$2,750	$0.06	0.00	401	2.023E+11		RESIDENTIAL 401	1	0	9/5/2023
$3,134	$0.07	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	8/16/2023
$2,972	$0.07	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	11/29/2017
$2,518	$0.06	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	8/16/2023
$3,969	$0.09	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	8/16/2023
$2,531	$0.06	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	1/15/2024
$1,000	$0.02	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	9/29/2023
$3,748	$0.09	0.00	401MH	2.022E+11		RESIDENTIAL 401	0	1	7/1/2007
$3,765	$0.09	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	7/1/2007
$1,987	$0.05	0.00	401	2.022E+11		RESIDENTIAL 401	0	0	9/8/2020
$2,660									

Average per SqFt=> **$0.07**



Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	401			
	402			
	401			
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