

Parcel Number	Street Address	Sale Date
022-013-400-005-00	N F-41	12/02/21
021-003-200-010-00	HUBERT RD	05/11/21
022-002-100-080-00	2441 FOREST HILLS DR	01/01/22
022-003-100-005-00	6957 N HANSEN RD	01/06/22
022-001-200-041-00	2490 FOREST HILLS DR	08/19/20
022-001-200-047-00	2485 FOREST HILLS DR	11/07/20
022-001-100-024-00	6880 BUCK RUN	05/17/21

Totals:

Gen Res Land \$3000 Per Acre 1 to 10 acres

Sale Date	>= 4/1/2020 AND <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= RESIDENTIAL-IMPROVED OR RESIDENTIAL-VACANT	AND
Neighborhood	= GENERAL RES	AND
Land Tables	= GEN RESIDENTIAL	AND
Sale Type	= Conventional	AND
Sale Ratio	>= 20 AND <= 80	AND
Net Acres	>= 1 AND <= 10	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$10,000	40.16	\$20,000
\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$3,100	36.47	\$6,210
\$19,900	PTA	03-ARM'S LENGTH	\$19,900	\$10,300	51.76	\$20,600
\$18,100	WD	03-ARM'S LENGTH	\$18,100	\$11,300	62.43	\$22,538
\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$252,600	48.81	\$505,267
\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$9,800	39.20	\$19,677
\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,600	33.00	\$13,200
\$633,900			\$633,900	\$303,700		\$607,492
				Sale. Ratio =>	47.91	
				Std. Dev. =>	10.30	



Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$24,900	\$20,000	0.0	0.0	10.00	10.00	#DIV/0!
\$8,500	\$6,210	0.0	0.0	2.07	2.07	#DIV/0!
\$19,900	\$20,600	0.0	0.0	8.00	8.00	#DIV/0!
\$18,100	\$22,538	0.0	0.0	9.14	8.86	#DIV/0!
\$28,169	\$15,936	0.0	0.0	5.79	5.79	#DIV/0!
\$25,000	\$19,677	0.0	0.0	9.21	9.12	#DIV/0!
\$20,000	\$13,200	0.0	0.0	4.60	4.60	#DIV/0!
\$144,569	\$118,161	0.0		48.81	48.44	
Average per FF=>		#DIV/0!		Average per Net Acre=>	2,961.87	



Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$2,490	\$0.06	0.00	401R	2.021E+11
\$4,106	\$0.09	0.00	401R	2.021E+11
\$2,488	\$0.06	0.00	401R	
\$1,980	\$0.05	0.00	401R	20220000243
\$4,865	\$0.11	0.00	401R	2.02E+11
\$2,714	\$0.06	0.00	401R	2.02E+11
\$4,348	\$0.10	0.00	401R	2.021E+11

**Average
per SqFt=>**

\$0.07



Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	1	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	1	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	1	8/27/2019



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