

Parcel Number	Street Address	Sale Date
020-014-300-010-00	3884 YELLOW GATE TRL	11/09/20
020-015-300-005-00		08/25/20
022-017-100-007-02	S SCHOOL RD	08/18/20
022-017-300-005-00	5755 N SCHOOL RD	09/29/21
020-017-400-040-00	5300 YUKON TRAIL	11/06/20
020-022-300-040-00	4495 W HUBBARD LAKE TRL	05/01/20
022-003-300-070-00	6507 N OLSON	07/22/21
022-006-400-015-00	261 W SPRUCE RD	04/09/21
020-026-400-040-00	3612 SKYLER TRAIL	11/19/20
020-027-100-005-00	4125 HUBBARD LAKE TRAIL	07/17/20
022-003-100-050-00	6788 N OLSON RD	10/28/20
022-001-300-020-00	4699 SPRUCE RD	07/26/21
022-014-100-040-00	E ROE RD	08/13/21

Totals:

Gen Res Land Value \$1700 Per Acre 11-45 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	>= 11 AND <= 45	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$55,400	42.65	\$110,730
\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$30,700	66.74	\$61,433
\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$21,500	61.43	\$42,900
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,000	40.00	\$60,000
\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$33,900	35.72	\$67,712
\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$26,100	33.04	\$52,165
\$43,800	WD	03-ARM'S LENGTH	\$43,800	\$18,200	41.55	\$36,495
\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$27,500	45.91	\$55,036
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$55,900	55.90	\$111,803
\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$38,800	41.95	\$77,500
\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$20,700	48.14	\$41,325
\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$21,000	32.36	\$42,090
\$50,024	WD	03-ARM'S LENGTH	\$50,024	\$28,600	57.17	\$57,264
\$913,924			\$913,924	\$408,300		\$816,453
				Sale. Ratio =>	44.68	
				Std. Dev. =>	10.94	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$79,170	\$60,000	0.0	0.0	40.00	40.00	#DIV/0!
\$46,000	\$60,000	0.0	0.0	40.00	40.00	#DIV/0!
\$35,000	\$42,900	0.0	0.0	30.50	30.50	#DIV/0!
\$75,000	\$60,000	0.0	0.0	40.00	40.00	#DIV/0!
\$85,640	\$58,452	0.0	0.0	39.14	39.14	#DIV/0!
\$56,835	\$30,000	0.0	0.0	20.00	20.00	#DIV/0!
\$43,800	\$36,495	0.0	0.0	24.33	24.33	#DIV/0!
\$34,864	\$30,000	0.0	0.0	20.00	20.00	#DIV/0!
\$48,341	\$60,144	0.0	0.0	40.24	40.24	#DIV/0!
\$75,000	\$60,000	0.0	0.0	40.00	40.00	#DIV/0!
\$43,000	\$41,325	0.0	0.0	29.25	29.25	#DIV/0!
\$64,900	\$42,090	0.0	0.0	30.05	30.05	#DIV/0!
\$50,024	\$57,264	0.0	0.0	38.48	38.48	#DIV/0!
\$737,574	\$638,670	0.0		431.99	431.99	
Average				Average		
per FF=>		#DIV/0!		per Net Acre=>	1,707.39	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$1,979	\$0.05	0.00	401R	2.02E+11
\$1,150	\$0.03	0.00	401R	2.02E+11
\$1,148	\$0.03	0.00	401R	2.02E+11
\$1,875	\$0.04	0.00	401R	2.021E+11
\$2,188	\$0.05	0.00	401R	2.02E+11
\$2,842	\$0.07	0.00	401R	2.021E+11
\$1,800	\$0.04	0.00	401R	2.021E+11
\$1,743	\$0.04	0.00	401R	2.021E+11
\$1,201	\$0.03	0.00	401R	2.02E+11
\$1,875	\$0.04	0.00	401R	2.02E+11
\$1,470	\$0.03	0.00	401R	2.02E+11
\$2,160	\$0.05	0.00	401R	2.021E+11
\$1,300	\$0.03	0.00	401R	2.021E+11

**Average
per SqFt=>**

\$0.04

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	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/10/2021
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019
	GEN RESIDENTIAL	0	0	8/27/2019



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