

Parcel Number	Street Address	Sale Date
020-011-400-010-00		12/16/20
020-027-200-010-00	4455 HUBBARD LAKE TRAIL	04/08/20
020-015-100-010-00		08/18/20
020-015-100-010-00		12/15/20
020-015-200-010-00	6200 HAY MEADOW RD	09/15/20

Caledonia Gen Res Large Acres \$1400 per acre

Totals:

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	>= 46 AND <= 100	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,900	32.92	\$121,862
\$206,500	WD	03-ARM'S LENGTH	\$200,500	\$77,500	38.65	\$155,084
\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$50,600	59.53	\$101,191
\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$50,600	64.05	\$101,191
\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$59,600	40.96	\$119,261

\$701,000			\$695,000	\$299,200		\$598,589
				Sale. Ratio =>	43.05	
				Std. Dev. =>	13.71	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$155,538	\$92,400	0.0	0.0	80.00	80.00	#DIV/0!
\$137,816	\$92,400	0.0	0.0	80.00	80.00	#DIV/0!
\$76,209	\$92,400	0.0	0.0	80.00	80.00	#DIV/0!
\$70,209	\$92,400	0.0	0.0	80.00	80.00	#DIV/0!
\$118,639	\$92,400	0.0	0.0	80.00	79.00	#DIV/0!

\$558,411	\$462,000	0.0		400.00	399.00	
Average per FF=>		#DIV/0!		Average per Net Acre=>	1,396.03	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$1,944	\$0.04	0.00	401R	2.02E+11
\$1,723	\$0.04	0.00	401R	2.02E+11
\$953	\$0.02	0.00	401R	2.02E+11
\$878	\$0.02	0.00	401R	2.02E+11
\$1,483	\$0.03	0.00	401R	2.02E+11

Average
per SqFt=>

\$0.03

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
020-012-300-010-00	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				
401				
401				
401				
401				
