

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area r. by Mean	Building Style	Use Code	Land Valueroperty Cla		
050-004-000-003-01	13077 FIVE MILE HWY	02/23/23	\$290,000	WD	03-ARM'S LENGT	\$290,000	\$111,200	38.34	\$236,385	\$170,886	\$119,114	\$114,911	1.037	1,654	\$72.02	101	31.1770		\$164,677	101	
070-010-000-011-01	1636 W 634 HWY	11/29/23	\$200,000	WD	03-ARM'S LENGT	\$200,000	\$99,100	49.55	\$198,115	\$72,705	\$127,295	\$145,995	0.872	1,344	\$94.71	00001	24.4151	Camp		\$64,030	101
130-021-000-015-02	6692 DARGA HWY	02/08/24	\$210,000	WD	03-ARM'S LENGT	\$210,000	\$60,700	28.90	\$121,312	\$15,256	\$194,744	\$132,570	1.469	1,344	\$144.90	00001	56.7787	Farm House		\$11,400	101
130-028-000-008-00	7639 HINCKA RD	07/28/23	\$152,000	WD	03-ARM'S LENGT	\$152,000	\$81,200	53.42	\$162,484	\$69,200	\$82,800	\$109,104	0.759	1,111	\$74.53	00001	14.2295	Two Story		\$68,000	101
130-030-000-001-25	7802 LEER RD	04/30/23	\$173,000	WD	03-ARM'S LENGT	\$173,000	\$103,200	59.65	\$206,493	\$66,770	\$106,230	\$163,419	0.650	2,358	\$45.05	00001	25.1155	Ranch		\$64,770	101
Totals:			\$1,025,000			\$1,025,000	\$455,400			\$924,789	\$630,183	\$665,999			\$86.24		1.1065				
									Sale. Ratio =>	44.43				E.C.F. =>	0.946	Std. Deviation=>	#REF!				
									Std. Dev. =>	#REF!				Ave. E.C.F. =>	0.957	Ave. Variance=>	#REF!	Coefficient	#REF!		

Caledonia Ag ECF .946

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valur	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acri	Dollars/SqFt	Actual Fron	ECF Area	Paved	
022-005-300-005-01	E SPRUCE RD	01/29/24	\$165,000	WD	03-ARM'S LENGT	\$165,000	\$51,700	31.33	\$103,400	\$165,000	\$103,400	0.0	0.0	65.00	65.00	#DIV/0!	\$2,538	\$0.06	0.00	101AG	0	
022-009-300-010-02	1019 SWEDE RD	06/22/22	\$105,000	WD	03-ARM'S LENGT	\$105,000	\$46,500	44.29	\$93,000	\$105,000	\$93,000	0.0	0.0	70.00	70.00	#DIV/0!	\$1,500	\$0.03	0.00	101AG	0	
130-027-000-004-08	M-65	10/07/22	\$46,000	WD	03-ARM'S LENGT	\$46,000	\$16,100	35.00	\$32,128	\$46,000	\$32,128	0.0	0.0	21.52	21.52	#DIV/0!	\$2,138	\$0.05	0.00	00001	1	
070-004-000-003-01	1851 W METZ HWY	07/20/22	\$230,000	WD	03-ARM'S LENGT	\$230,000	\$83,400	36.26	\$166,873	\$157,315	\$94,188	0.0	0.0	75.80	75.80	#DIV/0!	\$2,075	\$0.05	0.00	00001	1	
110-017-000-003-02	5267 E 634 HWY	12/21/23	\$532,500	WD	19-MULTI PARCE	\$532,500	\$185,900	34.91	\$388,038	\$329,736	\$185,274	0.0	0.0	137.22	98.22	#DIV/0!	\$2,403	\$0.06	0.00	00001	0	
051-005-000-005-02	14876 M-68	07/19/23	\$105,000	WD	03-ARM'S LENGT	\$105,000	\$0	0.00	\$59,307	\$105,000	\$59,307	0.0	0.0	41.61	39.34	#DIV/0!	\$2,523	\$0.06	0.00	101	1	
051-017-000-009-02	14819 DEMPSEY HWY	06/01/22	\$220,000	WD	03-ARM'S LENGT	\$220,000	\$64,700	29.41	\$129,570	\$173,470	\$83,040	0.0	0.0	60.00	60.00	#DIV/0!	\$2,891	\$0.07	0.00	101	0	
Totals:			\$1,403,500			\$1,403,500	\$448,300			\$972,316	\$1,081,521	\$650,337	0.0		471.15	429.88						
									Sale. Ratio =>	31.94				Average		Average		Average				
									Std. Dev. =>	9.16				Average		per Net Acre=>	2,295.49		per SqFt=>	\$0.05		

Caledonina Ag Land \$2300 Per Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (% uilding Styl	
044-040-000-008-00	601 N STATE	08/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,400	56.70	\$223,228	\$28,558	\$171,442	\$194,476	0.882	2,400	\$71.43	201	1.9612
044-210-000-004-00	115 N STATE STREET	03/05/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,900	56.60	\$195,368	\$8,809	\$141,191	\$167,618	0.842	2,352	\$60.03	201	1.9612
003-403-000-006-00	12315 STATE	05/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,800	42.11	\$151,677	\$28,300	\$151,700	\$156,173	0.971	2,939	\$51.62	201	5.7016 RANCH
003-415-000-007-00	12519 STATE	05/25/23	\$250,000	WD	19-MULTI PARCEL ARM	\$250,000	\$114,500	45.80	\$241,139	\$30,135	\$219,865	\$309,844	0.710	8,400	\$26.17	201	31.8774
003-418-000-005-00	12560 STATE	07/29/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,000	49.09	\$53,958	\$10,950	\$44,050	\$54,441	0.809	1,239	\$35.55	201	21.9232 RANCH
Totals:			\$835,000			\$835,000	\$415,600		\$865,370		\$728,248	\$882,552			\$65.73		3.6787
							Sale. Ratio =>	49.77			E.C.F. =>	0.825	Std. Deviation=>		0.027735		
							Std. Dev. =>	0.07			Ave. E.C.F. =>	0.862	Ave. Variance=>		1.9612	Coefficient of Va 2.275287	

Caledonia Com ECF .825

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	
003-418-000-005-00	12560 STATE	07/29/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,000	49.09	\$53,958	\$9,892	\$8,850	50.0	125.0	0.14	0.14	\$198	\$69,175	\$1.59	
110-016-000-017-00		09/20/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$5,200	23.64	\$10,412	\$22,000	\$6,412	152.7	198.0	0.60	0.60	\$144	\$36,667	\$0.84	
111-015-000-215-00		06/09/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,000	40.00	\$11,963	\$5,360	\$2,323	54.0	120.0	0.17	0.17	\$99	\$32,485	\$0.75	
003-418-000-005-00	12560 STATE	07/29/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,000	49.09	\$53,958	\$9,892	\$8,850	50.0	125.0	0.14	0.14	\$198	\$69,175	\$1.59	
Totals:			\$147,000			\$147,000	\$65,200		\$130,291	\$47,144	\$26,435	306.7		1.05	1.05				
							Sale. Ratio =>	44.35			Average			Average			Average		
							Std. Dev. =>	12.90			per FF=>	\$154	per Net Acre=>		44,856.33	per SqFt=>		\$1.03	

Caledonia Com FF Rate \$ 154 pr FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. /Adj. Sal	Cur. Appraisal	Land + Yarc Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area /	by Mean roperty Cla			
020-007-400-002-00	5687 FRUCHEY RANCH RD	05/02/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$104,400	44.05	\$208,787	\$52,898	\$184,102	\$171,495	1.074	1,568	\$117.41	401R 0.3604	401	
020-026-100-030-02	3545 SKYLER TRL	09/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,100	44.18	\$150,247	\$87,596	\$82,404	\$68,923	1.196	720	\$114.45	401R 12.5687	401	
021-011-400-014-01	6161 BENNETT RD	05/01/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$109,700	43.53	\$219,310	\$66,191	\$185,809	\$168,448	1.103	2,016	\$92.17	401R 3.3158	401	
022-001-100-026-00	6851 BUCK RUN	11/03/23	\$485,000	WD	19-MULTI PARCEL AF	\$485,000	\$170,300	35.11	\$461,014	\$31,320	\$453,680	\$472,711	0.960	2,184	\$207.73	401R 11.0167	401	
022-001-300-015-00	2683 SPRUCE RD	10/31/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20	\$80,470	\$23,855	\$76,145	\$62,283	1.223	1,140	\$66.79	401R 15.2662	401	
022-002-300-015-00	2155 E SPRUCE RD	02/03/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,400	39.57	\$110,701	\$22,455	\$117,545	\$97,080	1.211	1,555	\$75.59	401R 14.0894	401	
022-003-300-040-00	1535 E SPRUCE RD	12/30/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,200	51.09	\$112,493	\$8,960	\$101,040	\$113,898	0.887	1,769	\$57.12	401R 18.2796	401	
022-007-400-017-00	6148 HUBBARD LAKE RD	09/27/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,900	51.92	\$129,896	\$34,460	\$90,540	\$104,990	0.862	1,362	\$66.48	401R 20.7541	401	
022-011-200-020-00	6303 N MCDONALD	06/12/24	\$259,500	WD	03-ARM'S LENGTH	\$259,500	\$98,500	37.96	\$197,092	\$37,190	\$222,310	\$175,910	1.264	1,726	\$128.80	401R 19.3865	401	
022-012-100-031-00	2880 E SPRUCE RD	09/29/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$114,200	60.42	\$228,317	\$9,230	\$179,770	\$241,020	0.746	2,160	\$83.23	401R 32.4036	401	
022-013-100-010-00	2950 E SWEDE RD	04/19/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$168,900	39.28	\$337,763	\$87,915	\$342,085	\$274,860	1.245	2,922	\$117.07	401R 17.4670	401	
Totals:			\$2,497,500			\$2,497,500	\$1,057,800		\$2,236,090		\$2,035,430	\$1,951,617		\$102.44		2.6963		
								Sale. Ratio =>	42.35				E.C.F. =>	1.043				
								Std. Dev. =>	7.44				Ave. E.C.F. =>	1.070	Std. Deviat	0.179383		
													Ave. Variat	14.9916	Coefficient of Var=>			

Caledonia Gen Res ECF 1.043

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044-040-000-008-00	601 N STATE	08/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,400	56.70	\$223,228	\$28,558	\$171,442	\$194,476	0.882	2,400	\$71.43	201 35.6451
044-065-000-002-00	230 E PROGRESS ST	06/01/23	\$170,000	WD	19-MULTI PARCEL ARM'S L	\$170,000	\$72,100	42.41	\$142,857	\$42,403	\$127,597	\$100,354	1.271	2,480	\$51.45	201 3.3461
044-210-000-004-00	115 N STATE STREET	03/05/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,900	56.60	\$195,368	\$8,809	\$141,191	\$167,618	0.842	2,352	\$60.03	201 39.5675
044-211-000-001-00	231 N STATE STREET	08/26/22	\$150,000	LC	04-BUYERS INTEREST IN A I	\$150,000	\$39,900	26.60	\$79,733	\$6,434	\$143,566	\$73,372	1.957	2,088	\$68.76	201 71.8665
003-403-000-006-00	12315 STATE	05/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,800	42.11	\$151,677	\$28,300	\$151,700	\$156,173	0.971	2,939	\$51.62	201 5.7016 RANCH
003-418-000-005-00	12560 STATE	07/29/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,000	49.09	\$53,958	\$10,950	\$44,050	\$54,441	0.809	1,239	\$35.55	201 21.9232 RANCH
003-420-000-004-04	12656 STATE	06/23/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$47,700	25.11	\$95,329	\$25,560	\$164,440	\$88,315	1.862	1,302	\$126.30	201 83.3595
Totals:			\$1,095,000			\$1,095,000	\$460,800		\$942,150		\$943,986	\$834,749			\$62.92	10.7150

Caledonia Ind ECF 1.131

Sale. Ratio => 42.08 E.C.F. => 1.131 Std. Deviation=> 0.51679
Std. Dev. => 14.32 Ave. E.C.F. => 1.238 Ave. Variance=> 37.6063 Coefficient 30.37636

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF
044-025-000-050-05	24285 VETERANS ME	06/27/23	\$88,750	WD	03-ARM'S LENGTH	\$88,750	\$42,400	47.77	\$84,833	\$88,750	\$84,833	430.6	600.0	4.71	3.43	\$206	\$18,843	\$0.43
044-065-000-002-00	230 E PROGRESS ST	06/01/23	\$170,000	WD	19-MULTI PARCEL ARM'S L	\$170,000	\$72,100	42.41	\$142,857	\$65,646	\$38,503	195.4	346.4	1.18	1.18	\$336	\$55,585	\$1.28
044-065-000-011-00	800 E PROGRESS ST	12/07/23	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$87,800	34.77	\$229,217	\$108,483	\$85,200	284.0	567.8	3.70	3.70	\$382	\$29,304	\$0.67
003-418-000-005-00	12560 STATE	07/29/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,000	49.09	\$53,958	\$9,892	\$8,850	50.0	125.0	0.14	0.14	\$198	\$69,175	\$1.59
Totals:			\$566,250			\$566,250	\$229,300		\$510,865	\$272,771	\$217,386	960.1		9.74	8.45			

Caledonia Ind FF \$280

Sale. Ratio => 40.49 Average per FF=> \$284 Average per Net Acre=> 28,016.74 Average per SqFt=> \$0.64
Std. Dev. => 6.53