

E.C.F.s for Neighborhood: ''

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: AG 'AG'

Residential : 1.739
Town Homes/Duplexes: 1.739
Mobile Homes : 2.083
Agricultural Bldgs : 0.892
Commercial Bldgs : 0.871
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BLL 'BLL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
TWO STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEXES		0.000	0.000	0.000	0.000	0.000	0.000
COLONIAL		0.000	0.000	0.000	0.000	0.000	0.000
BUNGALOW		0.000	0.000	0.000	0.000	0.000	0.000
FARMHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
CONDO		0.000	0.000	0.000	0.000	0.000	0.000
APARTMENTS		0.000	0.000	0.000	0.000	0.000	0.000
SWT/DWT		0.000	0.000	0.000	0.000	0.000	0.000
PLAIN		0.000	0.000	0.000	0.000	0.000	0.000
CABIN		0.000	0.000	0.000	0.000	0.000	0.000
GARAGE		0.000	0.000	0.000	0.000	0.000	0.000
LOG		0.000	0.000	0.000	0.000	0.000	0.000
A-FRAME		0.000	0.000	0.000	0.000	0.000	0.000
BARNDOMINIUM		1.000	1.000	1.000	1.000	1.000	1.000
		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM 'COM'

Residential : 1.739
Town Homes/Duplexes: 1.739
Mobile Homes : 2.083
Agricultural Bldgs : 0.892
Commercial Bldgs : 0.871
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IND 'NOT USED...'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
TWO STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEXES		0.000	0.000	0.000	0.000	0.000	0.000
COLONIAL		0.000	0.000	0.000	0.000	0.000	0.000
BUNGALOW		0.000	0.000	0.000	0.000	0.000	0.000
FARMHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
CONDO		0.000	0.000	0.000	0.000	0.000	0.000
APARTMENTS		0.000	0.000	0.000	0.000	0.000	0.000
SWT/DWT		0.000	0.000	0.000	0.000	0.000	0.000
PLAIN		0.000	0.000	0.000	0.000	0.000	0.000
CABIN		0.000	0.000	0.000	0.000	0.000	0.000
GARAGE		0.000	0.000	0.000	0.000	0.000	0.000
LOG		0.000	0.000	0.000	0.000	0.000	0.000
A-FRAME		0.000	0.000	0.000	0.000	0.000	0.000
BARNDOMINIUM		0.000	0.000	0.000	0.000	0.000	0.000
		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: PP 'PP'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: RES 'RES'

Residential : 1.739
Town Homes/Duplexes: 1.739
Mobile Homes : 2.083
Agricultural Bldgs : 0.892
Commercial Bldgs : 0.871
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	
2109-16-1206	8179 S MACKINAW TRL	03/21/24	\$420,000	WD	\$420,000	\$340,500	81.07	\$733,173	\$12,732	\$407,268	\$782,238	0.521
2209-16-2103-01	8300 E 30 RD	03/21/24	\$450,000	WD	\$450,000	\$0	0.00	\$321,251	\$26,578	\$423,422	\$319,949	1.323
2209-20-4303	3841 WALKER AV	11/29/23	\$279,000	WD	\$279,000	\$119,200	42.72	\$266,105	\$130,538	\$148,462	\$147,195	1.009
2309-16-1407	3571 N MACKINAW TRL	04/24/24	\$85,000	WD	\$85,000	\$43,200	50.82	\$110,105	\$43,148	\$41,852	\$52,078	0.804
2312-11-2202	7980 W M-115 HWY	02/28/25	\$600,000	MLC	\$600,000	\$162,400	27.07	\$526,110	\$130,310	\$469,690	\$429,750	1.093
MN-CC-01-03A	112 W MAIN ST	04/05/24	\$75,000	WD	\$75,000	\$33,000	44.00	\$69,995	\$2,546	\$72,454	\$73,235	0.989
MN-CC-01-05	124 W MAIN ST	10/15/24	\$70,000	WD	\$70,000	\$28,600	40.86	\$65,840	\$2,472	\$67,528	\$68,803	0.981
Totals:			\$1,979,000		\$1,979,000	\$726,900		\$2,092,579		\$1,630,676	\$1,873,249	
						Sale. Ratio =>	36.73				E.C.F. =>	0.871
						Std. Dev. =>	24.46				Ave. E.C.F. =>	0.960

Wexford TWP

AG ECF

2024 ECF 1.008

Parcel Number	County	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
015-006-001-00	Missaukee	08/18/23	\$375,000	\$375,000	\$181,700	0.48	\$390,634	\$222,271	\$152,729	\$190,050	0.804
2309-02-3301-01		06/17/24	\$300,500	\$300,500	\$71,900	23.93	\$297,012	\$286,798	\$13,702	\$10,224	1.340
04 009 001 00	Osceola	05/09/23	\$290,000	\$290,000	\$151,300	0.52	\$307,305	\$117,619	\$172,381	\$275,078	0.627
05 031 002 00	Osceola	01/10/25	\$342,000	\$342,000	\$135,600	0.40	\$283,488	\$174,993	\$167,007	\$176,199	0.948
05 250 01 00	Osceola										
13 028 016 00	Osceola	05/16/24	\$390,000	\$390,000	\$156,800	0.40	\$603,273	\$73,387	\$316,613	\$270,886	1.169

Totals: \$1,697,500 \$1,697,500 \$697,300 \$1,881,712 \$822,432 \$922,437

Sale. Ratio => 41.08 E.C.F. => 0.892
 Std. Dev. => 10.50 Ave. E.C.F. => 0.977

Unit: -
Rates/Values for Neighborhood ., Last Edited: / /

Unit: 2412 - WEXFORD TWP
Rates/Values for Neighborhood 1000.AG LAND, Last Edited: 01/24/2026

Values for Acreage Table 1: 'AG LAND'

1 Acre: 8,800	3 Acre: 18,900	10 Acre: 32,000	30 Acre: 96,000
1.5 Acre: 10,700	4 Acre: 25,200	15 Acre: 48,000	40 Acre: 128,000
2 Acre: 12,600	5 Acre: 25,550	20 Acre: 64,000	50 Acre: 160,000
2.5 Acre: 15,750	7 Acre: 25,900	25 Acre: 80,000	100 Acre: 320,000

Unit: 2412 - WEXFORD TWP
Rates/Values for Neighborhood 16-01.RESIDENTIAL, Last Edited: 01/24/2026

Frontages:

Frontage 'D': Description: 'WALKER'	FF Rate: 114
Standard Frontage: 0	Standard Depth : 0
Frontage 'G': Description: 'MAN RIVER-HIGH'	FF Rate: 316
Standard Frontage: 0	Standard Depth : 0
Frontage 'H': Description: 'MAN RIVER-LOW'	FF Rate: 316
Standard Frontage: 0	Standard Depth : 0
Frontage 'I': Description: 'F F'	FF Rate: 114
Standard Frontage: 0	Standard Depth : 0
Frontage 'J': Description: 'PHEASANT MANNOR'	FF Rate: 114
Standard Frontage: 0	Standard Depth : 0

Values for Acreage Table 1: '8800'

1 Acre: 8,800	3 Acre: 18,900	10 Acre: 40,000	30 Acre: 105,000
1.5 Acre: 10,700	4 Acre: 25,200	15 Acre: 60,000	40 Acre: 128,000
2 Acre: 12,600	5 Acre: 26,500	20 Acre: 80,000	50 Acre: 130,000
2.5 Acre: 15,750	7 Acre: 37,100	25 Acre: 100,000	100 Acre: 260,000

Unit: 2412 - WEXFORD TWP
Rates/Values for Neighborhood 2000.COMMERICAL, Last Edited: 01/23/2026

Frontages:

Frontage 'C': Description: 'COMMERCIAL'	FF Rate: 290
Standard Frontage: 0	Standard Depth : 0
Frontage 'H': Description: 'MANISTEE RIVER'	FF Rate: 316
Standard Frontage: 0	Standard Depth : 0

Values for Acreage Table 1: 'COMMERICAL'

1 Acre: 18,800	3 Acre: 52,700	10 Acre: 60,000	30 Acre: 129,000
1.5 Acre: 28,200	4 Acre: 55,775	15 Acre: 90,000	40 Acre: 172,000
2 Acre: 35,800	5 Acre: 57,850	20 Acre: 94,000	50 Acre: 226,000
2.5 Acre: 44,750	7 Acre: 58,900	25 Acre: 117,500	100 Acre: 280,000

Unit: 2412 - WEXFORD TWP
Rates/Values for Neighborhood 3000.INDUSTRIAL, Last Edited: 01/09/2024

E.C.F.s for Neighborhood: ''

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: AG 'AG'

Residential : 1.739
Town Homes/Duplexes: 1.739
Mobile Homes : 2.083
Agricultural Bldgs : 0.892
Commercial Bldgs : 0.871
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BLL 'BLL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
TWO STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEXES		0.000	0.000	0.000	0.000	0.000	0.000
COLONIAL		0.000	0.000	0.000	0.000	0.000	0.000
BUNGALOW		0.000	0.000	0.000	0.000	0.000	0.000
FARMHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
CONDO		0.000	0.000	0.000	0.000	0.000	0.000
APARTMENTS		0.000	0.000	0.000	0.000	0.000	0.000
SWT/DWT		0.000	0.000	0.000	0.000	0.000	0.000
PLAIN		0.000	0.000	0.000	0.000	0.000	0.000
CABIN		0.000	0.000	0.000	0.000	0.000	0.000
GARAGE		0.000	0.000	0.000	0.000	0.000	0.000
LOG		0.000	0.000	0.000	0.000	0.000	0.000
A-FRAME		0.000	0.000	0.000	0.000	0.000	0.000
BARNDOMINIUM		1.000	1.000	1.000	1.000	1.000	1.000
		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
AG Land															
2109-10-1304	05/09/24	\$60,000	WD	\$60,000	\$30,000	50.00	\$58,224	\$60,000	\$58,224	500.0	0.0	17.50	17.50	\$3,429	\$0.08
2109-15-4302-02	08/11/23	\$35,000	WD	\$35,000	\$14,900	42.57	\$0	\$35,000	\$0	0.0	0.0	10.04	10.04	\$3,486	\$0.08
2109-22-1301-02	02/05/24	\$310,000	WD	\$310,000	\$27,400	8.84	\$411,131	\$310,000	\$299,200	1,528.0	1270.0	72.07	72.07	\$4,301	\$0.10
2109-22-2101	10/12/23	\$340,000	WD	\$340,000	\$166,700	49.03	\$337,091	\$213,509	\$210,600	2,640.0	0.0	80.00	80.00	\$2,669	\$0.06
2211-36-4101	09/04/24	\$360,000	WD	\$360,000	\$167,000	46.39	\$404,930	\$237,770	\$282,700	0.0	0.0	80.00	80.00	\$2,972	\$0.07
2309-13-1101	04/24/24	\$240,000	WD	\$240,000	\$86,400	36.00	\$213,300	\$240,000	\$213,300	1,320.0	2640.0	80.00	80.00	\$3,000	\$0.07
2412-34-4101-01	06/07/24	\$75,000	WD	\$75,000	\$25,700	34.27	\$258,515	\$75,000	\$50,112	636.0	1303.0	19.04	19.04	\$3,939	\$0.09
Totals:		\$1,420,000		\$1,420,000	\$518,100	36.49	\$1,683,191	\$1,171,279	\$1,114,136	6,624.0	Average	358.65	358.65	Average	\$0.07
					Sale. Ratio =>	14.29			per FF=>	\$177		per Net Acre=>	3,265.80	per SqFt=>	
					Std. Dev. =>								3200	per ac	

Parcel #	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Building Value	Land Value	Acreage/FF	Per Acre/FF	County
009-025-015-00	Nov-23		\$84,200	\$280,000	0.3007	\$219,796	60,204.00	330.000 FF	\$182 FF	Missaukee
2309-16-1407	Apr-24		\$43,200	\$85,000	0.5082	\$45,880	39,120.00	198.000 FF	\$198 FF	Wexford
052-130-011-60	Aug-24	X	\$229,700	\$477,000	0.4816	\$331,897	145,103.00	296.000 FF	\$490 FF	Missaukee
005-006-018-00	Sep-24		\$55,700	\$95,000	0.5863	\$81,522	13,478.00	55.000 FF	\$245 FF	Missaukee
						Total	257,905.00	879.000 FF	\$290 FF	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Front Foot														
2412-01-4105	07/10/23	\$10,000	WD	\$10,000	\$21,500	215.00	\$20,750	\$10,000	\$20,750	166.0	0.0	0.00	1.01	\$60
2210-CS-40	05/31/24	\$12,000	WD	\$12,000	\$4,500	37.50	\$8,902	\$12,000	\$8,902	193.5	240.0	1.01	1.01	\$62
2210-SOS-38	11/16/23	\$5,600	WD	\$5,600	\$5,600	100.00	\$11,160	\$5,600	\$11,160	90.0	135.0	0.28	0.28	\$62
2210-TL-80	05/12/23	\$6,000	WD	\$6,000	\$2,400	40.00	\$4,848	\$6,000	\$4,848	95.1	145.0	0.30	0.30	\$63
2210-CS-16	05/15/23	\$12,500	WD	\$12,500	\$8,600	68.80	\$17,220	\$12,500	\$17,220	193.5	275.0	1.04	1.04	\$65
2411-MM-02	01/30/25	\$13,000	PTA	\$13,000	\$15,000	115.38	\$24,600	\$13,000	\$24,600	200.0	164.0	0.75	0.74	\$65
2210-TL-72	06/12/23	\$6,000	WD	\$6,000	\$2,300	38.33	\$4,643	\$6,000	\$4,643	91.0	133.0	0.28	0.28	\$66
2312-04-4304	06/29/23	\$7,000	WD	\$7,000	\$1,800	25.71	\$3,600	\$7,000	\$3,600	99.0	264.0	0.60	0.60	\$71
2411B-AGE-09	03/11/24	\$20,000	WD	\$20,000	\$19,600	98.00	\$42,000	\$20,000	\$42,000	280.0	0.0	0.00	0.48	\$71
2112-22-3410	01/12/24	\$15,000	WD	\$15,000	\$6,300	42.00	\$34,285	\$15,000	\$34,285	205.0	340.0	1.60	1.60	\$73
2312M-PG-18	02/12/25	\$9,000	PTA	\$9,000	\$8,300	92.22	\$16,500	\$9,000	\$16,500	110.0	0.0	0.00	0.38	\$82
2411-LG2-239	02/23/24	\$8,500	WD	\$8,500	\$7,200	84.71	\$15,450	\$8,500	\$15,450	103.0	0.0	0.41	0.41	\$83
2411B-5-3318	06/09/23	\$33,000	PTA	\$33,000	\$6,500	19.70	\$28,471	\$33,000	\$28,471	397.0	489.0	2.14	0.99	\$83
2210-BR2-24	08/05/24	\$6,000	WD	\$6,000	\$6,000	100.00	\$11,900	\$6,000	\$11,900	70.0	150.0	0.24	0.24	\$86
2411-LG3-280	02/25/25	\$28,000	QC	\$28,000	\$24,200	86.43	\$54,910	\$28,000	\$54,910	323.0	0.0	0.00	0.57	\$87
2411B-AGE-08	05/24/23	\$10,750	WD	\$10,750	\$8,500	79.07	\$14,963	\$10,750	\$14,963	121.7	0.0	0.39	0.39	\$88
2210-FW0403	06/12/24	\$11,000	WD	\$11,000	\$15,400	140.00	\$30,720	\$11,000	\$30,720	120.0	120.5	0.33	0.33	\$92
2411-LG4-385	10/11/24	\$37,000	WD	\$37,000	\$15,300	41.35	\$43,500	\$37,000	\$43,500	300.0	450.0	3.10	3.10	\$123
2311-NW-17	06/26/24	\$14,000	WD	\$14,000	\$10,300	73.57	\$20,676	\$14,000	\$20,676	112.0	156.0	1.03	0.40	\$125
007-600-057-00	10/23/23	\$10,000	WD	\$10,000	\$7,900	79.00	\$10,323	\$10,000	\$10,323	78.8	140.0	0.25	0.25	\$127
2312-HD-04	10/20/23	\$14,900	LC	\$14,900	\$7,700	51.68	\$15,400	\$14,900	\$15,400	110.0	232.0	0.59	0.59	\$135
2411B-VB-116	09/29/23	\$27,000	WD	\$27,000	\$12,500	46.30	\$25,060	\$27,000	\$25,060	179.0	0.0	0.00	0.42	\$151
2210-BAV-40	04/28/23	\$14,155	WD	\$14,155	\$5,900	41.68	\$11,160	\$14,155	\$11,160	90.0	135.0	0.28	0.28	\$157
2411-LG3-261	04/04/24	\$32,000	WD	\$32,000	\$15,000	46.88	\$30,000	\$32,000	\$30,000	200.0	0.0	0.00	0.46	\$160
2411B-TAB-40	03/28/24	\$12,000	WD	\$12,000	\$5,300	44.17	\$11,250	\$12,000	\$11,250	75.0	0.0	0.00	0.34	\$160
2411B-TAB-42	10/17/23	\$12,000	WD	\$12,000	\$5,300	44.17	\$10,500	\$12,000	\$10,500	75.0	0.0	0.00	0.36	\$160
2411B-TAB-43	08/01/23	\$12,000	WD	\$12,000	\$5,300	44.17	\$10,500	\$12,000	\$10,500	75.0	0.0	0.00	0.43	\$160
2112-17-1202	08/06/24	\$8,500	WD	\$8,500	\$10,700	125.88	\$9,950	\$8,500	\$9,950	50.0	200.0	0.23	0.23	\$170
2411-LG1-211	11/16/23	\$18,000	WD	\$18,000	\$7,200	40.00	\$17,613	\$18,000	\$17,613	103.0	148.0	0.35	0.35	\$175
2411-LG1-204	04/23/24	\$14,000	WD	\$14,000	\$6,000	42.86	\$12,000	\$14,000	\$12,000	80.0	0.0	0.25	0.25	\$175
2411-LG1-193-01	02/27/24	\$37,500	WD	\$37,500	\$14,700	39.20	\$35,910	\$37,500	\$35,910	210.0	95.0	0.46	0.46	\$179
2411B-5-4101-04	10/04/23	\$55,000	M/C	\$55,000	\$0	0.00	\$56,108	\$55,000	\$56,108	286.0	660.0	11.16	4.41	\$192
2312-MA2-072	05/29/24	\$35,000	WD	\$35,000	\$8,100	23.14	\$12,000	\$35,000	\$12,000	80.0	0.0	0.00	0.00	\$438
Totals:		\$566,405		\$566,405	\$300,900	53.12	\$676,872	\$566,405	\$676,872	4,961.5	\$114	Average	27.07	22.96
					Sale. Ratio =>							Average		
					Std. Dev. =>	42.28						per FF=>	per Net Acre=>	20,923.72

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2411-RS-11	5660 GUTHRIE RD	07/24/23	\$275,000	WD	\$275,000	\$106,600	38.76	\$221,922	\$112,278	\$59,200	250.0	242.0	1.39	0.00	\$449
2411-RV-01	5941 W 12 RD	09/18/23	\$156,000	WD	\$156,000	\$77,100	49.42	\$161,670	\$23,930	\$29,600	100.0	214.0	0.49	0.00	\$239
2411-RV-42	5569 W 12 RD	09/01/23	\$400,000	WD	\$400,000	\$222,600	55.65	\$460,747	\$134,793	\$195,540	951.0	398.0	8.69	0.00	\$142
2411-32-2310	6517 NORTH GATE TRL	06/23/23	\$129,500	WD	\$129,500	\$33,000	25.48	\$86,364	\$76,288	\$33,152	112.0	0.0	0.00	0.00	\$681
2312-15-1105	8223 W 18 RD	08/21/23	\$473,500	WD	\$473,500	\$188,100	39.73	\$404,062	\$104,958	\$35,520	120.0	0.0	0.00	0.00	\$875
2412-GA-20	6150 RIVERVIEW RD	04/21/23	\$50,000	WD	\$50,000	\$34,200	68.40	\$17,992	\$50,000	\$16,530	162.0	354.0	1.32	0.00	\$309
2412-GA-42	6092 RIVERVIEW RD	03/15/24	\$385,000	WD	\$385,000	\$164,200	42.65	\$382,655	\$54,845	\$52,500	69.0	1150.0	1.82	1.45	\$795
Totals:			\$1,869,000		\$1,869,000	\$825,800	44.18	\$1,735,412	\$557,092	\$422,042	1,764.0	Average	13.71	1.45	
						Sale. Ratio =>						Average			
						Std. Dev. =>	13.72				\$316		per Net Acre=>	40,641.58	

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.
Commercial ECF													
2109-16-1206	8179 S MACKINAW TRL	03/21/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$340,500	81.07	\$733,173	\$12,732	\$407,268	\$782,238	0.521
2209-16-2103-01	8300 E 30 RD	03/21/24	\$450,000	WD	31-SPLIT IMPROVED	\$450,000	\$0	0.00	\$321,251	\$26,578	\$423,422	\$319,949	1.323
2209-20-4303	3841 WALKER AV	11/29/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$119,200	42.72	\$266,105	\$130,538	\$148,462	\$147,195	1.009
2309-16-1407	3571 N MACKINAW TRL	04/24/24	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$43,200	50.82	\$110,105	\$43,148	\$41,852	\$52,078	0.804
2312-11-2202	7980 W M-115 HWY	02/28/25	\$600,000	MLC	03-ARM'S LENGTH	\$600,000	\$162,400	27.07	\$526,110	\$130,310	\$469,690	\$429,750	1.093
MN-CC-01-03A	112 W MAIN ST	04/05/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,000	44.00	\$69,995	\$2,546	\$72,454	\$73,235	0.989
MN-CC-01-05	124 W MAIN ST	10/15/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,600	40.86	\$65,840	\$2,472	\$67,528	\$68,803	0.981
Totals:						\$1,979,000	\$726,900	36.73	\$2,092,579	\$1,630,676	\$1,873,249	\$1,873,249	0.871
							Sale. Ratio =>	24.46				Ave. E.C.F. =>	0.960
							Std. Dev. =>						

Wexford TWP

1 and under AC

Parcel Number	Sale Date	Sale Price	Instr.	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/SqFt
2310-21-3202-02	06/07/23	\$1,000	WD	\$1,000	\$700	70.00	\$4,664	\$1,000	\$4,664	462.0	0.53	0.53	\$2	\$1,887	\$0.04
2111-11-3302	11/07/23	\$247,000	WD	\$247,000	\$66,500	26.52	\$247,734	\$7,010	\$7,744	165.0	1.00	1.00	\$42	\$7,010	\$0.16
2311-15-4202	10/10/23	\$64,000	WD	\$64,000	\$26,000	40.63	\$59,210	\$13,590	\$8,800	209.0	1.00	1.00	\$65	\$13,590	\$0.31
2209-28-4108	05/02/24	\$130,000	WD	\$130,000	\$59,300	45.62	\$119,928	\$19,464	\$9,392	165.0	1.37	1.37	\$118	\$14,207	\$0.33
2211-23-4106	10/12/23	\$85,225	CD	\$85,225	\$34,000	39.89	\$85,186	\$10,279	\$10,240	313.5	1.90	1.90	\$33	\$5,410	\$0.12
Totals:		\$527,225		\$527,225	\$185,500		\$516,722	\$51,343	\$40,840	1,314.5	5.80	5.80			
					Sale. Ratio =>	35.18			Average					Average	Average
					Std. Dev. =>	15.90			per FF=>	\$39	per Net Acre=>	8,852.24		per SqFt=>	\$0.20

2 to 3 AC

Parcel Number	Sale Date	Sale Price	Instr.	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/SqFt
2112-34-2105-01	08/12/24	\$3,000	WD	\$3,000	\$0	0.00	\$15,600	\$3,000	\$15,600	360.0	3.00	3.00	\$8	\$1,000	\$0.02
2111-24-1101	07/14/23	\$291,500	WD	\$291,500	\$74,100	25.42	\$302,815	\$4,875	\$16,190	300.0	3.42	3.42	\$16	\$1,425	\$0.03
2110-15-3101	10/11/24	\$230,000	WD	\$230,000	\$68,800	29.91	\$211,508	\$35,007	\$16,515	469.9	3.66	3.66	\$75	\$9,565	\$0.22
2212-10-3306	10/16/23	\$130,000	WD	\$130,000	\$47,100	36.23	\$103,834	\$43,743	\$17,577	320.0	3.67	3.67	\$137	\$11,919	\$0.27
Totals:		\$654,500		\$654,500	\$190,000	29.03	\$633,757	\$86,625	\$65,882	1,449.9	13.75	13.75			
					Sale. Ratio =>	29.03			Average						
					Std. Dev. =>	15.89			per FF=>	\$60				Average	
											per Net Acre=>	6,300.00		Average	
														per SqFt=>	\$0.14

Use 6,300.00

Parcel Number	Sale Date	Sale Price	Instr.	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	
2409-27-2204	01/31/25	\$25,000	WD	\$25,000	\$23,700	94.80	\$29,354	\$25,000	\$29,354	660.0	479.0	7.25	7.25	\$38	\$3,448	
2309-06-1102	05/19/23	\$115,000	WD	\$115,000	\$50,200	43.65	\$116,030	\$19,880	\$20,910	376.0	644.0	5.56	5.56	\$53	\$3,576	
2210-20-4103	03/21/25	\$170,000	WD	\$170,000	\$105,200	61.88	\$171,222	\$19,570	\$20,792	330.0	660.0	5.01	5.01	\$59	\$3,906	
2310-29-2104	08/19/23	\$30,000	WD	\$30,000	\$12,100	40.33	\$51,609	\$30,000	\$35,006	604.0	1100.0	7.49	7.49	\$50	\$4,005	
2310-18-2201	04/19/24	\$120,000	WD	\$120,000	\$48,000	40.00	\$117,098	\$31,676	\$28,774	252.0	1260.0	7.20	7.20	\$126	\$4,399	
2212-21-2101-04	05/31/23	\$145,500	WD	\$145,500	\$54,500	37.46	\$143,456	\$22,069	\$20,025	660.0	330.0	5.00	5.00	\$33	\$4,414	
2310-33-2305	07/24/23	\$99,900	WD	\$99,900	\$26,800	26.83	\$97,985	\$21,822	\$19,907	330.0	622.0	4.71	4.71	\$66	\$4,633	
2312-14-2201-06	05/28/24	\$20,000	WD	\$20,000	\$0	0.00	\$18,550	\$20,000	\$18,550	254.0	686.0	4.00	4.00	\$79	\$5,000	
2311-05-4403	04/19/23	\$25,000	WD	\$25,000	\$10,800	43.20	\$20,763	\$25,000	\$20,763	325.0	670.0	5.00	5.00	\$77	\$5,000	
2311-15-2202	07/12/23	\$267,500	WD	\$267,500	\$105,000	39.25	\$262,843	\$25,420	\$20,763	330.0	660.0	5.00	5.00	\$77	\$5,084	
2209-09-4302	08/18/23	\$370,000	WD	\$370,000	\$134,000	36.22	\$360,638	\$29,771	\$20,409	736.0	346.0	5.85	5.85	\$40	\$5,089	
2310-16-2202	07/18/24	\$62,600	WD	\$62,600	\$49,100	78.43	\$57,817	\$26,254	\$21,471	165.0	1320.0	5.00	5.00	\$159	\$5,251	
2111-14-3403	08/16/24	\$227,500	WD	\$227,500	\$96,400	42.37	\$219,342	\$28,921	\$20,763	330.0	661.0	5.00	5.00	\$88	\$5,784	
2312-14-2201-07	06/06/24	\$24,900	WD	\$24,900	\$0	0.00	\$18,550	\$24,900	\$18,550	252.0	691.0	4.00	4.00	\$99	\$6,225	
2311-11-2201-01	03/10/25	\$155,500	WD	\$155,500	\$64,800	41.67	\$142,056	\$34,944	\$21,500	495.0	440.0	5.00	5.00	\$71	\$6,989	
2210-28-2202	11/30/23	\$165,000	WD	\$165,000	\$52,600	31.88	\$148,552	\$37,240	\$20,792	330.0	660.0	5.01	5.01	\$113	\$7,433	
2210-17-3301-05	04/18/23	\$37,500	WD	\$37,500	\$22,800	60.80	\$24,593	\$37,500	\$20,763	331.0	658.0	5.00	5.00	\$113	\$7,500	
2209-24-2405	12/08/23	\$70,500	WD	\$70,500	\$18,100	25.67	\$52,855	\$37,936	\$20,291	540.0	403.0	5.00	5.00	\$70	\$7,587	
2210-08-1106	07/26/24	\$305,000	WD	\$305,000	\$130,200	42.69	\$283,077	\$42,686	\$20,763	330.0	660.0	5.00	5.00	\$129	\$8,537	
Totals:		\$2,436,400		\$2,436,400	\$1,004,300	41.22	\$2,336,390	\$540,589	\$420,146	7,630.0	7,630.0	101.08	101.08	Average per FF=>	Average per Net Acre=>	Average per SqFt=>
						22.43				\$71		Use	5,348.13		5,300.00	

10 AC

Parcel Number	Sale Date	Sale Price	Instr.	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
2210-11-3304	09/26/24	\$489,900	WD	\$489,900	\$230,400	47.03	\$489,844	\$20,760	\$20,704	\$20,704	660.0	1280.0	9.96	9.96	\$31	\$2,084
2210-16-3205	09/22/23	\$335,000	WD	\$335,000	\$138,200	41.25	\$345,369	\$21,378	\$31,747	\$31,747	611.0	716.0	8.54	8.54	\$35	\$2,503
2209-01-1138	01/19/24	\$120,000	WD	\$120,000	\$56,000	46.67	\$127,528	\$27,820	\$35,348	\$35,348	380.0	1147.0	10.01	10.01	\$73	\$2,779
2412-35-4102	11/05/24	\$35,000	WD	\$35,000	\$31,300	89.43	\$42,009	\$32,456	\$39,465	\$39,465	600.0	835.0	11.50	11.50	\$54	\$2,822
2210-02-3403	11/01/24	\$315,000	WD	\$315,000	\$166,900	52.98	\$319,843	\$30,553	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$93	\$3,055
2309-24-1203	07/07/23	\$228,000	WD	\$228,000	\$87,000	38.16	\$229,977	\$32,186	\$34,163	\$34,163	710.0	600.0	9.78	9.78	\$45	\$3,291
2412-22-4404	03/01/24	\$190,000	WD	\$190,000	\$55,100	29.00	\$190,794	\$34,602	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$105	\$3,460
2310-03-2302	03/21/24	\$35,000	WD	\$35,000	\$23,000	65.71	\$35,420	\$35,000	\$35,420	\$35,420	332.0	1314.0	10.01	10.01	\$105	\$3,497
2312-08-3401	08/02/23	\$69,900	WD	\$69,900	\$20,400	29.18	\$68,248	\$36,178	\$34,526	\$34,526	969.0	453.0	10.09	10.09	\$37	\$3,586
2309-05-2301	08/11/23	\$285,000	WD	\$285,000	\$78,200	27.44	\$284,179	\$36,217	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$110	\$3,622
2409-28-4212	09/13/23	\$38,500	WD	\$38,500	\$12,000	31.17	\$35,928	\$38,500	\$35,928	\$35,928	329.0	1359.0	10.20	10.20	\$117	\$3,775
2211-36-4304	05/31/24	\$389,000	WD	\$389,000	\$171,700	44.14	\$388,747	\$31,710	\$31,457	\$31,457	118.0	3027.0	8.21	8.21	\$269	\$3,862
2209-36-4102	10/05/23	\$200,000	WD	\$200,000	\$51,400	25.70	\$195,731	\$40,500	\$36,231	\$36,231	175.0	2539.0	10.20	10.20	\$231	\$3,971
2311-24-1103	11/07/24	\$58,000	WD	\$58,000	\$21,800	37.59	\$53,128	\$40,244	\$35,372	\$35,372	347.0	1255.0	10.00	10.00	\$116	\$4,024
2211-16-2201	10/02/24	\$250,000	WD	\$250,000	\$65,200	26.08	\$243,017	\$42,258	\$35,275	\$35,275	545.0	800.0	10.04	10.04	\$78	\$4,209
2311-23-1108	05/02/23	\$70,000	WD	\$70,000	\$18,700	26.71	\$63,872	\$42,128	\$36,000	\$36,000	352.0	1237.0	10.00	10.00	\$120	\$4,213
2110-08-3206	07/18/23	\$285,000	WD	\$285,000	\$104,100	36.53	\$275,751	\$47,196	\$37,947	\$37,947	435.6	1100.0	10.92	10.92	\$108	\$4,322
2311-14-1402-01	01/03/24	\$289,900	WD	\$289,900	\$75,500	26.04	\$280,219	\$43,264	\$33,583	\$33,583	656.0	661.0	10.00	10.00	\$66	\$4,326
2212-04-1204	04/05/24	\$160,000	WD	\$160,000	\$64,400	40.25	\$151,653	\$43,743	\$35,396	\$35,396	330.0	1271.0	10.00	10.00	\$133	\$4,374
2112-22-3102	03/28/25	\$116,500	WD	\$116,500	\$61,700	52.96	\$110,218	\$38,270	\$31,988	\$31,988	335.0	1120.0	8.59	8.59	\$114	\$4,455
2212-27-1202	06/20/24	\$210,000	WD	\$210,000	\$59,300	28.24	\$199,296	\$45,834	\$35,130	\$35,130	327.0	1317.0	9.89	9.89	\$140	\$4,634
2311-08-1105	04/05/23	\$40,000	WD	\$40,000	\$12,300	30.75	\$27,191	\$40,000	\$27,191	\$27,191	138.0	2638.0	8.36	8.36	\$290	\$4,785
2111-01-1302	08/02/24	\$250,000	WD	\$250,000	\$109,800	43.92	\$230,368	\$55,028	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$167	\$5,503
2311-13-2402	09/20/24	\$275,000	WD	\$275,000	\$121,900	44.33	\$253,270	\$57,126	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$173	\$5,713
2309-14-2103	05/15/24	\$105,000	WD	\$105,000	\$30,000	28.57	\$78,883	\$61,513	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$186	\$6,151
2309-13-4303	10/26/23	\$190,000	WD	\$190,000	\$44,900	23.63	\$159,090	\$66,306	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$201	\$6,631
Totals:		\$5,029,700		\$5,029,700	\$1,911,200	38.00	\$4,879,573	\$1,040,770	\$890,643	\$890,643	10,659.6	\$98	256.30	256.30	4,060.75	Average per SqFt=>

Sale Ratio => 38.00
 Std. Dev. => 14.76

Use 4,000

15 AC

Parcel Number	Sale Date	Sale Price	Instr.	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
2110-06-1104	11/08/24	\$85,000	WD	\$85,000	\$23,000	27.06	\$83,248	\$49,698	\$47,946	429.0	1415.0	13.94	13.94	\$116	\$3,565	
2110-10-1401	03/19/25	\$275,000	WD	\$275,000	\$119,200	43.35	\$253,316	\$78,393	\$56,709	556.0	1415.0	18.07	18.07	\$141	\$4,338	
2110-17-2104	08/11/23	\$195,000	WD	\$195,000	\$88,900	45.59	\$217,957	\$22,877	\$45,834	330.0	0.0	12.98	12.98	\$69	\$1,762	
2111-15-4407	04/05/23	\$47,000	WD	\$47,000	\$17,400	37.02	\$44,019	\$47,000	\$44,019	370.0	0.0	12.71	12.71	\$127	\$3,698	
2112-29-3304	08/30/24	\$69,000	WD	\$69,000	\$38,400	55.65	\$55,083	\$62,127	\$48,210	452.0	1320.0	13.70	13.70	\$137	\$4,535	
2209-01-1126	01/31/25	\$75,500	WD	\$75,500	\$20,800	27.55	\$48,276	\$75,500	\$48,276	265.0	2255.0	13.72	13.72	\$285	\$5,503	
2310-03-4301-01	08/27/24	\$85,100	WD	\$85,100	\$27,700	32.55	\$83,186	\$55,150	\$53,236	121.0	5515.0	15.32	15.32	\$456	\$3,600	
2312-28-4101-04	01/18/24	\$45,000	MLC	\$45,000	\$0	0.00	\$49,080	\$45,000	\$49,080	0.0	0.0	16.36	16.36	#DIV/0!	\$2,751	
2410-24-3201	10/23/24	\$149,900	WD	\$149,900	\$56,300	37.56	\$139,846	\$60,079	\$50,025	990.0	660.0	15.00	15.00	\$61	\$4,005	
2411-11-4309	02/28/25	\$65,000	WD	\$65,000	\$21,900	33.69	\$53,798	\$65,000	\$53,798	0.0	0.0	15.04	15.04	#DIV/0!	\$4,322	
2412-18-2302	05/12/23	\$250,000	WD	\$250,000	\$78,000	31.20	\$210,869	\$90,311	\$51,180	660.0	990.0	15.10	15.10	\$137	\$5,981	
Totals:		\$1,341,500		\$1,341,500	\$491,600	36.65	\$1,238,678	\$651,135	\$548,313	4,173.0	\$156	Average	161.94	161.94	Average	Average
					Sale. Ratio =>	14.03						Average	4,020.84		per FF=>	per SqtF=>
					Std. Dev. =>							Use	4,000.00			

20 AC

Parcel Number	Sale Date	Sale Price	Instr.	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
2109-21-3401	02/03/25	\$400,000	WD	\$400,000	\$260,000	65.00	\$422,693	\$40,157	\$62,850	990.0	1980.0	25.00	25.00	\$41	\$1,606	
2109-28-3103	07/19/24	\$399,900	WD	\$399,900	\$214,300	53.59	\$373,717	\$89,355	\$63,172	485.0	1795.0	20.00	20.00	\$184	\$4,468	
2110-07-2404-01	05/26/23	\$245,000	WD	\$245,000	\$83,400	34.04	\$205,393	\$102,457	\$62,850	660.0	1320.0	20.00	20.00	\$155	\$5,123	
2112-31-3302	05/22/24	\$92,500	WD	\$92,500	\$53,700	58.05	\$107,370	\$92,500	\$107,370	741.0	1322.7	22.50	22.50	\$125	\$4,111	
2210-01-3102	06/12/23	\$410,000	WD	\$410,000	\$184,000	44.88	\$392,053	\$53,638	\$35,691	825.0	2640.0	25.12	25.12	\$65	\$2,135	
2210-12-1201	02/29/24	\$230,000	WD	\$230,000	\$82,700	35.96	\$230,032	\$63,301	\$63,333	330.0	0.0	19.96	19.96	\$192	\$3,171	
2310-12-4302	09/19/24	\$130,000	WD	\$130,000	\$30,000	23.08	\$102,194	\$91,806	\$64,000	660.0	1320.0	20.00	20.00	\$139	\$4,590	
2309-27-1402	03/14/24	\$125,000	WD	\$125,000	\$34,800	27.84	\$114,016	\$73,857	\$62,873	660.0	1320.0	20.00	20.00	\$112	\$3,693	
2310-03-4306	02/06/25	\$173,000	WD	\$173,000	\$52,000	30.06	\$91,886	\$117,114	\$36,000	660.0	2640.0	20.00	20.00	\$177	\$5,856	
2310-12-4302	09/19/24	\$130,000	WD	\$130,000	\$30,000	23.08	\$102,194	\$91,806	\$64,000	660.0	1320.0	20.00	20.00	\$139	\$4,590	
2311-12-2103	05/02/23	\$70,000	WD	\$70,000	\$25,400	36.29	\$66,775	\$70,000	\$66,775	0.0	0.0	20.00	20.00	#DIV/0!	\$3,500	
2411-11-4302-01	05/28/24	\$365,000	WD	\$365,000	\$153,600	42.08	\$314,643	\$112,172	\$61,815	684.0	1315.0	20.05	20.05	\$169	\$5,595	
2412-22-3301-01	08/20/24	\$110,000	LC	\$110,000	\$32,300	29.36	\$64,000	\$110,000	\$64,000	684.0	1324.0	20.80	20.80	\$161	\$5,288	
Totals:		\$2,880,400		\$2,880,400	\$1,236,200	42.92	\$2,586,966	\$1,108,163	\$814,729	8,019.0	\$138	273.43	273.43	4,052.79	Average per SqFt=>	
					Std. Dev. =>	13.36			Average per FF=>			Average per Net Acre=>	4,000.00	use		

Parcel Number	Sale Date	Sale Price	Instr.	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
30 AC															
2110-14-4301	02/03/25	\$300,000	WD	\$300,000	\$112,700	37.57	\$242,970	\$147,855	\$90,825	990.0	1320.0	30.00	30.00	\$149	\$4,929
2209-06-2208	06/26/23	\$475,000	WD	\$475,000	\$212,100	44.65	\$491,219	\$76,549	\$92,768	108.0	12100.0	30.00	30.00	\$709	\$2,552
2209-30-1404	07/27/23	\$100,000	WD	\$100,000	\$35,600	35.60	\$91,550	\$100,000	\$91,550	660.0	1980.0	30.00	30.00	\$152	\$3,333
2210-01-3102	06/12/23	\$410,000	WD	\$410,000	\$184,000	44.88	\$392,053	\$53,638	\$35,691	825.0	2640.0	25.12	25.12	\$65	\$2,135
2210-21-3202-04	05/05/23	\$105,000	WD	\$105,000	\$49,900	47.52	\$99,875	\$105,000	\$99,875	0.0	0.0	39.95	39.95	#DIV/0!	\$2,628
2211-01-1101	05/26/23	\$470,000	WD	\$470,000	\$135,300	28.79	\$392,999	\$188,064	\$111,063	610.0	2635.0	36.90	36.90	\$308	\$5,097
2309-04-2101	03/08/24	\$350,000	WD	\$350,000	\$101,300	28.94	\$328,466	\$114,157	\$92,623	1,320.0	1043.0	31.62	31.62	\$86	\$3,610
2309-27-2402	10/07/24	\$389,000	WD	\$389,000	\$172,500	44.34	\$384,567	\$80,033	\$75,600	1,072.0	2189.0	26.83	26.83	\$75	\$2,983
2311-13-3302-01	01/09/24	\$120,000	WD	\$120,000	\$43,200	36.00	\$107,661	\$120,000	\$107,661	0.0	0.0	35.90	35.90	#DIV/0!	\$3,343
2311-16-2102-01	09/29/23	\$325,000	WD	\$325,000	\$105,700	32.52	\$287,747	\$128,020	\$90,767	1,018.0	1320.0	30.86	30.86	\$126	\$4,148
2312-05-1101-02	09/27/24	\$150,000	WD	\$150,000	\$43,400	28.93	\$83,894	\$150,000	\$83,894	839.0	1434.0	27.62	27.62	\$179	\$5,431
2312-06-3102-01	08/03/23	\$80,000	WD	\$80,000	\$44,100	55.13	\$88,188	\$80,000	\$88,188	0.0	0.0	36.28	36.28	#DIV/0!	\$2,205
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$116,463	\$135,000	\$116,463	0.0	0.0	39.69	39.69	#DIV/0!	\$3,401
Totals:		\$3,409,000		\$3,409,000	\$1,286,400	37.74	\$3,107,652	\$1,478,316	\$1,176,968	7,442.0		420.77	420.77		
					Sale. Ratio =>	8.24			Average			Average			
					Std. Dev. =>				per FF=>	\$199		per Net Acre=>	3,513.37		Average
												Use	3,500.00		per SqFt=>

Parcel Number	Sale Date	Sale Price	Instr.	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
2111-28-2202	08/04/23	\$175,000	WD	\$175,000	\$52,500	30.00	\$172,287	\$119,500	\$116,787	1,320.0	1320.0	40.00	40.00	40.00	40.00	\$91	\$2,988
2112-29-2101	08/21/23	\$290,000	WD	\$290,000	\$98,600	34.00	\$294,829	\$113,821	\$118,650	660.0	2640.0	40.00	40.00	40.00	40.00	\$172	\$2,846
2112-29-3202-01	02/07/25	\$300,000	WD	\$300,000	\$176,100	58.70	\$293,693	\$121,285	\$114,978	1,155.0	1469.0	38.95	38.95	38.95	38.95	\$105	\$3,114
2112-30-2201	10/02/23	\$140,000	WD	\$140,000	\$38,700	27.64	\$123,090	\$140,000	\$123,090	1,320.0	1440.0	43.06	43.06	43.06	43.06	\$106	\$3,251
2210-08-1201	09/16/24	\$555,000	WD	\$555,000	\$267,300	48.16	\$527,554	\$146,096	\$118,650	660.0	2640.0	40.00	40.00	40.00	40.00	\$221	\$3,652
221-32-2201-02	01/05/24	\$92,500	WD	\$92,500	\$42,000	45.41	\$120,000	\$92,500	\$120,000	1,320.0	1320.0	40.00	40.00	40.00	40.00	\$70	\$2,313
2309-18-2105	01/31/25	\$539,900	WD	\$539,900	\$239,000	44.27	\$401,637	\$179,183	\$40,920	2,664.0	3948.0	40.18	40.18	40.18	40.18	\$67	\$4,460
2309-31-2201-01	09/29/23	\$167,200	WD	\$167,200	\$46,300	27.69	\$114,627	\$167,200	\$114,627	1,584.0	2074.0	43.97	43.97	43.97	43.97	\$106	\$3,803
2310-17-1102	09/18/23	\$115,000	WD	\$115,000	\$49,100	42.70	\$145,989	\$95,716	\$126,705	1,312.0	1476.0	44.47	44.47	44.47	44.47	\$73	\$2,152
2311-01-3102	02/08/24	\$145,000	WD	\$145,000	\$68,900	47.52	\$133,350	\$145,000	\$133,350	0.0	0.0	49.50	49.50	49.50	49.50	#DIV/0!	\$2,929
2312-05-1201	01/18/24	\$135,000	WD	\$135,000	\$46,400	34.37	\$115,452	\$135,000	\$115,452	0.0	0.0	40.31	40.31	40.31	40.31	#DIV/0!	\$3,349
2312-06-4201	11/04/24	\$140,000	PTA	\$140,000	\$59,300	42.36	\$118,500	\$140,000	\$118,500	0.0	0.0	40.00	40.00	40.00	40.00	#DIV/0!	\$3,500
2410-24-2302-01	03/07/25	\$255,000	WD	\$255,000	\$101,900	39.96	\$248,091	\$119,808	\$112,899	380.0	4317.0	37.66	37.66	37.66	37.66	\$315	\$3,181
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$116,463	\$135,000	\$116,463	1,320.0	1320.0	39.69	39.69	39.69	39.69	\$102	\$3,401
Totals:		\$3,184,600		\$3,184,600	\$1,332,700	41.85	\$2,925,562	\$1,850,109	\$1,591,071	13,695.0	\$135	577.79	577.79	577.79	3,202.04	Average per SqFt=>	
					Sale. Ratio =>	8.92			Average per FF=>			use	3,200.00				

50 Plus AC

Parcel Number	Sale Date	Sale Price	Instr.	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
2109-30-2202	06/13/24	\$250,000	WD	\$250,000	\$133,100	53.24	\$232,126	\$211,896	\$194,022	1,090.0	3037.0	76.00	76.00	\$194	\$2,788	
2110-16-4101	12/18/23	\$255,000	WD	\$255,000	\$101,400	39.76	\$262,696	\$129,356	\$137,052	990.0	2319.0	52.72	52.72	\$131	\$2,454	
2110-21-1202	05/30/24	\$380,000	WD	\$380,000	\$134,200	35.32	\$298,045	\$295,255	\$213,300	1,320.0	2640.0	80.00	80.00	\$224	\$3,691	
2112-35-2201	11/08/24	\$150,000	WD	\$150,000	\$104,500	69.67	\$216,000	\$150,000	\$216,000	1,320.0	2640.0	80.00	80.00	\$114	\$1,875	
2112-29-4101	08/26/24	\$187,900	WD	\$187,900	\$100,500	53.49	\$201,080	\$187,900	\$201,080	6,960.0	438.1	70.00	70.00	\$27	\$2,684	
2210-18-4101	05/15/24	\$350,000	WD	\$350,000	\$158,600	45.31	\$354,336	\$182,612	\$186,948	903.0	3376.0	69.92	69.92	\$202	\$2,612	
2311-01-3102	02/08/24	\$145,000	WD	\$145,000	\$68,900	47.52	\$133,350	\$145,000	\$133,350	0.0	0.0	49.50	49.50	#DIV/0!	\$2,929	
2312-14-1101	01/31/24	\$500,000	WD	\$500,000	\$255,100	51.02	\$412,521	\$297,566	\$210,087	3,960.0	5280.0	158.34	158.34	\$75	\$1,879	
2411-32-4202	09/14/23	\$170,000	WD	\$170,000	\$68,300	40.18	\$85,819	\$147,744	\$63,563	825.0	7934.0	50.12	50.12	\$179	\$2,948	
2411-33-4201-02	07/13/23	\$207,500	WD	\$207,500	\$89,100	42.94	\$196,046	\$207,500	\$196,046	990.0	5280.0	70.00	70.00	\$210	\$2,964	
Totals:		\$2,595,400		\$2,595,400	\$1,213,700	46.76	\$2,392,019	\$1,954,829	\$1,751,448	18,358.0	\$106	756.60	756.60	2,583.70	Average per SqFt=>	\$2,964

Sale Ratio =>
Std. Dev. =>

Average per FF=>

Average per Net Acre=>

Use 2,600.00