

Parcel Number Residential ECF	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.
2411-LG3-275	4928 W 6 RD	08/12/19	\$120,000	WD	\$120,000	\$74,100	61.75	\$158,387	\$26,097	\$93,903	\$126,715	0.741
2411-06-3105	673 W WEXFORD AV	11/21/19	\$100,000	WD	\$100,000	\$63,500	63.50	\$154,708	\$17,265	\$82,735	\$108,479	0.763
2411-06-3109	128 TIMBER LN	05/08/20	\$244,000	WD	\$244,000	\$161,000	65.98	\$319,244	\$104,642	\$139,358	\$169,378	0.823
2411B-LW-05-01	110 PURDY DR	02/13/20	\$170,000	WD	\$170,000	\$88,000	51.76	\$186,167	\$50,000	\$120,000	\$130,428	0.920
2411-LG3-284	533 OTTAWA TRL	02/10/20	\$200,000	WD	\$200,000	\$99,600	49.80	\$214,140	\$37,610	\$162,390	\$169,090	0.960
2411-RV-42	5569 W 12 RD	08/09/19	\$249,000	WD	\$249,000	\$163,400	65.62	\$261,217	\$106,660	\$142,340	\$148,043	0.961
2411-LG3-339	112 NAVAHO TRL	07/22/20	\$225,000	WD	\$225,000	\$118,900	52.84	\$235,375	\$30,393	\$194,607	\$196,343	0.991
2411-LG3-336	5040 W 6 RD	09/03/21	\$290,805	WD	\$290,805	\$143,000	49.17	\$304,365	\$29,676	\$261,129	\$254,577	1.026
2411-LG4-474	1144 GITCHEGUMEE DR	04/05/19	\$289,750	WD	\$289,750	\$142,600	49.21	\$292,604	\$67,570	\$222,180	\$215,550	1.031
2411-31-3101	5730 W 14 RD	03/27/20	\$275,000	WD	\$275,000	\$158,200	57.53	\$289,525	\$207,532	\$67,468	\$64,714	1.043
2411-04-2302	11532 N 17 RD	07/16/21	\$126,000	WD	\$126,000	\$67,600	53.65	\$142,598	\$19,397	\$106,603	\$99,116	1.076
2411-TS-14	116 TIMBER LN	09/10/19	\$144,900	WD	\$144,900	\$65,200	45.00	\$141,068	\$29,250	\$115,650	\$107,105	1.080
2411-11-3107	120 GREEN ACRES DR	07/05/19	\$263,000	WD	\$263,000	\$126,600	48.14	\$253,193	\$42,766	\$220,234	\$197,584	1.115
2411B-TAB-26	260 CAYO DR	08/02/19	\$179,600	WD	\$179,600	\$70,500	39.25	\$163,776	\$21,931	\$157,669	\$135,867	1.160
2411B-VB-101	107 E CARL ST	05/29/20	\$145,900	WD	\$145,900	\$66,900	45.85	\$131,910	\$27,061	\$118,839	\$100,430	1.183
2411-01-3201	996 W 4 RD	03/06/20	\$427,500	WD	\$427,500	\$223,800	52.35	\$445,966	\$166,301	\$261,199	\$220,730	1.183
2411-RV-05	5871 W 12 RD	08/02/19	\$167,000	WD	\$167,000	\$43,800	26.23	\$149,052	\$21,521	\$145,479	\$122,156	1.191
2411-07-2204	10982 N M-37 HWY	12/04/20	\$140,000	WD	\$140,000	\$75,600	54.00	\$145,645	\$13,931	\$126,069	\$103,957	1.213
2411-11-3101	104 GREEN ACRES DR	06/06/19	\$164,000	WD	\$164,000	\$62,600	38.17	\$169,054	\$16,674	\$147,326	\$120,268	1.225
2411-LG1-114	236 PONEMAH TRL	10/12/21	\$176,000	WD	\$176,000	\$76,500	43.47	\$160,002	\$43,329	\$132,671	\$108,131	1.227
2411-RV-40	5629 W 12 RD	11/04/20	\$318,000	WD	\$318,000	\$139,400	43.84	\$275,594	\$35,200	\$282,800	\$230,262	1.228
2411-34-4006	6162 N 21 RD	10/08/19	\$145,000	WD	\$145,000	\$63,200	43.59	\$148,303	\$28,495	\$116,505	\$94,560	1.232
2411-LG1-157	323 PONEMAH TRL	03/02/20	\$180,412	WD	\$180,412	\$68,600	38.02	\$156,956	\$26,791	\$153,621	\$124,679	1.232
2411-11-3103	111 GREEN ACRES DR	06/27/19	\$211,150	WD	\$211,150	\$89,700	42.48	\$214,152	\$14,186	\$196,964	\$157,826	1.248
2411-LG1-009	412 GITCHEGUMEE DR	05/15/19	\$259,000	WD	\$259,000	\$124,000	47.88	\$222,202	\$36,533	\$222,467	\$177,844	1.251
2411-04-2203	11730 N 17 RD	07/19/19	\$225,000	WD	\$225,000	\$71,900	31.96	\$227,507	\$12,607	\$212,393	\$169,613	1.252
2411-07-1114	129 TIPPI TRL	07/10/19	\$260,000	WD	\$260,000	\$129,200	49.69	\$254,888	\$33,903	\$226,097	\$174,416	1.296
2411B-VB-255	220 S FIRST ST	08/12/21	\$167,500	WD	\$167,500	\$67,900	40.54	\$143,187	\$26,761	\$140,739	\$107,902	1.304
2411-LG1-025	340 GITCHEGUMEE DR	04/09/20	\$177,500	WD	\$177,500	\$74,100	41.75	\$146,008	\$36,743	\$140,757	\$104,660	1.345
2411-LG1-035	300 GITCHEGUMEE DR	05/22/19	\$150,000	WD	\$150,000	\$57,400	38.27	\$118,915	\$19,878	\$130,122	\$94,863	1.372
2411-11-3103	111 GREEN ACRES DR	07/16/21	\$275,000	WD	\$275,000	\$105,200	38.25	\$249,638	\$14,210	\$260,790	\$189,403	1.377
2411-LG1-144	391 PONEMAH TRL	09/02/20	\$170,000	WD	\$170,000	\$68,900	40.53	\$136,143	\$40,341	\$129,659	\$91,764	1.413
2411B-6-1225	217 CAYO DR	11/19/21	\$227,500	WD	\$227,500	\$70,000	30.77	\$172,483	\$20,877	\$206,623	\$140,506	1.471
2411-LG3-258	530 OTTAWA TRL	06/10/21	\$210,000	WD	\$210,000	\$76,700	36.52	\$161,850	\$31,398	\$178,602	\$120,901	1.477
2411-07-2110	5537 W 4 RD	05/03/19	\$320,000	WD	\$320,000	\$100,100	31.28	\$267,561	\$32,597	\$287,403	\$185,449	1.550
2411-06-3303-03	5648 W 4 RD	07/31/20	\$312,000	WD	\$312,000	\$129,400	41.47	\$256,247	\$16,518	\$295,482	\$189,210	1.562

Parcel Number Vill. Platted ECF	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.
2411B-5-3306		01/04/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,400	64.80	\$73,141	\$10,976	\$39,024	\$46,846	0.833
2411B-VB-090	206 E NORTH ST	03/08/21	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$39,100	52.13	\$88,807	\$38,944	\$36,056	\$37,576	0.960
2411B-5-1423	148 N WOOD MEADOWS DR	12/01/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$68,900	50.29	\$134,709	\$55,784	\$81,216	\$69,969	1.161
2411B-5-1426	136 S WOOD MEADOWS DR	04/21/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,100	46.23	\$117,337	\$34,800	\$95,200	\$73,171	1.301
2411-RV-61	5730 W 12 RD	04/24/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$27,600	44.52	\$55,247	\$18,000	\$44,000	\$33,020	1.333
2411-LG4-486	1196 GITCHEGUMEE DR	07/17/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,900	35.79	\$130,784	\$62,708	\$82,292	\$60,351	1.364
2411-LG1-023	348 GITCHEGUMEE DR	12/04/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$71,300	43.24	\$142,320	\$56,250	\$108,650	\$77,521	1.402
2411B-8-2310-02	100 TOMAHAWK TRL	07/26/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$127,174	\$40,500	\$124,500	\$76,839	1.620
		Totals:	\$928,900			\$928,900	\$351,300		\$869,519		\$610,938	\$475,293	
								Sale. Ratio =>	37.82			E.C.F. =>	1.285
								Std. Dev. =>	18.97			Ave. E.C.F. =>	1.247

Parcel Number Trailer ECF	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.
2411-33-2002-01	3702 W 14 RD	07/03/19	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$0	0.00	\$37,466	\$12,745	\$11,255	\$21,916	0.514
2411B-5-3306		01/04/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,400	64.80	\$73,141	\$10,976	\$39,024	\$46,846	0.833
2411B-VB-090	206 E NORTH ST	03/08/21	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$39,100	52.13	\$88,807	\$38,944	\$36,056	\$37,576	0.960
2411B-5-1423	148 N WOOD MEADOWS DR	12/01/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$68,900	50.29	\$134,709	\$55,784	\$81,216	\$69,969	1.161
2411B-5-1426	136 S WOOD MEADOWS DR	04/21/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,100	46.23	\$117,337	\$34,800	\$95,200	\$73,171	1.301
2411-RV-61	5730 W 12 RD	04/24/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$27,600	44.52	\$55,247	\$18,000	\$44,000	\$33,020	1.333
2411-LG4-486	1196 GITCHEGUMEE DR	07/17/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,900	35.79	\$130,784	\$62,708	\$82,292	\$60,351	1.364
2411-31-4202	5490 W 14 RD	03/09/20	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$27,000	38.63	\$59,389	\$15,638	\$54,262	\$38,786	1.399
2411-LG1-023	348 GITCHEGUMEE DR	12/04/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$71,300	43.24	\$142,320	\$56,250	\$108,650	\$77,521	1.402
2411-32-2401-01	6610 N 15 1/2 RD	05/14/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$63,000	43.75	\$125,388	\$52,736	\$91,264	\$64,408	1.417
2411B-8-2310-02	100 TOMAHAWK TRL	07/26/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$127,174	\$40,500	\$124,500	\$76,839	1.620
Totals:			\$1,166,800			\$1,166,800	\$441,300		\$1,091,762		\$767,719	\$600,403	
								Sale. Ratio =>	37.82			E.C.F. =>	1.279
								Std. Dev. =>	20.33			Ave. E.C.F. =>	1.209

2411-LG1-085-01	552 GITCHEGUMEE DR	07/30/19	\$185,000	WD	\$185,000	\$83,100	44.92	\$138,778	\$46,596	\$138,404	\$88,297	1.567
2411-LG1-122	316 PONEMAH TRL	12/04/20	\$259,000	WD	\$259,000	\$91,100	35.17	\$179,453	\$30,376	\$228,624	\$142,794	1.601
2411B-6-1211	220 CAYO DR	06/30/21	\$215,000	WD	\$215,000	\$70,400	32.74	\$149,155	\$20,904	\$194,096	\$118,861	1.633
2411-04-3205	8881 W 2 1/2 RD	05/14/20	\$299,000	WD	\$299,000	\$119,100	39.83	\$235,614	\$25,030	\$273,970	\$166,207	1.648
2411-08-1102	10719 N 17 RD	08/27/19	\$159,500	WD	\$159,500	\$37,600	23.57	\$127,981	\$23,983	\$135,517	\$82,082	1.651
Totals:			\$8,823,017		\$8,823,017	\$3,928,400		\$8,300,611		\$7,169,484	\$5,850,763	
							Sale. Ratio =>	44.52			E.C.F. =>	1.225
							Std. Dev. =>	10.08			Ave. E.C.F. =>	1.235

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	
Lake Gitchumee														
2411-07-1108	05/28/20	\$25,000	WD	\$25,000	\$30,400	121.60	\$60,750	\$25,000	\$60,750	135.0	0.0	0.00	0.00	\$185
2411-07-1110	06/02/20	\$27,500	WD	\$27,500	\$30,400	110.55	\$60,750	\$27,500	\$60,750	135.0	0.0	0.00	0.00	\$204
2411-07-1110	03/19/21	\$35,000	WD	\$35,000	\$30,400	86.86	\$40,500	\$35,000	\$40,500	135.0	0.0	0.00	0.00	\$259
2411-07-4103	06/03/21	\$69,000	WD	\$69,000	\$30,000	43.48	\$60,000	\$69,000	\$60,000	200.0	0.0	3.40	0.00	\$345
2411-LG1-074	10/14/20	\$42,000	WD	\$42,000	\$25,900	61.67	\$51,750	\$42,000	\$51,750	115.0	0.0	0.00	0.00	\$365
2411-LG1-081	07/13/21	\$21,500	WD	\$21,500	\$9,000	41.86	\$18,000	\$21,500	\$18,000	60.0	0.0	0.00	0.00	\$358
2411-LG1-091	07/15/21	\$32,500	WD	\$32,500	\$20,000	61.54	\$40,320	\$32,500	\$36,000	120.0	0.0	0.00	0.00	\$271
2411-LG1-091	07/15/21	\$32,500	WD	\$32,500	\$15,000	46.15	\$30,060	\$32,500	\$27,900	93.0	0.0	0.00	0.00	\$349
2411-LG1-093	09/28/20	\$32,500	MLC	\$32,500	\$22,300	68.62	\$44,550	\$32,500	\$44,550	99.0	0.0	0.00	0.00	\$328
2411-LG4-409	05/01/19	\$50,000	WD	\$50,000	\$19,000	38.00	\$57,000	\$50,000	\$57,000	190.0	0.0	0.00	0.00	\$263
2411-LG4-409	10/20/20	\$50,000	WD	\$50,000	\$28,500	57.00	\$57,000	\$50,000	\$57,000	190.0	0.0	0.00	0.00	\$263
2411-LG4-473	07/16/19	\$183,000	WD	\$183,000	\$74,900	40.93	\$149,705	\$92,695	\$59,400	297.0	0.0	0.00	0.00	\$312
2411-LG4-476	02/22/21	\$29,250	WD	\$29,250	\$30,000	102.56	\$60,000	\$29,250	\$60,000	200.0	0.0	0.00	0.00	\$146
2411B-8-2307	12/21/20	\$38,000	WD	\$38,000	\$22,200	58.42	\$44,348	\$38,000	\$44,348	135.0	0.0	0.00	0.00	\$281
2411B-8-2308	04/02/21	\$40,000	WD	\$40,000	\$14,800	37.00	\$29,565	\$40,000	\$29,565	135.0	0.0	0.00	0.00	\$296
2411B-8-2310-01	03/03/20	\$25,000	LC	\$25,000	\$0	0.00	\$29,565	\$25,000	\$29,565	135.0	0.0	0.00	0.00	\$185
Totals:		\$732,750		\$732,750	\$402,800		\$833,863	\$642,445	\$737,078	2,374.0		3.40	0.00	
						Sale. Ratio =>	54.97	Average						
						Std. Dev. =>	31.33	per FF=>		\$271	Average		per Net Acre=>	188,954.41

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			
2411-LG1-063	07/29/19	\$6,000	WD	\$6,000	\$3,300	55.00	\$20,000	\$6,000	\$20,000	65.0	0.0	0.00	0.00	\$92	#DIV/0!	#DIV/0!			
2411-LG1-144	09/02/20	\$170,000	WD	\$170,000	\$68,900	40.53	\$136,143	\$65,357	\$31,500	126.0	0.0	0.00	0.00	\$519	#DIV/0!	#DIV/0!			
2411-LG1-157	03/02/20	\$180,412	WD	\$180,412	\$68,600	38.02	\$156,956	\$42,206	\$18,750	75.0	0.0	0.00	0.00	\$563	#DIV/0!	#DIV/0!			
2411-LG1-203	07/08/21	\$155,000	WD	\$155,000	\$45,800	29.55	\$94,371	\$82,879	\$22,250	89.0	0.0	0.00	0.00	\$931	#DIV/0!	#DIV/0!			
2411-LG1-209	05/07/21	\$160,000	WD	\$160,000	\$55,100	34.44	\$105,696	\$98,804	\$44,500	178.0	0.0	0.00	0.00	\$555	#DIV/0!	#DIV/0!			
2411-LG1-215	09/12/19	\$15,000	WD	\$15,000	\$7,800	52.00	\$39,000	\$15,000	\$39,000	156.0	0.0	0.00	0.00	\$96	#DIV/0!	#DIV/0!			
2411-LG3-258	06/10/21	\$210,000	WD	\$210,000	\$76,700	36.52	\$161,850	\$79,150	\$31,000	124.0	0.0	0.00	0.00	\$638	#DIV/0!	#DIV/0!			
2411-LG3-284	02/10/20	\$200,000	WD	\$200,000	\$99,600	49.80	\$214,140	\$22,360	\$36,500	146.0	0.0	0.00	0.00	\$153	#DIV/0!	#DIV/0!			
2411-LG3-313	08/26/21	\$83,400	WD	\$83,400	\$0	0.00	\$89,385	\$19,015	\$25,000	100.0	0.0	0.00	0.00	\$190	#DIV/0!	#DIV/0!			
2411-LG3-336	09/03/21	\$290,805	WD	\$290,805	\$143,000	49.17	\$304,365	\$11,440	\$25,000	100.0	0.0	0.00	0.00	\$114	#DIV/0!	#DIV/0!			
2411-LG3-339	07/22/20	\$225,000	WD	\$225,000	\$118,900	52.84	\$235,375	\$14,625	\$25,000	100.0	0.0	0.00	0.00	\$146	#DIV/0!	#DIV/0!			
2411-LG3-352	05/20/21	\$60,000	MLC	\$60,000	\$34,400	57.33	\$72,401	\$12,599	\$25,000	100.0	0.0	0.00	0.00	\$126	#DIV/0!	#DIV/0!			
2411-LG4-488	08/04/21	\$27,000	WD	\$27,000	\$5,600	20.74	\$11,200	\$27,000	\$11,200	685.0	0.0	0.00	0.00	\$39	#DIV/0!	#DIV/0!			
Totals:		\$1,782,617		\$1,782,617	\$727,700		\$1,640,882	\$496,435	\$354,700	2,044.0		0.00	0.00						
						Sale. Ratio =>	40.82					Average			Average				
						Std. Dev. =>	16.18					per FF=>	\$243	Average	per Net.Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!

use \$240

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
Off Lake FF														
2411-LG1-063	07/29/19	\$6,000	WD	\$6,000	\$3,300	55.00	\$20,000	\$6,000	\$20,000	65.0	0.0	0.00	0.00	\$92
2411-LG1-144	09/02/20	\$170,000	WD	\$170,000	\$68,900	40.53	\$136,143	\$65,357	\$31,500	126.0	0.0	0.00	0.00	\$519
2411-LG1-157	03/02/20	\$180,412	WD	\$180,412	\$68,600	38.02	\$156,956	\$42,206	\$18,750	75.0	0.0	0.00	0.00	\$563
2411-LG1-203	07/08/21	\$155,000	WD	\$155,000	\$45,800	29.55	\$94,371	\$82,879	\$22,250	89.0	0.0	0.00	0.00	\$931
2411-LG1-209	05/07/21	\$160,000	WD	\$160,000	\$55,100	34.44	\$105,696	\$98,804	\$44,500	178.0	0.0	0.00	0.00	\$555
2411-LG1-215	09/12/19	\$15,000	WD	\$15,000	\$7,800	52.00	\$39,000	\$15,000	\$39,000	156.0	0.0	0.00	0.00	\$96
2411-LG3-258	06/10/21	\$210,000	WD	\$210,000	\$76,700	36.52	\$161,850	\$79,150	\$31,000	124.0	0.0	0.00	0.00	\$638
2411-LG3-284	02/10/20	\$200,000	WD	\$200,000	\$99,600	49.80	\$214,140	\$22,360	\$36,500	146.0	0.0	0.00	0.00	\$153
2411-LG3-313	08/26/21	\$83,400	WD	\$83,400	\$0	0.00	\$89,385	\$19,015	\$25,000	100.0	0.0	0.00	0.00	\$190
2411-LG3-336	09/03/21	\$290,805	WD	\$290,805	\$143,000	49.17	\$304,365	\$11,440	\$25,000	100.0	0.0	0.00	0.00	\$114
2411-LG3-339	07/22/20	\$225,000	WD	\$225,000	\$118,900	52.84	\$235,375	\$14,625	\$25,000	100.0	0.0	0.00	0.00	\$146
2411-LG3-352	05/20/21	\$60,000	MLC	\$60,000	\$34,400	57.33	\$72,401	\$12,599	\$25,000	100.0	0.0	0.00	0.00	\$126
2411-LG4-488	08/04/21	\$27,000	WD	\$27,000	\$5,600	20.74	\$11,200	\$27,000	\$11,200	685.0	0.0	0.00	0.00	\$39
Totals:		\$1,782,617		\$1,782,617	\$727,700		\$1,640,882	\$496,435	\$354,700	2,044.0		0.00	0.00	
						Sale. Ratio =>	40.82	Average						
						Std. Dev. =>	16.18	per FF=>			\$243	Average		#DIV/0!
									per Net Acre=>					

use \$240

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
Old Village														
2411B-VB-077	08/20/20	\$14,900	WD	\$14,900	\$10,400	69.80	\$20,820	\$14,900	\$20,820	83.3	0.0	0.00	0.00	\$179
2411B-VB-078	11/27/20	\$155,000	WD	\$155,000	\$77,600	50.06	\$154,060	\$50,940	\$50,000	200.0	0.0	0.00	0.00	\$255
2411B-VB-090	03/08/21	\$75,000	LC	\$75,000	\$39,100	52.13	\$88,807	\$23,693	\$37,500	150.0	0.0	0.00	0.00	\$158
2411B-VB-101	05/29/20	\$145,900	WD	\$145,900	\$66,900	45.85	\$131,910	\$38,990	\$25,000	100.0	0.0	0.00	0.00	\$390
2411B-VB-188	05/01/19	\$100,000	WD	\$100,000	\$66,000	66.00	\$100,696	\$43,054	\$43,750	175.0	0.0	0.00	0.00	\$246
2411B-VB-263	09/22/20	\$75,000	WD	\$75,000	\$42,800	57.07	\$84,483	\$15,517	\$25,000	100.0	0.0	0.00	0.00	\$155
Totals:		\$565,800		\$565,800	\$302,800		\$580,776	\$187,094	\$202,070	808.3		0.00	0.00	
						Sale. Ratio =>	53.52				Average			
						Std. Dev. =>	9.39				per FF=>	\$231	Average	#DIV/0!
												per Net Acre=>		

used 230

Parcel Number Sub of Tab.	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
2411B-TAB-32	04/01/21	\$12,000	WD	\$12,000	\$11,300	94.17	\$22,500	\$12,000	\$22,500	90.0	0.0	0.00	0.00	\$133
2411B-6-1221	08/08/20	\$189,900	PTA	\$189,900	\$90,300	47.55	\$179,107	\$33,293	\$22,500	75.0	0.0	0.00	0.00	\$444
2411B-6-1221	08/18/20	\$190,000	WD	\$190,000	\$90,300	47.53	\$179,107	\$33,393	\$22,500	75.0	0.0	0.00	0.00	\$445
2411B-TAB-33	08/10/21	\$12,000	WD	\$12,000	\$11,300	94.17	\$22,500	\$12,000	\$22,500	90.0	0.0	0.00	0.00	\$133
2411B-TAB-45	04/08/21	\$12,000	WD	\$12,000	\$9,400	78.33	\$18,750	\$12,000	\$18,750	75.0	0.0	0.00	0.00	\$160
Totals:		\$415,900		\$415,900	\$212,600		\$421,964	\$102,686	\$108,750	405.0		0.00	0.00	
				Sale. Ratio =>		51.12			Average			Average		
				Std. Dev. =>		23.55			per FF=>	\$254		per Net Acre=>	#DIV/0!	
										250.0				

Parcel Number	Sale Date	Sale Price	Instr.	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/Acre	
Rivers FF																
2412-36-4106	06/15/20	\$70,000	WD	\$70,000	\$23,600	33.71	\$47,214	\$70,000	\$47,214	210.3	0.0	16.50	16.50	\$333	\$4,242	
2411-MM-09	09/30/20	\$91,500	WD	\$91,500	\$33,800	36.94	\$67,600	\$91,500	\$67,600	338.0	0.0	0.00	0.00	\$271	#DIV/0!	
08-350-010-00	09/17/20	\$25,000	WD	\$25,000	\$7,100	28.40	\$14,200	\$25,000	\$14,200	71.0	0.0	0.00	0.00	\$352	#DIV/0!	
08-350-024-00	07/15/20	\$10,000	WD	\$10,000	\$4,500	45.00	\$9,000	\$10,000	\$9,000	45.0	0.0	0.00	0.00	\$222	#DIV/0!	
2412-GA-46	06/25/19	\$14,000	WD	\$14,000	\$2,900	20.71	\$11,500	\$14,000	\$11,500	115.0	190.0	0.50	0.50	\$122	\$27,888	
Totals:		\$210,500		\$210,500	\$71,900		\$149,514	\$210,500	\$149,514	779.3		17.00	17.00			
						Sale. Ratio =>	34.16					Average			Average	
						Std. Dev. =>	9.11					per FF=>	\$270	Average	per Net Acre=>	12,380.90
													Average	per SqFt=>		

Parcel Number platted land	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
2411B-TAB-28	04/08/21	\$8,000	WD	\$8,000	\$12,500	156.25	\$25,000	\$8,000	\$25,000	100.0	0.0	0.00	0.00	\$80
2411-LG1-215	08/11/21	\$18,000	WD	\$18,000	\$19,500	108.33	\$39,000	\$18,000	\$39,000	156.0	0.0	0.00	0.00	\$115
2411-LG1-215	09/12/19	\$15,000	WD	\$15,000	\$7,800	52.00	\$39,000	\$15,000	\$39,000	156.0	0.0	0.00	0.00	\$96
2411-LG1-063	07/29/19	\$6,000	WD	\$6,000	\$3,300	55.00	\$20,000	\$6,000	\$20,000	65.0	0.0	0.00	0.00	\$92
2411-RV-57	03/15/21	\$13,700	WD	\$13,700	\$0	0.00	\$32,000	\$13,700	\$32,000	128.0	0.0	0.00	0.00	\$107
2411B-TAB-33	08/10/21	\$12,000	WD	\$12,000	\$11,300	94.17	\$22,500	\$12,000	\$22,500	90.0	0.0	0.00	0.00	\$133
2411B-LW-03	11/02/20	\$14,000	WD	\$14,000	\$12,500	89.29	\$25,000	\$14,000	\$25,000	100.0	0.0	0.00	0.00	\$140
2411B-TAB-45	04/08/21	\$12,000	WD	\$12,000	\$9,400	78.33	\$18,750	\$12,000	\$18,750	75.0	0.0	0.00	0.00	\$160
2411B-VB-077	08/20/20	\$14,900	WD	\$14,900	\$10,400	69.80	\$20,820	\$14,900	\$20,820	83.3	0.0	0.00	0.00	\$179
Totals:		\$113,600		\$113,600	\$86,700		\$242,070	\$113,600	\$242,070	953.3		0.00	0.00	
						Sale. Ratio =>	76.32	Average				Average		
						Std. Dev. =>	42.99	per FF=>		\$119	per Net Acre=>		#DIV/0!	
								using		\$120 FF				

Parcel Number Ind ECF	County	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.
10-068-00-001-02	Wexford	567 FIFTH ST	11/24/20	\$731,250	WD	03-ARM'S LENGTH	\$731,250	\$361,100	49.38	\$863,473	\$94,522	\$636,728	\$989,641	0.643
10-110-00-001-00	Wexford	1005 LEESON AV	09/16/20	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$70,300	35.15	\$197,769	\$66,651	\$133,349	\$168,749	0.790
2209-SSA0112	Wexford	1553 N MITCHELL ST	03/06/20	\$465,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$465,000	\$292,900	62.99	\$487,572	\$46,414	\$418,586	\$567,771	0.737
09 028 042.00	Osceola	19269 30TH AVE	8/17/2020	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$54,400	60.44		\$30,596	\$59,404	\$117,571	0.505
14 002.005 02	Osceola	17034 140TH AVE	3/23/2021	\$110,000	LC	31-SPLIT IMPROVED	\$110,000	\$24,600	22.36		\$17,178	\$92,822	\$87,551	1.060
51 604 001 00	Osceola	6251 LAUMAN RD	1/18/2021	\$4,250,000	WD	03-ARM'S LENGTH	\$4,250,000	\$2,062,100	48.52		\$277,197	\$3,972,803	\$4,982,681	0.797
												\$5,313,692	\$6,913,964	0.769

Rural				4-1-2019 through 3-31-2021									
Sites	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value		Acreage/FF			Per Acre/FF	
2312M-V1014A	Jun-19		\$117,900		\$231,000	0.5104	\$2,804		0.30			\$2,804	
2209-SSA0112	Mar-20				\$465,000		\$11,808		1.09			\$10,833	
2209-SSA0210													
2209-SSA0212													
							Total	\$14,612	Total	1.39		\$10,512	
											2020	\$8,700	
											2021	\$10,500	
2-6 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value		Acreage/FF			Per Acre/FF	
2209-27-3101-08	Jul-20		\$15,700		\$25,000	0.6280	\$25,000		2.88			\$8,681	
2209-20-4102-08	Feb-20		\$6,600		\$14,900	0.4430	\$14,900		2.43			\$6,132	
							Total	\$39,900	Total	5.31		\$7,514	
											2020	\$7,900	
											2021	\$7,500	
10 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value		Acreage/FF			Per Acre/FF	
2209-20-4302-01	Feb-21		\$43,100		\$75,000	0.5747	\$75,000		8.07			\$9,294	
11 003 008 02	Mar-21				\$75,000		\$75,000		13.62			\$5,507	
014-016-007-00	May-20				\$90,000		\$60,250		11.75			\$5,128	
009-024-016-00	Nov-20		\$17,400		\$56,085	0.3102	\$56,085		13.10			\$4,281	
							Total	\$266,335	Total	46.54		\$5,723	
											2020	\$5,900	
											2021	\$5,700	
20 acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value		Acreage/FF			Per Acre/FF	
2210-26-1104	Sep-19		\$34,200		\$40,000	0.8550	\$40,000		17.77			\$2,251	
03 007 010 10	Oct-20				\$50,000		\$50,000		19.96			\$2,505	
052-124-012-02	Sep-20				\$84,540		\$84,540		28.18			\$3,000	
014-028-001-00	Oct-19				\$90,000		\$75,550		22.91			\$3,298	
014-028-001-75			\$55,700		\$90,000	0.6189	\$75,550		22.91			\$3,298	
014-016-007-50	May-20				\$90,000		\$90,000		29.25			\$3,077	
013-028-001-00	Jun-20		\$46,100		\$10,000	4.6100	\$85,550		20.75			\$4,123	
014-016-003-40	Jun-20				\$140,000		\$134,050		25.75			\$5,206	
							Total	\$559,690	Total	164.56		\$3,401	
											2020	\$4,700	
											2021	\$3,400	
40 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value		Acreage/FF			Per Acre/FF	

2112-01-4201	Apr-19		\$119,500		\$187,500		0.6373	\$79,191		30.00		\$2,640	
2110-MPK-234	Jul-20		\$36,200		\$104,000		0.3481	\$104,000		40.31		\$2,580	
2110-12-4101													
014-013-009-00	May-19		\$56,100		\$91,100		0.6158	\$77,500		32.00		\$2,422	
013-035-003-02	May-19		\$63,200		\$140,000		0.4514	\$140,000		34.37		\$4,073	
014-021-006-00	Mar-20		\$66,500		\$100,000		0.6650	\$97,280		36.40		\$2,673	
								Total	\$497,971	Total	173.08	\$2,877	
												2020	\$2,600
												2021	\$2,900
80 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio	Land Value		Acreage/FF		Per Acre/FF	
015-033-014-00	Oct-19	X	\$326,900		\$700,000		0.4670	\$239,399		70.47		\$3,397	
015-033-014-10													
013-018-011-19	Sep-20	X	\$138,600		\$269,854		0.5136	\$263,224		77.88		\$3,380	
013-018-011-20													
013-018-014-00													
006-032-001-00	Feb-21		\$175,200		\$425,100		0.4121	\$395,175		158.50		\$2,493	
006-032-001-40													
								Total	\$897,798	Total	306.85	\$2,926	
												2020	\$1,900
												2021	\$2,900

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/+S:VSqFt	
2212-09-4411	10/11/19	\$2,500	WD	\$2,500	\$2,000	80.00	\$0	\$2,500	\$0	183.0	208.0	0.87	0.87	\$14	\$2,874	\$0.07	
2410-23-1402	10/23/20	\$5,000	WD	\$5,000	\$2,300	46.00	\$5,400	\$5,000	\$5,400	206.0	190.0	0.90	0.90	\$24	\$5,556	\$0.13	
2411-30-1102	09/21/19	\$10,000	WD	\$10,000	\$2,200	22.00	\$0	\$10,000	\$0	209.0	208.0	1.00	1.00	\$48	\$10,000	\$0.23	
2309-04-1102	01/08/21	\$6,500	WD	\$6,500	\$5,000	76.92	\$24,928	\$6,500	\$24,928	402.1	201.0	1.86	1.86	\$16	\$3,504	\$0.08	
2410-27-3102	02/07/20	\$4,000	WD	\$4,000	\$3,700	92.50	\$0	\$4,000	\$0	277.1	306.5	1.95	1.95	\$14	\$2,051	\$0.05	
Totals:				\$28,000			\$30,328	\$28,000		\$1,277	\$1,114	\$7	6.6		23,984.44	0.55	
									Sale. Ratio =>	92.32				Average			
									Std. Dev. =>	10800.55				per FF=>	\$21.9	Average	
														per Net Acre=>		4,258.56	

Use \$5,000.00

Parcel Number 2 Ac	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/+S:VSqFt
2211-26-1201	06/06/20	\$9,000	LC	\$9,000	\$5,000	55.56	\$7,400	\$9,000	\$7,400	265.0	328.8	2.00	2.00	\$34	\$4,500	\$0.10
2109-09-2302	03/18/21	\$15,000	WD	\$15,000	\$7,300	48.67	\$0	\$15,000	\$0	45.0	63.6	2.04	2.04	\$333	\$7,367	\$0.17
2109-15-4201-02	09/22/20	\$13,000	WD	\$13,000	\$7,100	54.62	\$0	\$13,000	\$0	188.8	496.0	2.15	2.15	\$69	\$6,047	\$0.14
2109-15-4201-04	11/11/19	\$14,500	WD	\$14,500	\$5,700	39.31	\$0	\$14,500	\$0	188.7	496.0	2.15	2.15	\$77	\$6,744	\$0.15
2311-16-3202	08/10/20	\$14,900	WD	\$14,900	\$8,700	58.39	\$4,560	\$14,900	\$4,560	0.0	0.0	2.70	2.70	#DIV/0!	\$5,519	\$0.13
2209-16-3409	01/29/20	\$11,000	LC	\$11,000	\$4,600	41.82	\$0	\$11,000	\$0	304.0	455.0	3.18	3.18	\$36	\$3,459	\$0.08
2410-35-2402	06/12/19	\$29,900	WD	\$29,900	\$6,600	22.07	\$0	\$29,900	\$0	248.0	658.0	3.75	3.75	\$121	\$7,973	\$0.18
Totals:		\$307,100		\$307,100	\$113,800		\$49,620	\$107,300	\$49,620	6,262.5		17.97	67.54			
				Sale. Ratio =>		37.06		Average				Average			Average	
				Std. Dev. =>		36.67		per FF=>	\$49.0			per Net Acre=>	\$5,972.39		per SqFt=>	\$0.14

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
5 AC												
2410-24-3404	09/18/20	\$13,750	WD	\$13,750	\$0	0.00	\$17,875	\$13,750	\$17,875	61.0	47487.0	5.50
2309-28-1203	07/27/20	\$19,550	WD	\$19,550	\$8,000	40.92	\$19,433	\$19,550	\$19,433	586.2	507.0	6.83
2411-10-4103	09/19/19	\$25,000	LC	\$25,000	\$10,200	40.80	\$23,050	\$25,000	\$21,772	450.0	816.0	8.43
2212-12-1101	02/05/21	\$25,000	WD	\$25,000	\$11,200	44.80	\$21,923	\$25,000	\$21,923	200.0	1823.0	8.37
2311-15-2404	12/09/20	\$15,000	WD	\$15,000	\$5,700	38.00	\$15,130	\$15,000	\$15,130	565.0	385.0	5.00
2310-29-2105	04/26/19	\$15,000	WD	\$15,000	\$7,300	48.67	\$16,150	\$15,000	\$16,150	330.0	660.0	5.00
2109-28-2101-04	05/11/20	\$12,500	WD	\$12,500	\$5,300	42.40	\$0	\$12,500	\$0	275.0	658.0	4.15
2209-24-2304	02/06/20	\$15,000	WD	\$15,000	\$0	0.00	\$16,898	\$15,000	\$16,898	427.0	456.0	4.97
2209-24-2305	07/15/19	\$16,000	WD	\$16,000	\$5,500	34.38	\$16,568	\$16,000	\$16,568	416.0	497.0	5.00
2209-04-4204	05/21/20	\$17,000	WD	\$17,000	\$6,300	37.06	\$15,538	\$17,000	\$15,538	570.0	382.0	5.00
2210-17-3301-03	06/14/19	\$20,000	LC	\$20,000	\$5,800	29.00	\$0	\$20,000	\$0	872.0	291.0	5.83
2210-17-3301-05	08/28/20	\$18,500	WD	\$18,500	\$0	0.00	\$17,000	\$18,500	\$17,000	331.0	658.0	5.00
2309-16-3201-01	08/28/20	\$18,500	WD	\$18,500	\$0	0.00	\$17,000	\$18,500	\$17,000	331.0	659.0	5.00
2210-17-3301-04	01/14/21	\$17,000	WD	\$17,000	\$0	0.00	\$0	\$17,000	\$0	308.0	647.0	4.58
2212-10-4305	08/28/20	\$18,750	WD	\$18,750	\$0	0.00	\$17,000	\$18,750	\$17,000	331.0	658.0	5.00
2312-07-4202	03/09/20	\$17,500	WD	\$17,500	\$5,600	32.00	\$0	\$17,500	\$0	0.0	0.0	4.50
2210-17-3301-06	03/22/21	\$30,000	WD	\$30,000	\$19,800	66.00	\$0	\$30,000	\$0	0.0	0.0	7.50
2211-36-4306	11/17/20	\$16,500	WD	\$16,500	\$0	0.00	\$13,600	\$16,500	\$13,600	453.0	384.0	4.00
2309-01-1404-02	04/21/20	\$25,000	LC	\$25,000	\$6,200	24.80	\$16,150	\$25,000	\$16,150	330.0	660.0	5.00
	08/28/20	\$32,000	WD	\$32,000	\$7,400	28.13	\$0	\$32,000	\$0	667.0	323.0	4.95
Totals:		\$387,550		\$387,550	\$104,300		\$243,315	\$387,550	\$242,037	7,503.2		109.61

Sale. Ratio => 26.91
Std. Dev. => 20.88

Average per FF=> \$51.7
Average per Net Acre=>

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
10 AC															
2212-11-4102	09/14/20	\$14,000	WD	\$14,000	\$7,200	51.43	\$29,271	\$14,000	\$29,271	0.0	0.0	12.67	12.67	#DIV/0!	\$1,105
2212-11-4102		\$14,000	WD	\$14,000	\$7,200	51.43	\$29,271	\$14,000	\$29,271	0.0	0.0	12.67	12.67	#DIV/0!	\$1,105
2310-03-2101	10/18/19	\$15,000	WD	\$15,000	\$11,200	74.67	\$23,720	\$15,000	\$23,720	330.0	1321.0	10.01	10.01	\$45	\$1,499
2309-14-2101	11/01/19	\$15,000	WD	\$15,000	\$9,500	63.33	\$23,708	\$15,000	\$23,708	330.0	1320.0	10.00	10.00	\$45	\$1,500
2312-18-4203	03/31/20	\$20,000	WD	\$20,000	\$9,500	47.50	\$21,009	\$15,923	\$16,932	330.0	1348.0	10.21	10.21	\$48	\$1,560
2310-27-1409	06/03/19	\$16,500	WD	\$16,500	\$11,300	68.48	\$23,720	\$16,500	\$23,720	511.8	1514.4	10.01	10.01	\$32	\$1,648
2209-01-1121	07/22/20	\$17,000	WD	\$17,000	\$11,500	67.65	\$23,615	\$17,000	\$23,615	703.0	632.0	10.20	10.20	\$24	\$1,667
2309-36-1201	02/03/20	\$18,000	WD	\$18,000	\$8,600	47.78	\$23,008	\$18,000	\$23,008	1,280.0	344.0	10.11	10.11	\$14	\$1,780
2210-02-4101-07	06/17/20	\$21,798	WD	\$21,798	\$13,900	63.77	\$27,423	\$21,798	\$27,423	644.0	819.0	12.11	12.11	\$34	\$1,800
2109-18-4301	11/18/20	\$18,900	WD	\$18,900	\$13,900	73.54	\$23,650	\$18,900	\$23,650	1,000.0	455.0	10.45	10.45	\$19	\$1,809
2309-36-1217	05/16/19	\$21,000	WD	\$21,000	\$9,700	46.19	\$26,163	\$21,000	\$26,163	350.0	1372.0	11.03	11.03	\$60	\$1,904
2412-32-4402	11/05/20	\$19,500	WD	\$19,500	\$11,300	57.95	\$23,417	\$19,500	\$23,417	658.0	675.2	10.00	10.00	\$30	\$1,950
2110-07-4101	06/14/19	\$25,000	WD	\$25,000	\$11,800	47.20	\$27,948	\$25,000	\$27,948	985.0	1130.3	12.78	12.78	\$25	\$1,956
2210-21-1208	08/19/20	\$20,000	WD	\$20,000	\$11,500	57.50	\$24,021	\$20,000	\$24,021	661.2	660.0	10.02	10.02	\$30	\$1,996
2412-35-2103	06/05/20	\$20,000	WD	\$20,000	\$11,300	56.50	\$22,565	\$20,000	\$22,565	335.0	1302.0	10.01	10.01	\$60	\$1,998
2211-18-1401	01/06/21	\$20,000	WD	\$20,000	\$9,000	45.00	\$22,833	\$20,000	\$22,833	660.0	660.0	10.00	10.00	\$30	\$2,000
2209-16-2406	01/22/21	\$20,000	WD	\$20,000	\$10,900	54.50	\$23,837	\$20,000	\$23,837	410.0	1047.0	9.86	9.86	\$49	\$2,028
2310-20-1101	07/12/19	\$18,700	WD	\$18,700	\$9,300	49.73	\$22,367	\$18,700	\$22,367	660.0	610.0	9.10	9.10	\$28	\$2,055
2210-36-2101-01	09/18/20	\$20,000	WD	\$20,000	\$0	0.00	\$22,950	\$20,000	\$22,950	580.0	683.0	9.10	9.10	\$34	\$2,198
2211-22-2101	07/09/20	\$23,500	WD	\$23,500	\$10,000	42.55	\$23,732	\$23,500	\$23,732	642.0	678.0	10.00	10.00	\$37	\$2,350
2311-35-2402-01	04/29/20	\$27,500	WD	\$27,500	\$12,300	44.73	\$26,541	\$27,500	\$26,541	419.4	1184.0	11.40	11.40	\$66	\$2,412
2311-12-2101	12/18/19	\$25,000	WD	\$25,000	\$9,400	37.60	\$23,720	\$25,000	\$23,720	322.0	1350.0	10.00	10.00	\$78	\$2,500
2312-07-1303	01/17/20	\$25,000	LC	\$25,000	\$9,400	37.60	\$23,697	\$25,000	\$23,697	347.0	1256.0	10.00	10.00	\$72	\$2,500
2210-13-1109	05/15/20	\$25,000	WD	\$25,000	\$11,500	46.00	\$23,650	\$25,000	\$23,650	330.3	1312.8	9.95	9.95	\$76	\$2,513
2210-36-2101-04	11/04/20	\$30,000	WD	\$30,000	\$0	0.00	\$26,730	\$30,000	\$26,730	657.0	749.0	11.30	11.30	\$46	\$2,655
2411-06-3303-02	06/24/19	\$34,000	WD	\$34,000	\$13,300	39.12	\$29,347	\$34,000	\$29,347	550.0	993.0	12.55	12.97	\$62	\$2,710
2410-27-3108	11/30/20	\$28,000	WD	\$28,000	\$11,500	41.07	\$23,866	\$28,000	\$23,866	165.0	2642.0	10.01	10.01	\$170	\$2,797
2210-17-3301-02	11/30/20	\$29,500	WD	\$29,500	\$0	0.00	\$24,000	\$29,500	\$24,000	330.0	1320.0	10.00	10.00	\$89	\$2,950
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$18,600	32.77	\$30,363	\$41,500	\$30,363	902.0	660.0	13.71	13.71	\$46	\$3,027
2112-36-4202-03	11/12/19	\$30,000	WD	\$30,000	\$0	0.00	\$23,708	\$30,000	\$23,708	330.0	1320.0	9.75	9.75	\$91	\$3,077
2412-23-2301-02	08/26/20	\$40,000	WD	\$40,000	\$0	0.00	\$0	\$40,000	\$0	437.0	1280.0	12.85	12.85	\$92	\$3,113
2109-19-3301	07/11/19	\$40,000	WD	\$40,000	\$14,500	36.25	\$28,494	\$40,000	\$28,494	1,341.6	907.0	12.62	12.62	\$30	\$3,170
2210-17-3301-01	12/07/20	\$32,000	WD	\$32,000	\$0	0.00	\$24,000	\$32,000	\$24,000	330.0	1321.0	10.00	10.00	\$97	\$3,200
2209-12-1120	07/21/20	\$34,000	WD	\$34,000	\$11,000	32.35	\$24,000	\$34,000	\$24,000	265.0	1640.0	10.20	10.20	\$128	\$3,333
2209-02-3105	08/10/20	\$52,500	WD	\$52,500	\$14,100	26.86	\$32,148	\$52,500	\$32,148	200.0	0.0	13.88	13.88	\$263	\$3,782
2309-16-3201-03	10/27/20	\$39,000	WD	\$39,000	\$0	0.00	\$0	\$39,000	\$0	649.0	670.0	10.00	10.00	\$60	\$3,900

2209-36-1301-02	02/13/20	\$39,900	WD	\$39,900	\$11,000	27.57	\$23,638	\$39,900	\$23,638	410.0	1064.0	10.00	10.00	\$97	\$3,990
2111-19-4101-08	09/11/19	\$49,900	LC	\$49,900	\$20,000	40.08	\$24,000	\$49,900	\$24,000	659.0	661.0	10.00	10.00	\$76	\$4,990
2111-19-4101-13	01/11/21	\$59,900	LC	\$59,900	\$22,500	37.56	\$24,000	\$59,900	\$24,000	649.0	671.0	10.00	10.00	\$92	\$5,990
2111-19-4101-14	09/20/20	\$59,900	LC	\$59,900	\$22,400	37.40	\$0	\$59,900	\$0	655.0	660.0	9.97	9.97	\$91	\$6,008
2111-19-4101-10	02/25/21	\$93,000	WD	\$93,000	\$22,500	24.19	\$24,000	\$93,000	\$24,000	442.0	983.0	10.00	10.00	\$210	\$9,300
Totals:		\$663,001		\$1,213,498	\$417,600		\$948,130	\$1,209,421	\$944,053	\$21,460		\$439	\$439		
						Sale. Ratio =>	34.41			Average			Average		
						Std. Dev. =>	21.61			per FF=>	\$56.4	Average	per Net Acre=>	2,757.92	Average
										Use			2,800.00		

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	Dollars/+S:VSqFt			
2309-08-3201	05/12/19	\$30,000	WD	\$30,000	\$18,000	60.00	\$39,450	\$30,000	\$39,450	660.0	1320.0	20.00	20.00	\$45	\$1,500	\$0.03			
2311-34-4102	04/17/20	\$30,000	WD	\$30,000	\$22,300	74.33	\$23,440	\$30,000	\$46,880	0.0	0.0	19.54	19.54	#DIV/0!	\$1,535	\$0.04			
2312-30-4301	10/12/20	\$40,000	WD	\$40,000	\$17,000	42.50	\$39,120	\$40,000	\$39,120	663.0	1314.0	20.00	20.00	\$60	\$2,000	\$0.05			
2212-12-1102	05/26/20	\$40,001	WD	\$40,001	\$17,400	43.50	\$38,900	\$40,001	\$38,900	688.0	1234.0	19.50	19.50	\$58	\$2,051	\$0.05			
2211-33-3318	10/21/20	\$42,000	WD	\$42,000	\$18,600	44.29	\$38,944	\$42,000	\$38,944	731.0	1167.0	19.59	19.59	\$57	\$2,144	\$0.05			
2310-35-4402	07/24/20	\$44,900	WD	\$44,900	\$18,500	41.20	\$39,450	\$44,900	\$39,450	650.0	1340.0	20.00	20.00	\$69	\$2,245	\$0.05			
2309-20-4102	06/26/20	\$45,000	WD	\$45,000	\$16,000	35.56	\$40,000	\$45,000	\$40,000	1,320.0	660.0	20.00	20.00	\$34	\$2,250	\$0.05			
2412-12-4401-02	09/03/20	\$47,500	WD	\$47,500	\$0	0.00	\$40,000	\$47,500	\$40,000	669.0	1302.0	20.00	20.00	\$71	\$2,375	\$0.05			
2311-17-4401	09/18/20	\$50,000	WD	\$50,000	\$19,900	39.80	\$41,400	\$50,000	\$41,400	857.0	1067.0	21.00	21.00	\$58	\$2,381	\$0.05			
2111-12-3104	12/30/19	\$52,500	WD	\$52,500	\$19,500	37.14	\$67,375	\$52,500	\$67,375	330.0	2580.0	19.50	19.50	\$159	\$2,692	\$0.06			
2112-31-1102	01/21/21	\$72,000	WD	\$72,000	\$36,000	50.00	\$46,342	\$72,000	\$46,342	817.0	1341.0	25.14	25.14	\$88	\$2,864	\$0.07			
2112-06-4306	08/14/20	\$72,000	WD	\$72,000	\$34,200	47.50	\$79,690	\$72,000	\$57,032	542.0	4090.0	23.79	23.79	\$133	\$3,026	\$0.07			
2212-35-4301	03/26/21	\$70,000	WD	\$70,000	\$18,400	26.29	\$39,450	\$70,000	\$39,450	1,693.0	1328.0	20.00	20.00	\$41	\$3,500	\$0.08			
Totals:		\$635,901		\$635,901	\$255,800		\$573,561	\$635,901	\$574,343	9,620.0		268.06	268.06						
						Sale. Ratio =>	40.23					Average			Average				
						Std. Dev. =>	17.20					per FF=>	\$66.1	Average	per Net Acre=>	2,372.23	Average	per SqFt=>	\$0.05

Outlier USE 2,400.00

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	Dollars/+S:VSqFt	
30 Ac																	
2309-18-2102	11/06/19	\$39,000	WD	\$39,000	\$13,200	33.85	\$48,358	\$39,000	\$48,358	924.0	1304.0	27.66	27.66	\$42	\$1,410	\$0.03	
2410-36-2203	11/04/20	\$40,000	WD	\$40,000	\$22,900	57.25	\$47,952	\$40,000	\$47,952	660.0	1812.0	27.46	27.46	\$61	\$1,457	\$0.03	
2411-04-2301	07/21/20	\$45,000	WD	\$45,000	\$34,000	75.56	\$171,622	\$45,000	\$69,831	0.0	0.0	28.89	28.89	#DIV/0!	\$1,558	\$0.04	
2310-18-3401	01/23/20	\$50,400	WD	\$50,400	\$23,300	46.23	\$51,550	\$50,400	\$51,550	985.0	1320.0	30.00	30.00	\$51	\$1,680	\$0.04	
2312-04-1401	03/31/21	\$70,000	WD	\$70,000	\$30,800	44.00	\$0	\$70,000	\$0	1,272.0	1311.5	38.30	38.30	\$55	\$1,828	\$0.04	
2311-04-3301-02	01/15/21	\$54,900	WD	\$54,900	\$34,100	62.11	\$47,416	\$54,900	\$71,124	0.0	0.0	30.00	30.00	#DIV/0!	\$1,830	\$0.04	
2309-32-1120	11/04/19	\$68,000	WD	\$68,000	\$29,300	43.09	\$134,021	\$68,000	\$78,923	0.0	0.0	34.34	34.34	#DIV/0!	\$1,980	\$0.05	
2310-03-2201	01/13/21	\$63,500	WD	\$63,500	\$26,200	41.26	\$51,620	\$63,500	\$51,620	988.0	1320.0	30.05	30.05	\$64	\$2,113	\$0.05	
2312-29-4101-01	01/12/21	\$68,000	WD	\$68,000	\$25,800	37.94	\$0	\$68,000	\$0	843.0	1648.0	31.90	31.90	\$81	\$2,132	\$0.05	
2412-05-1201-04	07/01/20	\$79,900	WD	\$79,900	\$28,100	35.17	\$55,512	\$79,900	\$55,512	613.0	2241.0	31.54	31.54	\$130	\$2,533	\$0.06	
2309-10-3301-02	11/17/20	\$92,000	WD	\$92,000	\$34,900	37.93	\$58,172	\$92,000	\$58,172	1,237.0	1220.0	34.65	34.65	\$74	\$2,655	\$0.06	
2212-24-1101-01	03/24/20	\$131,000	WD	\$131,000	\$4,900	37.74	\$103,336	\$131,000	\$78,598	0.0	0.0	38.98	38.98	#DIV/0!	\$3,361	\$0.08	
Totals:		\$801,700		\$801,700	\$307,500		\$769,559	\$801,700	\$611,640	7,522.0		383.77	383.77				
						Sale. Ratio=>	38.36				Average			Average			
						Std. Dev. =>	17.53				per FF=>	\$106.6	Average		per Net Acre=>	2,089.01	Average
													per SqFt=>			\$0.05	

Use 2,000.00

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			
40 A																		
2211-16-3301-02	02/27/20	\$48,000	WD	\$48,000	\$0	0.00	\$67,658	\$48,000	\$67,658	668.0	2593.0	39.76	39.76	\$72	\$1,207			
2209-30-3101	01/29/21	\$55,000	WD	\$55,000	\$33,300	60.55	\$66,600	\$55,000	\$66,600	1,320.0	1320.0	40.00	40.00	\$42	\$1,375			
2310-26-3201	10/16/19	\$55,000	WD	\$55,000	\$32,600	59.27	\$67,300	\$55,000	\$67,300	660.0	2640.0	40.00	40.00	\$83	\$1,375			
2409-33-2203	08/23/19	\$60,000	WD	\$60,000	\$32,100	53.50	\$66,250	\$60,000	\$66,250	1,340.0	1300.0	40.00	40.00	\$45	\$1,500			
2410-24-4201-01	12/04/20	\$65,000	WD	\$65,000	\$65,000		\$65,000	\$0	\$65,000	678.0	2613.0	40.67	40.67	\$96	\$1,598			
2309-12-3101	11/07/19	\$70,000	WD	\$70,000	\$29,800	42.57	\$65,760	\$70,000	\$65,760	1,310.0	1300.0	39.04	39.40	\$53	\$1,793			
2412-09-3102	05/24/19	\$79,100	WD	\$79,100	\$35,300	44.63	\$67,300	\$79,100	\$67,300	660.0	2640.0	40.00	40.00	\$120	\$1,978			
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$68,000	\$80,000	\$68,000	1,056.0	1650.0	40.00	40.00	\$76	\$2,000			
2211-32-2201-02	03/16/21	\$80,000	WD	\$80,000	\$0	0.00	\$67,426	\$80,000	\$67,426	0.0	0.0	39.59	39.59	#DIV/0!	\$2,021			
2412-09-3102	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$67,300	\$90,000	\$67,300	660.0	2640.0	40.00	40.00	\$136	\$2,250			
2310-06-4301	02/08/21	\$100,000	WD	\$100,000	\$37,700	37.70	\$68,516	\$96,684	\$65,200	1,320.0	1320.0	40.00	40.00	\$73	\$2,417			
2412-16-1102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$66,600	\$124,900	\$66,600	1,320.0	1320.0	40.00	40.00	\$95	\$3,123			
Totals:		\$907,000		\$907,000	\$269,500		\$672,110	\$903,684	\$735,394	10,992.0		479.06	479.42					
						Sale. Ratio =>	28.40					Average						
						Std. Dev. =>	21.52					per FF=>	\$82.2			Average		
												per Net Acre=>	1,886.38					
												Use						
													1,900.00					

Parcel Number 50 Plus	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/+S:VSqFt
2412-26-2202	07/06/20	\$61,000	WD	\$61,000	\$61,000	\$70,611	1,487.0	1314.0	44.85	44.85	\$41	\$1,360	\$0.03
2209-06-4301	05/26/20	\$70,000	WD	\$70,000	\$70,000	\$81,000	1,320.0	1815.0	55.00	55.00	\$53	\$1,273	\$0.03
2309-15-1201	10/09/20	\$95,000	WD	\$95,000	\$95,000	\$87,480	657.0	3900.0	58.82	58.82	\$145	\$1,615	\$0.04
2311-06-1301-01	12/20/19	\$95,000	LC	\$95,000	\$95,000	\$90,435	286.0	9214.0	60.50	60.50	\$332	\$1,570	\$0.04
2110-28-3102-02	01/31/20	\$145,700	WD	\$145,700	\$145,700	\$93,000	383.0	7051.0	62.00	62.00	\$380	\$2,350	\$0.05
2210-12-4101-04	06/26/20	\$133,000	WD	\$133,000	\$133,000	\$0	651.0	4176.0	62.42	62.42	\$204	\$2,131	\$0.05
2110-18-2101	02/02/21	\$126,000	WD	\$126,000	\$126,000	\$100,815	1,349.0	2235.0	69.21	69.21	\$93	\$1,821	\$0.04
2310-03-4101-01	12/29/20	\$102,000	WD	\$102,000	\$102,000	\$103,920	983.0	3102.0	70.00	70.00	\$104	\$1,457	\$0.03
2411-33-4201-02	07/19/19	\$125,000	WD	\$125,000	\$125,000	\$112,958	330.0	1320.0	70.00	60.00	\$379	\$1,786	\$0.04
2310-10-2101	03/17/21	\$150,000	WD	\$150,000	\$150,000	\$117,525	1,177.0	2927.0	79.10	79.10	\$127	\$1,896	\$0.04
2209-14-4201	07/01/20	\$120,000	LC	\$120,000	\$120,000	\$119,145	2,618.0	1331.0	80.00	80.00	\$46	\$1,500	\$0.03
2310-33-2402	10/09/20	\$130,000	WD	\$130,000	\$130,000	\$129,990	100.0	37780.0	86.73	86.73	\$1,300	\$1,499	\$0.03
2309-05-2401	03/16/21	\$235,000	WD	\$235,000	\$235,000	\$171,420	957.0	5234.0	115.00	115.00	\$246	\$2,043	\$0.05
Totals:		\$1,587,700		\$1,587,700	\$1,587,700	\$1,278,299	12,298.0		913.63	903.63			
						Average per FF=>	\$129.1		Average per Net Acre=>	1,737.79		Average per SqFt=>	\$0.04

Use 1,700.00 Per Acre