

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.

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.
2411-RV-61	5730 W 12 RD	09/07/21	\$70,000	WD	\$70,000	\$40,700	58.14	\$87,449	\$44,400		\$25,600	\$35,607	0.719
2411B-5-3306		01/04/21	\$50,000	WD	\$50,000	\$32,400	64.80	\$73,141	\$10,976		\$39,024	\$46,846	0.833
2411B-VB-075	418 E SOUTH ST	10/14/22	\$35,000	MLC	\$35,000	\$19,500	55.71	\$38,858	\$24,909		\$10,091	\$11,538	0.875
2411B-VB-090	206 E NORTH ST	03/08/21	\$75,000	LC	\$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	\$137,000	\$68,900	50.29	\$134,709	\$55,784		\$81,216	\$69,969	1.161
2411-LG3-352	115 PUEBLO TRL	05/20/21	\$60,000	MLC	\$60,000	\$34,400	57.33	\$57,252	\$14,960		\$45,040	\$34,981	1.288
2411B-5-1426	136 S WOOD MEADOWS DR	04/21/20	\$130,000	WD	\$130,000	\$60,100	46.23	\$117,337	\$34,800		\$95,200	\$73,171	1.301
2411B-VB-090	206 E NORTH ST	12/03/21	\$72,000	WD	\$72,000	\$42,600	59.17	\$67,840	\$22,411		\$49,589	\$37,576	1.320
2411-RV-61	5730 W 12 RD	04/24/20	\$62,000	WD	\$62,000	\$27,600	44.52	\$55,247	\$18,000		\$44,000	\$33,020	1.333
2411-LG1-023	348 GITCHEGUMEE DR	12/04/20	\$164,900	WD	\$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	\$144,000	\$63,000	43.75	\$125,388	\$52,736		\$91,264	\$64,408	1.417
2411B-6-1109	5221 W COUNTY LINE RD	10/08/21	\$86,000	WD	\$86,000	\$25,200	29.30	\$76,771	\$24,546		\$61,454	\$43,197	1.423
2411B-8-2106	4679 W 4 RD	07/22/22	\$79,000	WD	\$79,000	\$28,800	36.46	\$57,271	\$8,390		\$70,610	\$40,431	1.746
2411B-5-2113	671 FOREST	04/30/20	\$136,000	WD	\$136,000	\$42,300	31.10	\$81,956	\$11,475		\$124,525	\$62,483	1.993
2411B-5-1422	142 N WOOD MEADOWS DR	11/13/20	\$184,600	WD	\$184,600	\$62,700	33.97	\$120,817	\$48,217		\$136,383	\$64,362	2.119
2411-LG1-155		07/23/21	\$149,000	WD	\$149,000	\$28,600	19.19	\$89,031	\$13,194		\$135,806	\$62,727	2.165
2411-15-2101	2599 W 6 RD	06/01/22	\$190,000	WD	\$190,000	\$55,600	29.26	\$111,297	\$14,880		\$175,120	\$79,031	2.216
		Totals:	\$1,824,500		\$1,824,500	\$742,800	40.71	\$1,525,491	\$1,329,628		\$874,443		1.521
							Std. Dev. =>						1.428

Sale. Ratio => 40.71 E.C.F. => 1.521
 Std. Dev. => 12.89 Ave. E.C.F. => 1.428

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.
2411B-VB-263	134 BRIGHAM ST	09/22/20	\$75,000	WD	\$75,000	\$42,800	57.07	\$84,483	\$25,344	\$49,656	\$56,647	0.877
2411-LG1-114	236 PONEMAH TRL	10/12/21	\$176,000	WD	\$176,000	\$76,500	43.47	\$228,088	\$48,039	\$127,961	\$144,386	0.886
2411-RV-28-01	6850 OTTAWA DR	06/10/20	\$80,000	WD	\$80,000	\$44,400	55.50	\$87,701	\$25,750	\$54,250	\$59,340	0.914
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
2411B-VB-192	110 W CARL ST	10/13/22	\$136,000	WD	\$136,000	\$79,000	58.09	\$155,715	\$41,652	\$94,348	\$91,470	1.031
2411B-VB-078	452 E NORTH ST	11/27/20	\$155,000	WD	\$155,000	\$77,600	50.06	\$154,060	\$50,788	\$104,212	\$98,920	1.054
2411-04-2302	11532 N 17 RD	07/16/21	\$126,000	WD	\$126,000	\$67,600	53.65	\$142,424	\$23,216	\$102,784	\$97,313	1.056
2411-LG3-336	5040 W 6 RD	09/03/21	\$290,805	WD	\$290,805	\$143,000	49.17	\$332,745	\$18,628	\$222,177	\$251,898	1.081
2411B-6-1221	233 CAYO DR	08/08/20	\$189,900	PTA	\$189,900	\$90,300	47.55	\$179,107	\$22,500	\$167,400	\$150,007	1.116
2411B-6-1221	233 CAYO DR	08/18/20	\$190,000	WD	\$190,000	\$90,300	47.53	\$179,107	\$22,500	\$167,500	\$150,007	1.117
2411B-6-4405	894 S FIRST ST	08/31/20	\$387,900	WD	\$387,900	\$184,200	47.49	\$359,939	\$98,545	\$289,355	\$250,377	1.156
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
2411-07-2201	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-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
2411-08-1302	10571 N 17 RD	01/10/22	\$275,000	LC	\$275,000	\$107,900	39.24	\$257,898	\$57,997	\$217,003	\$167,312	1.297
2411B-VB-254	101 S WOOD MEADOWS DR	08/12/21	\$167,500	WD	\$167,500	\$67,900	40.54	\$143,187	\$26,761	\$140,739	\$107,902	1.304
2411B-5-1411	340 GITCHEGUMEE DR	05/12/22	\$200,000	WD	\$200,000	\$95,500	47.75	\$189,184	\$48,000	\$152,000	\$113,219	1.343
2411-LG1-025	323 PONEMAH TRL	04/09/20	\$177,500	WD	\$177,500	\$74,100	41.75	\$146,008	\$36,743	\$140,757	\$104,660	1.345
2411-LG1-157	220 CAYO DR	08/19/22	\$240,000	WD	\$240,000	\$95,800	39.92	\$221,653	\$26,317	\$213,683	\$156,645	1.364
2411B-6-1211	111 GREENAGRES DR	06/30/21	\$215,000	WD	\$215,000	\$70,400	32.74	\$195,900	\$12,603	\$202,397	\$146,990	1.377
2411-11-3103	301 N FIRST ST	07/16/21	\$275,000	WD	\$275,000	\$105,200	38.25	\$245,034	\$15,848	\$259,152	\$187,091	1.385
2411B-VB-166	301 E CARL ST	01/03/22	\$195,000	WD	\$195,000	\$67,300	34.51	\$177,095	\$15,974	\$179,026	\$129,207	1.386
2411B-VB-108	301 E CARL ST	08/16/21	\$189,900	WD	\$189,900	\$80,400	42.34	\$171,273	\$23,826	\$166,074	\$118,241	1.405
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-LW-11	315 KUHN DR	03/18/22	\$170,000	WD	\$170,000	\$61,200	36.00	\$146,696	\$14,887	\$155,113	\$105,701	1.467
2411B-5-1429	137 S WOOD MEADOWS DR	08/01/22	\$231,000	WD	\$231,000	\$80,100	34.68	\$201,113	\$37,276	\$193,724	\$131,385	1.474
2411-LG1-095	588 GITCHEGUMEE DR	10/18/21	\$319,000	WD	\$319,000	\$99,900	31.32	\$275,445	\$37,111	\$281,889	\$191,126	1.475
2411-LG3-284	533 OTTAWA TRL	10/10/22	\$300,000	PTA	\$300,000	\$130,800	43.60	\$258,910	\$36,202	\$263,798	\$178,595	1.477
2411B-6-4102	317 W WEXFORD AV	10/05/21	\$155,000	WD	\$155,000	\$39,800	25.68	\$132,985	\$19,895	\$135,105	\$90,690	1.490
2411B-LW-20	111 PURDY DR	02/16/21	\$195,800	WD	\$195,800	\$73,800	37.69	\$147,952	\$25,000	\$170,800	\$113,950	1.499
2411B-VB-256	110 BRIGHAM ST	01/28/22	\$212,000	WD	\$212,000	\$71,100	33.54	\$178,835	\$20,634	\$191,366	\$126,865	1.508
2411B-6-1225	217 CAYO DR	11/19/21	\$227,500	WD	\$227,500	\$70,000	30.77	\$188,860	\$15,891	\$211,609	\$138,708	1.526

2411-1G1-199	607 GITCHEGUMEE DR	07/15/22	\$165,000	WD	\$165,000	\$69,500	42.12	\$137,260	\$19,047	\$145,953	\$94,798	1.540
2411-RS-02	5820 GUTHRIE RD	06/22/21	\$207,000	WD	\$207,000	\$64,000	30.92	\$176,344	\$49,694	\$157,306	\$101,564	1.549
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
2411-1G1-122	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
2411-1G3-258	530 GITTAWA TRL	06/10/21	\$210,000	WD	\$210,000	\$76,700	36.52	\$166,859	\$17,890	\$192,110	\$119,462	1.608
2411B-LW-12	314 KUHN	02/18/22	\$202,700	WD	\$202,700	\$66,100	32.61	\$159,173	\$21,433	\$181,267	\$110,457	1.641
2411-04-3205	3881 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
2411B-LW-09	122 PURDY DR	09/22/21	\$190,000	WD	\$190,000	\$64,300	33.84	\$144,312	\$16,662	\$173,338	\$102,366	1.693
2411B-LW-10	317 KUHN DR	07/09/21	\$192,000	WD	\$192,000	\$67,100	34.95	\$142,280	\$15,958	\$176,042	\$101,301	1.738
2411B-5-1419	124 N WOOD MEADOWS DR	08/12/21	\$215,000	WD	\$215,000	\$74,700	34.74	\$158,608	\$20,020	\$194,980	\$111,137	1.754
2411B-6-1220	237 CAVO DR	09/24/21	\$225,000	WD	\$225,000	\$70,800	31.47	\$162,865	\$10,500	\$214,500	\$122,185	1.756
2411-1G1-118	300 PONEMAH TRL	04/30/20	\$163,000	WD	\$163,000	\$55,600	34.11	\$109,858	\$33,039	\$129,961	\$73,581	1.766
2411B-5-1434	107 S WOOD MEADOWS DR	06/24/22	\$207,000	WD	\$207,000	\$77,500	37.44	\$153,503	\$34,896	\$172,104	\$95,114	1.809
2411-1G1-121	312 PONEMAH TRL	11/08/21	\$253,000	WD	\$253,000	\$58,200	23.00	\$175,880	\$23,323	\$229,677	\$122,339	1.877
2411B-VB-105	211 E CARL ST	03/12/21	\$146,500	WD	\$146,500	\$47,000	32.08	\$94,870	\$27,902	\$118,598	\$62,065	1.911
2411B-6-4109	11262 LAKESHORE DR	11/17/21	\$230,000	WD	\$230,000	\$59,000	25.65	\$153,679	\$12,048	\$217,952	\$113,577	1.919
2411-07-1114	129 TIPPI TRL	02/19/21	\$370,000	WD	\$370,000	\$151,000	40.81	\$250,702	\$33,903	\$336,097	\$174,416	1.927
2411-1G1-089	568 GITCHEGUMEE DR	07/20/21	\$249,900	WD	\$249,900	\$76,700	30.69	\$175,576	\$39,427	\$210,473	\$109,181	1.928
2411-07-1401	984 GITCHEGUMEE DR	04/26/22	\$420,000	WD	\$420,000	\$134,300	31.98	\$289,187	\$62,675	\$357,325	\$184,908	1.932

Totals: \$11,066,805 \$11,066,805 \$4,308,700

Sale. Ratio => 38.93 E.C.F. => 1.432
Std. Dev. => 8.41 Ave. E.C.F. => 1.443

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Commercial ECF

MN-04-4110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	\$85,000	\$52,400	61.65	\$119,292	\$27,699	\$57,301	\$106,256	0.539
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	\$45,000	\$23,400	52.00	\$58,411	\$6,989	\$38,011	\$59,654	0.637
MN-S-MQ-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$228,841	\$45,127	\$135,873	\$213,125	0.638
MN-CC-04-02	304 W MAIN ST	05/01/20	\$185,000	LC	\$185,000	\$92,400	49.95	\$227,447	\$19,597	\$165,403	\$241,125	0.686
MN-RAL-R-22A	305 W MAIN ST	05/21/21	\$300,000	WD	\$280,000	\$123,700	44.18	\$325,048	\$49,792	\$230,208	\$319,323	0.721

Totals: \$796,000 \$776,000 \$387,500 49.94 \$959,039 \$626,796 \$939,484 0.667

Sale. Ratio => 49.94 E.C.F. => 0.667

Std. Dev. => 6.31 Ave. E.C.F. => 0.644

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Industrial ECF												
2411-06-2401	620 W WEXFORD AV	03/17/21	\$210,000	WD	\$210,000	\$155,400	74.00	\$310,665	\$49,814	\$160,186	\$351,551	0.456
2312-12-1105	4811 INDUSTRIAL DR	10/29/21	\$615,000	WD	\$150,000	\$115,600	77.07	\$243,655	\$10,319	\$139,681	\$300,304	0.465
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	\$45,000	\$23,400	52.00	\$46,722	\$6,750	\$38,250	\$62,456	0.612
2312M-V0715	118 W MESICK AV	12/30/21	\$400,000	WD	\$400,000	\$138,200	34.55	\$361,318	\$79,305	\$320,695	\$393,873	0.814
2312M-V1006	125 W MESICK	07/20/21	\$150,000	M/C	\$150,000	\$46,300	30.87	\$98,485	\$22,153	\$127,847	\$112,418	1.137
2411B-6-4205-01	385 W WEXFORD AV	07/21/21	\$179,000	WD	\$179,000	\$54,700	30.56	\$154,303	\$57,463	\$121,537	\$135,251	0.899
2411B-VB-213	116 W WEXFORD AV	10/26/20	\$160,000	WD	\$160,000	\$66,300	41.44	\$132,506	\$60,905	\$99,095	\$95,891	1.033
Totals:			\$1,759,000		\$1,294,000	\$599,900		\$1,347,654		\$1,007,291	\$1,451,745	
							Sale. Ratio =>	46.36			E.C.F. =>	0.694
							Std. Dev. =>	19.81			Ave. E.C.F. =>	0.774

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2110-23-1402	10/23/20	\$5,000	WD	\$5,000	\$2,300	46.00	\$5,000	\$4,500	206.0	190.0	0.90	0.90	\$24	\$5,556
2112-36-2202	07/30/20	\$5,000	WD	\$5,000	\$3,600	72.00	\$5,000	\$0	209.0	206.0	0.99	0.99	\$24	\$5,051
2209-16-1302	06/08/21	\$8,000	WD	\$8,000	\$3,400	42.50	\$8,000	\$6,280	233.0	248.0	1.32	1.32	\$34	\$6,061
2209-16-2113	04/28/21	\$9,000	WD	\$9,000	\$3,700	41.11	\$9,000	\$0	150.0	358.0	1.35	1.35	\$60	\$6,667
Totals:		\$27,000		\$27,000	\$13,000		\$27,000	\$10,780	798.0		4.56	4.56		

Sale. Ratio => 48.15 Average \$34 Average \$6,000.00
 Std. Dev. => 14.54 per FF=> per Net Acre=> per SqFt=>



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ZAC															
2412-24-2205	10/01/21	\$12,500	WD	\$12,500	\$4,700	37.60	\$8,440	\$12,500	\$8,440	189.4	426.4	2.00	2.00	\$66	\$6,250
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
2209-29-4106-01	05/03/21	\$13,000	WD	\$13,000	\$6,600	50.77	\$0	\$13,000	\$0	165.0	326.0	2.46	2.46	\$79	\$5,285
2311-16-3202	08/10/20	\$14,900	WD	\$14,900	\$8,700	58.39	\$3,800	\$14,900	\$3,800	432.0	546.0	2.70	2.70	\$34	\$5,519
Totals:		\$62,400		\$62,400	\$32,100		\$21,240	\$62,400	\$21,240	1,240.2	Average	11.31	11.31	Average	Average
					Sale. Ratio =>	51.44					per FF=>				per Net Acre=>
						8.17									5,517.24
															Use
															\$5,500.00

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Parcel Number	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	Dollars/Acre
3AC															
09-27-1404	08/25/21	\$15,000	WD	\$15,000	\$5,400	36.00	\$0	\$15,000	\$0	325.0	438.0	3.33	3.33	\$46	\$4,505
2411B-5-4202-03	08/26/20	\$16,750	WD	\$16,750	\$6,300	37.61	\$11,760	\$16,750	\$11,760	0.0	0.0	3.36	3.36	#DIV/0!	\$4,985
2411B-5-4202-02	08/26/20	\$16,750	WD	\$16,750	\$6,300	37.61	\$11,764	\$16,750	\$11,764	0.0	0.0	3.37	3.37	#DIV/0!	\$4,970
2410-24-3401	07/05/21	\$15,000	LG	\$15,000	\$9,100	60.67	\$8,700	\$15,000	\$4,350	164.0	265.0	3.50	1.50	\$91	\$4,286
Totals:		\$63,500		\$63,500	\$27,100		\$32,224	\$63,500	\$27,874	489.0		13.56	11.56		
					Sale. Ratio =>	42.68									
					Std. Dev. =>	11.82									

Use \$4,700.00

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

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
2209-14-2201	04/23/21	\$15,000	WD	\$15,000	\$6,000	40.00	\$0	\$15,000	\$0	310.0	646.0	4.60	4.60	\$48	\$3,261
2309-16-3306	06/17/21	\$19,900	WD	\$19,900	\$7,800	39.20	\$0	\$19,900	\$0	323.0	635.5	4.71	4.71	\$62	\$4,225
2209-24-2305	05/21/20	\$17,000	WD	\$17,000	\$6,300	37.06	\$13,683	\$17,000	\$13,683	0.0	0.0	5.00	5.00	#DIV/0!	\$3,400
2211-36-4306	04/21/20	\$25,000	LC	\$25,000	\$6,200	24.80	\$14,250	\$25,000	\$14,250	330.0	660.0	5.00	5.00	\$76	\$5,000
2212-12-1101	12/09/20	\$15,000	WD	\$15,000	\$5,700	38.00	\$13,350	\$15,000	\$13,350	565.0	385.0	5.00	5.00	\$27	\$3,000
2309-16-3201-02	05/14/21	\$24,500	WD	\$24,500	\$8,000	32.65	\$0	\$24,500	\$0	335.5	650.0	5.00	5.00	\$73	\$4,900
2209-16-2107	05/21/21	\$34,000	WD	\$34,000	\$14,800	43.53	\$0	\$34,000	\$0	600.0	1568.0	5.40	5.40	\$57	\$6,296
2411-33-2002-02	10/21/21	\$29,000	WD	\$29,000	\$9,200	31.72	\$14,514	\$29,000	\$14,514	980.0	2461.0	5.58	5.58	\$30	\$5,197
Totals:		\$191,900		\$191,900	\$69,300	36.11	\$55,797	\$191,900	\$55,797	3,718.5	Average per FF=>	44.44	40.39	Average per Net Acre=>	Average per SqFt=>

Use \$4,300.00

Std. Dev. => 5.92

Parcel Number 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 Dollars/Acre

Parcel Number	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	Dollars/Acre
2209-18-2204	07/27/20	\$19,550	WD	\$19,550	\$8,000	40.92	\$19,518	\$19,550	\$19,518	0.0	0.0	6.83	6.83	#DIV/0!	\$2,862
2312-07-4202	03/22/21	\$30,000	WD	\$30,000	\$19,800	66.00	\$0	\$30,000	\$0	519.0	1887.0	7.50	2.50	\$58	\$4,000
2409-27-2201-03	11/23/21	\$59,900	WD	\$59,900	\$17,700	29.55	\$0	\$59,900	\$0	669.0	2000.0	7.68	2.07	\$90	\$7,793
2311-08-1105	10/01/20	\$18,000	WD	\$18,000	\$10,300	57.22	\$20,103	\$18,000	\$20,103	1383.0	2074.6	8.36	8.36	\$130	\$2,153
Totals:		\$152,450		\$152,450	\$66,000		\$39,621	\$152,450	\$39,621	1,885.0		36.78	26.17		
					Sale. Ratio =>	43.29									
					Std. Dev. =>	14.54									
					Average										
					per Ff=>										
					Average										
					per Net Acre=>										
					Average										
					per SqFt=>										

Use \$4,100.00

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
2411-07-3202	12/30/21	\$36,000	WD	\$36,000	\$12,000	42.48	\$23,983	\$28,246	\$23,983	0.0	0.0	9.74	9.74	#DIV/0!	\$2,900
2412-35-2103	06/05/20	\$22,000	WD	\$22,000	\$11,300	51.36	\$22,680	\$22,000	\$22,680	0.0	0.0	10.01	10.01	#DIV/0!	\$3,596
2412-24-1103	10/08/21	\$29,900	WD	\$29,900	\$12,000	40.13	\$23,989	\$29,900	\$23,989	0.0	0.0	10.10	10.10	#DIV/0!	\$2,198
2412-35-1102	01/29/21	\$18,644	WD	\$18,644	\$11,400	61.15	\$23,994	\$18,644	\$23,994	0.0	0.0	10.17	10.17	#DIV/0!	\$1,833
2412-32-4402	11/05/20	\$19,500	WD	\$19,500	\$11,300	57.95	\$22,613	\$19,500	\$22,613	658.0	675.2	10.20	10.20	\$30	\$1,912
2412-22-1108	08/19/21	\$22,000	WD	\$22,000	\$12,000	54.55	\$23,993	\$22,000	\$23,993	0.0	0.0	10.15	10.40	#DIV/0!	\$2,167
2410-27-3108	11/30/20	\$28,000	WD	\$28,000	\$11,500	41.07	\$28,025	\$28,000	\$28,025	0.0	0.0	10.01	10.01	#DIV/0!	\$2,797
2311-35-2402-01	04/29/20	\$27,500	WD	\$27,500	\$12,300	44.73	\$26,415	\$27,500	\$26,415	419.4	1184.0	14.40	14.40	\$66	\$2,432
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$27,242	\$41,500	\$27,242	0.0	0.0	13.71	13.71	#DIV/0!	\$3,027
Totals:		\$303,290		\$303,290	\$132,800	43.79	\$278,987	\$303,290	\$278,987	1,496.9	\$703	116.90	117.15	Average	Average
					Sale. Ratio =>	43.79			Average					per FF=>	per Net Acre=>
					Std. Dev. =>	9.40									2,594.44
															2,600.00

Use 2,600.00

Parcel Number 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 Dollars/Acre

Parcel Number	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	Dollars/Acre
15AC															
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$35,550	\$41,500	\$35,550	0.0	0.0	13.71	13.71	#DIV/0!	\$3,027
2312-05-2103	08/12/21	\$40,500	WD	\$40,500	\$17,800	43.95	\$0	\$40,500	\$0	600.0	1111.5	15.31	15.31	\$68	\$2,645
2209-07-3105	08/10/20	\$52,500	WD	\$52,500	\$14,100	26.86	\$37,700	\$52,500	\$37,700	200.0	0.0	13.88	13.88	\$263	\$3,782
2209-12-2202	06/29/21	\$33,000	WD	\$33,000	\$18,600	56.36	\$0	\$33,000	\$0	1025.5	1278.5	15.09	10.00	\$32	\$2,187
2210-13-1103	04/12/21	\$40,500	WD	\$40,500	\$28,400	70.12	\$0	\$40,500	\$0	510.5	1302.0	15.25	15.25	\$79	\$2,656
2412-20-2202	08/14/20	\$32,000	WD	\$32,000	\$14,900	46.56	\$41,070	\$32,000	\$41,070	0.0	0.0	15.38	15.38	#DIV/0!	\$2,081
2212-10-1101	08/03/20	\$34,000	WD	\$34,000	\$14,700	43.24	\$39,200	\$34,000	\$39,200	948.0	1172.0	15.48	15.48	\$36	\$2,196
2411-07-4102-02	08/28/20	\$43,000	WD	\$43,000	\$16,000	37.21	\$43,044	\$43,000	\$43,044	0.0	0.0	16.70	16.70	#DIV/0!	\$2,575
2309-28-3401	07/24/20	\$35,000	WD	\$35,000	\$18,100	51.71	\$43,680	\$35,000	\$43,680	0.0	0.0	17.42	17.42	#DIV/0!	\$2,009
Totals:		\$402,000		\$402,000	\$175,300	43.61	\$240,244	\$402,000	\$240,244	3,609.0	\$111	Average	151.62	146.53	Average
					Sale. Ratio =>	12.46						Average	2,651.44		Average
					Std. Dev. =>							per FF=>	per Net Acre=>		per SqFt=>

Use: \$2,600.00

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
2112-31-1102	05/26/20	\$40,001	WD	\$40,001	\$17,400	43.50	\$46,500	\$40,001	\$46,500	688.0	1234.0	19.50	19.50	\$88	\$2,051
2211-33-3318	10/21/20	\$42,000	WD	\$42,000	\$18,600	44.29	\$46,560	\$42,000	\$46,560	731.0	1167.0	19.59	19.59	\$57	\$2,144
2109-31-1102	12/01/21	\$60,000	WD	\$60,000	\$19,700	32.83	\$47,880	\$60,000	\$47,880	662.0	1310.6	19.92	19.92	\$91	\$3,012
2312-35-4301	03/26/21	\$70,000	WD	\$70,000	\$18,400	26.29	\$47,250	\$70,000	\$47,250	1,693.0	1328.0	20.00	20.00	\$41	\$3,500
2309-20-4102	06/26/20	\$45,000	WD	\$45,000	\$16,000	35.56	\$48,000	\$45,000	\$48,000	1,320.0	660.0	20.00	20.00	\$34	\$2,250
2310-35-4402	07/24/20	\$44,900	WD	\$44,900	\$18,500	41.20	\$47,265	\$44,900	\$47,265	0.0	0.0	20.00	20.00	#DIV/0!	\$2,245
2312-30-4301	10/12/20	\$40,000	WD	\$40,000	\$17,000	42.50	\$47,250	\$40,000	\$47,250	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000
2312-12-4401-01	07/13/21	\$40,000	WD	\$40,000	\$20,000	50.00	\$47,235	\$40,000	\$47,235	675.0	1290.5	20.00	20.00	\$59	\$2,000
2312-12-4401-01	07/10/21	\$41,000	WD	\$41,000	\$20,000	48.78	\$47,235	\$41,000	\$47,235	675.0	1290.5	20.00	20.00	\$61	\$2,050
2312M-111301	01/11/22	\$48,000	WD	\$48,000	\$20,700	43.13	\$0	\$48,000	\$0	0.0	0.0	20.67	20.67	#DIV/0!	\$2,322
2311-17-4401	09/18/20	\$50,000	WD	\$50,000	\$19,900	39.80	\$45,525	\$50,000	\$45,525	0.0	0.0	21.00	21.00	#DIV/0!	\$2,381
2411-07-4301-02	05/04/21	\$64,380	WD	\$64,380	\$22,200	34.48	\$0	\$64,380	\$0	733.0	1320.0	22.20	22.20	\$88	\$2,900
2412-06-4306	08/14/20	\$72,000	WD	\$72,000	\$34,200	47.50	\$91,366	\$72,000	\$91,366	542.0	4090.0	23.79	23.79	\$133	\$3,026
2112-31-1102	01/21/21	\$72,000	WD	\$72,000	\$36,000	50.00	\$53,436	\$72,000	\$53,436	817.0	1341.0	25.14	25.14	\$88	\$2,864

Totals: \$729,281 \$729,281 \$298,600 \$615,502 \$729,281 \$589,994 8,536.0 291.81 291.81

Sale. Ratio => 40.94 Average per FF=> \$85 Average per Net Acre=> 2,499.16 Average per SqFt=> \$2,500.00

Std. Dev. => 7.03

Use \$2,500.00

30 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
2309-21-3403	12/29/21	\$70,500	WD	\$70,500	\$37,100	52.62	\$58,404	\$70,500	\$58,404	392.0	3186.0	28.67	28.67
2310-20-1102	11/03/21	\$85,000	WD	\$85,000	\$28,200	33.18	\$59,328	\$85,000	\$59,328	700.0	1858.0	29.97	29.97
2209-30-1404	02/10/21	\$70,000	WD	\$70,000	\$26,600	38.00	\$59,700	\$70,000	\$59,700	665.0	1965.0	30.00	30.00
2412-14-1104	08/24/21	\$79,900	WD	\$79,900	\$26,900	33.67	\$59,556	\$79,900	\$59,556	490.0	2667.0	30.00	30.00
2412-14-1104	03/29/22	\$90,000	WD	\$90,000	\$26,900	29.89	\$59,556	\$90,000	\$59,556	490.0	2667.0	30.00	30.00
2310-03-2201	01/13/21	\$63,500	WD	\$63,500	\$26,200	41.26	\$57,960	\$63,500	\$57,960	988.0	1320.0	30.05	30.05
2412-05-1201-04	07/01/20	\$79,900	WD	\$79,900	\$28,100	35.17	\$61,728	\$79,900	\$61,728	0.0	0.0	31.54	31.54
2310-29-4301-01	01/12/21	\$68,000	WD	\$68,000	\$25,800	37.94	\$0	\$68,000	\$0	843.0	1648.0	31.90	31.90
2309-10-3301-02	11/17/20	\$92,000	WD	\$92,000	\$34,900	37.93	\$64,768	\$92,000	\$64,768	1,237.0	1,220.0	34.65	34.65
Totals:		\$763,700		\$763,700	\$286,900	37.57	\$481,000	\$763,700	\$481,000	5,865.0	Average per FF=>	304.79	304.79
												Average per Net Acra=>	2,505.66

Use \$2,500.00

Dollars/FF Dollars/Acre

\$1,082	\$2,317
\$180	\$2,459
\$121	\$2,836
\$105	\$2,393
\$163	\$2,663
\$184	\$3,000
\$64	\$2,113
#DIV/0!	\$2,533
\$81	\$2,132
\$74	\$2,655

Average
per Sqft=>

40 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Ast. when Sold	Ast/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2111-24-2201	09/17/21	\$110,000	WD	\$110,000	\$32,300	29.36	\$70,592	\$110,000	\$70,592	1,160.0	1408.0	37.50	37.50	\$95	\$2,933
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
2312-06-4201	12/17/21	\$95,000	WD	\$95,000	\$33,700	35.47	\$0	\$95,000	\$0	650.0	2681.0	40.00	40.00	\$146	\$2,375
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$76,000	\$80,000	\$76,000	1,056.0	1650.0	40.00	40.00	\$76	\$2,000
2312-06-4201	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$75,200	\$90,000	\$75,200	660.0	2640.0	40.00	40.00	\$136	\$2,250
2412-09-3102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$74,400	\$124,900	\$74,400	1,320.0	1320.0	40.00	40.00	\$95	\$3,123
2412-24-1401	03/13/22	\$120,000	WD	\$120,000	\$34,800	29.00	\$0	\$120,000	\$0	1,322.0	1740.0	40.00	39.00	\$91	\$3,000
2312-05-1201	11/05/21	\$110,000	WD	\$110,000	\$32,900	29.91	\$0	\$110,000	\$0	1,460.0	1203.0	40.31	40.31	\$75	\$2,729
2312-05-2102	01/31/22	\$124,900	WD	\$124,900	\$33,600	26.90	\$0	\$124,900	\$0	1,176.0	1493.0	40.31	40.31	\$106	\$3,098
2312-16-4302	08/25/21	\$85,000	WD	\$85,000	\$32,900	38.71	\$66,963	\$85,000	\$66,963	1,315.0	1388.0	40.39	40.39	\$65	\$2,104
2112-19-4201	01/10/22	\$80,000	WD	\$80,000	\$36,000	45.00	\$76,702	\$80,000	\$76,702	1,340.0	1325.5	40.78	40.78	\$60	\$1,962
Totals:		\$1,365,300		\$1,365,300	\$469,600	34.40	\$622,873	\$1,361,984	\$619,557	16,446.0	16,446.0	554.59	553.59	\$83	\$2,500.00

Average Sale. Ratio => 6.47
 Average per FF=> \$83
 Average per Net Acre=> \$2,500.00
 Average per SqFt=>

Parcel Number 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 Dollars/Acre

Parcel Number	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	Dollars/Acre
50 Plus AC															
2110-18-2101	03/16/22	\$201,000	WD	\$201,000	667,900	33.78	\$114,257	\$201,000	\$114,257	1,349.0	2235.0	69.21	69.21	\$149	\$2,904
2309-15-1201	10/09/20	\$95,000	WD	\$95,000	\$52,700	55.47	\$99,127	\$95,000	\$99,127	0.0	0.0	58.82	58.82	HDIV/01	\$1,615
2209-14-4201	07/01/20	\$120,000	WD	\$120,000	\$64,600	53.83	\$135,031	\$120,000	\$135,031	2,618.0	1831.0	80.00	80.00	\$46	\$1,500
2309-22-1101-01	06/25/21	\$115,000	WD	\$115,000	\$65,300	56.78	\$118,371	\$115,000	\$118,371	517.0	1866.0	69.63	69.63	\$222	\$1,652
2310-03-4101-01	02/10/22	\$145,000	WD	\$145,000	\$64,900	44.76	\$117,776	\$145,000	\$117,776	983.0	3102.0	70.00	70.00	\$148	\$2,071
2310-20-3201	11/12/21	\$175,000	WD	\$175,000	\$70,200	40.11	\$143,507	\$175,000	\$143,507	2,197.0	1518.5	76.59	76.59	\$80	\$2,285
2310-10-2101	09/17/21	\$150,000	WD	\$150,000	\$67,400	44.93	\$133,195	\$150,000	\$133,195	1,177.0	2927.0	79.10	79.10	\$127	\$1,896
2310-34-0101-04	06/25/21	\$260,000	WD	\$260,000	\$103,000	39.62	\$349,261	\$260,000	\$349,261	2,968.0	5120.0	149.57	60.07	\$55	\$1,819
Totals:		\$1,387,000		\$1,387,000	\$619,500	44.66	\$1,524,782	\$1,344,458	\$1,279,940	14,154.0	Average	692.13	632.63	Average	Average
					Sale. Ratio =>	44.66								per Net Acre=>	1,942.49
					Std. Dev. =>	7.99								per SqrFt=>	

Use \$1,900,000

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/FF
Rivers														
11-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
2412-36-4106	06/13/20	\$70,000	WD	\$70,000	\$23,600	33.71	\$47,214	\$70,000	\$47,214	210.3	0.0	16.50	16.50	\$333
08-350-010-00	09/17/20	\$25,000	WD	\$25,000	\$7,100	28.40	\$0	\$25,000	\$0	71.0	0.0	0.00	0.00	\$352
08-350-024-00	07/16/20	\$10,000	WD	\$10,000	\$4,500	45.00	\$0	\$10,000	\$0	45.0	0.0	0.00	0.00	\$222
Totals:		\$196,500		\$196,500	\$69,000		\$114,814	\$196,500	\$114,814	664.3		16.50	16.50	
					Sale. Ratio =>	35.11				Average		Average		
					Std. Dev. =>	6.95				per FF=>		per Net Acre=>	11,909.09	

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
Industrial														
10-068-00-003-00	10/08/21	\$140,000	WD	\$140,000	\$98,700	70.50	\$124,744	\$127,383	\$79,127	580.0	0.0	3.08	3.08	\$220
2209-21-3204	05/20/22	\$500,000	WD	\$500,000	\$513,500	102.70	\$1,173,763	\$406,998	\$864,120	807.0	2244.0	35.04	25.01	\$504
10-110-00-001-00	09/16/20	\$200,000	LC	\$200,000	\$70,300	35.15	\$198,146	\$93,351	\$81,497	290.0	0.0	3.38	3.38	\$322
2312-12-1105	10/29/21	\$615,000	WD	\$615,000	\$415,600	18.80	\$310,346	\$287,152	\$82,498	374.0	374.0	3.49	3.49	\$768
Totals:		\$1,455,000		\$1,455,000	\$798,100		\$1,806,999	\$914,884	\$1,107,242	2,051.0		44.99	34.96	
					Sale. Ratio =>	54.85						Average		
					Std. Dev. =>	37.45						per FF=>	\$446	Average
													per Net Acre=>	20,334.82

0

Rural Good

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft
12M-V0802	05/27/21	\$122,550	CD	\$123,000	\$57,900	47.07	\$118,553	\$32,822	125.0	135.0	0.39	0.39	\$263	\$84,811	\$1.95
2312M-V0715	12/30/21	\$400,000	WD	\$400,000	\$138,200	34.55	\$461,967	\$54,484	254.0	727.9	1.01	1.01	\$215	\$54,213	\$1.24
2411-07-2303	09/01/21	\$260,000	WD	\$260,000	\$65,100	25.04	\$151,884	\$173,602	210.0	385.0	2.00	2.00	\$827	\$86,801	\$1.99
2309-04-1101	05/27/21	\$270,000	WD	\$270,000	\$73,500	27.22	\$152,323	\$128,051	1,124.0	321.0	6.24	6.24	\$114	\$20,521	\$0.47
2112-28-1301	10/14/21	\$540,000	WD	\$500,000	\$141,900	28.38	\$562,438	\$361,213	660.0	1258.0	19.07	19.07	\$547	\$18,941	\$0.43
MN-S-MQ-1011	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$228,841	\$22,526	220.0	187.0	0.90	0.90	\$102	\$25,029	\$0.57
2309-15-2203	05/27/21	\$380,000	WD	\$380,000	\$147,600	38.84	\$283,181	\$120,263	344.0	525.0	4.94	4.73	\$350	\$24,330	\$0.56
2411B-VB-213	10/26/20	\$160,000	M/C	\$160,000	\$66,300	41.44	\$152,716	\$83,130	225.0	500.0	1.55	1.38	\$369	\$53,667	\$1.23
2411B-VB-227	12/30/21	\$400,000	WD	\$400,000	\$133,000	33.25	\$363,103	\$81,048	297.0	200.0	0.68	0.46	\$273	\$118,839	\$2.73
MN-CC-01-02	11/04/20	\$125,000	WD	\$125,000	\$40,600	32.48	\$85,249	\$12,145	45.0	144.0	0.15	0.15	\$270	\$81,510	\$1.87
MN-CC-04-02	05/01/20	\$185,000	LC	\$185,000	\$92,400	49.95	\$227,447	\$23,833	87.0	144.0	0.29	0.29	\$274	\$82,753	\$1.90
MN-S-MQ-1011	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$192,738	\$59,542	220.0	187.0	0.94	0.94	\$271	\$63,074	\$1.45
Totals:		\$3,204,550		\$3,165,000	\$1,147,700	36.26	\$2,980,440	\$1,152,659	3,811.0		38.16	37.55			
					Sale. Ratio =>	10.06			\$302		Average	30,208.32		Average	\$0.69
					Std. Dev. =>				300.0		per Net Acre=>			per SqFt=>	

using

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
11B-VB-077	07/08/22	\$11,900	WD	\$11,900	\$9,600	80.67	\$19,154	\$11,900	\$19,154	83.3	0.0	0.00	0.00	\$143.
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-085	11/10/22	\$18,000	WD	\$18,000	\$17,300	96.11	\$34,730	\$18,000	\$34,730	151.0	99.2	0.34	0.34	\$119
Totals:		\$44,800		\$44,800	\$37,300		\$74,704	\$44,800	\$74,704	317.6		0.34	0.34	
					Sale. Ratio =>	83.26								
					Std. Dev. =>	13.22								
					Average				\$74,704					
					per FF=>				\$141					
					Average									
					per Net Acre=>								130,232.56	

Parcel Number 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

Front Foot

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-LW-21-01	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$38,870	\$15,000	\$38,870	169.0	135.0	0.52	0.52	\$89
2411B-LW-22	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$23,000	\$15,000	\$23,000	100.0	135.0	0.31	0.31	\$150
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-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-42	11/10/22	\$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-TAB-43	11/10/22	\$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-TAB-44	05/19/22	\$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-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:		\$116,000		\$116,000	\$72,700		\$206,870	\$116,000	\$206,870	849.0		0.83	0.83	

Sale. Ratio => 62.67
Std. Dev. => 37.83

Average per FF=> \$137 Average per Net Acre=> 139,088.73
using 140.0