

Code Description Ave. ECF Comments

Unit 2311 - ANTIOCH TOWNSHIP

1020	AG	1.094	
2020	COMMERCIAL	1.023	
4020	RESIDENTIAL	1.463	
9000	PERSONAL PROPERTY	1.000	

AG ECF

Parcel Number	County	Sale Date	Sale Price	Instr.	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	LC	\$375,000	\$181,700	0.48	\$390,634	\$222,271	\$152,729	\$190,050	0.804
005-004-021-00	Missaukee	09/19/24	\$357,000	WD	\$357,000	\$158,400	0.44	\$266,227	\$103,422	\$253,578	\$157,686	1.608
2309-02-3301-01	Wexford	06/17/24	\$300,500	WD	\$300,500	\$71,900	23.93	\$297,012	\$286,798	\$13,702	\$10,224	1.340
2309-04-2101	Wexford	03/08/24	\$350,000	WD	\$350,000	\$101,300	28.94	\$346,098	\$336,406	\$13,594	\$9,702	1.401
2311-15-2201	Wexford	09/29/23	\$290,000	WD	\$290,000	\$78,200	26.97	\$287,438	\$281,653	\$8,347	\$5,791	1.441
04 009 001 00	Osceola	05/09/23	\$290,000	WD	\$290,000	\$151,300	0.52	\$307,305	\$117,619	\$172,381	\$275,078	0.627
04 026 005 00	Osceola	06/14/23	\$351,925	WD	\$351,925	\$130,800	0.37	\$277,171	\$58,775	\$293,150	\$232,096	1.263
04 002 012 00	Osceola	06/15/23	\$335,000	WD	\$335,000	\$114,500	0.34	\$300,726	\$222,200	\$112,800	\$74,081	1.523
04 020 001 10	Osceola	03/14/24	\$80,000	WD	\$80,000		0.00	\$38,858	\$8,380	\$71,620	\$38,858	1.843
05 031 002 00	Osceola	01/10/25	\$342,000	PTA	\$342,000	\$135,600	0.40	\$283,488	\$174,993	\$167,007	\$176,199	0.948
05 250 01 00	Osceola	05/16/24	\$390,000	WD	\$390,000	\$156,800	0.40	\$603,273	\$73,387	\$316,613	\$270,886	1.169
13 028 016 00	Osceola	05/16/24	\$390,000	WD	\$390,000	\$156,800	0.40	\$603,273	\$73,387	\$316,613	\$270,886	1.169

Totals: \$3,461,425

\$3,461,425

\$1,280,500

\$3,398,230

\$1,575,521

\$1,440,650

Sale. Ratio =>

36.99

E.C.F. =>

1.094

Std. Dev. =>

14.43

Ave. E.C.F. =>

1.270

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												
2109-08-1403	811 SUNNYSIDE DR	01/31/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,100	46.96	\$208,596	\$0	\$260,000	1.148
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	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	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	1.009
2209-28-1321	205 BELL AV	04/17/23	\$454,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$454,000	\$144,100	31.74	\$344,111	\$110,183	\$343,817	1.341
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	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	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	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	0.981
Totals:			\$2,693,000			\$2,693,000	\$993,100	36.88	\$2,645,286	\$2,234,493	\$2,356,058	0.948
							Sale. Ratio =>	21.53				E.C.F. =>
							Std. Dev. =>					Ave. E.C.F. => 1.023

Noted

Parcel Number Resid 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.
2311-16-2402	3600 W 18 1/2 RD	09/01/23	\$150,000	WD	\$150,000	\$99,400	66.27	\$236,097	\$36,523	\$113,477	\$174,758	0.649
2311-02-3203	1952 W 16 RD	09/22/23	\$92,000	WD	\$92,000	\$46,200	50.22	\$106,884	\$13,853	\$78,147	\$81,463	0.959
2311-34-2302	695 N 19 1/4 RD	11/17/23	\$140,000	WD	\$140,000	\$56,900	40.64	\$137,273	\$38,363	\$101,637	\$86,611	1.173
2311-09-3301-04	3854 W 18	01/31/25	\$329,900	PTA	\$329,900	\$151,700	45.98	\$359,446	\$24,435	\$305,465	\$242,235	1.261
2311-05-4404	5057 N 17 RD	06/26/23	\$150,000	WD	\$150,000	\$47,700	31.80	\$136,605	\$22,896	\$127,104	\$99,570	1.277
2311-15-2202	2819 W 18 RD	07/12/23	\$267,500	WD	\$267,500	\$105,000	39.25	\$239,633	\$27,115	\$240,385	\$186,093	1.292
2311-13-2402	668 W 18 1/2 RD	09/20/24	\$275,000	WD	\$275,000	\$121,900	44.33	\$290,472	\$48,530	\$226,470	\$174,940	1.295
2311-15-3301	2926 WHITNEY TRL	06/13/23	\$375,000	WD	\$375,000	\$134,700	35.92	\$283,591	\$43,633	\$331,367	\$234,563	1.413
2311-11-2201-01	1931 W 16 RD	03/24/25	\$155,500	WD	\$155,500	\$64,800	41.67	\$150,562	\$26,763	\$128,737	\$89,515	1.438
2311-10-2301	4592 N 19 RD	05/15/24	\$75,000	MLC	\$75,000	\$22,200	29.60	\$67,529	\$14,994	\$60,006	\$37,986	1.580
2311-15-4201	3430 N 19 1/2 RD	11/01/23	\$300,000	WD	\$300,000	\$102,000	34.00	\$246,469	\$115,447	\$184,553	\$114,987	1.605
2311-24-1103	2881 N 25 RD	11/07/24	\$58,000	WD	\$58,000	\$21,800	37.59	\$55,570	\$41,268	\$16,732	\$10,341	1.618
2311-MW-02	4450 ANTIPOCH DR	06/26/23	\$285,000	WD	\$285,000	\$85,400	29.96	\$178,217	\$43,608	\$241,392	\$131,583	1.835
2311-15-2201	3972 N 19 RD	09/29/23	\$290,000	WD	\$290,000	\$78,200	26.97	\$177,163	\$30,677	\$259,323	\$129,102	2.009
2311-14-1402-01	3555 N 23 RD	01/03/24	\$289,900	WD	\$289,900	\$75,500	26.04	\$178,319	\$35,621	\$254,279	\$124,954	2.035
2311-MW-01	4490 W M-115 HWY	04/19/23	\$315,000	WD	\$315,000	\$88,900	28.22	\$175,423	\$46,589	\$268,411	\$125,937	2.131
2311-14-4403	3161 N 23 RD	07/01/24	\$167,000	WD	\$167,000	\$44,400	26.59	\$108,954	\$41,061	\$125,939	\$49,091	2.565
Totals:			\$3,714,800		\$3,714,800	\$1,346,700		\$3,128,207		\$3,063,424	\$2,093,731	

Sale. Ratio => 36.25
Std. Dev. => 10.46

E.C.F. => 1.463
Ave. E.C.F. => 1.537

Unit: 2311 - ANTIOCH TOWNSHIP
Rates/Values for Neighborhood 1010.AGRICULTURAL , Last Edited: 01/19/2026

Values for Acreage Table 1: 'AG LAND'

1 Acre: 8,800	3 Acre: 18,900	10 Acre: 37,000	30 Acre: 111,000
1.5 Acre: 10,700	4 Acre: 25,200	15 Acre: 55,500	40 Acre: 148,000
2 Acre: 12,600	5 Acre: 26,500	20 Acre: 74,000	50 Acre: 185,000
2.5 Acre: 15,750	7 Acre: 31,750	25 Acre: 92,500	100 Acre: 370,000

Rates for Rate Table 'AGRICULTURAL', (Acres)

20 ACRES	: 3,700
40 ACRES	: 3,700
60 ACRES	: 3,700
80 ACRES	: 3,700
10 ACRES	: 3,700
CHRISTMAS TREES	: 3,700
ROW	: 0

Unit: 2311 - ANTIOCH TOWNSHIP
Rates/Values for Neighborhood 2010.COMMERCIAL, Last Edited: 01/19/2026

Frontages:

Frontage 'G': Description: 'COMMERCIAL FF'	FF Rate: 360
Standard Frontage: 0	Standard Depth : 0

Values for Acreage Table 1: 'COMMERCIAL'

1 Acre: 18,800	3 Acre: 53,700	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: 2311 - ANTIOCH TOWNSHIP
Rates/Values for Neighborhood 4010.RESIDENTIAL, Last Edited: 01/19/2026

Frontages:

Frontage 'A': Description: 'ANGER ACRES'	FF Rate: 92
Standard Frontage: 0	Standard Depth : 0
Frontage 'B': Description: 'MAPLE WOODS/BCN'	FF Rate: 92
Standard Frontage: 0	Standard Depth : 0
Frontage 'E': Description: 'LOW FF'	FF Rate: 92
Standard Frontage: 0	Standard Depth : 0
Frontage 'F': Description: 'SMALL ACREAGE F'	FF Rate: 92
Standard Frontage: 0	Standard Depth : 0

Values for Acreage Table 1: 'RESIDENTIAL'

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: 2311 - ANTIOCH TOWNSHIP
Rates/Values for Neighborhood 9000.PERSONAL PROPERTY, Last Edited: 06/03/2019

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

Parcel Number FF Per 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
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
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-LG1-211	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-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
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
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
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-MW-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
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
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
2210-CS-15	03/22/24	\$7,500	WD	\$7,500	\$5,100	68.00	\$10,289	\$7,500	\$10,289	194.1	322.0	1.00	1.00	\$39
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
2210-CS-25	10/26/23	\$9,500	WD	\$9,500	\$9,200	96.84	\$18,420	\$9,500	\$18,420	207.0	230.0	1.08	1.08	\$46
2210-CS-34	11/29/23	\$10,000	WD	\$10,000	\$10,800	108.00	\$21,621	\$10,000	\$21,621	242.9	367.0	1.57	1.57	\$41
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-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
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-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
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
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
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
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
2312-34-2409	10/10/25	\$4,200	WD	\$4,200	\$1,300	30.95	\$2,622	\$4,200	\$2,622	110.0	232.0	0.36	0.36	\$88
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
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
2312M-122311	11/10/23	\$17,000	WD	\$17,000	\$21,400	125.88	\$57,634	\$17,000	\$50,628	168.8	75.2	0.22	0.22	\$101
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
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
2412-01-4114	04/19/24	\$8,500	WD	\$8,500	\$0	0.00	\$0	\$8,500	\$0	215.0	0.0	0.00	0.00	\$40
2412-01-4121	09/18/24	\$10,000	WD	\$10,000	\$21,500	5.49	\$43,000	\$10,000	\$43,000	215.0	0.0	0.00	0.00	\$47
2412-01-4122	02/21/24	\$10,000	WD	\$10,000	\$21,500	215.00	\$21,250	\$10,000	\$21,250	215.0	0.0	0.00	0.00	\$47
2412-GA-71	12/29/23	\$2,500	WD	\$2,500	\$7,400	296.00	\$13,038	\$2,500	\$13,038	106.0	150.0	0.37	0.37	\$24
2412-PR-25	02/16/24	\$8,000	WD	\$8,000	\$11,600	145.00	\$20,295	\$8,000	\$20,295	165.0	330.0	1.25	1.25	\$48
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
2411B-5-2311	06/21/23	\$14,500	WD	\$14,500	\$5,400	37.24	\$15,215	\$14,500	\$15,215	398.0	946.0	1.79	0.38	\$36
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
2411B-5-4101-04	10/04/23	\$55,000	MLC	\$55,000	\$0	0.00	\$56,108	\$55,000	\$56,108	286.0	660.0	11.16	4.41	\$192
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
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

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	363.0	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	495.0	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	339.7	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	500.0	3.67	\$137	\$11,919	\$0.27
Totals:		\$654,500		\$654,500	\$190,000		\$633,757	\$86,625	Average	1,449.9	13.75	13.75	Average	Average	Average
					Sale. Ratio =>	29.03			per FF=>	\$60	per Net Acre=>	6,300.00	per SqFt=>		\$0.14
					Std. Dev. =>	15.89					Use	6,300.00			

5 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
2409-27-2204	01/31/25	\$25,000	WD	\$25,000	\$23,700	94.80	\$29,354	\$25,000	\$29,354	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$420,146	7,630.0	7,630.0	101.08	101.08	Average	Average
					Sale. Ratio =>	22.43					Average				per FF=>	per Net Acre=>
					Std. Dev. =>						\$71					5,348.13
																Use
																5,300.00
																Average
																per SqFt=>

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	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	611.0	716.0	8.54	8.54	\$35	\$2,503	
2209-01-1138	01/19/24	\$120,000	WD	\$120,000	\$66,000	46.67	\$127,528	\$27,820	\$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	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	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	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	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	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	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	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	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	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	175.0	2539.0	10.20	10.20	\$231	\$4,024	
2311-24-1103	11/07/24	\$58,000	WD	\$58,000	\$21,800	37.59	\$53,128	\$40,244	\$35,372	347.0	1255.0	10.00	10.00	\$116	\$4,209	
2211-16-2201	10/02/24	\$250,000	WD	\$250,000	\$65,200	26.08	\$243,017	\$42,258	\$35,275	545.0	800.0	10.04	10.04	\$78	\$4,326	
2311-23-1108	05/02/23	\$70,000	WD	\$70,000	\$18,700	26.71	\$63,872	\$42,128	\$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	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	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	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	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	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	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	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	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	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	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	10,659.6	\$98	Average per FF=>	256.30	4,060.75	Average per Net Acre=>	Average per SqFt=>

Sale. Ratio =>
Std. Dev. =>

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	\$156	4,173.0	Average	161.94	161.94	Average	Average
					Sale. Ratio =>	14.03						per FF=>	per Net Acre=>	4,020.84	per SqFt=>	4,000.00
					Std. Dev. =>							Use				

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	664.0	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	\$138	8,019.0	273.43	273.43	4,052.79	Average per SqFt=>	
					Sale: Ratio =>	13.36			Average per FF=>			use	4,000.00			

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
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	\$85	\$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	\$44,400	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	7,442.0	420.77	420.77		
					Sale. Ratio =>	8.24			Average	\$199		Average			Average
					Std. Dev. =>				per FF=>			per Net Acre=>			per SqFt=>
												Use			3,500.00

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
2111-28-2202	08/04/23	\$175,000	WD	\$175,000	\$52,500	30.00	\$172,287	\$119,500	\$116,787	\$116,787	1,320.0	1320.0	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	\$118,650	660.0	2640.0	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	\$114,978	1,155.0	1469.0	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	\$123,090	1,320.0	1440.0	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	\$118,650	660.0	2640.0	40.00	40.00	\$221	\$3,652
2211-32-2201-02	01/05/24	\$92,500	WD	\$92,500	\$42,000	45.41	\$120,000	\$92,500	\$120,000	\$120,000	1,320.0	1320.0	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	\$40,920	2,664.0	3948.0	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	\$114,627	1,584.0	2074.0	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	\$126,705	1,312.0	1476.0	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	\$133,350	0.0	0.0	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	\$115,452	0.0	0.0	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	\$118,500	0.0	0.0	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	\$112,899	380.0	4317.0	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	\$116,463	1,320.0	1320.0	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	\$1,591,071	\$135	13,695.0	577.79	577.79	Average per FF=>	Average per SqFt=>
					Sale, Ratio =>	8.92							Average per Net Acre=>	3,202.04		3,200.00
					Std. Dev. =>							use				

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	Average	756.60	756.60	Average	Average
					Sale. Ratio =>	9.77			per FF=>	\$106		per Net Acre=>	2,583.70		per SqFt=>
											Use		2,600.00		

Commercial 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	Dollars/Acre
2309-16-1407	04/24/24	\$85,000	WD	\$85,000	\$43,200	50.82	\$107,679	\$36,940	\$38,598	198.0	1.84	0.85	\$187	\$20,033
2312-01-4409	06/17/24	\$25,000	WD	\$25,000	\$14,900	59.60	\$29,853	\$25,000	\$29,853	148.0	8.50	8.50	\$169	\$2,941
2312-01-4409	05/22/25	\$65,000	WD	\$65,000	\$15,100	23.23	\$30,116	\$65,000	\$30,116	148.0	8.50	8.50	\$439	\$7,647
2112-18-1203	12/27/23	\$200,000	WD	\$200,000	\$62,100	31.05	\$116,722	\$118,828	\$35,550	180.0	0.38	0.38	\$660	\$311,885
2112-29-3404	08/08/23	\$333,000	WD	\$333,000	\$102,700	30.84	\$247,116	\$127,712	\$41,828	429.0	2.76	2.76	\$298	\$46,222
2312M-V1113	10/04/25	\$70,000	WD	\$70,000	\$9,200	13.14	\$18,480	\$70,000	\$18,480	112.0	0.34	0.34	\$625	\$205,882
2312M-V1115	04/15/24	\$85,000	WD	\$85,000	\$0	0.00	\$83,822	\$15,578	\$14,400	48.0	0.15	0.15	\$325	\$107,434
MN-CC-01-03A	04/05/24	\$75,000	WD	\$75,000	\$33,000	44.00	\$69,658	\$7,551	\$2,209	26.0	0.09	0.09	\$290	\$87,802
MN-CC-01-05	10/15/24	\$70,000	WD	\$70,000	\$28,600	40.86	\$65,512	\$6,632	\$2,144	25.0	0.08	0.08	\$265	\$79,904
Totals:		\$1,008,000		\$1,008,000	\$308,800	30.63	\$768,958	\$473,241	\$213,178	1,314.0	22.64	21.65	Average	Average
					Sale. Ratio =>	30.63			per FF=>	\$360	Average	20,901.02	per Net Acre=>	Average
					Std. Dev. =>	18.69					per Net Acre=>		per SqFt=>	

