

Land Value Analysis

Enclosed are the land values and analysis for the basis of the assessments. Most sales are utilized over a two-year period, but may vary based on the sampling. Outliers and others may be removed from the analysis as not being a representative sampling. Units of comparison include, site value, rate per front foot, rate per acre, and rate per square foot. Various acceptable methods are utilized in deriving a unit of comparison and a typical rate.

Condominium Analysis

Direct sales comparison approach is utilized for condominiums based on a square foot or lineal foot method. Separate valuation conditions may be utilized to group certain types of properties together, including factors such as size, location, amenities, etc.

Economic Condition Factors

An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

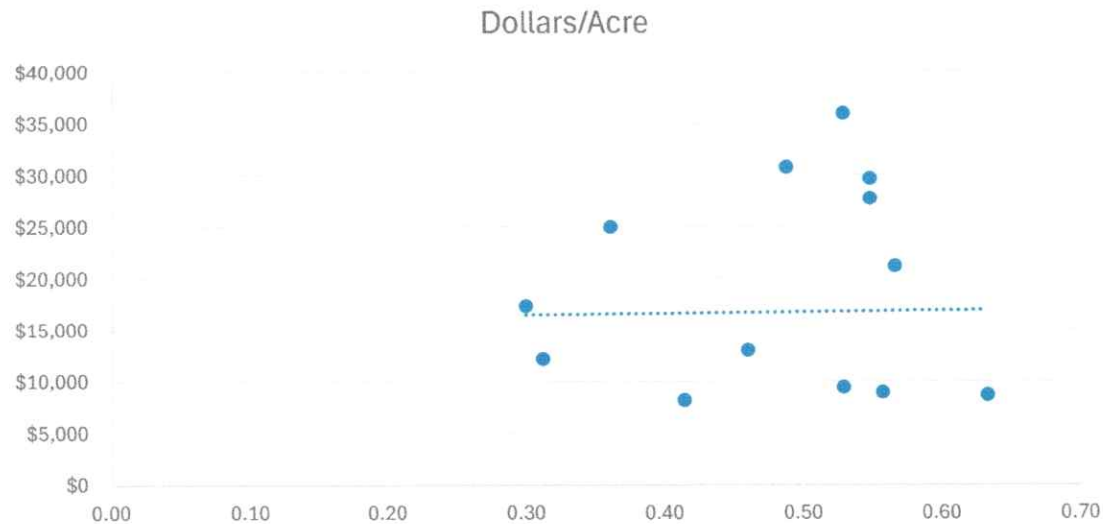
An ECF must be determined and used in all cost appraisal situations where the *Assessor's Manual* is used. Saying "I didn't need to use an ECF because I used the new *Assessor's Manual*." Is not correct; even if the cost manual being utilized is brand new; it is a statewide manual and must be adjusted to local market conditions through the use of an ECF. It is also incorrect to indicate "I didn't need to use an ECF because I was valuing new construction" Again, an ECF must be used to adjust the statewide costs of the *Assessor's Manual* to local markets. An ECF must be used regardless of the age of the improvements being valued.

The single base for determining fair assessments is true cash value. What is the property worth? What would be the price an informed buyer would be willing to pay for the property in its condition and location? These are questions relating to true cash value. Assessments are to be set at 50% of the true cash value appraisals of each property. When appraising a mass of properties, the assessor frequently uses a cost-less-depreciation analysis and relates it to what properties are selling for through the use of an Economic Condition Factor (ECF). The ECF is derived by analyzing properties which have sold and comparing the cost less depreciation of the buildings to that portion of the sale prices attributable to those buildings. (This procedure will be discussed in detail later.) If there is a consistent relationship between the cost-less-depreciation analysis and the sale values of the buildings, this relationship is expressed as an ECF which is used to adjust the cost-less-depreciation estimates to what properties are selling for in the market.

An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the *Assessors Manual* and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

Residential Subdivisions Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
005-725-126-00	5434 EDGEWOOD DRIVE	06/12/23	\$5,200	PTA	\$5,200	\$900	17.31	\$1,854
005-725-025-00	3321 PINERIDGE DRIVE	05/10/23	\$3,800	WD	\$3,800	\$1,000	26.32	\$1,928
005-725-063-50	5282 SPRUCE DRIVE	11/30/23	\$9,000	WD	\$9,000	\$5,000	55.56	\$10,049
005-700-059-00	3368 WILDWOOD ROAD	11/03/23	\$3,400	WD	\$3,400	\$1,300	38.24	\$2,561
005-625-022-00	3025 LAKEVIEW DRIVE	06/12/23	\$6,000	WD	\$6,000	\$1,400	23.33	\$2,846
005-450-043-00	5603 E VACATIONLAND DRIVE	11/30/23	\$15,000	WD	\$15,000	\$1,500	10.00	\$3,019
005-700-128-00	3356 HILLWOOD DRIVE	09/08/23	\$19,000	WD	\$19,000	\$1,600	8.42	\$3,274
005-725-085-00	3282 PINERIDGE DRIVE	06/20/23	\$5,000	OTH	\$5,000	\$1,600	32.00	\$3,274
005-600-053-00	5334 PARKWAY DR	06/15/23	\$15,200	WD	\$15,200	\$1,700	11.18	\$3,391
005-600-053-00	5334 PARKWAY DR	03/20/24	\$16,250	WD	\$16,250	\$1,700	10.46	\$3,391
005-675-227-00	3075 DEEPWOOD LANE	08/21/23	\$5,000	WD	\$5,000	\$1,700	34.00	\$3,447
005-535-017-00	5838 NEUMANN ROAD	01/12/24	\$12,000	WD	\$12,000	\$1,800	15.00	\$3,503
005-725-084-00	3276 PINERIDGE DRIVE	07/13/23	\$5,500	WD	\$5,500	\$2,000	36.36	\$3,918
Totals:			\$120,350		\$120,350	\$23,200		\$46,455



Acres	Value	Rate / Acre
1.00	\$19,300	\$19,300
1.50	\$21,300	\$14,200
2.00	\$22,300	\$11,150
2.50	\$24,300	\$9,720
3.00	\$25,000	\$8,333
4.00	\$26,000	\$6,500
5.00	\$27,000	\$5,400
7.00	\$30,000	\$4,286

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$5,200	\$1,854	0.30	0.30	\$17,391
\$3,800	\$1,928	0.31	0.31	\$12,219
\$9,000	\$5,500	0.36	0.36	\$25,000
\$3,400	\$2,561	0.41	0.41	\$8,232
\$6,000	\$2,846	0.46	0.46	\$13,072
\$15,000	\$3,019	0.49	0.49	\$30,801
\$19,000	\$3,274	0.53	0.53	\$35,985
\$5,000	\$3,274	0.53	0.53	\$9,470
\$15,200	\$3,391	0.55	0.55	\$27,788
\$16,250	\$3,391	0.55	0.55	\$29,707
\$5,000	\$3,447	0.56	0.56	\$8,993
\$12,000	\$3,503	0.57	0.57	\$21,239
\$5,500	\$3,918	0.63	0.63	\$8,703
\$120,350	\$41,906	6.23	6.23	
Average				
per Net Acre=>				19,311.62

Residential Acreage Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
005-104-013-46	ORVILLE	09/26/22	\$2,000	WD	\$2,000	\$1,500	75.00	\$3,026	\$2,000	\$3,026	0.34	0.34	\$5,882
005-040-007-00	2937 N RED OAK ROAD	12/12/22	\$6,000	WD	\$6,000	\$1,800	30.00	\$3,578	\$6,000	\$3,578	0.40	0.40	\$14,925
001-026-000-150-14		04/11/22	\$3,000	WD	\$3,000	\$0	0.00	\$2,989	\$3,000	\$2,989	0.49	0.49	\$6,122
005-060-010-00	2339 RUTH ROAD	01/31/24	\$15,000	WD	\$15,000	\$2,600	17.33	\$5,109	\$15,000	\$5,109	0.57	0.57	\$26,132
001-127-000-090-00	2470 FISH LAB RD	05/06/22	\$153,900	WD	\$153,900	\$52,600	34.18	\$141,985	\$18,015	\$6,100	1.00	1.00	\$18,015
001-129-000-250-00	2248 GRANHOLM RD	03/01/24	\$5,000	WD	\$5,000	\$3,000	60.00	\$6,100	\$5,000	\$6,100	1.00	1.00	\$5,000
001-130-000-230-00		11/28/22	\$4,000	WD	\$4,000	\$2,000	50.00	\$6,100	\$4,000	\$6,100	1.00	1.00	\$4,000
001-014-000-180-03	4215 CO RD 491	09/20/23	\$107,000	WD	\$107,000	\$36,500	34.11	\$97,063	\$16,516	\$6,579	1.33	1.33	\$12,418
Totals:			\$295,900		\$295,900	\$100,000		\$265,950	\$69,531	\$39,581	6.14	6.14	

Average
per Net Acre=> 11,331.65

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
005-111-001-31		08/29/22	\$10,000	WD	\$10,000	\$5,000	50.00	\$10,018	\$10,000	\$10,018	1.86	1.86	\$5,376
005-027-005-40	4281 W KNEELAND ROAD	08/15/23	\$12,000	WD	\$12,000	\$5,100	42.50	\$10,200	\$12,000	\$10,200	2.00	2.00	\$6,000
005-111-001-32		08/29/22	\$10,000	WD	\$10,000	\$5,100	51.00	\$10,297	\$10,000	\$10,297	2.05	2.05	\$4,878
001-107-000-120-02	7901 SNOWDRIFT TR	05/20/22	\$140,000	WD	\$140,000	\$55,900	39.93	\$110,325	\$38,335	\$8,660	2.33	1.33	\$16,453
Totals:			\$172,000		\$172,000	\$71,100		\$140,840	\$70,335	\$39,175	8.24	7.24	

Average
per Net Acre=> 8,535.80

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
005-022-016-25	1057 N RED OAK ROAD	10/31/23	\$15,000	WD	\$15,000	\$6,800	45.33	\$13,666	\$15,000	\$13,233	3.57	3.57	\$4,202
001-107-000-120-03	SNOWDRIFT TR	05/20/22	\$5,000	WD	\$5,000	\$5,100	102.00	\$11,660	\$5,000	\$11,660	3.76	3.76	\$1,330
001-020-000-010-01	2655 AARONS RD	02/15/23	\$240,000	WD	\$240,000	\$88,700	36.96	\$206,833	\$45,212	\$12,045	3.87	3.87	\$11,683
Totals:			\$260,000		\$260,000	\$100,600		\$232,159	\$65,212	\$36,938	11.20	11.20	

Average
per Net Acre=> 5,822.50

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-002-000-115-00	6797 CO RD 491	11/03/23	\$12,000	WD	\$12,000	\$19,600	163.33	\$39,397	\$12,000	\$14,820	4.58	4.58	\$2,620
001-025-000-280-03		03/04/23	\$12,000	WD	\$12,000	\$6,000	50.00	\$16,180	\$12,000	\$16,180	4.92	4.92	\$2,439
001-015-000-010-12	4663 BRECKENRIDGE RD	06/15/22	\$15,500	WD	\$15,500	\$6,000	38.71	\$77,160	\$15,500	\$16,420	4.98	4.98	\$3,112
001-003-000-330-01	6484 CO RD 491	04/04/22	\$79,000	WD	\$79,000	\$19,000	24.05	\$58,491	\$37,009	\$16,500	5.00	5.00	\$7,402
001-020-000-600-00	3451 THORNAPPLE TR	05/10/22	\$20,000	WD	\$20,000	\$6,000	30.00	\$16,500	\$20,000	\$16,500	5.00	5.00	\$4,000
001-023-000-060-02	5850 MELLBERY LN	11/06/23	\$94,000	WD	\$94,000	\$36,300	38.62	\$87,200	\$23,300	\$16,500	5.00	5.00	\$4,660
001-023-000-120-04	3910 TIMBER TRAIL CT	05/19/23	\$19,000	LC	\$19,000	\$6,500	34.21	\$16,500	\$19,000	\$16,500	5.00	5.00	\$3,800
001-023-000-120-05		02/03/23	\$19,000	WD	\$19,000	\$6,000	31.58	\$16,500	\$19,000	\$16,500	5.00	5.00	\$3,800
001-024-000-150-00	3710 CO RD 489	11/20/23	\$208,500	WD	\$208,500	\$64,100	30.74	\$168,455	\$56,545	\$16,500	5.00	5.00	\$11,309
001-024-000-210-01	6410 GRANDVIEW RD	10/30/23	\$25,000	WD	\$25,000	\$7,600	30.40	\$15,240	\$25,000	\$15,240	5.00	2.50	\$5,000
001-025-000-010-02	CO RD 612	07/19/23	\$27,500	WD	\$27,500	\$6,500	23.64	\$16,500	\$27,500	\$16,500	5.00	5.00	\$5,500
001-026-000-065-00	CO RD 612	09/07/23	\$27,000	WD	\$27,000	\$6,500	24.07	\$16,500	\$27,000	\$16,500	5.00	5.00	\$5,400
001-023-000-156-05	3780 WILSON WAY	08/26/22	\$23,500	WD	\$23,500	\$10,000	42.55	\$27,458	\$12,558	\$16,516	5.01	5.01	\$2,507
001-023-000-156-05	3780 WILSON WAY	09/22/23	\$37,000	WD	\$37,000	\$11,200	30.27	\$27,458	\$26,058	\$16,516	5.01	5.01	\$5,201
001-023-000-156-04		02/01/23	\$18,000	WD	\$18,000	\$6,000	33.33	\$16,531	\$18,000	\$16,531	5.02	5.02	\$3,586

001-023-000-120-08	3800 TIMBER TRAIL CT	05/13/22	\$19,000	WD	\$19,000	\$6,100	32.11	\$16,671	\$19,000	\$16,671	5.11	5.11	\$3,718
001-130-000-260-00	2801 GEE TR	07/14/22	\$18,000	WD	\$18,000	\$6,100	33.89	\$16,888	\$18,000	\$16,888	5.25	5.25	\$3,429
Totals:			\$674,000		\$674,000	\$229,500		\$649,629	\$387,470	\$277,782	84.88	82.38	

Average
per Net Acre=> 4,564.92

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-035-000-260-00	WOLF LAKE RD	12/06/22	\$15,000	WD	\$15,000	\$8,200	54.67	\$21,942	\$15,000	\$18,050	6.00	6.00	\$2,500
001-128-000-015-00	9735 CO RD 612	04/26/22	\$201,000	WD	\$201,000	\$73,400	36.52	\$146,702	\$70,298	\$16,000	6.00	1.00	\$11,716
005-030-010-20		08/12/23	\$20,000	WD	\$20,000	\$10,300	51.50	\$20,692	\$20,000	\$20,692	6.39	6.39	\$3,130
001-035-000-260-02	WOLF LAKE RD	12/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$19,306	\$15,000	\$19,306	6.81	6.81	\$2,203
001-016-000-340-02	WINDING RD	07/01/22	\$29,000	WD	\$29,000	\$7,100	24.48	\$19,888	\$29,000	\$19,888	7.08	7.08	\$4,096
Totals:			\$280,000		\$280,000	\$99,000		\$228,530	\$149,298	\$93,936	32.28	27.28	

Average
per Net Acre=> 4,625.24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-023-000-330-00	CO RD 491	06/14/23	\$75,000	WD	\$75,000	\$10,600	14.13	\$26,800	\$75,000	\$26,800	9.00	9.00	\$8,333
001-002-000-070-00		01/19/24	\$32,500	WD	\$32,500	\$11,100	34.15	\$28,240	\$32,500	\$28,240	9.40	9.40	\$3,457
001-015-000-010-01	CO RD 491	09/15/22	\$25,500	LC	\$25,500	\$10,400	40.78	\$30,220	\$25,500	\$30,220	9.95	9.95	\$2,563
001-120-000-030-04		05/01/23	\$45,000	WD	\$45,000	\$11,900	26.44	\$30,220	\$45,000	\$30,220	9.95	9.95	\$4,523
001-015-000-010-08		07/29/22	\$29,500	WD	\$29,500	\$10,500	35.59	\$30,256	\$29,500	\$30,256	9.96	9.96	\$2,962
001-015-000-010-17		07/25/22	\$29,500	LC	\$29,500	\$10,500	35.59	\$30,256	\$29,500	\$30,256	9.96	9.96	\$2,962
001-015-000-010-18		08/05/22	\$29,500	LC	\$29,500	\$10,500	35.59	\$30,256	\$29,500	\$30,256	9.96	9.96	\$2,962
001-002-000-280-00	5450 AGREN RD	06/10/22	\$190,000	WD	\$190,000	\$62,600	32.95	\$175,713	\$44,687	\$30,400	10.00	10.00	\$4,469
001-002-000-280-00	5450 AGREN RD	03/17/23	\$235,000	WD	\$235,000	\$62,600	26.64	\$175,713	\$89,687	\$30,400	10.00	10.00	\$8,969
001-007-000-300-14		07/18/23	\$38,000	WD	\$38,000	\$12,000	31.58	\$30,400	\$38,000	\$30,400	10.00	10.00	\$3,800
001-023-000-040-00	5961 GRANDVIEW RD	11/03/23	\$77,000	WD	\$77,000	\$37,200	48.31	\$88,196	\$19,204	\$30,400	10.00	10.00	\$1,920
001-023-000-120-06		06/09/23	\$38,000	LC	\$38,000	\$13,000	34.21	\$26,000	\$38,000	\$26,000	10.00	5.00	\$3,800
001-024-000-410-00		12/08/22	\$25,000	WD	\$25,000	\$10,500	42.00	\$30,400	\$25,000	\$30,400	10.00	10.00	\$2,500
001-024-000-410-00		02/23/24	\$15,000	WD	\$15,000	\$12,000	80.00	\$30,400	\$15,000	\$30,400	10.00	10.00	\$1,500
001-024-000-540-00		03/11/24	\$25,000	WD	\$25,000	\$12,000	48.00	\$30,400	\$25,000	\$30,400	10.00	10.00	\$2,500
001-032-000-540-00		04/08/22	\$10,000	WD	\$10,000	\$10,500	105.00	\$30,400	\$10,000	\$30,400	10.00	10.00	\$1,000
001-032-000-540-00		06/13/22	\$50,000	WD	\$50,000	\$10,500	21.00	\$30,400	\$50,000	\$30,400	10.00	10.00	\$5,000
001-120-000-130-01	8968 CO RD 612	07/07/23	\$255,000	WD	\$255,000	\$92,200	36.16	\$215,889	\$69,511	\$30,400	10.00	10.00	\$6,951
001-125-000-100-00		08/17/22	\$38,000	WD	\$38,000	\$10,500	27.63	\$30,400	\$38,000	\$30,400	10.00	10.00	\$3,800
001-132-000-070-09		08/25/23	\$44,000	WD	\$44,000	\$21,700	49.32	\$42,740	\$31,660	\$30,400	10.00	10.00	\$3,166
005-013-015-10	3230 W MILLER ROAD	07/31/23	\$37,000	WD	\$37,000	\$16,400	44.32	\$32,892	\$37,000	\$32,892	10.00	10.00	\$3,700
005-013-015-10	3230 W MILLER ROAD	06/16/23	\$20,000	PTA	\$20,000	\$16,400	82.00	\$32,892	\$20,000	\$32,892	10.00	10.00	\$2,000
005-114-001-40	3735 KAY ROAD	10/12/22	\$32,000	WD	\$32,000	\$16,500	51.56	\$32,915	\$32,000	\$32,915	10.02	10.02	\$3,195
005-111-009-80		04/06/23	\$38,500	WD	\$38,500	\$16,500	42.86	\$32,930	\$38,500	\$32,930	10.03	10.03	\$3,840
005-114-001-55	3641 KAY ROAD	05/16/23	\$36,000	WD	\$36,000	\$16,500	45.83	\$32,957	\$36,000	\$32,957	10.04	10.04	\$3,585
005-114-001-15	3641 WILLIAMS ROAD	05/12/23	\$40,000	WD	\$40,000	\$16,500	41.25	\$32,965	\$40,000	\$32,965	10.05	10.05	\$3,981
005-114-001-20		05/17/23	\$40,000	WD	\$40,000	\$16,500	41.25	\$32,979	\$40,000	\$32,979	10.06	10.06	\$3,977
001-003-000-010-07		09/05/23	\$34,500	WD	\$34,500	\$12,100	35.07	\$30,523	\$34,500	\$30,523	10.07	10.07	\$3,426
005-104-005-05		05/15/22	\$38,500	WD	\$38,500	\$16,500	42.86	\$33,044	\$38,500	\$33,044	10.10	10.10	\$3,812
001-015-000-113-01	4700 BRUCE DR	12/01/23	\$42,500	WD	\$42,500	\$12,100	28.47	\$30,611	\$42,500	\$30,611	10.12	10.12	\$4,200

001-013-000-270-00	6735 GOLDENROD RD	09/23/23	\$112,000	WD	\$112,000	\$57,700	51.52	\$131,879	\$10,785	\$30,664	10.15	10.15	\$1,063
001-013-000-270-00	6735 GOLDENROD RD	12/22/23	\$120,000	LC	\$120,000	\$57,700	48.08	\$131,879	\$18,785	\$30,664	10.15	10.15	\$1,851
001-007-000-400-35		05/27/22	\$35,000	WD	\$35,000	\$10,600	30.29	\$30,734	\$35,000	\$30,734	10.19	10.19	\$3,435
001-013-000-150-01	6380 WINKELMAN DR	02/09/23	\$20,000	WD	\$20,000	\$0	0.00	\$254,149	\$20,000	\$30,734	10.19	10.19	\$1,963
001-035-000-890-00	5324 WOLF LAKE RD	02/14/23	\$40,000	WD	\$40,000	\$10,600	26.50	\$30,770	\$40,000	\$30,770	10.21	10.21	\$3,918
001-035-000-880-00		03/03/23	\$40,000	WD	\$40,000	\$10,600	26.50	\$30,805	\$40,000	\$30,805	10.23	10.23	\$3,910
001-035-000-870-00		12/22/22	\$40,000	WD	\$40,000	\$10,600	26.50	\$30,840	\$40,000	\$30,840	10.25	10.25	\$3,902
001-007-000-140-10		09/07/22	\$58,000	WD	\$58,000	\$15,900	27.41	\$31,913	\$58,000	\$27,440	10.38	2.58	\$5,588
001-014-000-230-00		10/25/22	\$30,000	WD	\$30,000	\$10,900	36.33	\$32,653	\$30,000	\$32,653	11.28	11.28	\$2,660

Totals: \$2,160,500 \$2,160,500 \$783,400 \$2,173,629 \$1,411,819 \$1,197,060 391.69 378.89

Average
per Net Acre=> 3,604.42

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-016-000-010-00	4920 BUTTLES RD	02/13/23	\$245,000	WD	\$245,000	\$66,300	27.06	\$183,908	\$98,532	\$37,440	14.00	14.00	\$7,038
001-001-000-080-02	6421 KING RD	05/17/22	\$140,000	WD	\$140,000	\$24,500	17.50	\$102,648	\$77,221	\$39,869	15.38	15.38	\$5,021
001-001-000-080-02	6421 KING RD	10/26/23	\$152,000	WD	\$152,000	\$32,400	21.32	\$102,648	\$89,221	\$39,869	15.38	15.38	\$5,801
001-021-000-440-00	3096 CO RD 612	02/02/24	\$250,000	WD	\$250,000	\$103,700	41.48	\$234,688	\$58,032	\$42,720	17.00	17.00	\$3,414
001-002-000-290-01	5925 KING RD	10/24/22	\$290,000	WD	\$290,000	\$94,100	32.45	\$203,844	\$127,736	\$41,580	19.82	10.00	\$6,445
001-002-000-230-03	6205 CO RD 491	09/05/23	\$199,900	WD	\$199,900	\$84,300	42.17	\$191,080	\$56,591	\$47,771	19.87	19.87	\$2,848
001-002-000-170-02		02/20/23	\$48,000	WD	\$48,000	\$0	0.00	\$48,000	\$48,000	\$48,000	20.00	20.00	\$2,400
001-002-000-310-02	5600 AGREN RD	10/06/22	\$450,000	LC	\$450,000	\$153,600	34.13	\$303,957	\$188,043	\$42,000	20.00	10.00	\$9,402
001-023-000-160-00	5290 BOETCHER ROAD	03/24/23	\$155,000	WD	\$155,000	\$54,800	35.35	\$147,300	\$55,700	\$48,000	20.00	20.00	\$2,785
001-129-000-130-00		03/23/23	\$41,000	WD	\$41,000	\$21,000	51.22	\$48,432	\$41,000	\$48,432	20.18	10.09	\$2,032
001-014-000-260-00		09/15/22	\$43,000	WD	\$43,000	\$21,200	49.30	\$42,528	\$43,000	\$42,528	20.88	10.47	\$2,059
001-120-000-130-00	8870 CO RD 612	10/19/22	\$135,000	WD	\$135,000	\$48,600	36.00	\$129,149	\$55,707	\$49,856	21.16	21.16	\$2,633
001-007-000-160-02	5615 MERIDIAN LINE RD	01/31/23	\$240,000	WD	\$240,000	\$88,600	36.92	\$209,269	\$84,227	\$53,496	22.29	10.04	\$3,779
001-023-000-110-06	3850 FRISBEE DR	03/01/24	\$130,000	WD	\$130,000	\$37,000	28.46	\$94,236	\$99,716	\$63,952	29.97	29.97	\$3,327
001-023-000-110-06	3850 FRISBEE DR	03/01/24	\$45,000	MLC	\$45,000	\$37,000	82.22	\$94,236	\$14,716	\$63,952	29.97	29.97	\$491
001-002-000-170-01		12/29/22	\$68,150	WD	\$68,150	\$0	0.00	\$71,072	\$68,150	\$71,072	34.42	34.42	\$1,980
001-001-000-140-00	6630 AGREN RD	11/14/22	\$87,500	LC	\$87,500	\$32,500	37.14	\$88,239	\$71,261	\$72,000	35.00	35.00	\$2,036
001-011-000-060-20		10/27/23	\$124,000	WD	\$124,000	\$44,000	35.48	\$88,000	\$124,000	\$88,000	50.00	40.00	\$2,480
001-119-000-020-03	CO RD 489	01/31/23	\$275,000	WD	\$275,000	\$0	0.00	\$122,246	\$275,000	\$122,246	83.86	83.86	\$3,279
001-022-000-005-09	3495 KNEELAND ST	03/07/23	\$225,000	WD	\$225,000	\$68,200	30.31	\$155,060	\$206,640	\$136,700	97.00	97.00	\$2,130
001-119-000-020-02	3905 CO RD 489	01/31/23	\$275,000	WD	\$275,000	\$112,200	40.80	\$224,609	\$225,811	\$175,420	125.30	125.30	\$1,802

Totals: \$3,618,550 \$3,618,550 \$1,124,000 \$2,885,149 \$2,108,304 \$1,374,903 731.48 668.91

Average
per Net Acre=> 2,882.24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-021-000-440-00	3096 CO RD 612	02/02/24	\$250,000	WD	\$250,000	\$103,700	41.48	\$234,688	\$58,032	\$42,720	17.00	17.00	\$3,414

Totals: \$250,000 \$250,000 \$103,700 \$234,688 \$58,032 \$42,720 17.00 17.00

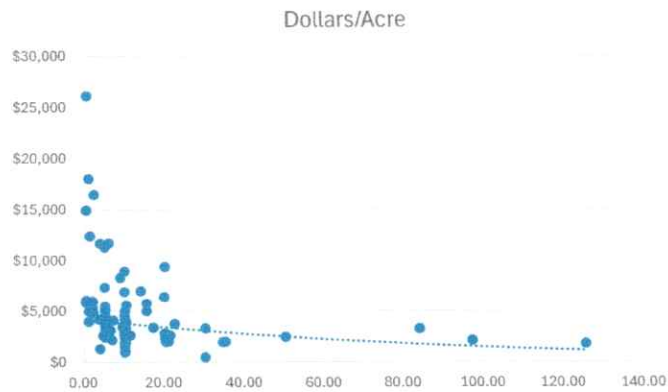
Average
per Net Acre=> 3,413.65

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-002-000-230-03	6205 CO RD 491	09/05/23	\$199,900	WD	\$199,900	\$84,300	42.17	\$191,080	\$56,591	\$47,771	19.87	19.87	\$2,848

001-002-000-170-02		02/20/23	\$48,000	WD	\$48,000	\$0	0.00	\$48,000	\$48,000	\$48,000	20.00	20.00	\$2,400	
001-023-000-160-00	5290 BOETCHER ROAD	03/24/23	\$155,000	WD	\$155,000	\$54,800	35.35	\$147,300	\$55,700	\$48,000	20.00	20.00	\$2,785	
001-129-000-130-00		03/23/23	\$41,000	WD	\$41,000	\$21,000	51.22	\$48,432	\$41,000	\$48,432	20.18	10.09	\$2,032	
001-014-000-260-00		09/15/22	\$43,000	WD	\$43,000	\$21,200	49.30	\$42,528	\$43,000	\$42,528	20.88	10.47	\$2,059	
001-120-000-130-00	8870 CO RD 612	10/19/22	\$135,000	WD	\$135,000	\$48,600	36.00	\$129,149	\$55,707	\$49,856	21.16	21.16	\$2,633	
001-007-000-160-02	5615 MERIDIAN LINE RD	01/31/23	\$240,000	WD	\$240,000	\$88,600	36.92	\$209,269	\$84,227	\$53,496	22.29	10.04	\$3,779	
Totals:			\$861,900		\$861,900	\$318,500		\$815,758	\$384,225	\$338,083	144.38	111.63		
Average												per Net Acre=>		2,661.21

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
001-023-000-110-06	3850 FRISBEE DR	03/01/24	\$130,000	WD	\$130,000	\$37,000	28.46	\$94,236	\$99,716	\$63,952	29.97	29.97	\$3,327	
001-023-000-110-06	3850 FRISBEE DR	03/01/24	\$45,000	MLC	\$45,000	\$37,000	82.22	\$94,236	\$14,716	\$63,952	29.97	29.97	\$491	
001-002-000-170-01		12/29/22	\$68,150	WD	\$68,150	\$0	0.00	\$71,072	\$68,150	\$71,072	34.42	34.42	\$1,980	
001-001-000-140-00	6630 AGREN RD	11/14/22	\$87,500	LC	\$87,500	\$32,500	37.14	\$88,239	\$71,261	\$72,000	35.00	35.00	\$2,036	
001-011-000-060-20		10/27/23	\$124,000	WD	\$124,000	\$44,000	35.48	\$88,000	\$124,000	\$88,000	50.00	40.00	\$2,480	
Totals:			\$454,650		\$454,650	\$150,500		\$435,783	\$377,843	\$358,976	179.36	169.36		
Average												per Net Acre=>		2,106.62

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-022-000-005-09	3495 KNEELAND ST	03/07/23	\$225,000	WD	\$225,000	\$68,200	30.31	\$155,060	\$206,640	\$136,700	97.00	97.00	\$2,130
001-119-000-020-02	3905 CO RD 489	01/31/23	\$275,000	WD	\$275,000	\$112,200	40.80	\$224,609	\$225,811	\$175,420	125.30	125.30	\$1,802
Totals:			\$500,000		\$500,000	\$180,400		\$379,669	\$432,451	\$312,120	222.30	222.30	
Average per Net Acre==>												1,945.35	



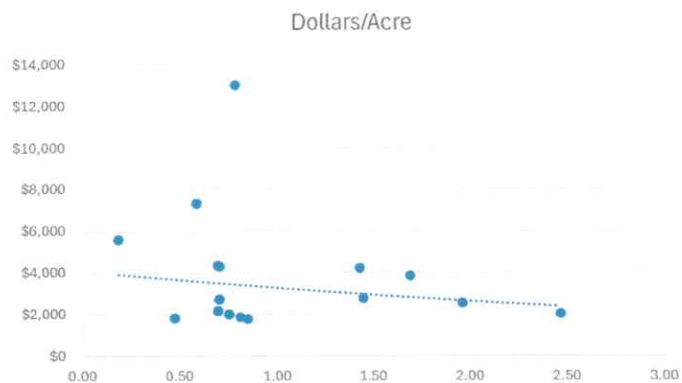
Acres	Value	Rate / Acre
1.00	\$11,300	\$11,300
1.50	\$14,000	\$9,333
2.00	\$17,000	\$8,500
2.50	\$17,200	\$6,880
3.00	\$17,400	\$5,800
4.00	\$18,500	\$4,625
5.00	\$20,750	\$4,150
7.00	\$32,200	\$4,600
10.00	\$36,000	\$3,600
15.00	\$45,000	\$3,000
20.00	\$54,000	\$2,700
25.00	\$64,000	\$2,560
30.00	\$74,000	\$2,467
40.00	\$84,000	\$2,100
50.00	\$105,000	\$2,100
100.00	\$195,000	\$1,950

Garland Resort Land Analysis

Garland Resort Land Analysis														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
005-800-067-00		06/16/23	\$1,000	PTA	\$1,000	\$500	50.00	\$985	\$1,000	\$985	0.18	0.18	\$5,587	
005-786-003-00		06/02/23	\$850	WD	\$850	\$1,300	152.94	\$2,574	\$850	\$2,574	0.47	0.47	\$1,816	
005-786-052-00	541 KLARICH WAY	12/01/23	\$4,262	PTA	\$4,262	\$1,600	37.54	\$3,201	\$4,262	\$3,201	0.58	0.58	\$7,323	
005-788-061-00	552 FOUNTAINS DRIVE	10/24/23	\$3,000	WD	\$3,000	\$1,900	63.33	\$3,795	\$3,000	\$3,795	0.69	0.69	\$4,348	
005-788-120-00	198 FIELDSTONE DRIVE	10/24/23	\$1,500	WD	\$1,500	\$1,900	126.67	\$3,795	\$1,500	\$3,795	0.69	0.69	\$2,174	
005-788-138-00	172 GARLAND WOODS LANE	10/24/23	\$1,900	WD	\$1,900	\$1,900	100.00	\$3,828	\$1,900	\$3,828	0.70	0.70	\$2,730	
005-788-027-00	114 WOLVERINE COURT	08/25/23	\$3,000	WD	\$3,000	\$1,900	63.33	\$3,839	\$3,000	\$3,839	0.70	0.70	\$4,298	
005-787-045-00		10/24/23	\$1,500	WD	\$1,500	\$2,100	140.00	\$4,103	\$1,500	\$4,103	0.75	0.75	\$2,011	
005-787-031-00		02/22/24	\$10,189	WD	\$10,189	\$2,200	21.59	\$4,301	\$10,189	\$4,301	0.78	0.78	\$13,029	
005-788-128-00	132 LONG DRIVE	10/20/23	\$1,500	WD	\$1,500	\$2,200	146.67	\$4,422	\$1,500	\$4,422	0.80	0.80	\$1,866	
005-787-024-00		12/28/23	\$1,500	WD	\$1,500	\$2,300	153.33	\$4,637	\$1,500	\$4,637	0.84	0.84	\$1,779	
Totals:			\$30,201		\$30,201	\$19,800		\$39,480	\$30,201	\$39,480	7.18	7.18		
												Average		
												per Net Acre=>		4,207.44

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
005-780-022-00	605 WOODRUFF DRIVE	03/17/23	\$6,000	WD	\$6,000	\$3,700	61.67	\$7,441	\$6,000	\$7,441	1.42	1.42	\$4,219
005-781-001-00	SWAMPFIRE LANE	02/03/23	\$4,000	PTA	\$4,000	\$3,800	95.00	\$7,524	\$4,000	\$7,524	1.44	1.44	\$2,778
005-780-009-00	111 LONGFIELD DRIVE	12/06/22	\$6,500	WD	\$6,500	\$3,900	60.00	\$7,874	\$6,500	\$7,874	1.68	1.68	\$3,860
		Totals:	\$16,500		\$16,500	\$11,400		\$22,839	\$16,500	\$22,839	4.55	4.55	
											Average per Net Acre=>	3,629.56	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
005-781-007-00		02/13/23	\$5,000	WD	\$5,000	\$4,000	80.00	\$7,982	\$5,000	\$7,982	1.96	1.96	\$2,558
005-780-039-00		10/28/22	\$5,000	WD	\$5,000	\$4,200	84.00	\$8,460	\$5,000	\$8,460	2.46	2.46	\$2,033
		Totals:	\$10,000		\$10,000	\$8,200		\$16,442	\$10,000	\$16,442	4.42	4.42	
												Average per Net Acre=>	2,265.01



Acres	Value	Rate / Acre
1.00	\$4,200	\$4,200
1.50	\$5,400	\$3,600
2.00	\$5,500	\$2,750
2.50	\$5,700	\$2,280
3.00	\$6,600	\$2,200
4.00	\$8,400	\$2,100
5.00	\$10,000	\$2,000
7.00	\$13,000	\$1,857

Lakefront Land Analysis

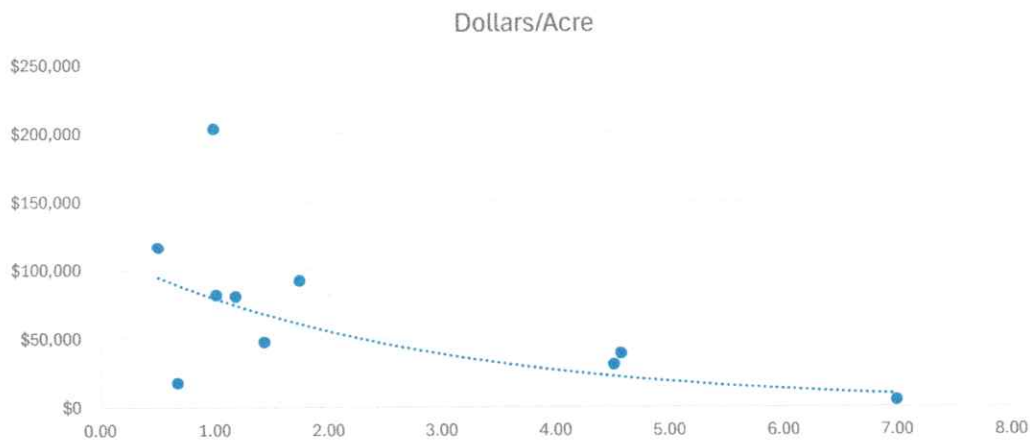
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
005-111-001-12	3634 HENRY HIGHWAY	08/07/23	\$440,000	WD	\$440,000	\$215,400	48.95	\$430,837	\$110,091	\$100,928	166.0	200.0	\$663
005-111-001-34	5454 SUNRISE	08/29/22	\$92,000	WD	\$92,000	\$44,900	48.80	\$89,850	\$92,000	\$89,850	147.8	0.0	\$623
005-175-041-00	3913 S MIELKE WAY ROAD	07/07/22	\$392,000	WD	\$392,000	\$128,100	32.68	\$256,220	\$202,052	\$66,272	109.0	200.0	\$1,854
005-200-062-00	3739 S MIELKE WAY ROAD	07/21/22	\$115,000	LC	\$115,000	\$66,900	58.17	\$133,762	\$42,038	\$60,800	100.0	200.0	\$420
005-200-070-00	3663 S MIELKE WAY ROAD	11/21/22	\$245,000	WD	\$245,000	\$94,000	38.37	\$188,029	\$122,027	\$65,056	107.0	200.0	\$1,140
005-450-022-50	5622 E VACATIONLAND DRIVE	08/05/22	\$449,000	WD	\$449,000	\$217,200	48.37	\$434,472	\$75,328	\$60,800	100.0	200.0	\$753
005-450-024-00	5598 E VACATIONLAND DRIVE	05/05/22	\$350,000	WD	\$350,000	\$177,200	50.63	\$354,302	\$56,498	\$60,800	100.0	200.0	\$565
005-450-029-00	5536 E VACATIONLAND DRIVE	08/29/23	\$475,000	WD	\$475,000	\$263,800	55.54	\$527,565	\$16,139	\$68,704	113.0	200.0	\$143
005-508-004-00	4505 ORVILLE STREET	03/28/24	\$340,000	WD	\$340,000	\$190,100	55.91	\$380,257	\$20,543	\$60,800	100.0	200.0	\$205
005-550-008-00	4722 PINWOOD DRIVE	08/01/22	\$190,000	WD	\$190,000	\$64,800	34.11	\$129,653	\$122,363	\$62,016	120.0	200.0	\$1,020
005-675-349-00	5215 VALLEYWOOD DRIVE	08/19/22	\$280,000	WD	\$280,000	\$132,300	47.25	\$264,665	\$70,055	\$54,720	90.0	200.0	\$778
Totals:			\$3,368,000		\$3,368,000	\$1,594,700		\$3,189,612	\$929,134	\$750,746	1,252.8		
											Average		
											per FF=>		\$742

Commercial Industrial Land Analysis Small Tracts (multi county)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
001-631-000-003-01	MANTZ ST	05/14/23	\$175,000	LC	\$175,000	\$58,091	0.50	0.14	\$117,119
001-632-000-003-00	MARIUS ST	09/29/22	\$12,000	WD	\$12,000	\$12,000	0.66	0.66	\$18,154
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000	WD	\$500,000	\$200,069	0.98	0.98	\$203,529
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$82,229	1.00	1.00	\$82,229
061-035-000-003-00	15878 US-23 S	04/15/21	\$155,000	WD	\$155,000	\$95,000	1.17	1.17	\$81,197
Totals:			\$962,000		\$962,000	\$447,389	4.31	3.95	
Average									
per Net Acre=>									103,802.55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$67,967	1.42	1.42	\$47,864
001-440-000-007-00	4090 DOYLE DR	08/31/23	\$350,000	WD	\$350,000	\$160,200	1.73	1.73	\$92,601
Totals:			\$470,000		\$470,000	\$228,167	3.15	3.15	
Average									
per Net Acre=>									72,433.97

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
02-016-011-05	NIMROD RD	02/02/22	\$180,000	WD	\$180,000	\$180,000	4.56	4.56	\$39,474
030-012-000-030-00	4003 US 23 S	08/29/22	\$265,000	WD	\$265,000	\$140,800	4.50	4.50	\$31,289
001-022-000-005-06		11/22/23	\$35,000	WD	\$35,000	\$35,000	6.98	6.98	\$5,014
Totals:			\$480,000		\$480,000	\$355,800	11.48	16.04	
Average									
per Net Acre=>									30,993.03



ACRES	VALUE	RATE / ACRE
1.00	\$103,800	\$103,800
1.50	\$108,651	\$72,434
2.00	\$117,913	\$58,957
2.50	\$127,715	\$51,086
3.00	\$136,437	\$45,479
4.00	\$145,699	\$36,425
5.00	\$154,965	\$30,993

Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-003-005-32	4359 TOWN HALL ROAD	08/10/23	\$75,000	WD	\$75,000	\$25,200	33.60	\$50,476	\$6,864	\$68,136	\$40,456	1.684
005-003-007-10	2872 GRANGER ROAD	05/19/22	\$150,000	WD	\$150,000	\$79,900	53.27	\$159,781	\$11,754	\$138,246	\$137,316	1.007
005-004-001-33	2939 GRANGER ROAD	07/01/22	\$75,000	WD	\$75,000	\$76,900	102.53	\$153,802	\$12,456	\$62,544	\$131,119	0.477
005-004-001-39	2931 GRANGER ROAD	10/18/23	\$69,000	WD	\$69,000	\$34,600	50.14	\$69,104	\$15,506	\$53,494	\$49,720	1.076
005-008-014-09	5156 GRIFFIN ROAD	07/24/23	\$92,500	WD	\$92,500	\$22,600	24.43	\$48,646	\$30,848	\$61,652	\$16,510	3.734
005-016-006-20	1961 MATHENY TRAIL	09/27/23	\$264,000	WD	\$264,000	\$119,100	45.11	\$238,154	\$46,210	\$217,790	\$178,056	1.223
005-017-004-50	1781 MATHENY TRAIL	12/12/22	\$165,000	OTH	\$165,000	\$122,200	74.06	\$244,398	\$52,310	\$112,690	\$178,189	0.632
005-019-001-25	5561 W MILLER ROAD	09/01/22	\$168,000	WD	\$168,000	\$79,300	47.20	\$158,620	\$43,780	\$124,220	\$106,531	1.166
005-020-015-00	5156 W KNEELAND ROAD	08/15/23	\$155,000	WD	\$155,000	\$66,800	43.10	\$133,636	\$54,808	\$100,192	\$73,124	1.370
005-022-016-09	4090 SUNSET DRIVE	11/20/23	\$95,000	WD	\$95,000	\$57,400	60.42	\$114,880	\$15,209	\$79,791	\$92,459	0.863
005-023-010-15	3964 CHENEY ROAD	02/06/24	\$45,000	WD	\$45,000	\$31,600	70.22	\$63,174	\$15,398	\$29,602	\$44,319	0.668
005-023-010-61	3921 CHENEY ROAD	05/27/22	\$89,500	WD	\$89,500	\$51,500	57.54	\$103,013	\$12,976	\$76,524	\$83,522	0.916
005-024-011-30	1124 RUTH ROAD	12/08/23	\$94,900	WD	\$94,900	\$41,500	43.73	\$83,037	\$24,700	\$70,200	\$54,116	1.297
005-024-013-03	1179 N TOWNLINE ROAD	03/09/23	\$55,000	WD	\$55,000	\$26,400	48.00	\$52,726	\$36,000	\$19,000	\$15,516	1.225
005-035-011-79	6 LINDA LANE	07/07/22	\$65,000	WD	\$65,000	\$46,600	71.69	\$93,167	\$13,368	\$51,632	\$74,025	0.697
005-050-027-00	2912 GRANGER ROAD	04/28/22	\$94,000	WD	\$94,000	\$44,500	47.34	\$88,975	\$4,283	\$89,717	\$78,564	1.142
005-060-038-00	3657 PENN ROAD	07/15/22	\$34,500	WD	\$34,500	\$17,800	51.59	\$35,589	\$8,157	\$26,343	\$25,447	1.035
005-103-001-67	5740 N RED OAK ROAD	03/27/23	\$138,000	WD	\$138,000	\$93,200	67.54	\$186,401	\$38,182	\$99,818	\$137,494	0.726
005-103-009-80	5660 N RED OAK ROAD	03/29/24	\$157,500	WD	\$157,500	\$84,500	53.65	\$169,017	\$11,971	\$145,529	\$145,683	0.999
005-104-014-37	4670 OAKWOOD DRIVE	07/21/22	\$158,000	WD	\$158,000	\$54,200	34.30	\$108,322	\$7,917	\$150,083	\$93,140	1.611
005-104-014-37	4670 OAKWOOD DRIVE	08/22/23	\$170,000	WD	\$170,000	\$54,200	31.88	\$108,322	\$7,917	\$162,083	\$93,140	1.740
005-111-009-36	3821 HENRY HIGHWAY	05/05/23	\$49,000	WD	\$49,000	\$23,800	48.57	\$47,671	\$22,118	\$26,882	\$23,704	1.134
005-112-001-98	3705 N 5381 TOWNLINE RD	05/22/23	\$152,000	WD	\$152,000	\$52,600	34.61	\$105,239	\$20,245	\$131,755	\$78,844	1.671
005-113-001-08	4832 ELMER LAKE TRAIL	09/15/22	\$210,000	WD	\$210,000	\$92,600	44.10	\$185,294	\$19,310	\$190,690	\$153,974	1.238
005-124-001-00	4377 CARRELL ROAD	06/29/23	\$15,000	WD	\$15,000	\$10,400	69.33	\$20,755	\$4,695	\$10,305	\$14,898	0.692
005-124-001-62	4401 CARRELL ROAD	03/17/23	\$26,000	WD	\$26,000	\$19,600	75.38	\$39,179	\$5,153	\$20,847	\$31,564	0.660
005-124-002-05	3195 LYLE ROAD	09/26/23	\$215,000	PTA	\$215,000	\$98,100	45.63	\$196,181	\$92,297	\$122,703	\$96,367	1.273
005-124-011-30	4046 STICKFORT ROAD	12/08/23	\$120,000	WD	\$120,000	\$52,100	43.42	\$104,118	\$36,155	\$83,845	\$63,045	1.330
005-128-001-06	3873 N RED OAK ROAD	10/02/23	\$300,000	WD	\$300,000	\$92,000	30.67	\$190,433	\$12,749	\$287,251	\$164,827	1.743
005-325-027-00	5808 N RED OAK ROAD	04/28/23	\$125,000	WD	\$125,000	\$41,800	33.44	\$83,607	\$12,313	\$112,687	\$66,135	1.704
005-375-094-00	5864 HILLSIDE DRIVE	11/02/22	\$128,000	WD	\$128,000	\$42,800	33.44	\$85,619	\$10,731	\$117,269	\$69,469	1.688
005-375-113-00	5949 HILLSIDE DRIVE	11/14/23	\$155,000	WD	\$155,000	\$63,400	40.90	\$126,849	\$12,595	\$142,405	\$105,987	1.344
005-375-136-00	5761 HILLSIDE DRIVE	01/23/23	\$165,000	WD	\$165,000	\$94,900	57.52	\$189,762	\$23,376	\$141,624	\$154,347	0.918
005-400-007-00	5674 N RED OAK ROAD	10/14/22	\$148,000	WD	\$148,000	\$51,400	34.73	\$102,718	\$17,196	\$130,804	\$79,334	1.649
005-400-030-00	4472 OAKWOOD DRIVE	07/19/22	\$88,000	WD	\$88,000	\$48,200	54.77	\$96,332	\$10,774	\$77,226	\$79,367	0.973
005-400-030-00	4472 OAKWOOD DRIVE	02/26/24	\$100,000	WD	\$100,000	\$48,200	48.20	\$96,332	\$10,774	\$89,226	\$79,367	1.124
005-450-009-00	4119 TEE LAKE ROAD	09/20/22	\$168,000	PTA	\$168,000	\$77,500	46.13	\$154,909	\$9,311	\$158,689	\$135,063	1.175
005-450-034-50	5523 E VACATIONLAND DRIVE	06/09/23	\$289,000	WD	\$289,000	\$108,900	37.68	\$217,878	\$19,688	\$269,312	\$183,850	1.465
005-502-014-00	4597 ORVILLE STREET	08/29/23	\$85,000	PTA	\$85,000	\$21,500	25.29	\$43,067	\$1,846	\$83,154	\$38,238	2.175

005-510-005-00	5365 N RED OAK ROAD	12/28/23	\$144,000	WD	\$144,000	\$68,900	47.85	\$137,898	\$9,064	\$134,936	\$119,512	1.129
005-535-009-00	5918 NEUMANN ROAD	04/26/22	\$165,000	WD	\$165,000	\$85,800	52.00	\$171,577	\$13,879	\$151,121	\$146,288	1.033
005-600-036-00	4193 TEE LAKE WOODS DRIVE	07/15/22	\$150,000	WD	\$150,000	\$59,500	39.67	\$119,086	\$18,290	\$131,710	\$93,503	1.409
005-600-052-00	4005 TEE LAKE WOODS DRIVE	12/01/23	\$158,000	WD	\$158,000	\$63,300	40.06	\$126,574	\$12,928	\$145,072	\$105,423	1.376
005-650-034-00	3157 PINERIDGE DRIVE	11/08/23	\$126,000	WD	\$126,000	\$61,900	49.13	\$123,823	\$19,100	\$106,900	\$97,146	1.100
005-650-087-00	3223 PINERIDGE DRIVE	07/24/23	\$38,500	WD	\$38,500	\$10,300	26.75	\$23,759	\$7,111	\$31,389	\$15,443	2.033
005-650-097-00	3200 NESSLEWOOD DRIVE	10/12/22	\$164,900	WD	\$164,900	\$58,000	35.17	\$116,006	\$27,791	\$137,109	\$81,832	1.675
005-650-131-50	5379 WOODRIDGE DRIVE	05/09/22	\$180,000	WD	\$180,000	\$66,300	36.83	\$132,524	\$16,656	\$163,344	\$107,484	1.520
005-650-133-00	5375 WOODRIDGE DRIVE	07/28/23	\$110,000	WD	\$110,000	\$35,200	32.00	\$105,482	\$5,500	\$104,500	\$92,748	1.127
005-675-183-00	5063 N TOWNLINE ROAD	11/04/22	\$95,000	WD	\$95,000	\$34,800	36.63	\$104,512	\$6,470	\$88,530	\$90,948	0.973
005-675-185-50	5049 N TOWNLINE ROAD	05/23/23	\$82,500	WD	\$82,500	\$40,900	49.58	\$81,738	\$27,546	\$54,954	\$50,271	1.093
005-675-251-50	5028 VALLEYWOOD DRIVE	12/05/23	\$80,000	WD	\$80,000	\$73,300	91.63	\$146,569	\$20,532	\$59,468	\$116,917	0.509
005-675-272-00	3079 BITTERSWEET DRIVE	12/15/23	\$53,000	WD	\$53,000	\$16,700	31.51	\$33,407	\$14,918	\$38,082	\$17,151	2.220
005-700-045-00	5265 WOODRIDGE DRIVE	10/10/22	\$105,500	WD	\$105,500	\$55,100	52.23	\$110,112	\$8,601	\$96,899	\$94,166	1.029
005-700-062-00	3356 HAVENWOOD DRIVE	04/25/22	\$130,000	WD	\$130,000	\$96,000	73.85	\$192,051	\$20,067	\$109,933	\$159,540	0.689
005-700-103-00	3454 WILDWOOD ROAD	06/23/23	\$80,000	PTA	\$80,000	\$37,100	46.38	\$74,172	\$5,732	\$74,268	\$63,488	1.170
005-700-122-00	3395 WILDWOOD ROAD	06/23/23	\$59,000	PTA	\$59,000	\$12,200	20.68	\$28,953	\$5,500	\$53,500	\$21,756	2.459
005-725-026-00	3329 PINERIDGE DRIVE	06/30/23	\$94,500	PTA	\$94,500	\$20,800	22.01	\$50,348	\$5,500	\$89,000	\$41,603	2.139
Totals:			\$6,963,800		\$6,963,800	\$3,165,900		\$6,427,774		\$5,906,675	\$4,982,049	
											E.C.F. =>	1.186

Lakefront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-111-001-12	3634 HENRY HIGHWAY	08/07/23	\$440,000	WD	\$440,000	\$223,300	50.75	\$446,601	\$124,769	\$315,231	\$194,696	1.619
005-175-041-00	3913 S MIELKE WAY ROAD	07/07/22	\$392,000	WD	\$392,000	\$133,300	34.01	\$266,509	\$83,286	\$308,714	\$110,843	2.785
005-200-062-00	3739 S MIELKE WAY ROAD	07/21/22	\$115,000	LC	\$115,000	\$72,600	63.13	\$145,159	\$75,030	\$39,970	\$42,425	0.942
005-200-070-00	3663 S MIELKE WAY ROAD	11/21/22	\$245,000	WD	\$245,000	\$99,800	40.73	\$199,580	\$81,024	\$163,976	\$71,722	2.286
005-450-022-50	5622 E VACATIONLAND DRIVE	08/05/22	\$449,000	WD	\$449,000	\$220,100	49.02	\$440,186	\$78,237	\$370,763	\$218,965	1.693
005-450-024-00	5598 E VACATIONLAND DRIVE	05/05/22	\$350,000	WD	\$350,000	\$180,500	51.57	\$361,055	\$74,200	\$275,800	\$173,536	1.589
005-450-029-00	5536 E VACATIONLAND DRIVE	08/29/23	\$475,000	WD	\$475,000	\$267,300	56.27	\$534,583	\$83,846	\$391,154	\$272,678	1.434
005-508-004-00	4505 ORVILLE STREET	03/28/24	\$340,000	WD	\$340,000	\$219,300	64.50	\$438,695	\$74,200	\$265,800	\$220,505	1.205
005-525-023-00	4547 OAKWOOD DRIVE	11/03/23	\$300,000	WD	\$300,000	\$115,800	38.60	\$231,554	\$42,552	\$257,448	\$114,339	2.252
005-550-008-00	4722 PINWOOD DRIVE	08/01/22	\$190,000	WD	\$190,000	\$77,400	40.74	\$154,760	\$89,040	\$100,960	\$39,758	2.539
005-600-015-00	5335 PARKWAY DRIVE	09/11/23	\$405,000	PTA	\$405,000	\$130,300	32.17	\$260,684	\$76,933	\$328,067	\$111,162	2.951
005-675-349-00	5215 VALLEYWOOD DRIVE	08/19/22	\$280,000	WD	\$280,000	\$136,300	48.68	\$272,606	\$68,690	\$211,310	\$123,361	1.713
005-700-007-00	5190 WOODRIDGE DRIVE	07/12/22	\$125,000	WD	\$125,000	\$98,100	78.48	\$196,168	\$45,839	\$79,161	\$90,943	0.870
Totals:			\$4,106,000		\$4,106,000	\$1,974,100		\$3,948,140		\$3,108,354	\$1,784,933	E.C.F. => 1.741

Mobile Home Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-003-007-10	2872 GRANGER ROAD	05/19/22	\$150,000	WD	\$150,000	\$79,900	53.27	\$159,781	\$11,754	\$138,246	\$137,316	1.007
005-024-011-30	1124 RUTH ROAD	12/08/23	\$94,900	WD	\$94,900	\$41,500	43.73	\$83,037	\$24,700	\$70,200	\$54,116	1.297
005-050-027-00	2912 GRANGER ROAD	04/28/22	\$94,000	WD	\$94,000	\$44,500	47.34	\$88,975	\$4,283	\$89,717	\$78,564	1.142
005-060-038-00	3657 PENN ROAD	07/15/22	\$34,500	WD	\$34,500	\$17,800	51.59	\$35,589	\$8,157	\$26,343	\$25,447	1.035
005-124-002-05	3195 LYLE ROAD	09/26/23	\$215,000	PTA	\$215,000	\$98,100	45.63	\$196,181	\$92,297	\$122,703	\$96,367	1.273
005-124-011-30	4046 STICKFORT ROAD	12/08/23	\$120,000	WD	\$120,000	\$52,100	43.42	\$104,118	\$36,155	\$83,845	\$63,045	1.330
005-325-027-00	5808 N RED OAK ROAD	04/28/23	\$125,000	WD	\$125,000	\$41,800	33.44	\$83,607	\$12,313	\$112,687	\$66,135	1.704
005-375-094-00	5864 HILLSIDE DRIVE	11/02/22	\$128,000	WD	\$128,000	\$42,800	33.44	\$85,619	\$10,731	\$117,269	\$69,469	1.688
005-650-087-00	3223 PINERIDGE DRIVE	07/24/23	\$38,500	WD	\$38,500	\$10,300	26.75	\$23,759	\$7,111	\$31,389	\$15,443	2.033
005-650-089-00	5411 LAKEVIEW DRIVE	05/03/22	\$34,900	WD	\$34,900	\$28,800	82.52	\$57,546	\$20,715	\$14,185	\$34,166	0.415
005-675-185-50	5049 N TOWNLINE ROAD	05/23/23	\$82,500	WD	\$82,500	\$40,900	49.58	\$81,738	\$27,546	\$54,954	\$50,271	1.093
005-675-247-00	3134 WILLIAMS ROAD	01/18/24	\$27,500	WD	\$27,500	\$33,600	122.18	\$67,295	\$8,570	\$18,930	\$54,476	0.347
005-675-251-50	5028 VALLEYWOOD DRIVE	12/05/23	\$80,000	WD	\$80,000	\$73,300	91.63	\$146,569	\$20,532	\$59,468	\$116,917	0.509
005-700-103-00	3454 WILDWOOD ROAD	06/23/23	\$80,000	PTA	\$80,000	\$37,100	46.38	\$74,172	\$5,732	\$74,268	\$63,488	1.170
Totals:			\$1,304,800		\$1,304,800	\$642,500		\$1,287,986		\$1,014,204	\$925,223	E.C.F. => 1.096

Garland ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-780-041-00	201 JUNIPER DRIVE	08/07/23	\$675,000	PTA	\$675,000	\$383,600	56.83	\$872,463	\$16,133	\$658,867	\$807,661	0.816
005-781-022-00	410 MONARCH TRAIL	04/29/22	\$585,000	WD	\$585,000	\$304,700	52.09	\$609,371	\$11,634	\$573,366	\$563,903	1.017

005-790-010-00	825 GOLF COTTAGE DRIVE	05/09/22	\$140,000	WD	\$140,000	\$56,700	40.50	\$113,306	\$735	\$139,265	\$106,199	1.311
005-790-016-00	840 GOLF COTTAGE DRIVE	06/30/22	\$145,000	WD	\$145,000	\$56,600	39.03	\$113,104	\$533	\$144,467	\$106,199	1.360
005-790-023-00	847 GOLF COTTAGE DRIVE	03/13/23	\$134,000	WD	\$134,000	\$57,600	42.99	\$115,211	\$676	\$133,324	\$108,052	1.234
005-790-024-00	848 GOLF COTTAGE DRIVE	02/23/24	\$162,600	WD	\$162,600	\$56,600	34.81	\$113,214	\$643	\$161,957	\$106,199	1.525
005-790-025-00	849 GOLF COTTAGE DRIVE	02/12/23	\$135,500	WD	\$135,500	\$56,600	41.77	\$113,125	\$554	\$134,946	\$106,199	1.271
005-791-004-00	867 GOLF COTTAGE DRIVE	12/01/22	\$155,000	WD	\$155,000	\$57,700	37.23	\$115,337	\$802	\$154,198	\$108,052	1.427
005-791-005-00	866 GOLF COTTAGE DRIVE	10/14/22	\$149,900	WD	\$149,900	\$57,600	38.43	\$115,274	\$739	\$149,161	\$108,052	1.380
005-791-013-00	858 GOLF COTTAGE DRIVE	08/31/22	\$148,500	WD	\$148,500	\$57,900	38.99	\$115,808	\$1,273	\$147,227	\$108,052	1.363
005-791-013-00	858 GOLF COTTAGE DRIVE	09/01/23	\$159,000	WD	\$159,000	\$57,900	36.42	\$115,808	\$1,273	\$157,727	\$108,052	1.460
005-825-004-00	584 WILD TURKEY LANE	08/30/23	\$94,000	WD	\$94,000	\$47,600	50.64	\$95,298	\$88	\$93,912	\$89,821	1.046
005-825-006-00	586 WILD TURKEY LANE	07/21/23	\$165,000	WD	\$165,000	\$65,500	39.70	\$131,067	\$88	\$164,912	\$123,565	1.335
005-825-008-00	588 WILD TURKEY LANE	06/01/23	\$97,000	WD	\$97,000	\$44,100	45.46	\$88,299	\$88	\$96,912	\$83,218	1.165
005-825-012-00	592 OSPREY LANE	04/25/22	\$85,000	WD	\$85,000	\$44,100	51.88	\$88,299	\$88	\$84,912	\$83,218	1.020
005-825-012-00	592 OSPREY LANE	07/28/23	\$99,000	PTA	\$99,000	\$44,100	44.55	\$88,299	\$88	\$98,912	\$83,218	1.189
005-850-009-00	909 CHARDONNAY LANE	08/12/22	\$199,900	WD	\$199,900	\$125,500	62.78	\$251,020	\$147	\$199,753	\$236,673	0.844
	Totals:		\$3,329,400		\$3,329,400	\$1,574,400		\$3,254,303		\$3,293,818	\$3,036,332	
										E.C.F. =>		1.085

Commercial ECF

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.
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$41,900	34.92	\$136,678	\$91,841	\$28,159	\$62,797	0.448
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$26,900	22.42	\$122,416	\$90,553	\$29,447	\$44,626	0.660
001-026-000-150-11	2783 S CO RD 489	07/28/23	\$277,000	WD	\$277,000	\$121,700	43.94	\$245,869	\$66,849	\$210,151	\$212,866	0.987
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000	WD	\$500,000	\$176,800	35.36	\$364,773	\$70,273	\$429,727	\$435,651	0.986
001-033-000-570-00	1525 FLEMING RD	05/15/23	\$550,000	WD	\$550,000	\$291,900	53.07	\$600,891	\$161,011	\$388,989	\$623,747	0.624
001-545-000-031-00	3599 CO RD 612	08/23/23	\$85,000	WD	\$85,000	\$32,100	37.76	\$90,513	\$61,560	\$23,440	\$40,550	0.578
001-631-000-001-00	4524 SALLING AVE (CR 612)	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-631-000-003-01	MANTZ ST	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-636-000-004-00	2961 MANTZ	12/01/23	\$70,000	WD	\$70,000	\$29,400	42.00	\$60,749	\$3,540	\$66,460	\$68,025	0.977
001-637-000-001-00	2935 JENSON ST	10/19/23	\$300,000	WD	\$300,000	\$85,400	28.47	\$243,656	\$61,560	\$238,440	\$255,036	0.935
001-640-000-005-02	4291 SALLING AVE (CR 612)	11/01/22	\$153,500	WD	\$153,500	\$201,900	131.53	\$328,259	\$93,120	\$60,380	\$279,595	0.216
001-642-000-007-01	4155 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$69,100	69.10	\$152,589	\$30,780	\$69,220	\$170,601	0.406
001-642-000-008-01	4165 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$82,100	82.10	\$185,096	\$42,182	\$57,818	\$200,160	0.289
Totals:			\$2,725,500		\$2,725,500	\$1,371,800		\$2,959,227		\$1,748,499	\$2,725,024	E.C.F. => 0.642

Multi Jurisdiction Industrial ECF

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.
051-301-004-10	1254 BOYNE AVE	07/27/22	\$1,500,000	WD	\$1,500,000	\$425,300	28.35	\$1,725,919	\$309,065	\$1,190,935	\$1,814,154	0.656
051-306-014-10	827 MOLL DR	12/18/24	\$1,950,000	WD	\$1,950,000	\$1,027,500	52.69	\$2,026,823	\$411,418	\$1,538,582	\$2,068,380	0.744
052-234-020-10	100 HARBOR DR (PVT)	07/09/21	\$15,540,566	WD	\$15,540,566	\$5,038,500	32.42	\$11,654,136	\$729,381	\$14,811,185	\$19,099,222	0.775
014-015-003-00	8250 LORD RD	05/28/21	\$875,000	PTA	\$875,000	\$390,500	44.63	\$780,951	\$585,481	\$289,519	\$348,578	0.831
001-440-000-007-00	4090 DOYLE DR	08/31/23	\$350,000	WD	\$350,000	\$94,700	27.06	\$216,368	\$26,568	\$323,432	\$309,625	1.045
Totals:			\$20,215,566		\$20,215,566	\$6,976,500		\$16,404,197		\$18,153,653	\$23,639,959	E.C.F. => 0.768