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

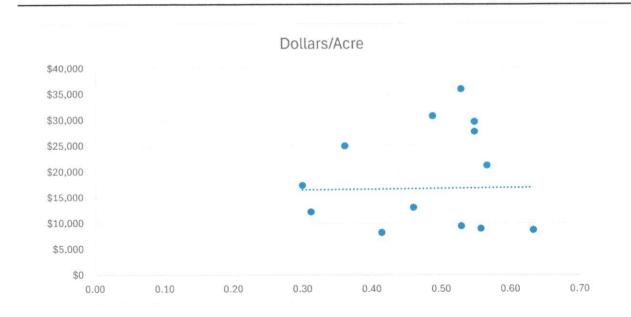
An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County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

		201 FOR WINDS SECOND 12-7401	FIRST OF FIGURE 1	STATE OF THE PARTY
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	
						e so ellavolate sa vara	NEW COLUMN					0.11.
Parcel Number	Street Address		Sale Price Instr.			Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	
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 1.33	\$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			\$16,453
		Totals:	\$172,000	\$172,000	\$71,100		\$140,840	\$70,335	\$39,175		7.24	
										Average	0 505 00	
										per Net Acre=>	8,535.80	
Parcel Number	Street Address	Sale Date	Sale Price Instr.	Adi Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acr
005-022-016-25	1057 N RED OAK ROAD	10/31/23	\$15,000 WD	\$15,000	MONTH OF THE REAL PROPERTY.			4-1-1-1-1-1-1	100	The state of the s	The second second second between	
001-107-000-120-03	TOOL IN VED OWN HOWD					45.33		\$15,000	\$13,233	3.57	3.57	\$4,20
	SNOWDRIFT TR	The second second second	The second secon	A STATE OF THE PARTY OF THE PAR	\$6,800 \$5,100	45.33 102.00	\$13,666 \$11,660	\$15,000 \$5,000	\$13,233 \$11,660	and the second second second second	THE RESIDENCE AND ADDRESS OF	and the last termination in th
	SNOWDRIFT TR	05/20/22	\$5,000 WD	\$5,000	\$5,100	102.00	\$11,660	\$5,000		3.76	3.76	\$1,33
001-020-000-010-01	SNOWDRIFT TR 2655 AARONS RD	05/20/22 02/15/23	\$5,000 WD \$240,000 WD	\$5,000 \$240,000	\$5,100 \$88,700	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	\$11,660 \$206,833	\$5,000 \$45,212	\$11,660 \$12,045	3.76 3.87	3.76	\$1,33
		05/20/22	\$5,000 WD	\$5,000	\$5,100	102.00	\$11,660	\$5,000	\$11,660	3.76 3.87 11.20	3.76 3.87	\$1,33
		05/20/22 02/15/23	\$5,000 WD \$240,000 WD	\$5,000 \$240,000	\$5,100 \$88,700	102.00	\$11,660 \$206,833	\$5,000 \$45,212	\$11,660 \$12,045	3.76 3.87	3.76 3.87	\$1,33
		05/20/22 02/15/23	\$5,000 WD \$240,000 WD	\$5,000 \$240,000	\$5,100 \$88,700	102.00	\$11,660 \$206,833	\$5,000 \$45,212	\$11,660 \$12,045	3.76 3.87 11.20 Average per Net Acre=>	3.76 3.87 11.20 5,822.50	\$1,330 \$11,68
		05/20/22 02/15/23	\$5,000 WD \$240,000 WD	\$5,000 \$240,000	\$5,100 \$88,700	102.00	\$11,660 \$206,833 \$232,159	\$5,000 \$45,212	\$11,660 \$12,045 \$36,938	3.76 3.87 11.20 Average per Net Acre=>	3.76 3.87 11.20 5,822.50	\$1,33 \$11,68 Dollars/Acr
001-020-000-010-01 Parcel Number	2655 AARONS RD	05/20/22 02/15/23 Totals:	\$5,000 WD \$240,000 WD \$260,000	\$5,000 \$240,000 \$260,000	\$5,100 \$88,700 \$100,600	102.00 36.96	\$11,660 \$206,833 \$232,159	\$5,000 \$45,212 \$65,212 Land Residual \$12,000	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820	3.76 3.87 11.20 Average per Net Acre=> Net Acres 4.58	3.76 3.87 11.20 5,822.50 Total Acres 4.58	\$1,33 \$11,68 Dollars/Acr \$2,62
Parcel Number 001-002-000-115-00	2655 AARONS RD Street Address	05/20/22 02/15/23 Totals:	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr.	\$5,000 \$240,000 \$260,000 Adj. Sale \$	\$5,100 \$88,700 \$100,600 Asd. when Sold	102.00 36.96 Asd/Adj. Sale	\$11,660 \$206,833 \$232,159 Cur. Appraisal	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180	3.76 3.87 11.20 Average per Net Acre=> Net Acres 4.58 4.92	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92	\$1,33 \$11,68 Dollars/Acr \$2,62 \$2,43
Parcel Number 001-020-000-115-00 001-025-000-280-03	2655 AARONS RD Street Address	05/20/22 02/15/23 Totals: Sale Date 11/03/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD	\$5,000 \$240,000 \$260,000 Adj. Sale \$ \$12,000	\$5,100 \$88,700 \$100,600 Asd. when Sold \$19,600	102.00 36.96 Asd/Adj. Sale 163.33	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,420	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98	\$1,33 \$11,68 Dollars/Acr \$2,62 \$2,43 \$3,11
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12	Street Address 6797 CO RD 491	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD	\$5,000 \$240,000 \$260,000 Adj. Sale \$ \$12,000 \$12,000	\$5,100 \$88,700 \$100,600 Asd. when Sold \$19,600 \$6,000	102.00 36.96 Asd/Adj. Sale 163.33 50.00	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500 \$37,009	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,420 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00	\$1,33 \$11,68 Dollars/Acr \$2,62 \$2,43 \$3,11 \$7,40
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-003-000-330-01	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD	\$5,000 \$240,000 \$260,000 Adj. Sale \$ \$12,000 \$12,000 \$15,500	\$5,100 \$88,700 \$100,600 Asd. when Sold \$19,600 \$6,000	102.00 36.96 Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500 \$37,009 \$20,000	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00	\$1,33 \$11,68 \$11,68 Dollars/Acr \$2,62 \$2,43 \$3,11 \$7,40 \$4,00
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-003-000-330-01 001-020-000-600-00	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD	\$5,000 \$240,000 \$260,000 Adj. Sale \$ \$12,000 \$15,500 \$79,000	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$19,000	102.00 36.96 Asd/Adj. Sale 163.33 50.00 38.71 24.05	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500 \$37,009 \$20,000 \$23,300	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00	\$1,33 \$11,68 \$11,68 Dollars/Acr \$2,62 \$2,43 \$3,11 \$7,40 \$4,00
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-003-000-330-01 001-020-000-600-00 001-023-000-060-02	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491 3451 THORNAPPLE TR	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22 05/10/22	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD \$20,000 WD	\$5,000 \$240,000 \$260,000 Adj. Sate \$ \$12,000 \$15,500 \$79,000 \$20,000	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$19,000 \$6,000	Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00 38.62 34.21	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500 \$87,200 \$16,500	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500 \$37,009 \$20,000 \$23,300 \$19,000	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00 5.00	\$1,33 \$11,68 \$11,68 \$11,68 \$2,62 \$2,43 \$3,11 \$7,40 \$4,00 \$4,66 \$3,80
001-020-000-010-01	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491 3451 THORNAPPLE TR 5850 MELLBERY LN	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22 05/10/22 11/06/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD \$20,000 WD \$94,000 WD	\$5,000 \$240,000 \$260,000 Adj. Sate \$ \$12,000 \$15,500 \$79,000 \$20,000 \$94,000	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$6,000 \$6,000 \$6,000 \$36,300	102.00 36.96 Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00 38.62	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500 \$87,200	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500 \$20,000 \$23,300 \$19,000	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00	\$1,33 \$11,68 \$11,68 \$11,68 \$2,62 \$2,43 \$3,11 \$7,40 \$4,00 \$4,66 \$3,80 \$3,80
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-003-000-330-01 001-020-000-600-00 001-023-000-060-02 001-023-000-120-04	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491 3451 THORNAPPLE TR 5850 MELLBERY LN	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22 05/10/22 11/06/23 05/19/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD \$20,000 WD \$94,000 WD \$19,000 LC	\$5,000 \$240,000 \$260,000 Adj. Saie \$ \$12,000 \$15,500 \$79,000 \$20,000 \$94,000 \$19,000	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$6,000 \$6,000 \$36,300 \$6,500	Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00 38.62 34.21	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500 \$87,200 \$16,500	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500 \$20,000 \$23,300 \$19,000 \$19,000 \$56,545	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00	\$1,33 \$11,68 \$11,68 \$11,68 \$2,62 \$2,43 \$3,11 \$7,40 \$4,00 \$4,66 \$3,80 \$3,80 \$11,30
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-003-000-330-01 001-020-000-600-00 001-023-000-60-02 001-023-000-120-04 001-023-000-120-05 001-024-000-150-00	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491 3451 THORNAPPLE TR 5850 MELLBERY LN 3910 TIMBER TRAIL CT	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22 05/10/22 11/06/23 05/19/23 02/03/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD \$20,000 WD \$94,000 WD \$19,000 LC \$19,000 WD	\$5,000 \$240,000 \$260,000 \$12,000 \$12,000 \$15,500 \$79,000 \$20,000 \$94,000 \$19,000	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$6,000 \$6,000 \$36,300 \$6,500 \$6,000	102.00 36.96 Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00 38.62 34.21 31.58	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500 \$87,200 \$16,500	\$5,000 \$45,212 \$65,212 Land Residual \$12,000 \$12,000 \$15,500 \$20,000 \$23,300 \$19,000	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00	\$1,33 \$11,68 Dollars/Acr \$2,62 \$2,43 \$3,11 \$7,40 \$4,00 \$4,66 \$3,80 \$11,30 \$5,00
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-003-000-330-01 001-020-000-600-00 001-023-000-060-02 001-023-000-120-04 001-023-000-120-05	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491 3451 THORNAPPLE TR 5850 MELLBERY LN 3910 TIMBER TRAIL CT 3710 CO RD 489	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22 05/10/22 11/06/23 05/19/23 02/03/23 11/20/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD \$20,000 WD \$94,000 WD \$19,000 LC \$19,000 WD \$208,500 WD	\$5,000 \$240,000 \$260,000 \$12,000 \$12,000 \$15,500 \$79,000 \$20,000 \$19,000 \$19,000 \$208,500	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$6,000 \$6,000 \$36,300 \$6,500 \$6,000 \$64,100	102.00 36.96 Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00 38.62 34.21 31.58 30.74	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500 \$87,200 \$16,500 \$16,500	\$5,000 \$45,212 \$65,212 \$65,212 \$12,000 \$12,000 \$15,500 \$20,000 \$23,300 \$19,000 \$56,545 \$25,000 \$27,500	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	\$1,33 \$11,68 \$11,68 \$11,68 \$2,62 \$2,43 \$3,11 \$7,40 \$4,00 \$4,66 \$3,80 \$11,30 \$5,00 \$5,50
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-003-000-330-01 001-020-000-600-00 001-023-000-600-02 001-023-000-120-04 001-023-000-120-05 001-024-000-150-00 001-024-000-210-01	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491 3451 THORNAPPLE TR 5850 MELLBERY LN 3910 TIMBER TRAIL CT 3710 CO RD 489 6410 GRANDVIEW RD	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22 05/10/22 11/06/23 05/19/23 02/03/23 11/20/23 10/30/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD \$20,000 WD \$94,000 WD \$19,000 LC \$19,000 WD \$208,500 WD	\$5,000 \$240,000 \$260,000 \$12,000 \$12,000 \$15,500 \$79,000 \$20,000 \$19,000 \$19,000 \$208,500 \$25,000	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$19,000 \$6,000 \$36,300 \$6,500 \$6,000 \$64,100 \$7,600	102.00 36.96 Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00 38.62 34.21 31.58 30.74	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500 \$87,200 \$16,500 \$16,500 \$168,455	\$5,000 \$45,212 \$65,212 \$65,212 \$12,000 \$12,000 \$15,500 \$20,000 \$23,300 \$19,000 \$56,545 \$25,000 \$27,500	\$11,660 \$12,045 \$36,938 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	\$1,33 \$11,68 \$11,68 \$11,68 \$2,62 \$2,43 \$3,11 \$7,40 \$4,00 \$4,66 \$3,80 \$11,30 \$5,00 \$5,50 \$5,50
Parcel Number 001-020-000-115-00 001-025-000-280-03 001-015-000-010-12 001-025-000-330-01 001-023-000-000 001-023-000-120-04 001-023-000-120-04 001-023-000-120-05 001-024-000-150-00 001-024-000-210-01 001-025-000-010-02	Street Address 6797 CO RD 491 4663 BRECKENRIDGE RD 6484 CO RD 491 3451 THORNAPPLE TR 5850 MELLBERY LN 3910 TIMBER TRAIL CT 3710 CO RD 489 6410 GRANDVIEW RD CO RD 612	05/20/22 02/15/23 Totals: Sale Date 11/03/23 03/04/23 06/15/22 04/04/22 05/10/22 11/06/23 05/19/23 02/03/23 11/20/23 10/30/23 07/19/23	\$5,000 WD \$240,000 WD \$260,000 Sale Price Instr. \$12,000 WD \$12,000 WD \$15,500 WD \$79,000 WD \$20,000 WD \$94,000 WD \$19,000 LC \$19,000 WD \$20,500 WD \$25,000 WD \$25,000 WD	\$5,000 \$240,000 \$260,000 \$12,000 \$12,000 \$15,500 \$79,000 \$20,000 \$19,000 \$19,000 \$208,500 \$25,000 \$27,500	\$5,100 \$88,700 \$100,600 \$100,600 \$19,600 \$6,000 \$19,000 \$6,000 \$36,300 \$6,500 \$6,000 \$6,000 \$6,000 \$6,000 \$6,000	102.00 36.96 Asd/Adj. Sale 163.33 50.00 38.71 24.05 30.00 38.62 34.21 31.58 30.74 30.40 23.64	\$11,660 \$206,833 \$232,159 Cur. Appraisal \$39,397 \$16,180 \$77,160 \$58,491 \$16,500 \$87,200 \$16,500 \$16,500 \$168,455 \$15,240 \$16,500	\$5,000 \$45,212 \$65,212 \$65,212 \$12,000 \$12,000 \$15,500 \$20,000 \$23,300 \$19,000 \$56,545 \$25,000 \$27,500	\$11,660 \$12,045 \$36,938 Est. Land Value \$14,820 \$16,180 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500 \$16,500	3.76 3.87 11.20 Average per Net Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	3.76 3.87 11.20 5,822.50 Total Acres 4.58 4.92 4.98 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.0	\$1,33 \$11,68 Dollars/Acc \$2,62 \$2,43 \$3,11 \$7,40 \$4,66 \$3,80 \$11,30 \$5,00 \$5,50 \$5,50 \$2,50

\$11,200

\$6,000

30.27

33.33

\$27,458

\$16,531

5.01

5.02

5.01

5.02

\$26,058

\$18,000

\$16,516

\$16,531

\$5,201

\$3,586

001-023-000-156-05

001-023-000-156-04

3780 WILSON WAY

09/22/23

02/01/23

\$37,000 WD

\$18,000 WD

\$37,000

\$18,000

												e mai	
001-023-000-120-08	3800 TIMBER TRAIL CT	05/13/22	\$19,000 \	ND \$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 \	ND \$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. S	ale\$ 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. S	na S Aed	when Sold	Asd/Adi 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	MANUFACTURE DESCRIPTION	.000	\$10,600	14.13	\$26,800	\$75,000	\$26,800	9.00	9.00	\$8,333
001-023-000-330-00	CO ND 491	01/19/24	\$32,500		,500	\$11,100	34.15	\$28,240	\$32,500	\$28,240		9.40	\$3,457
001-002-000-070-00	CO RD 491	09/15/22	\$25,500		,500	\$10,400	40.78	\$30,220	\$25,500	\$30,220		9.95	\$2,563
	CO ND 491	05/01/23	\$45,000		,000	\$11,900	26.44	\$30,220	\$45,000	\$30,220	9.95	9.95	\$4,523
001-120-000-030-04 001-015-000-010-08		07/29/22	\$29,500		,500	\$10,500	35.59	\$30,256	\$29,500	\$30,256		9.96	\$2,962
001-015-000-010-08		07/25/22	\$29,500		,500	\$10,500	35.59	\$30,256	\$29,500	\$30,256		9.96	\$2,962
		08/05/22	\$29,500		,500	\$10,500	35.59	\$30,256	\$29,500	\$30,256		9.96	\$2,96
001-015-000-010-18	5450 AGREN RD	06/10/22	\$190,000	NAME OF TAXABLE PARTY.	,000	\$62,600	32.95	\$175,713	\$44,687	\$30,400		10.00	\$4,469
001-002-000-280-00	5450 AGREN RD	03/17/23	\$235,000		5,000	\$62,600	26.64	\$175,713	\$89,687	\$30,400		10.00	\$8,96
001-002-000-280-00 001-007-000-300-14	3430 AGREN RD	07/18/23	\$38,000	COLUMN TWO IS NOT THE OWNER.	3,000	\$12,000	31.58	\$30,400	\$38,000	\$30,400	The second secon	10.00	\$3,800
001-007-000-300-14	5961 GRANDVIEW RD	11/03/23	\$77,000		7,000	\$37,200	48.31	\$88,196	\$19,204	\$30,400		10.00	\$1,92
001-023-000-040-00	3901 GRANDVIEW RD	06/09/23	\$38,000	Charles and the second	3,000	\$13,000	34.21	\$26,000	\$38,000	\$26,000		5.00	\$3,80
001-023-000-120-00		12/08/22	\$25,000		5,000	\$10,500	42.00	\$30,400	\$25,000	\$30,400		10.00	\$2,50
001-024-000-410-00		02/23/24	\$15,000		5,000	\$12,000	80.00	\$30,400	\$15,000	\$30,400		10.00	\$1,50
		03/11/24	\$25,000		5,000	\$12,000	48.00	\$30,400	\$25,000	\$30,400		10.00	\$2,500
001-024-000-540-00		04/08/22	\$10,000	The state of the s	,000	\$10,500	105.00	\$30,400	\$10,000	\$30,400		10.00	\$1,00
001-032-000-540-00		06/13/22	\$50,000		,000	\$10,500	21.00	\$30,400	\$50,000	\$30,400		10.00	\$5,00
001-032-000-540-00	8968 CO RD 612	07/07/23	\$255,000		5,000	\$92,200	36.16	\$215,889	\$69,511	\$30,400		10.00	\$6,95
001-120-000-130-01	8968 CO ND 612	08/17/22	\$38,000		3,000	\$10,500	27.63	\$30,400	\$38,000	\$30,400		10.00	\$3,80
001-125-000-100-00		08/25/23	\$44,000		1,000	\$21,700	49.32	\$42,740	\$31,660	\$30,400		10.00	\$3,16
001-132-000-070-09	2220 W MILLER DOAD	08/25/23	\$37,000		7,000	\$16,400	44.32	\$32,892	\$37,000	\$32,892		10.00	\$3,70
005-013-015-10	3230 W MILLER ROAD	06/16/23	\$20,000		,000	\$16,400	82.00	\$32,892	\$20,000	\$32,892	THE RESERVE THE PERSON NAMED IN COLUMN 2 IS NOT THE PERSON NAMED I	10.00	\$2,00
005-013-015-10	3230 W MILLER ROAD	10/12/22	\$32,000		2,000	\$16,500	51.56	\$32,915	\$32,000	\$32,915		10.02	\$3,19
005-114-001-40	3735 KAY ROAD		\$32,000	AND DESCRIPTION OF THE PERSON	3,500	\$16,500	42.86	\$32,930	\$38,500	\$32,930		10.03	\$3,84
005-111-009-80	2044 KAY DOAD	04/06/23	lana sandanasa s			\$16,500	45.83	\$32,957	\$36,000	\$32,957		10.04	\$3,58
005-114-001-55	3641 KAY ROAD	05/16/23	\$36,000		6,000	\$10,500	43.63	\$32,937	\$30,000	\$32,337 \$32,065		10.05	\$3.98

\$16,500

\$16,500

\$12,100

\$16,500

\$12,100

\$40,000 WD

\$40,000 WD

\$34,500 WD

\$38,500 WD

\$42,500 WD

05/12/23

05/17/23

09/05/23

05/15/22

12/01/23

005-114-001-15

005-114-001-20

005-104-005-05

001-003-000-010-07

001-015-000-113-01

3641 WILLIAMS ROAD

4700 BRUCE DR

\$40,000

\$40,000

\$34,500

\$38,500

\$42,500

\$32,965

\$32,979

\$30,523

\$33,044

\$30,611

41.25

41.25

35.07

42.86

28.47

\$40,000

\$40,000

\$34,500

\$38,500

\$42,500

\$32,965

\$32,979

\$30,523

\$33,044

\$30,611

10.05

10.06

10.07

10.10

10.12

10.05

10.06

10.07

10.10

10.12

\$3,981

\$3,977

\$3,426

\$3,812

\$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	\$1,85
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	\$3,43
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	\$1,96
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	\$3,91
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	\$3,91
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	\$3,90
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	\$5,58
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	
Company decision for the second and	na revision nei navase anti in	ENVIRONMENTS		CARCAS TA	mal when the through the			and the section of		For Lond Value	Net Acres	Total Acres	Dollars/Acre
Parcel Number	Street Address	Sale Date	Sale Price	A CONTRACTOR OF THE			Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	14.00	\$7,038
001-016-000-010-00	4920 BUTTLES RD	02/13/23	\$245,000		\$245,000	\$66,300	27.06	\$183,908	\$98,532	\$37,440	and the second second	15.38	\$5,021
001-001-000-080-02	6421 KING RD	05/17/22	\$140,000		\$140,000	\$24,500	17.50	\$102,648	\$77,221	\$39,869			
001-001-000-080-02	6421 KING RD	10/26/23	\$152,000		\$152,000	\$32,400	21.32	\$102,648	\$89,221	\$39,869		15.38	\$5,80
001-021-000-440-00	3096 CO RD 612	02/02/24	\$250,000		\$250,000	\$103,700	41.48	\$234,688	\$58,032	\$42,720		17.00	\$3,41
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	\$6,44
001-002-000-230-03	6205 CO RD 491	09/05/23	\$199,900		\$199,900	\$84,300	42.17	\$191,080	\$56,591	\$47,771		19.87	\$2,84
001-002-000-170-02		02/20/23	\$48,000	WD	\$48,000	\$0	0.00	\$48,000	\$48,000	\$48,000	CONTRACTOR OF THE PROPERTY OF	20.00	\$2,40
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		10.00	\$9,40
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	\$2,78
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	\$2,03
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	\$2,05
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	\$2,63
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	\$3,77
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	\$3,32
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	\$49
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	\$1,98
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	\$2,03
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	\$2,48
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	\$3,27
001-022-000-005-09	3495 KNEELAND ST	03/07/23	\$225,000		\$225,000	\$68,200	30.31	\$155,060	\$206,640	\$136,700	97.00	97.00	\$2,13
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	\$1,80
		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	
					Adl Color	A d b Cod	And I Adi Colo	C A	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acr
Parcel Number	Street Address	Sale Date	Sale Price	THE RESIDENCE OF	THE RESERVE OF THE PERSON NAMED IN	Asd. when Sold	Asd/Adj. Sale 41.48	Cur. Appraisal	\$58,032	\$42,720	THE R. P. LEWIS CO., LANSING, SANSAGER, SANSAG	17.00	\$3,41
001-021-000-440-00	3096 CO RD 612	02/02/24	\$250,000		\$250,000	\$103,700	41.48	\$234,688 \$234,688	\$58,032	\$42,720		17.00	ψ0,41
		Totals:	\$250,000		\$250,000	\$103,700		₽∠34,000	<i>\$30,032</i>	φ-12,720	Average	17.00	
											per Net Acre=>	3,413.65	
											F	-,	
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/Ac
001-002-000-230-03	6205 CO RD 491	09/05/23			\$199,900	\$84,300	42.17	\$191,080	\$56,591	\$47,771	19.87	19.87	\$2,84
	control of the second of the s												

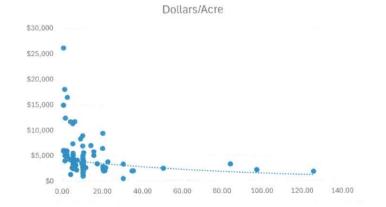
		Totals:	\$861,900	\$861,900	\$318,500		\$815,758	\$384,225	\$338,083	144.38	111.63	
001-007-000-160-02	5615 MERIDIAN LINE RD	01/31/23	\$240,000 WD	\$240,000	\$88,600	36.92	\$209,269	\$84,227	\$53,496	22.29	10.04	\$3,779
001-120-000-130-00	8870 CO RD 612	10/19/22	\$135,000 WD	\$135,000	\$48,600	36.00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

Average

per Net Acre=> 2,661.21

Parcel Number	Street Address	Sale Date	Sale Price In	str. Adj. Sal	S 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 W	\$130,	00 \$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 M	C \$45,	00 \$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 W	\$68,	50 \$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,	00 \$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 W	\$124,	00 \$44,000	35.48	\$88,000	\$124,000	\$88,000	50.00	40.00	\$2,480
		Totals:	\$454,650	\$454,	50 \$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	
			· Service						1	Average		
									ı	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

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	
			***********		18 101.0 \$1.000.000	1.000.00.00.00.00.00					Average		
											per Net Acre=>	4,207.44	

											Average per Net Acre=>	3,629.56	
		Totals:	\$16,500		\$16,500	\$11,400		\$22,839	\$16,500	\$22,839	4.55	4.55	
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
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
005-780-022-00	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
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

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

			Do	llars/Acre			
\$14,000)						
\$12,000)		•				
\$10,000)						
\$8,000)						
\$6,000							
\$4,000)						
\$2,000) -		00			•	
\$0)						
	0.00	0.50	1.00	1.50	2.00	2.50	3.00

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

Lakefro	ntla	nd Ar	alve	·ic.
Lakello	III La	nu ai	latv:	515

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 PINEWOOD 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)

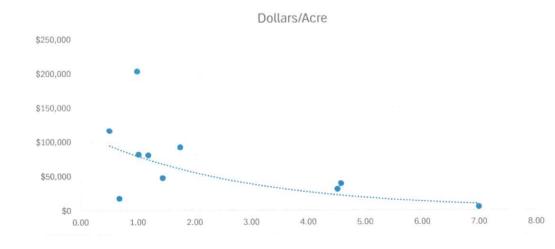
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
001-631-000-003-01	MANTZST	05/14/23	\$175,000	LC	\$175,000	\$58,091	0.50	0.14	\$117,119
001-632-000-003-00	MARIUS ST	09/29/22	\$12,000	WD	\$12,000	\$12,000	0.66	0.66	\$18,154
001-028-000-160-01	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	

	Street Address	Sale Date	Sala Brica	Inetr	Adi Salo \$	Land Pesidual	Net Acres	Total Acres	Dollars/Acre
Parcel Number		A STATE OF THE STA							
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
		Totales	\$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
001 022 000 000 00			Totals:	\$480,000		\$480,000	\$355,800	11.48	16.04	
			TO THE OWNER OF THE OWNER OWNER OF THE OWNER OWN					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

nesidential ECI												Name of Street or other Day
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	
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	
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 DRIV	E 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

		iotats.	40,303,000	40,303,000	40,100,000		40,427,774		ψυ,υυυ,υ/υ	ψ+,002,040	
		Totals:	\$6,963,800	\$6,963,800	\$3,165,900		\$6,427,774		\$5,906,675	\$4,982,049	
005-725-026-00	3329 PINERIDGE DRIVE	06/30/23	\$94,500 PT	A \$94,500	\$20,800	22.01	\$50,348	\$5,500	\$89,000	\$41,603	2.139
005-700-122-00	3395 WILDWOOD ROAD	06/23/23	\$59,000 PT	A \$59,000	\$12,200	20.68	\$28,953	\$5,500	\$53,500	\$21,756	2.459
005-700-103-00	3454 WILDWOOD ROAD	06/23/23	\$80,000 PT	A \$80,000	\$37,100	46.38	\$74,172	\$5,732	\$74,268	\$63,488	1.170
005-700-062-00	3356 HAVENWOOD DRIVE	04/25/22	\$130,000 WI	\$130,000	\$96,000	73.85	\$192,051	\$20,067	\$109,933	\$159,540	0.689
005-700-045-00	5265 WOODRIDGE DRIVE	10/10/22	\$105,500 WI	\$105,500	\$55,100	52.23	\$110,112	\$8,601	\$96,899	\$94,166	1.029
005-675-272-00	3079 BITTERSWEET DRIVE	12/15/23	\$53,000 WI	\$53,000	\$16,700	31.51	\$33,407	\$14,918	\$38,082	\$17,151	2.220
005-675-251-50	5028 VALLEYWOOD DRIVE	12/05/23	\$80,000 WI	\$80,000	\$73,300	91.63	\$146,569	\$20,532	\$59,468	\$116,917	0.509
005-675-185-50	5049 N TOWNLINE ROAD	05/23/23	\$82,500 WI	\$82,500	\$40,900	49.58	\$81,738	\$27,546	\$54,954	\$50,271	1.093
005-675-183-00	5063 N TOWNLINE ROAD	11/04/22	\$95,000 WI	\$95,000	\$34,800	36.63	\$104,512	\$6,470	\$88,530	\$90,948	0.973
005-650-133-00	5375 WOODRIDGE DRIVE	07/28/23	\$110,000 WI	\$110,000	\$35,200	32.00	\$105,482	\$5,500	\$104,500	\$92,748	1.127
005-650-131-50	5379 WOODRIDGE DRIVE	05/09/22	\$180,000 WI	\$180,000	\$66,300	36.83	\$132,524	\$16,656	\$163,344	\$107,484	1.520
005-650-097-00	3200 NESSLEWOOD DRIVE	10/12/22	\$164,900 WI	\$164,900	\$58,000	35.17	\$116,006	\$27,791	\$137,109	\$81,832	1.675
005-650-087-00	3223 PINERIDGE DRIVE	07/24/23	\$38,500 WI	\$38,500	\$10,300	26.75	\$23,759	\$7,111	\$31,389	\$15,443	2.033
005-650-034-00	3157 PINERIDGE DRIVE	11/08/23	\$126,000 WI	\$126,000	\$61,900	49.13	\$123,823	\$19,100	\$106,900	\$97,146	1.100
005-600-052-00	4005 TEE LAKE WOODS DRIVE	12/01/23	\$158,000 WI	\$158,000	\$63,300	40.06	\$126,574	\$12,928	\$145,072	\$105,423	1.376
005-600-036-00	4193 TEE LAKE WOODS DRIVE	07/15/22	\$150,000 WI	\$150,000	\$59,500	39.67	\$119,086	\$18,290	\$131,710	\$93,503	1.409
005-535-009-00	5918 NEUMANN ROAD	04/26/22	\$165,000 WI	\$165,000	\$85,800	52.00	\$171,577	\$13,879	\$151,121	\$146,288	1.033
005-510-005-00	5365 N RED OAK ROAD	12/28/23	\$144,000 WI	\$144,000	\$68,900	47.85	\$137,898	\$9,064	\$134,936	\$119,512	1.129

E.C.F. => 1.186

105-175-041-00 3913 S MIELKE WAY ROAD 07/07/12 \$392,000 WD \$392,000 \$133,300 \$4.01 \$2,065,000 \$83,206 \$30,0714 \$110,843 \$2.75,005.00-062-00 3739 S MIELKE WAY ROAD 07/21/22 \$115,000 UC \$115,000 \$72,600 \$63.13 \$145,159 \$75,030 \$39,970 \$42,425 \$0.905.200 G7-00 3663 MIELKE WAY ROAD 11/21/22 \$415,000 WD \$445,000 \$72,600 \$63.13 \$145,159 \$75,030 \$39,970 \$42,425 \$0.905.200 G7-00 3663 MIELKE WAY ROAD 11/21/22 \$445,000 WD \$445,000 \$20,000 \$40,00 \$440,186 \$78,237 \$370,763 \$219,566 \$15,005.450 02-20 \$6522 EVACATIONILAND DRIVE \$670,502 \$350,000 WD \$449,000 \$220,100 \$49.02 \$440,186 \$78,237 \$370,763 \$219,565 \$15,005 \$275,800 \$275,8	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
05-200-062-00 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 0.96 05-200-070-00 3663 S MIELKE WAY ROAD 11/21/22 \$245,000 WD \$245,000 \$99,800 40.73 \$149,958 81,024 \$163,976 \$71,722 2.26 05-252 FOACATIONIAND DRIVE 08/05/22 \$449,000 WD \$320,000 \$10,970 \$440,168 \$79,237 \$370,763 \$121,965 1.66 05-450-024-00 \$598 E VACATIONIAND DRIVE 08/29/23 \$475,000 WD \$350,000 \$10,5157 \$361,055 \$74,200 \$275,800 \$173,536 1.56 05-450-024-00 \$598 E VACATIONIAND DRIVE 08/29/23 \$475,000 WD \$340,000 \$267,300 \$61,57 \$361,055 \$74,200 \$275,800 \$173,536 1.56 05-568-004-00 \$650 E VACATIONIAND DRIVE 08/29/23 \$475,000 WD \$340,000 \$267,300 \$65,27 \$534,833 \$83,846 \$391,154 \$272,878 1.47 05-568-004-00 \$450 E RIVILLE STREET 03/28/24 \$430,000 WD \$340,000 \$267,300 \$65,27 \$534,833 \$83,846 \$391,154 \$272,878 1.47 05-550-00-00 \$450 E VACATIONIAND DRIVE 08/29/23 \$475,000 WD \$340,000 \$115,800 \$38,60 \$323,554 \$42,552 \$257,448 \$114,339 \$22,005-555-00-00 \$457 C VACATIONIAND DRIVE 08/12/2 \$10,000 WD \$100,000 \$115,800 \$36,60 \$323,554 \$42,552 \$257,448 \$114,339 \$22,005-555-00-00 \$722 PINEWOOD DRIVE 08/12/2 \$400,000 WD \$400,000 \$150,000 \$32,77 \$260,684 \$76,933 \$328,067 \$111,162 \$29,005-657-639-00 \$535 PARKWAY DRIVE 09/11/23 \$405,000 WD \$260,000 \$1,974,100 \$3,000 \$32,77 \$260,684 \$76,933 \$328,067 \$111,162 \$29,005-657-639-00 \$5190 WOODRIDGE DRIVE 07/12/22 \$125,000 WD \$40,000 \$1,974,100 \$3,948,140 \$3,948,140 \$3,108,354 \$4,106,000 \$1,974,100 \$3,948,140 \$3,948,140 \$3,108,354 \$4,106,000 \$4,106,000 \$1,974,100 \$3,948,140 \$3,948,140 \$3,108,354 \$4,106,000 \$4,106,000 \$1,974,100 \$3,948,140 \$3,948,140 \$3,108,354 \$4,106,000 \$4,106,000 \$1,974,100 \$3,948,140 \$3,948,140 \$3,108,354 \$4,106,000 \$4	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
105-200-070-00 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 22,005-450-025-00 5598 E VACATIONIAND DRIVE 08/05/22 \$449,000 WD \$449,000 \$220,100 49.02 \$440,186 \$78,237 \$470,783 \$470,780 \$129,580 \$137,376 1.50 05-450-024-00 5598 E VACATIONIAND DRIVE 08/05/05/22 \$365,000 WD \$359,000 \$180,550 51.57 \$351,055 74,200 \$275,800 \$173,536 1.50 05-450-024-00 5598 E VACATIONIAND DRIVE 08/29/23 \$475,000 WD \$475,000 \$267,300 562.7 \$534,683 \$83,846 \$391,154 \$272,678 1.40 05-508-004-00 4505 ORVILLE STREET 03/28/24 \$440,000 WD \$475,000 \$267,300 562.7 \$534,683 \$83,846 \$391,154 \$272,678 1.40 05-526-023-00 4547 OAKWOOD DRIVE 11/03/23 \$300,000 WD \$300,000 \$115,800 38.60 \$231,554 \$42,552 \$257,448 \$114,339 2.20 05-550-008-00 4722 PINEWOOD DRIVE 08/01/22 \$190,000 WD \$190,000 \$77,400 40.74 \$154,760 \$89,040 \$100,000 \$399,758 05.60-001-50 5335 PARKWAY DRIVE 09/11/23 \$405,000 PM \$405,000 \$136,300 32.17 \$250,664 \$76,933 \$322,600 \$111,162 05.00 FM \$105,000 PM \$280,000 \$136,300 32.17 \$250,664 \$76,933 \$322,600 \$111,162 05.00 FM \$105,000 PM \$190,000 \$136,300 \$215 VALLEYWOOD DRIVE 08/11/22 \$125,000 WD \$280,000 \$136,300 32.17 \$250,664 \$76,933 \$322,600 \$111,162 05.00 FM \$105,000 PM \$105,000 \$136,300 \$27,950 \$15,000 PM \$280,000 PM \$280,000 \$136,300 \$22.7 \$159,781 \$11,764 \$138,246 \$137,316 \$12,361 \$1.005,002-04-11-30 \$1124 RUTH ROAD \$12,0823 \$190,000 WD \$34,000 \$79,900 \$32.7 \$159,781 \$11,764 \$138,246 \$137,316 \$12,005,002-04-11-30 \$1124 RUTH ROAD \$12,0823 \$120,000 WD \$34,000 \$79,900 \$32.7 \$159,781 \$11,764 \$138,246 \$137,316 \$12,005,002-04-11-30 \$1124 RUTH ROAD \$12,0823 \$120,000 WD \$34,000 \$44,500 \$47,34 \$88,975 \$4,283 \$89,717 \$78,564 \$1.005,005,002-04-11-30 \$1124 RUTH ROAD \$12,0823 \$125,000 WD \$34,000 \$44,500 \$47,34 \$88,975 \$4,283 \$89,717 \$78,564 \$1.005,005,002-04-11-30 \$105,002-04-11-30 \$105,002-04-11-30 \$105,002-	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
105-450-022-50	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
105-450-024-00	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
105-545-029-00 5536 E VACATIONIAND DRIVE 08/29/23 \$475,000 WD \$475,000 \$267,300 \$6.27 \$534,583 \$83,846 \$391,154 \$272,678 \$4.405.508 \$0.00-600 \$450,000 \$10,39/23 \$340,000 \$21,300 \$415,300 \$4.50 \$438,695 \$74,200 \$265,500 \$220,505 \$1.20 \$105-525-023-00 \$4547 OAKWOOD DRIVE \$801/122 \$190,000 WD \$300,000 \$115,800 \$38.60 \$231,554 \$42,552 \$257,448 \$114,339 \$2.20 \$105-550-008-00 \$472 PINEWOOD DRIVE \$801/122 \$190,000 WD \$190,000 \$77,400 \$4.74 \$154,760 \$89,040 \$100,960 \$332,800 \$100,960 \$337,580 \$100,600-015-00 \$535 PARKWAY DRIVE \$911/123 \$405,000 WD \$405,000 \$130,300 \$32.17 \$260,684 \$76,933 \$328,067 \$111,162 \$2.90 \$2.00	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
105-508-004-00	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
1/10/23 \$30,000 \$11,03/23 \$30,000 \$15,800 \$30,000 \$115,800 \$36.60 \$231,554 \$42,552 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,448 \$114,339 \$2.25 \$257,000 \$2335 PARKWAY DRIVE \$9/11/23 \$405,000 \$130,000 \$130,300 \$32.17 \$260,684 \$76,793 \$328,606 \$111,152 \$2.95 \$2.05	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
1905-550-008-00	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
005-600-015-00 5335 PARKWAY DRIVE 09/11/23 \$405,000 PTA \$405,000 \$130,300 32.17 \$260,684 \$76,933 \$328,067 \$111,162 2.95 (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 1.75 (05-700-007-00 \$190 WOODRIDGE DRIVE 07/12/22 \$125,000 WD \$125,000 \$98,100 78.48 \$196,168 \$45,839 \$79,161 \$90,943 0.85 (05-700-007-00 \$190 WOODRIDGE DRIVE 07/12/22 \$125,000 WD \$125,000 \$98,100 78.48 \$196,168 \$45,839 \$79,161 \$90,943 0.85 (05-700-007-00 \$100 WOODRIDGE DRIVE 07/12/22 \$125,000 WD \$10,000 \$1,974,100 \$33,948,140 \$33,108,354 \$1,784,933 E.C.F. ⇒ 1.74 (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
1.7 1.7	005-550-008-00	4722 PINEWOOD DRIVE	08/01/22	\$190,000	WD	\$190,000	\$77,400	40.74	\$154,760	\$89,040	\$100,960	\$39,758	2.539
105-700-007-00	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
Totals: \$4,106,000 \$4,106,000 \$1,974,100 \$3,948,140 \$3,948,140 \$2,000 \$1	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
Mobile Home Residential ECF	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
2872 GRANGER ROAD 05/19/22 \$150,000 WD \$150,000 \$79,900 53.27 \$159,781 \$11,754 \$138,246 \$137,316 1.00 (05-024-011-30) 1124 RUTH ROAD 12/08/23 \$94,900 WD \$94,900 \$41,500 43.73 \$83,037 \$24,700 \$70,200 \$54,116 1.20 (05-050-027-00) 2912 GRANGER ROAD 04/28/22 \$94,000 WD \$94,000 \$44,500 47.34 \$88,975 \$4,283 \$89,717 \$78,564 1.1-005-060-038-00 3657 PENN ROAD 07/15/22 \$34,500 WD \$34,500 \$17,800 51.59 \$35,589 \$8,157 \$26,343 \$25,447 1.00 (05-124-002-05) 3195 LYLE ROAD 09/26/23 \$215,000 PTA \$215,000 \$98,100 45.63 \$196,181 \$92,297 \$122,703 \$96,367 1.2 (05-325-027-00) 5808 N RED OAK ROAD 04/28/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 (05-375-094-00) 5864 HILLSIDE DRIVE 11/02/22 \$128,000 WD \$128,000 \$44,800 33.44 \$83,607 \$12,313 \$112,687 \$66,135 1.7 (05-650-089-00) 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$28,800 82.52 \$57,546 \$20,715 \$14,185 \$34,166 0.4 (05-675-247-00) 3134 WILLIAMS ROAD 01/18/24 \$27,500 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.5 (05-675-251-50) 5028 VALLEYWOOD DRIVE 12/05/23 \$80,000 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.5 (05-675-251-50) \$120,000 DRIVE 12/05/23 \$80,000 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.5 (05-675-251-50)			Totats.	\$4,100,000		\$4,100,000	\$1,374,100		ψυ,υ-ιο,1-το				
2872 GRANGER ROAD 05/19/22 \$150,000 WD \$150,000 \$79,900 53.27 \$159,781 \$11,754 \$138,246 \$137,316 1.00 105-024-011-30 1124 RUTH ROAD 12/08/23 \$94,900 WD \$94,900 \$41,500 43.73 \$83,037 \$24,700 \$70,200 \$54,116 1.20 105-050-027-00 2912 GRANGER ROAD 04/28/22 \$94,000 WD \$94,000 \$44,500 47.34 \$88,975 \$4,283 \$89,717 \$78,564 1.10 105-060-038-00 3657 PENN ROAD 07/15/22 \$34,500 WD \$34,500 \$17,800 51.59 \$35,589 \$8,157 \$26,343 \$25,447 1.00 105-124-002-05 3195 LYLE ROAD 09/26/23 \$215,000 PTA \$215,000 \$98,100 45.63 \$196,181 \$92,297 \$122,703 \$96,367 1.20 105-124-011-30 4046 STICKFORT ROAD 12/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.30 105-375-094-00 5864 HILLSIDE DRIVE 11/02/22 \$128,000 WD \$125,000 \$41,800 33.44 \$83,607 \$12,313 \$112,687 \$66,135 1.70 105-650-087-00 3223 PINERIDGE DRIVE 07/24/23 \$38,500 WD \$38,500 \$10,300 26.75 \$23,759 \$7,111 \$31,389 \$15,443 2.00 105-657-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$28,800 82.52 \$57,546 \$20,715 \$14,185 \$34,166 0.40 105-675-224-00 3134 WILLIAMS ROAD 01/18/24 \$27,500 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.50 105-675-251-50 \$028 VALLEYWOOD DRIVE 12/05/23 \$80,000 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.50 105-675-251-50	Mobile Home Residential ECF		Totals.	4,100,000		\$4,100,000	\$1,574,100		40,010,110				
2912 GRANGER ROAD 04/28/22 \$94,000 WD \$94,000 \$44,500 47.34 \$88,975 \$4,283 \$89,717 \$78,564 1.14		Street Address			Instr.			Asd/Adj. Sale		Land + Yard		E.C.F. =>	1.74
3657 PENN ROAD 07/15/22 \$34,500 WD \$34,500 \$17,800 51.59 \$35,589 \$8,157 \$26,343 \$25,447 1.00 105-124-002-05 3195 LYLE ROAD 09/26/23 \$215,000 PTA \$215,000 \$98,100 45.63 \$196,181 \$92,297 \$122,703 \$96,367 1.20 105-124-011-30 4046 STICKFORT ROAD 12/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.30 105-325-027-00 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 1.70 105-375-094-00 5864 HILLSIDE DRIVE 11/02/22 \$128,000 WD \$128,000 \$42,800 33.44 \$85,619 \$10,731 \$117,269 \$69,469 1.60 105-650-087-00 3223 PINERIDGE DRIVE 07/24/23 \$38,500 WD \$38,500 \$10,300 26.75 \$23,759 \$7,111 \$31,389 \$15,443 2.00 105-675-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$28,800 82.52 \$57,546 \$20,715 \$14,185 \$34,166 0.40 105-675-185-50 5049 N TOWNLINE ROAD 05/23/23 \$82,500 WD \$82,500 \$40,900 49.58 \$81,738 \$27,546 \$54,954 \$50,271 1.00 105-675-247-00 3134 WILLIAMS ROAD 01/18/24 \$27,500 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.50 1.50 1.50 1.50 1.50 1.50 1.50 1.50	Parcel Number		Sale Date	Sale Price		Adj. Sale \$	Cur. Asmnt.		Cur. Appraisal		Bldg. Residual	E.C.F. => Cost Man. \$	1.74 1
3195 LYLE ROAD 09/26/23 \$215,000 PTA \$215,000 \$98,100 45.63 \$196,181 \$92,297 \$122,703 \$96,367 1.2 3195 LYLE ROAD 09/26/23 \$215,000 PTA \$215,000 \$98,100 45.63 \$196,181 \$92,297 \$122,703 \$96,367 1.2 3195 LYLE ROAD 12/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 12/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 12/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 12/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 12/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 14/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 14/08/23 \$120,000 WD \$120,000 \$52,100 43.42 \$104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 14/08/23 \$120,000 WD \$120,000 \$41,800 33.44 \$83,607 \$12,313 \$112,687 \$66,135 1.7 3104,118 \$36,155 \$83,845 \$63,045 1.3 3195 LYLE ROAD 14/08/23 \$120,000 WD \$120,000 \$41,800 33.44 \$83,607 \$12,313 \$112,687 \$66,135 1.7 3104,118 \$36,155 \$83,845 \$63,045 1.3 3105,345 \$12,0	Parcel Number 005-003-007-10	2872 GRANGER ROAD	Sale Date 05/19/22	Sale Price \$150,000	WD	Adj. Sale \$ \$150,000	Cur. Asmnt. \$79,900	53.27	Cur. Appraisal \$159,781	\$11,754	Bldg. Residual \$138,246	E.C.F. => Cost Man. \$ \$137,316	E.C.F
005-124-011-30	Parcel Number 005-003-007-10 005-024-011-30	2872 GRANGER ROAD 1124 RUTH ROAD	Sale Date 05/19/22 12/08/23	Sale Price \$150,000 \$94,900	WD WD	Adj. Sale \$ \$150,000 \$94,900	Cur. Asmnt. \$79,900 \$41,500	53.27 43.73	Cur. Appraisal \$159,781 \$83,037	\$11,754 \$24,700	Bldg. Residual \$138,246 \$70,200	Cost Man. \$ \$137,316 \$54,116	E.C.F 1.007 1.297
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 1.70	Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD	Sale Date 05/19/22 12/08/23 04/28/22	Sale Price \$150,000 \$94,900 \$94,000	WD WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000	Cur. Asmnt. \$79,900 \$41,500 \$44,500	53.27 43.73 47.34	Cur. Appraisal \$159,781 \$83,037 \$88,975	\$11,754 \$24,700 \$4,283	Bldg. Residual \$138,246 \$70,200 \$89,717	Cost Man. \$ \$137,316 \$54,116 \$78,564	1.741 E.C.F 1.007 1.297 1.142
11/02/22 \$128,000 WD \$128,000 \$42,800 33.44 \$85,619 \$10,731 \$117,269 \$69,469 1.60 \$105-650-087-00 3223 PINERIDGE DRIVE 07/24/23 \$38,500 WD \$38,500 \$10,300 26.75 \$23,759 \$7,111 \$31,389 \$15,443 2.00 \$105-650-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$28,800 82.52 \$57,546 \$20,715 \$14,185 \$34,166 0.40 \$105-675-185-50 5049 N TOWNLINE ROAD 05/23/23 \$82,500 WD \$82,500 \$40,900 49.58 \$81,738 \$27,546 \$54,954 \$50,271 1.00 \$105-675-247-00 3134 WILLIAMS ROAD 01/18/24 \$27,500 WD \$27,500 \$33,600 122.18 \$67,295 \$8,570 \$18,930 \$54,476 0.30 \$105-675-251-50 5028 VALLEYWOOD DRIVE 12/05/23 \$80,000 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.50	Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00 005-060-038-00	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22	Sale Price \$150,000 \$94,900 \$94,000 \$34,500	WD WD WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800	53.27 43.73 47.34 51.59	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589	\$11,754 \$24,700 \$4,283 \$8,157	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447	1.741 E.C.F 1.007 1.297 1.142 1.035
\$323 PINERIDGE DRIVE 07/24/23 \$38,500 WD \$38,500 \$10,300 26.75 \$23,759 \$7,111 \$31,389 \$15,443 2.05 \$10,005-650-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$28,800 82.52 \$57,546 \$20,715 \$14,185 \$34,166 0.4 \$10,005-675-185-50 5049 N TOWNLINE ROAD 05/23/23 \$82,500 WD \$27,500 \$40,900 49.58 \$81,738 \$27,546 \$54,954 \$50,271 1.05 \$10,005-675-247-00 3134 WILLIAMS ROAD 01/18/24 \$27,500 WD \$27,500 \$33,600 122.18 \$67,295 \$8,570 \$18,930 \$54,476 0.3 \$10,005-675-251-50 5028 VALLEYWOOD DRIVE 12/05/23 \$80,000 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.5	Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00 005-060-038-00 005-124-002-05	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$215,000	WD WD WD WD PTA	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$215,000	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800 \$98,100	53.27 43.73 47.34 51.59 45.63	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367	1.741 E.C.F 1.007 1.297 1.142 1.035 1.273
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 0.4 \$05-675-185-50 5049 N TOWNLINE ROAD 05/23/23 \$82,500 WD \$82,500 \$40,900 49.58 \$81,738 \$27,546 \$54,954 \$50,271 1.05 \$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 0.3 \$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 0.5	Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00 005-060-038-00 005-124-002-05 005-124-011-30	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD 4046 STICKFORT ROAD	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23 12/08/23	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$215,000	WD WD WD WD PTA WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$215,000	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800 \$98,100 \$52,100	53.27 43.73 47.34 51.59 45.63 43.42	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181 \$104,118	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297 \$36,155	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703 \$83,845	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367 \$63,045	1.743 E.C.F 1.003 1.293 1.143 1.033 1.273 1.330
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 1.00 005-675-247-00 3134 WILLIAMS ROAD 01/18/24 \$27,500 WD \$27,500 \$33,600 122.18 \$67,295 \$8,570 \$18,930 \$54,476 0.30 005-675-251-50 5028 VALLEYWOOD DRIVE 12/05/23 \$80,000 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.50 0.50 0.50 0.50 0.50 0.50 0.50 0.5	Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00 005-060-038-00 005-124-002-05 005-124-011-30 005-325-027-00	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD 4046 STICKFORT ROAD 5808 N RED OAK ROAD	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23 12/08/23 04/28/23	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$215,000 \$120,000 \$125,000	WD WD WD WD PTA WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$215,000 \$120,000 \$125,000	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800 \$98,100 \$52,100 \$41,800	53.27 43.73 47.34 51.59 45.63 43.42 33.44	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181 \$104,118 \$83,607	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297 \$36,155 \$12,313	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703 \$83,845 \$112,687	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367 \$63,045 \$66,135	1.743 E.C.F 1.003 1.29 1.143 1.033 1.273 1.336 1.704
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 0.30 \$05-675-251-50 5028 VALLEYWOOD DRIVE 12/05/23 \$80,000 WD \$80,000 \$73,300 91.63 \$146,569 \$20,532 \$59,468 \$116,917 0.50	Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00 005-060-038-00 005-124-002-05 005-124-011-30 005-325-027-00 005-375-094-00	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD 4046 STICKFORT ROAD 5808 N RED OAK ROAD 5864 HILLSIDE DRIVE	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23 12/08/23 04/28/23 11/02/22	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$215,000 \$120,000 \$125,000	WD WD WD PTA WD WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$215,000 \$125,000 \$125,000 \$128,000	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800 \$98,100 \$52,100 \$41,800 \$42,800	53.27 43.73 47.34 51.59 45.63 43.42 33.44	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181 \$104,118 \$83,607 \$85,619	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297 \$36,155 \$12,313 \$10,731	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703 \$83,845 \$112,687 \$117,269	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367 \$63,045 \$66,135 \$69,469	1.743 E.C.F 1.003 1.29 1.143 1.273 1.330 1.704
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 0.50	Parcel Number 205-003-007-10 205-024-011-30 205-050-027-00 205-060-038-00 205-124-002-05 205-124-011-30 205-325-027-00 205-375-094-00 205-650-087-00	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD 4046 STICKFORT ROAD 5808 N RED OAK ROAD 5864 HILLSIDE DRIVE 3223 PINERIDGE DRIVE	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23 12/08/23 04/28/23 11/02/22 07/24/23	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$215,000 \$125,000 \$128,000 \$38,500	WD WD WD PTA WD WD WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$215,000 \$120,000 \$125,000 \$128,000 \$38,500	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800 \$98,100 \$52,100 \$41,800 \$42,800 \$10,300	53.27 43.73 47.34 51.59 45.63 43.42 33.44 33.44 26.75	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181 \$104,118 \$83,607 \$85,619 \$23,759	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297 \$36,155 \$12,313 \$10,731 \$7,111	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703 \$83,845 \$112,687 \$117,269 \$31,389	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367 \$63,045 \$66,135 \$69,469 \$15,443	1.743 E.C.F 1.000 1.290 1.143 1.033 1.273 1.336 1.704 2.033
	Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00 005-060-038-00 005-124-002-05 005-124-011-30 005-325-027-00 005-375-094-00 005-650-087-00 005-650-089-00	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD 4046 STICKFORT ROAD 5808 N RED OAK ROAD 5864 HILLSIDE DRIVE 3223 PINERIDGE DRIVE 5411 LAKEVIEW DRIVE	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23 12/08/23 04/28/23 11/02/22 07/24/23 05/03/22	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$215,000 \$125,000 \$128,000 \$38,500 \$34,900	WD WD WD PTA WD WD WD WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$120,000 \$125,000 \$128,000 \$38,500 \$34,900	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800 \$98,100 \$52,100 \$41,800 \$42,800 \$10,300 \$28,800	53.27 43.73 47.34 51.59 45.63 43.42 33.44 33.44 26.75 82.52	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181 \$104,118 \$83,607 \$85,619 \$23,759 \$57,546	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297 \$36,155 \$12,313 \$10,731 \$7,111 \$20,715	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703 \$83,845 \$112,687 \$117,269 \$31,389 \$14,185	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367 \$63,045 \$66,135 \$69,469 \$15,443 \$34,166 \$50,271	1.741 E.C.F. 1.007 1.297 1.142 1.035 1.273 1.330 1.704 2.033 0.415 1.093
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 1.1	Parcel Number 2005-003-007-10 2005-024-011-30 2005-050-027-00 2005-060-038-00 2005-124-002-05 2005-325-027-00 2005-650-087-00 2005-650-089-00 2005-675-185-50	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD 4046 STICKFORT ROAD 5808 N RED OAK ROAD 5864 HILLSIDE DRIVE 3223 PINERIDGE DRIVE 5411 LAKEVIEW DRIVE 5049 N TOWNLINE ROAD	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23 12/08/23 04/28/23 11/02/22 07/24/23 05/03/22 05/23/23	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$120,000 \$125,000 \$128,000 \$38,500 \$34,900 \$82,500	WD WD WD PTA WD WD WD WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$120,000 \$125,000 \$128,000 \$38,500 \$34,900 \$82,500	Cur. Asmnt. \$79,900 \$41,500 \$44,500 \$17,800 \$98,100 \$52,100 \$41,800 \$10,300 \$28,800 \$40,900	53.27 43.73 47.34 51.59 45.63 43.42 33.44 26.75 82.52 49.58	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181 \$104,118 \$83,607 \$85,619 \$23,759 \$57,546 \$81,738	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297 \$36,155 \$12,313 \$10,731 \$7,111 \$20,715 \$27,546	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703 \$83,845 \$112,687 \$117,269 \$31,389 \$14,185 \$54,954	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367 \$63,045 \$66,135 \$69,469 \$15,443 \$34,166 \$50,271	1.74: E.C.F 1.00 1.29 1.14: 1.03: 1.27: 1.33: 1.70: 2.03: 0.41: 1.09:
	Mobile Home Residential ECF Parcel Number 005-003-007-10 005-024-011-30 005-050-027-00 005-060-038-00 005-124-002-05 005-124-011-30 005-325-027-00 005-375-094-00 005-650-087-00 005-650-089-00 005-675-185-50 005-675-247-00	2872 GRANGER ROAD 1124 RUTH ROAD 2912 GRANGER ROAD 3657 PENN ROAD 3195 LYLE ROAD 4046 STICKFORT ROAD 5808 N RED OAK ROAD 5864 HILLSIDE DRIVE 3223 PINERIDGE DRIVE 5411 LAKEVIEW DRIVE 5049 N TOWNLINE ROAD 3134 WILLIAMS ROAD	Sale Date 05/19/22 12/08/23 04/28/22 07/15/22 09/26/23 12/08/23 04/28/23 11/02/22 07/24/23 05/03/22 05/23/23 01/18/24	Sale Price \$150,000 \$94,900 \$94,000 \$34,500 \$120,000 \$125,000 \$128,000 \$38,500 \$34,900 \$82,500 \$27,500	WD WD WD PTA WD WD WD WD WD WD WD WD	Adj. Sale \$ \$150,000 \$94,900 \$94,000 \$34,500 \$120,000 \$125,000 \$128,000 \$38,500 \$34,900 \$82,500 \$27,500	Cur. Asmnt. \$79,900 \$41,500 \$17,800 \$17,800 \$98,100 \$52,100 \$41,800 \$42,800 \$10,300 \$28,800 \$40,900 \$33,600	53.27 43.73 47.34 51.59 45.63 43.42 33.44 26.75 82.52 49.58 122.18	Cur. Appraisal \$159,781 \$83,037 \$88,975 \$35,589 \$196,181 \$104,118 \$83,607 \$85,619 \$23,759 \$57,546 \$81,738 \$67,295	\$11,754 \$24,700 \$4,283 \$8,157 \$92,297 \$36,155 \$12,313 \$10,731 \$7,111 \$20,715 \$27,546 \$8,570	Bldg. Residual \$138,246 \$70,200 \$89,717 \$26,343 \$122,703 \$83,845 \$112,687 \$117,269 \$31,389 \$14,185 \$54,954 \$18,930	Cost Man. \$ \$137,316 \$54,116 \$78,564 \$25,447 \$96,367 \$63,045 \$66,135 \$69,469 \$15,443 \$34,166 \$50,271 \$54,476 \$116,917	1.741 E.C.F. 1.007 1.297 1.142 1.035 1.273 1.330 1.704 1.688 2.033 0.415 1.093 0.347 0.505

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

\$1,304,800

Totals:

\$1,304,800

\$642,500

\$1,014,204

\$1,287,986

\$925,223

E.C.F. => 1.096

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

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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	
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$26,900	22.42	\$122,416	The state of the s	\$29,447	\$44,626	
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	
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	
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	
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	
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	A Company	
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		
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	
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	
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	160-161 (101-161 PD	DEVICE SERVER
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	
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	
		Totals:	\$2,725,500		\$2,725,500	\$1,371,800		\$2,959,227		\$1,748,499	\$2,725,024	0.2.00
										42,710,700	E.C.F. =>	0.642
			-								L.O.I>	0.042
Multi luriodistica Industrial FOE												
Multi Jurisdiction Industrial ECF												
Parcel Number	Street Address		Sale Price		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		\$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		\$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)		\$15,540,566		\$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		\$875,000	\$390,500	44.63	\$780,951	\$585,481	\$289,519	\$348,578	0.831
					*	40 4 700		¥				
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
001-440-000-007-00	4090 DOYLE DR	08/31/23 Totals:	\$350,000 \$20,215,566	WD	\$350,000 \$20,215,566	\$94,700 \$6,976,500	27.06	\$216,368 \$16,404,197	\$26,568	\$323,432 \$18,153,653	\$309,625 \$23,639,959	1.045