

2025 Land 450 R Misc D&C 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	let Acre	Total Acres	
010-004-200-365-00	NORTHVIEW RD	01/25/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$4,450	98.89	\$12,711	\$4,500	\$12,711	137.4	190.4	0.53	0.53	
010-004-200-535-02	3198 PATTERSON RD	01/17/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,750	61.17	\$221,659	\$54,569	\$126,228	682.3	771.9	7.19	7.19	
010-009-100-060-00	4047 COYER LN	12/15/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,450	44.21	\$145,157	\$15,598	\$21,755	117.6	200.0	0.51	0.51	
010-009-400-015-00	3784 PATTERSON RD	08/04/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$95,500	34.11	\$222,840	\$127,617	\$70,457	260.9	250.0	5.00	5.00	
010-J05-000-017-00	4415 JEAN RD	08/24/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,400	30.86	\$77,301	\$46,919	\$19,220	103.9	150.0	0.34	0.34	
Totals:			\$678,500			\$678,500	\$285,550		\$679,668	\$249,203	\$250,371	1,302.1		13.57	13.57	
								Sale. Ratio =>	42.09	Average			Average			
								Std. Dev. =>	27.81	per FF=>			\$191	per Net 18,366.97		

Used \$191 per FF