

E.C.F.s for Neighborhood: 1010 'AG'

Residential : 1.580
Town Homes/Duplexes: 1.580
Mobile Homes : 1.866
Agricultural Bldgs : 0.831
Commercial Bldgs : 0.777
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2010 'COMMERCIAL/INDUSTRIAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.545	1.545	1.545	1.545	1.545	1.545
TWO STORY		1.545	1.545	1.545	1.545	1.545	1.545
BI-LEVEL		1.545	1.545	1.545	1.545	1.545	1.545
TRI LEVEL		1.545	1.545	1.545	1.545	1.545	1.545
DUPLEXES		1.545	1.545	1.545	1.545	1.545	1.545
COLONIAL		1.545	1.545	1.545	1.545	1.545	1.545
BUNGALOW		1.545	1.545	1.545	1.545	1.545	1.545
FARMHOUSE		1.545	1.545	1.545	1.545	1.545	1.545
CONDO		1.545	1.545	1.545	1.545	1.545	1.545
APARTMENTS		1.545	1.545	1.545	1.545	1.545	1.545
SWT/DWT		1.545	1.545	1.545	1.545	1.545	1.545
PLAIN		1.545	1.545	1.545	1.545	1.545	1.545
CABIN		1.545	1.545	1.545	1.545	1.545	1.545
GARAGE		1.545	1.545	1.545	1.545	1.545	1.545
LOG		1.545	1.545	1.545	1.545	1.545	1.545
A-FRAME		1.545	1.545	1.545	1.545	1.545	1.545
MODULAR		1.545	1.545	1.545	1.545	1.545	1.545
CAPE COD		1.545	1.545	1.545	1.545	1.545	1.545
CONTEMPORARY		1.545	1.545	1.545	1.545	1.545	1.545
TRI-LEVEL		1.545	1.545	1.545	1.545	1.545	1.545
TWO-STORY		1.545	1.545	1.545	1.545	1.545	1.545
POLE BARN HOUSE		1.545	1.545	1.545	1.545	1.545	1.545
POLE BARN		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.580
Mobile Homes : 1.866
Agricultural Bldgs : 0.831
Commercial Bldgs : 0.777
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4010 'RESIDENTIAL'

Residential : 1.580
Town Homes/Duplexes: 1.580
Mobile Homes : 1.866
Agricultural Bldgs : 0.831
Commercial Bldgs : 0.777
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4020 'RESIDENTIAL- SUBS'

Residential : 1.558
Town Homes/Duplexes: 1.580
Mobile Homes : 1.866
Agricultural Bldgs : 0.831
Commercial Bldgs : 0.777
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4030 'VILLAGE OF MESICK'

Residential : 1.580
Town Homes/Duplexes: 1.580
Mobile Homes : 1.866
Agricultural Bldgs : 0.831
Commercial Bldgs : 0.777
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number resid ecf	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2312-04-3307	06/27/24	\$120,000	WD	\$120,000	\$42,100	35.08	\$164,522	\$39,684	\$80,316	\$80,801	0.994
2312M-V0906	12/15/23	\$66,100	WD	\$66,100	\$32,200	48.71	\$72,675	\$12,496	\$53,604	\$50,233	1.067
2312-13-2103	09/04/24	\$200,000	WD	\$200,000	\$107,700	53.85	\$273,967	\$31,024	\$168,976	\$157,245	1.075
2312-05-3301	11/01/23	\$188,000	WD	\$188,000	\$88,100	46.86	\$185,631	\$28,299	\$159,701	\$142,125	1.124
2312-28-4304	12/20/23	\$191,000	WD	\$191,000	\$84,500	44.24	\$195,063	\$10,911	\$180,089	\$153,716	1.172
2312-WS-08	03/27/25	\$100,000	PTA	\$100,000	\$47,900	47.90	\$126,857	\$12,250	\$87,750	\$74,179	1.183
2312-FP2-41	03/28/25	\$210,000	WD	\$210,000	\$100,000	47.62	\$255,117	\$24,776	\$185,224	\$149,088	1.242
2312-17-3401	11/17/23	\$124,900	WD	\$124,900	\$55,100	44.12	\$120,750	\$32,629	\$92,271	\$73,557	1.254
2312-09-1104	04/18/25	\$320,000	PTA	\$320,000	\$195,000	60.94	\$390,075	\$10,078	\$309,922	\$245,953	1.260
2312-15-1105	08/21/23	\$473,500	WD	\$473,500	\$188,100	39.73	\$404,062	\$38,023	\$435,477	\$330,659	1.317
2312M-122102	11/29/23	\$195,700	WD	\$195,700	\$78,400	40.06	\$173,441	\$21,841	\$173,859	\$126,544	1.374
2312M-V1606	11/15/23	\$134,000	WD	\$134,000	\$51,800	38.66	\$108,068	\$18,925	\$115,075	\$80,527	1.429
2312-WS-07	11/22/24	\$99,900	WD	\$99,900	\$39,400	39.44	\$104,417	\$15,644	\$84,256	\$57,458	1.466
2312-22-2203	07/30/24	\$130,000	WD	\$130,000	\$52,300	40.23	\$135,940	\$1,936	\$128,064	\$86,734	1.477
2312M-V0304	12/14/23	\$199,900	WD	\$199,900	\$74,600	37.32	\$168,022	\$34,700	\$165,200	\$111,287	1.484
2312-27-2303	07/24/23	\$287,000	WD	\$287,000	\$102,800	35.82	\$215,274	\$32,206	\$254,794	\$165,373	1.541
2312M-123108	12/12/23	\$219,900	WD	\$219,900	\$56,900	25.88	\$166,154	\$27,465	\$192,435	\$115,767	1.662
2312M-V1607	05/15/24	\$82,000	WD	\$82,000	\$36,000	43.90	\$76,988	\$15,263	\$66,737	\$39,951	1.670
2312-15-4405	07/31/24	\$125,000	WD	\$125,000	\$45,600	36.48	\$111,920	\$40,873	\$84,127	\$45,985	1.829
2312-CA-0603	10/27/23	\$192,000	WD	\$192,000	\$65,700	34.22	\$137,452	\$56,000	\$136,000	\$73,579	1.848
2312-VU-0313	10/15/25	\$175,000	WD	\$175,000	\$72,100	41.20	\$147,230	\$39,744	\$135,256	\$69,570	1.944
2312-08-3102	06/10/24	\$75,000	WD	\$75,000	\$27,900	37.20	\$62,805	\$20,212	\$54,788	\$27,568	1.987
2312-01-1106-01	09/08/23	\$499,900	PTA	\$499,900	\$116,700	23.34	\$330,339	\$94,515	\$405,385	\$196,848	2.059
2312M-V0904	11/29/23	\$175,000	WD	\$175,000	\$46,400	26.51	\$98,993	\$11,034	\$163,966	\$79,457	2.064
2312-27-2405	02/20/25	\$140,000	PTA	\$140,000	\$41,700	29.79	\$114,839	\$40,733	\$99,267	\$47,965	2.070
2312-34-3301	08/24/23	\$145,000	WD	\$145,000	\$38,700	26.69	\$81,590	\$11,832	\$133,168	\$63,015	2.113
2312-17-3426	02/13/25	\$150,000	WD	\$150,000	\$44,500	29.67	\$106,921	\$12,290	\$137,710	\$61,250	2.248
2312-17-3412	04/11/24	\$120,000	WD	\$120,000	\$33,900	28.25	\$84,629	\$7,500	\$112,500	\$49,922	2.254
2312-32-1202	07/22/24	\$335,000	WD	\$335,000	\$92,800	27.70	\$240,343	\$37,994	\$297,006	\$130,970	2.268
2312M-122417	11/13/23	\$130,000	WD	\$130,000	\$29,400	22.62	\$61,999	\$1,674	\$128,326	\$54,494	2.355
2312-17-3401	06/14/24	\$199,900	WD	\$199,900	\$54,400	27.21	\$131,601	\$14,042	\$185,858	\$76,090	2.443
2312M-V0701	02/27/24	\$189,000	WD	\$189,000	\$38,300	20.26	\$88,085	\$12,696	\$176,304	\$62,929	2.802

Totals:	\$5,992,700	\$5,992,700	\$2,181,000	\$5,135,769	\$5,183,411	\$3,280,840	
			Sale. Ratio =>	36.39		E.C.F. =>	1.580
			Std. Dev. =>	9.70		Ave. E.C.F. =>	1.690

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	
2109-16-1206	8179 S MACKINAW TRL	03/21/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$340,500	81.07	\$733,173	\$12,732	\$407,268	\$782,238	0.521
2209-20-4303	3841 WALKER AV	11/29/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$119,200	42.72	\$266,105	\$130,538	\$148,462	\$147,195	1.009
2309-16-1407	3571 N MACKINAW TRL	04/24/24	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$43,200	50.82	\$110,105	\$43,148	\$41,852	\$52,078	0.804
2312-11-2202	7980 W M-115 HWY	02/28/25	\$600,000	MLC	03-ARM'S LENGTH	\$600,000	\$162,400	27.07	\$526,110	\$130,310	\$469,690	\$429,750	1.093
MN-CC-01-03A	112 W MAIN ST	04/05/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,000	44.00	\$69,995	\$2,546	\$72,454	\$73,235	0.989
MN-CC-01-05	124 W MAIN ST	10/15/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,600	40.86	\$65,840	\$2,472	\$67,528	\$68,803	0.981
Totals:						\$1,529,000	\$726,900	47.54	\$1,771,328	\$1,207,254	\$1,553,300	0.777	
							Sale. Ratio =>	18.08			Ave. E.C.F. =>	0.899	
							Std. Dev. =>						

Springville TWP

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
ag ecf											
015-006-001-00	08/18/23	\$375,000	LC	\$375,000	\$181,700	0.48	\$390,634	\$222,271	\$152,729	\$190,050	0.804
04 011 002 10	03/26/24	\$375,000	WD	\$375,000	\$159,000	0.42	\$416,138	\$238,000	\$137,000	\$229,438	0.597
04 011 007 00											
06 035 014 10	03/07/24	\$240,000	WD	\$240,000	\$110,300	0.46	\$321,182	\$69,979	\$170,021	\$272,603	0.624
04 009 001 00	05/09/23	\$290,000	WD	\$290,000	\$151,300	0.52	\$307,305	\$117,619	\$172,381	\$275,078	0.627
04 026 005 00	06/14/23	\$351,925	WD	\$351,925	\$130,800	0.37	\$277,171	\$58,775	\$293,150	\$232,096	1.263
04 002 012 00	06/15/23	\$335,000	WD	\$335,000	\$114,500	0.34	\$300,726	\$222,200	\$112,800	\$74,081	1.523
05 031 002 00	01/10/25	\$342,000	PTA	\$342,000	\$135,600	0.40	\$283,488	\$174,993	\$167,007	\$176,199	0.948
05 250 01 00											
Totals:		\$2,308,925		\$2,308,925	\$983,200		\$2,296,644		\$1,205,088	\$1,449,545	

Sale. Ratio => 42.58
 Std. Dev. => 0.04
 E.C.F. => 0.831
 Ave. E.C.F. => 0.912

Parcel Number trailer ect	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2312-04-4103-01	08/21/24	\$306,000	WD	\$306,000	\$96,600	31.57	\$169,682	\$70,611	\$235,389	\$114,401	2.058
2312-13-3306	03/29/24	\$30,000	WD	\$30,000	\$15,200	50.67	\$36,831	\$10,009	\$19,991	\$22,673	0.882
2312-15-4305	05/08/23	\$12,000	WD	\$12,000	\$6,200	51.67	\$12,431	\$9,032	\$2,968	\$3,174	0.935
2312-18-4420	09/16/24	\$52,000	WD	\$52,000	\$16,700	32.12	\$52,817	\$36,468	\$15,532	\$18,879	0.823
2312-19-1106	07/03/23	\$170,000	WD	\$170,000	\$36,500	21.47	\$77,140	\$18,429	\$151,571	\$54,819	2.765
2312-28-1403	06/30/23	\$275,000	WD	\$275,000	\$63,200	22.98	\$134,729	\$36,800	\$238,200	\$91,437	2.605
2312-28-4102	10/31/24	\$220,000	PTA	\$220,000	\$58,500	26.59	\$106,059	\$51,084	\$168,916	\$63,482	2.661
2312-FP1-06	06/14/24	\$53,000	WD	\$53,000	\$22,800	43.02	\$38,336	\$16,141	\$36,859	\$25,629	1.438
2312M-114301-02	08/12/24	\$90,000	WD	\$90,000	\$58,800	65.33	\$77,186	\$22,311	\$67,689	\$63,366	1.068
2312M-123110	06/11/24	\$149,000	WD	\$149,000	\$38,900	26.11	\$74,201	\$25,097	\$123,903	\$56,702	2.185
2312M-123210	08/20/24	\$245,000	WD	\$245,000	\$70,500	28.78	\$110,096	\$19,231	\$225,769	\$104,925	2.152
2312-MA2-086-01	08/31/23	\$125,000	WD	\$125,000	\$69,100	55.28	\$144,804	\$47,027	\$77,973	\$91,295	0.854
2312M-V0406A	08/14/23	\$221,000	WD	\$221,000	\$56,400	25.52	\$119,669	\$11,999	\$209,001	\$99,020	2.111
2312M-V1611A	05/29/24	\$57,057	WD	\$57,057	\$43,100	75.54	\$65,236	\$18,287	\$38,770	\$54,214	0.715
Totals:		\$2,005,057		\$2,005,057	\$652,500		\$1,219,217		\$1,612,531	\$864,014	
					Sale. Ratio =>	32.54				E.C.F. =>	1.866
					Std. Dev. =>	17.26				Ave. E.C.F. =>	1.661

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

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

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 1010.AG, Last Edited: 01/23/2026

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 8,800	3 Acre: 18,900	10 Acre: 40,000	30 Acre: 75,000
1.5 Acre: 10,700	4 Acre: 25,200	15 Acre: 37,500	40 Acre: 100,000
2 Acre: 12,600	5 Acre: 26,500	20 Acre: 50,000	50 Acre: 125,000
2.5 Acre: 15,750	7 Acre: 37,100	25 Acre: 62,500	100 Acre: 250,000

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 2020.COMMERCIAL/INDUSTRIAL, Last Edited: 01/23/2026

Frontages:

Frontage 'A': Description: 'COMERCIAL	'	FF Rate: 400
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'MESICK F F	'	FF Rate: 400
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'BUCKLEY/M37	'	FF Rate: 400
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 18,400	3 Acre: 25,800	10 Acre: 62,000	30 Acre: 129,000
1.5 Acre: 27,600	4 Acre: 34,400	15 Acre: 66,000	40 Acre: 127,000
2 Acre: 24,550	5 Acre: 38,900	20 Acre: 88,000	50 Acre: 125,000
2.5 Acre: 25,175	7 Acre: 43,400	25 Acre: 110,000	100 Acre: 250,000

Rates for Rate Table 'COMM/IND LAND TAB', (Acres)
CONSUMERS POWER: 2,500
ROW : 0

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 4020.RESIDENTIAL, Last Edited: 01/23/2026

Frontages:

Frontage 'A': Description: 'FF RESIDENTAL	'	FF Rate: 114
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'MANISTEE LB	'	FF Rate: 316
Standard Frontage: 0		Standard Depth : 0
Frontage 'D': Description: 'MANISTEE HB	'	FF Rate: 316
Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 8,800	3 Acre: 18,900	10 Acre: 40,000	30 Acre: 105,000
1.5 Acre: 10,700	4 Acre: 25,200	15 Acre: 60,000	40 Acre: 128,000
2 Acre: 12,600	5 Acre: 26,500	20 Acre: 80,000	50 Acre: 130,000
2.5 Acre: 15,750	7 Acre: 37,100	25 Acre: 100,000	100 Acre: 260,000

Unit: 2312 - SPRINGVILLE TWP
Rates/Values for Neighborhood 4030.PLATS, Last Edited: 01/23/2026

Frontages:

Frontage 'A':	Description: 'V OF M	'	FF Rate: 114
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'NON RIVER PLATS'		FF Rate: 152
	Standard Frontage: 0		Standard Depth : 0
Frontage 'C':	Description: 'MAN RIV LB	'	FF Rate: 316
	Standard Frontage: 0		Standard Depth : 0
Frontage 'D':	Description: 'MAN RIV HB	'	FF Rate: 316
	Standard Frontage: 0		Standard Depth : 0
Frontage 'E':	Description: 'VILLAGE OF YUMA'		FF Rate: 114
	Standard Frontage: 0		Standard Depth : 0
Frontage 'F':	Description: 'FOREST ACRES	'	FF Rate: 114
	Standard Frontage: 0		Standard Depth : 0
Frontage 'G':	Description: 'POOR SUBS	'	FF Rate: 114
	Standard Frontage: 0		Standard Depth : 0
Frontage 'I':	Description: 'WADE SNYDER PLA'		FF Rate: 114
	Standard Frontage: 0		Standard Depth : 0
Frontage 'J':	Description: 'PINE GROVE ACRE'		FF Rate: 114
	Standard Frontage: 0		Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 8,800	3 Acre: 18,900	10 Acre: 40,000	30 Acre: 105,000
1.5 Acre: 10,700	4 Acre: 25,200	15 Acre: 60,000	40 Acre: 128,000
2 Acre: 12,600	5 Acre: 26,500	20 Acre: 80,000	50 Acre: 130,000
2.5 Acre: 15,750	7 Acre: 37,100	25 Acre: 100,000	100 Acre: 260,000

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2412-01-4105	07/10/23	\$10,000	WD	\$10,000	\$21,500	215.00	\$20,750	\$10,000	\$20,750	166.0	0.0	0.00	1.01	\$60
2210-CS-40	05/31/24	\$12,000	WD	\$12,000	\$4,500	37.50	\$8,902	\$12,000	\$8,902	193.5	240.0	1.01	1.01	\$62
2210-SOS-38	11/16/23	\$5,600	WD	\$5,600	\$5,600	100.00	\$11,160	\$5,600	\$11,160	90.0	135.0	0.28	0.28	\$62
2210-TL-80	05/12/23	\$6,000	WD	\$6,000	\$2,400	40.00	\$4,848	\$6,000	\$4,848	95.1	145.0	0.30	0.30	\$63
2210-CS-16	05/15/23	\$12,500	WD	\$12,500	\$8,600	68.80	\$17,220	\$12,500	\$17,220	193.5	275.0	1.04	1.04	\$65
2411-MM-02	01/30/25	\$13,000	PTA	\$13,000	\$15,000	115.38	\$24,600	\$13,000	\$24,600	200.0	164.0	0.75	0.74	\$65
2210-TL-72	06/12/23	\$6,000	WD	\$6,000	\$2,300	38.33	\$4,643	\$6,000	\$4,643	91.0	133.0	0.28	0.28	\$66
2312-04-4304	06/29/23	\$7,000	WD	\$7,000	\$1,800	25.71	\$3,600	\$7,000	\$3,600	99.0	264.0	0.60	0.60	\$71
2411B-AGE-09	03/11/24	\$20,000	WD	\$20,000	\$19,600	98.00	\$42,000	\$20,000	\$42,000	280.0	0.0	0.00	0.48	\$71
2112-22-3410	01/12/24	\$15,000	WD	\$15,000	\$6,300	42.00	\$34,285	\$15,000	\$34,285	205.0	340.0	1.60	1.60	\$73
2312M-PG-18	02/12/25	\$9,000	PTA	\$9,000	\$8,300	92.22	\$16,500	\$9,000	\$16,500	110.0	0.0	0.00	0.38	\$82
2411-LG2-239	02/23/24	\$8,500	WD	\$8,500	\$7,200	84.71	\$15,450	\$8,500	\$15,450	103.0	0.0	0.41	0.41	\$83
2411B-5-3318	06/09/23	\$33,000	PTA	\$33,000	\$6,500	19.70	\$28,471	\$33,000	\$28,471	397.0	489.0	2.14	0.99	\$83
2210-BR2-24	08/05/24	\$6,000	WD	\$6,000	\$6,000	100.00	\$11,900	\$6,000	\$11,900	70.0	150.0	0.24	0.24	\$86
2411-LG3-280	02/25/25	\$28,000	QC	\$28,000	\$24,200	86.43	\$54,910	\$28,000	\$54,910	323.0	0.0	0.00	0.57	\$87
2411B-AGE-08	05/24/23	\$10,750	WD	\$10,750	\$8,500	79.07	\$14,963	\$10,750	\$14,963	121.7	0.0	0.39	0.39	\$88
2210-FWD0403	06/12/24	\$11,000	WD	\$11,000	\$15,400	140.00	\$30,720	\$11,000	\$30,720	120.0	120.5	0.33	0.33	\$92
2411-LG4-385	10/11/24	\$37,000	WD	\$37,000	\$15,300	41.35	\$43,500	\$37,000	\$43,500	300.0	450.0	3.10	3.10	\$123
2311-MW-17	06/26/24	\$14,000	WD	\$14,000	\$10,300	73.57	\$20,676	\$14,000	\$20,676	112.0	156.0	1.03	0.40	\$125
007-600-057-00	10/23/23	\$10,000	WD	\$10,000	\$7,900	79.00	\$10,323	\$10,000	\$10,323	78.8	140.0	0.25	0.25	\$127
2312-HD-04	10/20/23	\$14,900	LC	\$14,900	\$7,700	51.68	\$15,400	\$14,900	\$15,400	110.0	232.0	0.59	0.59	\$135
2411B-VB-116	09/29/23	\$27,000	WD	\$27,000	\$12,500	46.30	\$25,060	\$27,000	\$25,060	179.0	0.0	0.00	0.42	\$151
2210-BAV-40	04/28/23	\$14,155	WD	\$14,155	\$5,900	41.68	\$11,160	\$14,155	\$11,160	90.0	135.0	0.28	0.28	\$157
2411-LG3-261	04/04/24	\$32,000	WD	\$32,000	\$15,000	46.88	\$30,000	\$32,000	\$30,000	200.0	0.0	0.00	0.46	\$160
2411B-TAB-40	03/28/24	\$12,000	WD	\$12,000	\$5,300	44.17	\$11,250	\$12,000	\$11,250	75.0	0.0	0.00	0.34	\$160
2411B-TAB-42	10/17/23	\$12,000	WD	\$12,000	\$5,300	44.17	\$10,500	\$12,000	\$10,500	75.0	0.0	0.00	0.36	\$160
2411B-TAB-43	08/01/23	\$12,000	WD	\$12,000	\$5,300	44.17	\$10,500	\$12,000	\$10,500	75.0	0.0	0.00	0.36	\$160
2112-17-1202	08/06/24	\$8,500	WD	\$8,500	\$10,700	125.88	\$9,950	\$8,500	\$9,950	50.0	200.0	0.23	0.23	\$170
2411-LG1-211	11/16/23	\$18,000	WD	\$18,000	\$7,200	40.00	\$17,613	\$18,000	\$17,613	103.0	148.0	0.35	0.35	\$175
2411-LG1-204	04/23/24	\$14,000	WD	\$14,000	\$6,000	42.86	\$12,000	\$14,000	\$12,000	80.0	0.0	0.25	0.25	\$175
2411-LG1-193-01	02/27/24	\$37,500	WD	\$37,500	\$14,700	39.20	\$35,910	\$37,500	\$35,910	210.0	95.0	0.46	0.46	\$179
2411B-5-4101-04	10/04/23	\$55,000	MLC	\$55,000	\$0	0.00	\$56,108	\$55,000	\$56,108	286.0	660.0	11.16	4.41	\$192
2312-MA2-072	05/29/24	\$35,000	WD	\$35,000	\$8,100	23.14	\$12,000	\$35,000	\$12,000	80.0	0.0	0.00	0.00	\$438
Totals:		\$566,405		\$566,405	\$300,900	53.12	\$676,872	\$566,405	\$676,872	4,961.5	27.07	22.96		
					Sale. Ratio =>	42.28			Average	\$114		Average		
									per FF=>			per Net Acre=>	20,923.72	

5 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Sale Cur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2409-27-2204	01/31/25	\$25,000	WD	\$25,000	\$23,700	94.80	\$29,354	\$25,000	\$29,354	\$29,354	660.0	479.0	7.25	7.25	\$38	\$3,448
2309-06-1102	05/19/23	\$115,000	WD	\$115,000	\$50,200	43.65	\$116,030	\$19,880	\$20,910	\$20,910	376.0	644.0	5.56	5.56	\$53	\$3,576
2210-20-4103	03/21/25	\$170,000	WD	\$170,000	\$105,200	61.88	\$171,222	\$19,570	\$20,792	\$20,792	330.0	660.0	5.01	5.01	\$59	\$3,906
2310-29-2104	08/19/23	\$30,000	WD	\$30,000	\$12,100	40.33	\$51,609	\$30,000	\$35,006	\$35,006	604.0	1100.0	7.49	7.49	\$50	\$4,005
2310-18-2201	04/19/24	\$120,000	WD	\$120,000	\$48,000	40.00	\$117,098	\$31,676	\$28,774	\$28,774	252.0	1260.0	7.20	7.20	\$126	\$4,399
2212-21-2101-04	05/31/23	\$145,500	WD	\$145,500	\$54,500	37.46	\$143,456	\$22,069	\$20,025	\$20,025	660.0	330.0	5.00	5.00	\$33	\$4,414
2310-33-2305	07/24/23	\$99,900	WD	\$99,900	\$26,800	26.83	\$97,985	\$21,822	\$19,907	\$19,907	330.0	622.0	4.71	4.71	\$66	\$4,633
2312-14-2201-06	05/28/24	\$20,000	WD	\$20,000	\$0	0.00	\$18,550	\$20,000	\$20,000	\$18,550	254.0	686.0	4.00	4.00	\$79	\$5,000
2311-05-4403	04/19/23	\$25,000	WD	\$25,000	\$10,800	43.20	\$20,763	\$25,000	\$20,763	\$20,763	325.0	670.0	5.00	5.00	\$77	\$5,000
2311-15-2202	07/12/23	\$267,500	WD	\$267,500	\$105,000	39.25	\$262,843	\$25,420	\$20,763	\$20,763	330.0	660.0	5.00	5.00	\$77	\$5,084
2209-09-4302	08/18/23	\$370,000	WD	\$370,000	\$134,000	36.22	\$360,638	\$29,771	\$20,409	\$20,409	736.0	346.0	5.85	5.85	\$40	\$5,089
2310-16-2202	07/18/24	\$62,600	WD	\$62,600	\$49,100	78.43	\$57,817	\$26,254	\$21,471	\$21,471	165.0	1320.0	5.00	5.00	\$159	\$5,251
2111-14-3403	08/16/24	\$227,500	WD	\$227,500	\$96,400	42.37	\$219,342	\$28,921	\$20,763	\$20,763	330.0	661.0	5.00	5.00	\$88	\$5,784
2312-14-2201-07	06/06/24	\$24,900	WD	\$24,900	\$0	0.00	\$18,550	\$24,900	\$18,550	\$18,550	252.0	691.0	4.00	4.00	\$99	\$6,225
2311-11-2201-01	03/10/25	\$155,500	WD	\$155,500	\$64,800	41.67	\$142,056	\$34,944	\$21,500	\$21,500	495.0	440.0	5.00	5.00	\$71	\$6,989
2210-28-2202	11/30/23	\$165,000	WD	\$165,000	\$62,600	31.88	\$148,552	\$37,240	\$20,792	\$20,792	330.0	660.0	5.01	5.01	\$113	\$7,433
2210-17-3301-05	04/18/23	\$37,500	WD	\$37,500	\$22,800	60.80	\$24,593	\$37,500	\$20,763	\$20,763	331.0	658.0	5.00	5.00	\$113	\$7,500
2209-24-2405	12/08/23	\$70,500	WD	\$70,500	\$18,100	25.67	\$52,855	\$37,936	\$20,291	\$20,291	540.0	403.0	5.00	5.00	\$70	\$7,587
2210-08-1106	07/26/24	\$305,000	WD	\$305,000	\$130,200	42.69	\$283,077	\$42,686	\$20,763	\$20,763	330.0	660.0	5.00	5.00	\$129	\$8,537
Totals:		\$2,436,400		\$2,436,400	\$1,004,300	41.22	\$2,336,390	\$540,589	\$420,146	\$420,146	7,630.0	7,630.0	101.08	101.08	Average	Average
					Sale. Ratio =>	22.43				per FF=>	\$71		Average	5,348.13	per Net Acre=>	Average
					Std. Dev. =>							Use	5,300.00			per SqFt=>

Dollars/SqFt

\$0.08
\$0.08
\$0.09
\$0.09
\$0.10
\$0.10
\$0.11
\$0.11
\$0.11
\$0.12
\$0.12
\$0.12
\$0.13
\$0.13
\$0.14
\$0.16
\$0.17
\$0.17
\$0.17
\$0.20

\$0.12

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Sale Cur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2210-11-3304	09/26/24	\$489,900	WD	\$489,900	\$230,400	47.03	\$489,844	\$20,760	\$20,704	\$20,704	660.0	1280.0	9.96	9.96	\$31	\$2,084
2210-16-3205	09/22/23	\$335,000	WD	\$335,000	\$138,200	41.25	\$345,369	\$21,378	\$31,747	\$31,747	611.0	716.0	8.54	8.54	\$35	\$2,503
2209-01-1138	01/19/24	\$120,000	WD	\$120,000	\$56,000	46.67	\$127,528	\$27,820	\$35,348	\$35,348	380.0	1147.0	10.01	10.01	\$73	\$2,779
2412-35-4102	11/05/24	\$35,000	WD	\$35,000	\$31,300	89.43	\$42,009	\$32,456	\$39,465	\$39,465	600.0	835.0	11.50	11.50	\$54	\$2,822
2210-02-3403	11/01/24	\$315,000	WD	\$315,000	\$166,900	52.98	\$319,843	\$30,553	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$93	\$3,055
2309-24-1203	07/07/23	\$228,000	WD	\$228,000	\$87,000	38.16	\$229,977	\$32,186	\$34,163	\$34,163	710.0	600.0	9.78	9.78	\$45	\$3,291
2412-22-4404	03/01/24	\$190,000	WD	\$190,000	\$55,100	29.00	\$190,794	\$34,602	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$105	\$3,460
2310-03-2302	03/21/24	\$35,000	WD	\$35,000	\$23,000	65.71	\$35,420	\$35,000	\$35,420	\$35,420	332.0	1314.0	10.01	10.01	\$105	\$3,497
2312-08-3401	08/02/23	\$69,900	WD	\$69,900	\$20,400	29.18	\$68,248	\$36,178	\$34,526	\$34,526	969.0	453.0	10.09	10.09	\$37	\$3,586
2309-05-2301	08/11/23	\$285,000	WD	\$285,000	\$78,200	27.44	\$284,179	\$36,217	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$110	\$3,622
2409-28-4212	09/13/23	\$38,500	WD	\$38,500	\$12,000	31.17	\$38,928	\$38,500	\$35,928	\$35,928	329.0	1359.0	10.20	10.20	\$117	\$3,775
2211-36-4304	05/31/24	\$389,000	WD	\$389,000	\$171,700	44.14	\$388,747	\$31,710	\$31,457	\$31,457	118.0	3027.0	8.21	8.21	\$269	\$3,862
2209-36-4102	10/05/23	\$200,000	WD	\$200,000	\$51,400	25.70	\$195,731	\$40,500	\$36,231	\$36,231	175.0	2539.0	10.20	10.20	\$231	\$3,971
2311-24-1103	11/07/24	\$58,000	WD	\$58,000	\$21,800	37.59	\$53,128	\$40,244	\$35,372	\$35,372	347.0	1255.0	10.00	10.00	\$116	\$4,024
2211-16-2201	10/02/24	\$250,000	WD	\$250,000	\$65,200	26.08	\$243,017	\$42,258	\$35,275	\$35,275	545.0	800.0	10.04	10.04	\$78	\$4,209
2311-23-1108	05/02/23	\$70,000	WD	\$70,000	\$18,700	26.71	\$63,872	\$42,128	\$36,000	\$36,000	352.0	1237.0	10.00	10.00	\$120	\$4,213
2110-08-3206	07/18/23	\$285,000	WD	\$285,000	\$104,100	36.53	\$275,751	\$47,196	\$37,947	\$37,947	435.6	1100.0	10.92	10.92	\$108	\$4,322
2311-14-1402-01	01/03/24	\$289,900	WD	\$289,900	\$75,500	26.04	\$280,219	\$43,264	\$33,583	\$33,583	656.0	661.0	10.00	10.00	\$66	\$4,326
2212-04-1204	04/05/24	\$160,000	WD	\$160,000	\$64,400	40.25	\$151,653	\$43,743	\$35,396	\$35,396	330.0	1271.0	10.00	10.00	\$133	\$4,374
2112-22-3102	03/28/25	\$116,500	WD	\$116,500	\$61,700	52.96	\$110,218	\$38,270	\$31,988	\$31,988	335.0	1120.0	8.59	8.59	\$114	\$4,455
2212-27-1202	06/20/24	\$210,000	WD	\$210,000	\$59,300	28.24	\$199,296	\$45,834	\$35,130	\$35,130	327.0	1317.0	9.89	9.89	\$140	\$4,634
2311-08-1105	04/05/23	\$40,000	WD	\$40,000	\$12,300	30.75	\$27,191	\$40,000	\$27,191	\$27,191	138.0	2638.0	8.36	8.36	\$290	\$4,785
2111-01-1302	08/02/24	\$250,000	WD	\$250,000	\$109,800	43.92	\$230,368	\$55,028	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$167	\$5,503
2311-13-2402	09/20/24	\$275,000	WD	\$275,000	\$121,900	44.33	\$253,270	\$57,126	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$173	\$5,713
2309-14-2103	05/15/24	\$105,000	WD	\$105,000	\$30,000	28.57	\$78,883	\$61,513	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$186	\$6,151
2309-13-4303	10/26/23	\$190,000	WD	\$190,000	\$44,900	23.63	\$159,090	\$66,306	\$35,396	\$35,396	330.0	1320.0	10.00	10.00	\$201	\$6,631
Totals:		\$5,029,700		\$5,029,700	\$1,911,200	38.00	\$4,879,573	\$1,040,770	\$890,643	\$890,643	10,659.6	998	256.30	256.30	4,060.75	\$201

Sale. Ratio => 38.00
 Std. Dev. => 14.76

Average per FF=>

Average per Net Acre=>

Average per SqFt=>

Use 4,000

15 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2110-06-1104	11/08/24	\$85,000	WD	\$85,000	\$23,000	27.06	\$83,248	\$49,698	\$47,946	429.0	1415.0	13.94	13.94	\$116	\$3,565
2110-10-1401	03/19/25	\$275,000	WD	\$275,000	\$119,200	43.35	\$253,316	\$78,393	\$56,709	556.0	1415.0	18.07	18.07	\$141	\$4,338
2110-17-2104	08/11/23	\$195,000	WD	\$195,000	\$88,900	45.59	\$217,957	\$22,877	\$45,834	330.0	0.0	12.98	12.98	\$69	\$1,762
2111-15-4407	04/05/23	\$47,000	WD	\$47,000	\$17,400	37.02	\$44,019	\$47,000	\$44,019	370.0	0.0	12.71	12.71	\$127	\$3,698
2112-29-3304	08/30/24	\$69,000	WD	\$69,000	\$38,400	55.65	\$55,083	\$62,127	\$48,210	452.0	1320.0	13.70	13.70	\$137	\$4,535
2209-01-1126	01/31/25	\$75,500	WD	\$75,500	\$20,800	27.55	\$48,276	\$75,500	\$48,276	265.0	2255.0	13.72	13.72	\$285	\$5,503
2310-03-4301-01	08/27/24	\$85,100	WD	\$85,100	\$27,700	32.55	\$83,186	\$55,150	\$53,236	121.0	5515.0	15.32	15.32	\$456	\$3,600
2312-28-4101-04	01/18/24	\$45,000	MLC	\$45,000	\$0	0.00	\$49,080	\$45,000	\$49,080	0.0	0.0	16.36	16.36	#DIV/0!	\$2,751
2410-24-3201	10/23/24	\$149,900	WD	\$149,900	\$56,300	37.56	\$139,846	\$60,079	\$50,025	990.0	660.0	15.00	15.00	\$61	\$4,005
2411-11-4309	02/28/25	\$65,000	WD	\$65,000	\$21,900	33.69	\$53,798	\$65,000	\$53,798	0.0	0.0	15.04	15.04	#DIV/0!	\$4,322
2412-18-2302	05/12/23	\$250,000	WD	\$250,000	\$78,000	31.20	\$210,869	\$90,311	\$51,180	660.0	990.0	15.10	15.10	\$137	\$5,981
Totals:		\$1,341,500		\$1,341,500	\$491,600		\$1,238,678	\$651,135	\$548,313	4,173.0	1660.0	161.94	161.94		
					Sale. Ratio =>	36.65			Average	\$156		Average	4,020.84		Average
					Std. Dev. =>	14.03			per FF=>			per Net Acre=>	4,000.00		per SqFt=>

20 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
2109-21-3401	02/03/25	\$400,000	WD	\$400,000	\$260,000	65.00	\$422,693	\$40,157	\$62,850	990.0	1980.0	25.00	25.00	\$41	\$1,606	
2109-28-3103	07/19/24	\$399,900	WD	\$399,900	\$214,300	53.59	\$373,717	\$89,355	\$63,172	485.0	1795.0	20.00	20.00	\$184	\$4,468	
2110-07-2404-01	05/26/23	\$245,000	WD	\$245,000	\$83,400	34.04	\$205,393	\$102,457	\$62,850	660.0	1320.0	20.00	20.00	\$155	\$5,123	
2112-31-3302	05/22/24	\$92,500	WD	\$92,500	\$53,700	58.05	\$107,370	\$92,500	\$107,370	741.0	1322.7	22.50	22.50	\$125	\$4,111	
2210-01-3102	06/12/23	\$410,000	WD	\$410,000	\$184,000	44.88	\$392,053	\$53,638	\$35,691	825.0	2640.0	25.12	25.12	\$65	\$2,135	
2210-12-1201	02/29/24	\$230,000	WD	\$230,000	\$82,700	35.96	\$230,032	\$63,301	\$63,333	330.0	0.0	19.96	19.96	\$192	\$3,171	
2310-12-4302	09/19/24	\$130,000	WD	\$130,000	\$30,000	23.08	\$102,194	\$91,806	\$64,000	660.0	1320.0	20.00	20.00	\$139	\$4,590	
2309-27-1402	03/14/24	\$125,000	WD	\$125,000	\$34,800	27.84	\$114,016	\$73,857	\$62,873	660.0	1320.0	20.00	20.00	\$112	\$3,693	
2310-03-4306	02/06/25	\$173,000	WD	\$173,000	\$52,000	30.06	\$91,886	\$117,114	\$36,000	660.0	2640.0	20.00	20.00	\$177	\$5,856	
2310-12-4302	09/19/24	\$130,000	WD	\$130,000	\$30,000	23.08	\$102,194	\$91,806	\$64,000	660.0	1320.0	20.00	20.00	\$139	\$4,590	
2311-12-2103	05/02/23	\$70,000	WD	\$70,000	\$25,400	36.29	\$66,775	\$70,000	\$66,775	0.0	0.0	20.00	20.00	#DIV/0!	\$3,500	
2411-11-4302-01	05/28/24	\$365,000	WD	\$365,000	\$153,600	42.08	\$314,643	\$112,172	\$61,815	664.0	1315.0	20.05	20.05	\$169	\$5,595	
2412-22-3301-01	08/20/24	\$110,000	LC	\$110,000	\$32,300	29.36	\$64,000	\$110,000	\$64,000	684.0	1324.0	20.80	20.80	\$161	\$5,288	
Totals:		\$2,880,400		\$2,880,400	\$1,236,200	42.92	\$2,586,966	\$1,108,163	\$814,729	8,019.0	1338	273.43	273.43	Average per FF=>	Average per Net Acre=>	Average per SqFt=>

Sale. Ratio =>

Std. Dev. =>

Average per FF=>

Average per Net Acre=>

Average per SqFt=>

use

4,000.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2110-14-4301	02/03/25	\$300,000	WD	\$300,000	\$112,700	37.57	\$242,970	\$147,855	\$90,825	990.0	1320.0	30.00	30.00	\$149	\$4,929
2209-06-2208	06/26/23	\$475,000	WD	\$475,000	\$212,100	44.65	\$491,219	\$76,549	\$92,768	108.0	12100.0	30.00	30.00	\$709	\$2,552
2209-30-1404	07/27/23	\$100,000	WD	\$100,000	\$35,600	35.60	\$91,550	\$100,000	\$91,550	660.0	1980.0	30.00	30.00	\$152	\$3,333
2210-01-3102	06/12/23	\$410,000	WD	\$410,000	\$184,000	44.88	\$392,053	\$53,638	\$35,691	825.0	2640.0	25.12	25.12	\$65	\$2,135
2210-21-3202-04	05/05/23	\$105,000	WD	\$105,000	\$49,900	47.52	\$99,875	\$105,000	\$99,875	0.0	0.0	39.95	39.95	#DIV/0!	\$2,628
2211-01-1101	05/26/23	\$470,000	WD	\$470,000	\$135,300	28.79	\$392,999	\$188,064	\$111,063	610.0	2635.0	36.90	36.90	\$308	\$5,097
2309-04-2101	03/08/24	\$350,000	WD	\$350,000	\$101,300	28.94	\$328,466	\$114,157	\$92,623	1,320.0	1043.0	31.62	31.62	\$86	\$3,610
2309-27-2402	10/07/24	\$389,000	WD	\$389,000	\$172,500	44.34	\$384,567	\$80,033	\$75,600	1,072.0	2189.0	26.83	26.83	\$75	\$2,983
2311-13-3302-01	01/09/24	\$120,000	WD	\$120,000	\$43,200	36.00	\$107,661	\$120,000	\$107,661	0.0	0.0	35.90	35.90	#DIV/0!	\$3,343
2311-16-2102-01	09/29/23	\$325,000	WD	\$325,000	\$105,700	32.52	\$287,747	\$128,020	\$90,767	1,018.0	1320.0	30.86	30.86	\$126	\$4,148
2312-05-1101-02	09/27/24	\$150,000	WD	\$150,000	\$43,400	28.93	\$83,894	\$150,000	\$83,894	839.0	1434.0	27.62	27.62	\$179	\$5,431
2312-06-3102-01	08/03/23	\$80,000	WD	\$80,000	\$44,100	55.13	\$88,188	\$80,000	\$88,188	0.0	0.0	36.28	36.28	#DIV/0!	\$2,205
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$116,463	\$135,000	\$116,463	0.0	0.0	39.69	39.69	#DIV/0!	\$3,401
Totals:		\$3,409,000		\$3,409,000	\$1,286,400	37.74	\$3,107,652	\$1,478,316	\$1,176,968	\$199	7,442.0	420.77	420.77		
					Sale. Ratio =>	37.74			Average						
					Std. Dev. =>	8.24			per FF=>						
												Average			Average
												per Net Acre=>	3,513.37		per SqFt=>
												Use	3,500.00		

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Sale Cur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2111-28-2202	08/04/23	\$175,000	WD	\$175,000	\$52,500	30.00	\$172,287	\$119,500	\$116,787	1,320.0	1320.0	40.00	40.00	\$91	\$2,988	
2112-29-2101	08/21/23	\$290,000	WD	\$290,000	\$98,600	34.00	\$294,829	\$113,821	\$118,650	660.0	2640.0	40.00	40.00	\$172	\$2,846	
2112-29-3202-01	02/07/25	\$300,000	WD	\$300,000	\$176,100	58.70	\$293,693	\$121,285	\$114,978	1,155.0	1469.0	38.95	38.95	\$105	\$3,114	
2112-30-2201	10/02/23	\$140,000	WD	\$140,000	\$38,700	27.64	\$123,090	\$140,000	\$123,090	1,320.0	1440.0	43.06	43.06	\$106	\$3,251	
2210-08-1201	09/16/24	\$555,000	WD	\$555,000	\$267,300	48.16	\$527,554	\$146,096	\$118,650	660.0	2640.0	40.00	40.00	\$221	\$3,652	
2211-32-2201-02	01/05/24	\$92,500	WD	\$92,500	\$42,000	45.41	\$120,000	\$92,500	\$120,000	1,320.0	1320.0	40.00	40.00	\$70	\$2,313	
2309-18-2105	01/31/25	\$539,900	WD	\$539,900	\$239,000	44.27	\$401,637	\$179,183	\$40,920	2,664.0	3948.0	40.18	40.18	\$67	\$4,460	
2309-31-2201-01	09/29/23	\$167,200	WD	\$167,200	\$46,300	27.69	\$114,627	\$167,200	\$114,627	1,584.0	2074.0	43.97	43.97	\$106	\$3,803	
2310-17-1102	09/18/23	\$115,000	WD	\$115,000	\$49,100	42.70	\$145,989	\$95,716	\$126,705	1,312.0	1476.0	44.47	44.47	\$73	\$2,152	
2311-01-3102	02/08/24	\$145,000	WD	\$145,000	\$68,900	47.52	\$133,350	\$145,000	\$133,350	0.0	0.0	49.50	49.50	#DIV/0!	\$2,929	
2312-05-1201	01/18/24	\$135,000	WD	\$135,000	\$46,400	34.37	\$115,452	\$135,000	\$115,452	0.0	0.0	40.31	40.31	#DIV/0!	\$3,349	
2312-06-4201	11/04/24	\$140,000	PTA	\$140,000	\$59,300	42.36	\$118,500	\$140,000	\$118,500	0.0	0.0	40.00	40.00	#DIV/0!	\$3,500	
2410-24-2302-01	03/07/25	\$255,000	WD	\$255,000	\$101,900	39.96	\$248,091	\$119,808	\$112,899	380.0	4317.0	37.66	37.66	\$315	\$3,181	
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$116,463	\$135,000	\$116,463	1,320.0	1320.0	39.69	39.69	\$102	\$3,401	
Totals:		\$3,184,600		\$3,184,600	\$1,332,700	41.85	\$2,925,562	\$1,850,109	\$1,591,071	13,695.0	\$135	Average	577.79	577.79	Average	\$3,401
					Sale. Ratio =>	8.92			per FF=>			Average	3,202.04	per Net Acre=>	per SqtF=>	
												use	3,200.00			

50 Plus AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2109-30-2202	06/13/24	\$250,000	WD	\$250,000	\$133,100	53.24	\$232,126	\$211,896	\$194,022	1,090.0	3037.0	76.00	76.00	\$194	\$2,788
2110-16-4101	12/18/23	\$255,000	WD	\$255,000	\$101,400	39.76	\$262,696	\$129,356	\$137,052	990.0	2319.0	52.72	52.72	\$131	\$2,454
2110-21-1202	05/30/24	\$380,000	WD	\$380,000	\$134,200	35.32	\$298,045	\$295,255	\$213,300	1,320.0	2640.0	80.00	80.00	\$224	\$3,691
2112-35-2201	11/08/24	\$150,000	WD	\$150,000	\$104,500	69.67	\$216,000	\$150,000	\$216,000	1,320.0	2640.0	80.00	80.00	\$114	\$1,875
2112-29-4101	08/26/24	\$187,900	WD	\$187,900	\$100,500	53.49	\$201,080	\$187,900	\$201,080	6,960.0	438.1	70.00	70.00	\$27	\$2,684
2210-18-4101	05/15/24	\$350,000	WD	\$350,000	\$158,600	45.31	\$354,336	\$182,612	\$186,948	903.0	3376.0	69.92	69.92	\$202	\$2,612
2311-01-3102	02/08/24	\$145,000	WD	\$145,000	\$68,900	47.52	\$133,350	\$145,000	\$133,350	0.0	0.0	49.50	49.50	#DIV/0!	\$2,929
2312-14-1101	01/31/24	\$500,000	WD	\$500,000	\$255,100	51.02	\$412,521	\$297,566	\$210,087	3,960.0	5280.0	158.34	158.34	\$75	\$1,879
2411-32-4202	09/14/23	\$170,000	WD	\$170,000	\$68,300	40.18	\$85,819	\$147,744	\$63,563	825.0	7934.0	50.12	50.12	\$179	\$2,948
2411-33-4201-02	07/13/23	\$207,500	WD	\$207,500	\$89,100	42.94	\$196,046	\$207,500	\$196,046	990.0	5280.0	70.00	70.00	\$210	\$2,964
Totals:		\$2,595,400		\$2,595,400	\$1,213,700	46.76	\$2,392,019	\$1,954,829	\$1,751,448	18,358.0	Average	756.60	756.60		
					Sale. Ratio =>	9.77			Average	\$106	Average	2,583.70	2,583.70		Average
					Std. Dev. =>				per FF=>		per Net Acre=>	2,600.00	2,600.00		per SqFt=>

Commercial/Industrial Land Values Rural 4-1-2022 through 3-31-2024

Sites	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre
008-020-100-04	Apr-23			\$7,000		\$7,000	1.37	\$5,109
009-033-006-85	Aug-23		\$7,500	\$20,500	0.3659	\$20,500	1.09	\$18,807
52-016-058-15	Dec-23			\$9,000		\$9,000	1.24	\$7,258
007-031-007-00	Jul-24		\$105,000	\$250,000	0.4200	\$42,539	0.93	\$42,539
						\$79,039	4.63	\$18,428
								\$15,000
								\$18,400
								Per Acre
2-4 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre
14-022-053-00	May-23			\$35,000		\$35,000	2.80	\$12,500
09 033 011 00	Jun-23			\$15,000		\$15,000	2.50	\$6,000
014-020-008-75	Jul-24		\$157,300	\$500,000	0.3146	\$187,535	2.98	\$62,931
16 034 009 00	Aug-23			\$22,500		\$22,500	3.10	\$7,258
						\$72,500	8.40	\$8,631
								\$8,200
								\$8,600
								Per Acre/FF
4-6 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre/FF
009-024-016-40	May-23			\$35,000		\$29,815	5.20	\$5,734
13 006 010 40	Feb-24			\$20,000		\$20,000	5.87	\$3,407
14-022-022-04	May-24			\$50,000		\$50,000	4.90	\$10,204
						\$99,815	15.97	\$6,250
								\$7,000
								\$6,300
								Per Acre/FF
7-14 Acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre/FF
009-025-015-00	Nov-23		\$84,200	\$280,000	0.3007	\$60,204	10.06	\$5,984
008-006-007-0006	Apr-24		\$42,000	\$130,500	0.3218	\$95,300	14.00	\$6,807
007-400-021-00								
007-400-022-00 007-400-023-00 007-400-024-00	May-24		\$165,700	\$197,500	0.8390	\$62,222	14.81	\$4,200
005-007-015-60	May-24			\$36,990		\$36,990	7.93	\$4,667
012-003-001-20	Oct-24		\$44,900	\$129,000	0.3481	\$103,290	10.86	\$9,511
						\$358,006	57.66	\$6,209
								\$6,400
								\$6,200
15-29 acres	SALE DATE	Confidential Sale?	Assessed Value	Sale Price	Ratio	Land Value	Acreage/FF	Per Acre/FF
03 005 007 00	Mar-24			\$95,000		\$95,000	20.38	\$4,661
16 016 001 01								
16 016 001 02	May-24			\$57,000		\$57,000	19.59	\$2,910

Tillable Dollars per Acre Crop

\$3,688.53 Good Hay
\$3,486.06 christmas Trees
\$4,450.21 Good farm
\$2,668.86 Hay and trees
\$2,995.60 Good Farm
\$3,351.72 Hay and trees
\$2,578.70

\$1,533.51
\$1,742.08

\$2,200.00

\$1,337.23

\$2,616.36

\$2,467.15
use 2500