

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
001-002-016-01	HOLLOW CORNERS RD	08/09/21	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$47,300	32.62
001-011-015-20	GLOVER RD	11/18/22	\$145,620	WD	03-ARM'S LENGTH	\$145,620	\$63,700	43.74
001-013-008-01	8755 TUBSPRING RD	04/19/21	\$690,000	PTA	03-ARM'S LENGTH	\$570,000	\$274,800	48.21
001-024-003-10	TUBSPRING RD	03/21/22	\$399,114	WD	03-ARM'S LENGTH	\$399,114	\$98,600	24.70
<b>Totals:</b>			<b>\$1,379,734</b>			<b>\$1,259,734</b>	<b>\$484,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>38.45</b>
							<b>Std. Dev. =&gt;</b>	<b>10.66</b>

Outlier not used

001-033-015-02	5964 VAN DYKE RD	10/04/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$158,500	43.42
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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$94,564	\$145,000	\$94,564	0.0	0.0	20.00	19.56	#DIV/0!	\$7,250	\$0.17
\$150,426	\$145,620	\$150,426	0.0	0.0	24.27	24.27	#DIV/0!	\$6,000	\$0.14
\$549,519	\$559,606	\$539,125	1,310.0	0.0	119.86	120.00	\$427	\$4,669	\$0.11
\$265,896	\$399,114	\$265,896	0.0	0.0	73.91	73.91	#DIV/0!	\$5,400	\$0.12
<b>\$1,060,405</b>	<b>\$1,249,340</b>	<b>\$1,050,011</b>	<b>1,310.0</b>		<b>238.03</b>	<b>237.74</b>			
	<b>\$559,606</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>\$954</b>		<b>per Net Acre=&gt;</b>	<b>5,248.58</b>		<b>per SqFt=&gt;</b>	<b>\$0.12</b>
\$315,321	\$287,823	\$238,144	0.0	0.0	23.90	23.90	#DIV/0!	\$12,043	\$0.28

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	101			101.AGRICULTURAL	0	0	NOT INSPECTED		102
0.00	101	3328-349		101.AGRICULTURAL	0	0	NOT INSPECTED		102
0.00	TRNEQ		001-013-008-10	TWSP RES NE 1/4	0	0	NOT INSPECTED		101
0.00	101	3284-857		101.AGRICULTURAL	0	0	NOT INSPECTED		102

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0.00	101	3320-820		101.AGRICULTURAL	0	0	NOT INSPECTED		101
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Rate Group 1 Rate Group 2 Rate Group 3

