Allis 1-8 Acre Study

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
011-004-000-021-01		10/16/23	$5,000	WD	03-ARM'S LENGTH	$5,000	$2,700	54.00	$5,489	$5,000	$5,489	0.0	0.0	1.00	1.00	#DIV/0!	$5,010	$0.12	0.00	00001 690/045			TWP	0	0	7/1/1993	402																
011-018-000-010-23*	RIVER BEND	06/14/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$15,900	63.60	$67,165	$25,000	$67,165	0.0	0.0	4.03	4.03	#DIV/0!	$6,203	$0.14	0.00	00009 653/921			BLACK RIVER WATER	1	1	NOT INSPECTED	402																
011-019-000-010-25*	RIVER BEND	08/03/20	$325,000	WD	03-ARM'S LENGTH	$25,000	$13,400	53.60	$38,984	$25,000	$38,984	0.0	0.0	2.91	1.36	#DIV/0!	$8,597	$0.20	0.00	00009 636/171		011-019-000-010-27, 0	BLACK RIVER WATER	0	0	NOT INSPECTED	001																
251-006-100-003-05	S STRAITS HWY	06/19/23	$25,000	WD	03-ARM'S LENGTH	$25,000	$11,500	46.00	$23,000	$25,000	$23,000	0.0	0.0	5.00	5.00	#DIV/0!	$5,000	$0.11	0.00	00001 1510/302			TOWNSHIP	0	0	NOT INSPECTED	401																
011-020-000-020-05*		04/10/20	$9,500	WD	03-ARM'S LENGTH	$9,500	$6,800	71.58	$13,659	$9,500	$13,659	350.2	528.0	3.20	3.20	$27	$2,969	$0.07	264.00	00001 631/864			TWP	1	0	NOT INSPECTED	402																
011-020-000-020-06*		02/24/22	$12,000	QC	03-ARM'S LENGTH	$12,000	$9,000	75.00	$17,600	$12,000	$17,600	0.0	0.0	3.20	3.20	#DIV/0!	$3,750	$0.09	0.00	00001 666/824			TWP	1	0	NOT INSPECTED	402																
011-030-000-002-00*		02/04/22	$125,000	WD	03-ARM'S LENGTH	$18,000	$5,700	31.67	$15,780	$18,000	$15,780	0.0	0.0	2.63	2.03	#DIV/0!	$8,844	$0.16	0.00	00001 666/166		011-030-000-002-01	TWP	0	0	12/31/1993	402																
		Totals:	**$526,500**			**$119,500**	**$65,000**		**$181,677**	**$119,500**	**$181,677**	**350.2**		**21.97**	**19.82**																												
							Sale. Ratio =>	**54.39**			**Average**			**Average**																												
							Std. Dev. =>	**15.06**			**per FF=>**	**$341**		**per Net Acre=>**	**5,481.90**			**per SqFt=>**	**$0.12**																							
															I Used		5500																										

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

Allis 9-15 Acre Study

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
011-004-000-029-00*		09/17/20	$12,000	WD	03-ARM'S LENGTH	$12,000	$8,000	66.67	$16,007	$12,000	$16,007	0.0	0.0	9.00	9.00	#DIV/0!	$1,333	$0.03	0.00	00001 639/823			TWP	0	0	7/1/1993	402																
011-019-000-010-08*		10/09/20	$80,000	WD	03-ARM'S LENGTH	$80,000	$47,900	59.88	$97,379	$48,633	$66,012	0.0	0.0	10.01	10.01	#DIV/0!	$4,858	$0.11	0.00	00009 641/456			BLACK RIVER WATER	1	0	11/7/2001	401																
011-026-000-026-01*		10/26/21	$215,000	WD	03-ARM'S LENGTH	$70,000	$26,200	37.43	$66,462	$27,638	$34,100	0.0	0.0	8.48	8.48	#DIV/0!	$3,259	$0.07	0.00	00001 661/845		011-026-000-026-03	TWP	0	0	NOT INSPECTED	401																
011-021-000-012-15*	15786 THREE MILE HWY	09/03/20	$15,000	WD	03-ARM'S LENGTH	$15,000	$0	0.00	$18,817	$15,000	$18,817	0.0	0.0	9.29	9.29	#DIV/0!	$1,615	$0.04	0.00	00001 644/486			TWP	0	0	NOT INSPECTED	402																
		Totals:	**$322,000**			**$177,000**	**$82,100**		**$196,665**	**$103,271**	**$122,936**	**0.0**		**36.78**	**36.78**																												
							Sale. Ratio =>	**46.38**			**Average**			**Average**																												
							Std. Dev. =>	**30.05**			**per FF=>**		**#DIV/0!**	**per Net Acre=>**	**2,807.80**			**per SqFt=>**	**$0.06**																						
															I Used		2685																										

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

Allis 16-30 Acre Study

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
011-004-000-027-02*		12/07/20	$20,000	LC	03-ARM'S LENGTH	$20,000	$14,000	70.00	$28,000	$20,000	$28,000	0.0	0.0	16.00	16.00	#DIV/0!	$1,111	$0.03	0.00	00001 644/419			TWP	0	0	NOT INSPECTED	402																
200-035-400-009-00**	11618 BILDER RD	10/08/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$17,200	38.22	$47,000	$45,000	$47,000	0.0	0.0	20.00	20.00	#DIV/0!	$2,250	$0.05	0.00	TWP 1464/514			TOWNSHIP	0	0	NOT INSPECTED	401																
171-004-400-019-06*		05/01/20	$275,000	WD	03-ARM'S LENGTH	$22,500	$7,100	31.56	$254,386	$22,500	$253,171	0.0	0.0	15.00	2.20	#DIV/0!	$1,500	$0.03	0.00	00010 1412/126		171-004-400-019-04	TWP	0	1	NOT INSPECTED	401																
200-035-413-121-00	11964 BILDER	07/23/24	$85,000	WD	03-ARM'S LENGTH	$85,000	$23,500	27.65	$48,504	$85,000	$48,504	0.0	0.0	20.64	20.64	#DIV/0!	$4,118	$0.09	0.00	TWP 1534/921		200-036-300-001-03, 3	TOWNSHIP	0	0	NOT INSPECTED	402																
011-001-000-008-06*		09/20/21	$48,500	WD	03-ARM'S LENGTH	$48,500	$15,900	32.78	$60,842	$48,500	$60,842	0.0	0.0	22.66	22.66	#DIV/0!	$2,140	$0.05	0.00	00001 660/0372			TWP	0	0	12/4/1998	001																
		Totals:	**$473,500**			**$221,000**	**$77,700**		**$438,732**	**$221,000**	**$427,017**	**0.0**		**96.30**	**81.50**																												
							Sale. Ratio =>	**35.16**			**Average**			**Average**																												
							Std. Dev. =>	**17.17**			**per FF=>**		**#DIV/0!**	**per Net Acre=>**	**2,294.91**			**per SqFt=>**	**$0.05**																						
															I Used		2275																										

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

Allis 31-60 Acre Study

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
011-008-000-022-00*		04/15/22	$60,000	WD	03-ARM'S LENGTH	$60,000	$40,300	67.17	$89,863	$60,000	$89,863	0.0	0.0	39.50	39.50	#DIV/0!	$1,519	$0.03	0.00	00001 669/554			TWP	0	0	NOT INSPECTED	402																
011-015-000-001-08*	ONE MILE HWY	02/25/22	$52,500	WD	03-ARM'S LENGTH	$52,500	$0	0.00	$57,230	$52,500	$57,230	0.0	0.0	35.00	35.00	#DIV/0!	$1,500	$0.03	0.00	00001 667/014			TWP	0	0	NOT INSPECTED	402																
011-020-000-012-00		02/23/24	$80,000	WD	03-ARM'S LENGTH	$60,000	$34,100	42.63	$88,725	$60,000	$88,725	0.0	0.0	39.00	39.00	#DIV/0!	$2,051	$0.05	0.00	00001 684/432			TWP	0	0	NOT INSPECTED	402																
011-028-000-010-00*		01/07/22	$169,250	WD	03-ARM'S LENGTH	$74,250	$23,000	30.98	$48,300	$74,250	$48,300	0.0	0.0	42.00	40.00	#DIV/0!	$1,768	$0.04	0.00	00001 665/487		011-028-000-007-00	TWP	0	0	11/11/1993	402																
011-033-000-008-00*		01/07/22	$68,000	WD	03-ARM'S LENGTH	$68,000	$23,300	34.26	$91,000	$68,000	$91,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,700	$0.04	0.00	00001 665/260			TWP	0	1	1/16/2002	001																
011-035-000-011-02*	LITTLE RAINY	09/14/20	$65,000	WD	03-ARM'S LENGTH	$65,000	$23,000	35.38	$46,000	$65,000	$46,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,625	$0.04	0.00	00001 639/369			TWP	0	0	2/8/2024	402																
011-038-000-005-03*		01/11/22	$475,000	WD	19-MULTI-PARCEL ARM'	$240,000	$102,800	67.75	$52,020	$240,000	$52,020	0.0	0.0	40.00	225.00	#DIV/0!	$6,000	$0.14	0.00	00007 665/480		011-035-000-001-02, 0	AG	1	0	NOT INSPECTED	402																
		Totals:	**$969,750**			**$639,750**	**$306,300**		**$473,238**	**$639,750**	**$473,238**	**0.0**		**275.50**	**458.50**																												
							Sale. Ratio =>	**47.88**			**Average**			**Average**																												
							Std. Dev. =>	**23.27**			**per FF=>**		**#DIV/0!**	**per Net Acre=>**	**2,309.02**			**per SqFt=>**	**$0.05**																						
															I Used		2275																										

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

Allis 60+ Acre Study

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
011-003-000-003-01*		03/01/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$52,000	45.22	$115,600	$115,000	$115,600	0.0	0.0	80.00	80.00	#DIV/0!	$1,438	$0.03	0.00	00007 647/929			AG	0	1	NOT INSPECTED	401																
011-012-000-009-00		11/20/24	$165,500	QC	03-ARM'S LENGTH	$165,500	$0	0.00	$214,500	$165,500	$214,500	0.0	0.0	120.00	80.00	#DIV/0!	$1,546	$0.04	0.00	00001 705/956		011-013-000-003-00	TWP	0	0	NOT INSPECTED	402																
011-014-000-004-00*		02/25/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$39,400	52.53	$112,764	$75,000	$112,764	0.0	0.0	73.08	73.08	#DIV/0!	$1,026	$0.02	0.00	00001 667/015			TWP	0	0	9/1/1992	402																
011-014-000-006-02*	17832 W 638 HWY	09/22/20	$105,525	QC	03-ARM'S LENGTH	$105,525	$75,100	71.17	$150,277	$105,525	$150,277	0.0	0.0	115.99	115.99	#DIV/0!	$910	$0.02	0.00	00007 638/754			AG	0	0	NOT INSPECTED	102																
011-014-000-006-02*	17832 W 638 HWY	11/08/22	$189,000	WD	03-ARM'S LENGTH	$189,000	$75,400	39.89	$150,787	$189,000	$150,787	0.0	0.0	115.99	115.99	#DIV/0!	$1,629	$0.04	0.00	00007 678/629			AG	0	0	NOT INSPECTED	102																
011-020-000-018-00*	3 MILE	10/03/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$42,500	47.22	$85,050	$90,000	$85,050	0.0	0.0	79.00	79.00	#DIV/0!	$1,139	$0.03	0.00	00001 640/577			TWP	0	0	NOT INSPECTED	402																
011-030-000-009-00*		01/19/22	$155,000	FTA	03-ARM'S LENGTH	$100,000	$57,800	57.80	$196,900	$100,000	$196,900	0.0	0.0	80.00	80.00	#DIV/0!	$1,250	$0.03	0.00	00007		011-030-000-006-00	AG	0	0	11/11/1993	001																
		Totals:	**$915,025**			**$860,025**	**$342,200**		**$935,878**	**$860,025**	**$935,878**	**0.0**		**664.06**	**634.06**																												
							Sale. Ratio =>	**39.79**			**Average**			**Average**																												
							Std. Dev. =>	**22.22**			**per FF=>**		**#DIV/0!**	**per Net Acre=>**	**1,295.10**			**per SqFt=>**	**$0.03**																						
															I Used		1,300.00																										

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

Allis Black River FF Study

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
011-019-000-010-13*	21455 W 638	10/20/22	$60,000	WD	03-ARM'S LENGTH	$60,000	$12,700	29.50	$91,787	$60,000	$91,787	263.0	0.0	3.36	3.36	$296	$17,857	$0.41	0.00	00009 677/885			BLACK RIVER WATER	0	0	NOT INSPECTED	402																
231-011-300-001-05	10435 MASON	05/17/24	$75,000	WD	03-ARM'S LENGTH	$75,000	$27,200	36.27	$54,448	$75,000	$54,448	246.0	0.0	3.55	3.55	$305	$21,127	$0.49	0.00	00050 1530/235			BLACK RIVER	0	0	NOT INSPECTED	401																
231-R01-000-004-00	7587 RIVERBEND DR	06/01/23	$40,000	WD	03-ARM'S LENGTH	$40,000	$7,700	19.25	$15,310	$40,000	$15,310	174.0	197.7	0.71	0.71	$230	$56,577	$1.30	211.57	00050 1509/236			BLACK RIVER	1	0	9/18/2008	402	R01-RIVER															
231-R01-000-008-00	7735 RIVERBEND DR	08/20/24	$65,000	WD	03-ARM'S LENGTH	$55,000	$9,400	17.09	$18,718	$55,000	$18,718	212.7	212.7	1.02	1.02	$259	$53,816	$1.24	211.86	00050 1537/336		231-R01-000-017-00	BLACK RIVER	1	0	9/18/2008	402	R01-RIVER															
011-019-000-010-23*	RIVER BEND	06/14/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$15,900	63.60	$67,165	$25,000	$67,165	125.0	0.0	4.03	4.03	$200	$6,203	$0.14	0.00	00009 653/921			BLACK RIVER WATER	1	1	NOT INSPECTED	402																
		Totals:	**$265,000**			**$255,000**	**$77,900**		**$247,428**	**$255,000**	**$247,428**	**960.7**		**12.67**	**12.67**																												
							Sale. Ratio =>	**30.55**			**Average**			**Average**																												
							Std. Dev. =>	**18.72**			**per FF=>**	**$265**		**per Net Acre=>**	**20,127.87**			**per SqFt=>**	**$0.46**																						
															I Used		265																										

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2021 thru 2025