Nunda 1-4 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	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
251-005-300-007-00	4772 WEBB ROAD	02/18/25	$15,000	WD	03-ARM'S LENGTH	$15,000	$6,200	41.33	$13,266	$15,000	$13,266	0.0	0.0	1.98	1.98	#DIV/0!	$7,576	$0.17	0.00	00001	1549/196		TOWNSHIP	1	0	7/18/1997	202															
251-G01-000-071-00	3629 GOLFVIEW DR	01/13/25	$12,500	WD	03-ARM'S LENGTH	$12,500	$10,100	80.80	$20,594	$12,500	$20,594	208.0	242.1	1.16	1.16	$60	$10,813	$0.25	208.02	00014	1547/671		GOLFVIEW	1	0	8/23/1997	402	GOOD ON														
251-G01-000-100-00	3549 WURM RD	10/03/23	$6,500	WD	03-ARM'S LENGTH	$6,500	$2,200	33.85	$4,400	$6,500	$4,400	100.0	409.8	0.94	0.94	$65	$6,908	$0.16	100.00	00014	1517/460		GOLFVIEW	1	0	8/23/1997	402	GOOD OFF														
251-G01-000-104-00	3471 WURM RD	08/25/23	$7,500	WD	03-ARM'S LENGTH	$7,500	$4,400	58.67	$8,800	$7,500	$8,800	200.0	731.7	3.36	3.36	$38	$2,232	$0.05	200.00	00014	1514/626		GOLFVIEW	1	0	8/23/1997	402	GOOD OFF														
251-G01-000-106-00	3435 WURM RD	05/15/23	$13,500	WD	03-ARM'S LENGTH	$13,500	$2,200	16.30	$4,400	$13,500	$4,400	100.0	698.4	1.60	1.60	$135	$8,422	$0.19	100.00	00014	1507/996		GOLFVIEW	1	0	8/23/1997	402	GOOD OFF														
251-M03-000-005-00	15093 PROMENADE DES SKIEURS	12/23/24	$2,000	WD	03-ARM'S LENGTH	$2,000	$1,700	85.00	$3,440	$2,000	$3,440	86.0	206.0	0.42	0.42	$23	$4,751	$0.11	80.00	0010	1546/915		MONT. GABRIEL	1	0	9/5/1997	402	NO ACCESS														
251-M03-000-012-00	15155 PROMENADE DES SKIEURS	04/09/24	$11,500	WD	03-ARM'S LENGTH	$11,500	$5,300	46.09	$11,410	$11,500	$11,410	265.4	182.6	1.49	1.49	$43	$7,734	$0.18	336.74	0010	1527/682	251-M03-000-016-00	MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-016-00	15193 PROMENADE DES SKIEURS	04/09/24	$11,500	WD	03-ARM'S LENGTH	$11,500	$6,900	60.00	$11,410	$11,500	$11,410	345.7	235.6	1.49	4.33	$33	$7,734	$0.18	408.88	0010	1527/682	251-M03-000-012-00	MONT. GABRIEL	1	0	9/5/1997	402	GOOD	GOOD													
251-T09-000-014-00	16225 TIMBER LINE DR	12/06/24	$3,500	WD	03-ARM'S LENGTH	$3,500	$0	0.00	$3,410	$3,500	$3,410	75.8	205.2	0.38	0.38	$46	$9,284	$0.21	80.00	TIMBE	1544/671		TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
251-T09-000-032-00	16497 TIMBER LINE DR	11/26/24	$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	$6,000	$3,400	56.67	$6,820	$6,000	$6,820	151.6	410.3	0.75	0.38	$40	$7,958	$0.18	160.00	TIMBE	1543/986	251-T09-000-033-00	TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
251-T09-000-081-00	16584 TIMBER LINE DR	08/19/24	$5,000	QC	03-ARM'S LENGTH	$5,000	$2,300	46.00	$4,539	$5,000	$4,539	100.9	363.5	0.67	0.67	$50	$7,485	$0.17	80.00	TIMBE	1537/338		TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
		Totals:	**$100,500**			**$94,500**	**$44,700**		**$92,489**	**$94,500**	**$92,489**	**1,633.3**		**14.23**	**16.70**																												
							Sale. Ratio =>	**47.30**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**25.18**			**per FF=>**	**$58**		**per Net Acre=>**	**6,639.03**		**per SqFt=>**	**$0.15**																								

I Used 6640

Nunda 5-8 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	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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															
251-006-400-001-00		03/21/23	$27,000	WD	03-ARM'S LENGTH	$27,000	$10,100	37.41	$38,159	$27,000	$38,159	0.0	0.0	7.07	7.07	#DIV/0!	$3,819	$0.09	0.00	00001	1504/806		TOWNSHIP	1	0	35629	001															
251-007-300-004-03		07/16/21	$98,000	WD	19-MULTI PARCEL ARM'S LENGTH	$52,000	$24,300	46.73	$13,325	$52,000	$13,325	0.0	0.0	5.00	35.31	#DIV/0!	$10,400	$0.24	0.00	00001	1457/511	251-007-300-004-04, 25	TOWNSHIP	0	0	NOT INSPECTED	402															
251-007-300-004-04		07/16/21	$98,000	WD	19-MULTI PARCEL ARM'S LENGTH	$13,000	$6,700	51.54	$13,325	$13,000	$13,325	0.0	0.0	5.00	5.00	#DIV/0!	$2,600	$0.06	0.00	00001	1457/511	251-007-300-004-03, 25	TOWNSHIP	0	0	NOT INSPECTED	402															
251-023-200-016-00	15653 GOOSEBERRY DR	02/17/23	$21,500	WD	03-ARM'S LENGTH	$21,500	$10,300	47.91	$37,114	$21,500	$37,114	0.0	0.0	7.51	7.51	#DIV/0!	$2,863	$0.07	0.00	0013	1503/823		TEN ACRE LOTS IN	0	0	35681	001															
251-030-100-001-01		06/14/21	$12,500	WD	03-ARM'S LENGTH	$12,500	$7,600	60.80	$33,856	$12,500	$33,856	0.0	0.0	5.70	5.70	#DIV/0!	$2,193	$0.05	0.00	0008	1452/364		COMMERCIAL	1	0	NOT INSPECTED	202															
251-006-100-003-05	S STRAITS HWY	11/01/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$11,500	17.69	$23,000	$65,000	$23,000	0.0	0.0	5.00	5.00	#DIV/0!	$13,000	$0.30	0.00	00001	1519/567		TOWNSHIP	0	0	NOT INSPECTED	401															
		Totals:	**$347,000**			**$216,000**	**$82,000**		**$181,779**	**$216,000**	**$181,779**	**0.0**		**40.28**	**70.59**																												
							Sale. Ratio =>	**37.96**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**13.55**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**5,362.46**		**per SqFt=>**	**$0.12**																								

I Used 5360

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2015 thru 2025

Nund 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	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
251-010-200-001-06	13819 CONGDON RD	09/30/24	$30,000	WD	03-ARM'S LENGTH	$30,000	$0	0.00	$31,200	$30,000	$31,200	0.0	0.0	10.00	10.00	#DIV/0!	$3,000	$0.07	0.00	00001	1539/932		TOWNSHIP	0	0	NOT INSPECTED	402															
251-014-200-026-00		05/03/23	$29,600	WD	03-ARM'S LENGTH	$29,600	$13,500	45.61	$27,084	$29,600	$27,084	0.0	0.0	10.00	10.00	#DIV/0!	$2,960	$0.07	0.00	0013	1507/572		TEN ACRE LOTS IN	0	0	7/9/1997	402															
251-023-100-027-00		11/09/23	$31,000	WD	03-ARM'S LENGTH	$15,500	$14,000	90.32	$27,976	$15,500	$27,976	0.0	0.0	10.24	10.24	#DIV/0!	$1,514	$0.03	0.00	0013	1520/328	251-023-100-028-00	TEN ACRE LOTS IN	1	0	9/8/1997	402															
251-023-100-027-00		03/20/24	$50,000	WD	03-ARM'S LENGTH	$25,000	$14,000	56.00	$33,506	$25,000	$33,506	0.0	0.0	10.24	10.24	#DIV/0!	$2,441	$0.06	0.00	0013	1526/727	251-023-100-028-00	TEN ACRE LOTS IN	1	0	9/8/1997	402															
251-023-100-028-00		03/20/24	$50,000	WD	03-ARM'S LENGTH	$25,000	$14,000	56.00	$33,506	$25,000	$33,506	0.0	0.0	10.24	10.58	#DIV/0!	$2,441	$0.06	0.00	0013	1526/727	251-023-100-027-00	TEN ACRE LOTS IN	1	0	9/8/1997	402															
251-023-100-028-00		11/09/23	$31,000	WD	03-ARM'S LENGTH	$15,500	$14,000	90.32	$27,976	$15,500	$27,976	0.0	0.0	10.24	10.58	#DIV/0!	$1,514	$0.03	0.00	0013	1520/328	251-023-100-027-00	TEN ACRE LOTS IN	1	0	9/8/1997	402															
251-023-200-023-00	15708 WILD LIFE TR	06/09/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$12,900	36.86	$25,800	$35,000	$25,800	0.0	0.0	10.00	10.00	#DIV/0!	$3,500	$0.08	0.00	0013	1509/476		TEN ACRE LOTS IN	0	0	7/7/1997	402															
251-024-100-110-00	15600 BARBERRY DR	09/19/23	$23,000	WD	03-ARM'S LENGTH	$23,000	$15,200	66.09	$30,628	$23,000	$25,852	0.0	0.0	10.02	10.02	#DIV/0!	$2,295	$0.05	0.00	0013	1516/548		TEN ACRE LOTS IN	0	0	9/10/1997	401															
251-024-100-118-00	15171 BULL RUN TR	05/01/24	$95,000	WD	03-ARM'S LENGTH	$95,000	$16,600	17.47	$33,260	$95,000	$31,294	0.0	0.0	10.03	10.03	#DIV/0!	$9,472	$0.22	0.00	0013	1529/197		TEN ACRE LOTS IN	0	0	9/12/1997	401															
251-024-100-125-00		10/18/24	$44,900	WD	03-ARM'S LENGTH	$44,900	$15,800	35.19	$31,562	$44,900	$31,262	0.0	0.0	10.02	10.02	#DIV/0!	$4,481	$0.10	0.00	0013	1541/210		TEN ACRE LOTS IN	0	0	9/12/1997	402															
		Totals:	**$419,500**			**$338,500**	**$130,000**		**$302,498**	**$338,500**	**$295,456**	**0.0**		**101.03**	**101.71**																												
							Sale. Ratio =>	**38.40**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**28.96**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**3,350.49**		**per SqFt=>**	**$0.08**																								

I Used 3350

Nunda 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	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
251-015-100-013-00		09/01/23	$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	$45,000	$25,800	57.33	$51,652	$45,000	$51,652	0.0	0.0	20.02	10.01	#DIV/0!	$2,248	$0.05	0.00	00001	1515/437	251-015-100-024-00	TOWNSHIP	0	0	7/24/1997	402															
251-015-100-015-00		05/11/23	$40,000	WD	03-ARM'S LENGTH	$40,000	$25,600	64.00	$51,251	$40,000	$51,251	0.0	0.0	20.02	20.02	#DIV/0!	$1,998	$0.05	0.00	00001	1507/998		TOWNSHIP	0	0	7/24/1997	402															
251-004-300-001-02	12597 AFTON RD	03/03/23	$370,000	WD	03-ARM'S LENGTH	$70,000	$21,500	30.71	$49,950	$70,000	$49,950	0.0	0.0	19.50	38.41	#DIV/0!	$3,590	$0.08	0.00	0001	1503/552	251-004-300-003-00	AGRICULTURE	1	0	NOT INSPECTED	001															
251-018-100-001-04		07/16/21	$98,000	WD	19-MULTI PARCEL ARM'S LENGTH	$33,000	$14,700	44.55	$41,491	$33,000	$41,491	0.0	0.0	20.20	20.20	#DIV/0!	$1,634	$0.04	0.00	00001	1457/511	251-007-300-004-03, 25	TOWNSHIP	0	0	NOT INSPECTED	402															
251-020-100-004-00	4740 SECORD	03/17/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$35,100	41.29	$85,788	$85,000	$85,788	350.0	300.0	26.00	26.00	$243	$3,269	$0.08	350.00	00001	1504/163		TOWNSHIP	1	0	8/19/1997	402	GOOD														
251-015-100-024-00		09/01/23	$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	$45,000	$25,800	57.33	$51,652	$45,000	$51,652	0.0	0.0	20.02	10.01	#DIV/0!	$2,248	$0.05	0.00	00001	1515/437	251-015-100-013-00	TOWNSHIP	0	0	7/24/1997	402															
		Totals:	**$683,000**			**$318,000**	**$148,500**		**$331,784**	**$318,000**	**$331,784**	**350.0**		**125.76**	**124.65**																												
							Sale. Ratio =>	**46.70**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**12.47**			**per FF=>**	**$909**		**per Net Acre=>**	**2,528.63**		**per SqFt=>**	**$0.06**																								

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2015 thru 2025

I Used 2528

Nunda 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	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
251-003-300-001-00	3002 WEBB ROAD	04/14/22	$175,000	WD	03-ARM'S LENGTH	$135,000	$24,200	17.93	$48,424	$135,000	$48,424	0.0	0.0	39.00	39.00	#DIV/0!	$3,462	$0.08	0.00	00001	1481/97	251-004-400-004-02	TOWNSHIP	1	0	7/14/1997	402															
251-015-100-029-00		01/27/22	$65,000	WD	03-ARM'S LENGTH	$65,000	$27,000	41.54	$62,976	$65,000	$62,976	0.0	0.0	40.47	40.47	#DIV/0!	$1,606	$0.04	0.00	00001	1474/307		TOWNSHIP	0	0	7/24/1997	402															
251-020-400-003-00	4118 LANCE LAKE RD	02/24/21	$112,250	WD	03-ARM'S LENGTH	$112,250	$26,600	23.70	$56,479	$112,250	$56,479	37.0	1.0	34.02	34.02	$3,032	$3,299	$0.08	900.00	0004	1441/730		LANCE LAKE	1	0	2/15/2023	401	GOOD														
251-030-100-001-05		05/31/22	$155,000	WD	03-ARM'S LENGTH	$77,500	$24,600	31.74	$49,200	$77,500	$49,200	0.0	0.0	40.00	40.00	#DIV/0!	$1,938	$0.04	0.00	00001	1485/383	251-030-100-001-06	TOWNSHIP	0	0	NOT INSPECTED	001															
251-030-100-001-06		05/31/22	$155,000	WD	03-ARM'S LENGTH	$77,500	$24,600	31.74	$49,200	$77,500	$49,200	0.0	0.0	40.00	40.00	#DIV/0!	$1,938	$0.04	0.00	00001	1485/383	251-030-100-001-05	TOWNSHIP	0	0	NOT INSPECTED	001															
		Totals:	**$662,250**			**$467,250**	**$127,000**		**$266,279**	**$467,250**	**$266,279**	**37.0**		**193.49**	**193.49**																												
							Sale. Ratio =>	**27.18**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**8.98**			**per FF=>**	**$12,619**		**per Net Acre=>**	**2,414.80**		**per SqFt=>**	**$0.06**																								

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2015 thru 2025

I Used 2415

Nunda Timber Line Sub 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	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
251-T09-000-014-00	16225 TIMBER LINE DR	12/06/24	$3,500	WD	03-ARM'S LENGTH	$3,500	$0	0.00	$3,410	$3,500	$3,410	75.8	205.2	0.38	0.38	$46	$9,284	$0.21	80.00	TIMBE	1544/671		TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
251-T09-000-032-00	16497 TIMBER LINE DR	11/26/24	$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	$6,000	$3,400	56.67	$6,820	$6,000	$6,820	151.6	410.3	0.75	0.38	$40	$7,958	$0.18	160.00	TIMBE	1543/986	251-T09-000-033-00	TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
251-T09-000-081-00	16584 TIMBER LINE DR	08/19/24	$5,000	QC	03-ARM'S LENGTH	$5,000	$2,300	46.00	$4,539	$5,000	$4,539	100.9	363.5	0.67	0.67	$50	$7,485	$0.17	80.00	TIMBE	1537/338		TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
251-T09-000-100-00	16280 TIMBER LINE DR	04/29/24	$5,000	WD	03-ARM'S LENGTH	$5,000	$2,300	46.00	$4,539	$5,000	$4,539	100.9	363.5	0.67	0.67	$50	$7,485	$0.17	80.00	TIMBE	1529/65		TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
251-T09-000-112-00	16098 TIMBER LINE DR	03/07/24	$5,000	WD	03-ARM'S LENGTH	$5,000	$2,300	46.00	$4,539	$5,000	$4,539	100.9	363.5	0.67	0.67	$50	$7,485	$0.17	80.00	TIMBE	1525/840		TIMBERLINE SUB	1	0	9/11/1997	402	GOOD														
251-T09-000-162-00		09/13/23	$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	$5,800	$2,400	41.38	$4,810	$5,800	$4,810	106.9	399.9	0.74	0.74	$54	$7,817	$0.18	81.56	TIMBE	1517/209	251-T09-000-163-00, 25	TIMBERLINE SUB	1	0	9/11/1997	001	GOOD														
251-T09-000-163-00	16705 RIVER LINE DR	09/13/23	$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	$5,800	$2,500	43.10	$4,810	$5,800	$4,810	112.1	432.4	0.74	0.81	$52	$7,817	$0.18	82.89	TIMBE	1517/209	251-T09-000-162-00, 25	TIMBERLINE SUB	1	0	9/11/1997	001	GOOD														
251-T09-000-164-00	16719 RIVER LINE DR	09/13/23	$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	$5,800	$2,500	43.10	$4,810	$5,800	$4,810	111.8	444.8	0.74	0.82	$52	$7,817	$0.18	80.23	TIMBE	1517/209	251-T09-000-163-00, 25	TIMBERLINE SUB	1	0	9/11/1997	001	GOOD														
251-T09-000-165-00	16735 RIVER LINE DR	09/13/23	$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	$5,800	$4,600	79.31	$4,810	$5,800	$4,810	205.2	207.5	0.74	1.27	$28	$7,817	$0.18	293.05	TIMBE	1517/209	251-T09-000-163-00, 25	TIMBERLINE SUB	1	0	9/11/1997	001	GOOD														
251-T09-000-168-00	1844 RIDGELINE DR	09/13/23	$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	$5,800	$2,400	41.38	$4,810	$5,800	$4,810	105.6	246.1	0.74	0.66	$55	$7,817	$0.18	90.00	TIMBE	1517/209	251-T09-000-163-00, 25	TIMBERLINE SUB	1	0	9/11/1997	001	GOOD														
		Totals:	**$175,500**			**$53,500**	**$24,700**		**$47,897**	**$53,500**	**$47,897**	**1,171.6**		**6.85**	**7.06**																												
							Sale. Ratio =>	**46.17**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**19.35**			**per FF=>**	**$46**		**per Net Acre=>**	**7,815.92**		**per SqFt=>**	**$0.18**																								

I Used 45

Nunda Township 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	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
251-020-100-004-00	4740 SECORD	03/17/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$35,100	41.29	$85,788	$85,000	$85,788	350.0	300.0	26.00	26.00	$243	$3,269	$0.08	350.00	00001	1504/163		TOWNSHIP	1	0	8/19/1997	402	GOOD														
251-020-300-009-00		01/17/22	$6,000	QC	03-ARM'S LENGTH	$6,000	$0	0.00	$4,932	$6,000	$4,932	133.7	353.3	0.82	0.82	$45	$7,362	$0.17	200.00	00001	1473/727		TOWNSHIP	1	0	8/19/1997	402	GOOD														
251-O10-000-003-00		09/26/19	$4,000	WD	03-ARM'S LENGTH	$4,000	$3,000	75.00	$5,237	$4,000	$5,237	201.4	629.9	2.17	2.17	$20	$1,844	$0.04	150.00	00001	1395/303		OLSON ACRES	0	0	NOT INSPECTED	402	GOOD														
251-O10-000-007-02	12793 SQUARE TR	08/27/19	$5,000	LC	03-ARM'S LENGTH	$5,000	$2,200	44.00	$3,861	$5,000	$3,861	148.5	297.0	1.12	1.12	$34	$4,476	$0.10	163.98	00001	1395/701		OLSON ACRES	1	0	12/27/2011	402	GOOD														
251-W19-000-056-00	3572 LANCE LAKE RD	01/25/21	$7,500	WD	03-ARM'S LENGTH	$7,500	$1,500	20.00	$6,200	$7,500	$6,200	100.0	167.0	0.38	0.38	$75	$19,582	$0.45	100.00	00001	1438/751		TOWNS

| | | |

Nunda Sturgeon 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
251-017-300-002-00*	14721 TROWBRIDGE ROAD	09/30/16	$169,000	WD	03-ARM'S LENGTH	$169,000	$112,600	66.63	$260,929	$44,734	$136,663	1,750.0	0.0	30.50	30.50	$26	$1,467	$0.03	0.00	0009	1318/117		STURGEON RIVER	1	0	2/14/2023	401			ovr 600												
251-020-100-001-00*	4764 FREEWAY TR	10/17/18	$76,150	WD	03-ARM'S LENGTH	$76,150	$23,100	30.33	$57,046	$40,638	$21,534	300.0	0.0	0.72	0.72	$135	$56,442	$1.30	0.00	0009	1371/920		STURGEON RIVER	1	0	8/19/1997	401															
251-020-309-084-00*		02/25/22	$25,000	WD	03-ARM'S LENGTH	$25,000	$9,900	39.60	$22,796	$25,000	$22,796	250.0	0.0	1.16	1.16	$100	$21,552	$0.49	250.00	0009	1478/215		STURGEON RIVER	1	0	8/19/1997	402	GOOD														
251-029-300-002-12*	16837 TROWBRIDGE RD	11/06/15	$174,000	MLC	03-ARM'S LENGTH	$174,000	$86,400	49.66	$171,863	$52,637	$50,500	300.0	0.0	10.00	5.00	$175	$5,264	$0.12	0.00	0009	1295/193	251-029-300-002-13	STURGEON RIVER	1	0	NOT INSPECTED	401															
253-V13-007-002-03*	5538 STURGEON DR.	06/30/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$53,700	42.96	$133,082	$24,557	$32,639	169.7	287.9	0.87	0.87	$145	$28,162	$0.65	132.00	0009	1488/347		VILLAGE OF WOLVI	1	0	NOT INSPECTED	401	GOOD														
		Totals:	**$569,150**			**$569,150**	**$285,700**		**$645,716**	**$187,566**	**$264,132**	**2,769.7**		**43.25**	**38.25**																											
							Sale. Ratio =>	**50.20**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**13.55**			**per FF=>**	**$68**		**per Net Acre=>**	**4,336.59**		**per SqFt=>**	**$0.10**																								

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2015 thru 2025

I Used 68

Nunda Mont Gabriel 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
251-M03-000-005-00	15093 PROMENADE DES SKIEURS	12/23/24	$2,000	WD	03-ARM'S LENGTH	$2,000	$1,700	85.00	$3,440	$2,000	$3,440	86.0	206.0	0.42	0.42	$23	$4,751	$0.11	80.00	0010	1546/915		MONT. GABRIEL	1	0	9/5/1997	402	NO ACCESS														
251-M03-000-012-00	15155 PROMENADE DES SKIEURS	04/09/24	$11,500	WD	03-ARM'S LENGTH	$11,500	$5,300	46.09	$11,410	$11,500	$11,410	265.4	182.6	1.49	1.49	$43	$7,734	$0.18	336.74	0010	1527/682	251-M03-000-016-00	MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-016-00	15193 PROMENADE DES SKIEURS	04/09/24	$11,500	WD	03-ARM'S LENGTH	$11,500	$6,900	60.00	$11,410	$11,500	$11,410	245.7	235.6	1.49	4.33	$33	$7,734	$0.18	408.88	0010	1527/682	251-M03-000-012-00	MONT. GABRIEL	1	0	9/5/1997	402	GOOD		GOOD													
251-M03-000-036-00*	2261 CHEMIN DE LA MONTAGNE	09/07/22	$10,000	QC	03-ARM'S LENGTH	$3,333	$900	27.00	$1,836	$3,333	$1,836	79.8	174.1	0.32	0.32	$42	$10,416	$0.24	80.00	0010	1494/827	251-M03-000-037-00, 25	MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-037-00*	2247 CHEMIN DE LA MONTAGNE	09/07/22	$10,000	QC	03-ARM'S LENGTH	$3,333	$900	27.00	$1,836	$3,333	$1,836	80.5	177.0	0.32	0.33	$41	$10,416	$0.24	80.00	0010	1494/827	251-M03-000-036-00, 25	MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-038-00*	2235 CHEMIN DE LA MONTAGNE	09/07/22	$10,000	QC	03-ARM'S LENGTH	$3,333	$1,700	51.01	$1,836	$3,333	$1,836	145.0	181.5	0.32	0.68	$23	$10,416	$0.24	166.69	0010	1494/827	251-M03-000-037-00, 25	MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-049-00*	15104 PROMENADE DES SKIEURS	05/12/22	$11,200	LC	03-ARM'S LENGTH	$11,200	$7,900	70.54	$11,281	$11,200	$11,281	363.9	151.1	1.47	1.47	$31	$7,640	$0.18	420.11	0010	1483/485		MONT. GABRIEL	0	0	9/5/1997	402	NO ACCESS	GOOD													
251-M03-000-074-00*	15100 RUE DU CHEVREUIL	02/27/23	$11,900	WD	03-ARM'S LENGTH	$5,950	$1,900	31.93	$5,003	$5,950	$5,003	161.4	178.1	0.69	0.69	$37	$8,673	$0.20	235.41	0010	1503/736	251-M03-000-076-01	MONT. GABRIEL	0	0	9/5/1997	402	GOOD														
251-M03-000-076-01*	15078 RUE DU CHEVREUIL	04/07/22	$9,000	WD	03-ARM'S LENGTH	$9,000	$900	10.00	$1,759	$9,000	$1,759	76.5	160.0	0.29	0.29	$118	$30,612	$0.70	80.00	0010	1480/846	251-M03-000-074-00	MONT. GABRIEL	1	0	NOT INSPECTED	402	GOOD														
251-M03-000-076-01*	15078 RUE DU CHEVREUIL	02/27/23	$11,900	WD	03-ARM'S LENGTH	$5,950	$1,900	31.93	$5,003	$5,950	$5,003	161.4	178.1	0.69	0.29	$37	$8,673	$0.20	235.41	0010	1503/736	251-M03-000-074-00	MONT. GABRIEL	1	0	NOT INSPECTED	402	GOOD														
251-M03-000-097-00*	15203 AVENUE DU CHALET	02/24/22	$3,097	QC	03-ARM'S LENGTH	$3,097	$2,300	74.27	$2,739	$3,097	$2,739	88.4	213.5	0.39	0.39	$35	$7,901	$0.18	80.00	0010	1479/122		MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-098-00*	15187 AVENUE DU CHALET	03/03/21	$3,000	WD	03-ARM'S LENGTH	$3,000	$2,100	70.00	$8,071	$3,000	$8,071	152.3	209.1	0.77	0.77	$20	$3,906	$0.09	160.00	0010	1444/688		MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-120-00*	15146 RUE DU BOIS FRANCS	06/18/21	$3,500	WD	03-ARM'S LENGTH	$3,500	$2,100	60.00	$2,494	$3,500	$2,494	80.4	202.6	0.38	0.38	$44	$9,333	$0.21	80.00	0010	1453/327		MONT. GABRIEL	0	0	9/5/1997	402	NO ACCESS														
251-M03-000-121-00*	15134 RUE DU BOIS FRANCS	07/12/21	$3,500	WD	03-ARM'S LENGTH	$3,500	$2,100	60.00	$2,494	$3,500	$2,494	80.4	188.1	0.35	0.35	$44	$10,057	$0.23	80.00	0010	1456/24		MONT. GABRIEL	0	0	9/5/1997	402	NO ACCESS														
251-M03-000-127-00*	15078 AVENUE DU CHALET	03/31/22	$8,300	WD	03-ARM'S LENGTH	$4,150	$2,400	57.83	$2,154	$4,150	$2,154	92.4	179.2	0.40	0.35	$45	$10,453	$0.24	112.87	0010	1480/28	251-M03-000-128-00	MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-128-00*	15058 AVENUE DU CHALET	03/31/22	$8,300	WD	03-ARM'S LENGTH	$4,150	$2,500	60.24	$2,154	$4,150	$2,154	93.6	182.2	0.40	0.40	$44	$10,453	$0.24	95.00	0010	1480/28	251-M03-000-127-00	MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-129-00*	15042 AVENUE DU CHALET	06/29/22	$4,500	WD	03-ARM'S LENGTH	$4,500	$1,000	22.22	$2,656	$4,500	$2,656	85.7	182.2	0.36	0.36	$53	$12,676	$0.29	85.00	0010	1487/711		MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
251-M03-000-149-01*	2316 CHEMIN DE LA MONTAGNE	10/29/21	$7,500	WD	03-ARM'S LENGTH	$7,500	$7,900	105.33	$9,281	$7,500	$9,281	299.4	319.5	2.02	2.02	$25	$3,715	$0.09	307.00	0010	1468/394		MONT. GABRIEL	1	0	NOT INSPECTED	402	GOOD														
251-M03-000-149-01	2316 CHEMIN DE LA MONTAGNE	09/20/24	$25,000	WD	03-ARM'S LENGTH	$25,000	$6,000	24.00	$11,975	$25,000	$11,975	299.4	319.5	2.02	2.02	$84	$12,382	$0.28	307.00	0010	1539/227		MONT. GABRIEL	1	0	NOT INSPECTED	402	GOOD														
251-M03-000-155-00*	2392 CHEMIN DE LA MONTAGNE	12/19/22	$4,750	WD	03-ARM'S LENGTH	$4,750	$1,100	23.16	$3,019	$4,750	$3,019	97.4	257.6	0.48	0.48	$49	$9,979	$0.23	80.00	0010	1499/868		MONT. GABRIEL	1	0	9/5/1997	402	GOOD														
		Totals:	**$179,447**			**$139,246**	**$61,400**		**$103,610**	**$139,246**	**$103,610**	**3,296.2**		**15.33**	**18.49**																											
							Sale. Ratio =>	**44.09**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**24.95**			**per FF=>**	**$43**		**per Net Acre=>**	**9,085.01**		**per SqFt=>**	**$0.21**																								

*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

I Used 43

Nunda Mont Gabriel 2 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
251-M05-000-172-00*	14627 CHALET DR	06/09/21	$3,000	WD	03-ARM'S LENGTH	$3,000	$3,000	100.00	$3,567	$3,000	$3,567	115.1	207.0	0.60	0.60	$26	$5,000	$0.11	88.00	MONT2	1457/51		MONT.GRABIEL 2	1	0	7/24/1997	402	GOOD														
251-M05-000-177-00*	14557 CHALET DR	07/01/21	$3,000	QC	03-ARM'S LENGTH	$3,000	$2,300	76.67	$2,680	$3,000	$2,680	86.4	166.6	0.37	0.37	$35	$8,152	$0.19	80.00	MONT2	1466/451		MONT.GRABIEL 2	1	0	7/24/1997	402	GOOD														
251-M05-000-209-00*	14755 ASH DR	04/26/22	$500	WD	03-ARM'S LENGTH	$500	$900	180.00	$2,480	$500	$2,480	80.0	175.0	0.32	0.32	$6	$1,558	$0.04	80.00	MONT2	1483/960		MONT.GRABIEL 2	1	0	7/24/1997	402	GOOD														
251-M05-000-218-00*	14613 ASH DR	08/05/21	$3,000	WD	03-ARM'S LENGTH	$3,000	$2,300	76.67	$2,715	$3,000	$2,715	87.6	167.9	0.35	0.35	$34	$8,621	$0.20	95.00	MONT2	1459/826		MONT.GRABIEL 2	1	0	7/24/1997	402	GOOD														
251-M05-000-246-01*	14662 ASH DR	07/22/20	$2,750	WD	03-ARM'S LENGTH	$2,750	$1,900	69.09	$3,748	$2,750	$3,748	138.8	173.8	0.64	0.64	$20	$4,310	$0.10	160.00	MONT2	1419/694		MONT.GRABIEL 2	1	0	NOT INSPECTED	402	GOOD														
		Totals:	**$15,750**			**$15,750**	**$11,400**		**$17,117**	**$15,750**	**$17,117**	**588.2**		**2.60**	**2.60**																											
							Sale. Ratio =>	**72.38**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**50.50**			**per FF=>**	**$24**		**per Net Acre=>**	**6,060.02**		**per SqFt=>**	**$0.14**																								

*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

I Used 24

Nunda Wildwood Hill 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
251-W13-000-017-00*	15649 WURM RD	10/22/21	$4,000	WD	03-ARM'S LENGTH	$4,000	$2,700	67.50	$3,400	$4,000	$3,400	100.0	200.0	0.46	0.46	$40	$8,715	$0.20	100.00	0007	1465/711		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-018-00*	15629 WURM RD	12/16/21	$2,500	WD	03-ARM'S LENGTH	$2,500	$2,700	108.00	$3,400	$2,500	$3,400	100.0	200.0	0.46	0.46	$25	$5,447	$0.13	100.00	0007	1471/775		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-027-00*	15447 WURM RD	08/06/21	$4,000	WD	03-ARM'S LENGTH	$4,000	$2,700	67.50	$3,400	$4,000	$3,400	100.0	200.0	0.46	0.46	$40	$8,715	$0.20	100.00	0007	1458/762		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-037-00*	15580 WURM RD	09/11/20	$6,000	WD	03-ARM'S LENGTH	$6,000	$3,300	55.00	$12,764	$6,000	$12,764	240.8	200.0	1.38	1.38	$25	$4,357	$0.10	300.00	0007	1425/13		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-045-00	15428 WURM RD	11/09/23	$13,250	WD	03-ARM'S LENGTH	$8,000	$3,000	37.50	$5,920	$8,000	$5,920	174.1	200.0	0.92	0.92	$46	$8,715	$0.20	200.00	0007	1521/370		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-061-00*	15373 MAPLE GLEN DR	10/22/21	$2,300	WD	03-ARM'S LENGTH	$2,300	$2,700	117.39	$3,400	$2,300	$3,400	100.0	200.0	0.46	0.46	$23	$5,011	$0.12	100.00	0007	1476/183		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-099-00	15332 MAPLE GLEN DR	08/30/23	$8,000	QC	03-ARM'S LENGTH	$8,000	$2,100	26.25	$4,232	$8,000	$4,232	124.5	226.6	0.72	0.72	$64	$11,189	$0.26	89.77	0007	1515/92		WILDWOOD HILLS	1	0	9/4/1997	001	GOOD														
251-W13-000-101-00		05/19/23	$5,000	WD	03-ARM'S LENGTH	$5,000	$3,300	66.00	$6,646	$5,000	$6,646	195.5	808.6	1.76	1.76	$26	$2,841	$0.07	100.00	0007	1508/17		WILDWOOD HILLS	0	0	9/4/1997	402	GOOD														
251-W13-000-117-00*	2631 BIRCH DR	01/06/22	$5,500	WD	03-ARM'S LENGTH	$5,500	$3,300	60.00	$4,258	$5,500	$4,258	125.2	221.3	0.61	0.61	$44	$9,091	$0.21	135.00	0007	1473/676		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-118-00*	2647 BIRCH	11/23/20	$2,000	WD	03-ARM'S LENGTH	$2,000	$1,700	85.00	$6,845	$2,000	$6,845	129.2	242.9	0.64	0.64	$15	$3,106	$0.07	135.00	0007	1432/891		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
251-W13-000-125-00*	2508 BIRCH DR	06/23/21	$3,000	QC	03-ARM'S LENGTH	$3,000	$3,000	100.00	$3,829	$3,000	$3,829	112.6	219.0	0.62	0.62	$27	$4,854	$0.11	83.18	0007	1453/171		WILDWOOD HILLS	1	0	9/4/1997	402	GOOD														
		Totals:	**$364,550**			**$106,300**	**$47,800**		**$86,104**	**$106,300**	**$86,104**	**2,367.5**		**14.24**	**14.24**																											
							Sale. Ratio =>	**44.97**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**35.50**			**per FF=>**	**$34**		**per Net Acre=>**	**7,466.46**		**per SqFt=>**	**$0.17**																								

*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

I Used 34

Nunda MG Condos 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
251-M06-000-011-00*		05/22/21	$10,000	LC	19-MULTI PARCEL ARM'S LENGTH	$3,333	$2,200	66.01	$4,459	$3,333	$4,459	84.1	219.0	0.41	0.41	$40	$8,230	$0.19	80.00	0016	1451/113	251-M06-000-012-00, 25	M.G. CONDO	0	0	NOT INSPECTED	402	GOOD															
251-M06-000-012-00*	2453 MONT GABRIEL	05/22/21	$10,000	LC	19-MULTI PARCEL ARM'S LENGTH	$3,333	$2,300	69.01	$4,459	$3,333	$4,459	88.3	204.7	0.41	0.43	$38	$8,230	$0.19	80.00	0016	1451/113	251-M06-000-011-00, 25	M.G. CONDO	0	0	NOT INSPECTED	402	GOOD															
251-M06-000-013-00*		05/22/21	$10,000	LC	19-MULTI PARCEL ARM'S LENGTH	$3,333	$2,500	75.01	$4,459	$3,333	$4,459	96.2	200.7	0.41	0.48	$35	$8,230	$0.19	80.01	0016	1451/113	251-M06-000-012-00, 25	M.G. CONDO	0	0	NOT INSPECTED	402	GOOD															
251-M06-000-014-00*	2477 MONT GABRIEL	06/01/21	$27,000	WD	03-ARM'S LENGTH	$27,000	$3,000	11.11	$5,949	$27,000	$4,949	93.4	188.0	0.45	0.45	$289	$59,867	$1.37	80.01	0016	1451/546	251-022-200-001-01	M.G. CONDO	0	0	NOT INSPECTED	402	GOOD															
		Totals:	**$57,000**			**$36,999**	**$10,000**		**$19,326**	**$36,999**	**$18,326**	**362.0**		**1.67**	**1.76**																											
							Sale. Ratio =>	**27.03**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**29.68**			**per FF=>**	**$102**		**per Net Acre=>**	**22,208.28**		**per SqFt=>**	**$0.51**																								

I Used 102

*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

Nunda Olson Acres 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
251-O10-000-003-00		09/26/19	$4,000	WD	03-ARM'S LENGTH	$4,000	$3,000	75.00	$8,057	$4,000	$8,057	201.4	629.9	2.17	2.17	$20	$1,844	$0.04	150.00	00001	1395/303		OLSON ACRES	0	0	NOT INSPECTED	402	GOOD														
200-S80-000-013-00		09/14/23	$100,000	WD	03-ARM'S LENGTH	$10,000	$4,500	45.00	$9,040	$10,000	$9,040	80.0	451.0	0.83	0.83	$125	$12,077	$0.28	80.00	TWP	1516/143	200-S80-000-014-00	TOWNSHIP	0	0	NOT INSPECTED	402	SUBDIVISION															
200-S87-000-021-01		01/12/24	$28,500	WD	03-ARM'S LENGTH	$28,500	$11,600	40.70	$23,153	$28,500	$23,153	204.9	288.9	1.36	1.36	$139	$20,971	$0.48	204.89	S87	1523/453		BERRY	0	0	NOT INSPECTED	001	SUBDIVISION	SUBDIVISION													
251-O10-000-007-02	12793 SQUARE TR	08/27/19	$5,000	LC	03-ARM'S LENGTH	$5,000	$2,200	44.00	$5,940	$5,000	$5,940	148.5	297.0	1.12	1.12	$34	$4,476	$0.10	163.98	00001	1395/701		OLSON ACRES	1	0	12/27/2011	402	GOOD														
		Totals:	**$137,500**			**$47,500**	**$21,300**		**$46,190**	**$47,500**	**$46,190**	**634.8**		**5.47**	**5.47**																											
							Sale. Ratio =>	**44.84**			**Average**			**Average**			**Average**																									
							Std. Dev. =>	**15.99**			**per FF=>**	**$75**		**per Net Acre=>**	**8,678.97**		**per SqFt=>**	**$0.20**																								

I Used 76.0