

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
200-011-200-005-03		04/21/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$7,100	32.27	\$14,160	\$22,000	\$14,160	0.0	0.0	2.40	2.40	#DIV/0!	\$9,167	\$0.21	0.00	2	1447/787		TOWNSHIP	0	0	NOT INSPECTED		402			
151-029-200-003-00		05/27/20	\$12,500	WD	03-ARM'S LENGTH	\$12,500				\$12,500				3.18	3.18		\$3,927														
241-001-300-004-04		10/02/20	\$7,500	WD	03-ARM'S LENGTH	\$7,500				\$7,500				2.51	2.51		\$2,984														
151-030-200-004-00		07/31/20	\$9,000	WD	03-ARM'S LENGTH	\$9,000				\$9,000				3.31	3.31		\$2,723														
241-034-200-008-10		02/09/22	\$7,000	WD	03-ARM'S LENGTH	\$7,000				\$7,000				1.02	1.02		\$6,843														
200-025-200-007-00		02/16/22	\$225,000	WD	03-ARM'S LENGTH	\$35,000	\$7,400	21.14	\$83,880	\$35,000	\$83,880	0.0	0.0	2.50	2.50	#DIV/0!	\$14,000	\$0.32	0.00	TWP 1476/111	200-024-400-006-00	TOWNSHIP	0	0	NOT INSPECTED		402				
152-026-300-010-00		05/14/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000				\$5,000				1.70	1.70		\$2,941														
251-015-400-002-01		10/13/21	\$7,000	WD	03-ARM'S LENGTH	\$7,000				\$7,000				1.12	1.12		\$6,278														
251-021-400-002-00		06/30/21	\$350	WD	03-ARM'S LENGTH	\$350				\$350				0.46	0.46		\$761														
200-035-100-009-02	WOODS HOMESTEAD RD	03/25/22	\$235,000	WD	03-ARM'S LENGTH	\$45,000	\$5,600	12.44	\$31,899	\$45,000	\$31,899	0.0	0.0	1.90	1.90	#DIV/0!	\$23,684	\$0.54	0.00	TWP 1479/873	200-035-100-001-04	TOWNSHIP	0	0	NOT INSPECTED		402				
Totals:			\$530,350			\$150,350	\$20,100		\$129,939	\$150,350	\$129,939	0.0		20.10	20.10																
						Sale. Ratio ==>			13.37	Average per FF=>		#DIV/0!		Average per Net Acre=>		Average per SqFt=>															
						Std. Dev. ==>			9.94					7,480.47																	
I Used														7480																	

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
200-005-300-010-01	10137 WILDWOOD	11/22/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$6,700	20.94	\$32,460	\$32,000	\$32,460	0.0	0.0	4.95	4.95	#DIV/0!	\$6,465	\$0.15	0.00	TWP 1468/970		TOWNSHIP	0	0	NOT INSPECTED		402				
200-005-300-010-03		04/09/21	\$75,000	WD	03-ARM'S LENGTH	\$37,500	\$6,500	17.33	\$13,007	\$37,500	\$13,007	0.0	0.0	4.99	4.99	#DIV/0!	\$7,515	\$0.17	0.00	TWP 1447/797	200-005-300-010-04	TOWNSHIP	0	0	NOT INSPECTED		001				
200-005-300-010-04		04/09/21	\$75,000	WD	03-ARM'S LENGTH	\$37,500	\$6,500	17.33	\$13,007	\$37,500	\$13,007	0.0	0.0	4.99	5.01	#DIV/0!	\$7,515	\$0.17	0.00	TWP 1447/797	200-005-300-010-03	TOWNSHIP	0	0	NOT INSPECTED		001				
200-005-300-010-07	10435 WILDWOOD	04/09/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$6,600	17.60	\$13,106	\$37,500	\$13,106	0.0	0.0	5.08	5.08	#DIV/0!	\$7,382	\$0.17	0.00	TWP 1446/631		TOWNSHIP	0	0	NOT INSPECTED		402				
200-005-300-010-08		04/09/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$6,600	17.60	\$13,184	\$37,500	\$13,184	0.0	0.0	5.11	5.11	#DIV/0!	\$7,339	\$0.17	0.00	TWP 1447/243		TOWNSHIP	0	0	NOT INSPECTED		402				
200-005-400-001-06		6603 RUSTIC PINE	03/11/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$0	0.00	\$32,613	\$45,000	\$32,613	0.0	0.0	5.00	5.00	#DIV/0!	\$8,996	\$0.21	0.00	TWP 1480/225		TOWNSHIP	0	0	NOT INSPECTED		402			
200-005-400-001-07		10/18/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$0	0.00	\$32,613	\$40,000	\$32,613	0.0	0.0	5.00	5.00	#DIV/0!	\$7,997	\$0.18	0.00	TWP 1465/768		TOWNSHIP	0	0	NOT INSPECTED		402				
200-034-400-001-03	8382 MENTOR RD	07/03/20	\$24,000	QC	03-ARM'S LENGTH	\$24,000	\$11,700	48.75	\$23,329	\$24,000	\$22,329	0.0	0.0	8.27	8.27	#DIV/0!	\$2,902	\$0.07	0.00	TWP 1422/363		TOWNSHIP	0	0	NOT INSPECTED		401				
200-036-300-001-04		08/13/20	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$9,400	42.73	\$18,873	\$22,000	\$18,873	0.0	0.0	6.99	6.99	#DIV/0!	\$3,147	\$0.07	0.00	TWP 1421/195		TOWNSHIP	0	0	NOT INSPECTED		402				
200-036-300-001-05		04/02/20	\$19,000	LC	03-ARM'S LENGTH	\$19,000	\$7,400	38.95	\$14,850	\$19,000	\$14,850	0.0	0.0	5.50	5.50	#DIV/0!	\$3,455	\$0.08	0.00	TWP 1418/723		TOWNSHIP	0	0	NOT INSPECTED		402				
200-036-300-001-10		07/25/20	\$21,000	LC	03-ARM'S LENGTH	\$21,000	\$9,200	43.81	\$18,414	\$21,000	\$18,414	0.0	0.0	6.82	6.82	#DIV/0!	\$3,079	\$0.07	0.00	TWP 1423/866		TOWNSHIP	0	0	NOT INSPECTED		402				
200-036-300-001-11		10/08/20	\$20,000	LC	03-ARM'S LENGTH	\$20,000	\$7,400	37.00	\$35,925	\$20,000	\$35,925	0.0	0.0	5.51	5.51	#DIV/0!	\$3,630	\$0.08	0.00	TWP 1428/580		TOWNSHIP	0	0	NOT INSPECTED		402				
Totals:						\$448,000			\$373,000	\$78,000	\$261,381	\$373,000	\$260,381	0.0	68.21	68.23															
								Sale. Ratio ==>			20.91		Average per FF=>																		
								16.69					#DIV/0!																		

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
200-005-400-001-01		03/11/22	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$10,700	23.78	\$24,500	\$45,000	\$24,500	0.0	0.0	10.00	10.00	#DIV/0!	\$4,500	\$0.10	0.00	TWP		TOWNSHIP	0	0	NOT INSPECTED		001				
200-013-201-001-03	WHITE RD	09/18/20	\$18,750	WD	03-ARM'S LENGTH	\$18,750	\$0	0.00	\$27,000	\$18,750	\$27,000	0.0	0.0	15.00	15.00	#DIV/0!	\$1,250	\$0.03	0.00	AG 1426/367		OPEN AG	0	0	NOT INSPECTED		102				
200-018-200-001-18		03/09/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$11,900	35.00	\$27,195	\$34,000	\$27,195	0.0	0.0	11.10	11.10	#DIV/0!	\$3,063	\$0.07	0.00	TWP 1477/617		TOWNSHIP	0	0	NOT INSPECTED		402				
200-020-300-001-02	9657 REAMS	12/18/20	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$13,500	39.71	\$27,000	\$34,000	\$27,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,400	\$0.08	0.00	TWP 1435/462		TOWNSHIP	0	0	NOT INSPECTED		402				
200-025-400-004-00		01/20/21	\$130,000	WD	03-ARM'S LENGTH	\$29,000	\$9,100	31.38	\$5,859	\$29,000	\$5,859	0.0	0.0	10.47	10.47	#DIV/0!	\$2,770	\$0.06	0.00	TWP 1439/104	200-025-400-005-00	TOWNSHIP	0	0	NOT INSPECTED		402				
200-036-300-001-18	11701 DAVIS CREEK DR	10/31/20	\$31,900	LC	03-ARM'S LENGTH	\$31,900	\$13,500	42.32	\$27,000	\$31,900	\$27,000	0.0	0.0	10.01	10.01	#DIV/0!	\$3,187	\$0.07	0.00	TWP 1431/417		TOWNSHIP	0	0	NOT INSPECTED		402				
200-036-300-001-18	11701 DAVIS CREEK DR	06/12/20	\$29,500	LC	03-ARM'S LENGTH	\$29,500	\$13,500	45.76	\$27,000	\$29,500	\$27,000	0.0	0.0	10.01	10.01	#DIV/0!	\$2,947	\$0.07	0.00	TWP 1419/386		TOWNSHIP	0	0	NOT INSPECTED		402				
200-036-300-001-19	11531 DAVIS CREEK	03/27/21	\$34,900	LC	03-ARM'S LENGTH	\$34,900	\$13,500	38.68	\$21,571	\$34,900	\$21,571	0.0	0.0																		