

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood AG.AGRICULTURE, Last Edited: 02/04/2025

Values for Acreage Table 1: ''

1 Acre: 8,500	3 Acre: 18,000	10 Acre: 27,000	30 Acre: 81,000
1.5 Acre: 12,750	4 Acre: 20,000	15 Acre: 40,500	40 Acre: 108,000
2 Acre: 13,875	5 Acre: 22,500	20 Acre: 54,000	50 Acre: 135,000
2.5 Acre: 15,000	7 Acre: 31,500	25 Acre: 67,500	100 Acre: 270,000

Rates for Rate Table 'AGRICULTURAL ACREAGE', (Acres)

00 TO 30 A	: 2,700
31 TO 59 A	: 2,700
60 TO 90 A	: 2,700
91 UP	: 2,700
GOOD FARM	: 3,500

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood AK.ANDERSON & KIMEL'S SUB, Last Edited: 02/05/2025

Frontages:

Frontage 'A': Description: 'WATER LOTS	'	FF Rate: 2300
Standard Frontage: 0		Standard Depth : 500
Frontage 'B': Description: 'NON WATER	'	FF Rate: 256
Standard Frontage: 0		Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood BAV.BAYVIEW SUB, Last Edited: 02/04/2025

Frontages:

Frontage 'A': Description: 'LAKE FRONT	'	FF Rate: 338
Standard Frontage: 0		Standard Depth : 150
Frontage 'B': Description: 'PLATT FF	'	FF Rate: 81
Standard Frontage: 0		Standard Depth : 135

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood BB.BOULEVARD BEACH SUB#2, Last Edited: 02/05/2025

Frontages:

Frontage 'A': Description: 'NON WATER	'	FF Rate: 256
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'LAKE FRONT	'	FF Rate: 2300
Standard Frontage: 0		Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood BB3.BOUVEVARD BEACH SUBDIVISION#3, Last Edited: 02/05/2025

Frontages:

Frontage 'A': Description: 'LAKE FRONT	'	FF Rate: 2300
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'NON WATER	'	FF Rate: 256
Standard Frontage: 0		Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood BR1.BIRCH RIDGE, Last Edited: 02/05/2025

Frontages:

Frontage 'A': Description: 'NON WATER LOTS	'	FF Rate: 256
Standard Frontage: 0		Standard Depth : 150

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood BR2.BIRCH RIDGE #2, Last Edited: 02/05/2025

Frontages:

Frontage 'A': Description: 'FF LOTS	'	FF Rate: 256
Standard Frontage: 0		Standard Depth : 150
Frontage 'B': Description: 'BACK LOTS	'	FF Rate: 256
Standard Frontage: 0		Standard Depth : 150

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood BR3.BIRCH RIDGE #3, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 150
Frontage 'B': Description: 'FF BACK' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 150

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood BRB.BRANDY BROOK, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'FF LOTS' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood COM.COMMERICAL, Last Edited: 01/26/2025

Frontages:
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 370
Standard Frontage: 0 Standard Depth : 300
Frontage 'B': Description: 'OUT COUNTY' ' FF Rate: 370
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'RURAL RES ACREAGE'

1 Acre: 13,500	3 Acre: 29,100	10 Acre: 64,000	30 Acre: 129,000
1.5 Acre: 16,450	4 Acre: 34,800	15 Acre: 64,500	40 Acre: 172,000
2 Acre: 19,400	5 Acre: 40,500	20 Acre: 86,000	50 Acre: 236,000
2.5 Acre: 24,250	7 Acre: 44,800	25 Acre: 107,500	100 Acre: 300,000

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood CS.CRYSTAL SPRINGS, Last Edited: 02/04/2025

Frontages:
Frontage 'A': Description: 'LOTS' ' FF Rate: 53
Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'LOTS' ' FF Rate: 53
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood CW.CADILLAC WEST, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 170
Frontage 'B': Description: 'BACK LOTS' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 170

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood FWO.FLOWING WELL PARK, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0
Frontage 'C': Description: 'SWAMPY' ' FF Rate: 32
Standard Frontage: 0 Standard Depth : 180

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood HB.HIAWATHA BEACH, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 230
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood IND.INDUSTRIAL, Last Edited: 01/06/2024

Rates for Rate Table 'COM/IND', (Acres)
COM/IND ACREAGE: 2,000

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood IS.INDIAN SPRINGS PARK, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood JFG.J.F. GRUBER PLAT, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood KP.KRYGER'S PLAT (WATER), Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood OR.OAK RIDGE PARK, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 120
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 120
Frontage 'C': Description: 'LAKEVIEW' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 120

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood PER.PERSONAL PROPERTY, Last Edited: 02/17/2018

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood PL.PLEASANT LAKE RESORT, Last Edited: 02/07/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 985
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 200

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood PL2.PLEASANT LAKE RESORT #2, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 260

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood PS.PENINSULA SHORES (WATER), Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood PW1.POTTER WOODS #1, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood PW2.POTTER'S WOODS #2, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood PW3.POTTER'S WOODS #3, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood RR.RURAL RESIDENTIAL, Last Edited: 02/07/2025

Frontages:
Frontage 'A': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'FF LOTS' ' FF Rate: 226
Standard Frontage: 0 Standard Depth : 200
Frontage 'C': Description: 'LK MIT LAKEFRON' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 500
Frontage 'D': Description: 'WW LAKE' ' FF Rate: 338
Standard Frontage: 0 Standard Depth : 0
Frontage 'E': Description: 'PLEASANT LAKE' ' FF Rate: 985
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'RURAL RES ACREAGE'

1 Acre: 8,000	3 Acre: 18,000	10 Acre: 36,000	30 Acre: 93,000
1.5 Acre: 9,200	4 Acre: 20,000	15 Acre: 52,500	40 Acre: 120,000
2 Acre: 12,000	5 Acre: 22,000	20 Acre: 68,000	50 Acre: 135,000
2.5 Acre: 15,000	7 Acre: 30,800	25 Acre: 80,000	100 Acre: 270,000

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood RV.RED'S VILLAGE, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'FF LOTS SWAMP' ' FF Rate: 32
Standard Frontage: 0 Standard Depth : 75

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood SOS.SOUTHERN SHORES SUB, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'LAKE FRONT' ' FF Rate: 338
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'FOOTAGE' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood SUGB.SUGARBUSH ESTATES, Last Edited: 02/04/2025

Frontages:
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 53
Standard Frontage: 0 Standard Depth : 280

Values for Acreage Table 1: 'RURAL RES ACREAGE'

1 Acre: 8,000	3 Acre: 18,000	10 Acre: 32,000	30 Acre: 90,000
1.5 Acre: 12,000	4 Acre: 24,000	15 Acre: 45,000	40 Acre: 120,000
2 Acre: 12,400	5 Acre: 25,000	20 Acre: 60,000	50 Acre: 130,000
2.5 Acre: 15,500	7 Acre: 28,000	25 Acre: 75,000	100 Acre: 260,000

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood SUN.SUNNY SHORES, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'WATER LOTS' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood TE.TAX EXEMPT, Last Edited: 02/07/2023

Frontages:
Frontage 'A': Description: ' ' ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood TL.TIMBERLINE SUB, Last Edited: 02/03/2025

Frontages:
Frontage 'A': Description: 'FF LOTS' ' FF Rate: 81
Standard Frontage: 0 Standard Depth : 0

Unit: 2210 - SELMA TOWNSHIP
Rates/Values for Neighborhood WS.WHITE SANDS PARK, Last Edited: 02/05/2025

Frontages:
Frontage 'A': Description: 'WATER LOTS' ' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PLATT FF' ' FF Rate: 256
Standard Frontage: 0 Standard Depth : 0

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

Parcel Number hay/trees	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
002-032-002-00	01/10/24	\$200,000	WD	\$200,000	\$70,900	35.45	\$130,222	\$200,000	\$130,222	0.0	0.0	59.59	59.59	#DIV/0!	\$3,356
02-522-030-00	02/09/24	\$155,000	PTA	\$155,000	\$63,300	34.39	\$161,097	\$107,903	\$114,000	0.0	0.0	39.00	39.00	#DIV/0!	\$2,767
08-020-010-50	11/13/23	\$125,000	PTA	\$125,000	\$66,000	28.80	\$72,000	\$125,000	\$72,000	1,690.0	0.0	40.00	40.00	\$74	\$3,125
015-008-001-30	09/18/23	\$176,000	LC	\$176,000	\$0	0.00	\$0	\$176,000	\$0	0.0	0.0	80.00	80.00	#DIV/0!	\$2,200
012-027-009-00	09/06/22	\$384,000	WD	\$384,000	\$180,400	46.98	\$385,416	\$298,644	\$300,060	0.0	0.0	120.00	80.00	#DIV/0!	\$2,489
Totals:		\$1,040,000		\$1,040,000	\$340,600	32.75	\$748,735	\$907,547	\$616,282	1,690.0	0.0	338.59	298.59	Average	Average
						17.57			per FF=>	\$537		per Net Acre=>	2,680.38	per SqFt=>	
													2,700.00		

Parcel Number good farm land	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
2109-28-3101-02	08/19/22	\$40,000	WD	\$40,000	\$12,500	31.25	\$34,595	\$40,000	\$34,595	485.0	844.0	9.35	9.72	\$82	\$4,278
2209-16-1101-04	08/31/22	\$48,000	WD	\$48,000	\$23,200	48.33	\$38,394	\$48,000	\$38,394	336.0	1843.0	14.22	14.80	\$143	\$3,376
2412-10-4401-02	06/08/22	\$120,652	WD	\$120,652	\$51,100	42.35	\$127,211	\$120,652	\$127,211	2,493.0	647.0	37.03	38.92	\$48	\$3,258
014-008-004-10	11/17/23	\$194,000	WD	\$194,000	\$0	0.00	\$0	\$194,000	\$0	0.0	0.0	39.46	39.46	#DIV/0!	\$4,916
2109-28-3101-01	07/21/22	\$189,900	WD	\$189,900	\$98,100	51.66	\$191,513	\$140,944	\$142,557	1,319.0	2441.0	39.81	31.09	\$107	\$3,540
012-026-005-01	01/02/24	\$312,686	WD	\$312,686	\$177,800	56.86	\$257,000	\$312,686	\$257,000	0.0	0.0	80.00	73.04	#DIV/0!	\$3,909
014-018-008-00	09/16/22	\$200,000	WD	\$200,000	\$124,900	62.45	\$259,825	\$200,000	\$259,825	0.0	0.0	80.00	80.00	#DIV/0!	\$2,500
Totals:		\$1,105,238		\$1,105,238	\$487,600	44.12	\$908,538	\$1,056,282	\$859,582	4,633.0	\$228	Average	287.03	Average	Average
						21.02			per FF=>			per Net Acre=>	3,522.47	per SqFt=>	
													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
2112-07-4402	07/18/22	\$90,000	WD	\$75,000	\$26,300	35.07	\$83,343	\$15,057	\$23,400	100.0	300.0	0.75	0.69	\$151
2112-07-4411	09/20/22	\$20,000	WD	\$20,000	\$16,100	80.50	\$49,140	\$20,000	\$49,140	150.0	300.0	1.03	1.03	\$133
2409-28-4301	07/07/23	\$650,000	LC	\$325,000	\$112,200	34.52	\$298,616	\$42,275	\$15,891	170.0	350.0	1.68	1.68	\$249
MN-RAL-R-17	04/19/23	\$197,000	MLC	\$115,000	\$38,200	33.22	\$63,431	\$6,751	\$5,640	77.5	120.0	0.08	0.08	\$87
MN-RAL-R-22A	01/29/24	\$800,000	WD	\$305,000	\$159,300	52.23	\$302,656	\$32,179	\$29,835	185.0	322.0	0.49	0.12	\$174
003-005-014-90	05/15/23	\$303,000	WD	\$303,000	\$91,700	30.26	\$175,126	\$163,092	\$35,218	330.0	660.0	5.03	5.03	\$494
004-036-078-00	09/26/22	\$425,000	WD	\$425,000	\$135,900	31.98	\$266,289	\$216,817	\$58,106	550.0	729.0	9.21	9.21	\$394
02-511-009-00	12/09/22	\$80,000	WD	\$80,000	\$38,800	48.50	\$80,700	\$16,300	\$17,000	330.0	1340.0	9.75	9.92	\$49
43-101-002-00	12/04/24	\$200,000	WD	\$200,000	\$42,000	21.00	\$81,188	\$134,494	\$15,682	264.0	132.0	0.80	0.80	\$509
43-207-002-00	03/08/24	\$1,150,000	WD	\$1,150,000	\$259,500	22.57	\$569,062	\$605,918	\$24,980	330.0	132.0	1.22	1.22	\$1,836
007-600-004-01	02/16/24	\$143,400	MLC	\$142,400	\$0	0.00	\$0	\$16,040	\$0	135.0	0.0	0.52	0.52	\$119
009-033-006-85	08/28/23	\$20,500	WD	\$20,500	\$7,500	36.59	\$12,500	\$20,500	\$12,500	120.0	0.0	1.09	1.09	\$171
012-002-011-60	10/31/23	\$340,000	MLC	\$340,000	\$133,400	39.24	\$299,346	\$83,380	\$42,726	436.0	0.0	7.01	7.01	\$191
051-120-033-00	11/01/22	\$90,000	WD	\$90,000	\$59,700	66.33	\$145,715	\$19,285	\$75,000	200.0	225.0	1.03	1.03	\$96
051-120-042-50	06/21/22	\$112,000	MLC	\$112,000	\$58,400	52.14	\$110,153	\$26,847	\$25,000	200.0	0.0	0.69	0.69	\$134
052-100-015-00	06/05/23	\$165,000	WD	\$165,000	\$81,700	49.52	\$169,644	\$8,556	\$13,200	33.0	150.0	0.11	0.11	\$259
052-119-008-00	05/05/22	\$347,500	WD	\$347,500	\$184,300	53.04	\$447,016	\$7,464	\$106,980	228.0	518.0	0.65	0.00	\$33
Totals:		\$5,133,400		\$4,215,400	\$1,445,000	34.28	\$3,153,925	\$1,434,955	\$550,298	3,838.5	370	41.14	40.24	
					Sale. Ratio =>	18.54			Average			Average		
					Std. Dev. =>				per FF=>			per Net Acre=>		
									using					34,882.34

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
Lake Mitchell Water															
10-056-00-060-00	07/26/22	\$765,000	WD	\$765,000	\$474,200	61.99	\$948,349	\$404,703	\$588,052	486.0	87.5	0.98	0.98	\$833	\$414,655
10-094-00-008-00	09/06/22	\$903,000	WD	\$903,000	\$452,300	50.09	\$904,551	\$407,199	\$408,750	225.0	144.0	0.74	0.74	\$1,810	\$547,310
2210-BB33801	09/15/23	\$381,000	WD	\$381,000	\$189,000	49.61	\$378,055	\$302,945	\$300,000	150.0	115.0	0.40	0.40	\$2,020	\$765,013
10-105-00-022-00	12/06/23	\$255,000	WD	\$255,000	\$163,200	64.00	\$326,429	\$218,571	\$290,000	100.0	144.0	0.33	0.33	\$2,186	\$660,335
10-056-00-053-00	08/10/23	\$650,000	WD	\$650,000	\$330,200	50.80	\$660,397	\$285,403	\$295,800	102.0	144.0	0.34	0.34	\$2,798	\$846,893
2210-PS-15	03/14/23	\$679,000	WD	\$679,000	\$270,200	39.79	\$540,390	\$424,610	\$286,000	143.0	95.0	0.31	0.31	\$2,969	\$1,360,929
2210-HB-074	11/09/23	\$429,200	PTA	\$429,200	\$182,100	42.43	\$364,108	\$165,092	\$100,000	50.0	110.0	0.13	0.13	\$3,302	\$1,310,254
2210-PW2184	05/23/22	\$300,000	WD	\$300,000	\$67,200	22.40	\$134,321	\$249,979	\$84,300	70.0	111.4	0.18	0.18	\$3,571	\$1,396,531
2210-PS-16	08/05/22	\$425,000	WD	\$425,000	\$152,000	35.76	\$303,957	\$249,743	\$128,700	66.0	101.0	0.08	0.15	\$3,784	\$3,201,833
2210-FW0110	04/27/23	\$409,200	WD	\$409,200	\$160,300	39.17	\$320,578	\$193,622	\$105,000	50.0	80.0	0.09	0.09	\$3,872	\$2,104,587
2210-34-4405	11/23/22	\$367,000	WD	\$367,000	\$134,100	36.54	\$268,168	\$178,739	\$79,907	41.0	159.0	0.26	0.26	\$4,362	\$679,616
10-098-00-187-00	08/17/22	\$500,000	WD	\$500,000	\$146,500	29.30	\$292,901	\$403,863	\$196,764	84.8	114.8	0.25	0.25	\$4,762	\$1,615,452
009-354-005-00	03/08/23	\$150,000	MCL	\$150,000		35.40		\$150,000		102.0	208.0			\$1,471	
2210-AK-03	05/26/22	\$535,000	WD	\$535,000	\$160,200	29.94	\$320,478	\$305,714	\$91,192	46.8	135.0	0.28	0.28	\$6,537	\$1,095,749
Totals:		\$6,748,400		\$6,598,400	\$2,881,500	43.67	\$5,762,682	\$3,940,183	\$2,954,465	1,716.6		4.36	4.43		
					Sale. Ratio =>				Average						Average
					Std. Dev. =>	12.09			per FF=>	\$2,295		per Net Acre=>	903,090.30		per SqFt=>
									using	2,300.0					

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
FF														
2210-01-3305	07/29/22	\$230,000	WD	\$230,000	\$77,800	33.83	\$155,660	\$80,388	\$6,048	225.5	222.0	1.08	1.08	\$357
2210-01-4202	04/24/23	\$189,900	WD	\$189,900	\$54,700	28.80	\$109,494	\$90,566	\$10,160	277.5	401.0	1.79	1.79	\$326
2210-08-1101	07/06/23	\$205,000	WD	\$205,000	\$71,400	34.83	\$142,723	\$83,777	\$21,500	330.0	660.0	5.00	5.00	\$254
2210-09-2208	02/20/24	\$394,500	WD	\$394,500	\$189,900	48.14	\$379,777	\$26,814	\$12,091	273.6	330.0	1.61	1.61	\$98
2210-13-4302	02/02/24	\$165,000	WD	\$165,000	\$96,200	58.30	\$192,300	\$13,003	\$40,303	212.1	208.0	0.99	0.99	\$61
2210-14-4202	08/31/22	\$232,000	WD	\$232,000	\$87,800	37.84	\$175,675	\$70,895	\$14,570	210.0	0.0	4.70	4.70	\$338
2210-14-4405	09/30/22	\$45,000	WD	\$45,000	\$13,500	30.00	\$26,916	\$45,000	\$22,716	283.9	258.0	1.48	1.48	\$158
2210-14-4407	08/18/23	\$266,500	WD	\$266,500	\$101,200	37.97	\$202,319	\$77,415	\$13,234	148.7	283.0	0.81	0.81	\$521
2210-16-2206	07/22/22	\$165,000	WD	\$165,000	\$84,800	51.39	\$169,519	\$13,923	\$18,442	230.5	241.0	1.16	1.16	\$60
2210-20-2103	09/15/22	\$140,000	WD	\$140,000	\$60,800	43.43	\$121,540	\$20,000	\$5,600	169.6	330.0	1.00	1.00	\$118
2210-20-4302	05/23/22	\$220,000	MLC	\$220,000	\$96,600	43.91	\$193,218	\$40,132	\$13,350	245.0	660.0	3.75	3.75	\$164
2210-20-4404	03/06/23	\$45,000	WD	\$45,000	\$22,400	49.78	\$44,839	\$13,196	\$13,035	158.0	660.0	2.37	2.37	\$84
2210-23-1202	04/07/23	\$160,000	WD	\$160,000	\$52,900	33.06	\$105,711	\$68,166	\$13,877	439.0	354.0	2.68	2.68	\$155
2210-25-3414	09/09/22	\$245,000	WD	\$245,000	\$108,900	44.45	\$217,788	\$60,464	\$33,252	415.6	330.0	1.68	1.09	\$145
2210-25-3415	05/31/23	\$225,000	WD	\$225,000	\$78,800	35.02	\$157,673	\$81,948	\$14,621	164.3	130.0	0.61	0.61	\$499
2210-26-4301	01/22/24	\$232,500	WD	\$232,500	\$84,500	36.34	\$168,951	\$87,969	\$24,420	334.0	0.0	4.42	4.42	\$263
2210-34-4110-02	04/26/22	\$90,000	WD	\$90,000	\$8,800	9.78	\$17,643	\$90,000	\$17,643	198.2	307.0	1.13	1.13	\$454
2210-PL-059	08/24/22	\$170,000	WD	\$170,000	\$70,600	41.53	\$141,280	\$43,720	\$15,000	100.0	200.0	0.46	0.46	\$437
2210-WS-39	09/13/22	\$101,100	WD	\$101,100	\$42,900	42.43	\$85,757	\$66,443	\$51,100	243.3	120.0	0.68	0.68	\$273
Totals:		\$3,521,500		\$3,521,500	\$1,404,500	39.88	\$2,808,783	\$1,073,819	\$360,962	4,659.0	Average	37.40	36.81	
					Sale. Ratio =>	10.44			Average	\$230		Average	28,714.04	
					Std. Dev. =>				per FF=>			per Net Acre=>		

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
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	\$36,957
2112-G37-03	06/14/22	\$8,500	WD	\$8,500	\$20,800	244.71	\$38,064	\$8,500	\$38,064	218.8	150.0	0.75	0.75	\$39	\$11,288
08-013-015-00	10/25/22	\$7,500	WD	\$7,500	\$2,100	28.00	\$5,460	\$7,500	\$5,460	198.0	264.0	1.20	1.20	\$38	\$6,250
43-301-004-01	05/29/24	\$14,500	QC	\$14,500	\$3,700	25.52	\$7,318	\$14,500	\$7,318	140.0	214.0	0.60	0.60	\$104	\$24,167
08-300-020-00	10/14/22	\$45,000	WD	\$45,000	\$7,800	17.33	\$22,075	\$45,000	\$22,075	330.0	627.0	4.75	4.75	\$136	\$9,474
02-005-005-10	08/10/23	\$22,000	WD	\$22,000	\$3,900	17.73	\$7,800	\$22,000	\$7,800	330.0	324.0	2.20	2.20	\$67	\$10,000
2112-07-4411	09/20/22	\$20,000	WD	\$20,000	\$16,100	80.50	\$9,750	\$20,000	\$9,750	150.0	299.1	1.03	1.03	\$133	\$19,417
2112-24-3405	03/14/23	\$7,500	WD	\$7,500	\$5,000	66.67	\$11,644	\$7,500	\$11,644	214.0	254.4	1.25	1.25	\$35	\$6,000
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	\$9,375
Totals:		\$148,500		\$148,500	\$76,400		\$146,346	\$148,500	\$146,346	1,835.8		13.61	13.61		
					Sale. Ratio =>	51.45			Average	\$81		Average	10,908.69		Average
					Std. Dev. =>	73.96			per FF=>			per Net Acre=>			per SqFt=>

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2210-CS-15	03/22/24	\$7,500	WD	\$7,500	\$4,500	60.00	\$8,930	\$7,500	\$8,930	194.1	322.0	1.00	1.00	\$39
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
2210-CS-01	08/18/23	\$4,750	WD	\$4,750	\$9,600	202.11	\$19,136	\$4,750	\$19,136	215.0	220.0	1.11	1.11	\$22
2210-CS-34	11/29/23	\$10,000	WD	\$10,000	\$10,800	108.00	\$21,621	\$10,000	\$21,621	242.9	367.0	1.57	1.57	\$41
2210-CS-25	10/26/23	\$9,500	WD	\$9,500	\$9,200	96.84	\$18,420	\$9,500	\$18,420	207.0	230.0	1.08	1.08	\$46
2210-SUGB-05-01	12/21/22	\$28,000	WD	\$28,000	\$14,000	50.00	\$28,035	\$28,000	\$28,035	315.0	280.0	2.03	2.03	\$89
Totals:		\$72,250		\$72,250	\$56,700	78.48	\$113,362	\$72,250	\$113,362	1,367.5		7.83	7.83	
					Sale. Ratio =>	78.48			Average			Average		
					Std. Dev. =>	55.75			per FF=>	\$53		per Net Acre=>	9,229.69	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2210-CS-01 swampy ff	08/18/23	\$4,750	WD	\$4,750	\$9,600	202.11	\$19,136	\$4,750	\$19,136	215.0	220.0	1.11	1.11	\$22
2210-CS-34	11/29/23	\$10,000	WD	\$10,000	\$10,800	108.00	\$21,621	\$10,000	\$21,621	242.9	367.0	1.57	1.57	\$41
Totals:		\$14,750		\$14,750	\$20,400	138.31	\$40,757	\$14,750	\$40,757	457.9		2.68	2.68	
					Sale. Ratio =>	138.31			Average			Average		
					Std. Dev. =>	66.54			per FF=>	\$32		per Net Acre=>	5,499.63	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
WW Lake															
2210-BAV-71	03/15/23	\$33,750	WD	\$33,750	\$12,000	35.56	\$23,992	\$33,750	\$23,992	104.3	160.0	0.37	0.37	\$324	\$90,970
2210-17-1106	04/27/22	\$225,000	PTA	\$225,000	\$83,700	37.20	\$167,369	\$101,707	\$44,076	275.5	340.0	1.63	1.63	\$369	\$62,512
2209-02-3102	05/22/23	\$49,900	WD	\$49,900	\$27,000	54.11	\$0	\$49,900	\$0	262.0	0.0	0.85	0.85	\$190	\$58,706
2210-SOS-20	04/28/22	\$105,000	WD	\$105,000	\$31,900	30.38	\$63,787	\$61,913	\$20,700	90.0	150.0	0.31	0.31	\$688	\$199,719
Totals:		\$413,650		\$413,650	\$154,600	37.37	\$255,148	\$247,270	\$88,768	731.8		3.16	3.16		
					Sale. Ratio =>	37.37				Average		Average			Average
					Std. Dev. =>	10.28				per FF=>		per Net Acre=>	78,299.56		per SqFt=>

Parcel Number WW Lot	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2210-BAV-40	04/28/23	\$14,155	WD	\$14,155	\$5,900	41.68	\$11,807	\$14,155	\$11,160	90.0	135.0	0.28	0.28	\$157	\$50,735
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	\$20,072
2210-TL-58	10/21/22	\$6,000	WD	\$6,000	\$2,300	38.33	\$4,624	\$6,000	\$4,624	102.8	61.0	0.21	0.21	\$58	\$28,571
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	\$21,818
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	\$20,000
Totals:		\$37,755		\$37,755	\$18,500		\$37,082	\$37,755	\$36,435	468.8		1.34	1.34		
					Sale. Ratio =>	49.00			Average			Average			Average
					Std. Dev. =>	27.05			per FF=>	\$81		per Net Acre=>	28,112.43		per SqFt=>

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Platt FF														
2210-BR2-32	08/31/22	\$59,000	WD	\$59,000	\$22,400	37.97	\$44,789	\$22,611	\$8,400	105.0	150.0	0.36	0.36	\$215
2210-BR2-41	05/30/23	\$125,900	WD	\$125,900	\$49,700	39.48	\$99,422	\$33,104	\$6,626	74.5	150.0	0.26	0.26	\$445
2210-BR3-84	09/02/22	\$143,500	WD	\$143,500	\$50,000	34.84	\$100,009	\$68,691	\$25,200	315.0	450.0	1.09	0.36	\$218
2210-CW-03	09/18/23	\$210,000	WD	\$210,000	\$88,700	42.24	\$177,309	\$45,461	\$12,770	143.5	350.0	0.80	0.80	\$317
2210-CW-21	09/09/22	\$245,000	WD	\$245,000	\$108,900	44.45	\$217,788	\$60,464	\$33,252	415.6	330.0	1.68	0.59	\$145
2210-CW-22	09/14/22	\$168,900	WD	\$168,900	\$58,400	34.58	\$116,701	\$60,199	\$8,000	100.0	170.0	0.39	0.39	\$602
2210-WS-39	09/13/22	\$101,100	WD	\$101,100	\$42,900	42.43	\$85,757	\$66,443	\$51,100	243.3	120.0	0.68	0.68	\$273
Totals:		\$1,053,400		\$1,053,400	\$421,000	39.97	\$841,775	\$356,973	\$145,348	1,396.9	Average	5.25	3.43	
					Sale. Ratio =>	39.97					per FF=>			
					Std. Dev. =>	3.85					\$256			68,020.77
												Average		
												per Net Acre=>		

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2210-BR2-32	08/31/22	\$59,000	WD	\$59,000	\$22,400	37.97	\$44,789	\$22,611	\$8,400	105.0	150.0	0.36	0.36	\$215
2210-BR2-41	05/30/23	\$125,900	WD	\$125,900	\$49,700	39.48	\$99,422	\$33,104	\$6,626	74.5	150.0	0.26	0.26	\$445
2210-BR3-84	09/02/22	\$143,500	WD	\$143,500	\$50,000	34.84	\$100,009	\$68,691	\$25,200	315.0	450.0	1.09	0.36	\$218
2210-CW-03	09/18/23	\$210,000	WD	\$210,000	\$88,700	42.24	\$177,309	\$45,461	\$12,770	143.5	350.0	0.80	0.80	\$317
2210-CW-21	09/09/22	\$245,000	WD	\$245,000	\$108,900	44.45	\$217,788	\$60,464	\$33,252	415.6	330.0	1.68	0.59	\$145
2210-CW-22	09/14/22	\$168,900	WD	\$168,900	\$58,400	34.58	\$116,701	\$60,199	\$8,000	100.0	170.0	0.39	0.39	\$602
2210-WS-39	09/13/22	\$101,100	WD	\$101,100	\$42,900	42.43	\$85,757	\$66,443	\$51,100	243.3	120.0	0.68	0.68	\$273
Totals:		\$1,053,400		\$1,053,400	\$421,000	39.97	\$841,775	\$356,973	\$145,348	1,396.9	Average	5.25	3.43	

Sale. Ratio => 39.97
 Std. Dev. => 3.85
 Average per FF=> \$256
 Average per Net Acre=> 68,020.77

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre				
1AC																	
2111-29-1206	09/12/22	\$8,000	WD	\$8,000		\$9,900			123.75	\$6,080	\$8,000	165.0	230.9	0.87	0.87	\$48	\$9,195
2112-24-3405	03/14/23	\$7,500	WD	\$7,500		\$5,000			66.67	\$8,252	\$7,500	215.0	215.0	1.06	1.22	\$35	\$7,075
Totals:		\$15,500		\$15,500		\$14,900				\$14,332	\$15,500	380.0		1.93	2.09		
						Sale. Ratio =>			96.13			Average					
						Std. Dev. =>			40.36			per FF=>	\$41			Average	
																per Net Acre=>	8,031.09
																Use	8,000.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre
 2 to 3 AC

2211V-073301 02/21/23 \$7,000 WD \$7,000 \$3,800 54.29 \$0 \$7,000 150.0 588.0 2.03 \$47 \$3,457
 2311-04-1406 07/15/22 \$24,000 WD \$24,000 \$7,500 31.25 \$16,882 \$24,000 206.0 672.0 3.18 \$117 \$7,547

Totals: \$31,000 \$31,000 \$11,300 36.45 \$16,882 356.0 5.21 5.21
 Sale. Ratio => 36.45
 Std. Dev. => 16.29
 Average per FF=> \$87
 Average per Net Acre=> 5,955.81

Use 6,000.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre
 2211V-073301 02/21/23 \$7,000 WD \$7,000 \$3,800 54.29 \$0 \$7,000 150.0 588.0 2.03 \$47 \$3,457
 2111-29-1206 09/12/22 \$8,000 WD \$8,000 \$9,900 123.75 \$6,080 \$8,000 165.0 230.9 0.87 \$48 \$9,195
 2309-06-4403 07/22/22 \$11,000 WD \$11,000 \$7,500 68.18 \$8,252 \$11,000 160.0 288.0 1.06 \$69 \$10,377
 2112-24-3405 03/14/23 \$7,500 WD \$7,500 \$5,000 66.67 \$8,252 \$7,500 215.0 215.0 1.06 \$35 \$7,075
 2311-04-1406 07/15/22 \$24,000 WD \$24,000 \$7,500 31.25 \$16,882 \$24,000 206.0 672.0 3.18 \$117 \$7,547

Totals: \$57,500 \$57,500 \$33,700 58.61 \$39,466 896.0 8.20 8.36
 Sale. Ratio => 58.61
 Std. Dev. => 34.08
 Average per FF=> \$64
 Average per Net Acre=> 7,016.47

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

15 AC

2111-15-4407	04/05/23	\$47,000	WD	\$47,000	\$17,400	37.02	\$33,046	\$47,000	363.4	1513.2	12.71	12.71	\$129	\$3,698
2411-11-4309	06/13/22	\$50,000	WD	\$50,000	\$16,800	33.60	\$43,804	\$50,000	660.0	960.0	14.54	15.04	\$76	\$3,439
2110-07-4405	03/24/23	\$56,000	WD	\$56,000	\$13,700	24.46	\$46,980	\$56,000	495.0	1378.0	15.66	16.04	\$113	\$3,576

Totals: \$153,000 \$153,000 \$47,900 31.31 \$123,830 \$153,000 1,518.4 42.91 43.79

Sale. Ratio => 31.31 Average per FF=> \$101 Average per Net Acre=> 3,565.60
Std. Dev. => 6.49

Use 3,500.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
20 AC														
2109-31-1101-01	08/22/22	\$67,500	WD	\$67,500	\$21,900	32.44	\$55,290	\$67,500	1,980.0	405.0	18.43	19.93	\$34	\$3,663
2309-27-3101	07/14/22	\$45,000	WD	\$45,000	\$17,200	38.22	\$35,250	\$45,000	891.0	3871.0	18.81	11.25	\$51	\$2,392
2110-07-1401	04/21/23	\$43,000	WD	\$43,000	\$21,000	48.84	\$55,260	\$43,000	627.0	1320.0	18.90	18.90	\$69	\$2,275
2310-04-3104	07/28/22	\$54,750	WD	\$54,750	\$18,900	34.52	\$56,700	\$54,750	825.0	998.0	18.90	18.90	\$66	\$2,897
2209-14-2203	10/12/23	\$53,000	WD	\$53,000	\$35,500	66.98	\$56,344	\$53,000	1,315.0	1882.0	19.20	10.00	\$40	\$2,760
2110-25-1102	07/18/22	\$55,000	WD	\$55,000	\$23,200	42.18	\$58,500	\$55,000	660.0	1287.0	19.50	20.00	\$83	\$2,821
2310-33-4401-02	08/16/22	\$87,500	WD	\$87,500	\$19,300	22.06	\$57,750	\$87,500	657.0	1309.0	19.75	19.75	\$133	\$4,430
2309-01-3404	07/22/22	\$80,000	WD	\$80,000	\$20,900	26.13	\$59,610	\$80,000	165.0	5245.0	19.87	20.00	\$485	\$4,026
2311-23-1107	02/17/23	\$114,900	WD	\$114,900	\$29,100	25.33	\$90,985	\$114,900	2,142.0	1538.0	20.54	20.54	\$54	\$5,594
2309-17-3201	08/10/23	\$65,000	WD	\$65,000	\$25,900	39.85	\$61,380	\$65,000	1,539.0	667.0	23.56	23.56	\$42	\$2,759
Totals:		\$665,650		\$665,650	\$232,900	34.99	\$587,069	\$665,650	Average 10,801.0	Average per FF=> \$62	197.46	Average per Net Acre=> 182.83		
						13.23								

Use 3,400.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

30 AC

2209-30-1404	07/27/23	\$100,000	WD	\$100,000	\$35,600	35.60	\$89,250	\$100,000	665.0	1965.0	30.00	30.00	\$150	\$3,333
2309-31-2201-01	09/29/23	\$167,200	WD	\$167,200	\$46,300	27.69	\$105,273	\$167,200	1,298.0	1310.0	43.97	38.99	\$129	\$3,803
2312-06-3102-01	08/03/23	\$80,000	WD	\$80,000	\$44,100	55.13	\$108,840	\$80,000	660.0	2394.0	36.28	36.28	\$121	\$2,205

Totals: \$347,200 \$347,200 \$126,000 36.29 \$303,363 \$347,200 2,623.0 110.25 105.27

Sale. Ratio => 14.12 Average per FF=> \$132 Average per Net Acre=> 3,149.21

Use 3,100.00

40 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2412-04-4301	02/28/23	\$150,000	WD	\$150,000	\$40,000	26.67	\$114,000	\$150,000	2,640.0	627.0	38.00	40.00	\$57	\$3,947
2211-23-4101	12/22/23	\$90,000	MLC	\$90,000	\$50,700	56.33	\$112,392	\$90,000	1,122.0	1477.0	38.05	38.05	\$80	\$2,365
2211-32-2201-02	01/05/24	\$92,500	WD	\$92,500	\$42,000	45.41	\$118,770	\$92,500	1,320.0	1320.0	39.59	39.59	\$70	\$2,336
2412-05-3401	03/08/24	\$135,000	WD	\$135,000	\$46,600	34.52	\$107,163	\$135,000	1,320.0	1320.0	39.69	39.69	\$102	\$3,401
2210-21-3202-04	05/05/23	\$105,000	WD	\$105,000	\$49,900	47.52	\$116,850	\$105,000	1,320.0	1320.0	39.95	39.95	\$80	\$2,628
2412-08-1102-02	10/20/22	\$120,000	WD	\$120,000	\$38,000	31.67	\$120,000	\$120,000	1,320.0	1320.0	40.00	40.00	\$91	\$3,000
2112-30-2201	10/02/23	\$140,000	WD	\$140,000	\$38,700	27.64	\$113,805	\$140,000	1,320.0	1440.0	42.15	42.15	\$106	\$3,321

Totals: \$832,500 \$832,500 \$305,900 \$802,980 \$832,500 10,362.0 277.43 279.43

Sale. Ratio => 36.74 Average per FF=> \$80 Average per Net Acre=> 3,000.76
 Std. Dev. => 11.31

use 3,000.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
50 PLUS AC														
2411-33-4201-02	07/13/23	\$207,500	WD	\$207,500	\$89,100	42.94	\$186,950	\$207,500	330.0	1320.0	70.00	60.00	\$629	\$2,964
2310-10-1201	12/20/23	\$188,500	WD	\$188,500	\$66,000	35.01	\$73,670	\$188,500	495.0	6482.0	73.67	73.67	\$381	\$2,559
2312-06-2201-02	02/23/23	\$232,000	LC	\$232,000	\$66,400	28.62	\$195,468	\$232,000	647.0	5062.0	75.18	75.67	\$359	\$3,086
2209-14-4201	01/09/23	\$160,000	WD	\$160,000	\$63,200	39.50	\$206,518	\$160,000	2,618.0	1331.0	80.00	80.00	\$61	\$2,000
2411-12-1102	03/28/23	\$250,000	WD	\$250,000	\$68,000	27.20	\$205,400	\$250,000	1,320.0	2607.0	80.00	80.00	\$189	\$3,125
Totals:		\$1,038,000		\$1,038,000			\$868,006	\$1,038,000	Average	5,410.0	378.85	Average	369.34	

Sale. Ratio => 33.98
Std. Dev. => 6.79

Average per FF=> \$192
Average per Net Acre=> 2,739.87
using 2,700.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2209-30-3101-05	04/28/22	\$15,000	WD	\$15,000	\$7,000	46.67	\$23,688	\$15,000	330.0	618.0	4.93	4.93	\$45	\$3,043
2210-17-3301-05	04/18/23	\$37,500	WD	\$37,500	\$22,800	60.80	\$25,000	\$37,500	331.0	659.0	5.00	5.00	\$113	\$7,500
2310-06-4405	05/12/23	\$22,000	WD	\$22,000	\$7,700	35.00	\$22,950	\$22,000	330.0	660.0	5.00	5.00	\$67	\$4,400
2311-05-4403	04/19/23	\$25,000	WD	\$25,000	\$10,800	43.20	\$23,975	\$25,000	325.0	670.0	5.00	5.00	\$77	\$5,000
2410-33-4403	03/01/24	\$20,000	WD	\$20,000	\$11,100	55.50	\$28,275	\$20,000	544.0	486.0	6.07	6.07	\$37	\$3,295
2311-23-1104	12/06/22	\$37,900	WD	\$37,900	\$8,800	23.22	\$31,000	\$37,900	429.9	650.4	6.20	6.20	\$88	\$6,113
2209-01-1111	01/13/23	\$25,000	WD	\$25,000	\$10,300	41.20	\$34,560	\$25,000	750.0	432.0	7.44	7.44	\$33	\$3,360
2310-29-2104	08/19/23	\$30,000	WD	\$30,000	\$12,100	40.33	\$38,856	\$30,000	604.0	1100.0	7.49	4.15	\$50	\$4,005
2312-12-4405	05/03/22	\$30,000	WD	\$30,000	\$9,900	33.00	\$33,100	\$30,000	495.0	660.0	7.50	7.50	\$61	\$4,000
Totals :		\$242,400		\$242,400	\$100,500		\$261,404	\$242,400	4,138.9	\$59	54.63	51.29		

Sale. Ratio => 41.46
Std. Dev. => 11.43
Average per FF=> 4,138.9
Average per Net Acre=> 51.29

4,437.12
4,400.00

5 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
pleasant lake														
2210-14-4409	09/14/22	\$145,500	WD	\$145,500	\$26,800	18.42	\$53,584	\$145,500	\$53,584	152.0	214.0	2.01	2.01	\$957
2310-32-2304	05/20/22	\$110,000	WD	\$110,000	\$30,000	27.27	\$0	\$110,000	\$0	100.0	0.0	0.62	0.62	\$1,100
2109-OAKB-03	09/15/22	\$115,000	WD	\$115,000	\$50,000	43.48	\$0	\$115,000	\$0	124.0	0.0	0.00	0.00	\$927
Totals:		\$370,500		\$370,500	\$106,800		\$53,584	\$370,500	\$53,584	376.0	2.63	2.63	2.63	
					Sale. Ratio =>	28.83				Average		Average		
					Std. Dev. =>	12.71				per FF=>	\$985	per Net Acre=>	140,874.52	