Residential Land Analysis: 4/1/2020 TO 3/31/2022 USED THE SAME NUMBERS FOR WOODED AND OPEN FOR RESIDENTIAL

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	Class
130-040-500-150-00	2889 E DEGEER CT	04/20/21	$10,000	WD	03-ARM'S LENGTH	$10,000	$5,000	50.00	$9,649	$10,000	$9,649	120.0	0.0	0.84	0.84	$83	$11,919	$0.27	0.00	4300	1644/1422		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
081-721-500-510-00	407 W MITCHELL ST	04/01/22	$10,000	WD	03-ARM'S LENGTH	$10,000	$8,000	80.00	$11,270	$10,000	$11,270	100.0	0.0	0.98	0.98	$100	$10,204	$0.23	0.00	4300	1655/1360		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$20,000								1.82			$10,995	**Less than an acre**									
																	$11,000	**rounded**									
081-024-200-009-00	N SMITH ST	09/27/21	$28,500	WD	19-MULTI PARCEL ARM'S LENGTH	$28,500	$16,100	56.49	$13,455	$28,500	$13,455	225.0	0.0	1.17	1.17	$127	$24,359	$0.56	225.00	4300	1650/311	081-024-200-005-00	4300 W/NW & MILLS	0	0	NOT INSPECTED	001
130-021-300-116-00	3023 E BAKER RD	07/22/20	$10,000	WD	03-ARM'S LENGTH	$10,000	$4,100	41.00	$11,500	$10,000	$11,500	132.0	0.0	1.00	1.00	$76	$10,000	$0.23	0.00	4300	1635/1036		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-028-200-145-00	5420 N EASTMAN RD	06/08/20	$6,000	WD	03-ARM'S LENGTH	$6,000	$4,100	68.33	$11,500	$6,000	$11,500	149.0	293.0	1.00	1.00	$40	$6,000	$0.14	149.00	4300	1634/447		4300 W/NW & MILLS	0	0	NOT INSPECTED	401
						$44,500								3.17			$14,038	**1 acre**									
																	$14,100	**rounded**									
130-040-500-160-00	2895 E DEGEER CT	02/09/21	$15,000	WD	03-ARM'S LENGTH	$15,000	$5,000	33.33	$13,240	$15,000	$13,240	0.0	0.0	1.87	1.87	#DIV/0!	$8,021	$0.18	0.00	4300	1642/1345		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-040-500-170-00	E DEGEER CT	02/15/21	$11,400	WD	03-ARM'S LENGTH	$11,400	$5,000	43.86	$12,100	$11,400	$12,100	98.3	0.0	1.30	1.30	$116	$8,769	$0.20	98.30	4300	1642/837		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$26,400								3.17			$8,395	Average price per acre for 1.5 acres									
																	$12,593	**Price for 1.5 acres**									
																	$14,564	**rounded with 1, 1.5 and 2 acres**									
																	$14,600	**rounded with 1, 1.5 and 2 acres**									
130-040-500-170-00	E DEGEER CT	02/15/21	$11,400	WD	03-ARM'S LENGTH	$11,400	$5,000	43.86	$12,100	$11,400	$12,100	98.3	0.0	1.30	1.30	$116	$8,769	$0.20	98.30	4300	1642/837		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-040-500-160-00	2895 E DEGEER CT	02/09/21	$15,000	WD	03-ARM'S LENGTH	$15,000	$5,000	33.33	$13,240	$15,000	$13,240	0.0	0.0	1.87	1.87	$0	$8,021	$0.18	0.00	4300	1642/1345		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-015-400-342-00	3959 E SHEARER RD	11/22/21	$17,900	WD	03-ARM'S LENGTH	$17,900	$7,700	43.02	$13,590	$17,900	$13,590	230.0	0.0	2.20	2.20	$78	$8,136	$0.19	230.00	4300	1651/1437		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$44,300								5.37			$8,250	Average price per acre for 2 acres									
																	$16,499	**Price for 2 acres**									
																	$17,000	**rounded**									
130-015-400-342-00	3959 E SHEARER RD	11/22/21	$17,900	WD	03-ARM'S LENGTH	$17,900	$7,700	43.02	$13,590	$17,900	$13,590	230.0	0.0	2.20	2.20	$78	$8,136	$0.19	230.00	4300	1651/1437		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-015-400-342-00	3959 E SHEARER RD	03/12/21	$16,900	WD	03-ARM'S LENGTH	$16,900	$4,200	24.85	$14,100	$16,900	$14,100	230.0	0.0	2.20	2.20	$73	$7,682	$0.18	0.00	4300	1643/939		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
160-032-200-110-00	W FIKE RD	11/03/21	$12,500	WD	03-ARM'S LENGTH	$12,500	$5,200	41.60	$14,430	$12,500	$14,430	204.9	0.0	2.47	2.47	$61	$5,061	$0.12	0.00	4300	1651/630		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
100-011-400-156-00	N SEVEN MILE RD	09/20/21	$19,000	WD	03-ARM'S LENGTH	$19,000	$8,000	42.11	$14,595	$19,000	$14,595	165.0	0.0	2.49	2.49	$115	$7,631	$0.18	165.00	4300	1649/1360		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$66,300								9.36			$7,083	Average price per acre for 2.5 acres									
																	$17,708	Price for 2.5 acres									
																	$18,000	**rounded**									
080-022-400-080-00	W NIELSEN RD	02/25/22	$24,900	WD	03-ARM'S LENGTH	$24,900	$14,300	57.43	$15,300	$24,900	$15,300	171.6	0.0	2.60	2.60	$145	$9,577	$0.22	171.60	4300	1654/835		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-014-200-002-00	2989 N SAWMILL TRL	10/05/20	$23,000	WD	19-MULTI PARCEL ARM'S LENGTH	$23,000	$18,100	78.70	$24,600	$23,000	$24,600	412.5	590.0	2.80	2.80	$56	$8,214	$0.19	412.50	4300	1638/1411	080-014-200-005-00	4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-015-400-346-00	E SHEARER RD	10/23/20	$17,750	WD	03-ARM'S LENGTH	$17,750	$5,500	30.99	$16,170	$17,750	$16,170	298.0	0.0	2.89	2.89	$60	$6,142	$0.14	0.00	4300	1638/1326		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-009-100-110-00	3380 E SAIKO RD	07/19/21	$15,000	WD	03-ARM'S LENGTH	$15,000	$9,500	63.33	$15,600	$15,000	$15,600	396.0	0.0	3.00	3.00	$38	$5,000	$0.11	0.00	4300	1647/1372		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-025-400-250-00	N MERIDIAN RD	01/10/22	$31,500	WD	32-SPLIT VACANT	$31,500	$0	0.00	$16,500	$31,500	$16,500	450.0	0.0	3.00	3.00	$70	$10,500	$0.24	0.00	4300	1653/1346		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-040-500-100-00	E DEGEER CT	08/14/20	$16,000	WD	03-ARM'S LENGTH	$16,000	$5,000	31.25	$16,527	$16,000	$16,527	0.0	0.0	3.02	3.02	#DIV/0!	$5,302	$0.12	0.00	4300	1636/707		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-015-400-201-00	3795 E SHEARER RD	04/22/22	$25,000	WD	19-MULTI PARCEL ARM'S LENGTH	$25,000	$18,100	72.40	$34,900	$25,000	$34,900	0.0	0.0	3.20	3.20	#DIV/0!	$7,813	$0.18	0.00	4300	1656/566	130-015-400-025-00, 1:	4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$153,150								20.51			$7,468	Average price per acre for 3 acres									
																	$22,403	**Price for 3 acres**									
																	$22,500	**rounded**									
130-015-400-201-00	3795 E SHEARER RD	04/22/22	$25,000	WD	19-MULTI PARCEL ARM'S LENGTH	$25,000	$18,100	72.40	$34,900	$25,000	$34,900	0.0	0.0	3.20	3.20	#DIV/0!	$7,813	$0.18	0.00	4300	1656/566	130-015-400-025-00, 1:	4300 W/NW & MILLS	0	0	NOT INSPECTED	402
020-005-200-060-00	5495 W BURNS RD	07/01/21	$18,500	WD	03-ARM'S LENGTH	$18,500	$7,100	38.38	$17,010	$18,500	$17,010	278.7	626.0	4.00	4.00	$66	$4,625	$0.11	278.70	4300	1647/679		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
040-585-000-110-00	RIVERCHASE	12/14/21	$31,000	WD	03-ARM'S LENGTH	$31,000	$20,500	66.13	$31,740	$31,000	$31,740	0.0	0.0	4.82	4.82	#DIV/0!	$6,432	$0.15	0.00	4100	1652/853		4100 SUBURBAN	0	0	NOT INSPECTED	402
030-027-100-135-00	W SALT RIVER RD	08/23/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$12,300	49.20	$19,750	$25,000	$19,750	270.5	0.0	4.90	4.90	$92	$5,102	$0.12	0.00	4300	1649/125		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$99,500								16.92			$5,881	Average price per acre for 4 acres									
																	$23,522										
																	$24,000	**rounded**									
020-005-200-060-00	5495 W BURNS RD	07/01/21	$18,500	WD	03-ARM'S LENGTH	$18,500	$7,100	38.38	$17,010	$18,500	$17,010	278.7	626.0	4.00	4.00	$66	$4,625	$0.11	278.70	4300	1647/679		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
030-027-100-135-00	W SALT RIVER RD	08/23/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$12,300	49.20	$19,750	$25,000	$19,750	270.5	0.0	4.90	4.90	$92	$5,102	$0.12	0.00	4300	1649/125		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-020-300-102-00	2655 E BAKER RD	06/04/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$12,600	42.00	$20,300	$30,000	$20,300	168.7	0.0	5.05	5.05	$178	$5,941	$0.14	168.65	4300	1646/812		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-014-200-306-00	908 W BEAMISH RD	05/20/21	$29,250	WD	03-ARM'S LENGTH	$29,250	$18,300	62.56	$19,300	$29,250	$19,300	754.3	0.0	5.09	5.09	$39	$5,747	$0.13	0.00	4300	1646/320		4300 W/NW & MILLS	0	0	5/8/1997	402
						$84,250								15.04			$5,602	Average price for 5 acres									
																	$28,009	Price for 5 acres									
																	$28,000	**rounded**									
030-018-200-227-00	5875 W ISABELLA RD	02/04/21	$47,000	WD	03-ARM'S LENGTH	$47,000	$22,700	48.30	$24,519	$47,000	$24,519	132.0	0.0	6.71	6.71	$356	$7,004	$0.16	132.00	4300	1642/293		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
030-030-300-100-00		05/01/20	$25,000	WD	32-SPLIT VACANT	$25,000	$0	0.00	$23,837	$25,000	$23,837	0.0	0.0	6.42	6.42	#DIV/0!	$3,894	$0.09	0.00	4300	1633/756		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-034-200-032-00	W WACKERLY RD	12/23/21	$37,800	WD	32-SPLIT VACANT	$37,800	$0	0.00	$22,169	$37,800	$22,169	752.8	0.0	6.46	6.46	$50	$5,851	$0.13	0.00	4300	1652/1355		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-022-200-033-00	1453 RED PINE DR	05/05/21	$40,000	WD	03-ARM'S LENGTH	$64,000	$10,300	16.09	$24,190	$64,000	$24,190	150.8	0.0	6.68	6.68	$424	$9,581	$0.22	0.00	4300	1645/1014		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
100-010-300-220-00	1358 W ISABELLA RD	02/01/21	$23,500	WD	03-ARM'S LENGTH	$23,500	$8,200	34.89	$25,721	$23,500	$25,721	181.0	0.0	7.23	7.23	$130	$3,250	$0.07	0.00	4300	1642/209		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
100-020-200-108-00	S ELEVEN MILE RD	09/29/20	$15,000	WD	03-ARM'S LENGTH	$15,000	$8,300	55.33	$25,948	$15,000	$25,948	242.0	0.0	7.33	7.33	$62	$2,046	$0.05	0.00	4300	1638/107		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-036-100-450-00	79 W SAMPSON DR	07/02/21	$38,000	WD	03-ARM'S LENGTH	$38,000	$20,500	53.95	$24,213	$38,000	$24,213	297.0	0.0	7.62	7.62	$128	$4,987	$0.11	0.00	4300	1647/683		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$250,300								48.45			$5,231										
																	$36,614	Price for 7 acres									
																	$37,000	**rounded**									

Residential Land Analysis: 4/1/2020 TO 3/31/2022 USED THE SAME NUMBERS FOR WOODED AND OPEN FOR RESIDENTIAL

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	Class
100-020-400-120-00	W CHIPPEWA RIVER RD	10/26/21	$49,500	WD	32-SPLIT VACANT	$49,500	$0	0.00	$29,733	$49,500	$29,733	1,179.5	0.0	9.87	9.87	$42	$5,015	$0.12	0.00	4300	1651/670		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
020-003-300-200-00	N GENEVA RD	10/14/20	$37,000	WD	03-ARM'S LENGTH	$37,000	$12,500	33.78	$32,000	$37,000	$32,000	330.0	0.0	10.00	10.00	$112	$3,700	$0.08	0.00	4300	1638/942		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-032-400-120-00	N EASTMAN RD	05/26/21	$36,000	WD	03-ARM'S LENGTH	$36,000	$15,000	41.67	$33,872	$36,000	$33,872	1,453.0	0.0	12.00	12.00	$25	$3,000	$0.07	0.00	4300	1646/445		4300 W/NW & MILLS	0	0	12/4/1996	402
						$122,500								31.87			$3,905										
																	$39,051	Price for 10 acres									
																	$39,000	**Rounded for 10 acres**									
130-019-100-020-00	2350 E SHEARER RD	06/18/20	$46,000	WD	03-ARM'S LENGTH	$46,000	$13,000	28.26	$45,816	$46,000	$45,816	634.0	0.0	16.84	16.84	$73	$2,732	$0.06	0.00	4300	1634/954		4300 W/NW & MILLS	0	0	NOT INSPECTED	401
020-031-400-403-00	1025 N COLEMAN RD	11/24/20	$43,500	WD	03-ARM'S LENGTH	$43,500	$21,700	49.89	$46,182	$43,500	$46,182	327.0	0.0	16.97	16.97	$133	$2,563	$0.06	0.00	4300	1640/249		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-017-200-065-00	2922 N ELEVEN MILE	09/17/20	$50,500	WD	19-MULTI PARCEL ARM'S LENGTH	$50,500	$39,100	77.43	$61,642	$50,500	$61,642	628.9	0.0	18.96	18.96	$80	$2,664	$0.06	628.87	4300	1637/962	080-017-200-070-00	4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$140,000								52.77			$2,653										
																	$39,795	Price for 15 acres									
																	$40,000	**rounded**									
100-020-200-175-00	693 S ELEVEN MILE RD	09/29/20	$37,000	WD	03-ARM'S LENGTH	$37,000	$19,500	52.70	$47,706	$37,000	$47,706	251.0	0.0	19.51	19.51	$147	$1,896	$0.04	0.00	4300	1638/106		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
020-031-100-401-00	N COLEMAN RD	11/05/20	$56,000	WD	03-ARM'S LENGTH	$56,000	$25,000	44.64	$48,000	$56,000	$48,000	660.0	0.0	20.00	20.00	$85	$2,800	$0.06	0.00	4300	1641/455		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
030-020-200-250-00	S COLEMAN RD	03/25/21	$54,000	WD	03-ARM'S LENGTH	$54,000	$20,500	37.96	$48,000	$54,000	$48,000	330.0	0.0	20.00	20.00	$164	$2,700	$0.06	0.00	4300	1644/170		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-026-300-401-00	N NEINER RD	06/29/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$25,500	46.36	$46,800	$55,000	$46,800	0.0	0.0	20.00	20.00	#DIV/0!	$2,750	$0.06	0.00	4300	1647/508		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
160-023-200-060-00	W BAKER RD	11/18/20	$40,000	WD	03-ARM'S LENGTH	$40,000	$19,700	49.25	$48,000	$40,000	$48,000	660.0	0.0	20.00	20.00	$61	$2,000	$0.05	0.00	4300	1639/1274		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$242,000								99.51			$2,432										
																	$48,638	Price for 20 acres									
																	$48,500	**rounded**									
																	$60,250	**25 acres average of 20 & 30 acres**									
100-007-200-041-00	W OLSON RD	07/23/20	$70,000	MLC	03-ARM'S LENGTH	$70,000	$30,400	43.43	$90,180	$70,000	$90,180	499.5	0.0	30.30	30.30	$140	$2,310	$0.05	499.50	4300	1635/1063	100-007-200-061-00	4300 W/NW & MILLS	0	0	NOT INSPECTED	402
030-029-400-250-00	5000 W GORDONVILLE RD	05/13/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$44,100	67.85	$89,970	$65,000	$89,970	660.0	0.0	33.95	33.95	$98	$1,915	$0.04	660.00	4300	1646/572	030-029-400-005-00	4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-028-300-102-00	5170 N EASTMAN RD	11/06/20	$107,500	WD	03-ARM'S LENGTH	$107,500	$30,800	28.65	$79,395	$107,500	$79,395	303.1	0.0	36.93	36.93	$355	$2,911	$0.07	0.00	4300	1639/516		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
080-031-100-103-00	W HUCKLEBERRY RD	04/07/21	$89,900	WD	03-ARM'S LENGTH	$89,900	$53,200	59.18	$80,250	$89,900	$80,250	348.0	0.0	37.76	37.76	$258	$2,381	$0.05	0.00	4300	1644/887		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$332,400								138.94			$2,392										
																	$71,772	Price for 30 acres									
																	$72,000	**rounded**									
160-006-400-151-00	N COLEMAN RD	09/03/20	$76,500	WD	32-SPLIT VACANT	$76,500	$0	0.00	$80,994	$76,500	$80,994	1,108.0	0.0	38.00	38.00	$69	$2,013	$0.05	0.00	4300	1637/319		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
030-006-400-300-00	N COLEMAN RD	07/20/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$39,900	44.33	$82,500	$90,000	$82,500	1,320.0	0.0	40.00	40.00	$68	$2,250	$0.05	0.00	4300	1648/153		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-033-400-010-00	E BOMBAY RD	06/28/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$34,000	30.91	$84,000	$110,000	$84,000	1,320.0	0.0	40.00	40.00	$83	$2,750	$0.06	0.00	4300	1647/574		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
160-014-400-050-00	5601 N MAGRUDER RD	04/03/20	$76,000	WD	03-ARM'S LENGTH	$76,000	$33,500	44.08	$84,000	$76,000	$84,000	1,320.0	0.0	40.00	40.00	$58	$1,900	$0.04	0.00	4300	1633/658		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$352,500								158.00			$2,231										
																	$89,243	Price for 40 acres									
																	$89,000	**rounded**									
080-021-300-002-00	1980 W NIELSEN RD	01/15/21	$127,000	WD	03-ARM'S LENGTH	$127,000	$72,400	57.01	$112,720	$127,000	$112,720	954.6	0.0	57.95	57.95	$133	$2,192	$0.05	954.58	4300	1641/950		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
						$127,000								57.95			$2,192										
																	$109,577	Price for 50 acres									
																	$109,500	**rounded for 50 acres**									
020-021-400-000-00	2187 N GENEVA RD	03/05/21	$175,000	WD	03-ARM'S LENGTH	$175,000	$72,500	41.43	$148,000	$175,000	$148,000	1,320.0	0.0	80.00	80.00	$133	$2,188	$0.05	1,320.00	4300	1643/1070		4300 W/NW & MILLS	1	0	NOT INSPECTED	402
030-036-200-030-00	W GORDONVILLE RD	05/06/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$61,500	41.00	$148,000	$150,000	$148,000	2,640.0	0.0	80.00	80.00	$57	$1,875	$0.04	0.00	4300	1633/1016		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-021-200-050-00	E SHEARER RD	05/05/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$57,900	28.95	$146,400	$200,000	$146,400	1,320.0	0.0	80.00	80.00	$152	$2,500	$0.06	0.00	4300	1645/1027		4300 W/NW & MILLS	0	0	NOT INSPECTED	402
130-002-300-010-00	N SWEDE RD	07/15/20	$160,000	WD	03-ARM'S LENGTH	$160,000	$89,600	56.00	$180,000	$160,000	$180,000	660.0	0.0	100.00	100.00	$242	$1,600	$0.04	0.00	4300	1635/572		4300 W/NW & MILLS	0	0	9/9/1997	402
						$685,000								340.00			$2,015										
																	$201,471	Price for 100 acres									
																	$201,500	**rounded**									

No Commercial or Industrial land sales
Commercial land is based on residential sales
No Industial land in Geneva Township

Less than 1 acre sales

Terms of Sale	Adj. Sale $	d. when Sc	Asd/Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ollars/SqA	ctual Fron	ECF Area	Liber/Page	er Parcels in S	Land Table	Gravel	Paved	spected Date	Class	te Grou
03-ARM'S LENGTH	$10,000	$5,000	50.00	$9,649	$10,000	$9,649	120.0	0.0	0.84	0.84	$83	$11,919	$0.27	0.00	4300	1644/1422		4300 W/NW &	0	0	NOT INSPECTED	402	
03-ARM'S LENGTH	$10,000	$8,000	80.00	$11,270	$10,000	$11,270	100.0	0.0	0.98	0.98	$100	$10,204	$0.23	0.00	4300	1655/1360		4300 W/NW &	0	0	NOT INSPECTED	402	
	$20,000								1.82			$10,995	**Less than an acre**										
												$11,000	**rounded**										

AG SALES: 3/31/2020 TO 4/1/2022

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
																	Acres below 5 acres I used $3,000 an acre									
																	1 acre	$3,000								
																	1.5 acre	$4,500								
																	2 acres	$6,000								
																	2.5 acres	$7,500								
																	3 acres	$9,000								
																	4 acres	$12,000								
150-036-400-175-00		12/06/21	$33,475	WD	32-SPLIT VACANT	$33,475	$0	0.00	$31,776	$33,475	$31,776	0.0	0.0	6.62	6.62	#DIV/0!	$5,057	$0.12	0.00	4200	1652/581		4200 S/SW AREA	0	0	NOT INSPECTED
090-008-100-007-00	N EASTMAN RD	07/30/21	$35,000	WD	32-SPLIT VACANT	$35,000	$0	0.00	$39,390	$35,000	$39,390	330.0	0.0	6.67	6.67	$106	$5,247	$0.12	0.00	1100	1648/678		1100 AG E CENTRAL	0	0	8/9/2019
																	$5,152	Average per acre 5 acres								
																	$25,760	Average price for 5 acres								
																	$25,500	rounded for 5 acres								
																	$33,750	7 acres used average of 5 and 10 acres								
060-034-200-056-00	S SASSE RD	06/16/20	$45,300	WD	03-ARM'S LENGTH	$45,300	$19,600	43.27	$43,872	$45,300	$43,872	0.0	0.0	10.80	10.80	#DIV/0!	$4,194	$0.10	0.00	1200	1634/1119		1200 AG SOUTH	0	0	8/16/2021
																	$4,194	Average per acre 10 acres with outlier								
																	$41,944	Average price for 10 acres with outlier								
																	$42,000	rounded for 10 acres								
																	$59,500	Average price for 15 acres								
																	$59,500	rounded for 15 acres								
060-029-400-475-00	E LAPORTE RD	06/22/20	$68,000	WD	32-SPLIT VACANT	$68,000	$0	0.00	$80,832	$68,000	$80,832	0.0	0.0	17.22	17.22	#DIV/0!	$3,949	$0.09	0.00	1200	1645/366		1200 AG SOUTH	0	0	NOT INSPECTED
160-025-100-025-00	W SHAFFER RD	01/21/22	$82,500	WD	03-ARM'S LENGTH	$82,500	$28,100	34.06	$61,805	$82,500	$61,805	897.4	0.0	21.98	21.98	$92	$3,753	$0.09	0.00	1300	1653/1008		1300 AG W/NW & MILI	0	0	11/30/2021
																	$3,851	average for 20 acres								
																	$77,023	Average price for 20 acres								
																	$77,000	rounded for 20 acres								
																	$91,500	25 acres is averaged with 20 and 30								
160-035-300-300-00	4066 N ALAMANDO RD	01/06/22	$118,000	WD	03-ARM'S LENGTH	$118,000	$47,700	40.42	$97,783	$118,000	$97,783	0.0	0.0	33.37	33.37	#DIV/0!	$3,536	$0.08	0.00	1300	1653/297		1300 AG W/NW & MILI	0	0	12/2/2021
																	$3,536	average per 30 acres								
																	$106,083	Average price for 30 acres								
																	$106,000	rounded for 30 acres								
020-002-300-005-00	N ALAMANDO RD	03/26/21	$144,000	WD	03-ARM'S LENGTH	$144,000	$54,000	37.50	$127,050	$144,000	$127,050	0.0	0.0	40.00	40.00	#DIV/0!	$3,600	$0.08	0.00	1300	1644/293		1300 AG W/NW & MILI	1	0	5/16/2016
090-010-200-010-00	E HURLEY RD	05/28/20	$132,000	WD	03-ARM'S LENGTH	$132,000	$68,300	51.74	$163,840	$132,000	$163,840	0.0	0.0	40.00	40.00	#DIV/0!	$3,300	$0.08	0.00	1100	1634/154		1100 AG E CENTRAL	1	0	3/24/2021
																	$3,450	average per acre								
																	$138,000	40 acre								
																	$138,000	rounded for 40 acres								
020-001-300-110-00	W PERE MARQUETTE RD	05/19/21	$168,000	WD	03-ARM'S LENGTH	$168,000	$70,000	41.67	$156,420	$168,000	$156,420	1,198.0	0.0	48.25	48.25	$140	$3,482	$0.08	0.00	1300	1645/1425		1300 AG W/NW & MILI	0	0	4/20/2022
																	$3,482	average per acre for 50 acres								
																	$174,093	Average price for 50 acres								
																	$174,000	rounded								
020-018-100-000-00	5625 W RUHLE RD	11/02/20	$209,000	WD	03-ARM'S LENGTH	$200,000	$104,500	52.25	$239,872	$200,000	$239,872	0.0	0.0	80.00	80.00	#DIV/0!	$2,500	$0.06	0.00	1300	1639/355		1300 AG W/NW & MILI	0	0	4/28/2021
020-018-200-000-00	W RUHLE RD	10/30/20	$185,500	WD	03-ARM'S LENGTH	$185,500	$101,300	54.61	$196,801	$185,500	$196,801	0.0	0.0	80.00	80.00	#DIV/0!	$2,319	$0.05	0.00	1300	1639/193		1300 AG W/NW & MILI	0	1	4/21/2022
						$385,500								160.00			$2,409									
																	$240,938									
																	$240,000	Rounded for 100 acres								