

2023 LAND ANALYSIS - NORTH/CENTRAL RURAL 4/01/2020 - 3/31/2022

| 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 | Land Table | Inspected Date | Class |
|---------------------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|--------------------|------------------|--------------------|----------------|-------|--------------------|------------------|------------|----------------------|---------------|--------------|----------|------------|---------------------|----------------|-------|
| 100-002-200-090-00 | 2470 OLD BEAVER RD | 08/04/20 | \$114,000 | WD | 03-ARM'S LENGTH | \$114,000 | \$62,800 | 55.09 | \$139,842 | \$31,428 | \$57,270 | 166.0 | 164.0 | 0.63 | 0.63 | \$189 | \$50,285 | \$1.15 | 166.00 | CR-50 | 202010806 | NORTH/CENTRAL RURAL | 8/18/2020 | 401 |
| 100-002-200-100-06 | 2453 OLD BEAVER RD | 11/24/20 | \$150,000 | WD | 16-LC PAYOFF | \$150,000 | \$82,400 | 54.93 | \$173,437 | \$52,118 | \$75,555 | 219.0 | 250.0 | 1.26 | 1.26 | \$238 | \$41,462 | \$0.95 | 219.00 | CR-50 | 202101027 | NORTH/CENTRAL RURAL | 2/2/2022 | 401 |
| 100-002-200-160-00 | 2434 CHIP RD | 08/28/20 | \$124,000 | WD | 03-ARM'S LENGTH | \$124,000 | \$47,200 | 38.06 | \$104,920 | \$61,170 | \$42,090 | 122.0 | 240.0 | 0.67 | 0.67 | \$501 | \$91,027 | \$2.09 | 122.00 | CR-50 | 202012623 | NORTH/CENTRAL RURAL | 9/9/2020 | 401 |
| 100-002-400-090-00 | 2471 WHEELER RD | 08/06/21 | \$128,000 | WD | 03-ARM'S LENGTH | \$128,000 | \$47,000 | 36.72 | \$98,452 | \$71,983 | \$42,435 | 123.0 | 183.0 | 0.52 | 0.52 | \$585 | \$139,232 | \$3.20 | 123.00 | CR-50 | 202114059 | NORTH/CENTRAL RURAL | 8/30/2021 | 401 |
| 100-002-400-110-00 | 2451 E WHEELER RD | 12/22/20 | \$150,250 | WD | 03-ARM'S LENGTH | \$150,250 | \$60,900 | 40.53 | \$130,903 | \$53,847 | \$34,500 | 100.0 | 183.0 | 0.42 | 0.42 | \$538 | \$128,207 | \$2.94 | 100.00 | CR-50 | 202018720 | NORTH/CENTRAL RURAL | 6/8/2021 | 401 |
| 100-011-200-040-10 | 2452 E WHEELER RD | 04/15/20 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$206,500 | 52.95 | \$447,335 | \$56,515 | \$113,850 | 330.0 | 658.0 | 4.99 | 4.99 | \$171 | \$11,337 | \$0.26 | 330.00 | RU-70 | 202005568 | NORTH/CENTRAL RURAL | 6/15/2020 | 401 |
| 100-012-300-050-00 | 3837 MONITOR RD | 10/26/20 | \$180,000 | WD | 08-ESTATE | \$180,000 | \$72,000 | 40.00 | \$158,415 | \$90,585 | \$69,000 | 200.0 | 270.0 | 1.24 | 1.24 | \$453 | \$73,052 | \$1.68 | 200.00 | CR-50 | 202015748 | NORTH/CENTRAL RURAL | 11/12/2020 | 401 |
| 100-012-400-080-00 | 3900 TWO MILE RD | 10/29/21 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$54,500 | 41.92 | \$119,056 | \$58,554 | \$47,610 | 138.0 | 164.0 | 0.52 | 0.52 | \$424 | \$112,604 | \$2.59 | 138.00 | CR-50 | 202118680 | NORTH/CENTRAL RURAL | 11/8/2021 | 401 |
| 100-012-400-080-01 | 2 MILE RD (REAR) | 10/29/21 | \$40,000 | WD | 03-ARM'S LENGTH | \$40,000 | \$19,900 | 49.75 | \$47,610 | \$40,000 | \$47,610 | 138.0 | 262.0 | 0.83 | 0.83 | \$290 | \$48,193 | \$1.11 | 138.00 | CR-50 | 202118680 | NORTH/CENTRAL RURAL | 11/8/2021 | 402 |
| Totals: | | | \$1,406,250 | | | \$1,406,250 | \$653,200 | | \$1,419,970 | \$516,200 | \$529,920 | 1,536.0 | | 11.07 | 11.07 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 46.45 | | | Average | | | Average | | | Average | | | | | | | |
| | | | | | | | Std. Dev. => | 7.54 | | | per FF=> | \$336 | | per Net Acr | 46,647.39 | | per SqFt=> | \$1.07 | | | | | | |
| 2023 USED \$336 FF | | | | | | | | | | | | | | | | | | | | | | | | |