

2024 LAND RURAL RESIDENTIAL

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
05-0003-0011-03-0	08/27/21	\$64,000	\$35,900	56.09	\$71,740	\$7,593	\$15,333	0.32	0.32	\$23,728	\$0.54	RURES RURAL RESIDENTIAL	
05-0015-0005-10-6	08/19/21	\$19,900	\$8,900	44.72	\$17,706	\$19,900	\$13,120	0.41	0.41	\$48,537	\$1.11	RURES RURAL RESIDENTIAL	
05-0013-0007-14-5	04/29/22	\$155,000	\$59,800	38.58	\$119,631	\$50,089	\$14,720	0.46	0.46	\$108,889	\$2.50	RURES RURAL RESIDENTIAL	
05-0015-0010-01-1	06/24/22	\$60,000	\$37,000	61.67	\$73,967	\$7,793	\$21,760	0.68	0.68	\$11,460	\$0.26	RURES RURAL RESIDENTIAL	
05-0003-0013-03-2	11/18/22	\$195,000	\$79,600	40.82	\$159,210	\$74,601	\$38,811	0.81	0.81	\$92,100	\$2.11	RURES RURAL RESIDENTIAL	
05-0117-0009-03-1	12/02/22	\$105,000	\$44,300	42.19	\$88,666	\$43,214	\$26,880	0.84	0.84	\$51,445	\$1.18	RRMH RURAL RESIDENTIAL	
		\$598,900				\$203,190		3.52			\$1.33	SF Rate Used	
05-0005-0001-11-1	10/15/21	\$17,500	\$16,000	91.43	\$32,000	\$17,500	\$32,000	1.00	1.00	\$17,500	\$0.40	RURES RURAL RESIDENTIAL	
04-0022-0020-01-4	01/31/22	\$178,500	\$70,500	39.50	\$165,848	\$29,527	\$16,875	0.80	0.80	\$36,955	\$0.85	RRAVE RURAL RES	
04-0034-0002-09-5	05/09/22	\$225,000	\$85,100	37.82	\$188,215	\$57,960	\$21,175	0.93	0.93	\$62,323	\$1.43	RRAVE RURAL RES	
04-0125-0020-11-2	02/04/22	\$80,000	\$41,500	51.88	\$92,513	\$9,412	\$21,925	0.96	0.96	\$9,763	\$0.22	RRMH RURAL RES	
04-0010-0007-00-6	06/24/22	\$60,000	\$54,400	90.67	\$59,460	\$21,665	\$21,125	1.00	1.00	\$21,665	\$0.50	RR100 RURAL RES	
04-0013-0002-06-8	10/29/21	\$135,000	\$32,000	23.70	\$113,272	\$43,328	\$21,600	1.00	1.00	\$43,328	\$0.99	RRAVE RURAL RES	
04-0021-0006-05-6	05/31/22	\$310,000	\$131,500	42.42	\$288,768	\$43,957	\$22,725	1.00	1.00	\$43,957	\$1.01	RRU10 RURAL RES	
04-0010-0018-06-7	05/14/21	\$153,000	\$58,500	38.24	\$136,749	\$38,676	\$22,425	1.01	1.01	\$38,293	\$0.88	RRAVE RURAL RES	
04-0032-0007-04-0	06/07/21	\$260,000	\$97,700	37.58	\$217,621	\$64,704	\$22,325	1.17	1.17	\$55,303	\$1.27	RRU10 RURAL RES	
05-0023-0003-23-0	09/17/21	\$194,900	\$84,100	43.15	\$168,273	\$58,627	\$32,000	1.00	1.00	\$58,627	\$1.35	RRMH RURAL RESIDENTIAL	
		\$1,613,900				\$385,356		9.87		\$39,031	RATE USED FOR 1 ACRE		
04-0025-0004-04-8	05/12/22	\$187,000	\$54,200	28.98	\$155,563	\$57,375	\$25,938	1.21	1.21	\$47,417	\$1.09	RRAVE RURAL RES	
04-0028-0012-25-8	09/20/21	\$331,000	\$0	0.00	\$317,543	\$39,724	\$26,267	1.27	1.27	\$31,279	\$0.72	RRAVE RURAL RES	
04-0018-0006-01-3	07/12/21	\$120,000	\$60,600	50.50	\$127,212	\$18,293	\$25,505	1.30	0.66	\$14,061	\$0.32	RRAVE RURAL RES	
04-0020-0028-02-7	09/21/22	\$29,000	\$12,500	43.10	\$27,380	\$29,000	\$27,380	1.34	1.34	\$21,642	\$0.50	RRAVE RURAL RES	
04-0020-0010-01-2	03/28/23	\$120,000	\$39,800	33.17	\$89,370	\$57,240	\$26,610	1.42	1.42	\$40,310	\$0.93	RRAVE RURAL RES	
04-0032-0011-03-9	07/23/21	\$170,000	\$69,700	41.00	\$137,627	\$66,968	\$34,595	1.58	0.58	\$42,304	\$0.97	RRAVE RURAL RES	
04-0023-0007-01-6	12/06/21	\$185,000	\$61,500	33.24	\$174,052	\$39,727	\$28,779	1.68	1.68	\$23,647	\$0.54	RR100 RURAL RES	
05-0115-0004-09-2	10/20/21	\$119,000	\$56,400	47.39	\$112,834	\$43,696	\$37,530	1.53	1.53	\$28,559	\$0.66	RURES RURAL RESIDENTIAL	
		\$1,261,000				\$352,023		11.33		\$31,059	RATE USED FOR 1.5 ACRE		
04-0019-0016-00-9	07/07/21	\$165,000	\$58,400	35.39	\$150,169	\$43,997	\$29,166	1.76	1.76	\$24,956	\$0.57	RRAVE RURAL RES	
04-0016-0011-01-0	09/01/22	\$120,000	\$54,400	45.33	\$119,692	\$30,923	\$30,615	2.00	2.00	\$15,462	\$0.35	RRAVE RURAL RES	
04-0008-0002-03-7	09/16/22	\$160,000	\$46,500	29.06	\$101,559	\$89,074	\$30,633	2.04	2.04	\$43,664	\$1.00	RRAVE RURAL RES	
04-0035-0006-04-0	08/20/21	\$210,000	\$85,700	40.81	\$198,774	\$44,890	\$33,664	2.27	2.27	\$19,775	\$0.45	RRAVE RURAL RES	
05-0009-0010-03-2	05/21/21	\$210,000	\$99,500	47.38	\$198,955	\$49,045	\$38,000	2.00	2.00	\$24,523	\$0.56	RURES RURAL RESIDENTIAL	
05-0009-0010-03-2	04/14/22	\$215,000	\$99,500	46.28	\$198,955	\$54,045	\$38,000	2.00	2.00	\$27,023	\$0.62	RURES RURAL RESIDENTIAL	
		\$1,080,000				\$311,974		12.07		\$25,841	RATE USED FOR 2 ACRE		
05-0106-0003-07-0	08/26/21	\$191,500	\$76,800	40.10	\$153,663	\$79,347	\$41,510	2.39	2.39	\$33,200	\$0.76	RURES RURAL RESIDENTIAL	
04-0029-0001-15-0	10/07/21	\$15,000	\$25,600	170.67	\$51,210	\$15,000	\$51,210	2.34	1.20	\$6,410	\$0.15	RRAVE RURAL RES	
05-0109-0001-14-5	07/14/22	\$200,000	\$85,500	42.75	\$171,066	\$71,164	\$42,230	2.47	2.47	\$28,811	\$0.66	RURES RURAL RESIDENTIAL	
05-0012-0006-15-9	02/17/22	\$40,000	\$21,300	53.25	\$42,610	\$40,000	\$42,610	2.51	2.51	\$15,936	\$0.37	RURES RURAL RESIDENTIAL	
05-0103-0001-42-0	09/22/22	\$70,000	\$22,100	31.57	\$44,150	\$70,000	\$44,150	2.65	2.65	\$26,415	\$0.61	RRU10 RURAL RESIDENTIAL	
		\$516,500				\$275,511		12.36		\$22,291	RATE USED FOR 2.5 ACRE		
05-0004-0007-15-4	05/27/21	\$220,000	\$81,300	36.95	\$162,658	\$105,342	\$48,000	3.00	3.00	\$35,114	\$0.81	RURES RURAL RESIDENTIAL	
04-0026-0015-02-1	11/22/21	\$185,000	\$79,800	43.14	\$177,255	\$44,937	\$37,192	3.17	3.17	\$14,176	\$0.33	RRAVE RURAL RES	

2024 LAND RURAL RESIDENTIAL

04-0016-0010-01-0	03/24/23	\$177,000	\$64,600	36.50	\$142,361	\$73,673	\$39,034	3.41	3.41	\$21,605	\$0.50	RRAVE RURAL RES
05-0103-0001-45-0	04/29/22	\$45,000	\$25,100	55.78	\$50,160	\$45,000	\$50,160	3.27	3.27	\$13,761	\$0.32	RRU10 RURAL RESIDENTIAL
05-0115-0009-43-0	11/23/22	\$235,000	\$100,000	42.55	\$199,951	\$85,929	\$50,880	3.36	3.36	\$25,574	\$0.59	RURES RURAL RESIDENTIAL
		\$862,000				\$354,881		16.21		\$21,893		
										\$65,678	RATE USED FOR 3 ACRE	
05-0103-0001-47-0	07/26/22	\$75,000	\$26,800	35.73	\$53,600	\$75,000	\$53,600	3.70	3.70	\$20,270	\$0.47	RRU10 RURAL RESIDENTIAL
04-0010-0026-06-0	05/11/22	\$75,000	\$19,400	25.87	\$40,915	\$75,000	\$40,915	4.50	4.50	\$16,667	\$0.38	RR100 RURAL RES
05-0109-0003-11-0	08/11/22	\$590,000	\$288,300	48.86	\$576,558	\$71,332	\$57,890	4.21	4.21	\$16,943	\$0.39	RRU10 RURAL RESIDENTIAL
		\$740,000				\$221,332		12.41		\$17,835		
										\$71,339.89	RATE USED FOR 4 ACRE	
04-0003-0008-02-6	06/24/22	\$140,000	\$34,000	24.29	\$127,344	\$57,656	\$45,000	5.00	5.00	\$11,531	\$0.26	RR100 RURAL RES
04-0010-0026-07-0	08/20/21	\$317,500	\$0	0.00	\$224,324	\$136,826	\$43,650	5.00	5.00	\$27,365	\$0.63	RR100 RURAL RES
04-0021-0007-08-7	09/30/22	\$150,000	\$78,200	52.13	\$175,188	\$19,137	\$44,325	5.11	5.11	\$3,745	\$0.09	RRMH RURAL RES
04-0012-0002-04-3	11/24/21	\$22,000	\$20,900	95.00	\$44,200	\$22,000	\$44,200	5.84	5.84	\$3,767	\$0.09	RRAVE RURAL RES
04-0012-0001-04-7	08/31/21	\$422,000	\$99,500	23.58	\$345,773	\$114,666	\$38,439	6.06	6.06	\$18,922	\$0.43	RRAVE RURAL RES
05-0002-0008-01-4	11/30/22	\$245,000	\$102,000	41.63	\$203,987	\$106,013	\$65,000	5.00	5.00	\$21,203	\$0.49	RURES RURAL RESIDENTIAL
05-0002-0008-02-2	06/01/21	\$305,000	\$137,400	45.05	\$274,764	\$95,236	\$65,000	5.00	5.00	\$19,047	\$0.44	RURES RURAL RESIDENTIAL
05-0009-0004-02-4	05/02/22	\$116,100	\$86,900	74.85	\$173,854	\$7,721	\$65,475	5.19	5.19	\$1,488	\$0.03	RURES RURAL RESIDENTIAL
05-0116-0008-30-0	06/25/21	\$60,000	\$32,900	54.83	\$65,725	\$60,000	\$65,725	5.29	5.29	\$11,342	\$0.26	RRU10 RURAL RESIDENTIAL
05-0116-0008-30-0	04/21/22	\$79,350	\$32,900	41.46	\$65,725	\$79,350	\$65,725	5.29	5.29	\$15,000	\$0.34	RRU10 RURAL RESIDENTIAL
05-0008-0014-07-2	06/30/21	\$418,000	\$140,200	33.54	\$280,485	\$205,215	\$67,700	6.08	6.08	\$33,752	\$0.77	RRU10 RURAL RESIDENTIAL
		\$2,274,950				\$903,820		58.86		\$15,355		
										\$76,777	RATE USED FOR 5 ACRE	
05-0121-0001-03-0	07/29/22	\$69,000	\$17,700	25.65	\$35,467	\$69,000	\$35,467	7.28	7.28	\$9,478	\$0.22	RURES RURAL RESIDENTIAL
02-0012-0028-00-1	08/12/22	\$355,000	\$142,300	40.08	\$405,380	\$55,085	\$105,465	8.50	8.50	\$6,481	\$0.15	00001 RURAL RES
02-0015-0004-16-0	05/05/22	\$110,000	\$50,000	45.45	\$99,663	\$104,052	\$93,715	8.50	7.50	\$12,241	\$0.28	00001 RURAL RES
04-0019-0017-06-0	10/18/21	\$45,000	\$27,900	62.00	\$63,859	\$35,326	\$54,185	6.67	6.67	\$5,296	\$0.12	RRAVE RURAL RES
04-0035-0010-04-5	09/30/21	\$225,000	\$81,400	36.18	\$162,466	\$133,018	\$70,484	6.80	1.50	\$19,561	\$0.45	RRAVE RURAL RES
04-0020-0019-01-0	12/09/22	\$400,000	\$110,700	27.68	\$308,904	\$151,852	\$60,756	7.94	7.94	\$19,125	\$0.44	RRAVE RURAL RES
		\$1,204,000				\$548,333		45.69		\$12,001		
										\$84,008	RATE USED FOR 7 ACRE	
05-0023-0006-02-2	07/29/22	\$290,000	\$157,500	54.31	\$314,912	\$51,855	\$76,767	9.03	9.03	\$5,743	\$0.13	RRU10 RURAL RESIDENTIAL
04-0002-0003-08-5	05/21/21	\$320,000	\$149,100	46.59	\$328,043	\$61,447	\$69,490	9.13	9.13	\$6,730	\$0.15	RRU10 RURAL RES
04-0125-0005-02-4	10/29/21	\$285,000	\$99,300	34.84	\$235,231	\$124,326	\$74,557	9.93	9.93	\$12,520	\$0.29	RRAVE RURAL RES
05-0109-0005-01-9	08/24/21	\$400,000	\$168,900	42.23	\$337,886	\$142,504	\$80,390	10.06	10.06	\$14,165	\$0.33	RRU10 RURAL RESIDENTIAL
05-0015-0012-02-0	08/29/22	\$139,500	\$43,100	30.90	\$86,175	\$139,500	\$86,175	10.95	10.95	\$12,740	\$0.29	RURES RURAL RESIDENTIAL
05-0003-0016-04-0	10/22/21	\$300,000	\$142,500	47.50	\$284,940	\$110,660	\$95,600	12.40	12.40	\$8,924	\$0.20	RURES RURAL RESIDENTIAL
		\$1,734,500				\$630,292		61.50		\$10,249		
										\$102,487	RATE USED FOR 10 ACRE	
05-0006-0012-00-6	10/28/21	\$290,000	\$133,400	46.00	\$266,772	\$124,938	\$101,710	13.34	13.34	\$9,366	\$0.22	RURES RURAL RESIDENTIAL
04-0022-0014-06-0	06/17/22	\$149,900	\$89,200	59.51	\$202,459	\$44,407	\$96,966	14.04	2.00	\$3,163	\$0.07	RR100 RURAL RES
04-0020-0002-11-0	08/31/22	\$87,120	\$0	0.00	\$107,520	\$87,120	\$107,520	15.84	15.84	\$5,500	\$0.13	RRAVE RURAL RES
04-0011-0004-20-0	09/06/21	\$125,000	\$0	0.00	\$109,920	\$125,000	\$109,920	16.64	16.64	\$7,512	\$0.17	RRU10 RURAL RES
05-0004-0007-20-1	02/17/23	\$280,000	\$111,100	39.68	\$222,126	\$161,946	\$104,072	15.57	15.57	\$10,401	\$0.24	RR100 RURAL RESIDENTIAL
05-0116-0008-32-0	08/27/21	\$200,000	\$58,800	29.40	\$117,670	\$200,000	\$117,670	15.94	15.94	\$12,547	\$0.29	RRU10 RURAL RESIDENTIAL
05-0116-0008-31-0	09/24/21	\$215,000	\$74,200	34.51	\$148,380	\$215,000	\$148,380	17.44	12.16	\$12,328	\$0.28	RRU10 RURAL RESIDENTIAL

2024 LAND RURAL RESIDENTIAL

		\$1,347,020				\$958,411		108.81		\$8,808		
										\$132,122		RATE USED FOR 15 ACRE
04-0035-0010-00-2	05/27/21	\$295,000	\$99,800	33.83	\$234,387	\$171,997	\$111,384	17.57	17.57	\$9,789	\$0.22	RRAVE RURAL RES
04-0002-0014-05-0	06/01/22	\$90,000	\$21,400	23.78	\$116,490	\$90,000	\$116,490	18.83	18.83	\$4,780	\$0.11	RRU10 RURAL RES
04-0020-0024-03-0	06/10/22	\$185,000	\$49,700	26.86	\$123,242	\$185,000	\$123,242	22.00	22.00	\$8,409	\$0.19	RRU10 RURAL RES
		\$816,100				\$693,097		81.45		\$8,509		
										\$170,190		RATE USED FOR 20 ACRE
05-0103-0001-39-0	08/24/21	\$246,100	\$105,300	42.79	\$250,508	\$246,100	\$250,508	23.05	18.67	\$10,677	\$0.25	RRU10 RURAL RESIDENTIAL
05-0116-0008-35-0	06/22/21	\$162,000	\$87,300	53.89	\$174,650	\$162,000	\$174,650	24.95	24.95	\$6,493	\$0.15	RRU10 RURAL RESIDENTIAL
		\$408,100				\$408,100		48.00		\$8,502		\$8,000.00
										\$212,552.08		\$200,000.00 RATE USED FOR 25 ACRE
05-0015-0016-05-1	03/10/23	\$200,000	\$96,600	48.30	\$193,240	\$200,000	\$193,240	29.56	29.56	\$6,766	\$0.16	RURES RURAL RESIDENTIAL
22-0035-0012-16-0	04/15/22	\$319,000	\$118,100	37.02	\$236,111	\$319,000	\$236,111	31.46	21.59	\$10,140	\$0.23	RRAVE RURAL
		\$519,000				\$519,000		61.02		\$8,505		\$7,500.00
										\$255,162		\$225,000.00 RATE USED FOR 30 ACRE
04-0016-0005-10-0	01/14/22	\$575,000	\$204,900	35.63	\$456,481	\$281,839	\$163,320	41.67	41.67	\$6,764	\$0.16	RRU10 RURAL RES
10-0028-0016-00-3	08/31/22	\$370,000	\$230,700	62.35	\$461,386	\$188,474	\$279,860	36.10	15.00	\$5,221	\$0.12	4016 RURAL
						\$470,313		77.77		\$6,047		
										\$241,899		RATE USED FOR 40 ACRE
04-0006-0012-02-8	06/07/21	\$265,712	\$96,700	36.39	\$228,800	\$265,712	\$228,800	58.00	58.00	\$4,581	\$0.11	RRAVE RURAL RES
10-0014-0009-03-1	11/12/21	\$300,000	\$241,600	80.53	\$304,068	\$300,000	\$304,068	59.77	26.38	\$5,019	\$0.12	4016 RURAL
						\$565,712		117.77		\$4,804		\$5,000.00
										\$240,176.62		\$250,000.00 RATE USED FOR 50 ACRE
04-0014-0013-03-3	08/09/21	\$375,000	\$211,700	56.45	\$551,948	\$375,000	\$551,948	97.10	97.10	\$3,862	\$0.09	RRAVE RURAL RES
10-0001-0001-03-9	03/30/22	\$679,733	\$340,300	50.06	\$680,609	\$679,733	\$680,609	153.01	109.49	\$4,442	\$0.10	4016 RURAL
						\$1,054,733		250.11		\$4,217		
										\$421,707.65		RATE USED FOR 100 ACRE

2024 Land Red Bud Meadows

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
05-6600-0006-00-8	01/21/22	\$20,000	\$9,700	48.50	\$19,322	\$20,000	\$19,322	0.55	0.55	\$36,101	\$0.83	6600	RED BUD MEADOWS
05-6600-0019-00-2	04/30/21	\$310,200	\$160,000	51.58	\$320,060	\$21,340	\$31,200	0.90	0.90	\$23,844	\$0.55	6600	RED BUD MEADOWS
05-6600-0021-01-0	11/12/21	\$310,000	\$145,700	47.00	\$291,476	\$52,321	\$33,797	0.97	0.97	\$53,939	\$1.24	6600	RED BUD MEADOWS
05-6600-0030-01-0	04/08/22	\$388,000	\$166,800	42.99	\$333,430	\$100,064	\$45,494	1.90	1.90	\$52,693	\$1.21	6600	RED BUD MEADOWS
05-6600-0033-00-5	06/18/21	\$22,750	\$11,700	51.43	\$23,392	\$22,750	\$23,392	0.67	0.67	\$33,905	\$0.78	6600	RED BUD MEADOWS
05-6600-0049-00-9	05/27/22	\$370,000	\$154,500	41.76	\$309,031	\$100,372	\$39,403	1.13	1.13	\$88,746	\$2.04	6600	RED BUD MEADOWS
Totals:		\$1,420,950	\$648,400		\$1,296,711	\$316,847	\$192,608	6.12	6.12				
			Sale. Ratio =>	45.63				Average		Average			
			Std. Dev. =>	4.15				per Net Acre=>	51,772.39	per SqFt=>	\$1.19		

2024 SF Rate Used

2024 Land Sanctuary

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
05-7000-0001-00-3	09/24/21	\$46,000	\$26,300	57.17	\$52,650	\$46,000	\$52,650	1.20	1.20	\$38,333	\$0.88	7000	SANCTUARY
05-7000-0005-00-9	07/30/21	\$350,000	\$165,100	47.17	\$330,218	\$64,782	\$45,000	1.00	1.00	\$64,782	\$1.49	7000	SANCTUARY
05-7000-0013-01-0	08/16/21	\$1,200,000	\$440,800	36.73	\$881,584	\$397,166	\$78,750	1.90	1.90	\$209,035	\$4.80	7000	SANCTUARY
05-7000-0020-00-8	01/26/22	\$55,000	\$28,100	51.09	\$56,250	\$55,000	\$56,250	1.00	1.00	\$55,000	\$1.26	7000	SANCTUARY
05-7000-0022-00-1	08/06/21	\$39,000	\$28,100	72.05	\$56,250	\$39,000	\$56,250	1.80	1.80	\$21,667	\$0.50	7000	SANCTUARY
05-7000-0025-00-0	03/30/23	\$59,000	\$36,500	61.86	\$72,900	\$59,000	\$72,900	1.80	1.80	\$32,778	\$0.75	7000	SANCTUARY
05-7000-0031-00-0	12/30/21	\$88,000	\$48,300	54.89	\$96,555	\$88,000	\$96,555	7.44	0.70	\$11,828	\$0.27	7000	SANCTUARY
05-7000-0032-00-6	08/05/22	\$930,000	\$287,500	30.91	\$574,961	\$448,249	\$93,210	5.29	0.80	\$84,735	\$1.95	7000	SANCTUARY
05-7000-0058-00-5	05/31/22	\$575,000	\$225,500	39.22	\$450,953	\$200,547	\$76,500	1.40	1.40	\$143,248	\$3.29	7000	SANCTUARY
Totals:		\$3,342,000	\$1,286,200		\$2,572,321	\$1,397,744	\$628,065	22.83	11.60				
				Sale. Ratio =>	38.49				Average		Average		
				Std. Dev. =>	13.08				per Net Acre=>	61,224.00	per SqFt=>	\$1.41	
2024 SF Rate Used													

2024 LAND RIVERBEND (NON WATER)

Parcel Number	Sale Date	Adj. Sale\$	Cur. Asmnt.	Assessed Sale	Cur. Appraisal	Unimproved Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Owner/Parcel	Land Table
05-6850-0014-00-0	10/31/16	\$325,000	\$194,100	59.72	\$388,276	\$36,504	\$99,780	3.99	3.99	#DIV/0!	\$9,149	\$0.21	0.00	7000	3154-0766	RIVERBEND
05-6850-0015-00-6	01/11/16	\$115,000	\$88,300	76.78	\$176,540	\$115,000	\$176,540	8.47	8.47	#DIV/0!	\$18,577	\$0.31	0.00	7000	3126-0466	RIVERBEND
05-6850-0016-00-2	01/09/15	\$69,000	\$50,000	72.46	\$100,000	\$69,000	\$100,000	4.00	4.00	#DIV/0!	\$17,250	\$0.40	0.00	7000	3095-1207	RIVERBEND
05-6850-0012-00-7	01/09/15	\$75,000	\$42,500	56.67	\$85,040	\$75,000	\$85,040	3.32	3.32	#DIV/0!	\$22,590	\$0.52	0.00	7000	3094-3033	RIVERBEND
05-6850-0009-00-6	08/31/23	\$100,000	\$54,200	54.20	\$108,400	\$100,000	\$108,400	4.42	4.42	#DIV/0!	\$22,624	\$0.52	0.00	7000	3411-0617	RIVERBEND
											\$16,343 (ROUNDED)					
											\$16,000	24 RATE FOR ADDITIONAL ACRES				
05-6850-0014-00-0	04/01/21	\$435,000	\$194,100	44.62	\$388,276	\$146,504	\$99,780	3.99	3.99	#DIV/0!	\$36,718	\$0.84	0.00	7000	3321-0237	RIVERBEND
05-6850-0014-00-0	05/25/23	\$535,000	\$214,800	40.15	\$429,608	\$176,072	\$99,780	3.99	3.99	#DIV/0!	\$44,128	\$1.01	0.00	7000	3404-3220	RIVERBEND
											\$40,423 (ROUNDED)					
											\$40,000	24 RATE FOR FIRST ACRE				

2024 Land West River Terrace

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
05-0122-0002-43-2	09/16/21	\$195,000	\$98,000	50.26	\$196,017	\$27,363	\$28,380	0.86	0.86	\$31,817	\$0.73	8520	WEST RIVER TERRACE
05-8520-0026-00-8	12/13/21	\$215,000	\$106,300	49.44	\$212,526	\$18,842	\$16,368	0.50	0.50	\$37,988	\$0.87	8520	WEST RIVER TERRACE
05-8520-0043-00-0	09/23/21	\$197,000	\$87,600	44.47	\$175,271	\$35,358	\$13,629	0.41	0.41	\$85,613	\$1.97	8520	WEST RIVER TERRACE
05-8520-0046-00-9	04/22/22	\$175,000	\$82,600	47.20	\$165,196	\$23,433	\$13,629	0.41	0.41	\$56,738	\$1.30	8520	WEST RIVER TERRACE
Totals:		\$782,000	\$374,500		\$749,010	\$104,996	\$72,006	2.18	2.18				
				Sale. Ratio =>	47.89	Average			Average				
				Std. Dev. =>	2.59	per Net Acre=>			48,119.16	per SqFt=>		\$1.10	
2024 AC Rate Used													

2024 Land Dayton Lake

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmt.	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
05-0007-0036-01-0	10/27/20	\$100,000	\$56,200	56.20	\$112,401	\$93,958	\$106,359	212.7	250.0	1.12	0.00	\$442	\$83,816	\$1.92	190.26
02-0013-0006-01-3	04/23/21	\$79,900	\$63,300	79.22	\$103,500	\$79,900	\$119,830	115.0	450.0	1.19	1.19	\$695	\$67,256	\$1.54	115.00
02-0013-0006-02-1	05/27/22	\$135,000	\$26,100	19.33	\$52,200	\$135,000	\$60,436	258.0	19.4	1.96	1.96	\$523	\$69,054	\$1.59	258.00
05-0008-0005-15-4	04/26/23	\$160,000	\$75,800	47.38	\$151,695	\$47,090	\$38,785	77.6	80.0	0.23	0.23	\$607	\$209,289	\$4.80	122.65
Totals:		\$474,900	\$221,400		\$419,796	\$355,948	\$325,410	663.3		4.49	3.37				
				Sale. Ratio =>	46.62	Average				Average					
				Std. Dev. =>	24.76	per FF=>		\$537			per Net Acre=>		79,293.38	per SqFt=>	
2024 FF Rate Used															

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. Sales Tax	Asd/Adj. Sale	Car. Appraisal	Land Residual	Net Acres	Total Acres	2ND LAND RESIDUAL	TAXABLE ACRES	TILLABLE	PER TILL AC	WOODS	PER WD AC	ROW	DRAIN	BLD SITE	WET		
TILLABLE STUDY:																					
22-0008-0056-00-6	WEE CREEK	04/23/21	\$90,000	\$33,300	37.00	\$71,844	\$90,000	12.00	12.00		11.88	11.875	\$7,578.95					0.13			
22-0008-0027-07-1	W GLENDORA	06/11/21	\$65,000	\$30,600	47.08	\$66,157	\$65,000	11.41	11.41		10.93	10.935	\$5,944.22					0.48			
22-0011-0016-01-0	13085 CLEVELAND	04/28/22	\$132,000	\$0	0.00	\$106,783	\$132,000	17.65	17.65		17.65	17.65	\$7,478.75								
04-0008-0005-00-1	8257 LABERDY RD	06/23/21	\$531,810	\$187,600	35.28	\$357,920	\$531,810	59.09	28.75		56.92	56.923	\$9,342.62					2.17			
04-0027-0006-02-1	TRUE RD	01/31/22	\$155,000	\$79,800	51.48	\$156,676	\$155,000	29.79	29.79		29.01	29.014	\$5,342.25					0.78			
04-0033-0008-04-0	6545 FAIRLAND RD	06/03/22	\$230,100	\$140,000	60.84	\$280,617	\$230,100	52.35	52.35		51.86	51.855	\$4,437.37					0.5			
02-0010-0012-04-3	CLEVELAND AVE	12/10/21	\$100,000	\$53,600	53.60	\$107,305	\$100,000	20.00	10.00		19.76	9.76	\$10,245.90					0.24			
02-0013-0004-10-0	W LEMON CREEK RD	11/02/21	\$77,660	\$0	0.00	\$38,993	\$77,660	7.77	7.77		6.96	6.963	\$11,153.24					0.8			
												194.975	\$7,085.88								
												Rounded \$7085 AC Rate Used 2024									
WOODS STUDY:																					
22-0005-0008-06-0	12434 SAND RIDGE RD	05/27/21	\$220,000	\$99,800	45.36	\$216,148	\$220,000	39.51	39.51	(\$57,975.69)	38.07	34.074	NA	4	(14,493.92)	0.6	0.833				
22-0010-0015-00-7	2044 W GLENDORA	12/06/22	\$395,000	\$129,200	32.71	\$290,210	\$271,420	30.00	30.00	\$81,365.20	29.60	20.6	NA	8	10,170.65	0.4					
05-0002-0006-03-0	S RED BUD TR	04/01/22	\$407,000	\$175,900	43.22	\$351,711	\$407,000	64.83	64.83	\$42,092.66	61.26	44.73	NA	16.53	\$2,546.44	3.57					
22-0019-0005-08-1	CARPENTER	01/06/23	\$130,000	\$15,900	12.23	\$35,094	\$120,692	5.00	5.00	\$89,291.86	4.85	3.849	NA	1	\$9,291.86	0.15					
05-0022-0003-02-0	W CHICAGO RD	04/14/22	\$190,000	\$54,000	28.42	\$108,098	\$199,000	22.00	22.00	\$114,130.60	19.52	9.30	NA	12.345	\$9,245.09	0.36	2.121				
22-0021-0003-03-9	W WARREN WOODS	06/16/22	\$172,000	\$84,700	49.24	\$181,080	\$172,000	41.00	41.00	(\$20,765.38)	38.88	23.629	NA	15.25	(\$1,361.66)						
22-0025-0006-00-6	GARDNER	03/23/23	\$220,000	\$50,200	22.82	\$106,188	\$220,000	20.00	20.00	\$86,926.70	19.31	16.312	NA	3	\$28,975.57	0.69					
22-0025-0010-01-1	W ELM VALLEY	07/29/22	\$40,000	\$46,700	116.75	\$99,277	\$40,000	20.00	20.00	(\$74,652.53)	19.75	14.054	NA	5.7	(\$16,965.48)	0.25	1.818				
22-0038-0009-03-0	16059 PARDEE	07/05/22	\$144,000	\$73,000	50.69	\$153,903	\$144,000	30.43	30.43	(\$56,784.70)	26.61	24.612	NA	2	(28,392.35)	2					
22-0035-0009-11-0	GARDNER	04/28/22	\$194,160	\$0	0.00	\$172,438	\$194,160	32.36	32.36	(\$21,504.89)	31.44	26.436	NA	5	(4,300.98)	0.92					
												\$182,123.83	\$2,500.84								
												Rounded \$2500 AC Rate Used 2024									
WET STUDY:																					
02-0015-0003-03-9	HOLDEN RD	09/21/23	\$150,000	\$43,300	28.87	\$86,600	\$150,000	17.00	17.00	\$9720		17.00	15					2	19860		
05-0008-0008-02-0	BUFFALO RD	10/20/21	\$150,000	\$51,000	34.00	\$102,028	\$150,000	19.26	19.26	18538.888	18.88	17.88				0.38		1	18538.89		
												39720							3	13240	
												Rounded \$1100 AC Rate Used									
SCRUB/PAST. STUDY:																					
22-0010-0015-00-7	2044 W GLENDORA	12/06/22	\$395,000	\$129,200	32.71	\$290,210	\$271,420	30.00	30.00	\$81,365.20	29.60	20.6	NA	8	\$10,170.65	0.4					
05-0002-0006-03-0	S RED BUD TR	04/01/22	\$407,000	\$175,900	43.22	\$351,711	\$407,000	64.83	64.83	\$42,092.66	61.26	44.73	NA	16.53	\$2,546.44	3.57					
22-0019-0005-08-1	CARPENTER	01/06/23	\$130,000	\$15,900	12.23	\$35,094	\$120,692	5.00	5.00	\$89,291.86	4.85	3.849	NA	1	\$9,291.86	0.15					
05-0022-0003-02-0	W CHICAGO RD	04/14/22	\$190,000	\$54,000	28.42	\$108,098	\$199,000	22.00	22.00	\$114,130.60	19.52	9.30	NA	12.345	\$9,245.09	0.36	2.121				
22-0021-0003-03-9	W WARREN WOODS	06/16/22	\$172,000	\$84,700	49.24	\$181,080	\$172,000	41.00	41.00	(\$20,765.38)	38.88	23.629	NA	15.25	(\$1,361.66)						
22-0025-0006-00-6	GARDNER	03/23/23	\$220,000	\$50,200	22.82	\$106,188	\$220,000	20.00	20.00	\$86,926.70	19.31	16.312	NA	3	\$28,975.57	0.69					
22-0025-0010-01-1	W ELM VALLEY	07/29/22	\$40,000	\$46,700	116.75	\$99,277	\$40,000	20.00	20.00	(\$74,652.53)	19.75	14.054	NA	4.4	(\$16,965.48)	0.25	1.818				
22-0035-0009-11-0	GARDNER	04/28/22	\$194,160	\$0	0.00	\$172,438	\$194,160	32.36	32.36	(\$21,504.89)	31.44	26.436	NA	5	(\$4,300.98)	0.92					
												\$296,884.22	\$4,530.85								
												Rounded \$4500 AC Rate Used 2024									

2024 Land Commercial

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
05-0008-0007-02-5	07/29/22	\$183,000	\$76,200	41.64	\$152,860	\$84,880	\$54,240	120.0	200.0	0.55	0.55	\$707	\$154,047	\$3.54	120.00	COMMERCIAL
51-4500-0014-01-1	11/16/20	\$77,000	\$35,400	45.97	\$82,024	\$6,539	\$11,563	32.5	125.0	0.09	0.09	\$201	\$70,312	\$1.61	32.50	COMMERCIAL
54-0340-0098-00-1	06/17/21	\$22,000	\$13,800	62.73	\$27,500	\$22,000	\$27,500	50.0	100.0	0.12	0.12	\$440	\$191,304	\$4.39	50.00	COMMERCIAL
54-0340-0141-04-6	12/29/21	\$16,000	\$16,500	103.13	\$33,000	\$16,000	\$33,000	60.0	100.0	0.14	0.14	\$267	\$115,942	\$2.66	60.00	COMMERCIAL
54-7580-0001-00-7	03/16/21	\$108,000	\$59,900	55.46	\$133,948	\$7,785	\$33,733	61.3	100.0	0.14	0.14	\$127	\$55,607	\$1.28	80.00	COMMERCIAL
54-0903-0088-00-9	06/01/20	\$67,000	\$33,200	49.55	\$73,680	\$6,527	\$13,207	63.0	88.0	0.13	0.13	\$104	\$51,394	\$1.18	63.00	COMMERCIAL
54-2970-0058-01-8	11/16/21	\$175,000	\$50,500	28.86	\$113,110	\$77,986	\$16,096	70.0	114.2	0.18	0.18	\$1,114	\$423,837	\$9.73	70.00	COMMERCIAL
51-0340-0185-00-7	01/21/22	\$35,000	\$28,700	82.00	\$57,488	\$35,000	\$55,000	100.0	125.0	0.29	0.29	\$350	\$121,951	\$2.80	100.00	COMMERCIAL
54-0805-0019-00-7	01/22/20	\$268,000	\$72,200	26.94	\$156,110	\$180,640	\$68,750	125.0	125.0	0.36	0.36	\$1,445	\$503,175	\$11.55	125.00	COMMERCIAL
54-2970-0058-00-0	04/26/21	\$1,200	\$10,600	883.33	\$21,188	\$1,200	\$21,188	135.0	114.2	0.35	0.36	\$9	\$3,390	\$0.08	135.00	COMMERCIAL
54-0340-0035-00-9	03/31/21	\$486,000	\$177,700	36.56	\$352,833	\$215,667	\$82,500	150.0	130.0	0.24	0.00	\$1,438	\$902,372	\$20.72	150.00	COMMERCIAL
54-0340-0243-00-1	06/30/21	\$180,000	\$104,400	58.00	\$232,095	\$30,405	\$82,500	150.0	160.0	0.55	0.55	\$203	\$55,181	\$1.27	150.00	COMMERCIAL
30-0710-0056-00-4	01/18/21	\$116,000	\$37,500	32.33	\$78,930	\$101,785	\$64,715	174.5	264.0	0.53	0.32	\$583	\$192,410	\$4.42	174.50	COMMERCIAL
52-3020-0011-00-6	07/13/18	\$80,000	\$52,900	66.13	\$108,823	\$17,737	\$46,560	175.2	420.0	0.85	0.48	\$101	\$20,991	\$0.48	175.20	COMMERCIAL
54-0340-0068-00-4	05/01/19	\$150,000	\$84,900	56.60	\$168,031	\$83,719	\$101,750	185.0	267.0	0.57	0.33	\$453	\$147,653	\$3.39	185.00	COMMERCIAL
54-0340-0071-00-5	11/15/19	\$105,000	\$87,400	83.24	\$173,221	\$77,208	\$145,429	230.0	330.0	0.87	0.29	\$336	\$88,339	\$2.03	230.00	COMMERCIAL
						\$965,078		1,881.5								
												\$513 FF RATE USED 2024				
02-0011-0027-01-4	07/12/23	\$130,000	\$78,400	60.31	\$156,712	\$11,288	\$38,000	0.0	0.0	1.00	1.00	na	\$11,288	\$0.26	0.00	COMMERCIAL
54-2970-0058-00-0	04/26/21	\$1,200	\$10,600	883.33	\$21,188	\$1,200	\$21,188	135.0	114.2	0.35	0.36	\$9	\$3,390	\$0.08	135.00	COMMERCIAL
52-3020-0011-00-6	07/13/18	\$80,000	\$52,900	66.13	\$108,823	\$17,737	\$46,560	175.2	420.0	0.85	0.48	\$101	\$20,991	\$0.48	175.20	COMMERCIAL
54-7580-0008-00-1	11/15/19	\$85,000	\$85,600	100.71	\$100,070	\$3,309	\$18,379	0.0	0.0	0.27	0.27	na	\$12,256	\$0.28	0.00	COMMERCIAL
						\$33,534				2.47		\$13,582 NEAR 131 AC RATE USED 2024				
02-0022-0004-10-0	12/29/20	\$225,000	\$49,800	22.13	\$109,577	\$225,000	\$109,577	0.0	0.0	28.14	28.14	na	\$7,996	\$0.18	0.00	COMMERCIAL
80-54-801-038-00	12/01/22	\$18,000	\$24,500	136.11	\$50,775	\$2,325	\$35,100	0.0	0.0	1.30	1.30	na	\$1,788	\$0.04	0.00	BUSINESS DISTRICT
54-2970-0058-00-0	04/26/21	\$1,200	\$10,600	883.33	\$21,188	\$1,200	\$21,188	135.0	114.2	0.35	0.36	\$9	\$3,390	\$0.08	135.00	COMMERCIAL
54-7590-0012-00-6	07/10/18	\$35,000	\$30,500	87.14	\$46,490	\$425	\$11,825	21.5	110.0	0.05	0.05	\$20	\$7,870	\$0.18	21.50	COMMERCIAL
						\$228,950				29.85		\$7,671 OFF 131 AC RATE USED 2024				

2024 Land Industrial

Parcel Number	Sale Date	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
05-0001-0001-06-0	01/21/20	\$144,774	\$82,600	57.05	\$165,166	\$144,774	\$165,166	34.47	34.47	\$4,200	\$0.10	0.00	INDUSTRIAL
05-0106-0003-08-0	03/01/21	\$202,475	\$75,800	37.44	\$151,673	\$202,475	\$151,673	31.15	31.15	\$6,500	\$0.15	0.00	INDUSTRIAL
						\$347,249		65.62		\$5,292	2024 AC Rate Used		
05-0105-0008-13-9	12/14/21	\$1,195,000	\$461,500	38.62	\$922,981	\$339,300	\$67,281	8.46	8.46	\$40,106	\$0.92	0.00	INDUSTRIAL
30-9425-0014-13-0	06/23/22	\$30,000	\$20,200	67.33	\$36,000	\$30,000	\$36,000	2.00	2.00	\$15,000	\$0.34	0.00	INDUSTRIAL
30-9425-0014-14-0	11/03/22	\$52,000	\$0	0.00	\$48,240	\$52,000	\$48,240	3.36	3.36	\$15,476	\$0.36	0.00	INDUSTRIAL
10-0022-0012-10-6	05/08/19	\$125,000	\$55,500	44.40	\$101,244	\$70,198	\$46,442	4.40	4.40	\$15,954	\$0.37	0.00	3000 IND
51-0805-0052-00-1	07/31/15	\$235,000	\$0	0.00	\$215,570	\$28,960	\$9,530	0.78	0.78	\$37,320	\$0.86	0.00	INDUSTRIAL
05-0106-0001-04-0	08/27/21	\$680,000	\$334,200	49.15	\$668,304	\$680,000	\$668,304	15.00	15.00	\$45,333	\$1.04	0.00	INDUSTRIAL
						\$1,200,458		34.00		\$35,312	2024 AC Rate Used Ind.Park		