

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND TYPE
14-090-017-078-04	SHERMAN RD	8/28/2019	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	12.75	\$6,275	TILLABLE
14-070-009-004/033-00	31272 US 12	11/6/2020	\$200,000	WD	20-MULTI PARCEL SALE REF	\$200,000	\$79,004	20.00	\$3,950	20-TILL//11-WDS
14-070-018-090-02/06		11/17/2020	\$336,000	OTH	20-MULTI PARCEL SALE REF	\$336,000	\$336,000	28.00	\$12,000	TILLABLE
14-070-018-090-08	33268 REDFIELD ST	10/4/2019	\$110,000	OTH	31-SPLIT IMPROVED	\$110,000	\$110,000	10.09	\$10,902	TILLABLE
14-060-003-045-00		5/29/2020	\$292,000			\$247,508	\$247,508	78.59	\$3,149	TILLABLE
14-060-017-311-00		10/9/2020	\$233,300			\$207,583	\$207,583	23.75	\$8,740	TILLABLE
14-010-033-581-01		12/18/2020	\$220,000			\$188,056	\$188,056	33.48	\$5,617	TILLABLE
<b>Totals:</b>			<b>\$1,471,300</b>			<b>\$1,369,147</b>	<b>\$1,248,151</b>	<b>206.66</b>		

Average per Net Acre=>	\$6,040	TILLABLE
USE ==>	\$6,000	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND TYPE
14-090-011-043-05		8/5/2020	\$1,266,000	WD	20-MULTI PARCEL SALE REF	\$1,266,000	\$1,209,269	172.00	\$7,031	TILL-IRR
14-090-013-031-00	MAY ST	8/5/2020	INCL	WD	INCL	INCL	INCL	INCL	#VALUE!	INCL
14-090-014-001-00	MAY ST	8/5/2020	INCL	WD	INCL	INCL	INCL	INCL	#VALUE!	INCL
14-140-023-007-01		2/27/2020	\$176,700				\$157,297	21.11	\$7,451	TILL-IRR
14-040-033-014-51		3/23/2020	\$538,000				\$533,860	73.18	\$7,295	TILL-IRR
<b>Totals:</b>			<b>\$1,980,700</b>			<b>\$1,266,000</b>	<b>\$1,900,426</b>	<b>266.29</b>		

Average per Net Acre=>	\$7,137	TILL-IRR
USE ==>	\$7,100	

SITE VALUES ARE FROM RURAL RESIDENTIAL LAND ANALYSIS

USE ==>	\$6,000	TILLABLE
	\$0	ROW
	\$3,100	WOODS
	\$2,200	PASTURE/SCRUB
	\$1,400	SWAMP/LOW/WET
	\$3,600	GRAVEL PIT
	\$7,100	TILL-IRRIGATED
	\$18,700	SITE-UP TO 1 ACRE
	\$14,200	SITE-1-2.5 ACRES
	\$12,800	SITE-2.5-5 ACRES
	\$9,700	SITE-5-10 ACRES

MILTON 2022

COMMERCIAL LAND ANALYSIS

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND TYPE
14-090-008-023-00	2/5/2021	\$29,900	\$29,900	\$29,900	0.712	\$41,994	TOWNSHIP
14-020-028-036-11	5/7/2019	\$142,000	\$142,000	\$55,404	3.580	\$15,476	TOWNSHIP
14-020-031-165-00	10/8/2020	\$280,000	\$280,000	\$48,640	0.173	\$9,967	TOWNSHIP
14-030-170-038-00	8/7/2020	\$160,000	\$160,000	\$31,360	1.100	\$28,509	TOWNSHIP
14-080-031-008-00	9/1/2020	\$166,000	\$166,000	\$44,947	4.690	\$9,584	TOWNSHIP
14-080-034-043-01	10/8/2020	\$110,000	\$110,000	\$24,290	1.230	\$19,748	TOWNSHIP
14-080-150-014-00	12/30/2020	\$27,000	\$27,000	\$6,956	0.137	\$50,774	TOWNSHIP
14-120-209-016-30	8/27/2020	\$50,000	\$50,000	\$17,469	0.540	\$32,350	TOWNSHIP
14-120-270-023-01	7/17/2020	\$180,000	\$180,000	\$35,280	1.513	\$23,318	TOWNSHIP
14-120-415-001-03	6/12/2020	\$145,000	\$145,000	\$6,956	0.317	\$21,943	TOWNSHIP
14-120-415-001-03	6/12/2020	\$145,000	\$145,000	\$28,420	0.317	\$89,653	TOWNSHIP
14-130-430-004-00	6/20/2019	\$10,000	\$10,000	\$1,960	0.08	\$25,128	TOWNSHIP
<b>Totals:</b>		<b>\$1,444,900</b>	<b>\$1,444,900</b>	<b>\$331,582</b>	<b>14.39</b>		

<b>Average</b>		
<b>per Net Acre=&gt;</b>	<b>\$23,047</b>	<b>TOWNSHIP</b>
<b>USE ==&gt;</b>	<b>\$23,000</b>	<b>1ST ACRE</b>

2022	ACRES	TOTAL \$	\$ PER ACRE
USE =>	1.00	\$23,000	\$23,000
	1.50	\$27,368	\$18,245
<b>COMMERCIAL TOWNSHIP</b>	2.00	\$31,936	\$15,968
	2.50	\$35,998	\$14,399
	3.00	\$39,699	\$13,233
	4.00	\$46,328	\$11,582
	5.00	\$52,220	\$10,444
	7.00	\$62,559	\$8,937
	10.00	\$75,750	\$7,575
	15.00	\$94,170	\$6,278
	20.00	\$109,900	\$5,495
	25.00	\$123,875	\$4,955
	30.00	\$136,620	\$4,554
	40.00	\$159,400	\$3,985
	50.00	\$179,700	\$3,594
	100.00	\$260,700	\$2,607

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND SIZE
14-070-150-014-00	33273 US 12	07/08/20	\$148,200	WD	22-OUTLIER	\$148,200	\$32,463	1.56	\$20,810	
14-070-150-013-00	33239 US 12	02/25/20	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$33,072	1.90	\$17,406	
14-070-024-004-00	71074 CONRAD RD	12/23/19	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$32,258	2.00	\$16,129	
14-070-003-011-00	68162 BEEBE RD	04/27/20	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$41,896	2.00	\$20,948	
<b>Totals:</b>			<b>\$515,600</b>			<b>\$515,600</b>	<b>\$139,689</b>	<b>7.46</b>		

<b>Average per Net Acre=&gt;</b>	<b>\$18,725</b>	<b>UP TO 2 ACRES</b>
<b>USE ==&gt;</b>	<b>\$18,700</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND SIZE
14-070-011-020-00	69906 BRUSH	02/27/20	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$38,835	2.02	\$19,225	
14-070-001-014-25	28815 RUNKLE ST	09/24/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$32,619	2.29	\$14,225	
14-070-018-065-00	33586 BERTRAND ST	12/29/20	\$178,900	LC	09-FAMILY SALE	\$178,900	\$44,414	3.15	\$14,100	
14-070-018-085-00	70718 BATCHELOR DR	11/08/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$42,155	5.00	\$8,431	
14-070-150-016-90	33497 BELL ST	11/16/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$75,516	3.63	\$20,803	
14-070-150-007-00	33039 US 12	09/16/19	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$53,868	4.31	\$12,498	
14-070-011-005-06	29741 FOLLMER ST	09/03/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$74,075	5.00	\$14,815	
<b>Totals:</b>			<b>\$1,666,400</b>			<b>\$1,666,400</b>	<b>\$361,482</b>	<b>25.40</b>		

<b>Average per Net Acre=&gt;</b>	<b>\$14,230</b>	<b>2-5 ACRES</b>
<b>USE ==&gt;</b>	<b>\$14,200</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND SIZE
14-070-018-062-00	70462 IRONWOOD DR	10/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,792	5.01	\$11,535	
14-070-022-017-00	71102 MAPLELEAF DR	04/15/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$87,248	6.00	\$14,541	
14-070-007-008-00	33089 WORRELL ST	09/25/19	\$265,000	WD	22-OUTLIER	\$265,000	\$82,382	6.75	\$12,205	
<b>Totals:</b>			<b>\$615,000</b>			<b>\$615,000</b>	<b>\$227,422</b>	<b>17.76</b>		

<b>Average per Net Acre=&gt;</b>	<b>\$12,805</b>	<b>5-10 ACRES</b>
<b>USE ==&gt;</b>	<b>\$12,800</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND SIZE
14-070-015-026-10	70856 BRODERICK WAY	09/20/19	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$15,467	10.39	\$1,489	
14-070-015-020-00	30776 REDFIELD ST	10/16/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$176,255	12.67	\$13,911	
14-070-014-011-02	70426 BRUSH RD	11/21/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$165,000	13.60	\$12,132	
14-070-009-018-20	69813 GUMWOOD RD	09/04/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,082	15.00	\$8,472	
14-070-008-030-00	32633 US 12	03/27/20	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$163,431	15.26	\$10,710	
<b>Totals:</b>			<b>\$1,598,000</b>			<b>\$1,594,000</b>	<b>\$647,235</b>	<b>66.92</b>		

<b>Average</b>		
<b>per Net Acre=&gt;</b>	<b>\$9,672</b>	<b>10-20 ACRES</b>
<b>USE ==&gt;</b>	<b>\$9,700</b>	

<b>2022</b>	<b><u>ACRES</u></b>	<b><u>\$ PER ACRE</u></b>	<b><u>TOTAL</u></b>
<b>USE =&gt;</b>	<b>1.00</b>	<b>\$18,700</b>	<b>\$18,700</b>
	<b>1.50</b>	<b>\$18,700</b>	<b>\$28,050</b>
	<b>2.00</b>	<b>\$14,200</b>	<b>\$28,400</b>
	<b>2.50</b>	<b>\$14,200</b>	<b>\$35,500</b>
	<b>3.00</b>	<b>\$14,200</b>	<b>\$42,600</b>
	<b>4.00</b>	<b>\$14,200</b>	<b>\$56,800</b>
	<b>5.00</b>	<b>\$12,800</b>	<b>\$64,000</b>
	<b>7.00</b>	<b>\$12,800</b>	<b>\$89,600</b>
	<b>10.00</b>	<b>\$9,700</b>	<b>\$97,000</b>
	<b>15.00</b>	<b>\$9,700</b>	<b>\$145,500</b>
	<b>20.00</b>	<b>\$4,000</b>	<b>\$80,000</b>
	<b>25.00</b>	<b>\$4,000</b>	<b>\$100,000</b>
	<b>30.00</b>	<b>\$3,200</b>	<b>\$96,000</b>
	<b>40.00</b>	<b>\$3,200</b>	<b>\$128,000</b>
	<b>50.00</b>	<b>\$3,200</b>	<b>\$160,000</b>
	<b>100.00</b>	<b>\$3,200</b>	<b>\$320,000</b>

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-090-440-003/004-00	12/13/2019	\$215,000	20-MULTI PARCEL REF	\$215,000	\$118,300	9.20	\$12,859	INDUSTRIAL
75-010-026-002-01	12/31/2020	\$1,750,000		\$1,750,000	\$147,000	9.434	\$15,582	INDUSTRIAL
75-011-013-016-02	7/1/2019	\$165,000		\$165,000	\$134,293	6.345	\$21,165	INDUSTRIAL
75-013-031-001-03	3/1/2021	\$500,000		\$500,000	\$166,751	10.009	\$16,660	INDUSTRIAL
75-043-100-011-00	9/9/2020	\$15,000	VACANT LAND SALE	\$15,000	\$15,000	1.410	\$10,638	INDUSTRIAL
75-045-777-115-00	6/25/2020	\$235,000		\$235,000	\$19,740	1.837	\$10,746	INDUSTRIAL
75-045-777-115-00	6/25/2020	\$235,000		\$235,000	\$27,530	1.837	\$14,986	INDUSTRIAL
75-052-470-029-00	2/12/2021	\$155,000		\$155,000	\$13,020	0.413	\$31,525	INDUSTRIAL
75-052-490-006-00	8/13/2020	\$35,000		\$35,000	\$21,633	0.415	\$52,128	INDUSTRIAL
75-052-605-008-00	5/15/2019	\$249,000		\$249,000	\$20,916	1.090	\$19,189	INDUSTRIAL
75-052-605-025-00	6/27/2019	\$836,000		\$836,000	\$70,224	5.000	\$14,045	INDUSTRIAL
75-052-605-025-00	6/27/2019	\$836,000		\$836,000	\$144,488	5.000	\$28,898	INDUSTRIAL
75-052-777-450-00	10/31/2019	\$575,916	VACANT LAND SALE	\$575,916	\$575,916	34.530	\$16,679	INDUSTRIAL
<b>Totals:</b>		<b>\$5,801,916</b>		<b>\$5,801,916</b>	<b>\$1,474,811</b>	<b>86.52</b>		

<b>Average</b>		
<b>per Net Acre=&gt;</b>	<b>\$17,046</b>	<b>INDUSTRIAL</b>
<b>USE ==&gt;</b>	<b>\$17,000</b>	<b>1ST ACRE</b>

2021	ACRES	TOTAL \$	\$ PER ACRE
USE =>	1.00	\$17,000	\$17,000
	1.50	\$22,119	\$14,746
<b>INDUSTRIAL</b>	2.00	\$27,066	\$13,533
<b>TOWNSHIP</b>	2.50	\$31,653	\$12,661
	3.00	\$35,973	\$11,991
	4.00	\$44,016	\$11,004
	5.00	\$51,475	\$10,295
	7.00	\$65,184	\$9,312
	10.00	\$83,720	\$8,372
	15.00	\$111,270	\$7,418
	20.00	\$136,140	\$6,807
	25.00	\$159,225	\$6,369
	30.00	\$180,960	\$6,032
	40.00	\$221,400	\$5,535
	50.00	\$258,950	\$5,179
	100.00	\$421,100	\$4,211

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
14-070-100-004-00	33703 BERTRAND ST	03/26/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,332	1.12	\$43,890	\$1.01	ORIGINAL SUBS
14-070-350-011-00	33845 WINKLER RD	05/26/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$41,357	0.75	\$54,923	\$1.26	ORIGINAL SUBS
14-070-450-010-00	69796 IRONWOOD DR	07/31/19	\$75,000	SD	21-NOT USED	\$75,000	\$8,764	0.69	\$12,720	\$0.29	ORIGINAL SUBS
<b>Totals:</b>			<b>\$282,000</b>			<b>\$282,000</b>	<b>\$99,453</b>	<b>2.57</b>			

Average per SqFt=>	<b>\$0.89</b>	<b>ORIGINAL SUBS</b>
USE ==>	<b>\$0.89</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	LAND TYPE
14-070-022-006-01	STRATFORD CT	03/13/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$149,000	5.01	\$29,741	\$0.68	ACREAGE
14-070-022-006-10	30304 STRATFORD CT	01/31/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	5.04	\$29,762	\$0.68	ACREAGE
14-070-022-006-15	30254 STRATFORD CT	04/29/19	\$870,000	WD	ARMS LENGTH	\$870,000	\$217,178	5.20	\$41,765	\$0.96	ACREAGE
<b>Totals:</b>			<b>\$1,169,000</b>			<b>\$1,169,000</b>	<b>\$516,178</b>	<b>15.25</b>			
										<b>Average per SqFt=&gt; \$0.78 ACREAGE</b>	
14-070-620-005-00	71170 COVINGTON BLF	06/17/19	\$535,000	WD	ARMS LENGTH	\$535,000	\$85,150	1.05	\$81,483	\$1.87	STANDARD
14-070-620-092-00	71438 FOREST EAGLE LN	04/03/19	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$77,045	0.74	\$104,115	\$2.39	STANDARD
14-070-620-099-00	33197 GLEN EAGLE CT	07/08/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$89,089	0.81	\$109,446	\$2.51	STANDARD
14-070-620-114-00	33055 LAKE FOREST CT	11/18/20	\$575,100	OTH	03-ARM'S LENGTH	\$572,293	\$102,511	0.72	\$142,574	\$3.27	STANDARD
<b>Totals:</b>			<b>\$1,936,100</b>			<b>\$1,933,293</b>	<b>\$353,795</b>	<b>3.32</b>			
										<b>Average per SqFt=&gt; \$2.45 STANDARD/GOLF</b>	
										<b>USE ==&gt; \$2.45 STANDARD</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	LAND TYPE	
14-070-610-011-00	71433 SONG SPARROW TRL	10/18/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$39,250	0.86	\$45,906	\$1.05	STANDARD	
14-070-610-013-00	71373 SONG SPARROW TRL	05/19/20	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$76,500	0.83	\$92,615	\$2.13	STANDARD	
14-070-610-014-00	71367 SONG SPARROW TRL	01/24/20	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$103,208	0.90	\$115,316	\$2.65	STANDARD	
14-070-610-025-00	71047 KESTREL HILLS DR	05/15/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	0.78	\$70,876	\$1.63	STANDARD	
<b>Totals:</b>			<b>\$920,500</b>			<b>\$920,500</b>	<b>\$273,958</b>	<b>3.35</b>				
										<b>Average per SqFt=&gt;</b>	<b>\$1.88</b>	<b>STANDARD</b>
14-070-610-001-00	71451 SANDERLING DR	10/20/20	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$53,695	0.88	\$61,226	\$1.41	WATERFRONT	
14-070-615-052-00	71425 KESTREL DR	08/05/19	\$485,000	OTH	03-ARM'S LENGTH	\$485,000	\$83,594	0.78	\$107,172	\$2.46	WATERFRONT	
<b>Totals:</b>			<b>\$1,013,000</b>			<b>\$1,013,000</b>	<b>\$137,289</b>	<b>1.66</b>				
										<b>Average per SqFt=&gt;</b>	<b>\$1.90</b>	<b>WATERFRONT</b>
										<b>USE ==&gt;</b>	<b>\$1.88</b>	<b>STANDARD</b>
											<b>\$1.90</b>	<b>WATERFRONT</b>
											<b>\$1.86</b>	<b>GOLF</b>



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
14-070-618-014-00	32075 HIDDEN HILLS DR	04/30/19	\$84,700	WD	03-ARM'S LENGTH	\$84,700	\$84,700	1.01	\$83,861	\$1.93	NEW SUBDIVISIONS
14-070-618-013-00	32033 HIDDEN HILLS DR	12/13/19	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$76,500	1.02	\$75,000	\$1.72	NEW SUBDIVISIONS
14-070-618-017-00	32135 HIDDEN HILLS DR	04/21/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	1.33	\$63,910	\$1.47	NEW SUBDIVISIONS
14-070-618-006/007-00	BENT OAK TRL	06/14/19	\$239,000	WD	19-MULTI PARCEL ARM	\$239,000	\$239,000	3.03	\$78,878	\$1.81	NEW SUBDIVISIONS
14-070-618-019-00	32130 HIDDEN HILLS DR	08/05/19	\$85,500	WD	31-SPLIT IMPROVED	\$85,500	\$85,500	1.00	\$85,500	\$1.96	NEW SUBDIVISIONS
14-070-618-005-00	BENT OAK TRL	03/04/20	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$84,500	1.08	\$78,241	\$1.80	NEW SUBDIVISIONS
14-070-618-010-00	32074 HIDDEN HILLS DR	08/21/19	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$87,500	1.02	\$85,784	\$1.97	NEW SUBDIVISIONS
14-070-618-015-00	32099 HIDDEN HILLS DR	12/23/20	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$87,500	1.01	\$86,634	\$1.99	NEW SUBDIVISIONS
14-070-618-018-00	HIDDEN HILLS DR	07/16/19	\$90,000	WD	31-SPLIT IMPROVED	\$90,000	\$90,000	1.00	\$90,000	\$2.07	NEW SUBDIVISIONS
14-070-618-009-00	HIDDEN HILLS DR	06/14/19	\$95,700	WD	03-ARM'S LENGTH	\$95,700	\$95,700	1.02	\$93,824	\$2.15	NEW SUBDIVISIONS
14-070-619-014-00	GUMWOOD RD	02/05/21	\$99,900	WD	31-SPLIT IMPROVED	\$99,900	\$99,900	1.21	\$82,290	\$1.89	NEW SUBDIVISIONS
14-070-619-013-00	GUMWOOD RD	02/05/21	\$104,900	WD	31-SPLIT IMPROVED	\$104,900	\$104,900	1.28	\$82,275	\$1.89	NEW SUBDIVISIONS
14-070-618-011-00	HIDDEN HILLS DR	07/31/19	\$120,000	WD	21-NOT USED	\$120,000	\$120,000	1.66	\$72,289	\$1.66	NEW SUBDIVISIONS
14-070-618-002/003-00	BENT OAK TRL	07/31/19	\$180,000	WD	19-MULTI PARCEL ARM	\$180,000	\$180,000	2.28	\$78,947	\$1.81	NEW SUBDIVISIONS

**Totals: \$1,520,700 \$1,520,700 \$1,520,700 18.95**

<b>Average per SqFt=&gt;</b>	<b>\$1.84 NEW SUBDIVISIONS</b>
<b>USE ==&gt;</b>	<b>\$1.84 UP TO 2 ACRES</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
14-070-618-020-00	32075 BENT OAK TRL	12/06/19	\$117,900	WD	03-ARM'S LENGTH	\$117,900	\$117,900	3.47	\$33,977	\$0.78	NEW SUBDIVISIONS
14-070-619-001-00	GUMWOOD RD	03/29/21	\$119,900	WD	22-OUTLIER	\$119,900	\$119,900	2.85	\$42,055	\$0.97	NEW SUBDIVISIONS

**Totals: \$237,800 \$237,800 \$237,800 6.32**

<b>Average per SqFt=&gt;</b>	<b>\$0.86 NEW SUBDIVISIONS</b>
<b>USE ==&gt;</b>	<b>\$0.86 OVER 2 ACRES</b>