

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table	Land TYPE
14-090-002-031-02	BRADY RD	04/27/21	\$400,000	OTH	20-MULTI PARCEL SALE REF	\$400,000	\$400,000	61.77	\$6,476	AGRICULTURAL	TILLABLE
14-090-011-006-00	US HWY 12	<i>INCL</i>	<i>INCL</i>			<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	#VALUE!	<i>INCL</i>	<i>INCL</i>
14-070-003-016-01	FIR RD	05/21/21	\$89,000	WD	31-SPLIT IMPROVED	\$89,000	\$89,000	14.65	\$6,075	AGRICULTURAL	TILLABLE
14-070-003-020-01	LEET RD	07/26/21	\$147,500	WD	32-SPLIT VACANT	\$147,500	\$147,500	23.17	\$6,366	AGRICULTURAL	TILLABLE
14-070-007-034-15	IRONWOOD DR	12/20/21	\$349,900	WD	20-MULTI PARCEL SALE REF	\$347,500	\$347,500	47.32	\$7,344	AGRICULTURAL	TILLABLE
030-022-301-01		06/11/21	\$595,875			\$508,065	\$508,065	128.83	\$3,944	AGRICULTURAL	TILLABLE
030-008-096-00		03/11/21	\$230,000			\$229,815	\$229,815	38.26	\$6,007	AGRICULTURAL	TILLABLE
030-008-106-00		03/11/22	\$120,000			\$120,000	\$120,000	20.13	\$5,963	AGRICULTURAL	TILLABLE
<b>Totals:</b>			<b>\$1,932,275</b>			<b>\$1,841,880</b>	<b>\$1,841,880</b>	<b>334.12</b>			

Average per Net Acre=>	5,513	AGRICULTURAL	TILLABLE
USE ==>	\$5,500		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table	Land TYPE
14-090-011-043-05	MAY ST	08/05/20	\$1,266,000	WD	20-MULTI PARCEL SALE REF	\$1,193,040	\$1,193,040	165.70	\$7,200	AGRICULTURAL	TILL-21//IRR-165.73
14-090-013-031-00	MAY ST	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>
14-090-014-001-00	MAY ST	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>	<i>INCL</i>
130-013-008-00		01/06/21	\$75,000			\$75,000	\$74,819	12.40	\$6,036	AGRICULTURAL	TILL-IRR
14-040-033-014-51		03/23/20	\$538,000			\$528,697	\$533,860	73.18	\$7,295	AGRICULTURAL	TILL-IRR
<b>Totals:</b>			<b>\$1,879,000</b>			<b>\$1,796,737</b>	<b>\$1,801,719</b>	<b>251.28</b>			

Average per Net Acre=>	7,170	AGRICULTURAL	TILL-IRR
USE ==>	\$7,200		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table	Land TYPE
020-017-012-01		12/10/21	\$100,000			\$36,092	\$36,092	27.71	\$1,302	AGRICULTURAL	SCRUB
070-003-022-00		07/26/21	\$177,500			\$50,172	\$50,172	21.22	\$2,364	AGRICULTURAL	SCRUB
030-034-458-10		08/26/21	\$360,000			\$225,861	\$225,861	51.23	\$4,409	AGRICULTURAL	SCRUB
<b>Totals:</b>			<b>\$637,500</b>			<b>\$312,125</b>	<b>\$312,125</b>	<b>100.16</b>			

Average per Net Acre=>	3,116	AGRICULTURAL	PASTURE, SCRUB & WOODS
USE ==>	\$3,100		

USE ==>	\$5,500	TILLABLE
	\$0	ROW
	\$3,100	WOODS
	\$3,100	PASTURE/SCRUB
	\$1,400	SWAMP/LOW/WET
	\$7,200	TILL-IRRIGATED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-090-010-027/029-00	24185 US HWY 12	04/30/21	\$92,000	OTH	20-MULTI PARCEL	\$92,000	\$12,246	0.67	\$18,278	COMM TOWNSHIP
14-070-010-024-00	30027 US 12	11/24/21	\$100,000			\$100,000	\$9,156	0.72	\$12,717	COMM TOWNSHIP
14-120-209-016-30	69639 SUNSET	08/27/20	\$50,000			\$50,000	\$17,469	0.54	\$32,350	COMM TOWNSHIP
14-030-170-038-00		08/07/20	\$160,000			\$160,000	\$34,376	1.10	\$31,251	COMM TOWNSHIP
<b>Totals:</b>			<b>\$402,000</b>			<b>\$402,000</b>	<b>\$73,247</b>	<b>3.03</b>		

<b>Average per Net Acre=&gt;</b>	<b>\$24,174</b>	<b>COMM TOWNSHIP</b>
<b>USE ==&gt;</b>	<b>\$24,200</b>	<b>1ST ACRE</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-070-011-003-10	29257 FOLLMER ST	09/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,552	2.60	\$20,212	COMM TOWNSHIP
14-090-007-063-00	MAY ST	12/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$200,000	4.40	\$45,455	COMM TOWNSHIP
14-030-014-186-20	64715 M 62	03/22/22	\$150,000		03-ARM'S LENGTH	\$150,000	\$15,783	4.03	\$3,916	COMM TOWNSHIP
14-050-016-014-10	52850 M 40	03/04/22	\$450,000		03-ARM'S LENGTH	\$450,000	\$283,309	3.00	\$94,436	COMM TOWNSHIP
14-060-016-303-01	19707 US 12	06/25/21	\$550,000		03-ARM'S LENGTH	\$550,000	\$107,990	2.55	\$42,349	COMM TOWNSHIP
14-070-011-003-10	29257 Follmer St	09/21/21	\$120,000		03-ARM'S LENGTH	\$120,000	\$77,659	2.57	\$30,218	COMM TOWNSHIP
14-090-005-040-00	26161 US 12	04/30/21	\$325,000		03-ARM'S LENGTH	\$325,000	\$324,765	7.55	\$43,015	COMM TOWNSHIP
14-090-007-063-00	May St	12/23/21	\$200,000		03-ARM'S LENGTH	\$200,000	\$200,000	4.44	\$45,045	COMM TOWNSHIP

2023	ACRES	TOTAL \$	\$ PER ACRE
USE =>	1.00	\$24,200	\$24,200
	1.50	\$32,901	\$21,934
<b>COMMERCIAL TOWNSHIP</b>	2.00	\$37,672	\$18,836
	2.50	\$41,845	\$16,738
	3.00	\$45,595	\$15,198
	4.00	\$52,207	\$13,052
	5.00	\$57,990	\$11,598
	7.00	\$67,942	\$9,706
	10.00	\$80,364	\$8,036
	15.00	\$97,264	\$6,484
	20.00	\$111,370	\$5,569
	25.00	\$123,705	\$4,948
30.00	\$134,791	\$4,493	
40.00	\$154,339	\$3,858	
50.00	\$171,434	\$3,429	
100.00	\$237,577	\$2,376	



MILTON 2023

INDUSTRIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-110-011-204-20	M-51	04/01/21	\$125,000			\$125,000	\$11,238	1.360	\$8,263	INDUSTRIAL
75-015-002-037-00	26341 US 12	06/08/21	\$198,000			\$198,000	\$22,095	1.090	\$20,271	INDUSTRIAL
75-052-040-305-00		01/12/21	\$22,000			\$22,000	\$2,381	0.380	\$6,266	INDUSTRIAL
75-052-110-027-00	406 W. CONGRESS	03/21/21	\$50,000			\$50,000	\$4,495	0.200	\$22,475	INDUSTRIAL
75-052-470-029-00	313 SUSAN CT	02/12/21	\$155,000			\$155,000	\$13,435	0.413	\$32,530	INDUSTRIAL
75-052-490-006-00	1009 N. CLAY	08/13/20	\$35,000			\$35,000	\$3,147	0.415	\$7,583	INDUSTRIAL
<b>Totals:</b>			<b>\$585,000</b>			<b>\$585,000</b>	<b>\$56,791</b>	<b>3.86</b>		

<b>Average</b>		
<b>per Net Acre=&gt;</b>	<b>\$14,720</b>	<b>INDUSTRIAL</b>
<b>USE ==&gt;</b>	<b>\$14,700</b>	<b>1ST ACRE</b>

**\*\*\*NOT USED\*\*\***

14-070-022-007-01	30257 REDFIELD ST	08/12/21	\$2,163,000	OTH	21-NOT USED/OTHER	\$2,163,000	\$819,142	9.78	\$83,757	INDUSTRIAL
75-013-031-001-03		03/01/21	\$500,000			\$500,000	\$166,751	10.009	\$16,660	INDUSTRIAL
14-090-007-060-51	27496 MAX ST	02/18/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$82,824	2.10	\$39,440	INDUSTRIAL
75-010-026-002-01		12/31/20	\$1,750,000			\$1,750,000	\$147,000	9.434	\$15,582	INDUSTRIAL

<b>USE ==&gt;</b>	<b>\$5,500</b>	<b>TILLABLE</b>
	<b>\$7,200</b>	<b>TILL-IRRIGATED</b>
	<b>\$1,400</b>	<b>SWAMP/LOW/WET</b>
	<b>\$3,100</b>	<b>PASTURE/SCRUB</b>

**SCRUB LAND VALUE USED FOR GRAVEL PIT ACREAGE**

2023	ACRES	TOTAL \$	\$ PER ACRE
<b>USE =&gt;</b>	1.00	\$14,700	\$14,700
	1.50	\$19,839	\$13,226
<b>INDUSTRIAL</b>	2.00	\$24,539	\$12,270
<b>TOWNSHIP</b>	2.50	\$28,939	\$11,576
	3.00	\$33,113	\$11,038
	4.00	\$40,957	\$10,239
	5.00	\$48,300	\$9,660
	7.00	\$61,935	\$8,848
	10.00	\$80,614	\$8,061
	15.00	\$108,779	\$7,252
	20.00	\$134,547	\$6,727
	25.00	\$158,669	\$6,347
	30.00	\$181,555	\$6,052
	40.00	\$224,564	\$5,614
	50.00	\$264,825	\$5,297
	100.00	\$442,003	\$4,420

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqFt	Land TYPE
14-070-610-013-00	71373 SONG SPARROW	05/19/20	\$73,500	WD	VACANT LAND	\$73,500	\$73,500	0.83	\$2.04	STANDARD
14-070-610-027-00	KESTREL HILLS DR	10/08/20	\$45,000	WD	VACANT LAND	\$45,000	\$45,000	0.91	\$1.14	STANDARD
14-070-610-030-00	KILLDEER CT	03/25/21	\$70,000	WD	VACANT LAND	\$70,000	\$70,000	0.72	\$2.23	STANDARD
14-070-610-036-00	71222 KESTREL DR	10/08/20	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$50,475	0.80	\$1.45	STANDARD
14-070-615-064-00	71373 KESTREL DR	06/08/20	\$545,000	WD	03-ARM'S LENGTH	\$544,999	\$138,053	1.05	\$3.03	STANDARD
<b>Totals:</b>			<b>\$1,338,500</b>			<b>\$1,338,499</b>	<b>\$377,028</b>	<b>4.30</b>		

<b>Average per SqFt=&gt;</b>	<b>\$2.01</b>	<b>STANDARD</b>
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<b>USE ==&gt;</b>	<b>\$2.01</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/SqFt	Land TYPE
14-070-015-025-45	70959 CAMBRIDGE CT	06/30/20	\$110,000	WD	VACANT LAND	\$110,000	\$110,000	4.05	\$0.62	ACREAGE
14-070-017-002-21	70377 ANTHONY WAY	11/03/21	\$239,000	WD	VACANT LAND	\$239,000	\$239,000	8.30	\$0.66	ACREAGE
14-070-017-052-51	70570 ANTHONY WAY	11/03/21	\$229,000	OTH	VACANT LAND	\$229,000	\$229,000	8.94	\$0.59	ACREAGE
14-070-022-006-01	STRATFORD CT	03/13/20	\$149,000	WD	VACANT LAND	\$149,000	\$149,000	5.00	\$0.68	ACREAGE
14-070-022-006-10	30304 STRATFORD CT	02/18/22	\$155,000	WD	VACANT LAND	\$155,000	\$155,000	5.04	\$0.71	ACREAGE
14-070-630-008/009-00	PINE RIDGE DR	10/01/21	\$215,000		VACANT LAND	\$215,000	\$215,000	5.01	\$0.99	ACREAGE
14-070-630-006/007-00	PINE RIDGE DR	06/18/21	\$300,000	WD	VACANT LAND	\$300,000	\$300,000	4.40	\$1.57	ACREAGE
<b>Totals:</b>			<b>\$1,397,000</b>			<b>\$1,397,000</b>	<b>\$1,397,000</b>	<b>40.74</b>		

<b>Average per SqFt=&gt;</b>	<b>\$0.79</b>	<b>ACREAGE</b>
<b>USE ==&gt;</b>	<b>\$0.79</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqFt	Land TYPE
14-070-618-012-00	HIDDEN HILLS DR	11/24/20	\$80,000	WD	22-OUTLIER	\$80,000	\$80,000	1.01	\$1.82	NEW SUBS-UP TO 2AC
14-070-619-019-00	GRAFALCON CT	01/29/22	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$104,900	1.04	\$2.32	NEW SUBS-UP TO 2AC
14-070-619-032-00	OLD PADDOCK	02/01/22	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$113,900	1.05	\$2.48	NEW SUBS-UP TO 2AC
14-070-619-030-00	71435 OLD PADDOCK	07/02/21	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$113,900	1.07	\$2.45	NEW SUBS-UP TO 2AC
14-070-619-041-00	31446 FOXBORO CT	01/29/22	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$109,900	1.09	\$2.33	NEW SUBS-UP TO 2AC
14-070-619-031-00	71435 OLD PADDOCK	07/02/21	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$113,900	1.13	\$2.31	NEW SUBS-UP TO 2AC
14-070-619-012-00	71157 ROLLING RIDGE CT	03/31/21	\$104,900	WD	22-OUTLIER	\$104,900	\$104,900	1.15	\$2.10	NEW SUBS-UP TO 2AC
14-070-619-014-00	GRAFALCON CT	02/05/21	\$99,900	WD	31-SPLIT IMPROVED	\$99,900	\$99,900	1.21	\$1.89	NEW SUBS-UP TO 2AC
14-070-618-002-00	BENT OAK TRL	05/20/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	1.27	\$1.72	NEW SUBS-UP TO 2AC
14-070-618-002-00	BENT OAK TRL	03/28/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$107,500	1.27	\$1.94	NEW SUBS-UP TO 2AC
14-070-619-013-00	GRAFALCON CT	02/05/21	\$104,900	WD	31-SPLIT IMPROVED	\$104,900	\$104,900	1.28	\$1.89	NEW SUBS-UP TO 2AC
14-070-620-027-00	71353 COVINGTON BLUFF	08/16/21	\$240,000	OTH	VACANT LAND	\$240,000	\$240,000	1.00	\$5.51	RESERVES-STANDARD
<b>Totals:</b>			<b>\$1,388,700</b>			<b>\$1,388,700</b>	<b>\$1,388,700</b>	<b>13.56</b>		

<b>Dollars per SqFt ==&gt;</b>	<b>\$2.35</b>	<b>RESERVES STANDARD &amp; NEW SUBS-UP TO 2AC</b>
<b>USE ==&gt;</b>	<b>\$2.35</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqFt	Land TYPE
14-070-619-017-00	71049 GRAFALCON CT	05/12/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$109,900	2.67	\$0.94	NEW SUBS-2 ACRES +
14-070-619-001-00	LAUREL RIDGE BLVD	03/29/21	\$119,900	WD	22-OUTLIER	\$119,900	\$119,900	2.85	\$0.97	NEW SUBS-2 ACRES +
<b>Totals:</b>			<b>\$229,800</b>			<b>\$229,800</b>	<b>\$229,800</b>	<b>5.52</b>		

<b>Dollars per SqFt ==&gt;</b>	<b>\$0.96</b>	<b>NEW SUBS-2 ACRES +</b>
<b>USE ==&gt;</b>	<b>\$0.96</b>	

<b>THE RESERVES</b>	
USE ==>	\$2.35 STANDARD
	\$2.69 WATERFRONT
	\$2.45 GOLF
	\$0.79 ACREAGE

<b>NEW SUBS--HIDDEN HILLS &amp; GLENAYRE</b>	
USE ==>	\$2.35 UP TO 2 ACRES
	\$0.96 2 ACRES & UP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqFt	Land Table
14-070-100-004-00	33703 BERTRAND ST	03/26/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,132	1.12	\$0.78	ORIGINAL SUBS
14-070-100-014-00	33593 BERTRAND ST	06/23/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$42,546	0.75	\$1.31	ORIGINAL SUBS
14-070-350-004-00	33842 WINKLER RD	06/17/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$47,777	0.77	\$1.43	ORIGINAL SUBS
14-070-350-008-00	70888 JONES DR	03/24/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$30,306	0.68	\$1.03	ORIGINAL SUBS
14-070-350-011-00	33845 WINKLER RD	05/26/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$31,580	0.75	\$0.96	ORIGINAL SUBS
14-070-450-015-00	69952 IRONWOOD DR	11/08/21	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$41,343	0.69	\$1.38	ORIGINAL SUBS

**Totals:                    \$769,000                    \$769,000                    \$231,684                    4.76**

Dollars per SqFt=>	<b>\$1.12</b>	<b>ORIGINAL SUBS</b>
USE ==>	<b>\$1.12</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-070-007-038-00	33764 JUDY LN	09/17/20	\$150,000	WD	21-NOT USED/OTHER	\$150,000	\$30,993	0.92	\$33,688	RURAL RESIDENTIAL
14-070-011-025-00	29473 US 12	03/10/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$25,223	0.85	\$29,674	RURAL RESIDENTIAL
14-070-015-018-00	30954 US 12	08/21/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$25,867	1.00	\$25,867	RURAL RESIDENTIAL
14-070-018-057-00	33850 REDFIELD ST	04/23/20	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$6,378	0.69	\$9,243	RURAL RESIDENTIAL
14-070-019-002-00	33227 REDFIELD ST	04/09/20	\$38,000	WD	VACANT LAND	\$38,000	\$38,000	1.00	\$38,000	RURAL RESIDENTIAL
14-070-019-007-00	33203 REDFIELD ST	04/09/20	\$38,000	WD	VACANT LAND	\$38,000	\$38,000	1.00	\$38,000	RURAL RESIDENTIAL
14-070-019-007-00	33203 REDFIELD ST	06/18/21	\$30,300	WD	VACANT LAND	\$30,300	\$30,300	1.00	\$30,300	RURAL RESIDENTIAL
14-070-023-013-00	71018 BRUSH RD	06/02/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$2,899	0.50	\$5,798	RURAL RESIDENTIAL
14-070-150-024-30	33644 BEARS WALK LN	06/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$8,246	0.95	\$8,680	RURAL RESIDENTIAL
<b>Totals:</b>			<b>\$861,300</b>			<b>\$861,300</b>	<b>\$205,906</b>	<b>7.91</b>		

<b>Average per Net Acre=&gt;</b>	<b>\$26,031</b>	<b>UP TO 1 ACRE</b>
<b>USE ==&gt;</b>	<b>\$26,000</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-070-002-005-01	29217 RUNKLE ST	09/15/20	\$175,000	WD	03-ARM'S LENGTH	\$163,000	\$42,722	2.00	\$21,361	RURAL RESIDENTIAL
14-070-003-011-00	68162 BEEBE RD	04/27/20	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$33,505	2.00	\$16,753	RURAL RESIDENTIAL
14-070-008-013-85	32452 US 12	12/17/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$61,174	2.00	\$30,587	RURAL RESIDENTIAL
14-070-008-016-00	32654 US 12	11/12/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$58,182	2.00	\$29,091	RURAL RESIDENTIAL
14-070-018-039-00	33822 BERTRAND ST	08/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$57,145	2.00	\$28,573	RURAL RESIDENTIAL
14-070-020-007-00	32779 REDFIELD ST	10/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$45,291	1.50	\$30,194	RURAL RESIDENTIAL
14-070-150-014-00	33273 US 12	07/08/20	\$148,200	WD	22-OUTLIER	\$148,200	\$5,017	1.56	\$3,216	RURAL RESIDENTIAL
<b>Totals:</b>			<b>\$1,244,700</b>			<b>\$1,232,700</b>	<b>\$303,036</b>	<b>13.06</b>		

<b>Average per Net Acre=&gt;</b>	<b>\$23,203</b>	<b>1-2 ACRES</b>
<b>USE ==&gt;</b>	<b>\$23,200</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-070-002-020-10	68323 BEEBE RD	12/07/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$62,385	5.00	\$12,477	RURAL RESIDENTIAL
14-070-002-020-20	68383 BEEBE RD	06/26/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$87,414	5.00	\$17,483	RURAL RESIDENTIAL
14-070-008-001-10/20	32031 WORRELL ST	09/11/20	\$420,000	WD	19-MULTI PARCEL	\$420,000	\$102,300	4.01	\$25,511	RURAL RESIDENTIAL
14-070-009-002-10	31506 US 12	04/22/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$65,052	3.36	\$19,361	RURAL RESIDENTIAL
14-070-009-018-31	69805 GUMWOOD RD	04/05/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$31,550	3.00	\$10,517	RURAL RESIDENTIAL
14-070-011-005-06	29741 FOLLMER ST	09/03/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$25,050	5.00	\$5,010	RURAL RESIDENTIAL
14-070-013-021-01	CONRAD RD	11/02/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$75,622	4.00	\$18,906	RURAL RESIDENTIAL
14-070-014-005-10	70090 BRUSH RD	09/30/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$113,183	2.88	\$39,300	RURAL RESIDENTIAL
14-070-015-035-00	30314 REDFIELD ST	07/30/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,929	5.00	\$38,986	RURAL RESIDENTIAL
14-070-015-038-00	30296 REDFIELD ST	07/02/21	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$88,059	2.27	\$38,793	RURAL RESIDENTIAL



14-070-016-017-10	31499 US 12	09/17/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$165,337	5.00	\$33,067	RURAL RESIDENTIAL
14-070-017-002-10	32227 BERTRAND ST	10/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$29,744	4.99	\$5,961	RURAL RESIDENTIAL
14-070-018-065-00	33586 BERTRAND ST	12/29/20	\$178,900	LC	09-FAMILY	\$178,900	\$24,035	3.15	\$7,630	RURAL RESIDENTIAL
14-070-018-065-11	70525 IRONWOOD DR	04/12/21	\$155,000	WD	09-FAMILY	\$155,000	\$57,355	2.29	\$25,046	RURAL RESIDENTIAL
14-070-018-065-20	33620 BERTRAND ST	08/02/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$82,952	2.34	\$35,450	RURAL RESIDENTIAL
14-070-150-011-00	33173 US 12	09/28/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$16,091	2.70	\$5,960	RURAL RESIDENTIAL
14-070-150-016-90	33497 BELL ST	11/16/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$60,643	3.63	\$16,706	RURAL RESIDENTIAL

**Totals: \$4,445,900 \$4,445,900 \$1,281,701 63.62**

Average per Net Acre=>	\$20,146	2-5 ACRES
USE ==>	\$20,100	

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-070-004-010-45	68694 ALICE LN	05/01/20	\$505,000	WD	03-ARM'S LENGTH	\$485,000	\$113,551	5.05	\$22,485	RURAL RESIDENTIAL
14-070-008-032-25	32050 US 12	05/26/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$46,399	5.03	\$9,224	RURAL RESIDENTIAL
14-070-011-018-31	29659 US 12	02/24/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$90,401	5.01	\$18,044	RURAL RESIDENTIAL
14-070-014-017-02	29562 EDWARDS WAY	11/10/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$122,687	5.60	\$21,908	RURAL RESIDENTIAL
14-070-014-026-06	29818 REDFIELD ST	12/20/21	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$125,721	8.60	\$14,619	RURAL RESIDENTIAL
14-070-015-026-20	70580 BRODERICK WAY	10/29/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$226,390	7.20	\$31,443	RURAL RESIDENTIAL
14-070-017-052-61	70491 ANTHONY WAY	12/17/20	\$93,000	OTH	21-NOT USED/OTHER	\$93,000	\$93,000	6.00	\$15,500	RURAL RESIDENTIAL
14-070-018-016-01	70367 IRONWOOD DR	09/28/20	\$220,000	WD	22-OUTLIER	\$220,000	\$107,302	10.00	\$10,730	RURAL RESIDENTIAL
14-070-018-031-00	70080 IRONWOOD DR	09/27/21	\$165,000	OTH	21-NOT USED/OTHER	\$165,000	\$63,447	5.07	\$12,514	RURAL RESIDENTIAL
14-070-018-032-00	70262 IRONWOOD DR	08/27/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$79,565	5.07	\$15,693	RURAL RESIDENTIAL
14-070-018-062-00	70462 IRONWOOD DR	10/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,688	5.01	\$9,519	RURAL RESIDENTIAL
14-070-022-011-01	71156 FIR RD	10/15/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$171,789	8.01	\$21,447	RURAL RESIDENTIAL
14-070-023-008-42	71336 BONFIRE TRL	10/08/20	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$124,650	6.00	\$20,775	RURAL RESIDENTIAL
14-070-150-016-00	33465 BELL ST	04/07/20	\$231,750	WD	03-ARM'S LENGTH	\$231,750	\$75,974	5.30	\$14,335	RURAL RESIDENTIAL

**Totals: \$3,794,250 \$3,774,250 \$1,488,564 86.95**

Average per Net Acre=>	\$17,120	5-10 ACRES
USE ==>	\$17,100	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Land Table
14-070-003-023-00	LEET RD	06/11/21	\$136,150	WD	03-ARM'S LENGTH	\$136,150	\$136,150	20.00	\$6,808	RURAL RESIDENTIAL
14-070-009-018-20	69813 GUMWOOD RD	09/04/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,361	15.00	\$7,024	RURAL RESIDENTIAL
14-070-011-010-00	69337 BEEBE RD	02/01/22	\$266,000	WD	21-NOT USED/OTHER	\$266,000	\$155,668	12.00	\$12,972	RURAL RESIDENTIAL
14-070-015-020-00	30776 REDFIELD ST	10/16/20	\$299,000	WD	03-ARM'S LENGTH	\$295,000	\$160,400	12.67	\$12,660	RURAL RESIDENTIAL
14-070-017-034-00	70667 BATCHELOR DR	08/20/21	\$665,000	OTH	03-ARM'S LENGTH	\$665,000	\$389,456	18.56	\$20,984	RURAL RESIDENTIAL

**Totals: \$1,656,150 \$1,652,150 \$947,035 78.23**

Average per Net Acre=>	\$12,106	10-20 ACRES
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**USE ==> \$12,100**

<b>2023</b>	<b>ACRES</b>	<b>\$ PER ACRE</b>	<b>TOTAL</b>
<b>USE =&gt;</b>	<b>1.00</b>	<b>\$26,000</b>	<b>\$26,000</b>
	<b>1.50</b>	<b>\$23,200</b>	<b>\$34,800</b>
	<b>2.00</b>	<b>\$23,200</b>	<b>\$46,400</b>
	<b>2.50</b>	<b>\$20,100</b>	<b>\$50,250</b>
	<b>3.00</b>	<b>\$20,100</b>	<b>\$60,300</b>
	<b>4.00</b>	<b>\$20,100</b>	<b>\$80,400</b>
	<b>5.00</b>	<b>\$17,100</b>	<b>\$85,500</b>
	<b>7.00</b>	<b>\$17,100</b>	<b>\$119,700</b>
	<b>10.00</b>	<b>\$12,100</b>	<b>\$121,000</b>
	<b>15.00</b>	<b>\$12,100</b>	<b>\$181,500</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>