

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
140-012-200-005-00	3487 HILTS RD	10/17/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,400	53.43	\$73,845	\$18,155
140-013-400-005-00	5051 ROUND LAKE RD	07/17/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$50,700	39.92	\$123,912	\$29,818
140-036-100-005-01	3765 ROUND LAKE RD	09/10/21	\$13,000	PTA	03-ARM'S LENGTH	\$13,000	\$3,000	23.08	\$19,019	\$10,481
140-050-000-002-00	5810 WEISS ST	07/29/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$21,700	31.04	\$46,419	\$34,261
Totals:			\$279,900			\$279,900	\$112,800		\$263,195	\$92,715
								Sale. Ratio =>	40.30	
								Std. Dev. =>	13.01	

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table
\$22,000	200.0	375.0	1.72	1.72	\$91	\$10,543	\$0.24	200.00	4000	1255/205	4000 SECTION LOTS AND ACREAGE
\$26,730	243.0	243.0	1.36	1.36	\$123	\$21,990	\$0.50	243.00	4000	1184/361	4000 SECTION LOTS AND ACREAGE
\$16,500	150.0	290.0	1.00	1.00	\$70	\$10,491	\$0.24	150.00	4000	1222/587	4000 SECTION LOTS AND ACREAGE
\$10,780	98.0	157.0	0.35	0.35	\$350	\$97,057	\$2.23	98.00	4000	1249/247	4000 SECTION LOTS AND ACREAGE
\$76,010	691.0		4.43	4.43							
Average per FF=>	\$134		Average per Net Acre:	20,928.89	Average per SqFt=>	\$0.48					

Used \$135/ff

no change from 2023

There were no commercial sales. Parcels were valued using the residential ff rate
Commercial parcels with acreage were valued using the residential acreage table

