

**GRANT LAND ANALYSIS- ACREAGE 2024 - USING DATA FROM SURROUNDING AREA TO SUPPLEMENT SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-023-200-005-00	240 N SAND LAKE RD	09/02/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,200	53.09	\$58,463
050-010-300-002-00	SPARTON RD	11/16/22	\$6,700	QC	03-ARM'S LENGTH	\$6,700	\$4,100	61.19	\$8,250
040-010-200-003-25	7385 WHITTEMORE RD	05/21/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$49,000	47.57	\$97,956
051-E20-000-005-00	5115 CARPENTER	10/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,500	53.00	\$158,983
050-011-300-008-20	3934 FOREST POND TR	01/27/22	\$12,000	LC	03-ARM'S LENGTH	\$12,000	\$8,600	71.67	\$17,257
050-011-300-008-30	3940 FOREST POND TR	07/07/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,000	45.00	\$17,946
040-025-200-001-40	TOWERLINE RD	07/12/21	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$9,000	100.00	\$18,000
050-009-200-017-50	4788 OLD STATE RD	07/09/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$72,100	53.81	\$144,253
040-029-400-001-10	KEYSTONE RD	08/26/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$9,000	72.00	\$18,000
040-028-400-010-00	KEYSTONE RD	02/10/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$10,000	133.33	\$19,995
050-028-200-001-60	M-55	05/05/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,400	48.50	\$38,792
050-002-200-011-00	1681 INDIAN LAKE RD	12/01/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$82,700	45.97	\$165,373
050-010-400-035-10	1097 N SAND LAKE RD	09/03/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,400	52.00	\$46,707
050-020-300-006-00	5344 M-55	12/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,400	31.41	\$84,732
040-016-400-003-00	2450 PUTNAM RD	06/15/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$98,200	43.45	\$196,414
050-030-100-003-10	5657 M-55	03/20/23	\$214,900	WD	19-MULTI PARCEL A	\$207,900	\$121,100	58.25	\$242,198
050-004-200-003-00	1868 NATIONAL CITY RD	12/09/21	\$28,000	QC	03-ARM'S LENGTH	\$28,000	\$14,600	52.14	\$29,218
050-001-300-005-00	1661 CHAPPEL WOODS TRAIL	09/26/22	\$40,000	QC	03-ARM'S LENGTH	\$40,000	\$14,800	37.00	\$29,500
050-009-200-018-00	OLD STATE RD	04/29/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$14,800	37.09	\$29,500
050-024-100-001-50	3097 MILLER RD	05/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,100	52.67	\$142,233
050-013-100-001-35	3145 SPARTON RD	10/20/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$47,900	31.72	\$95,818
040-022-300-004-00	TURTLE RD	10/21/22	\$49,000	WD	03-ARM'S LENGTH	\$35,100	\$30,450	86.75	\$60,835
040-005-100-003-00	8117 PARTLO RD	07/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$141,014
040-029-100-006-50	3225 HOTTIS RD	08/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,950	52.08	\$197,932
050-015-200-005-00	4315 SPARTON RD	06/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,700	49.80	\$149,401
040-026-200-009-30	S M-65	09/30/22	\$74,900	WD	19-MULTI PARCEL A	\$74,900	\$48,000	64.09	\$140,019
040-011-100-001-00	6695 WHITTEMORE RD	11/19/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$54,650	63.55	\$109,316
050-024-100-008-00	361 N CHAMBERS RD	04/16/21	\$230,500	WD	03-ARM'S LENGTH	\$230,500	\$127,000	55.10	\$254,087
040-027-100-004-00	3190 S M-65	08/13/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$62,300	41.95	\$124,573
040-011-100-001-00	6695 WHITTEMORE RD	11/19/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$54,650	63.55	\$109,316
040-028-100-002-00	TURTLE RD	07/22/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$33,100	110.33	\$66,200
040-034-400-007-00	7212 DYER RD	03/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$86,100	50.65	\$172,231
040-029-100-006-10	3186 WILSON CREEK RD	10/29/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$81,100	49.18	\$162,205
040-035-300-002-50	3901 S M-65	03/21/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,700	40.81	\$171,413
040-002-400-007-00	PLANT RD	01/21/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,100	54.00	\$70,200
040-002-400-005-00	6726 WHITTEMORE RD	12/27/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$103,200	62.55	\$206,401
050-023-100-003-25	BINDER RD	11/30/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$44,000	42.72	\$88,000
050-036-400-001-00	S CHAMBERS RD	10/29/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$44,000	37.93	\$88,000
050-036-400-001-50	S CHAMBERS RD	08/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$46,000	39.66	\$92,000
050-032-100-002-75	POWERLINE RD OFF	12/15/22	\$100,525	WD	03-ARM'S LENGTH	\$100,525	\$44,200	43.97	\$88,357
040-026-300-005-00	6786 KEYSTONE RD	01/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,800	34.63	\$131,565
040-032-200-006-00	3700 S HOTTIS RD	03/14/22	\$94,000	WD	19-MULTI PARCEL A	\$94,000	\$44,000	46.81	\$88,000
050-029-400-001-00	S IMPERIAL DR	10/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,700	42.16	\$105,402
040-021-400-001-00	7840 TURTLE RD	03/18/22	\$265,400	WD	03-ARM'S LENGTH	\$265,400	\$101,750	38.34	\$203,540
050-019-100-002-00	CARPENTER RD	10/18/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$68,900	35.33	\$137,700
050-027-100-001-00	4051 M-55	03/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,500	41.25	\$164,941

040-014-200-004-00	2235 S M-65	11/11/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$69,800	37.23	\$139,648
050-032-200-001-00	POWERLINE RD OFF	07/29/22	\$313,711	WD	03-ARM'S LENGTH	\$313,711	\$103,200	32.90	\$206,400
040-003-100-001-30	1016 S M-65	11/24/21	\$649,000	WD	03-ARM'S LENGTH	\$649,000	\$266,400	41.05	\$532,760
<b>Totals:</b>			<b>\$6,032,636</b>			<b>\$6,011,736</b>	<b>\$2,729,250</b>		<b>\$5,502,189</b>
								<b>Sale. Ratio =&gt;</b>	<b>45.40</b>
								<b>Std. Dev. =&gt;</b>	<b>20.94</b>

**1-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-010-300-002-00	SPARTON RD	11/16/22	\$6,700	QC	03-ARM'S LENGTH	\$6,700	\$4,100	61.19	\$8,250
050-023-200-005-00	240 N SAND LAKE RD	09/02/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,700	50.36	\$55,470
<b>Totals:</b>			<b>\$61,700</b>			<b>\$61,700</b>	<b>\$31,800</b>		<b>\$63,720</b>
								<b>Sale. Ratio =&gt;</b>	<b>51.54</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**1.5-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
<b>Totals:</b>			<b>\$0</b>			<b>\$0</b>	<b>\$0</b>		<b>\$0</b>
								<b>Sale. Ratio =&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**2-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
040-010-200-003-25	7385 WHITTEMORE RD	05/21/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$49,000	47.57	\$97,956
<b>Totals:</b>			<b>\$103,000</b>			<b>\$103,000</b>	<b>\$49,000</b>		<b>\$97,956</b>
								<b>Sale. Ratio =&gt;</b>	<b>#REF!</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**2.5-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
051-E20-000-005-00	5115 CARPENTER	10/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,700	50.47	\$151,339
050-011-300-008-20	3934 FOREST POND TR	01/27/22	\$12,000	LC	03-ARM'S LENGTH	\$12,000	\$8,600	71.67	\$17,257
050-011-300-008-30	3940 FOREST POND TR	07/07/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,000	45.00	\$17,946
<b>Totals:</b>			<b>\$182,000</b>			<b>\$182,000</b>	<b>\$93,300</b>		<b>\$186,542</b>
								<b>Sale. Ratio =&gt;</b>	<b>51.26</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

**3-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
040-025-200-001-40	TOWERLINE RD	07/12/21	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$9,000	100.00	\$18,000
050-028-200-001-60	M-55	05/05/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,400	48.50	\$38,792
050-009-200-017-50	4788 OLD STATE RD	07/09/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$72,100	53.81	\$144,253
040-028-400-010-00	KEYSTONE RD	02/10/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$10,000	133.33	\$19,995
040-029-400-001-10	KEYSTONE RD	08/26/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$9,000	72.00	\$18,000
<b>Totals:</b>			<b>\$203,000</b>			<b>\$203,000</b>	<b>\$119,500</b>		<b>\$239,040</b>
								<b>Sale. Ratio =&gt;</b>	<b>58.87</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**4-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-002-200-011-00	1681 INDIAN LAKE RD	12/01/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$75,900	42.19	\$151,791
<b>Totals:</b>			<b>\$179,900</b>			<b>\$179,900</b>	<b>\$75,900</b>	<b>42.19</b>	<b>\$151,791</b>
								<b>Sale. Ratio =&gt;</b>	<b>42.19</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**5-Acres**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-010-400-035-10	1097 N SAND LAKE RD	09/03/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,500	50.00	\$44,909
050-020-300-006-00	5344 M-55	12/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$40,200	29.78	\$80,388
040-016-400-003-00	2450 PUTNAM RD	06/15/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$98,200	43.45	\$196,414
<b>Totals:</b>			<b>\$406,000</b>			<b>\$406,000</b>	<b>\$160,900</b>	<b>39.63</b>	<b>\$321,711</b>
								<b>Sale. Ratio =&gt;</b>	<b>39.63</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>



**7-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-030-100-003-10	5657 M-55	02/04/22	\$209,900	WD	19-MULTI PARCEL A	\$209,900	\$108,200	51.55	\$217,003
<b>Totals:</b>			<b>\$209,900</b>			<b>\$209,900</b>	<b>\$108,200</b>		<b>\$217,003</b>
								<b>Sale. Ratio =&gt;</b>	<b>51.55</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**10-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-004-200-003-00	1868 NATIONAL CITY RD	12/09/21	\$28,000	QC	03-ARM'S LENGTH	\$28,000	\$14,600	52.14	\$29,218
040-022-300-004-00	TURTLE RD	10/21/22	\$49,000	WD	03-ARM'S LENGTH	\$35,100	\$30,450	86.75	\$60,835
050-009-200-018-00	OLD STATE RD	04/29/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$14,800	37.09	\$29,500
050-024-100-001-50	3097 MILLER RD	05/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,200	49.78	\$134,360
050-013-100-001-35	3145 SPARTON RD	10/20/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$45,600	30.20	\$91,147
<b>Totals:</b>			<b>\$402,900</b>			<b>\$389,000</b>	<b>\$172,650</b>		<b>\$345,060</b>
								<b>Sale. Ratio =&gt;</b>	<b>44.38</b>
								<b>Std. Dev. =&gt;</b>	<b>21.83</b>

**15-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
040-005-100-003-00	8117 PARTLO RD	07/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$141,014
040-029-100-006-50	3225 HOTTIS RD	08/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,950	52.08	\$197,932
<b>Totals:</b>			<b>\$350,000</b>			<b>\$350,000</b>	<b>\$169,450</b>		<b>\$338,946</b>
								<b>Sale. Ratio =&gt;</b>	<b>48.41</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

**20-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-015-200-005-00	4315 SPARTON RD	06/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,200	47.47	\$142,467
040-026-200-009-30	S M-65	09/30/22	\$74,900	WD	19-MULTI PARCEL A	\$74,900	\$48,000	64.09	\$140,019
040-027-100-004-00	3190 S M-65	08/13/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$62,300	41.95	\$124,573
040-028-100-002-00	TURTLE RD	07/22/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$33,100	110.33	\$66,200
040-029-100-006-10	3186 WILSON CREEK RD	10/29/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$81,100	49.18	\$162,205
040-034-400-007-00	7212 DYER RD	03/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$86,100	50.65	\$172,231
050-024-100-008-00	361 N CHAMBERS RD	04/16/21	\$230,500	WD	03-ARM'S LENGTH	\$230,500	\$119,300	51.76	\$238,561
040-011-100-001-00	6695 WHITTEMORE RD	11/19/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$54,650	63.55	\$109,316
<b>Totals:</b>			<b>\$1,054,800</b>			<b>\$1,054,800</b>	<b>\$555,750</b>		<b>\$1,155,572</b>
								<b>Sale. Ratio =&gt;</b>	<b>52.69</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

**25-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
<b>Totals:</b>			<b>\$0</b>			<b>\$0</b>	<b>\$0</b>		<b>\$0</b>
								<b>Sale. Ratio =&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

**30-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
040-035-300-002-50	3901 S M-65	03/21/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,700	40.81	\$171,413
<b>Totals:</b>			<b>\$210,000</b>			<b>\$210,000</b>	<b>\$85,700</b>		<b>\$171,413</b>
								<b>Sale. Ratio =&gt;</b>	<b>40.81</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**40-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
040-002-400-007-00	PLANT RD	01/21/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,100	54.00	\$70,200
040-002-400-005-00	6726 WHITTEMORE RD	12/27/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$103,200	62.55	\$206,401
050-023-100-003-25	BINDER RD	11/30/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$44,000	42.72	\$88,000
050-036-400-001-00	S CHAMBERS RD	10/29/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$44,000	37.93	\$88,000
050-036-400-001-50	S CHAMBERS RD	08/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$46,000	39.66	\$92,000
040-026-300-005-00	6786 KEYSTONE RD	01/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,800	34.63	\$131,565
050-032-100-002-75	POWERLINE RD OFF	12/15/22	\$100,525	WD	03-ARM'S LENGTH	\$100,525	\$44,200	43.97	\$88,357
040-032-200-006-00	HOTTIS RD	03/14/22	\$94,000	WD	19-MULTI PARCEL A	\$94,000	\$44,000	46.81	\$88,000
<b>Totals:</b>			<b>\$949,525</b>			<b>\$949,525</b>	<b>\$426,300</b>		<b>\$852,523</b>
								<b>Sale. Ratio =&gt;</b>	<b>44.90</b>
								<b>Std. Dev. =&gt;</b>	<b>10.77</b>

**50-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
050-029-400-001-00	S IMPERIAL DR	10/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,700	42.16	\$105,402
<b>Totals:</b>			<b>\$125,000</b>			<b>\$125,000</b>	<b>\$52,700</b>		<b>\$105,402</b>
								<b>Sale. Ratio =&gt;</b>	<b>42.16</b>
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>

**80-ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
040-021-400-001-00	7840 TURTLE RD	03/18/22	\$265,400	WD	03-ARM'S LENGTH	\$265,400	\$101,750	38.34	\$203,540
050-019-100-002-00	CARPENTER RD	10/18/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$68,900	35.33	\$137,700
050-027-100-001-00	4051 M-55	03/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,800	40.90	\$163,614
040-014-200-004-00	2235 S M-65	11/11/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$69,800	37.23	\$139,648





ACRES	\$ PER ACRE	value	
1.00	11400	11,400	M
1.50	11100	16,650	EX
2.00	10850	21,700	M
2.50	10600	26,500	M
3.00	10000	30,000	M
4.00	9000	36,000	M
5.00	8000	40,000	M
7.00	6000	42,000	M
10.00	4800	48,000	M
15.00	4000	60,000	M
20.00	3400	68,000	M
25.00	3100	77,500	EX
30.00	2900	87,000	M
40.00	2550	102,000	V
50.00	2485	124,250	M
80.00	2359	188,720	V
100.00	2300	230,000	V

V= VERIFIED FROM DATA

EX= EXTRAPOLATED FROM CURVE

M-MODIFICATION OF VERIFIED DATA TO CURVE



Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$13,037	\$16,500	132.0	330.0	1.00	1.00	\$13,037	\$0.30	11	2021006441		SECTION LOTS AND ACREAGE
\$6,700	\$8,250	66.0	660.0	1.00	1.00	\$6,700	\$0.15	11	2022006928		SECTION LOTS AND ACREAGE
\$20,044	\$15,000	0.0	0.0	2.00	2.00	\$10,022	\$0.23	4	2021003967		RESIDENTIAL
\$43,517	\$52,500	420.0	239.4	2.31	2.31	\$18,847	\$0.43	11	2022006211		SECTION LOTS AND ACREAGE
\$12,000	\$17,257	0.0	0.0	2.69	2.69	\$4,461	\$0.10	11	2022000857		SECTION LOTS AND ACREAGE
\$20,000	\$17,946	0.0	0.0	2.82	2.82	\$7,092	\$0.16	11	2022004343		SECTION LOTS AND ACREAGE
\$9,000	\$18,000	0.0	0.0	3.00	3.00	\$3,000	\$0.07	4	2021005186		RESIDENTIAL
\$8,647	\$18,900	0.0	0.0	3.00	3.00	\$2,882	\$0.07	11	2021004985		SECTION LOTS AND ACREAGE
\$12,500	\$18,000	0.0	0.0	3.00	3.00	\$4,167	\$0.10	4	2021006242		RESIDENTIAL
\$7,500	\$19,995	0.0	0.0	3.11	3.11	\$2,412	\$0.06	4	2022000941		RESIDENTIAL
\$40,000	\$38,792	0.0	0.0	3.16	3.16	\$12,658	\$0.29	11	2022002940		SECTION LOTS AND ACREAGE
\$36,617	\$22,090	0.0	0.0	4.18	4.18	\$8,762	\$0.20	11	2021008440		SECTION LOTS AND ACREAGE
\$20,668	\$22,375	0.0	0.0	4.75	4.75	\$4,351	\$0.10	11	2021006492		SECTION LOTS AND ACREAGE
\$72,768	\$22,500	0.0	0.0	5.00	5.00	\$14,554	\$0.33	11	2021008942		SECTION LOTS AND ACREAGE
\$58,786	\$29,200	0.0	0.0	5.50	5.50	\$10,688	\$0.25	4	2022003833		RESIDENTIAL
\$18,882	\$53,180	0.0	0.0	8.40	3.30	\$2,248	\$0.05	11	2023001133	050-030-100-003-20, 050	SECTION LOTS AND ACREAGE
\$28,000	\$29,218	0.0	0.0	9.86	9.86	\$2,840	\$0.07	11	2021008720		SECTION LOTS AND ACREAGE
\$40,000	\$29,500	0.0	0.0	10.00	10.00	\$4,000	\$0.09	10A	2022005788		OFF WATER-CHAPPEL LAKE
\$39,900	\$29,500	0.0	0.0	10.00	10.00	\$3,990	\$0.09	11	2022002808		SECTION LOTS AND ACREAGE
\$22,267	\$29,500	0.0	0.0	10.00	10.00	\$2,227	\$0.05	11	2022003019		SECTION LOTS AND ACREAGE
\$85,582	\$30,400	0.0	0.0	10.36	10.36	\$8,261	\$0.19	11	2021007568		SECTION LOTS AND ACREAGE
\$35,100	\$60,835	0.0	328.0	9.87	9.87	\$3,556	\$0.08	4	2022006346	040-022-300-009-00	RESIDENTIAL
\$75,986	\$57,000	0.0	0.0	15.00	15.00	\$5,066	\$0.12	4	2021006593		RESIDENTIAL
\$50,908	\$58,840	0.0	0.0	15.92	15.92	\$3,198	\$0.07	4	2021006107		RESIDENTIAL
\$51,439	\$50,840	0.0	0.0	19.42	19.42	\$2,649	\$0.06	11	2022003834		SECTION LOTS AND ACREAGE
\$66,881	\$88,000	0.0	0.0	20.00	10.00	\$3,344	\$0.08	4	2022006056	040-026-200-009-40	RESIDENTIAL
\$43,684	\$67,000	0.0	0.0	20.00	20.00	\$2,184	\$0.05	4	2021008300		RESIDENTIAL
\$13,113	\$36,700	0.0	0.0	20.00	20.00	\$656	\$0.02	11	2021002787		AGRICULTURAL
\$90,927	\$67,000	0.0	0.0	20.00	20.00	\$4,546	\$0.10	4	2021005973		RESIDENTIAL
\$43,684	\$67,000	0.0	0.0	20.00	20.00	\$2,184	\$0.05	4	2021008300		RESIDENTIAL
\$30,000	\$66,200	0.0	0.0	20.00	19.60	\$1,500	\$0.03	4	2021005360		RESIDENTIAL
\$64,989	\$67,220	0.0	0.0	20.20	20.20	\$3,217	\$0.07	4	2023002399		RESIDENTIAL
\$70,344	\$67,649	0.0	0.0	20.59	20.59	\$3,416	\$0.08	4	2021007770		RESIDENTIAL
\$115,432	\$76,845	0.0	0.0	28.95	28.95	\$3,987	\$0.09	4	2022001454		RESIDENTIAL
\$65,000	\$70,200	0.0	0.0	36.00	36.00	\$1,806	\$0.04	4	2022000397		AGRICULTURAL
\$45,599	\$87,000	0.0	0.0	39.00	39.00	\$1,169	\$0.03	4	2021009089		RESIDENTIAL
\$103,000	\$88,000	0.0	0.0	40.00	40.00	\$2,575	\$0.06	11	2022006991		SECTION LOTS AND ACREAGE
\$116,000	\$88,000	0.0	0.0	40.00	40.00	\$2,900	\$0.07	11	2021007769		SECTION LOTS AND ACREAGE
\$116,000	\$88,000	0.0	0.0	40.00	40.00	\$2,900	\$0.07	11	2021006140		SECTION LOTS AND ACREAGE
\$100,525	\$88,357	0.0	0.0	40.21	40.21	\$2,500	\$0.06	11	2022007308		SECTION LOTS AND ACREAGE
\$146,435	\$88,000	0.0	0.0	40.00	40.00	\$3,661	\$0.08	4	2023000464		RESIDENTIAL
\$94,000	\$88,000	0.0	0.0	40.00	40.00	\$2,350	\$0.05	4	2022001449	040-032-200-005-00	RESIDENTIAL
\$125,000	\$105,402	0.0	0.0	50.30	50.30	\$2,485	\$0.06	11	2022006968		SECTION LOTS AND ACREAGE
\$184,902	\$123,042	0.0	0.0	70.46	70.46	\$2,624	\$0.06	4	2022002303		RESIDENTIAL
\$195,000	\$137,700	0.0	0.0	80.00	80.00	\$2,438	\$0.06	11	2021007597		SECTION LOTS AND ACREAGE
\$180,259	\$145,200	0.0	0.0	80.00	80.00	\$2,253	\$0.05	11	2022001090		SECTION LOTS AND ACREAGE

\$187,500	\$139,648	0.0	0.0	87.00	87.00	\$2,155	\$0.05	4	2022007019	RESIDENTIAL
\$313,711	\$206,400	0.0	0.0	120.00	120.00	\$2,614	\$0.06	11	2022004700	SECTION LOTS AND ACREAGE
\$312,536	\$196,296	0.0	0.0	128.55	128.55	\$2,431	\$0.06	4	2021008426	RESIDENTIAL
<b>\$3,539,071</b>	<b>\$2,981,524</b>	<b>0.0</b>		<b>1,274.79</b>	<b>1,259.29</b>					
<b>Average</b>				<b>Average</b>		<b>Average</b>				
<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>	<b>\$0.06</b>			

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$6,700	\$8,250	66.0	660.0	1.00	1.00	\$6,700	\$0.15	11	2022006928		SECTION LOTS AND ACREAGE
\$16,030	\$16,500	132.0	330.0	1.00	1.00	\$16,030	\$0.37	11	2021006441		SECTION LOTS AND ACREAGE
<b>\$22,730</b>	<b>\$24,750</b>	<b>198.0</b>		<b>2.00</b>	<b>2.00</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>\$115</b>		<b>per Net Acre=&gt;</b>	<b>\$11,365</b>	<b>per SqFt=&gt;</b>	<b>\$0.26</b>				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$0	\$0	0.0		0.00	0.00						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	<b>per SqFt=&gt;</b>	<b>#DIV/0!</b>				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$20,044	\$15,000	0.0	0.0	2.00	2.00	\$10,022	\$0.23	4	2021003967		RESIDENTIAL
<b>\$20,044</b>	<b>\$15,000</b>	<b>0</b>		<b>2.00</b>	<b>2.00</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>#REF!</b>		<b>per Net Acre=&gt;</b>	<b>\$10,022</b>	<b>per SqFt=&gt;</b>	<b>#REF!</b>				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$51,161	\$52,500	420.0	239.4	2.31	2.31	\$22,157	\$0.51	11	2022006211		SECTION LOTS AND ACREAGE
\$12,000	\$17,257	0.0	0.0	2.69	2.69	\$4,461	\$0.10	11	2022000857		SECTION LOTS AND ACREAGE
\$20,000	\$17,946	0.0	0.0	2.82	2.82	\$7,092	\$0.16	11	2022004343		SECTION LOTS AND ACREAGE
<b>\$83,161</b>	<b>\$87,703</b>	<b>420.0</b>		<b>7.82</b>	<b>7.82</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>198.002381</b>		<b>per Net Acre=&gt;</b>	<b>\$10,636</b>	<b>per SqFt=&gt;</b>	<b>\$0.24</b>				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$9,000	\$18,000	0.0	0.0	3.00	3.00	\$3,000	\$0.07	4	2021005186		RESIDENTIAL
\$40,000	\$38,792	0.0	0.0	3.16	3.16	\$12,658	\$0.29	11	2022002940		SECTION LOTS AND ACREAGE
\$8,647	\$18,900	0.0	0.0	3.00	3.00	\$2,882	\$0.07	11	2021004985		SECTION LOTS AND ACREAGE
\$7,500	\$19,995	0.0	0.0	3.11	3.11	\$2,412	\$0.06	4	2022000941		RESIDENTIAL
\$12,500	\$18,000	0.0	0.0	3.00	3.00	\$4,167	\$0.10	4	2021006242		RESIDENTIAL
<b>\$77,647</b>	<b>\$113,687</b>	<b>0.0</b>		<b>15.27</b>	<b>15.27</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>\$5,085</b>	<b>per SqFt=&gt;</b>	<b>0.12</b>				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$46,859	\$18,750	150.0	1213.6	4.18	4.18	\$11,213	\$0.26	4A	2021008440		OFF WATER-SAND LAKE
<b>\$46,859</b>	<b>\$18,750</b>	#DIV/0!		<b>4.18</b>	<b>4.18</b>						
	Average per FF=>	#DIV/0!		Average per Net Acre=>		<b>\$11,213</b>	Average per SqFt=>				\$0.26

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$22,466	\$22,375	0.0	0.0	4.75	4.75	\$4,730	\$0.11	11	2021006492		SECTION LOTS AND ACREAGE
\$77,112	\$22,500	0.0	0.0	5.00	5.00	\$15,422	\$0.35	11	2021008942		SECTION LOTS AND ACREAGE
\$58,786	\$29,200	0.0	0.0	5.50	5.50	\$10,688	\$0.25	4	2022003833		RESIDENTIAL
<b>\$158,364</b>	<b>\$74,075</b>	#REF!		<b>15.25</b>	<b>15.25</b>						
	Average per FF=>	#REF!		Average per Net Acre=>		<b>\$10,385</b>	Average per SqFt=>				\$0.24



Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$39,072	\$46,175	0.0	0.0	8.40	3.30	\$4,651	\$0.11	11	2022000677	050-030-100-003-20, 05( SECTION LOTS AND ACREAGE	
<b>\$39,072</b>	<b>\$46,175</b>	<b>#REF!</b>		<b>8.40</b>	<b>3.30</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>#REF!</b>		<b>per Net Acre=&gt;</b>		<b>\$4,651</b>	<b>per SqFt=&gt;</b>			<b>\$0.11</b>	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$28,000	\$29,218	0.0	0.0	9.86	9.86	\$2,840	\$0.07	11	2021008720		SECTION LOTS AND ACREAGE
\$35,100	\$60,835	0.0	328.0	9.87	9.87	\$3,556	\$0.08	4	2022006346	040-022-300-009-00	RESIDENTIAL
\$39,900	\$29,500	0.0	0.0	10.00	10.00	\$3,990	\$0.09	11	2022002808		SECTION LOTS AND ACREAGE
\$30,140	\$29,500	0.0	0.0	10.00	10.00	\$3,014	\$0.07	11	2022003019		SECTION LOTS AND ACREAGE
\$90,253	\$30,400	0.0	0.0	10.36	10.36	\$8,712	\$0.20	11	2021007568		SECTION LOTS AND ACREAGE
<b>\$223,393</b>	<b>\$179,453</b>	<b>0.0</b>		<b>50.09</b>	<b>50.09</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>		<b>\$4,460</b>	<b>per SqFt=&gt;</b>			<b>\$0.10</b>	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$75,986	\$57,000	0.0	0.0	15.00	15.00	\$5,066	\$0.12	4	2021006593		RESIDENTIAL
\$50,908	\$58,840	0.0	0.0	15.92	15.92	\$3,198	\$0.07	4	2021006107		RESIDENTIAL
<b>\$126,894</b>	<b>\$115,840</b>	<b>#REF!</b>		<b>30.92</b>	<b>30.92</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>#REF!</b>		<b>per Net Acre=&gt;</b>		<b>\$4,104</b>	<b>per SqFt=&gt;</b>			<b>\$0.09</b>	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$58,373	\$50,840	0.0	0.0	19.42	19.42	\$3,006	\$0.07	11	2022003834		SECTION LOTS AND ACREAGE
\$66,881	\$88,000	0.0	0.0	20.00	10.00	\$3,344	\$0.08	4	2022006056	040-026-200-009-40	RESIDENTIAL
\$90,927	\$67,000	0.0	0.0	20.00	20.00	\$4,546	\$0.10	4	2021005973		RESIDENTIAL
\$30,000	\$66,200	0.0	0.0	20.00	19.60	\$1,500	\$0.03	4	2021005360		RESIDENTIAL
\$70,344	\$67,649	0.0	0.0	20.59	20.59	\$3,416	\$0.08	4	2021007770		RESIDENTIAL
\$64,989	\$67,220	0.0	0.0	20.20	20.20	\$3,217	\$0.07	4	2023002399		RESIDENTIAL
\$28,639	\$36,700	0.0	0.0	20.00	20.00	\$1,432	\$0.03	11	2021002787		AGRICULTURAL
\$43,684	\$67,000	0.0	0.0	20.00	20.00	\$2,184	\$0.05	4	2021008300		RESIDENTIAL
<b>\$453,837</b>	<b>\$510,609</b>	<b>0.0</b>		<b>160.21</b>	<b>149.81</b>						
	<b>Average</b>			<b>Average</b>		<b>Average</b>					
	<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>		<b>\$2,833</b>	<b>per SqFt=&gt;</b>			<b>\$0.07</b>	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$0	\$0	0.0		0.00	0.00						
Average per FF=>		#DIV/0!		Average per Net Acre=>	#DIV/0!	Average per SqFt=>	#DIV/0!				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$115,432	\$76,845	0.0	0.0	28.95	28.95	\$3,987	\$0.09	4	2022001454		RESIDENTIAL
\$115,432	\$76,845	0.0		28.95	28.95						
Average per FF=>		#DIV/0!		Average per Net Acre=>	\$3,987	Average per SqFt=>	\$0.09				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$65,000	\$70,200	0.0	0.0	36.00	36.00	\$1,806	\$0.04	4	2022000397		AGRICULTURAL
\$45,599	\$87,000	0.0	0.0	39.00	39.00	\$1,169	\$0.03	4	2021009089		RESIDENTIAL
\$103,000	\$88,000	0.0	0.0	40.00	40.00	\$2,575	\$0.06	11	2022006991		SECTION LOTS AND ACREAGE
\$116,000	\$88,000	0.0	0.0	40.00	40.00	\$2,900	\$0.07	11	2021007769		SECTION LOTS AND ACREAGE
\$116,000	\$88,000	0.0	0.0	40.00	40.00	\$2,900	\$0.07	11	2021006140		SECTION LOTS AND ACREAGE
\$146,435	\$88,000	0.0	0.0	40.00	40.00	\$3,661	\$0.08	4	2023000464		RESIDENTIAL
\$100,525	\$88,357	0.0	0.0	40.21	40.21	\$2,500	\$0.06	11	2022007308		SECTION LOTS AND ACREAGE
\$94,000	\$88,000	0.0	0.0	40.00	40.00	\$2,350	\$0.05	4	2022001449	040-032-200-005-00	RESIDENTIAL
\$786,559	\$685,557	0.0		315.21	315.21						
Average per FF=>		#DIV/0!		Average per Net Acre=>	\$2,495	Average per SqFt=>	\$0.06				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$125,000	\$105,402	0.0	0.0	50.30	50.30	\$2,485	\$0.06	11	2022006968		SECTION LOTS AND ACREAGE
\$125,000	\$105,402	0.0		50.30	50.30						
Average per FF=>		#DIV/0!		Average per Net Acre=>	\$2,485	Average per SqFt=>	\$0.06				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$184,902	\$123,042	0.0	0.0	70.46	70.46	\$2,624	\$0.06	4	2022002303		RESIDENTIAL
\$195,000	\$137,700	0.0	0.0	80.00	80.00	\$2,438	\$0.06	11	2021007597		SECTION LOTS AND ACREAGE
\$181,586	\$145,200	0.0	0.0	80.00	80.00	\$2,270	\$0.05	11	2022001090		SECTION LOTS AND ACREAGE
\$187,500	\$139,648	0.0	0.0	87.00	87.00	\$2,155	\$0.05	4	2022007019		RESIDENTIAL

\$748,988	\$545,590	0.0	317.46	317.46
Average			Average	Average
per FF=>	#DIV/0!		per Net Acre=>	per SqFt=>
			\$2,359	\$0.05

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$312,536	\$196,296	0.0	0.0	128.55	128.55	\$2,431	\$0.06	4	2021008426		RESIDENTIAL
\$313,711	\$206,400	0.0	0.0	120.00	120.00	\$2,614	\$0.06	11	2022004700		SECTION LOTS AND ACREAGE
\$626,247	\$402,696	#REF!		248.55	248.55						
Average				Average		Average					
per FF=>		#REF!		per Net Acre=>		per SqFt=>					
					2,520		\$0.06				

