

Frontage 'A': Description: ' A50'@4800/FF ' FF Rate: 4800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-450-010-80	1781 S GREEN	07/30/25	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$277,900	75.72	\$146,376	\$167,436	34.9	2109.0	0.09	0.3	\$4,196	\$1,626,400	\$37.34	6.00	4081	2025-02191		4081 LAKE MISSAUKEE SOUTH SHORE	401	A50'@4800/FF
009-460-004-00	6620 W LAKEVIEW	10/01/24	\$690,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$690,000	\$265,800	38.52	\$334,377	\$256,446	98.5	230.0	0.25	0.1	\$3,396	\$1,348,294	\$30.95	95.00	4081	2024-02538	009-460-030-60	4081 LAKE MISSAUKEE SOUTH SHORE	401	A50'@4800/FF
009-490-021-00	7190 W LAKE	06/13/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$229,200	49.83	\$250,993	\$240,000	50.0	100.0	0.12	0.1	\$5,020	\$2,182,548	\$50.10	50.00	4081	2025-01725		4081 LAKE MISSAUKEE SOUTH SHORE	401	A50'@4800/FF
009-620-022-00	7610 W FOREST	10/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$204,200	37.13	\$212,862	\$240,000	50.0	100.0	0.12	0.1	\$4,257	\$1,850,974	\$42.49	50.00	4081	2023-02831		4081 LAKE MISSAUKEE SOUTH SHORE	401	A50'@4800/FF
009-012-019-80	6856 W LAKEVIEW	10/23/25	\$962,000	WD	03-ARM'S LENGTH	\$962,000	\$388,300	40.36	\$431,198	\$339,238	67.8	262.0	0.45	0.5	\$6,355	\$956,093	\$21.95	75.00	4081	2025-03034		4081 LAKE MISSAUKEE SOUTH SHORE	401	B100'@5000/FF
009-620-002-00	7804 W FOREST	08/28/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$100,500	23.37	\$382,529	\$330,374	68.4	95.0	0.20	0.2	\$5,594	\$1,931,965	\$44.35	91.00	4081	2023-02305		4081 LAKE MISSAUKEE SOUTH SHORE	401	B100'@5000/FF
Totals:			\$3,459,000			\$3,459,000	\$1,465,900		\$1,758,335	\$1,573,494	369.6		1.22	1.3										
							Sale. Ratio =>	42.38		Average			Average				Average							
							Std. Dev. =>	17.64		per FF=>	\$4,800		per Net Acre=>	1,444,811.0			per SqFt=>	\$33.17						

Frontage 'B': Description: 'B100'@5000/FF ' FF Rate: 5000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-012-019-80	6856 W LAKEVIEW	10/23/25	\$962,000	WD	03-ARM'S LENGTH	\$962,000	\$388,300	40.36	\$431,198	\$339,238	67.8	262.0	0.45	0.5	\$6,355	\$956,093	\$21.95	75.00	4081	2025-03034		4081 LAKE MISSAUKEE SOUTH SHORE	401	B100'@5000/FF
009-620-002-00	7804 W FOREST	08/28/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$100,500	23.37	\$382,529	\$330,374	68.4	95.0	0.20	0.2	\$5,594	\$1,931,965	\$44.35	91.00	4081	2023-02305		4081 LAKE MISSAUKEE SOUTH SHORE	401	B100'@5000/FF
Totals:			\$1,392,000			\$1,392,000	\$488,800		\$813,727	\$669,612	136.2		0.65	0.6										
							Sale. Ratio =>	35.11		Average			Average				Average							
							Std. Dev. =>	12.01		per FF=>	\$5,000		per Net Acre=>	1,253,816.6			per SqFt=>	\$28.78						

Frontage 'C': Description: 'C 100' @1300/FF' FF Rate: 1300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-354-005-00	S ARROWHEAD	09/09/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$77,000	59.23	\$130,000	\$133,504	102.7	208.0	0.49	0.5	\$1,266	\$266,940	\$6.13	102.00	4081	2025-02627		4081 LAKE MISSAUKEE SOUTH SHORE	402	C 100' @1300/FF
009-354-009-01	S ARROWHEAD	07/30/25	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$74,100	32.93	\$225,000	\$194,889	149.9	392.7	0.68	0.2	\$1,501	\$332,840	\$7.64	152.57	4081	2025-02227	009-354-010-00	4081 LAKE MISSAUKEE SOUTH SHORE	402	C 100' @1300/FF
009-354-001-00	1175 S ARROWHEAD	05/02/25	\$1,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,000,000	\$522,600	52.26	\$371,311	\$393,153	302.4	853.0	2.47	1.4	\$1,228	\$150,633	\$3.46	252.00	4081	2025-01326	009-354-002-00	4081 LAKE MISSAUKEE SOUTH SHORE	401	C 100' @1300/FF
009-354-005-00	S ARROWHEAD	03/09/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$53,100	35.40	\$150,000	\$133,504	109.5	208.0	0.49	0.5	\$1,369	\$308,008	\$7.07	102.00	4081	2023-00641		4081 LAKE MISSAUKEE SOUTH SHORE	402	C 100' @1300/FF
Totals:			\$1,505,000			\$1,505,000	\$726,800		\$876,311	\$855,050	664.6		4.12	2.6										
							Sale. Ratio =>	48.29		Average			Average				Average							
							Std. Dev. =>	12.82		per FF=>	\$1,300		per Net Acre=>	212,955.3			per SqFt=>	\$4.89						

Frontage 'F': Description: 'BACK 50' @2000/' FF Rate: 2000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-160-089-00	1615 PARK	09/06/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$57,900	22.27	\$157,634	\$89,752	44.9	100.0	0.11	0.1	\$3,513	\$1,487,113	\$34.14	46.00	4015	2024-02292		4081 LAKE MISSAUKEE SOUTH SHORE	401	BACK 50' @2000/
009-160-072-00	6477 W LAKEVIEW	02/09/24	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$121,700	28.64	\$166,515	\$101,316	50.7	95.0	0.12	0.1	\$3,287	\$1,387,625	\$31.86	55.00	4015	2024-00520		4081 LAKE MISSAUKEE SOUTH SHORE	401	BACK 50' @2000/
009-160-106-00	6401 W LAKEVIEW	01/05/23	\$502,780	WD	03-ARM'S LENGTH	\$502,780	\$155,900	31.01	\$136,273	\$196,083	98.0	113.3	0.33	0.3	\$1,390	\$419,302	\$9.63	125.08	4015	2023-00665		4081 LAKE MISSAUKEE SOUTH SHORE	401	BACK 50' @2000/
Totals:			\$1,187,780			\$1,187,780	\$335,500		\$460,422	\$387,151	193.6		0.55	0.6										
							Sale. Ratio =>	28.25		Average			Average				Average							
							Std. Dev. =>	4.52		per FF=>	\$2,000		per Net Acre=>	835,611.6			per SqFt=>	\$19.18						

Frontage 'H': Description: 'BACK 50' @ 500 ' FF Rate: 500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-160-058-00	1656 S OAKWOOD	09/22/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,800	49.12	\$47,459	\$40,379	80.8	98.0	0.23	0.23	\$588	\$210,929	\$4.84	100.00	4015	2025-02765		4081 LAKE MISSAUKEE SOUTH SHORE	401	BACK 50' @ 500
009-160-107-00	6370 W BUENA VISTA	06/27/25	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$86,300	34.53	\$82,025	\$35,072	70.1	94.0	0.18	0.18	\$1,169	\$450,687	\$10.35	84.50	4015	2025-01886		4081 LAKE MISSAUKEE SOUTH SHORE	401	BACK 50' @ 500
009-160-087-00	6431 W CIRCLE	02/21/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$120,500	60.25	\$36,694	\$48,218	96.4	100.0	0.29	0.29	\$381	\$127,410	\$2.92	125.50	4015	2025-00429		4081 LAKE MISSAUKEE SOUTH SHORE	401	BACK 50' @ 500
009-160-066-00	S OAKWOOD	12/20/24	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$14,800	38.95	\$38,000	\$25,000	50.0	110.0	0.13	0.13	\$760	\$301,587	\$6.92	50.00	4015	2024-03234		4081 LAKE MISSAUKEE SOUTH SHORE	402	BACK 50' @ 500
009-160-066-00	S OAKWOOD	08/20/24	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$14,800	52.86	\$28,000	\$25,000	49.4	110.0	0.13	0.13	\$567	\$222,222	\$5.10	50.00	4015	2024-02036		4081 LAKE MISSAUKEE SOUTH SHORE	402	BACK 50' @ 500
009-160-079-00	6471 W CIRCLE	06/29/23	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$52,800	25.69	\$2,793	\$22,714	45.3	100.0	0.11	0.11	\$62	\$26,349	\$0.60	46.00	4015	2023-01763		4081 LAKE MISSAUKEE SOUTH SHORE	401	BACK 50' @ 500
Totals:			\$971,400			\$971,400	\$412,000		\$234,971	\$196,383	392.0		1.05	1.05										
							Sale. Ratio =>	42.41		Average			Average				Average							
							Std. Dev. =>	12.79		per FF=>	\$500		per Net Acre=>	223,144.35			per SqFt=>	\$5.12						

Site 'F': Description: 'GROUP F 40K ' Value: 40,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-354-026-00	S ARROWHEAD	08/29/25	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$20,000	46.51	\$43,000	\$40,000	109.0	275.0	0.69	0.69	\$394	\$62,500	\$1.43	109.00	4013	2025-02482		4081 LAKE MISSAUKEE SOUTH SHORE	402	GROUP F 40K
Totals:			\$43,000			\$43,000	\$20,000		\$43,000	\$40,000	109.0		0.69	0.69										
							Sale. Ratio =>	46.51		Average			Average				Average							
							Std. Dev. =>	#DIV/0!	</Site	per FF=>	\$394		per Net Acre=>	62,500.00			per SqFt=>	\$1.43						

Frontage 'A': Description: 'A 67' @ 4100/FF' FF Rate: 4100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-570-011-00	7579 W WHITE BIRCH	09/30/25	\$825,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$825,000	\$351,800	42.64	\$373,440	\$330,769	79.0	504.0	2.93	0.28	\$4,727	\$127,410	\$2.92	60.00	4082 2025-02825		009-002-003-85	4082 LAKE MISSAUKEE NORTH SHORE	401	A 67' @ 4100/FF
009-520-005-00	6563 W NORTSHORE	09/19/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$319,400	49.14	\$286,407	\$343,940	83.9	191.0	0.45	0.45	\$3,414	\$633,644	\$14.55	103.00	4082 2024-02347			4082 LAKE MISSAUKEE NORTH SHORE	401	A 67' @ 4100/FF
009-520-012-00	6695 W NORTSHORE	06/25/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$194,300	35.98	\$269,015	\$259,481	63.3	112.0	0.23	0.23	\$4,251	\$1,174,738	\$26.97	89.00	4082 2024-01562			4082 LAKE MISSAUKEE NORTH SHORE	401	A 67' @ 4100/FF
009-560-033-00	S NORA	01/10/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$69,200	23.07	\$300,000	\$238,469	67.6	183.0	0.25	0.25	\$4,439	\$1,190,476	\$27.33	60.00	4082 2024-00141			4082 LAKE MISSAUKEE NORTH SHORE	402	A 67' @ 4100/FF
009-570-018-00	7509 W WHITE BIRCH	01/10/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$171,500	28.82	\$287,331	\$233,351	56.9	172.0	0.24	0.24	\$5,048	\$1,212,367	\$27.83	60.00	4082 2024-00087			4082 LAKE MISSAUKEE NORTH SHORE	401	A 67' @ 4100/FF
009-260-045-00	6770 W REDMAN	08/04/23	\$504,900	WD	03-ARM'S LENGTH	\$504,900	\$167,800	33.23	\$251,048	\$270,112	65.9	143.0	0.27	0.27	\$3,811	\$922,971	\$21.19	83.00	4082 2023-02146			4082 LAKE MISSAUKEE NORTH SHORE	401	A 67' @ 4100/FF
009-680-004-00	7469 W WHITE BIRCH	06/29/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$179,200	33.88	\$210,230	\$230,175	56.1	179.0	0.23	0.23	\$3,745	\$918,035	\$21.08	61.25	4082 2023-01761			4082 LAKE MISSAUKEE NORTH SHORE	401	A 67' @ 4100/FF
Totals:			\$3,943,900			\$3,943,900	\$1,453,200		\$1,977,471	\$1,906,297	472.7		4.60	1.95										
							Sale. Ratio =>	36.85		Average			Average											
							Std. Dev. =>	8.60		per FF=>	\$4,100		per Net Acre=>	429,698.17			Average							
																	per SqFt=>							
																	\$9.86							

Frontage 'B': Description: 'B 67' @ 3800/FF' FF Rate: 3800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-440-012-00	7119 W WHITE BIRCH	12/30/25	\$679,900	WD	03-ARM'S LENGTH	\$679,900	\$221,100	32.52	\$354,260	\$171,801	45.2	125.0	0.14	0.14	\$7,836	\$2,477,343	\$56.87	50.00	4082 2026-00003			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-680-012-00	7389 W WHITE BIRCH	09/03/25	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$211,900	49.86	\$268,226	\$253,350	66.7	156.0	0.27	0.27	\$4,023	\$993,430	\$22.81	91.00	4082 2025-02605			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-260-038-00	6829 W REDMAN	08/19/25	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$213,700	44.99	\$255,519	\$217,153	57.1	174.0	0.24	0.24	\$4,471	\$1,064,663	\$24.44	60.00	4082 2025-02403			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-260-021-00	117 S MARK	06/26/25	\$674,000	WD	03-ARM'S LENGTH	\$674,000	\$295,600	43.86	\$260,253	\$213,569	56.2	143.0	0.21	0.21	\$4,631	\$1,221,845	\$28.05	65.00	4082 2025-01878			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-290-033-00	316 S CAROLYN	05/15/25	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$310,000	38.75	\$331,019	\$240,744	63.4	147.0	0.26	0.26	\$5,225	\$1,273,150	\$29.23	77.00	4082 2025-01489			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-290-027-00	260 S CAROLYN	04/25/25	\$1,175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,175,000	\$608,700	51.80	\$433,704	\$431,191	133.2	499.3	0.73	0.28	\$3,255	\$590,877	\$13.56	127.02	4082 2025-01246		009-002-001-95	4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-680-016-00	7349 W WHITE BIRCH	08/16/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$178,000	39.56	\$220,242	\$188,753	49.7	116.6	0.16	0.16	\$4,434	\$1,367,963	\$31.40	60.00	4082 2024-02034			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-260-012-00	6959 W REDMAN	07/12/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$304,000	41.36	\$190,395	\$195,944	51.6	182.0	0.21	0.21	\$3,692	\$910,981	\$20.91	50.00	4082 2024-01710			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-260-031-00	6899 W REDMAN	06/27/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$188,500	35.90	\$257,257	\$199,722	52.6	137.0	0.19	0.19	\$4,895	\$1,361,148	\$31.25	60.00	4082 2024-01603			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-260-038-00	6829 W REDMAN	03/11/24	\$473,500	WD	03-ARM'S LENGTH	\$473,500	\$119,500	25.24	\$254,019	\$217,153	57.1	174.0	0.24	0.24	\$4,445	\$1,058,413	\$24.30	60.00	4082 2024-00513			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-680-027-00	7239 W WHITE BIRCH	10/24/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,600	36.40	\$166,328	\$213,285	56.1	165.0	0.23	0.23	\$2,963	\$729,509	\$16.75	60.00	4082 2023-02957			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-260-042-00	6789 W REDMAN	08/04/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$129,000	28.05	\$157,461	\$208,218	54.8	133.0	0.21	0.21	\$2,874	\$764,374	\$17.55	60.00	4082 2023-02131			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-680-019-00	7319 W WHITE BIRCH	08/03/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$124,500	24.41	\$295,256	\$181,845	47.9	123.0	0.16	0.16	\$6,170	\$1,845,350	\$42.36	52.00	4082 2023-02130			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-290-035-00	352 S CAROLYN	07/28/23	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$162,700	40.68	\$155,240	\$280,513	73.8	300.0	0.28	0.18	\$2,103	\$550,496	\$12.64	52.00	4082 2023-02055		009-290-034-50	4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-260-015-00	157 S MARK	07/10/23	\$899,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$899,900	\$326,100	36.24	\$370,048	\$432,512	113.8	212.0	0.41	0.22	\$3,251	\$893,836	\$20.52	85.00	4082 2023-01877		009-260-016-00	4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-290-030-00	292 S CAROLYN	06/07/23	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$213,800	35.69	\$148,989	\$210,871	55.5	160.0	0.22	0.22	\$2,685	\$677,223	\$15.55	60.00	4082 2023-01531			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-680-011-00	7399 W WHITE BIRCH	03/31/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$189,300	31.55	\$318,304	\$236,317	73.1	231.0	0.31	0.31	\$4,357	\$1,016,946	\$23.35	58.00	4082 2023-00789			4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
009-500-006-00	101 ROBB	02/10/23	\$629,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$629,900	\$192,700	30.59	\$113,216	\$228,307	97.2	181.0	0.26	0.20	\$1,165	\$428,848	\$9.85	118.00	4082 2023-00397		009-002-003-37	4082 LAKE MISSAUKEE NORTH SHORE	401	B 67' @ 3800/FF
Totals:			\$10,911,000			\$10,911,000	\$4,134,700		\$4,549,736	\$4,321,248	1,204.9		4.75	3.93										
							Sale. Ratio =>	37.89		Average			Average											
							Std. Dev. =>	7.70		per FF=>	\$3,800		per Net Acre=>	958,646.44			Average							
																	per SqFt=>							
																	\$22.01							

Frontage 'C': Description: 'C 67' @ 1600/FF' FF Rate: 1600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-520-021-00	6755 W NORTSHORE	04/11/25	\$328,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$328,000	\$229,900	70.09	\$77,319	\$89,395	48.5	153.0	0.23	0.23	\$1,594	\$333,272	\$7.65	66.00	4082 2025-01101		Caldwell Township	4082 LAKE MISSAUKEE NORTH SHORE	401	C 67' @ 1600/FF
Totals:			\$328,000			\$328,000	\$229,900		\$77,319	\$89,395	48.5		0.23	0.23										
							Sale. Ratio =>	70.09		Average			Average											
							Std. Dev. =>	#DIV/0!		per FF=>	\$1,600		per Net Acre=>	333,271.55			Average							
																	per SqFt=>							
																	\$7.65							

Frontage 'D': Description: 'D 75' @ 2800 ' FF Rate: 2800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-002-001-95	260 S CAROLYN	04/25/25	\$1,175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$305,447	\$196,700	64.40	\$212,914	\$431,191	75.0	291.3	0.45	0.45	\$2,838	\$473,142	\$10.86	75.02	4082 2025-01246		009-290-027-00	4082 LAKE MISSAUKEE NORTH SHORE	401	D 75' @ 2800
Totals:			\$1,175,000			\$305,447	\$196,700		\$212,914	\$431,191	75.0		0.45	0.45										
							Sale. Ratio =>			Average			Average											
							Std. Dev. =>	#DIV/0!		per FF=>	\$2,800		per Net Acre=>	473,142.22			Average							
																	per SqFt=>							
																	\$10.86							

Frontage 'F': Description: 'F 67' @ 650/' FF Rate: 650

Description: 'H1000'@650 ' FF Rate: 650										Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
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Frontage 'A': Description: 'A 80'@\$1900/FF ' FF Rate: 1900										Frontage 'B': Description: 'B 220@\$1900/FF ' FF Rate: 1900															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
009-220-001-00	930 S OAK	09/08/25	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$197,700	39.15	\$202,805	\$191,343	100.7	180.0	0.41	0.41	\$2,014	\$491,053	\$11.27	100.00	4085	2025-02513		4085 CROOKED LAKE	401	A 80'@\$1900/FF	
009-270-011-00	310 S OAK	08/15/25	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$211,900	41.35	\$168,309	\$167,618	88.2	106.0	0.24	0.24	\$1,908	\$692,630	\$15.90	100.00	4085	2025-02385		4085 CROOKED LAKE	401	A 80'@\$1900/FF	
009-280-006-00	9171 W OAK	11/15/24	\$599,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,900	\$229,000	38.17	\$196,255	\$145,349	76.5	233.0	0.22	0.15	\$2,565	\$912,814	\$20.96	80.00	4085	2024-03077	009-280-007-00	4085 CROOKED LAKE	401	A 80'@\$1900/FF	
009-280-007-00	W OAK	11/15/24	\$599,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,900	\$229,000	38.17	\$196,255	\$145,349	76.5	233.0	0.22	0.07	\$2,565	\$912,814	\$20.96	80.00	4085	2024-03077	009-280-006-00	4085 CROOKED LAKE	402	A 80'@\$1900/FF	
009-270-011-00	310 S OAK	02/16/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$197,300	45.36	\$90,809	\$167,618	88.2	106.0	0.24	0.24	\$1,029	\$373,700	\$8.58	100.00	4085	2024-00367		4085 CROOKED LAKE	401	A 80'@\$1900/FF	
Totals:						\$2,652,300	\$1,064,900		\$854,433	\$817,277	430.1		1.33	1.11											
Sale. Ratio ==>								40.15	Average				Average				Average								
Std. Dev. ==>								3.04	per FF=>				\$1,900	per Net Acre=>				642,914.22	per SqFt=>				\$14.76		
Frontage 'C': Description: 'C75'@\$300/FF ' FF Rate: 300																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
009-003-001-61	287 S OAK	05/23/25	\$30,000	WD	32-SPLIT VACANT	\$30,000	\$0	0.00	\$30,000	\$27,918	93.1	100.0	0.19	0.23	\$322	\$155,440	\$3.57	100.00	4012	2025-01600		4085 CROOKED LAKE	402	C75'@\$300/FF	
009-003-001-79	S OAK	06/11/24	\$44,000	WD	32-SPLIT VACANT	\$44,000	\$0	0.00	\$44,000	\$37,840	150.0	100.0	0.34	0.34	\$293	\$127,907	\$2.94	150.00	4012	2024-01627		4085 CROOKED LAKE	401	C75'@\$300/FF	
009-003-001-81	S OAK	10/28/23	\$33,000	WD	32-SPLIT VACANT	\$33,000	\$0	0.00	\$33,000	\$30,395	112.0	100.0	0.26	0.26	\$295	\$128,405	\$2.95	112.00	4012	2024-00181		4085 CROOKED LAKE	402	C75'@\$300/FF	
009-003-001-83	S OAK	10/28/23	\$22,000	WD	32-SPLIT VACANT	\$22,000	\$0	0.00	\$22,000	\$23,154	77.8	100.3	0.18	0.18	\$283	\$120,879	\$2.78	75.00	4012	2024-00126		4085 CROOKED LAKE	402	C75'@\$300/FF	
009-003-001-84	205 S OAK	10/28/23	\$44,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$44,000	\$0	0.00	\$44,000	\$45,000	150.0	200.0	0.34	0.17	\$293	\$127,907	\$2.94	150.00	4012	2023-03352	009-003-001-85	4085 CROOKED LAKE	402	C75'@\$300/FF	
009-003-001-85	S OAK	10/28/23	\$44,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$44,000	\$0	0.00	\$44,000	\$45,000	150.0	200.0	0.34	0.17	\$293	\$127,907	\$2.94	150.00	4012	2023-03352	009-003-001-84	4085 CROOKED LAKE	402	C75'@\$300/FF	
009-003-001-86	S OAK	10/28/23	\$22,000	WD	32-SPLIT VACANT	\$22,000	\$0	0.00	\$22,000	\$22,500	75.0	100.0	0.17	0.17	\$293	\$127,907	\$2.94	75.00	4012	2023-03304		4085 CROOKED LAKE	401	C75'@\$300/FF	
009-003-001-89	S OAK	10/28/23	\$22,000	WD	32-SPLIT VACANT	\$22,000	\$0	0.00	\$22,000	\$25,735	89.6	100.3	0.21	0.21	\$246	\$104,265	\$2.39	85.92	4012	2024-00033		4085 CROOKED LAKE	401	C75'@\$300/FF	
009-364-006-80	9852 W WALNUT	06/06/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$44,000	\$36,226	120.8	175.0	0.44	0.44	\$364	\$100,457	\$2.31	109.00	4010	2023-01496		4085 CROOKED LAKE	401	C75'@\$300/FF	
Totals:						\$486,000	\$0		\$305,000	\$293,768	1,018.2		2.49	2.18											
Sale. Ratio ==>								0.00	Average				Average				Average								
Std. Dev. ==>								0.00	per FF=>				\$300	per Net Acre=>				122,736.42	per SqFt=>				\$2.82		

Frontage 'A': Description: 'GROUP A 650/FF ' FF Rate: 650

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-007-004-80	11665 W ROUND LAKE	07/18/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,800	50.38	\$420,962	\$96,400	\$126,957	149.0	2952.7	10.10	10.10	\$647	\$9,545	\$0.22	149.00	4086	2024-01765		4086 ROUND LAKE	401	GROUP A 650/FF
Totals:			\$345,000			\$345,000	\$173,800	50.38	\$420,962	\$96,400	\$126,957	149.0		10.10	10.10										
							Sale. Ratio =>	50.38			Average			Average				Average							
							Std. Dev. =>	#DIV/0!			per FF=>	\$647		per Net Acre=>	9,544.55			per SqFt=>	\$0.22						

Frontage 'A': Description: 'A50'@1800/ ' FF Rate: 1800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-010-013-00	1750 S SCHNEIDER	06/10/25	\$449,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$449,000	\$168,400	37.51	\$96,134	\$112,478	50.0	210.0	0.33	0.13	\$1,923	\$288,691	\$6.63	140.00	4087	2025-01695	009-010-014-00	4087 SAPPHIRE LAKE	401	A50'@1800/
009-600-116-00	8449 W SAPPHIRE	04/15/25	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$213,100	44.86	\$148,455	\$167,485	93.0	100.0	0.30	0.30	\$1,595	\$498,171	\$11.44	130.00	4087	2025-01122		4087 SAPPHIRE LAKE	401	A50'@1800/
009-700-012-00	1494 S BAYBERRY	11/01/24	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$202,600	47.78	\$184,756	\$214,841	123.5	233.1	1.03	1.03	\$1,496	\$179,375	\$4.12	192.50	4087	2024-02907		4087 SAPPHIRE LAKE	401	A50'@1800/
009-600-140-00	8695 W SAPPHIRE	06/28/24	\$524,900	WD	03-ARM'S LENGTH	\$524,900	\$178,500	34.01	\$168,774	\$131,877	73.3	100.0	0.21	0.21	\$2,304	\$815,333	\$18.72	90.00	4087	2024-01620		4087 SAPPHIRE LAKE	401	A50'@1800/
009-600-137-00	8653 W SAPPHIRE	06/27/24	\$283,163	WD	19-MULTI PARCEL ARM'S LENGTH	\$283,163	\$115,500	40.79	\$112,585	\$127,495	75.0	215.0	0.30	0.17	\$1,501	\$370,345	\$8.50	125.00	4087	2024-01600	009-600-179-00	4087 SAPPHIRE LAKE	401	A50'@1800/
009-015-040-00	8390 W JENNINGS	06/17/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$184,000	37.55	\$130,414	\$110,557	61.4	180.0	0.21	0.21	\$2,123	\$630,019	\$14.46	50.00	4087	2024-01514		4087 SAPPHIRE LAKE	401	A50'@1800/
Totals:			\$2,646,063			\$2,646,063	\$1,062,100		\$841,118	\$864,733	476.3		2.38	2.04										
								Sale. Ratio ==>			40.14		Average											
								Std. Dev. ==>			5.14		per FF==>											
																	Average							
																	per SqFt==>							
																		\$8.12						

Frontage 'A': Description: 'A40'@1800/' FF Rate: 1800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-470-073-00	1905 S ARBUTUS	01/17/25	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$86,500	31.34	\$96,498	\$74,095	54.2	140.0	0.19	0.19	\$1,780	\$499,990	\$11.48	60.00	4013	2025-00177		4090 LAKE MISS BACK LOTS SUBS	401	A40'@1800/
009-470-062-00	1898 S GOLDENROD	01/10/25	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$58,000	40.28	\$65,150	\$72,000	40.0	140.0	0.13	0.13	\$1,629	\$505,039	\$11.59	40.00	4013	2025-00111		4090 LAKE MISS BACK LOTS SUBS	401	A40'@1800/
009-490-094-00	7211 W MISSAUKEE	10/16/24	\$299,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$97,300	32.54	\$84,936	\$110,749	122.0	240.0	0.41	0.28	\$696	\$205,656	\$4.72	150.00	4013	2024-02676	009-490-093-00	4090 LAKE MISS BACK LOTS SUBS	401	A40'@1800/
009-450-010-00	6990 S B	08/28/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$51,700	19.16	\$161,834	\$104,153	57.9	93.0	0.16	0.16	\$2,797	\$1,011,463	\$23.22	75.00	4013	2023-02349		4090 LAKE MISS BACK LOTS SUBS	401	A40'@1800/
009-490-060-00	W MISSAUKEE	07/26/23	\$790,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$790,000	\$243,400	30.81	\$402,875	\$350,958	172.4	260.0	0.46	0.28	\$2,336	\$881,565	\$20.24	223.00	4013	2023-02005	009-490-058-00, 009-490-033-00	4090 LAKE MISS BACK LOTS SUBS	402	A40'@1800/
Totals:						\$1,778,900	\$536,900		\$811,293	\$711,955	446.5		1.35	1.03										
								Sale. Ratio =>	30.18	Average		Average			Average									
								Std. Dev. =>	7.56	per FF=>	\$1,800	per Net Acre=>	600,068.79			per SqFt=>	\$13.78							

Frontage 'B': Description: ' B 50' @ \$1500/' FF Rate: 1500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-620-041-00	7601 W FOREST	06/07/21	\$220,000	WD	19-MULTI PARCEL. Demo	\$220,000	\$90,300	41.05	\$220,000	\$215,885	150.0	400.3	1.06	0.14	\$682	\$208,333	\$4.78	100.00	4013	2021-02007	009-620-043-00, 009-620-047-00, 0	4090 LAKE MISS BACK LOTS SUBS	402	B 50' @ \$1500/
Totals:						\$220,000	\$90,300		\$220,000	\$215,885	150.0		1.06	0.14										
								Sale. Ratio =>	41.05	Average		Average												
								Std. Dev. =>	#DIV/0!	per FF=>	\$1,500	per Net Acre=>	208,333.33			per SqFt=>	\$4.78							

Frontage 'C': Description: 'C40'@500/FF ' FF Rate: 500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-490-066-00	1905 S MAYFLOWER	07/03/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$100,900	54.54	\$22,371	\$30,835	61.7	120.0	0.21	0.21	\$363	\$108,072	\$2.48	75.00	4013	2025-02108		4090 LAKE MISS BACK LOTS SUBS	401	C40'@500/FF
009-470-120-00	1985 S PAVILION	10/21/24	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$51,000	38.64	\$52,832	\$31,399	114.4	296.8	0.39	0.17	\$462	\$135,815	\$3.12	113.88	4013	2024-02685	009-011-020-00	4090 LAKE MISS BACK LOTS SUBS	401	C40'@500/FF
009-480-005-00	7523 W FOREST	08/09/24	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$71,900	30.61	\$107,171	\$36,816	73.6	80.2	0.20	0.20	\$1,455	\$535,855	\$12.30	108.67	4013	2024-01959		4090 LAKE MISS BACK LOTS SUBS	401	C40'@500/FF
009-620-031-00	1870 S DIVISION	03/14/24	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$78,100	94.10	\$69,373	\$55,519	111.0	101.0	0.40	0.40	\$625	\$172,141	\$3.95	174.00	4013	2024-00543		4090 LAKE MISS BACK LOTS SUBS	401	C40'@500/FF
009-530-011-00	8021 W RIDGEVIEW	02/27/24	\$197,400	WD	03-ARM'S LENGTH	\$197,400	\$96,900	49.09	\$23,611	\$63,713	169.4	344.4	0.61	0.37	\$139	\$38,517	\$0.88	236.00	4013	2024-00409	009-010-024-95	4090 LAKE MISS BACK LOTS SUBS	401	C40'@500/FF
009-480-004-00	1841 S DIVISION	03/16/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$87,000	39.01	\$28,073	\$39,579	79.2	79.9	0.21	0.22	\$355	\$136,277	\$3.13	120.00	4013	2023-00718		4090 LAKE MISS BACK LOTS SUBS	401	C40'@500/FF
Totals:						\$1,055,300	\$485,800		\$303,431	\$257,861	609.2		2.02	1.57										
								Sale. Ratio =>	46.03	Average		Average												
								Std. Dev. =>	22.74	per FF=>	\$500	per Net Acre=>	150,362.24			per SqFt=>	\$3.45							

4100 Rural Acreage
Frontage 'A': Description: 'A 200' @ 110/FF' FF Rate: 110

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-026-018-60	S DICKERSON	12/31/25	\$33,000	WD	03-ARM'S LENGTH	\$13,500	40.91	\$33,000	\$33,000	300.0	600.0	4.13	4.13	\$110	\$7,986	\$0.18	300.00	4012	2025-03679		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-022-019-00	8230 W LOTAN	12/24/25	\$250,000	WD	03-ARM'S LENGTH	\$19,500	7.80	\$41,649	\$15,281	138.9	220.7	0.76	0.76	\$300	\$54,801	\$1.26	150.00	4012	2025-03654		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-031-001-00	5388 S BROWN	11/14/25	\$28,000	WD	03-ARM'S LENGTH	\$10,500	37.50	\$28,000	\$25,623	232.9	895.1	3.85	3.85	\$120	\$7,273	\$0.17	187.37	4012	2025-03301		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-004-001-38	9507 W CROOKED LAKE PARK	11/07/25	\$26,000	WD	03-ARM'S LENGTH	\$11,700	45.00	\$26,000	\$23,310	234.1	512.8	2.59	2.59	\$111	\$10,039	\$0.23	220.00	4017	2025-03341		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-004-004-68	9799 W CROOKED LAKE PARK	10/25/25	\$230,000	WD	03-ARM'S LENGTH	\$95,800	41.65	\$4,262	\$18,047	164.1	183.9	0.84	0.84	\$26	\$5,074	\$0.12	199.00	4017	2025-03049		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-032-023-85	10122 W CADILLAC	10/17/25	\$550,000	WD	03-ARM'S LENGTH	\$283,000	51.45	\$22,378	\$31,297	284.5	927.6	5.02	5.15	\$79	\$4,455	\$0.10	241.75	4012	2025-03009		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-012-014-00	1776 S MOREY	08/21/25	\$160,000	WD	03-ARM'S LENGTH	\$69,200	43.25	\$32,836	\$10,237	93.1	150.0	0.34	0.34	\$353	\$95,453	\$2.19	100.00	4012	2025-02443		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-036-004-30	6689 W BLUE	08/08/25	\$85,000	WD	03-ARM'S LENGTH	\$65,500	77.06	(\$50,271)	\$20,623	187.5	188.0	1.86	1.02	(\$268)	(\$27,100)	(\$0.62)	236.00	4012	2025-02300		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-017-012-69	10060 W KELLY	07/15/25	\$95,000	WD	03-ARM'S LENGTH	\$18,800	19.79	\$56,801	\$7,779	70.7	200.0	0.29	0.29	\$803	\$196,543	\$4.51	63.00	4012	2025-02019		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-017-002-42	10468 W ROSTED	06/24/25	\$30,000	WD	03-ARM'S LENGTH	\$12,600	42.00	\$30,000	\$30,786	279.9	454.5	3.13	3.13	\$107	\$9,585	\$0.22	300.00	4012	2025-01819		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-016-019-25	9733 W JENNINGS	06/12/25	\$265,000	WD	03-ARM'S LENGTH	\$117,700	44.42	\$23,475	\$14,857	135.1	500.0	1.26	1.26	\$174	\$18,587	\$0.43	110.00	4012	2025-01739		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-021-001-40	9145 W KELLY	06/09/25	\$23,300	WD	03-ARM'S LENGTH	\$23,300	46.60	\$7,741	\$14,909	135.5	200.0	0.69	0.69	\$57	\$11,235	\$0.26	150.00	4012	2025-01713		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-019-002-90	11061 W KELLY	04/08/25	\$175,000	WD	03-ARM'S LENGTH	\$71,200	40.69	\$28,489	\$19,304	175.5	208.7	1.00	1.00	\$162	\$28,489	\$0.65	208.70	4012	2025-00913		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-024-016-90	6240 W LOTAN	03/04/25	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$69,100	28.20	\$120,442	\$53,210	251.6	297.0	10.00	2.05	\$479	\$12,050	\$0.28	300.00	4012	2025-00586	009-024-016-85	4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-032-011-65	10848 W CADILLAC	11/26/24	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,400	38.29	\$59,553	\$62,106	564.6	1290.7	8.00	4.00	\$105	\$7,444	\$0.17	540.00	4012	2024-03072	009-032-011-60	4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-031-001-65	5350 SE BROWN	11/22/24	\$169,800	WD	03-ARM'S LENGTH	\$71,000	41.81	(\$2,917)	\$17,548	159.5	252.6	1.00	1.00	(\$18)	(\$2,917)	(\$0.07)	172.45	4012	2024-02983		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-015-036-00	2150 S DICKERSON	11/18/24	\$160,000	WD	03-ARM'S LENGTH	\$95,800	59.88	(\$55,023)	\$30,933	281.2	463.2	3.19	3.19	(\$196)	(\$17,249)	(\$0.40)	300.00	4012	2024-02930		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-340-040-00	10423 W ROSTED	11/18/24	\$190,000	WD	03-ARM'S LENGTH	\$86,500	45.53	(\$23,675)	\$16,167	147.0	540.0	1.49	1.49	(\$161)	(\$15,911)	(\$0.37)	120.00	4012	2024-02929		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-015-024-00	8126 W KELLY	10/10/24	\$125,000	WD	03-ARM'S LENGTH	\$40,400	32.32	\$58,026	\$36,300	330.0	660.0	5.00	5.00	\$176	\$11,605	\$0.27	330.00	4012	2024-02588		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-018-001-85	2135 S SEELEY	09/23/24	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,800	12.67	\$30,000	\$38,761	155.3	2549.9	1.81	1.42	\$193	\$16,556	\$0.38	110.44	4012	2024-02426	009-007-010-00	4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-012-001-18	W JENNINGS	09/04/24	\$11,000	QC	32-SPLIT VACANT	\$0	0.00	\$11,000	\$15,358	139.6	382.7	1.10	1.10	\$79	\$9,964	\$0.23	125.70	4012	2024-02445		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-032-011-25	5955 S BROWN	08/30/24	\$190,550	WD	25-PARTIAL CONSTRUCTION	\$42,800	22.46	\$62,282	\$27,750	252.3	300.0	2.07	2.07	\$247	\$30,146	\$0.69	300.00	4012	2024-02171		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-340-046-00	10559 W ROSTED	08/15/24	\$210,000	WD	03-ARM'S LENGTH	\$88,400	42.10	\$9,627	\$17,439	158.5	575.0	1.72	1.72	\$61	\$5,610	\$0.13	130.00	4012	2024-02026		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-031-001-00	5388 S BROWN	07/26/24	\$19,000	WD	03-ARM'S LENGTH	\$5,800	30.53	\$19,000	\$25,623	187.4	0.0	3.85	3.85	\$101	\$4,935	\$0.11	0.00	4012	2024-01831		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-004-004-42	W ANDERSON	07/01/24	\$2,000	QC	09-FAMILY/RELATED ENTITY	\$0	0.00	\$2,000	\$22,471	204.3	435.7	2.00	2.00	\$10	\$1,000	\$0.02	199.94	4017	2024-01582		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-013-022-00	2081 S GREEN	06/28/24	\$197,450	WD	03-ARM'S LENGTH	\$52,600	26.64	\$52,560	\$12,493	113.6	250.0	0.63	0.63	\$463	\$83,296	\$1.91	110.00	4012	2024-01604		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-010-023-96	S DUCK POINT	06/24/24	\$10,000	WD	32-SPLIT VACANT	\$0	0.00	\$10,000	\$7,739	75.0	116.2	0.20	0.20	\$133	\$50,000	\$1.15	75.00	4087	2024-01742		4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-017-012-10	10091 W ROSTED	06/10/24	\$29,900	WD	03-ARM'S LENGTH	\$18,600	62.21	\$10,396	\$13,358	121.4	286.0	0.76	0.76	\$86	\$13,770	\$0.32	115.00	4012	2024-01436		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-022-022-40	8350 W LOTAN	05/03/24	\$125,000	WD	31-SPLIT IMPROVED	\$0	0.00	\$382	\$16,500	150.0	300.0	1.03	1.03	\$3	\$370	\$0.01	150.00	4012	2024-01100		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-035-019-75	5663 S DICKERSON	04/05/24	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,500	36.67	\$40,637	\$24,363	221.5	425.4	2.03	0.87	\$183	\$19,999	\$0.46	227.00	4012	2024-00692	009-035-019-94	4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-035-019-94	S DICKERSON	04/05/24	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,500	36.67	\$40,637	\$24,363	221.5	425.4	2.03	0.29	\$183	\$19,999	\$0.46	227.00	4012	2024-00692	009-035-019-75	4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-017-002-44	10420 W ROSTED	03/27/24	\$27,250	WD	03-ARM'S LENGTH	\$9,900	36.33	\$27,250	\$30,981	281.6	466.1	3.21	3.21	\$97	\$8,489	\$0.19	300.00	4091	2024-00593		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-027-001-37	8075 W LOTAN	03/11/24	\$179,900	WD	03-ARM'S LENGTH	\$87,900	48.86	\$14,283	\$21,011	191.0	250.0	1.26	1.26	\$75	\$11,309	\$0.26	220.00	4012	2024-00482		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-010-024-95	S CHIPPEWA	02/27/24	\$197,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$96,900	49.09	\$23,611	\$63,713	169.4	344.4	0.61	0.24	\$139	\$38,517	\$0.88	236.00	4012	2024-00409	009-530-011-00	4100 RURAL ACREAGE & LOTS	402	A 200' @ 110/FF
009-017-001-33	2010 S LACHANCE	02/21/24	\$15,000	WD	03-ARM'S LENGTH	\$5,600	37.33	\$15,000	\$17,605	160.0	297.5	1.12	1.12	\$94	\$13,393	\$0.31	164.00	4012	2024-00377		4100 RURAL ACREAGE & LOTS	401	A 200' @ 110/FF
009-015-009																							

009-024-002-50	6323 W KELLY	11/21/23	\$125,500	WD	03-ARM'S LENGTH	\$50,600	40.32	\$51,322	\$55,726	0.0	0.0	9.95	9.95	#DIV/0!	\$5,157	\$0.12	0.00	4012 2023-03139	4100 RURAL ACREAGE & LOTS	401
009-009-028-00	9350 W JENNINGS	09/12/25	\$425,000	WD	03-ARM'S LENGTH	\$148,100	34.85	\$108,264	\$56,000	0.0	0.0	10.00	10.00	#DIV/0!	\$10,826	\$0.25	0.00	4012 2025-02713	4100 RURAL ACREAGE & LOTS	401
009-027-001-24	8213 W LOTAN	06/06/24	\$62,000	WD	03-ARM'S LENGTH	\$15,000	24.19	\$62,000	\$56,000	0.0	0.0	10.00	10.00	#DIV/0!	\$6,200	\$0.14	0.00	4012 2024-01437	4100 RURAL ACREAGE & LOTS	402
009-036-006-00	6540 W WALENJUS	04/14/23	\$338,000	WD	03-ARM'S LENGTH	\$93,900	27.78	\$114,332	\$56,000	0.0	0.0	10.00	10.00	#DIV/0!	\$11,433	\$0.26	0.00	4012 2023-01035	4100 RURAL ACREAGE & LOTS	401
009-031-001-60	S BROWN	08/26/24	\$58,000	WD	03-ARM'S LENGTH	\$15,200	26.21	\$58,000	\$56,560	0.0	0.0	10.10	10.10	#DIV/0!	\$5,743	\$0.13	0.00	4012 2024-02251	4100 RURAL ACREAGE & LOTS	402
009-017-012-30	10160 W KELLY	09/09/25	\$280,000	WD	03-ARM'S LENGTH	\$118,900	42.46	\$67,627	\$58,296	0.0	0.0	10.41	10.41	#DIV/0!	\$6,496	\$0.15	0.00	4012 2025-02855	4100 RURAL ACREAGE & LOTS	401
009-017-002-24	W ROSTED	08/22/25	\$60,000	WD	03-ARM'S LENGTH	\$19,400	32.33	\$60,000	\$39,862	0.0	0.0	10.49	10.49	#DIV/0!	\$5,720	\$0.13	0.00	4012 2025-02440	4100 RURAL ACREAGE & LOTS	402
009-017-007-00	10955 W ROSTED	09/20/24	\$330,000	WD	03-ARM'S LENGTH	\$145,300	44.03	\$41,600	\$59,920	0.0	0.0	10.70	10.70	#DIV/0!	\$3,888	\$0.09	0.00	4012 2024-02351	4100 RURAL ACREAGE & LOTS	401
009-017-002-32	W ROSTED	01/02/26	\$62,000	LC	03-ARM'S LENGTH	\$20,000	32.26	\$62,000	\$41,040	390.0	0.0	10.80	10.80	\$159	\$5,741	\$0.13	0.00	4012 2026-00012	4100 RURAL ACREAGE & LOTS	402
009-021-001-80	9099 W KELLY	02/06/23	\$45,000	WD	03-ARM'S LENGTH	\$23,500	52.22	\$27,968	\$61,488	0.0	0.0	10.98	10.98	#DIV/0!	\$2,547	\$0.06	0.00	4012 2023-00365	4100 RURAL ACREAGE & LOTS	401
009-031-001-50	S BROWN	10/11/24	\$110,000	WD	03-ARM'S LENGTH	\$16,700	15.18	\$110,000	\$58,817	0.0	0.0	11.04	11.04	#DIV/0!	\$9,964	\$0.23	0.00	4012 2024-02586	4100 RURAL ACREAGE & LOTS	402
009-017-002-22	10378 W ROSTED	02/25/25	\$62,000	WD	32-SPLIT VACANT	\$0	0.00	\$62,000	\$43,890	0.0	0.0	11.55	11.55	#DIV/0!	\$5,368	\$0.12	0.00	4012 2025-00454	4100 RURAL ACREAGE & LOTS	402
009-013-011-00	W JENNINGS	07/23/25	\$73,000	WD	03-ARM'S LENGTH	\$33,700	46.16	\$73,000	\$71,848	0.0	0.0	12.83	12.83	#DIV/0!	\$5,690	\$0.13	0.00	4012 2025-02086	4100 RURAL ACREAGE & LOTS	402
009-031-001-10	S BROWN	11/17/23	\$40,000	WD	03-ARM'S LENGTH	\$18,600	46.50	\$40,000	\$74,592	0.0	0.0	13.32	13.32	#DIV/0!	\$3,003	\$0.07	0.00	4012 2023-03223	4100 RURAL ACREAGE & LOTS	402
009-031-019-80	5549 S SEELEY	07/14/23	\$74,900	WD	03-ARM'S LENGTH	\$17,500	23.36	\$74,900	\$73,679	0.0	0.0	13.47	13.47	#DIV/0!	\$5,561	\$0.13	0.00	4012 2023-01888	4100 RURAL ACREAGE & LOTS	401
009-008-011-50	1680 S LACHANCE	02/20/24	\$54,500	WD	32-SPLIT VACANT	\$0	0.00	\$54,500	\$52,727	0.0	0.0	17.09	17.09	#DIV/0!	\$3,189	\$0.07	0.00	4012 2024-00372	4100 RURAL ACREAGE & LOTS	402

Totals:	\$2,989,440		\$988,100		\$1,260,491		\$1,063,505		780.0		212.03	212.03								
			Sale. Ratio =>		33.05		Average				Average				Average					
			Std. Dev. =>		14.22		per FF=>		\$1,616		per Net Acre=>		5,900		per SqFt=>		\$0.14			

18 -29 @\$5000 : 5,000																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-031-001-50	S BROWN	10/11/24	\$110,000	WD	03-ARM'S LENGTH	\$16,700	15.18	\$110,000	\$58,817	0.0	0.0	11.04	11.04	#DIV/0!	\$9,964	\$0.23	0.00	4012	2024-02586		4100 RURAL ACREAGE & LOTS	402	
009-017-002-22	10378 W ROSTED	02/25/25	\$62,000	WD	32-SPLIT VACANT	\$0	0.00	\$62,000	\$43,890	0.0	0.0	11.55	11.55	#DIV/0!	\$5,368	\$0.12	0.00	4012	2025-00454		4100 RURAL ACREAGE & LOTS	402	
009-031-001-35	5228 S BROWN	07/02/25	\$139,000	LC	25-PARTIAL CONSTRUCTION	\$31,700	22.81	\$87,978	\$67,200	0.0	0.0	12.00	12.00	#DIV/0!	\$7,332	\$0.17	0.00	4012	2025-02058		4100 RURAL ACREAGE & LOTS	401	
009-013-011-00	W JENNINGS	07/23/25	\$73,000	WD	03-ARM'S LENGTH	\$33,700	46.16	\$73,000	\$71,848	0.0	0.0	12.83	12.83	#DIV/0!	\$5,690	\$0.13	0.00	4012	2025-02086		4100 RURAL ACREAGE & LOTS	402	
009-031-001-10	S BROWN	11/17/23	\$40,000	WD	03-ARM'S LENGTH	\$18,600	46.50	\$40,000	\$74,592	0.0	0.0	13.32	13.32	#DIV/0!	\$3,003	\$0.07	0.00	4012	2023-03223		4100 RURAL ACREAGE & LOTS	402	
009-031-019-80	5549 S SEELEY	07/14/23	\$74,900	WD	03-ARM'S LENGTH	\$17,500	23.36	\$74,900	\$73,679	0.0	0.0	13.47	13.47	#DIV/0!	\$5,561	\$0.13	0.00	4012	2023-01888		4100 RURAL ACREAGE & LOTS	401	
009-012-005-40	1796 S BARBARA	07/13/23	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$113,000	35.31	\$87,662	\$97,793	239.9	602.0	13.93	12.75	\$365	\$6,292	\$0.14	255.00	4012	2023-01871	009-430-014-00, 009-430-013-00,	4100 RURAL ACREAGE & LOTS	401	
009-031-001-92	S BROWN	10/07/25	\$145,000	WD	25-PARTIAL CONSTRUCTION	\$37,600	25.93	\$94,306	\$84,112	0.0	0.0	15.02	15.02	#DIV/0!	\$6,279	\$0.14	0.00	4012	2025-02887		4100 RURAL ACREAGE & LOTS	401	
009-022-006-00	W KELLY	10/06/23	\$66,800	WD	03-ARM'S LENGTH	\$21,700	32.49	\$66,800	\$83,500	0.0	0.0	16.70	16.70	#DIV/0!	\$4,000	\$0.09	0.00	4012	2023-02732		4100 RURAL ACREAGE & LOTS	201	
009-008-011-50	1680 S LACHANCE	02/20/24	\$54,500	WD	32-SPLIT VACANT	\$0	0.00	\$54,500	\$52,727	0.0	0.0	17.09	17.09	#DIV/0!	\$3,189	\$0.07	0.00	4012	2024-00372		4100 RURAL ACREAGE & LOTS	402	
009-018-001-50	2525 S SEELEY	08/01/25	\$138,000	WD	03-ARM'S LENGTH	\$49,400	35.80	\$111,902	\$100,000	0.0	0.0	20.00	20.00	#DIV/0!	\$5,595	\$0.13	0.00	4012	2025-02256		4100 RURAL ACREAGE & LOTS	401	
009-027-001-85	8434 W WORKMAN	06/20/24	\$125,000	WD	03-ARM'S LENGTH	\$51,000	40.80	\$87,841	\$100,000	0.0	0.0	20.00	20.00	#DIV/0!	\$4,392	\$0.10	0.00	4012	2024-01541		4100 RURAL ACREAGE & LOTS	401	
Totals:			\$1,348,200			\$390,900		\$950,889	\$908,158	239.9		176.95	175.77										
							Sale. Ratio =>	28.99	Average						Average								
							Std. Dev. =>	15.79	per FF=>						per Net Acre=>								
									\$3,963				5,000								\$0.12		

66 - 120 \$3800 : 3,800																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
009-018-001-50	2525 S SEELEY	08/01/25	\$138,000	WD	03-ARM'S LENGTH	\$49,400	35.80	\$111,902	\$100,000	0.0	0.0	20.00	20.00	#DIV/0!	\$5,595	\$0.13	0.00	4012	2025-02256		4100 RURAL ACREAGE & LOTS	401		
009-027-001-85	8434 W WORKMAN	06/20/24	\$125,000	WD	03-ARM'S LENGTH	\$51,000	40.80	\$87,841	\$100,000	0.0	0.0	20.00	20.00	#DIV/0!	\$4,392	\$0.10	0.00	4012	2024-01541		4100 RURAL ACREAGE & LOTS	401		
009-016-034-00	9100 W KELLY	07/11/25	\$300,000	WD	03-ARM'S LENGTH	\$202,600	67.53	\$76,915	\$122,094	0.0	0.0	32.13	32.13	#DIV/0!	\$2,394	\$0.05	0.00	4012	2025-01993		4100 RURAL ACREAGE & LOTS	001		
009-028-011-00	S BLOGETT	09/18/24	\$155,000	WD	03-ARM'S LENGTH	\$60,000	38.71	\$155,000	\$152,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,875	\$0.09	0.00	4012	2024-02403		4100 RURAL ACREAGE & LOTS	402		
Totals:			\$718,000			\$363,000		\$431,658	\$474,094	0.0		112.13	112.13											
							Sale. Ratio =>	50.56				Average				Average				Average				
							Std. Dev. =>	14.69				per FF=>	#DIV/0!				per Net Acre=>	3,800				per SqFt=>	\$0.09	

Frontage 'A': Description: 'A 200' @ 110/ ' FF Rate: 110

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-510-014-00	5232 S NORTH COUNTRY	01/02/26	\$335,000	WD	03-ARM'S LENGTH	\$134,100	40.03	\$32,244	\$10,211	92.8	167.3	0.42	0.42	\$347	\$76,227	\$1.75	110.00	4010	2026-00008		4101 RURAL SUBS	401	A 200' @ 110/
009-340-027-00	10824 W KELLY	11/19/25	\$420,000	WD	03-ARM'S LENGTH	\$201,000	47.86	\$16,041	\$13,552	123.2	400.0	1.10	1.10	\$130	\$14,556	\$0.33	120.00	4010	2025-03364		4101 RURAL SUBS	401	A 200' @ 110/
009-240-009-00	5221 S RIVERVIEW	10/31/25	\$302,000	WD	03-ARM'S LENGTH	\$114,000	37.75	\$46,385	\$13,709	124.6	368.8	1.06	1.06	\$372	\$43,759	\$1.00	125.20	4010	2025-03167		4101 RURAL SUBS	401	A 200' @ 110/
009-510-035-00	8290 W WHISPERING PINE CIR N	09/29/25	\$275,000	WD	03-ARM'S LENGTH	\$77,700	28.25	\$63,302	\$11,577	105.2	153.0	0.47	0.47	\$601	\$134,399	\$3.09	134.00	4010	2025-02819		4101 RURAL SUBS	401	A 200' @ 110/
009-690-029-00	6281 W JENNINGS	08/29/25	\$193,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$107,000	55.30	\$14,025	\$25,160	228.7	594.0	1.64	0.82	\$61	\$8,573	\$0.20	240.00	4010	2025-02518	009-690-030-00	4101 RURAL SUBS	401	A 200' @ 110/
009-240-015-00	S RIVERVIEW	08/14/25	\$21,000	WD	03-ARM'S LENGTH	\$7,300	34.76	\$21,000	\$17,954	163.2	474.0	1.80	1.80	\$129	\$11,699	\$0.27	165.00	4010	2025-02361		4101 RURAL SUBS	402	A 200' @ 110/
009-240-017-00	5206 S RIVERVIEW	06/23/25	\$254,628	WD	03-ARM'S LENGTH	\$108,800	42.73	\$30,051	\$17,241	156.7	403.0	1.53	1.53	\$192	\$19,680	\$0.45	165.00	4010	2025-01857		4101 RURAL SUBS	401	A 200' @ 110/
009-660-014-00	2195 S SARA	06/23/25	\$215,000	WD	03-ARM'S LENGTH	\$85,200	39.63	\$25,653	\$10,691	97.2	176.0	0.47	0.47	\$264	\$55,168	\$1.27	115.00	4010	2025-01802		4101 RURAL SUBS	401	A 200' @ 110/
009-510-015-00	5250 S NORTH COUNTRY	05/19/25	\$350,000	WD	03-ARM'S LENGTH	\$135,100	38.60	\$30,738	\$10,989	99.9	172.9	0.48	0.48	\$308	\$64,576	\$1.48	120.00	4010	2025-01475		4101 RURAL SUBS	401	A 200' @ 110/
009-576-022-00	4921 RIVER WOODS	04/16/25	\$15,500	WD	03-ARM'S LENGTH	\$6,300	40.65	\$15,500	\$15,456	140.5	270.0	1.01	1.01	\$110	\$15,301	\$0.35	163.00	4010	2025-01147		4101 RURAL SUBS	401	A 200' @ 110/
009-430-028-00	1693 S KATHLEEN	04/14/25	\$115,000	WD	03-ARM'S LENGTH	\$46,000	40.00	\$10,995	\$9,192	83.6	508.2	0.77	0.77	\$132	\$14,279	\$0.33	66.03	4010	2025-01125		4101 RURAL SUBS	401	A 200' @ 110/
009-576-023-00	4883 RIVER WOODS	04/04/25	\$15,000	WD	03-ARM'S LENGTH	\$6,300	42.00	\$15,000	\$15,456	140.5	270.0	1.01	1.01	\$107	\$14,851	\$0.34	163.00	4010	2025-00897		4101 RURAL SUBS	401	A 200' @ 110/
009-180-003-00	1767 S DICKERSON	03/01/25	\$150,000	WD	03-ARM'S LENGTH	\$74,900	49.93	(\$12,057)	\$13,353	121.4	145.0	0.55	0.55	(\$99)	(\$21,962)	(\$0.50)	165.00	4013	2025-0611		4101 RURAL SUBS	401	A 200' @ 110/
009-510-030-00	8210 FRIENDLY	02/13/25	\$285,000	WD	03-ARM'S LENGTH	\$71,100	24.95	\$83,499	\$10,082	91.7	290.4	0.60	0.60	\$911	\$139,165	\$3.19	90.00	4010	2025-00422		4101 RURAL SUBS	401	A 200' @ 110/
009-430-026-00	6060 W CHARLES	01/06/25	\$162,500	WD	09-FAMILY/RELATED ENTITY	\$54,400	33.48	\$29,754	\$11,011	100.1	193.0	0.51	0.51	\$297	\$57,887	\$1.33	116.00	4010	2024-00040		4101 RURAL SUBS	401	A 200' @ 110/
009-660-033-00	2240 S AMY	12/13/24	\$150,000	WD	03-ARM'S LENGTH	\$63,000	42.00	(\$8,719)	\$10,691	97.2	176.0	0.47	0.47	(\$90)	(\$18,751)	(\$0.43)	115.00	4010	2024-03206		4101 RURAL SUBS	401	A 200' @ 110/
009-140-001-00	5115 S DICKERSON	09/20/24	\$170,000	WD	03-ARM'S LENGTH	\$60,300	35.47	\$14,682	\$14,361	130.6	404.8	1.20	1.20	\$112	\$12,235	\$0.28	129.12	4010	2024-02383		4101 RURAL SUBS	401	A 200' @ 110/
009-690-027-00	6450 W JENNINGS	09/03/24	\$11,000	WD	03-ARM'S LENGTH	\$6,200	56.36	\$11,000	\$14,455	119.8	150.1	0.62	0.62	\$92	\$17,799	\$0.41	185.10	690	2024-02446		4101 RURAL SUBS	401	A 200' @ 110/
009-340-008-00	10416 W KELLY	07/31/24	\$275,000	WD	03-ARM'S LENGTH	\$119,900	43.60	(\$14,281)	\$25,503	231.8	627.0	3.46	3.46	(\$62)	(\$4,133)	(\$0.09)	240.00	4010	2024-01875		4101 RURAL SUBS	401	A 200' @ 110/
009-430-009-00	6209 JAMES	07/18/24	\$315,000	WD	03-ARM'S LENGTH	\$141,500	44.92	\$5,249	\$31,278	284.3	239.9	2.39	2.39	\$18	\$2,193	\$0.05	434.61	4010	2024-01761		4101 RURAL SUBS	401	A 200' @ 110/
009-660-020-00	2065 S SARA	06/07/24	\$16,000	WD	03-ARM'S LENGTH	\$5,000	31.25	\$16,000	\$10,691	115.0	176.0	0.47	0.47	\$139	\$34,409	\$0.79	115.00	660	2024-01469		4101 RURAL SUBS	401	A 200' @ 110/
Totals:						\$4,046,128		\$1,625,100	\$312,613	2,848.1		22.01	21.19										
										Sale. Ratio =>	40.16												
										Std. Dev. =>	7.90												
												Average											
												per FF=>	\$157										
														Average									
												per Net Acre=>	20,268.13										

Frontage 'C': Description: 'C200'@200/ ' FF Rate: 200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-576-026-00	RIVER WOODS	03/28/25	\$35,000	WD	03-ARM'S LENGTH	\$16,000	45.71	\$35,000	\$34,358	171.8	325.0	1.31	1.31	\$204	\$26,799	\$0.62	175.00	4010	2025-00839		4101 RURAL SUBS	402	C200'@200/
009-600-174-00	8698 W SAPPHIRE	06/18/24	\$20,000	WD	03-ARM'S LENGTH	\$4,600	23.00	\$20,000	\$12,323	61.6	133.6	0.18	0.18	\$325	\$111,111	\$2.55	62.68	4014	2024-01499		4101 RURAL SUBS	401	C200'@200/
Totals:			\$55,000			\$20,600		\$55,000	\$46,681	233.4		1.49	1.49										
						Sale. Ratio =>	37.45	Average				Average			Average								
						Std. Dev. =>	16.06	per FF=>		\$200	per Net Acre=>		37,012.11	per SqFt=>		\$0.85							

Site 'A': Description: 'GROUP A 3K			Frontage 'A': Description: 'JENNINGS 50																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	er Parcels in S	Land Table	Class	Rate Group 1	
009-392-002-00	292 S BALDWIN	11/19/24	\$145,834	WD	03-ARM'S LENGTH	\$38,500	26.40	\$19,776	\$6,000	132.0	158.0	0.48	0.48	\$150	\$41,286	\$0.95	132.00	4017	2024-03012		4103 JENNINGS	401	GROUP A 3K	
009-415-007-00	S LACHANCE	05/29/24	\$5,000	QC	03-ARM'S LENGTH	\$1,800	36.00	\$5,000	\$6,000	132.0	158.0	0.48	0.48	\$38	\$10,438	\$0.24	132.00	4017	2024-01808		4103 JENNINGS	402	GROUP A 3K	
009-401-001-00	96 S BALDWIN	11/03/23	\$100,000	WD	03-ARM'S LENGTH	\$28,500	28.50	(\$3,081)	\$6,000	132.0	158.0	0.48	0.48	(\$23)	(\$6,432)	(\$0.15)	132.00	4017	2023-03013		4103 JENNINGS	401	GROUP A 3K	
009-398-004-00	100 S BALDWIN	07/17/23	\$25,000	LC	03-ARM'S LENGTH	\$2,700	10.80	\$25,000	\$9,000	198.0	158.0	0.72	0.72	\$126	\$34,819	\$0.80	198.00	4017	2023-03253		4103 JENNINGS	401	GROUP A 3K	
009-380-001-00	606 S CRAPO	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$37,500	28.85	(\$16,016)	\$6,000	132.0	158.0	0.48	0.48	(\$121)	(\$33,436)	(\$0.77)	132.00	4017	2023-01645		4103 JENNINGS	401	GROUP A 3K	
009-381-007-00	581 S CRAPO	05/15/23	\$75,000	WD	03-ARM'S LENGTH	\$11,100	14.80	\$36,925	\$6,000	132.0	158.0	0.48	0.48	\$280	\$77,088	\$1.77	132.00	4017	2023-01303		4103 JENNINGS	401	GROUP A 3K	
009-376-001-00	520 S BALDWIN	03/07/23	\$8,000	QC	21-NOT USED/OTHER	\$6,600	82.50	(\$17,442)	\$6,000	132.0	158.0	0.48	0.48	(\$132)	(\$36,413)	(\$0.84)	132.00	4017	2023-00578		4103 JENNINGS	401	GROUP A 3K	
Totals:			\$488,834			\$126,700		\$50,162	\$45,000	990.0		3.59	3.59											
							Sale. Ratio =>	25.92	Average			Average			Average									
							Std. Dev. =>	23.67	per FF=>			\$51	per Net Acre=>			13,964.92	per SqFt=>			\$0.32				

Frontage 'A': Description: 'A 130' @ 44/ ' FF Rate: 44

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-575-007-00	8022 W BLUE	06/27/25	\$6,000	WD	03-ARM'S LENGTH	\$3,400	56.67	\$6,000	\$6,008	136.6	298.0	0.92	0.92	\$44	\$6,494	\$0.15	135.00	4010	2025-01887		4575 RIVERWOOD ESTATES PLAT1	401	A 130' @ 44/
009-575-009-00	8072 W BLUE	05/28/24	\$7,000	WD	03-ARM'S LENGTH	\$4,000	57.14	\$7,000	\$5,981	135.0	292.7	0.91	0.91	\$52	\$7,718	\$0.18	135.00	4010	2024-01313		4575 RIVERWOOD ESTATES PLAT1	401	A 130' @ 44/
009-575-005-00	S DICKERSON	12/15/23	\$15,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$10,200	68.00	\$15,000	\$13,226	300.6	540.0	3.02	1.01	\$50	\$4,960	\$0.11	325.00	4010	2023-03351	009-575-006-00	4575 RIVERWOOD ESTATES PLAT1	402	A 130' @ 44/
Totals:			\$28,000			\$17,600		\$28,000	\$25,215	572.1		4.86	2.84										
						Sale. Ratio =>	62.86		Average			Average			Average								
						Std. Dev. =>	6.41		per FF=>	\$49		per Net Acre=>	5,767.25		per SqFt=>	\$0.13							