

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class	
700-000-617-105-00	214 S CHURCH	04/28/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$25,700	41.45	\$60,891	\$14,303	\$13,194	0.0	0.0	0.15	0.13	6,534.00	#DIV/0!	\$95,353	\$2.19	0.00	0.00	4010 3000/217	OLD TOWN & OUTLYING	8/3/2021	401			
700-075-600-520-00	210 S NELSON	01/06/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,600	31.75	\$126,559	\$40,595	\$17,254	0.0	0.0	0.20	0.17	8,712.00	#DIV/0!	\$202,975	\$4.66	0.00	0.00	4010 3035/320	OLD TOWN & OUTLYING	8/1/2023	401			
700-075-600-380-00	401 W VERMONTVILLE	10/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$34,600	27.68	\$100,210	\$44,362	\$19,572	0.0	0.0	0.20	0.19	8,712.00	#DIV/0!	\$221,810	\$5.09	0.00	0.00	4010 2961/742	OLD TOWN & OUTLYING	6/28/2022	401			
700-000-609-060-00	313 W MAIN	08/25/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$54,000	30.34	\$131,285	\$73,104	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$224,008	\$5.14	0.00	0.00	4010 2989/603	OLD TOWN & OUTLYING	8/31/2021	401			
700-000-602-070-00	215 N COTTAGE	12/09/22	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$48,800	41.53	\$113,584	\$30,305	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$101,017	\$2.32	0.00	0.00	4010 3032/322	OLD TOWN & OUTLYING	6/28/2022	401			
700-000-604-090-00	315 N HARTEL	10/26/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$43,900	33.80	\$107,161	\$49,128	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$163,760	\$3.76	0.00	0.00	4010 2965/685	OLD TOWN & OUTLYING	8/3/2021	401			
700-000-609-090-00	313 N CHURCH	07/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,900	41.27	\$161,121	\$15,268	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$50,893	\$1.17	0.00	0.00	4010 2940/1187	OLD TOWN & OUTLYING	4/26/2022	401			
700-000-609-100-00	307 N CHURCH	08/26/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$54,000	30.34	\$131,285	\$73,104	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$243,680	\$5.59	0.00	0.00	4010 3020/1035	OLD TOWN & OUTLYING	4/19/2021	401			
700-000-613-040-00	103 S CHURCH	07/05/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,900	36.23	\$191,363	\$50,026	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$166,753	\$3.83	0.00	0.00	4010 3011/278	OLD TOWN & OUTLYING	8/8/2023	401			
700-000-616-090-00	212 S COTTAGE	05/06/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,900	32.60	\$131,789	\$46,600	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$148,667	\$3.41	0.00	0.00	4010 2925/533	OLD TOWN & OUTLYING	6/29/2021	401			
700-067-600-060-00	326 W PEARL	08/05/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,900	27.82	\$124,815	\$66,574	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$221,913	\$5.09	0.00	0.00	4010 3016/657	OLD TOWN & OUTLYING	8/1/2023	401			
700-067-600-430-00	610 W VERMONTVILLE	06/09/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,100	35.11	\$128,191	\$35,198	\$26,389	0.0	0.0	0.30	0.26	13,068.00	#DIV/0!	\$117,327	\$2.69	0.00	0.00	4010 2933/139	OLD TOWN & OUTLYING	4/26/2022	401			
700-070-000-150-01	381 CORMACK	03/10/23	\$231,700	WD	03-ARM'S LENGTH	\$231,700	\$73,700	31.81	\$185,093	\$75,026	\$28,419	0.0	0.0	0.30	0.28	13,068.00	#DIV/0!	\$250,087	\$5.74	0.00	0.00	4010 3042/741	OLD TOWN & OUTLYING	8/1/2023	401			
700-000-603-100-00	307 N COTTAGE	06/01/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,900	35.50	\$154,674	\$54,759	\$29,433	0.0	0.0	0.30	0.29	13,068.00	#DIV/0!	\$182,530	\$4.19	0.00	0.00	4010 3007/1205	OLD TOWN & OUTLYING	8/8/2023	401			
700-000-618-071-00	419 N CHURCH	03/25/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,300	28.31	\$108,552	\$66,368	\$14,920	0.0	0.0	0.30	0.15	13,068.00	#DIV/0!	\$221,227	\$5.08	0.00	0.00	4010 2994/563	OLD TOWN & OUTLYING	8/9/2022	401			
700-000-622-040-00	230 N HARTEL	08/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$61,800	26.87	\$169,464	\$91,999	\$31,463	0.0	0.0	0.35	0.31	15,246.00	#DIV/0!	\$262,854	\$6.03	0.00	0.00	4010 2948/083	OLD TOWN & OUTLYING	6/14/2022	401			
700-024-300-265-00	430 E CHERRY	07/30/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$60,500	37.58	\$150,935	\$42,543	\$32,478	0.0	0.0	0.35	0.32	15,246.00	#DIV/0!	\$121,551	\$2.79	0.00	0.00	4010 2949/73	OLD TOWN & OUTLYING	9/24/2019	401			
700-024-300-540-00	503 E PEARL	03/20/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$77,600	34.04	\$194,963	\$68,560	\$35,523	0.0	0.0	0.40	0.35	15,246.00	#DIV/0!	\$195,886	\$4.50	0.00	0.00	4010 3042/1282	OLD TOWN & OUTLYING	8/8/2023	401			
700-000-611-050-00	212 S DUNBAR	12/16/21	\$144,097	WD	03-ARM'S LENGTH	\$144,097	\$72,200	50.11	\$173,411	\$7,224	\$36,538	0.0	0.0	0.40	0.36	17,424.00	#DIV/0!	\$18,060	\$0.41	0.00	0.00	4010 2977/648	OLD TOWN & OUTLYING	7/12/2022	401			
700-000-611-055-00	203 S NELSON	07/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,500	38.33	\$135,412	\$51,126	\$36,538	0.0	0.0	0.40	0.36	17,424.00	#DIV/0!	\$127,815	\$2.93	0.00	0.00	4010 2945/1282	OLD TOWN & OUTLYING	8/30/2022	401			
700-000-611-085-00	126 S DUNBAR	01/21/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$42,000	25.47	\$129,427	\$72,011	\$36,538	0.0	0.0	0.40	0.36	17,424.00	#DIV/0!	\$180,028	\$4.13	0.00	0.00	4010 2985/134	OLD TOWN & OUTLYING	8/2/2022	401			
700-067-600-310-00	407 W CHERRY	04/29/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$76,800	37.83	\$184,568	\$55,985	\$37,553	0.0	0.0	0.40	0.37	17,424.00	#DIV/0!	\$139,963	\$3.21	0.00	0.00	4010 3001/884	OLD TOWN & OUTLYING	6/21/2022	401			
700-023-400-715-00	119 E MAIN	02/17/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$51,100	36.53	\$120,411	\$62,117	\$42,628	0.0	0.0	0.45	0.42	19,602.00	#DIV/0!	\$138,038	\$3.17	0.00	0.00	4010 3041/900	OLD TOWN & OUTLYING	8/8/2023	401			
700-024-300-505-00	485 E VERMONTVILLE	03/09/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$71,900	39.72	\$171,306	\$54,352	\$44,658	0.0	0.0	0.45	0.44	19,602.00	#DIV/0!	\$120,782	\$2.77	0.00	0.00	4010 3042/1261	OLD TOWN & OUTLYING	8/8/2023	401			
700-024-300-220-00	406 E VERMONTVILLE	03/09/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$71,900	39.72	\$171,306	\$54,352	\$44,658	0.0	0.0	0.45	0.44	19,602.00	#DIV/0!	\$120,782	\$2.77	0.00	0.00	4010 3003/417	OLD TOWN & OUTLYING	8/9/2023	401			
700-065-600-210-00	216 S COTTAGE	10/15/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$68,200	40.36	\$193,175	\$26,572	\$50,747	0.0	0.0	0.50	0.50	21,780.00	#DIV/0!	\$53,144	\$1.22	0.00	0.00	4010 2963/1009	OLD TOWN & OUTLYING	4/26/2022	401			
700-000-617-141-00	238 S CHURCH	10/27/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$60,400	43.17	\$151,090	\$30,035	\$41,128	0.0	0.0	0.55	0.52	23,958.00	#DIV/0!	\$54,609	\$1.25	0.00	0.00	4010 2964/969	OLD TOWN & OUTLYING	8/9/2022	401			
700-000-608-070-00	209 N CHURCH	09/17/21	\$236,900	WD	03-ARM'S LENGTH	\$236,900	\$96,900	40.90	\$255,125	\$23,793	\$42,205	0.0	0.0	0.55	0.53	23,958.00	#DIV/0!	\$43,260	\$0.99	0.00	0.00	4010 2959/22	OLD TOWN & OUTLYING	9/21/2021	401			
700-023-400-300-00	408 W VERMONTVILLE	06/18/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$51,100	53.23	\$128,011	\$19,520	\$51,531	0.0	0.0	0.65	0.65	28,314.00	#DIV/0!	\$30,031	\$0.69	0.00	0.00	4010 2935/735	OLD TOWN & OUTLYING	6/21/2022	401			
700-024-300-026-00	400 VIKING VIEW	09/07/22	\$258,500	PTA	03-ARM'S LENGTH	\$258,500	\$100,400	38.84	\$271,219	\$85,291	\$98,010	0.0	0.0	1.50	1.50	65,340.00	#DIV/0!	\$56,861	\$1.31	0.00	0.00	4010 3019/1173	OLD TOWN & OUTLYING	8/24/2021	401			
700-023-200-101-10	4960 E GRESHAM	04/15/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,300	51.90	\$333,986	\$65,757	\$94,743	0.0	0.0	3.00	2.90	130,680.00	#DIV/0!	\$21,919	\$0.50	0.00	0.00	4010 2920/323	OLD TOWN & OUTLYING	6/21/2022	401			
		Totals:				\$5,220,297	\$1,923,300		\$4,832,210	\$1,507,258	\$1,119,171	0.0	0.0	14.90	13.90													
						Sale. Ratio =>	36.84		Average	per FF=>	#DIV/0!	Average	per Net Acre=>	101,158.26	Average	per SqFt=>	\$2.32											
						Std. Dev. =>	7.81		Average	per FF=>	#DIV/0!	Average	per Net Acre=>	101,158.26	Average	per SqFt=>	\$2.32											

Used \$2.32

0-2,500 Sq. Ft.
No Data

2,500-5,000 Sq. Ft.
No Data

5,000-7,500 Sq. Ft.

700-000-617-105-00	214 S CHURCH	04/28/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$25,700	41.45	\$60,891	\$14,303	\$13,194	0.0	0.0	0.15	0.13	6,534.00	#DIV/0!	\$95,353	\$2.19	0.00	0.00	4010 3000/217	OLD TOWN & OUTLYING	8/3/2021	401	
700-075-600-520-00	210 S NELSON	01/06/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,600	31.75	\$126,559	\$40,595	\$17,254	0.0	0.0	0.20	0.17	8,712.00	#DIV/0!	\$202,975	\$4.66	0.00	0.00	4010 3035/320	OLD TOWN & OUTLYING	8/1/2023	401	
Totals:		\$211,900				\$211,900	\$73,300		\$187,450	\$54,898	\$30,448	#DIV/0!	0.35	0.30												
						Sale. Ratio =>	34.59</																			

20,000-25,000 Sq. Ft.

700-024-300-220-00	406 N HARTEL	05/10/22	\$135,100	WD	03-ARM'S LENGTH	\$135,100	\$68,400	50.63	\$150,077	\$34,755	\$49,732	0.0	0.0	0.50	0.49	21,780.00	#DIV/0!	\$69,510	\$1.60	0.00	4010 3003/417	OLD TOWN & OUTLYING	8/8/2023	401	
700-065-600-210-00	306 W VERMONTVILLE	10/15/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$68,200	40.36	\$193,175	\$26,572	\$50,747	0.0	0.0	0.50	0.50	21,780.00	#DIV/0!	\$53,144	\$1.22	0.00	4010 2963/1009	OLD TOWN & OUTLYING	4/26/2022	401	
700-000-617-141-00	238 S CHURCH	10/27/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$60,400	43.17	\$151,090	\$30,035	\$41,225	0.0	0.0	0.55	0.52	23,958.00	#DIV/0!	\$54,609	\$1.25	0.00	4010 2964/969	OLD TOWN & OUTLYING	8/9/2022	401	
700-000-608-070-00	209 N CHURCH	09/17/21	\$126,900	WD	03-ARM'S LENGTH	\$126,900	\$96,900	40.90	\$255,125	\$23,793	\$42,018	0.0	0.0	0.55	0.53	23,958.00	#DIV/0!	\$43,260	\$0.99	0.00	4010 2959/22	OLD TOWN & OUTLYING	9/21/2021	401	
Totals:						\$680,900	\$293,900		\$749,467	\$115,155	\$83,722			#DIV/0!	2.10										
						Sale. Ratio =>	43.16		Average		#DIV/0!			Average		per Net Acre=>	54,835.71			Average					
						Std. Dev. =>	12.04		per FF=>		#DIV/0!			per Net Acre=>	30,030.77					Average					

25,000-30,000 Sq. Ft.

700-023-400-300-00	408 W VERMONTVILLE	06/18/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$51,100	53.23	\$128,011	\$19,520	\$51,531	0.0	0.0	0.65	0.65	28,314.00	#DIV/0!	\$30,031	\$0.69	0.00	4010 2935/735	OLD TOWN & OUTLYING	6/21/2022	401	
Totals:						\$96,000	\$51,100		\$128,011	\$19,520	\$51,531			#DIV/0!	0.65	0.65									
						Sale. Ratio =>	53.23		Average		#DIV/0!			Average		per Net Acre=>	30,030.77			Average					
						Std. Dev. =>	12.65		per FF=>		#DIV/0!			per Net Acre=>	30,030.77					Average					

30,000-40,000 Sq. Ft.

No Data

40,000-50,000 Sq. Ft.

No Data

50,000-60,000 Sq. Ft.

No Data

60,000-87,120 Sq. Ft.

700-024-300-028-00	400 VIKING VIEW	09/07/22	\$258,500	PTA	03-ARM'S LENGTH	\$258,500	\$100,400	38.84	\$271,219	\$85,291	\$98,010	0.0	0.0	1.50	1.50	65,340.00	#DIV/0!	\$56,861	\$1.31	0.00	4010 3019/1173	OLD TOWN & OUTLYING	8/24/2021	401	
Totals:						\$258,500	\$100,400		\$271,219	\$85,291	\$98,010			1.50	1.50										
						Sale. Ratio =>	38.84		Average		#DIV/0!			Average		per Net Acre=>	56,860.67			Average					
						Std. Dev. =>	15.95		per FF=>		#DIV/0!			per Net Acre=>	56,860.67					Average					

87,120-130,680 Sq. Ft.

No Data

130,680-174,240 Sq. Ft.

No Data

174,240-217,800 Sq. Ft.

No Data

217,800-435,600 Sq. Ft.

700-023-200-101-10	4960 E GRESHAM	04/15/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,300	51.90	\$333,986	\$65,757	\$94,743	0.0	0.0	3.00	2.90	130,680.00	#DIV/0!	\$21,919	\$0.50	0.00	4010 2920/323	OLD TOWN & OUTLYING	6/21/2022	401	
Totals:						\$305,000	\$158,300		\$333,986	\$65,757	\$94,743			3.00	2.90										
						Sale. Ratio =>	51.90		Average		#DIV/0!			Average		per Net Acre=>	21,919.00			Average					
						Std. Dev. =>	17.26		per FF=>		#DIV/0!			per Net Acre=>	21,919.00					Average					

435,600-653,400 Sq. Ft.

No Data

653,400-871,200 Sq. Ft.

No Data

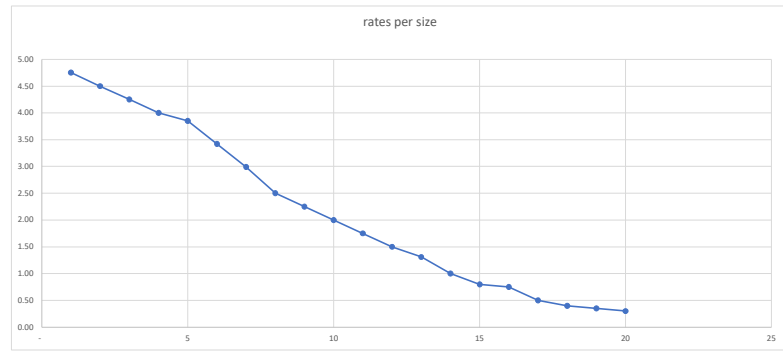
871,200-1,089,000 Sq. Ft.

No Data

1,089,000 + Sq. Ft.

No Data

square feet	\$ per sq ft	values	acres
2,500	4.75	11,875	0.057
5,000	4.50	22,500	0.115
7,500	4.25	31,875	0.172
10,000	4.00	40,000	0.230
12,500	3.85	48,125	0.287
15,000	3.42	51,300	0.344
20,000	2.99	59,800	0.459
25,000	2.50	62,500	0.574
30,000	2.25	67,500	0.689
40,000	2.00	80,000	0.918
50,000	1.75	87,500	1.148
60,000	1.50	90,000	1.377
87,120	1.31	114,127	2.000
130,680	1.00	130,680	3.000
174,240	0.80	139,392	4.000
217,800	0.75	163,350	5.000
435,600	0.50	217,800	10.000
653,400	0.40	261,360	15.000
871,200	0.35	304,920	20.000
1,089,000	0.30	326,700	25.000



Used	values	acres
25,000	58,000	0.574
65,340	147,015	1.500
108,900	163,350	2.500
174,240	217,800	4.000
304,920	304,920	7.000
435,600	326,700	10.000
871,200	435,600	20.000
2,178,000	544,500	50.000
4,356,000	871,200	100.000

Prior	values	acres
2.33	-	-
1.82	-	-
1.50	-	-
1.00	-	-
0.75	-	-
0.50	-	-
0.25	-	-
0.20	-	-
0.10	-	-
0.08	-	-