

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	Gravel	Paved	Inspected Date	Use Code	Class
700-000-603-010-00	306 N CHURCH	05/26/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,800	39.41	\$207,708	\$30,476	\$33,184	0.0	0.0	0.26	0.26	#DIV/0!	\$117,215	\$2.69	0.00	4010	3051/675		OLD TOWN & OUTLYING	0	0	5/14/2024	401	
700-000-606-010-00	203 E VERMONTVILLE	05/15/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,800	45.57	\$153,336	\$19,848	\$33,184	0.0	0.0	0.26	0.26	#DIV/0!	\$76,338	\$1.75	0.00	4010	3052/139		OLD TOWN & OUTLYING	0	0	5/7/2024	401	
700-000-608-040-00	226 N DUNBAR	06/14/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$74,900	36.54	\$192,887	\$60,613	\$48,500	0.0	0.0	0.38	0.38	#DIV/0!	\$159,508	\$3.66	0.00	4010	3053/501		OLD TOWN & OUTLYING	0	0	5/14/2024	401	
700-000-611-095-00	109 S NELSON	06/05/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,900	34.10	\$197,060	\$56,440	\$48,500	0.0	0.0	0.38	0.38	#DIV/0!	\$148,526	\$3.41	0.00	4010	3052/22		OLD TOWN & OUTLYING	0	0	5/7/2024	401	
700-000-618-076-00	421 N CHURCH	09/15/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$57,900	40.49	\$145,454	\$14,649	\$17,103	0.0	0.0	0.13	0.13	#DIV/0!	\$109,321	\$2.51	0.00	4010	3066/458		OLD TOWN & OUTLYING	0	1	5/14/2024	401	
700-000-618-090-00	104 W MAIN	03/21/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,000	38.38	\$163,107	\$59,799	\$37,906	0.0	0.0	0.30	0.30	#DIV/0!	\$201,343	\$4.62	0.00	4010	3131/188		OLD TOWN & OUTLYING	0	0	5/20/2025	401	
700-023-400-300-00	408 W VERMONTVILLE	04/12/23	\$169,000	LC	03-ARM'S LENGTH	\$169,000	\$61,300	36.27	\$169,691	\$63,016	\$63,707	0.0	0.0	0.65	0.65	#DIV/0!	\$96,948	\$2.23	0.00	4010	3045/1079		OLD TOWN & OUTLYING	0	0	5/7/2024	401	
700-057-600-070-00	222 DAWN	02/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,300	43.48	\$224,673	\$23,616	\$38,289	0.0	0.0	0.30	0.30	#DIV/0!	\$78,720	\$1.81	0.00	4010	3083/202		OLD TOWN & OUTLYING	0	1	5/7/2024	401	
700-065-600-180-00	315 W CHERRY	06/24/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$67,900	34.82	\$157,437	\$101,378	\$63,815	0.0	0.0	0.50	0.50	#DIV/0!	\$202,756	\$4.65	0.00	4010	3096/1061		OLD TOWN & OUTLYING	0	1	5/20/2025	401	
700-067-600-110-00	325 W CHERRY	09/13/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,800	41.40	\$184,455	\$42,347	\$26,802	0.0	0.0	0.21	0.21	#DIV/0!	\$201,652	\$4.63	0.00	4010	3108/60		OLD TOWN & OUTLYING	0	1	5/20/2025	401	
700-075-600-400-00	104 S NELSON	07/11/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$37,900	36.80	\$97,963	\$26,734	\$21,697	0.0	0.0	0.17	0.17	#DIV/0!	\$157,259	\$3.61	0.00	4010	3057/426		OLD TOWN & OUTLYING	0	0	5/14/2024	401	
700-075-600-450-00	114 S NELSON	06/29/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,200	35.31	\$132,519	\$34,178	\$21,697	0.0	0.0	0.17	0.17	#DIV/0!	\$201,047	\$4.62	0.00	4010	3056/006		OLD TOWN & OUTLYING	0	0	5/14/2024	401	

Totals: **\$2,105,000**      **\$2,105,000**      **\$810,700**      **\$2,026,290**      **\$533,094**      **\$454,384**      **0.0**      **3.71**      **3.71**      **\$3.35** Mean

Sale. Ratio => **38.51**      Average per FF=> **#DIV/0!**      Average per Net Acre=> **143,652.38**      Average per SqFt=> **\$3.30**

Std. Dev. => **3.60**

2026      \$3.35

Outliers