

1-2 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj.	Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual From	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
042-018-400-015-00	9228 LEWIS RD	05/05/21	\$55,000	WD	03-ARMS		\$55,000	\$23,900	59.82	\$65,819	\$2,773	\$13,592	224.7	175.0	0.84	0.84	\$12	\$3,317	\$0.08	208.00	4200	1562/697		CORWYTH	.401
042-015-200-065-00	6470 WHITEHOUSE TRL	08/02/22	\$4,250	WD	03-ARMS		\$4,250	\$5,882	58.82	\$5,053	\$4,250	\$5,053	177.3	297.0	0.86	0.86	\$24	\$4,948	\$0.11	126.00	4200	1610/602		CORWYTH	.402
042-033-100-005-00	6990 AIRPORT RD	06/01/21	\$110,000	WD	03-ARMS		\$110,000	\$25,400	47.64	\$110,537	\$4,767	\$5,304	0.0	0.0	1.01	1.01	\$4,720	\$0.11	0.00	0.00	4200	1565/812		CORWYTH	.401
Totals:			\$169,250				\$169,250	\$87,800	51.88	\$181,409	\$11,790	\$23,949	402.0	420.0	2.71	2.71	Average	\$32,954	\$29	0.00	4200	1589/675		CORWYTH	.401
							Sale Ratio =>	Std. Dev. =>	6.76			Average	per Net Acres=>	per Net Acres=>	per Net Acres=>	per Net Acres=>	Average	per Sft=>	\$0.10						

2-5 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj.	Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual From	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
042-028-400-015-10	136 HUFMAN LAKE RD	12/21/21	\$181,896	WD	03-ARMS		\$181,896	\$81,400	44.75	\$171,681	\$19,283	\$9,068	0.0	0.0	3.39	3.39	\$5,688	\$0.13	0.00	0.00	4200	1589/116		CORWYTH	.401
041-034-300-005-00	6470 WHITEHOUSE TRL	05/26/22	\$56,000	WD	03-ARMS		\$56,000	\$29,400	52.50	\$58,766	\$8,800	\$11,566	4.26	0.0	4.26	4.26	\$2,066	\$0.05	0.00	0.00	4100			CORWYTH	.401
042-029-400-020-01	1242 HUFMAN LAKE RD	11/05/21	\$80,000	WD	03-ARMS		\$80,000	\$34,500	43.13	\$71,124	\$21,186	\$12,320	0.0	0.0	5.00	5.00	\$4,239	\$0.10	0.00	0.00	4200	1589/675		CORWYTH	.401
Totals:			\$317,896				\$317,896	\$145,300	45.71	\$301,571	\$49,279	\$32,954	0.0	0.0	12.65	12.65	Average	\$32,954	per Net Acres=>	0.00	4200	1589/675		CORWYTH	.401
							Sale Ratio =>	Std. Dev. =>	5.01			Average	per Net Acres=>	per Net Acres=>	per Net Acres=>	per Net Acres=>	Average	per Sft=>	\$0.09						

7-10 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj.	Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual From	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
042-026-200-010-00	1163 STURBORN VALLEY RD	06/09/22	\$65,000	WD	03-ARMS		\$65,000	\$24,000	36.92	\$49,964	\$32,370	\$15,334	0.0	0.0	7.00	7.01	\$4,624	\$0.11	0.00	0.00	4200	1603/998		CORWYTH	.401
042-014-200-010-00	1325 ALEXANDER RD	05/13/21	\$20,000	WD	03-ARMS		\$20,000	\$7,900	39.50	\$15,760	\$20,000	\$15,760	0.0	0.0	8.86	8.86	\$2,257	\$0.05	0.00	0.00	4200	1564/206		CORWYTH	.401
042-033-400-020-00	432 WINTERS RD	07/07/21	\$137,000	WD	03-ARMS		\$137,000	\$54,700	39.93	\$114,616	\$40,734	\$18,350	0.0	0.0	9.50	9.50	\$4,288	\$0.10	0.00	0.00	4200	1569/167		CORWYTH	.401
042-033-400-020-00	432 WINTERS RD	08/25/23	\$165,000	WD	03-ARMS		\$165,000	\$66,300	40.18	\$131,125	\$54,490	\$20,615	0.0	0.0	9.50	9.50	\$5,736	\$0.13	0.00	0.00	4200	1638/474		CORWYTH	.401
041-025-400-005-00	8265 OLD VANDERBILT RD	06/30/21	\$105,000	WD	03-ARMS		\$105,000	\$39,900	38.00	\$84,028	\$40,147	\$19,175	0.0	0.0	10.00	10.00	\$4,015	\$0.09	0.00	0.00	4100	1568/805		CORWYTH	.401
041-026-300-015-00	OLD VANDERBILT RD	08/14/23	\$32,000	WD	03-ARMS		\$32,000	\$11,000	34.38	\$22,006	\$32,000	\$22,006	0.0	0.0	10.00	10.00	\$3,200	\$0.07	0.00	0.00	4100	1636/508		CORWYTH	.402
042-026-100-005-00	1985 STURBORN VALLEY RD	07/08/22	\$166,000	WD	03-ARMS		\$166,000	\$57,000	34.34	\$112,649	\$73,918	\$20,567	0.0	0.0	10.00	10.00	\$7,392	\$0.17	0.00	0.00	4200	1607/707		CORWYTH	.401
042-017-100-005-06	1830 STURBORN RIVER LN	09/20/21	\$91,000	WD	03-ARMS		\$91,000	\$24,400	26.81	\$50,523	\$62,488	\$20,011	0.0	0.0	10.01	10.01	\$6,243	\$0.14	0.00	0.00	4200	1578/26		CORWYTH	.401
042-021-100-020-01		07/15/22	\$0	CC	03-ARMS		\$0	\$10,300	#DIV/0!	\$20,671	\$0	\$20,671	0.0	0.0	10.06	10.05	\$0	\$0.00	0.00	0.00	4200	1608/27	042-021-100-020-00	CORWYTH	.402
041-034-200-050-00		02/29/22	\$20,000	WD	03-ARMS		\$20,000	\$10,200	51.00	\$21,324	\$20,000	\$21,324	0.0	0.0	10.38	10.38	\$1,927	\$0.04	0.00	0.00	4100	1597/439		CORWYTH	.402
042-008-100-005-21		05/16/22	\$0	WD	03-ARMS		\$0	\$10,900	#DIV/0!	\$21,830	\$0	\$21,830	0.0	0.0	10.76	10.76	\$0	\$0.00	0.00	0.00	4200	1604/466		CORWYTH	.001
Totals:			\$801,000				\$801,000	\$316,600	39.53	\$642,496	\$376,147	\$217,643	0.0	0.0	106.07	106.07	Average	\$37,614	per Net Acres=>	0.00	4200	1604/466		CORWYTH	.001
							Sale Ratio =>	Std. Dev. =>	#DIV/0!			Average	per Net Acres=>	per Net Acres=>	per Net Acres=>	per Net Acres=>	Average	per Sft=>	\$0.08						

13-30 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj.	Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual From	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
042-017-100-005-13		04/15/21	\$35,000	WD	03-ARMS		\$35,000	\$10,900	31.14	\$21,893	\$35,000	\$21,893	0.0	0.0	13.11	13.11	\$2,670	\$0.06	0.00	0.00	4200	1560/794		CORWYTH	.402
042-015-400-010-00		10/08/21	\$6,000	WD	03-ARMS		\$6,000	\$12,300	205.00	\$24,680	\$6,000	\$24,680	0.0	0.0	14.50	14.50	\$414	\$0.01	0.00	0.00	4200	1581/498		CORWYTH	.402
042-034-200-030-05		05/09/22	\$15,000	CC	03-ARMS		\$15,000	\$13,300	88.67	\$26,656	\$15,000	\$26,656	0.0	0.0	15.14	15.14	\$991	\$0.02	0.00	0.00	4200	1601/772		CORWYTH	.402
042-019-100-005-00	8900 LEWIS RD	08/13/21	\$182,000	WD	03-ARMS		\$182,000	\$83,400	45.82	\$175,295	\$31,499	\$24,794	0.0	0.0	16.01	16.01	\$1,987	\$0.05	0.00	0.00	4200	1574/442		CORWYTH	.401
042-017-300-015-03	MCGREGOR RD	11/15/22	\$76,900	WD	03-ARMS		\$76,900	\$36,000	0.00	\$31,738	\$76,900	\$31,738	5.569.7	2695.0	19.47	19.47	\$14	\$3,950	\$0.09	1.314.00	4200	1619/259		CORWYTH	.402
042-015-300-005-06	330 SERENE CIR	07/21/21	\$36,000	WD	03-ARMS		\$36,000	\$15,079	43.06	\$31,079	\$36,000	\$31,079	0.0	0.0	19.71	19.71	\$1,826	\$0.04	0.00	0.00	4200	1570/857		CORWYTH	.402
042-005-100-010-05		11/17/21	\$49,000	WD	03-ARMS		\$49,000	\$15,600	31.84	\$31,185	\$49,000	\$31,185	0.0	0.0	20.00	20.00	\$2,450	\$0.06	0.00	0.00	4200	1585/431		CORWYTH	.402
042-017-300-015-01	1722 MCGREGOR RD	02/09/23	\$75,751	WD	03-ARMS		\$75,751	\$0	0.00	\$34,368	\$75,751	\$34,368	5.569.7	2695.0	21.10	21.10	\$14	\$3,590	\$0.08	1.314.00	4200	1624/103		CORWYTH	.402
042-011-300-010-03	1060 ALEXANDER RD	11/04/22	\$73,000	WD	03-ARMS		\$73,000	\$18,900	25.89	\$37,773	\$73,000	\$37,773	0.0	0.0	25.15	25.15	\$2,903	\$0.07	0.00	0.00	4200	1618/359		CORWYTH	.402
042-015-200-015-00		04/18/22	\$100,000	WD	03-ARMS		\$100,000	\$19,700	19.70	\$39,339	\$100,000	\$39,339	0.0	0.0	25.47	25.47	\$3,926	\$0.09	0.00	0.00	4200			CORWYTH	.402
Totals:			\$648,651				\$648,651	\$189,600	29.23	\$454,006	\$498,150	\$303,505	11,139.3	445	189.66	189.66	Average	\$37,614	per Net Acres=>	\$45	4200	1604/466		CORWYTH	.402
							Sale Ratio =>	Std. Dev. =>	60.33			Average	per Net Acres=>	per Net Acres=>	per Net Acres=>	per Net Acres=>	Average	per Sft=>	\$0.06						

35-100 ACRE SALES

Corwith Township
RIW

Sales Analysis 2024 Value

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Asd. When Sold	% Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq Ft	Actual Front	EFF. Area	Libert/Page	Other Parcels in Sale	Land Table	Class	
041-030-100-020-01	3615 STURGEON VALLEY RD	04/28/21	\$235,000	WD	03-ARMS	\$225,000	\$94,800	36.09	\$169,505	\$116,510	\$51,015	1,155.0	1320.0	34.88	34.88	\$101	\$3,340	\$0.08	1,155.00	4100	1561/707				
042-026-200-035-00	4251 OLD VANDERBILT RD	02/21/23	\$71,777	WD	03-ARMS	\$71,777	\$27,500	38.31	\$58,949	\$71,777	\$58,949	0.0	0.0	35.40	35.40	\$2,028	\$2,028	\$0.05	0.00	4100	1625/657				
041-029-300-025-00		09/24/21	\$121,000	WD	03-ARMS	\$121,000	\$15,300	12.64	\$80,595	\$100,405	\$60,000	0.0	0.0	40.00	4.00	#DIV/0!	\$2,510	\$0.06	0.00	4100					
042-011-200-045-00		04/07/23	\$122,500	WD	03-ARMS	\$122,500	\$33,700	27.51	\$67,410	\$122,500	\$67,410	0.0	0.0	40.00	40.00	\$32	\$3,083	\$0.07	1,310.00	4100	1629/99				
042-015-200-005-00	433 ALEXANDER RD	11/08/23	\$387,000	WD	03-ARMS	\$387,000	\$135,800	35.09	\$286,614	\$166,111	\$65,725	3,871.3	1310.0	40.00	40.00	#DIV/0!	\$4,153	\$0.10	0.00	4200	1645/963				
042-019-400-035-00	2044 STURGEON VALLEY RD	08/13/21	\$158,000	WD	03-ARMS	\$158,000	\$28,500	18.04	\$57,000	\$158,000	\$57,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,950	\$0.09	0.00	4200	1574/483				
042-029-100-040-01		03/15/22	\$96,000	WD	03-ARMS	\$96,000	\$30,000	31.25	\$66,000	\$96,000	\$63,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,400	\$0.06	0.00	4200	1596/267				
042-030-200-005-01		02/01/22	\$120,000	LC	03-ARMS	\$120,000	\$29,300	24.42	\$58,575	\$120,000	\$58,575	0.0	0.0	40.00	40.00	#DIV/0!	\$3,000	\$0.07	0.00	4200	1592/489				
042-028-200-005-00	655 STURGEON VALLEY RD	04/16/21	\$130,000	WD	03-ARMS	\$130,000	\$35,200	27.08	\$70,422	\$130,000	\$70,422	0.0	0.0	49.50	49.50	#DIV/0!	\$2,626	\$0.06	0.00	4200	1560/985				
042-020-100-010-05	1462 MCGREGOR RD	09/22/22	\$85,000	WD	03-ARMS	\$85,000	\$44,900	52.82	\$89,802	\$85,000	\$89,802	0.0	0.0	59.85	59.85	#DIV/0!	\$1,420	\$0.03	0.00	4200	1615/804				
042-029-300-005-05	1336 HUFFMAN LAKE RD	02/09/22	\$180,000	WD	03-ARMS	\$180,000	\$54,600	30.33	\$109,232	\$180,000	\$109,232	0.0	0.0	76.80	76.80	#DIV/0!	\$2,344	\$0.05	0.00	4200	1593/582				
042-005-400-010-02	THUMB LAKE RD	04/27/22	\$350,000	WD	03-ARMS	\$350,000	\$65,500	26.20	\$130,936	\$250,000	\$130,936	0.0	0.0	80.00	80.00	#DIV/0!	\$3,125	\$0.07	0.00	4200	1602/635				
042-015-200-015-00		04/18/22	\$100,000	WD	03-ARMS	\$100,000	\$19,700	19.70	\$120,540	\$100,000	\$120,540	0.0	0.0	80.00	25.47	#DIV/0!	\$1,250	\$0.03	0.00	4200	1599/354				
042-012-200-015-01	2288 E ALEXANDER RD	08/26/22	\$326,500	WD	03-ARMS	\$326,500	\$120,000	36.75	\$239,994	\$292,991	\$206,485	0.0	0.0	80.00	80.00	#DIV/0!	\$1,250	\$0.03	0.00	4200	1599/354				
042-030-100-005-01	7511 WOODIN RD	06/03/21	\$500,000	WD	03-ARMS	\$500,000	\$204,100	40.82	\$411,314	\$433,086	\$344,400	0.0	0.0	240.00	240.00	#DIV/0!	\$2,138	\$0.05	0.00	4200	1612/295				
041-028-200-005-00	7728 CABIN VALLEY LN	02/16/23	\$1,749,000	WD	03-ARMS	\$1,749,000	\$501,800	28.69	\$1,030,287	\$1,443,309	\$724,596	0.0	0.0	275.78	275.78	#DIV/0!	\$5,234	\$0.12	0.00	4200	1556/681				
041-036-100-005-08		12/06/23	\$925,000	WD	03-ARMS	\$925,000	\$448,600	48.50	\$897,189	\$925,000	\$897,189	0.0	0.0	318.00	318.00	#DIV/0!	\$2,909	\$0.07	0.00	4100	1624/660				
042-008-100-005-23	1133 THUMB LAKE RD	05/16/22	\$1,700,000	WD	03-ARMS	\$1,700,000	\$503,700	29.63	\$1,007,543	\$1,458,075	\$765,618	0.0	0.0	401.57	412.33	#DIV/0!	\$3,631	\$0.08	0.00	4200	1602/630				
Totals:			\$7,648,782			\$7,648,782	\$2,545,200	33.28	\$5,279,178	\$6,530,053	\$4,160,449	10,596.0	0.0	2,179.82	2,100.05	Average	\$3,340	\$0.08	1,314.00	4200	1602/630				
							\$2,545,200	11.56	\$5,279,178	\$6,530,053	\$4,160,449	10,596.0	0.0	2,179.82	2,100.05	Average	\$3,340	\$0.08	1,314.00	4200	1602/630				
														2,995.68	2,100.05	Average	\$3,340	\$0.08	1,314.00	4200	1602/630				
														2,995.68	2,100.05	Average	\$3,340	\$0.08	1,314.00	4200	1602/630				

NARRATIVE:

RIW had zero sales for this years sales analysis. Therefore, sales within the townships neighboring ranges were used to draw value conclusion. RIW is unique as sales typically have higher values. Purchases are sought by those that already own property in the tranquility of the Black River. Surrounded by the Pigeon River Forest with nature loving attributes within the characteristics of remote quiet and frequented roaming wildlife. Concluded values can be found to the right of this narrative.

ACREAGE	\$ per acre	ZAValue	215 per acre	23Value	CHANGE
1	4121	4121	8760	8760	-4639
1.5	4120.66667	6181	5616.667	8425	-2244
2	3152	6304	4942.5	9885	-3581
2.5	3152	7880	4044	10110	-2230
3	3152	9456	3258.333	9775	-319
4	3152	12608	3088.75	12355	253
5	3152	15760	2808	14040	1720
7	2600	18200	2415	16905	1295
10	2600	26000	2247	22470	3530
15	1860	27900	1889.333	28250	-350
20	37200	1789.1	35782	1418	
25	1860	46500	1685.2	42130	4370
30	1860	55800	1685.167	50555	5245
40	1795	71800	1685.25	67410	4390
50	1790	89500	1612.2	80610	8890
100	1730	173000	1612.2	161220	11780
LOT AVERAGE			61	61	0

CORWINTH TOWNSHIP SALES ANALYSIS 2024 VALUE

1-2 ACRE SALES R2W

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. From	Depth	Net Acres	Total Acres	Dollars/FF	Yollers/Acr	Dollars/SqFt	Actual From	EGF Area	Libe/Pager	Parcel's r Land Table	Class
042-018-400-015-00	9228 LEWIS RD	05/05/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$32,900	58.82	\$65,819	\$2,773	\$13,592	224.7	175.0	0.84	0.84	\$12	\$3,317	\$0.08	208.00	4200	1562/897	CORWINTH '401	
042-015-200-065-00	44250 WINDY RD	08/02/22	\$4,250	WD	03-ARM'S LENGTH	\$4,250	\$2,500	58.82	\$5,053	\$4,250	\$5,053	177.3	297.0	0.86	0.86	\$24	\$4,948	\$0.11	126.00	4200	1610/602	CORWINTH '402	
042-033-100-005-00	6990 AIRPORT RD	06/01/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,400	47.64	\$110,537	\$4,167	\$5,304	0.0	0.0	1.01	1.01	\$4,720	\$0.11	0.00	4200	1565/812	CORWINTH '401		
Totals:			\$169,250				\$87,800	51.88	\$181,409	\$11,790	\$33,949	402.0		2.71	2.71	Average	\$0.10						
							Sale Ratio =>	6.76		Average	\$29			4,358.60		\$0.10							
							Std. Dev. =>			per FF=>				per Net Acres=>	2,625.54	Average	\$0.06						

2-5 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. From	Depth	Net Acres	Total Acres	Dollars/FF	Yollers/Acr	Dollars/SqFt	Actual From	EGF Area	Libe/Pager	Parcel's r Land Table	Class
042-028-400-015-10	1361 HUFFMAN LAKE RD	12/21/21	\$181,896	WD	03-ARM'S LENGTH	\$181,896	\$83,400	44.75	\$171,681	\$19,283	\$9,068	0.0	0.0	3.39	3.39	\$5,688	\$0.13	0.00	4200	1589/116	CORWINTH '401		
041-034-300-005-00	6470 WHITEHOUSE TRL	05/26/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$29,400	52.50	\$58,766	\$8,800	\$11,566	0.0	0.0	4.26	4.26	\$2,066	\$0.05	0.00	4100			CORWINTH '401	
042-029-400-020-01	1242 HUFFMAN LAKE RD	11/05/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$34,500	46.13	\$71,124	\$2,196	\$12,330	0.0	0.0	5.00	5.00	\$4,239	\$0.10	0.00	4200	1583/675	CORWINTH '401		
Totals:			\$317,896				\$145,300	48.71	\$301,571	\$49,279	\$32,954	0.0		12.65	12.65	Average	\$0.09						
							Sale Ratio =>	5.01		per FF=>				3,895.57		\$0.09							
							Std. Dev. =>			per Net Acres=>	2,625.54	Average	\$0.06										

7-10 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. From	Depth	Net Acres	Total Acres	Dollars/FF	Yollers/Acr	Dollars/SqFt	Actual From	EGF Area	Libe/Pager	Parcel's r Land Table	Class
042-026-200-010-00	1163 STURGEON VALLEY RD E	06/03/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$24,000	36.92	\$47,964	\$32,370	\$15,334	0.0	0.0	7.00	7.01	\$4,634	\$0.11	0.00	4200	1603/988	CORWINTH '401		
042-014-200-010-00	1325 ALEXANDER RD	05/13/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,900	39.50	\$15,760	\$20,000	\$15,760	0.0	0.0	8.86	8.86	\$2,257	\$0.05	0.00	4200	1564/206	CORWINTH '401		
042-033-400-020-00	432 WINTERS RD	07/07/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$54,700	39.93	\$114,616	\$40,734	\$18,390	0.0	0.0	9.50	9.50	\$4,288	\$0.10	0.00	4200	1569/167	CORWINTH '401		
042-033-400-020-00	432 WINTERS RD	08/25/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,300	40.18	\$131,125	\$54,490	\$20,615	0.0	0.0	9.50	9.50	\$5,736	\$0.13	0.00	4200	1638/474	CORWINTH '401		
041-025-400-005-00	8265 OLD VANDERBILT RD	06/30/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$39,900	38.00	\$84,028	\$40,147	\$19,175	0.0	0.0	10.00	10.00	\$4,015	\$0.09	0.00	4100	1568/805	CORWINTH '401		
041-025-300-015-00	OLD VANDERBILT RD	08/14/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$11,000	34.38	\$22,006	\$32,000	\$22,006	0.0	0.0	10.00	10.00	\$3,200	\$0.07	0.00	4100	1585/508	CORWINTH '402		
042-026-100-005-00	1885 STURGEON VALLEY RD E	07/08/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$57,000	34.34	\$112,649	\$73,918	\$20,567	0.0	0.0	10.00	10.00	\$7,392	\$0.17	0.00	4200	1607/707	CORWINTH '401		
042-017-100-005-06	1830 STURGEON RIVER LN	09/20/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$24,400	26.81	\$90,523	\$62,488	\$22,011	0.0	0.0	10.01	10.01	\$6,243	\$0.14	0.00	4200	1578/26	CORWINTH '401		
042-021-100-020-01		07/15/22	\$0	QC	03-ARM'S LENGTH	\$0	\$10,300	#DIV/0!	\$20,671	\$0	\$20,671	0.0	0.0	10.06	10.05	\$1,927	\$0.04	0.00	4200	1608/27	042-021-1-CORWINTH '402		
041-034-200-050-00		03/29/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,200	51.00	\$21,324	\$20,000	\$21,324	0.0	0.0	10.38	10.38	\$1,927	\$0.04	0.00	4100	1597/439	CORWINTH '402		
042-008-100-005-21		05/16/22	\$0	WD	03-ARM'S LENGTH	\$0	\$10,900	#DIV/0!	\$21,830	\$0	\$21,830	0.0	0.0	10.76	10.76	\$0	\$0.00	0.00	4200	1604/466	CORWINTH '001		
Totals:			\$801,000				\$316,600	39.53	\$642,496	\$376,147	\$217,643	0.0		106.07	106.07	Average	\$0.08						
							Sale Ratio =>	#DIV/0!		per FF=>				3,546.21		\$0.08							
							Std. Dev. =>			per Net Acres=>	2,625.54	Average	\$0.06										

13-30 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. From	Depth	Net Acres	Total Acres	Dollars/FF	Yollers/Acr	Dollars/SqFt	Actual From	EGF Area	Libe/Pager	Parcel's r Land Table	Class
042-017-100-005-13		04/15/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,900	31.14	\$21,893	\$35,000	\$21,893	0.0	0.0	13.11	13.11	\$2,670	\$0.06	0.00	4200	1560/794	CORWINTH '402		
042-015-400-010-00		10/08/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$12,300	205.00	\$24,680	\$6,000	\$24,680	0.0	0.0	14.50	14.50	\$414	\$0.02	0.00	4200	1581/498	CORWINTH '402		
042-034-200-030-05		05/09/22	\$15,000	QC	03-ARM'S LENGTH	\$15,000	\$8,677	88.67	\$26,656	\$15,000	\$26,656	0.0	0.0	15.14	15.14	\$991	\$0.02	0.00	4200	1601/772	CORWINTH '402		
042-019-100-005-00	8900 LEWIS RD	08/13/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$83,400	45.82	\$175,295	\$31,499	\$24,794	0.0	0.0	16.01	16.01	\$1,967	\$0.05	0.00	4200	1574/442	CORWINTH '401		
042-017-300-015-03	MCGREGOR RD	11/15/22	\$76,900	WD	03-ARM'S LENGTH	\$76,900	\$31,738	43.06	\$31,738	\$76,900	\$31,738	0.0	0.0	19.47	19.47	\$3,950	\$0.09	0.00	4200	1619/259	CORWINTH '402		
042-015-300-005-06	330 SERENE CIR	07/21/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$15,500	43.06	\$31,079	\$36,000	\$31,079	0.0	0.0	19.71	19.71	\$1,826	\$0.04	0.00	4200	1570/857	CORWINTH '402		
042-005-100-010-05		11/17/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$15,600	31.84	\$31,185	\$49,000	\$31,185	0.0	0.0	20.00	20.00	\$2,450	\$0.06	0.00	4200	1585/431	CORWINTH '402		
042-017-300-015-01	1722 MCGREGOR RD	02/03/23	\$75,751	WD	03-ARM'S LENGTH	\$75,751	\$0	0.00	\$4,368	\$75,751	\$4,368	0.0	0.0	21.10	21.10	\$14	\$3,590	\$0.08	1,314.00	4200	1624/103	CORWINTH '402	
042-011-300-010-03	1060 ALEXANDER RD	11/04/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$18,900	25.89	\$37,773	\$73,000	\$37,773	0.0	0.0	25.15	25.15	\$2,903	\$0.07	0.00	4200	1618/59	CORWINTH '402		
042-015-200-010-05		04/18/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$19,700	19.70	\$39,339	\$100,000	\$39,339	0.0	0.0	25.47	25.47	\$3,926	\$0.09	0.00	4200		CORWINTH '402		
Totals:			\$648,651				\$189,600	29.23	\$454,006	\$498,150	\$303,505	11,139.3		189.66	189.66	Average	\$0.06						
							Sale Ratio =>	60.33		per FF=>				2,625.54		\$0.06							
							Std. Dev. =>			per Net Acres=>	2,625.54	Average	\$0.06										

35-100 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effect. From	Depth	Net Acres	Total Acres	Dollars/FF	Yollers/Acr	Dollars/SqFt	Actual From	EGF Area	Libe/Pager	Parcel's r Land Table	Class
041-030-100-020-01	3615 STURGEON VALLEY RD E	04/26/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,800	36.09	\$169,505	\$116,510	\$51,015	1,155.0	1320.0	34.88	34.88	\$101	\$3,340	\$0.08	1,155.00	4100	1561/707	CORWINTH '401	
042-026-200-035-00		02/21/23	\$71,777	WD	03-ARM'S LENGTH	\$71,777	\$27,500	38.31	\$58,949	\$71,777	\$58,949	0.0	0.0	35.40	35.40	\$2,028	\$0.05	0.00	4200	1625/657	041-029-31-CORWINTH '001		
041-029-300-025-00	4251 OLD VANDERBILT RD	09/24/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$15,300	12.64	\$80,595	\$100,405	\$60,000	0.0	0.0	4.00	4.00	\$2,510	\$0.06	0.00	4100			CORWINTH '402	
042-011-200-045-00		04/07/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$33,700	27.51	\$67,410	\$122,500	\$67,410	3,871.3	1310.0	40.0									

CORWITH TOWNSHIP SALES ANALYSIS 2024 VALUE

R3W

1-2 ACRE SALES

Parcel Number/Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	usd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF Dollars/AcrDollars/SqFactual	ECF Area	Libert/Parcels in Land Table	Class	
042-018-4C 9228 LEWIS	05/05/21	\$55,000	WD	03-ARMS 1	\$55,000	\$32,900	59.82	\$65,819	\$2,773	\$13,592	224.7	175.0	0.84	0.84	\$12	\$3,317	\$0.08	208.00	CORWITH 1 401
042-015-200-065-00	08/02/22	\$4,250	WD	03-ARMS 1	\$4,250	\$2,500	58.82	\$5,053	\$4,250	\$5,053	177.3	297.0	0.86	0.86	\$24	\$4,948	\$0.11	126.00	CORWITH 1 402
042-033-1C 6990 AIRPc	06/01/21	\$110,000	WD	03-ARMS 1	\$110,000	\$52,400	47.64	\$110,537	\$4,767	\$5,304	0.0	0.0	1.01	1.01	\$4,220	\$0.11	0.00	4200 1565/812	CORWITH 1 401
Totals:		\$169,250			\$169,250	\$87,800	51.88	\$181,409	\$11,790	\$23,949	402.0	Average	2.71	2.71	Average	\$0.10			
							6.76				\$29		Average	4,358.60					
													per Net Ac	3,895.57					
													Average		per SqrF=>				

2-5 ACRE SALES

Parcel Number/Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	usd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF Dollars/AcrDollars/SqFactual	ECF Area	Libert/Parcels in Land Table	Class	
042-028-4C 136 HUFFN	12/21/21	\$181,896	WD	03-ARMS 1	\$181,896	\$81,400	44.75	\$171,681	\$19,283	\$9,068	0.0	0.0	3.39	3.39	\$5,688	\$0.13	0.00	4200 1589/116	CORWITH 1 401
041-034-3C 6470 WHIT	05/26/22	\$56,000	WD	03-ARMS 1	\$56,000	\$29,400	52.50	\$58,766	\$8,800	\$11,566	0.0	0.0	4.26	4.26	\$2,066	\$0.05	0.00	4100	CORWITH 1 401
042-029-4C 1242 HUFF	11/05/21	\$80,000	WD	03-ARMS 1	\$80,000	\$34,500	43.13	\$71,124	\$21,196	\$12,320	0.0	0.0	5.00	5.00	\$4,239	\$0.10	0.00	4200 1583/675	CORWITH 1 401
Totals:		\$317,896			\$317,896	\$145,300	45.71	\$301,571	\$49,279	\$32,954	0.0	Average	12.65	12.65	Average	\$0.09			
							5.01						per Net Ac	3,895.57					
													Average		per SqrF=>				

7-10 ACRE SALES

Parcel Number/Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	usd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF Dollars/AcrDollars/SqFactual	ECF Area	Libert/Parcels in Land Table	Class	
042-026-2C 1163 STUR	06/03/22	\$65,000	WD	03-ARMS 1	\$65,000	\$24,000	36.92	\$47,964	\$32,370	\$15,334	0.0	0.0	7.00	7.01	\$4,624	\$0.11	0.00	4200 1603/988	CORWITH 1 401
042-014-2C 1325 ALEX	05/13/21	\$20,000	WD	03-ARMS 1	\$20,000	\$7,900	39.50	\$15,760	\$20,000	\$18,560	0.0	0.0	8.86	8.86	\$2,257	\$0.05	0.00	4200 1564/206	CORWITH 1 401
042-033-4C 432 WINT	07/07/21	\$137,000	WD	03-ARMS 1	\$137,000	\$54,700	39.93	\$114,616	\$40,734	\$18,550	0.0	0.0	9.50	9.50	\$4,288	\$0.10	0.00	4200 1569/167	CORWITH 1 401
042-033-4C 432 WINT	08/25/23	\$165,000	WD	03-ARMS 1	\$165,000	\$66,300	40.18	\$131,125	\$54,490	\$20,615	0.0	0.0	9.50	9.50	\$5,736	\$0.13	0.00	4200 1538/474	CORWITH 1 401
041-025-4C 8265 OLD \	06/30/21	\$105,000	WD	03-ARMS 1	\$105,000	\$39,900	38.00	\$84,028	\$40,147	\$19,175	0.0	0.0	10.00	10.00	\$4,015	\$0.09	0.00	4100 1568/805	CORWITH 1 401
041-026-3C OLD VANDI	08/14/23	\$166,000	WD	03-ARMS 1	\$166,000	\$57,000	34.38	\$112,649	\$73,918	\$22,006	0.0	0.0	10.00	10.00	\$3,200	\$0.07	0.00	4100 1636/508	CORWITH 1 402
042-026-1C 1985 STUR	07/08/22	\$91,000	WD	03-ARMS 1	\$91,000	\$24,400	26.81	\$50,523	\$62,488	\$20,671	0.0	0.0	10.01	10.01	\$7,392	\$0.14	0.00	4200 1607/707	CORWITH 1 401
042-017-1C 1830 STUR	09/20/21	\$162,000	WD	03-ARMS 1	\$162,000	\$24,400	34.34	\$112,649	\$73,918	\$22,006	0.0	0.0	10.00	10.00	\$3,200	\$0.07	0.00	4200 1578/26	CORWITH 1 402
042-021-100-020-01	07/15/22	\$0	QC	03-ARMS 1	\$0	\$10,300	#DIV/0!	\$20,671	\$0	\$20,671	0.0	0.0	10.06	10.05	\$0	\$0.00	0.00	4200 1608/27	CORWITH 1 402
041-034-200-050-00	03/29/22	\$20,000	WD	03-ARMS 1	\$20,000	\$10,200	51.00	\$21,324	\$20,000	\$21,324	0.0	0.0	10.38	10.38	\$1,927	\$0.04	0.00	4100 1597/439	CORWITH 1 402
042-008-100-005-21	05/16/22	\$0	WD	03-ARMS 1	\$0	\$10,900	#DIV/0!	\$21,830	\$0	\$21,830	0.0	0.0	10.76	10.76	\$0	\$0.00	0.00	4200 1604/466	CORWITH 1 001
Totals:		\$801,000			\$801,000	\$316,600	39.53	\$642,496	\$376,147	\$217,643	0.0	Average	106.07	106.07	Average	\$0.08			
							#DIV/0!						per Net Ac	3,546.21					
													Average		per SqrF=>				

13-30 ACRE SALES

Parcel Number/Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	usd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF Dollars/AcrDollars/SqFactual	ECF Area	Libert/Parcels in Land Table	Class	
042-017-100-005-13	04/15/21	\$35,000	WD	03-ARMS 1	\$35,000	\$10,900	31.14	\$21,893	\$35,000	\$21,893	0.0	0.0	13.11	13.11	\$2,670	\$0.06	0.00	4200 1560/794	CORWITH 1 402
042-015-400-010-00	10/08/21	\$6,000	WD	03-ARMS 1	\$6,000	\$12,300	205.00	\$24,680	\$6,000	\$24,680	0.0	0.0	14.50	14.50	\$414	\$0.01	0.00	4200 1581/498	CORWITH 1 402
042-034-200-030-05	05/09/22	\$15,000	QC	03-ARMS 1	\$15,000	\$13,300	88.67	\$26,656	\$15,000	\$26,656	0.0	0.0	15.14	15.14	\$991	\$0.02	0.00	4200 1601/772	CORWITH 1 402
042-019-1C 8900 LEWIS	08/13/21	\$182,000	WD	03-ARMS 1	\$182,000	\$83,400	45.82	\$175,295	\$31,499	\$24,794	0.0	0.0	16.01	16.01	\$1,967	\$0.05	0.00	4200 1574/442	CORWITH 1 401
042-017-3C MCGREGG	11/15/22	\$76,900	WD	03-ARMS 1	\$76,900	\$0	0.00	\$31,738	\$76,900	\$31,738	0.0	0.0	19.47	19.47	\$3,950	\$0.09	1.314.00	4200 1619/259	CORWITH 1 402
042-015-3C 330 SEREN	07/21/21	\$36,000	WD	03-ARMS 1	\$36,000	\$15,500	43.06	\$31,079	\$36,000	\$31,079	0.0	0.0	19.71	19.71	\$1,826	\$0.04	0.00	4200 1570/857	CORWITH 1 402
042-005-100-010-05	11/17/21	\$49,000	WD	03-ARMS 1	\$49,000	\$15,600	31.84	\$31,185	\$49,000	\$31,185	0.0	0.0	20.00	20.00	\$2,450	\$0.06	0.00	4200 1585/431	CORWITH 1 402
042-017-3C 1722 MCGI	02/03/23	\$75,751	WD	03-ARMS 1	\$75,751	\$0	0.00	\$34,368	\$75,751	\$34,368	0.0	0.0	21.10	21.10	\$14	\$3,590	\$0.08	1.314.00	CORWITH 1 402
042-011-3C 1060 ALEX	11/04/22	\$73,000	WD	03-ARMS 1	\$73,000	\$18,900	25.89	\$37,773	\$73,000	\$37,773	0.0	0.0	25.15	25.15	\$2,903	\$0.07	0.00	4200 1624/103	CORWITH 1 402
042-015-200-015-00	04/18/22	\$100,000	WD	03-ARMS 1	\$100,000	\$19,700	19.70	\$39,339	\$100,000	\$39,339	0.0	0.0	25.47	25.47	\$3,926	\$0.09	0.00	4200 1618/59	CORWITH 1 402
Totals:		\$648,651			\$648,651	\$189,600	29.23	\$454,006	\$498,150	\$303,505	0.0	Average	189.66	189.66	Average				
													per Net Ac	3,546.21					
													Average		per SqrF=>				

R3W

35-100 ACRE SALES Std. Dev. => 60.33 per FF=> \$45 per Net Ac 2,626.54 per SqrFt=> \$0.06

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Acq. when Sold	isd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Acres/Dollars/SqFt	Actual From	ECF Area	Libert/Parcel	Parcels in Land Table	Class
041-030-1C	3615 STUR	04/26/21	\$335,000	WD	03-ARMS1	\$235,000	\$84,800	36.09	\$169,505	\$116,510	\$51,015	1,155.0	1320.0	34.88	34.88	\$101	\$3,340	\$0.08	1,155.00	4100	1561/707	CORWITH 1 401
042-026-200-035-00		02/21/23	\$71,777	WD	03-ARMS1	\$71,777	\$27,500	38.31	\$58,949	\$71,777	\$58,949	0.0	0.0	35.40	35.40	#DIV/0!	\$2,028	\$0.05	0.00	4200	1625/657	CORWITH 1 402
041-029-3C	4251 OLD \	09/24/21	\$121,000	WD	03-ARMS1	\$121,000	\$15,300	12.64	\$80,595	\$100,405	\$60,000	0.0	0.0	40.00	4.00	#DIV/0!	\$2,510	\$0.06	0.00	4100		041-029-3C CORWITH 1 001
042-011-200-045-00		04/07/23	\$122,500	WD	03-ARMS1	\$122,500	\$33,700	27.51	\$67,410	\$122,500	\$67,410	3,871.3	1310.0	40.00	40.00	\$32	\$3,063	\$0.07	1,310.00	4200	1629/99	CORWITH 1 402
042-015-2C	433 ALEXA	11/08/23	\$387,000	WD	03-ARMS1	\$387,000	\$135,800	35.09	\$286,614	\$166,111	\$65,725	0.0	0.0	40.00	40.00	#DIV/0!	\$4,153	\$0.10	0.00	4200	1645/963	CORWITH 1 401
042-019-4C	2044 STUR	08/13/21	\$158,000	WD	03-ARMS1	\$158,000	\$28,500	18.04	\$57,000	\$158,000	\$57,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,950	\$0.09	0.00	4200	1592/489	CORWITH 1 402
042-029-100-040-01		03/15/22	\$96,000	WD	03-ARMS1	\$96,000	\$30,000	31.25	\$63,000	\$96,000	\$63,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,400	\$0.06	0.00	4200	1596/267	CORWITH 1 401
042-030-200-005-01		02/01/22	\$120,000	LC	03-ARMS1	\$120,000	\$29,300	24.42	\$58,575	\$120,000	\$58,575	0.0	0.0	40.00	40.00	#DIV/0!	\$3,000	\$0.07	0.00	4200	1592/489	CORWITH 1 402
042-028-2C	655 STUR	04/16/21	\$130,000	WD	03-ARMS1	\$130,000	\$35,200	27.08	\$70,422	\$130,000	\$70,422	0.0	0.0	49.50	49.50	#DIV/0!	\$2,626	\$0.06	0.00	4200	1560/985	CORWITH 1 402
042-020-100-010-05		09/22/22	\$85,000	WD	03-ARMS1	\$85,000	\$44,900	52.82	\$89,802	\$85,000	\$89,802	0.0	0.0	59.85	59.85	#DIV/0!	\$1,420	\$0.03	0.00	4200	1615/804	CORWITH 1 001
042-017-3C	1462 MCGI	01/31/22	\$292,005	WD	03-ARMS1	\$292,005	\$101,900	34.90	\$209,731	\$181,289	\$99,015	5,569.7	2695.0	71.00	71.00	\$33	\$2,553	\$0.06	1,314.00	4200	1592/374	CORWITH 1 402
042-029-3C	1336 HUFF	02/09/22	\$180,000	WD	03-ARMS1	\$180,000	\$54,600	30.33	\$109,232	\$180,000	\$109,232	0.0	0.0	76.80	76.80	#DIV/0!	\$2,344	\$0.05	0.00	4200	1593/582	CORWITH 1 402
042-005-4C	THUMB LA	04/27/22	\$250,000	WD	03-ARMS1	\$250,000	\$65,500	26.20	\$130,936	\$250,000	\$130,936	0.0	0.0	80.00	80.00	#DIV/0!	\$3,125	\$0.07	0.00	4200	1602/635	CORWITH 1 402
042-015-200-015-00		04/18/22	\$100,000	WD	03-ARMS1	\$100,000	\$19,700	19.70	\$120,540	\$100,000	\$120,540	0.0	0.0	80.00	25.47	#DIV/0!	\$1,250	\$0.03	0.00	4200	1599/354	CORWITH 1 402
042-015-200-080-00		04/18/22	\$100,000	WD	03-ARMS1	\$100,000	\$60,300	60.30	\$120,540	\$100,000	\$120,540	0.0	0.0	80.00	80.00	#DIV/0!	\$1,250	\$0.03	0.00	4200	1599/354	CORWITH 1 402
042-012-2C	2288 E ALE	08/26/22	\$326,500	WD	03-ARMS1	\$326,500	\$120,000	36.75	\$239,994	\$292,991	\$206,485	0.0	0.0	137.04	137.04	#DIV/0!	\$2,138	\$0.05	0.00	4200	1612/295	CORWITH 1 402
042-030-1C	7511 WOO	06/03/21	\$500,000	WD	03-ARMS1	\$500,000	\$204,100	40.82	\$411,314	\$433,086	\$344,400	0.0	0.0	240.00	240.00	#DIV/0!	\$1,805	\$0.04	0.00	4200	1556/681	CORWITH 1 401
041-028-2C	7728 CABIN	02/16/23	\$1,749,000	WD	03-ARMS1	\$1,749,000	\$501,800	28.69	\$1,030,287	\$1,443,309	\$724,596	0.0	0.0	275.78	275.78	#DIV/0!	\$5,234	\$0.12	0.00	4100	1624/660	CORWITH 1 401
041-036-100-005-08		12/06/23	\$925,000	WD	03-ARMS1	\$925,000	\$448,600	48.50	\$897,189	\$925,000	\$897,189	0.0	0.0	318.00	318.00	#DIV/0!	\$2,909	\$0.07	0.00	4100	2619/189	CORWITH 1 102
042-008-1C	1133 THUN	05/16/22	\$1,700,000	WD	03-ARMS1	\$1,700,000	\$503,700	29.63	\$1,007,543	\$1,458,075	\$765,618	0.0	0.0	401.57	412.33	#DIV/0!	\$3,631	\$0.08	0.00	4200	1602/630	CORWITH 1 401
Totals:			\$7,648,782			\$7,648,782	\$2,545,200	33.28	\$5,279,178	\$6,530,053	\$4,160,449	10,596.0	Average	2,179.82	2,100.05	Average	per SqrFt=>	\$0.07				
							Sale. Ratio =>	11.56			Average	per FF=>		per Net Ac	2,995.68	Average	per SqrFt=>					

NARRATIVE:

R2W and R3W have rates that run comparable in both sections, yet the township land table is set up to view sales data independently should a spike or decrease in value is evident for a specific section. Acreage rates were analyzed by size to determine acreage rate specific to each as stated on right in sales data section. Note in some instances the value was lowered slightly and in others it was increased pending the results determined by sales.

00042.CORWITH TOWNSHIP R3W					
ACREAGE	\$ per acre	24Value	235 per acre	23Value	CHANGE
1	4121	4121	8760	8760	-4639
1.5	4120.667	6181	5616.667	8425	-2244
2	3152	6304	4942.5	9885	-3581
2.5	3152	7880	4044	10110	-2230
3	3152	9456	3258.333	9775	-319
4	3152	12608	3088.75	12355	253
5	3152	15760	2808	14040	1720
7	2600	18200	2415	16905	1295
10	2600	26000	2247	22470	3530
15	1860	27900	1883.333	28250	-350
20	1860	37200	1789.1	35782	1418
25	1860	46500	1685.2	42130	4370
30	1860	55800	1685.167	50555	5245
40	1795	71800	1685.25	67410	4390
50	1795	89750	1612.2	80610	9140
100	1730	173000	1612.2	161220	11780
LOT A RATE					61

CORWITH TOWNSHIP
COMMERCIAL/INDUSTRIAL

SALES ANALYSIS 2024 VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj.	Sale \$	Std. when Sqsd/Adj.	Sal	Cur. Appraisal	and Residual	Land Val/Effect.	From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
042-010-200-035-00	10982 OLD 27 N	04/25/22	\$190,000	WD	03-ARM'S I		\$190,000		\$88,800	46.74	\$177,657	\$23,038	\$10,695	0.0	3.13	3.13	#DIV/0!	\$7,356	\$0.17
042-011-100-005-08	1500 ALEXANDER RD	01/11/24	\$1,080,000	WD	03-ARM'S I		\$1,080,000		\$544,500	50.42	\$1,132,138	\$179,182	\$231,320	0.0	142.79	142.79	#DIV/0!	\$1,255	\$0.03
Totals:			\$1,270,000				\$1,270,000		\$633,300	49.87	\$1,309,795	\$202,220	\$242,015	0.0	145.92	145.92	Average	Average	Average
										Std. Dev. =	2.60			per FF=>	#DIV/0!	per Net Ac 1,385.81	per SqtF=>	\$0.03	

NEIGHBORING SALES

242-001-400-009-00	Wilnot/CHEBOYGAN CO	6/23/2022	50,000	WD						7.306	7.306	165	6844	0.47
080-033-100-010-01	Livingston/OTSEGO CO	3/3/2022	110000	WD						5.42	5.42		20280	0.25
090-028-300-005-01	Otsego Lake/OTSEGO CO	10/17/2022	107500	WD						10.01	10.01		10739	0.25
081-210-000-049-00	Livingston/OTSEGO CO	6/1/2022	20000	WD						0.3	0.3		10900	0.25

*Neighboring Sales Data can be found in the reference material in assessment roll.

NARRATIVE:

Two good commercial sales occurred in the Corwith Township, however zero sales of Industrial class within the Township for the sales period 2021-2023. Therefore, commercial class values were used as a basis to determine if adjustments/modifications or considerations should be model to reflect market data. Neighboring commercial/Industrial sales considerations of surrounding townships (listed above) as a component of analytical approach. Consultation of data revealed land values are at a current market value, therefore no adjustment made this year. Land Table attached.

03020, INDUSTRIAL CORWITH TWP					
ACREAGE	\$ per acre	24Value	25\$ per acre	23Value	CHANGE
1	8200	8200	8200	8200	0
1.5	7126.667	10690	7126.667	10690	0
2	5400	10800	5400	10800	0
2.5	4320	10800	4320	10800	0
3	3450	10350	3450	10350	0
4	3240	12960	3240	12960	0
5	2916	14580	2916	14580	0
7	2484.286	17390	2484.286	17390	0
10	2376	23760	2376	23760	0
15	1944	29160	1944	29160	0
20	1728	34560	1728	34560	0
25	1620	40500	1620	40500	0
30	1620	48600	1620	48600	0
40	1620	64800	1620	64800	0
50	1620	81000	1620	81000	0
100	1620	162000	1620	162000	0
LOT A RATE					65
BACK LOT RATE PER FF					65
FF RATE					0

CORWITH TOWNSHIP SALES ANALYSIS 2024 VALUE

COMMERCIAL/INDUSTRIAL

Parcel Numbr	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Std. when Sold/Adj. Sale	Cur. Appraisal	and Residual	Land Value/Effec. From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF		
042-010-2C	10982 OLD 27 N	04/25/22	\$190,000	WD	03-ARMS 1	\$190,000	\$88,800	46.74	\$177,657	\$23,038	\$10,695	0.0	3.13	3.13	#DIV/0!	\$7,356	\$0.17	
042-011-1C	1500 ALEXANDER RD	01/11/24	\$1,080,000	WD	03-ARMS 1	\$1,080,000	\$544,500	50.42	\$1,132,138	\$179,182	\$231,320	0.0	142.79	142.79	#DIV/0!	\$1,255	\$0.03	
Totals:			\$1,270,000			\$1,270,000	\$633,300					145.92	145.92			Average per Net Acre: 1,385.81	Average per SqFt=> \$0.03	
							Sale Ratio 49.87											
							Std. Dev. = 2.60											

NEIGHBORING SALES

242-001-4C	Wilmot/CHEBOYGAN CO	6/23/2022	50,000	WD								7.306	7.306	165	6844	0.47
080-033-1C	Livingston/OTSEGO CO	3/3/2022	110,000	WD								5.42	5.42		20280	0.25
090-028-3C	Otsego Lake/OTSEGO CO	#####	107,500	WD								10.01	10.01		10739	0.25
081-210-0C	Livingston/OTSEGO CO	6/1/2022	20,000	WD								0.3	0.3		10900	0.25

*Neighboring Sales Data can be found in the reference material in assessment roll.

NARRATIVE:

Three village commercial sales occurred in Corwith Township, however zero sales of Industrial class within the village for the sales period 2021-2023. Therefore, commercial class values were used as a basis to determine if adjustments/modifications or considerations should be made to reflect market data. Current commercial sales considerations within the village showed growth in value warranting a slight increase, however, the lack of sales in the industrial class hindered the conclusion to raise the front foot values here.

03020. INDUSTRIAL VILLAGE											
ACREAGE	\$ per acre	24Value	23\$ per acre	23Value	CHANGE	ACREAGE	\$ per acre	24Value	23\$ per acre	23Value	CHANGE
1	7020	7020	7020	7020	0	1	7020	7020	7020	7020	0
1.5	6913.33333	10370	6913.33333	10370	0	1.5	6913.33333	10370	6913.33333	10370	0
2	4860	9720	4860	9720	0	2	4860	9720	4860	9720	0
2.5	4104	10260	4104	10260	0	2.5	4104	10260	4104	10260	0
3	3240	9720	3240	9720	0	3	3240	9720	3240	9720	0
4	3025	12100	3025	12100	0	4	3025	12100	3025	12100	0
5	2700	13500	2700	13500	0	5	2700	13500	2700	13500	0
7	2375.71429	16630	2375.71429	16630	0	7	2375.71429	16630	2375.71429	16630	0
10	2268	22680	2268	22680	0	10	2268	22680	2268	22680	0
15	1613.33333	24200	1613.33333	24200	0	15	1613.33333	24200	1613.33333	24200	0
20	1605	32100	1605	32100	0	20	1605	32100	1605	32100	0
25	1512	37800	1512	37800	0	25	1512	37800	1512	37800	0
30	1512	45360	1512	45360	0	30	1512	45360	1512	45360	0
40	1512	60480	1512	60480	0	40	1512	60480	1512	60480	0
50	1512	75600	1512	75600	0	50	1512	75600	1512	75600	0
100	1512	151200	1512	151200	0	100	1512	151200	1512	151200	0
LOT A RATE		65	65			LOT A RATE		65	65		
BACK LOT						BACK LOT					
RATE PER FF		65	65			RATE PER FF		65	65		
FF RATE						FF RATE					

CORWITH TOWNSHIP SALES ANALYSIS 2024 VALUE AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale	When Scsd	Adj. Salur.	Appraisand	Residual	Land Value	Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual	Front	ECF	Area	Libe	Page
042-011-3C	1060 ALEX	11/04/22	\$73,000	WD	03-ARMS	\$73,000	\$18,900	25.89	\$37,773	\$73,000	\$37,773	0.0	0.0	25.15	25.15	#DIV/0!	\$2,903	\$0.07	\$0.07	0.00	4200	1618	59	
042-020-100-010-05		09/22/22	\$85,000	WD	03-ARMS	\$85,000	\$44,900	52.82	\$89,802	\$85,000	\$89,802	0.0	0.0	59.85	59.85	#DIV/0!	\$1,420	\$0.03	\$0.03	0.00	4200	1615	804	
042-026-200-035-00		02/21/23	\$71,777	WD	03-ARMS	\$71,777	\$27,500	38.31	\$58,949	\$71,777	\$58,949	0.0	0.0	35.40	35.40	#DIV/0!	\$2,028	\$0.05	\$0.05	0.00	4200	1625	657	
Totals:			\$229,777			\$229,777	\$91,300	39.73	\$186,524	\$229,777	\$186,524	0.0	0.0	120.40	120.40		Average	Average	Average					
								Std. Dev. =	13.48									per Net Acre=>	1,908.45					

NARRATIVE:

Corwith Township only has 16 parcels in Agricultural Class. Another unique characteristic with this class is that no parcels are less than 10 acres. Sales data that occurred in the residential class was weighted when determining values of similar agricultural type property. Three residential sales that are of agricultural type land were analyzed above to determine Agricultural values. Interesting note all parcels are dry without irrigation and are either pasture land or hay crops. Conclusion, agricultural rates were increase at the same rate as the residential values of ranges 2 and 3, as those are the only areas that contains agricultural properties.

000102.AGRICULTURAL CORWITH TOWNSHIP									
ACREAGE	\$ per acre	24Value	23S per acre	23Value	CHANGE				
1									
1.5									
2									
2.5									
3									
4									
5									
7									
10	2600	26000	2247	22470	3530				
15	1860	27900	1883.33333	28250	-350				
20	1860	37200	1789.1	35782	1418				
25	1860	46500	1685.2	42130	4370				
30	1860	55800	1685.16667	50555	5245				
40	1795	71800	1685.25	67410	4390				
50	1795	89750	1612.2	80610	9140				
100	1730	173000	1612.2	161220	11780				

CORWITH TOWNSHIP

SALES ANALYSIS

2024 VALUE

CLEARLIGHT SUBDIVISION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	when Scsd/Adj. Salur.	Appraisand Residu.	Land Vall	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Front	ECF Area	Libert/Page
043-300-000-013-00		01/29/24	\$5,000	OTH	03-ARM'S I	\$5,000		\$2,500	\$5,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4300	
043-300-000-066-00	8592 ANAHATA CIR	09/08/21	\$5,000	OTH	03-ARM'S I	\$5,000		\$2,500	\$5,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4300	
043-300-000-071-00		01/31/22	\$5,000	OTH	03-ARM'S I	\$5,000		\$2,500	\$5,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4300	1592/343
Totals:			\$15,000			\$15,000		\$7,500	\$15,000	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00		
								Sale. Ratio		50.00				Average		0.00			
								Std. Dev. =		0.00				per FF=>		0.00			
														per Net Acre=>		0.00			
														Average		0.00			
														per SqFt=>		0.00			

NARRATIVE:

Three vacant lots sold for the value of 5,000 each in the Clearlight Subdivision.
 This subdivision is unique in that it is a planned urban development, lots are all 50 year leases.
 The value of the lots have remained consistent within this subdivision, as evident by current sales of \$5000.00.

ACREAGE	00043.CLEARLIGHT COMMUNITY/CORWITH TWP	\$ per acre	24Value	25\$ per acre	23Value	CHANGE
1						
1.5						
2						
2.5						
3						
4						
5						
7						
10						
15						
20						
25						
30						
40						
50						
100						
LOT RATE			5000		5,000	
BACKLOT RATE PER FF						
FF RATE						

CORWITH TOWNSHIP
MOUNT VERNON HILLS SUBDIVISION

SALES ANALYSIS 2024 VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Int. Adj. Sale \$	Std. When Skisd/Adj.	Salur.	Apprais	Land Residual	Net. Land Value Effic.	From	Depth	Net Acres	Total Acres	Dollars/FF	Acres/Dollars/SqFt	Actual From	ECF Area	Libert/Page	Parcel's in Land Table	Class	
043-125-000-013-00		02/16/22	\$29,900	WD	03-ARM'S LENGT	\$29,900	\$7,500	25.08	\$30,000	\$29,900	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	4310	1595/402	MT. VERNON 402	402
043-125-000-028-00		07/25/23	\$9,000	WD	03-ARM'S LENGT	\$9,000	\$7,500	83.33	\$15,000	\$9,000	\$15,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	4310	1636/302	MT. VERNON 402	402
043-125-000-036-00	6411 MT VERNON HILLS DR	11/10/22	\$425,000	WD	19-MULTI PARCE	\$425,000	\$210,900	49.62	\$417,014	\$22,986	\$15,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	4310	1618/584	MT. VERNON 401	402
043-125-000-038-00	6334 HIGH OAKS TRL	12/28/22	\$65,000	WD	19-MULTI PARCE	\$65,000	\$11,500	17.69	\$22,994	\$57,006	\$15,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	4310	1621/877	MT. VERNON 401	402
043-125-000-041-00	6269 MT VERNON HILLS DR	10/29/21	\$285,000	WD	19-MULTI PARCE	\$285,000	\$122,100	42.84	\$258,417	\$32,083	\$5,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	4310	1583/606	MT. VERNON 401	401
Totals:			\$813,900			\$813,900	\$359,500		\$743,425	\$150,975	\$80,500	0.0	0.0	0.00	0.00	Average	Average	Average	Average				
						Sale Ratio	44.17									per FF=>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
						Std. Dev. =	25.64									per Net Ac	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			

NARRATIVE:

Five parcels sold 2 vacant/3-improved) in Mount Vernon Hills Subdivision.
This subdivision is has private road access along a rolling terrain in wooded topography.
The value of the lots have remained consistant within this subdivision, as evident by current sales for both front and back lot values as past of \$30,000 for front lots and \$15,000 for back lots.

ACREAGE	\$ per acre	24Value	25 Value	23Value	CHANGE
1	6875	6875	6875	6875	
1.5	6189.333	9284	6189.333	9284	
2	5500	11000	5500	11000	
2.5	4950	12375	4950	12375	
3	4526.333	13579	4526.333	13579	
4	4400	17600	4400	17600	
5	4125	20625	4125	20625	
7	3850	26950	3850	26950	
10	3437.5	34375	3437.5	34375	
15	3446.667	51700	3446.667	51700	
20	3231.25	64625	3231.25	64625	
25	3162.48	79062	3162.48	79062	
30	3162.5	94875	3162.5	94875	
40	3162.5	126500	3162.5	126500	
50	3162.5	158125	3162.5	158125	
100	3162.5	316250	3162.5	316250	
LOT RATE		30000		30000	
BACK LOT RATE PER FF		15000		15000	
FF RATE					

CORWITH TOWNSHIP SALES ANALYSIS 2024 VALUE

0453 VILLAGE OUTLOTS

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adj.	Sale \$	Std. when Sec'd/Adj. Salur.	Appraisand Residu.	Land Val Effect.	Front	Depth	Net Acres	Total Acres	Dollars/FF	Acres/Dollars	SqFt/Actual	Front	ECF Area	Libert/Parcel	Parcel in	Class
045-000-001-001-00	741 MAIN ST E	09/22/21	\$172,500	WD	03-ARMS I		\$172,500	\$49,900	\$150,001	\$31,414	\$8,915	131.1	132.0	0.40	0.40	\$240	\$79,128	\$1.82	131.10	4400	1641/879	401
045-022-000-025-02	745 BERRY ST	08/15/23	\$65,000	WD	03-ARMS I		\$65,000	\$37,300	\$72,447	\$3,909	\$11,356	167.0	231.0	0.89	0.89	\$23	\$4,412	\$0.10	167.00	4400	1637/200	401
045-100-000-104-01		03/07/22	\$4,900	WD	03-ARMS I		\$4,900	\$3,300	\$6,800	\$4,900	\$6,800	100.0	130.0	0.30	0.30	\$49	\$16,443	\$0.38	100.00	4400	1597/46	402
045-100-000-127-00		05/11/22	\$3,000	WD	03-ARMS I		\$3,000	\$4,700	\$9,384	\$3,000	\$9,384	138.0	100.0	0.32	0.32	\$22	\$9,464	\$0.22	138.00	4400	1602/632	402
045-100-000-197-00	351 MAIN ST W	11/10/22	\$98,000	WD	03-ARMS I		\$98,000	\$43,600	\$85,509	\$18,121	\$5,630	82.8	108.0	0.21	0.21	\$219	\$88,395	\$2.03	82.80	4400	1619/85	401
045-100-000-219-00		02/14/22	\$7,500	SD	19-MULTI		\$7,500	\$3,300	\$6,500	\$18,121	\$5,630	100.0	130.0	0.23	0.23	\$75	\$32,609	\$0.75	100.00	4400	1593/807	045-100-00
045-100-000-252-00	7949 LAFAYETTE ST	03/11/22	\$56,000	WD	19-MULTI		\$56,000	\$20,400	\$51,842	\$10,958	\$6,800	100.0	130.0	0.30	0.30	\$110	\$36,772	\$0.84	100.00	4400	1596/227	045-100-00
045-110-004-001-00	968 E MAIN ST	06/21/23	\$180,000	WD	03-ARMS I		\$180,000	\$100,200	\$198,371	\$8,781	\$27,152	127.6	127.6	1.17	1.17	\$22	\$7,512	\$0.17	399.30	4400	1632/436	401
045-120-006-001-00	8153 MAPLE ST	06/21/22	\$59,000	WD	03-ARMS I		\$59,000	\$18,000	\$35,941	\$31,056	\$7,997	117.6	132.0	0.36	0.36	\$264	\$87,236	\$2.00	117.60	4400	1604/966	401
045-120-006-001-00	8153 MAPLE ST	01/25/24	\$65,000	WD	03-ARMS I		\$65,000	\$20,200	\$44,117	\$29,468	\$8,585	117.6	132.0	0.36	0.36	\$251	\$82,775	\$1.90	117.60	4400	1649/573	401
045-120-008-001-01	8223 CEDAR ST	08/30/21	\$111,000	WD	03-ARMS I		\$111,000	\$39,500	\$81,623	\$37,021	\$7,644	117.6	132.0	0.36	0.36	\$315	\$103,992	\$2.39	117.60	4400	1609/998	401
045-130-001-008-00	7897 MAPLE ST	08/02/22	\$50,000	WD	03-ARMS I		\$50,000	\$25,700	\$50,549	\$3,939	\$4,488	66.0	144.9	0.22	0.22	\$60	\$17,905	\$0.41	66.00	4400	1632/631	401
045-130-003-001-00	7899 ELM ST	06/22/23	\$203,000	WD	03-ARMS I		\$203,000	\$96,800	\$188,395	\$23,581	\$8,976	132.0	132.0	0.40	0.40	\$179	\$58,953	\$1.35	132.00	4400	1580/788	045-130-00
045-130-008-003-00	722 EAST MAIN ST	10/14/21	\$5,000	WD	19-MULTI		\$5,000	\$2,600	\$5,078	\$3,952	\$4,030	62.0	100.0	0.14	0.14	\$64	\$27,831	\$0.64	62.00	4400	1580/788	045-130-00
Totals:			\$1,079,900				\$1,079,900	\$465,500	\$986,557	\$217,600	\$124,257	1,831.0	5.63	5.70	Average	\$0.89	Average	62.00				

Sale Ratio 43.11
Std. Dev. = 31.99
Average per FF=> \$119
Average per Net Ac 38,650.09
Average per SqrF=> \$0.89

NARRATIVE:
Values are consist and valued the same across all Village neighborhoods.

ACREAGE	\$ per acre	Z4Value	Z5 per acre	Z3Value	CHANGE
1	10290	10290	10290	10290	0
1.5	8924.667	13387	8924.667	13387	0
2	6825	13650	6825	13650	0
2.5	5774.8	14437	5774.8	14437	0
3	5040	15120	5040	15120	0
4	3885	15540	3885	15540	0
5	3255	16275	3255	16275	0
7	2415	16905	2415	16905	0
10	2100	21000	2100	21000	0
15	1470	22050	1470	22050	0
20	1207.5	24150	1207.5	24150	0
25	1181.24	29531	1181.24	29531	0
30	1155	34650	1155	34650	0
40	1155	46200	1155	46200	0
50	1155	57750	1155	57750	0
100	1155	115500	1155	115500	0
FF RATE		73		68	

CORWITH TOWNSHIP 435 Village West SALES ANALYSIS 2024 VALUE

Parcel Number	Street Address	Sale Date	Sale Price	WD	Inst.	Terms of Sale	Inf. Adj.	Sale \$	Asd. when Sold	Std./Adj. Salur.	Appraisals and Residual	Land Val Effect.	Front	Depth	Net Acres	Total Acres	Dollars/FF	Acres/Dollars	SqFt/Actual	Front	ECF Area	Libers/Pegs	Parcels in	Class	
045-000-001-001-00	741 MAIN STE	09/22/21	\$172,500	WD	03-ARMS I			\$172,500	\$49,900	28.93	\$150,001	\$3,414	\$8,915	131.1	132.0	0.40	0.40	\$240	\$79,128	\$1.82	131.10	4400	1641/879	401	401
045-022-000-025-02	745 BERRY ST	08/15/23	\$65,000	WD	03-ARMS I			\$65,000	\$37,300	57.38	\$72,447	\$3,909	\$11,356	167.0	231.0	0.89	0.89	\$23	\$4,412	\$0.10	167.00	4400	1637/200	401	401
045-100-000-104-01		03/07/22	\$4,900	WD	03-ARMS I			\$4,900	\$3,300	67.35	\$6,800	\$4,900	\$6,800	100.0	130.0	0.30	0.30	\$49	\$16,443	\$0.38	100.00	4400	1597/46	402	402
045-100-000-127-00		05/11/22	\$3,000	WD	03-ARMS I			\$3,000	\$4,700	156.67	\$9,384	\$3,000	\$9,384	138.0	100.0	0.32	0.32	\$22	\$9,484	\$2.22	138.00	4400	1602/632	402	402
045-100-000-197-00	351 MAIN ST W	11/10/22	\$98,000	WD	03-ARMS I			\$98,000	\$43,600	44.49	\$85,509	\$18,121	\$5,630	82.8	108.0	0.21	0.21	\$219	\$88,395	\$2.03	82.80	4400	1619/85	401	401
045-100-000-219-00		02/14/22	\$7,500	SD	19-MULTIF			\$7,500	\$3,300	44.00	\$6,500	\$7,500	\$6,500	100.0	130.0	0.23	0.30	\$75	\$32,609	\$0.75	100.00	4400	1593/807	045-100-00-402	402
045-100-000-252-00	7949 LAFAYETTE ST	03/11/22	\$56,000	WD	19-MULTIF			\$56,000	\$20,400	36.43	\$51,842	\$10,958	\$6,800	100.0	130.0	0.30	0.30	\$110	\$36,772	\$0.84	100.00	4400	1596/227	045-100-00-401	401
045-110-004-001-00	968 E MAIN ST	06/21/23	\$180,000	WD	03-ARMS I			\$180,000	\$100,200	55.67	\$198,371	\$8,781	\$27,152	399.3	127.6	1.17	1.17	\$22	\$7,512	\$0.17	399.30	4400	1632/436	401	401
045-120-006-001-00	8153 MAPLE ST	06/21/22	\$59,000	WD	03-ARMS I			\$59,000	\$18,000	30.51	\$35,941	\$31,056	\$7,997	117.6	132.0	0.36	0.36	\$264	\$87,236	\$2.00	117.60	4400	1604/966	401	401
045-120-006-001-00	8153 MAPLE ST	01/25/24	\$65,000	WD	03-ARMS I			\$65,000	\$20,200	31.08	\$44,117	\$29,468	\$8,585	117.6	132.0	0.36	0.36	\$251	\$82,775	\$1.90	117.60	4400	1649/573	401	401
045-120-008-001-01	8223 CEDAR ST	08/30/21	\$111,000	WD	03-ARMS I			\$111,000	\$39,500	35.59	\$81,623	\$37,021	\$7,644	117.6	132.0	0.36	0.36	\$315	\$103,992	\$2.39	117.60	4400	1609/998	401	401
045-130-001-008-00	7897 MAPLE ST	08/02/22	\$50,000	WD	03-ARMS I			\$50,000	\$25,700	51.40	\$50,549	\$3,939	\$4,488	66.0	144.9	0.22	0.22	\$60	\$17,905	\$0.41	66.00	4400	1632/631	401	401
045-130-003-001-00	7899 ELM ST	06/22/23	\$203,000	WD	03-ARMS I			\$203,000	\$96,800	47.68	\$188,395	\$23,581	\$8,976	132.0	132.0	0.40	0.40	\$179	\$58,953	\$1.35	132.00	4400	1580/788	045-130-00-401	401
045-130-008-003-00	722 EAST MAIN ST	10/14/21	\$5,000	WD	19-MULTIF			\$5,000	\$2,600	52.00	\$5,078	\$3,952	\$4,030	62.0	100.0	0.14	0.14	\$64	\$27,831	\$0.64	62.00	4400	1580/788	045-130-00-401	401
Totals:			\$1,079,900					\$1,079,900	\$465,500	43.11	\$986,557	\$217,600	\$124,257	1,831.0	5.63	5.70	Average	\$119	Average	\$119	per Net Ac	38,650.09	Average	\$0.89	

NARRATIVE:

Values are consist and valued the same across all Village neighborhood.

ACREAGE	\$ per acre	24Value	25\$ per acre	23Value	CHANGE
1	10290	10290	10290	10290	0
1.5	8924.667	13387	8924.667	13387	0
2	6825	13650	6825	13650	0
2.5	5774.8	14437	5774.8	14437	0
3	5040	15120	5040	15120	0
4	3885	15540	3885	15540	0
5	3255	16275	3255	16275	0
7	2415	16905	2415	16905	0
10	2100	21000	2100	21000	0
15	1470	22050	1470	22050	0
20	1207.5	24150	1207.5	24150	0
25	1181.24	29531	1181.24	29531	0
30	1155	34650	1155	34650	0
40	1155	46200	1155	46200	0
50	1155	57750	1155	57750	0
100	1155	115500	1155	115500	0
FF RATE		73		68	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Adj. Sale \$	When Sold/Adj. Sale	Apprais and Residual	Land Val	Effect Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Linear Parcel	Parcel	Class
045-000-001-001-00	741 MAIN ST E	09/22/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$49,900	28.93	\$150,001	\$31,414	131.1	132.0	0.40	0.40	\$240	\$79,128	\$1.82	131.10	4400	1641/879	401	
045-022-000-025-02	745 BERRY ST	08/15/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$37,300	57.38	\$72,447	\$3,909	167.0	231.0	0.89	0.89	\$23	\$4,412	\$0.10	167.00	4400	1637/200	401	
045-100-000-104-01		03/07/22	\$4,900	WD	03-ARM'S LENGTH	\$4,900	\$3,300	67.35	\$6,800	\$4,900	100.0	130.0	0.30	0.30	\$49	\$16,443	\$0.38	100.00	4400	1597/46	402	
045-100-000-127-00		05/11/22	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$4,700	156.67	\$9,384	\$3,000	138.0	100.0	0.32	0.32	\$22	\$9,464	\$0.22	138.00	4400	1602/632	402	
045-100-000-197-00	351 MAIN ST W	11/10/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$43,600	44.49	\$85,509	\$18,121	82.8	108.0	0.21	0.21	\$219	\$88,595	\$2.03	82.80	4400	1619/85	401	
045-100-000-219-00		02/14/22	\$7,500	SD	19-MULTI PARCEL ARM'S LENGTH	\$7,500	\$3,300	44.00	\$6,500	\$7,500	100.0	130.0	0.23	0.30	\$75	\$32,809	\$0.75	100.00	4400	1593/807	045-100-01 402	
045-100-000-252-00	7949 LAFAYETTE ST	03/11/22	\$56,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$56,000	\$20,400	36.43	\$51,842	\$10,958	100.0	130.0	0.30	0.30	\$110	\$36,772	\$0.84	100.00	4400	1596/227	045-100-01 401	
045-110-004-001-00	968 E MAIN ST	06/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,200	55.67	\$198,371	\$8,781	399.3	127.6	1.17	1.17	\$22	\$7,512	\$0.17	399.30	4400	1632/436	401	
045-120-006-001-00	8153 MAPLE ST	06/21/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$18,000	30.51	\$35,941	\$31,056	117.6	132.0	0.36	0.36	\$264	\$87,236	\$2.00	117.60	4400	1604/966	401	
045-120-006-001-00	8153 MAPLE ST	01/25/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,200	31.08	\$44,117	\$29,468	117.6	132.0	0.36	0.36	\$251	\$82,775	\$1.90	117.60	4400	1649/573	401	
045-120-008-001-01	8223 CEDAR ST	08/30/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$39,500	35.59	\$81,623	\$37,021	117.6	132.0	0.36	0.36	\$315	\$103,992	\$2.39	117.60	4400		401	
045-130-001-008-00	7897 MAPLE ST	08/02/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,700	51.40	\$50,549	\$3,939	66.0	144.9	0.22	0.22	\$60	\$17,905	\$0.41	66.00	4400	1609/998	401	
045-130-003-001-00	7899 ELM ST	06/22/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$96,800	47.68	\$188,395	\$23,581	132.0	132.0	0.40	0.40	\$179	\$58,953	\$1.35	132.00	4400	1632/631	401	
045-130-008-003-00	722 EAST MAIN ST	10/14/21	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000	\$2,600	52.00	\$5,078	\$3,952	62.0	100.0	0.14	0.14	\$64	\$27,831	\$0.64	62.00	4400	1580/788	045-130-01 401	
Totals:			\$1,079,900			\$1,079,900	\$465,500	43.11	\$986,557	\$217,600	1,831.0		5.63	5.70	\$64	\$27,831	\$0.64	62.00	4400	1580/788	045-130-01 401	
							Sale Ratio	Std. Dev. =			Average		Average									
							43.11	31.99	\$986,557	\$217,600	1,831.0		5.63	5.70	\$64	\$27,831	\$0.64	62.00	4400	1580/788	045-130-01 401	

NARRATIVE:

Fourteen parcels sold within the Village of Vanderbilt. Only two outlots sold, one with additional acreage. No adjustment made to the acreage value based on the collected analyzed data. Land values remain steady with only a slight increase of \$5 per front foot.

ACREAGE	\$ per acre	24Value	25 per acre	23Value	CHANGE
1	10290	10290	10290	10290	0
1.5	8924.666667	13387	8924.666667	13387	0
2	6825	13650	6825	13650	0
2.5	5774.8	14437	5774.8	14437	0
3	5040	15120	5040	15120	0
4	3885	15540	3885	15540	0
5	3255	16275	3255	16275	0
7	2415	16905	2415	16905	0
10	2100	21000	2100	21000	0
15	1470	22050	1470	22050	0
20	1207.5	24150	1207.5	24150	0
25	1181.24	29531	1181.24	29531	0
30	1155	34650	1155	34650	0
40	1155	46200	1155	46200	0
50	1155	57750	1155	57750	0
100	1155	115500	1155	115500	0
FF RATE		73		68	5

CORNWICH TOWNSHIP
BLACKBEAR
SALES ANALYSIS
2024 VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Int. Adj.	Sale \$ Adj. when Scaled/Adj. Sale	Cur. Appraisal	and Residual	Land Val Effec.	From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual	From	ECF Area	Libert/ Pager	Parcels in Land Table	Class	late Group
043-100-000-007-00		03/26/22	\$0	OC	03-ARM'S I	\$0	\$3,000	\$10,000	\$0	\$10,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1597/804		BLACK BEA 402	2 LOTS
043-100-000-008-00	1647 BEAR PAW TRL	04/15/22	\$250,000	WD	03-ARM'S I	\$250,000	\$87,700	\$175,445	\$4,555	\$10,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1599/156		BLACK BEA 401	1 LOT
043-100-000-009-00		05/09/21	\$10,000	WD	03-ARM'S I	\$10,000	\$3,000	\$6,000	\$10,000	\$6,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1565/768		BLACK BEA 402	2 LOTS
043-100-000-011-00		06/18/21	\$175,000	WD	03-ARM'S I	\$175,000	\$66,600	\$140,894	\$34,106	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1567/414		BLACK BEA 401	1 LOT
043-100-000-012-00	1810 BEAR'S PAW TRL	06/17/21	\$180,000	WD	03-ARM'S I	\$180,000	\$55,200	\$116,791	\$63,209	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1587/842		BLACK BEA 401	2 LOTS
043-100-000-013-00	1820 BEAR'S PAW TRL	12/14/21	\$177,000	WD	03-ARM'S I	\$177,000	\$66,600	\$140,894	\$36,106	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1646/709		BLACK BEA 401	2 LOTS
043-100-000-013-00	1820 BEAR'S PAW TRL	12/15/23	\$198,000	WD	03-ARM'S I	\$198,000	\$91,500	\$195,733	\$2,267	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1644/287		BLACK BEA 402	2 LOTS
043-100-000-014-00	1830 BEAR'S PAW TRL	08/02/22	\$161,000	WD	03-ARM'S I	\$161,000	\$69,300	\$136,861	\$24,139	\$0	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4330	1643/737		BLACK BEA 402	1 LOT
043-100-000-029-00		10/26/23	\$2,500	WD	03-ARM'S I	\$2,500	\$5,000	\$10,000	\$2,500	\$10,000	150.0	147.0	0.51	0.51	\$7,905	\$0.18	\$0.18	\$0.11	150.00	4330	1644/358	043-100-01	BLACK BEA 402	3 LOTS
043-100-000-022-00		11/09/23	\$7,500	WD	19-MULTI	\$7,500	\$5,000	\$10,000	\$7,500	\$10,000	175.0	130.0	0.52	0.52	\$14,941	\$0.33	\$0.33	\$0.33	175.00	4330	1566/645		BLACK BEA 401	1 LOT
043-100-000-005-00	1601 BEAR'S PAW TRL	06/11/21	\$290,000	WD	03-ARM'S I	\$290,000	\$77,100	\$163,093	\$132,907	\$6,000	180.0	162.1	0.67	0.67	\$198,369	\$4.55	\$4.55	\$4.55	180.00	4330	1566/645		BLACK BEA 401	1 LOT
		Totals:	\$1,455,000			\$1,455,000	\$535,000	\$1,115,711	\$401,289	\$62,000	655.0	2.20	1.53	1.53	Average per SqFt=>	\$4.18								
															Average per Net Acre=>	\$613								
															Average per Net Acre=>	\$182,073.05								

NARRATIVE:

Twelve parcels revealed acreage and lot sales for Blackbear Neighborhood. This subdivision sits in the Northeastly portion of R3W. The Golfcourse has had much economic downturn with a good amount of foreclosures and tax sales. The value of the lots have remained constant within this subdivision, as evident by current sales for both lot and acreage sales. Lot rates and acreage table values are highlighted on the right.

ACREAGE	\$ Per acre	24Value	235 per acre	23Value	CHANGE
1	1925	1925	1925	1925	0
1.5	1906.66667	2860	1906.66667	2860	0
2	1897.5	3795	1897.5	3795	0
2.5	1892	4730	1892	4730	0
3	1677.33333	5032	1677.33333	5032	0
4	1677.5	6710	1677.5	6710	0
5	1672	8360	1672	8360	0
7	1555.71429	10890	1555.71429	10890	0
10	1438.2	14382	1438.2	14382	0
15	1457.13333	21857	1457.13333	21857	0
20	1435.5	28710	1435.5	28710	0
25	1434.4	35860	1434.4	35860	0
30	1433.66667	43010	1433.66667	43010	0
40	1199	47960	1199	47960	0
50	1199	59950	1199	59950	0
100	1019.15	101915	1019.15	101915	0
LOT RATE				10,000	(7,500)
BACKLOT RATE PER FF					
FF RATE					

CORWATH TOWNSHIP
MOUNT VERNON HILLS SUBDIVISION

SALES ANALYSIS 2024 VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adt. Sale \$	Asd. when Sold	Asd/Adt. Sale	Cur Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	FF Acres	Libr/Pg	Other Parcels in Sale	Land Table	Class
043-200-000-018-00	11564 JEWELL RD	01/13/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$62,900	32.76	\$124,626	\$79,134	\$117,660	245.0	384.4	2.16	3.00	\$323	\$56,602	\$0.84	245.00	4320	1623/95		WOODLAND HILLS SUB.	401
042-002-100-020-00	11428 WILDFERNESS TRL	11/18/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$61,600	32.44	\$121,686	\$75,774	\$71,560	0.0	0.0	3.00	3.00	#DIV/0!	\$25,258	\$0.58	0.00	4320	1619/264		WOODLAND HILLS SUB.	401
042-002-100-140-03	HIGHLAND TR	06/28/22	\$295,600	WD	03-ARM'S LENGTH	\$295,600	\$5,500	1.86	\$19,480	\$295,600	\$19,480	0.0	0.0	10.01	4.50	#DIV/0!	\$29,530	\$0.68	0.00	4320	1607/688	042-002-100-140-02	WOODLAND HILLS SUB.	402
042-002-100-180-01	1946 NORTHERLY VIEW TRL	07/29/22	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$0	0.00	\$11,584	\$9,000	\$11,584	0.0	0.0	4.84	4.84	#DIV/0!	\$1,880	\$0.04	0.00	4320	1570/633		WOODLAND HILLS SUB.	402
042-002-100-175-01	1341 SUGAR MAPLE TRL	06/18/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$5,700	21.11	\$18,552	\$27,000	\$18,552	0.0	0.0	10.01	5.01	#DIV/0!	\$2,697	\$0.06	0.00	4320	1570/617	042-002-100-180-00	WOODLAND HILLS SUB.	402
042-002-100-015-00	1242 NORTHLAND TRL	08/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,100	56.31	\$178,020	\$28,810	\$20,830	0.0	0.0	10.00	10.00	#DIV/0!	\$281	\$0.01	0.00	4320	1637/645		WOODLAND HILLS SUB.	401
042-002-100-055-00	1309 WILDWOOD TRL	07/05/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$10,400	35.86	\$20,844	\$29,000	\$20,844	0.0	0.0	10.01	10.01	#DIV/0!	\$2,897	\$0.07	0.00	4320	1633/153		WOODLAND HILLS SUB.	402
042-002-100-070-00	11234 WHITE ASH TRL	09/07/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$64,500	26.88	\$127,227	\$133,617	\$20,844	0.0	0.0	10.01	10.01	#DIV/0!	\$13,348	\$0.31	0.00	4320	1659/477		WOODLAND HILLS SUB.	401
042-002-100-115-00	1720 WILDWOOD TRL	04/16/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$10,500	58.33	\$21,074	\$18,000	\$18,552	0.0	0.0	10.01	10.01	#DIV/0!	\$1,798	\$0.04	0.00	4320	1560/703		WOODLAND HILLS SUB.	401
042-002-100-140-02	1841 WILDWOOD TRL	06/28/22	\$295,600	WD	03-ARM'S LENGTH	\$295,600	\$119,200	40.32	\$235,779	\$79,301	\$19,480	0.0	0.0	10.01	10.01	#DIV/0!	\$7,922	\$0.18	0.00	4320	1607/688	042-002-100-140-03	WOODLAND HILLS SUB.	401
042-002-100-185-00	1841 WILDWOOD TRL	06/25/21	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$9,700	48.50	\$19,480	\$20,000	\$18,552	0.0	0.0	10.01	10.01	#DIV/0!	\$1,998	\$0.05	0.00	4320	1607/845		WOODLAND HILLS SUB.	402
042-002-100-255-00	1841 WILDWOOD TRL	07/15/22	\$38,100	AF	03-ARM'S LENGTH	\$38,100	\$9,700	25.46	\$19,480	\$38,100	\$19,480	0.0	0.0	10.01	10.01	#DIV/0!	\$3,806	\$0.09	0.00	4320	1568/202		WOODLAND HILLS SUB.	402
042-002-100-350-05	11549 WHITE ASH TRL	05/24/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$171,200	51.10	\$394,281	\$19,271	\$18,552	0.0	0.0	10.01	10.01	#DIV/0!	\$1,925	\$0.04	0.00	4320	1565/531		WOODLAND HILLS SUB.	401
042-002-100-275-00	481 WILDWOOD TRL	05/27/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$9,700	35.27	\$19,480	\$27,500	\$19,480	0.0	0.0	10.01	10.01	#DIV/0!	\$2,747	\$0.06	0.00	4320			WOODLAND HILLS SUB.	402
042-003-300-010-00	2231 NORTHERLYVIEW TRL	06/07/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$122,300	38.34	\$241,917	\$97,927	\$20,844	0.0	0.0	10.01	10.01	#DIV/0!	\$9,783	\$0.22	0.00	4320	1631/566		WOODLAND HILLS SUB.	401
042-003-300-005-00	430 WILDWOOD TRL	08/23/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,400	47.00	\$18,750	\$20,000	\$18,750	0.0	0.0	10.17	10.17	#DIV/0!	\$1,967	\$0.05	0.00	4320			WOODLAND HILLS SUB.	401
042-001-200-025-00	2231 NORTHERLYVIEW TRL	10/11/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,800	56.00	\$69,527	\$26,218	\$34,745	0.0	0.0	20.02	20.02	#DIV/0!	\$1,310	\$0.03	0.00	4320	1642/633	042-001-200-030-00	WOODLAND HILLS SUB.	401
042-001-200-030-00	NORTHERLYVIEW TRL	10/11/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$17,400	31.64	\$34,745	\$55,000	\$34,745	0.0	0.0	20.02	20.17	#DIV/0!	\$2,747	\$0.06	0.00	4320	1642/633	042-001-200-025-00	WOODLAND HILLS SUB.	402
Totals:			\$2,350,600			\$2,350,600	\$819,900	16.70	\$1,649,084	\$1,078,152	\$374,114	245.0	0.0	190.33	179.97	Average	per SqFt=>	\$0.06						

NARRATIVE:

Nineteen sales in this neighborhood provided bulk land value for the majority of ten acre parcels. Data showed a value in which a curve factor could be considered to encompass all sale values.

Only one subdivision parcel sold which is considerably high for the lots, did not provide conclusive data. This sale does not reflect true sales value.

ACREAGE	\$ per acre	2A Value	2B per acre	2B Value	23 Value	CHANGE
1	4720	4720	4720	4720	4720	0
1.5	4606.667	6910	4606.666667	6910	6910	0
2	3470	6940		3470	6940	0
2.5	2894	7235		2894	7235	0
3	2696.667	8090	2696.666667	8090	8090	0
4	2661.25	10645	2661.25	10645	10645	0
5	2545	12725		2545	12725	-30
7	2314.286	16200	2314.285714	16200	16200	0
10	2083	20830	2083	2083	20830	0
15	1851.333	27770	1851.333333	27770	27770	0
20	1735.75	34715		1735.75	34715	0
25	1685.2	42130		1685.2	42130	0
30	1685.333	50560	1685.333333	50560	50560	0
40	1685.25	67410	1685.25	67410	67410	0
50	1685.2	84260	1685.2	84260	84260	0
100	1685	168500	1685	168500	168500	0
LOT RATE					9.000	
BACK LOT RATE PER FF						
FF RATE						