

AG ECF 0.760

Parcel #	Class	Sale Date	Sale \$	Land & Improvements	Buildings	CN-DofB (AFTER CM)	ECF	Net Acres	Tillable	Non Tillable	% Tillable	Tillable Per Acre	Non Tillable Per Acre
04 002 004 01	RES	6/20/2020	\$192,500	100,444	92,056	162,623	0.57	\$ 46	\$ 17	28.68	37%	\$ 2,300	\$ 1,900
04 012 004 01	AG	3/8/2021	\$110,000	26,506	83,494	144,787	0.58	\$ 9	\$ 6	3.00	67%	\$ 2,300	\$ 1,900
04 022 006 00	AG	5/29/2020	\$98,435	74,996	23,439	27,809	0.84	\$ 32	\$ 23	8.90	72%	\$ 2,300	\$ 1,900
06 017 006 50	RES	10/28/2020	\$495,000	107,788	387,212	427,832	0.91	\$ 21	\$ 8	13.35	37%	\$ 2,700	\$ 2,200
09 029 010 01	AG	7/30/2020	\$123,000	68,181	54,819	91,227	0.60	\$ 27	\$ 19	8.16	70%	\$ 2,400	\$ 2,000
09 002 004 00	AG	10/12/2021	\$240,000	181,943	58,057	118,799	0.49	\$ 77	\$ 53	24.16	69%	\$ 2,400	\$ 2,000
10 009 001 00 & 013 00	AG	12/28/2021	\$465,000	295,932	169,068	169,256	1.00	\$ 159	\$ 36	123.00	23%	\$ 1,800	\$ 1,800
			\$1,723,935	855,790	868,145	1,142,333	0.760						

COMMERCIAL ECF 0.590

Parcel #	Class	Sale Date	Sale \$	Land & Improvements	Buildings	CN-DofB (AFTER CM)	ECF
41 220 001 00	COM	12/14/2021	\$45,000	8,230	36,770	108,694	0.34
12 034 001 10	COM	6/22/2020	\$65,000	8,532	56,468	125,749	0.45
15 001 009 00	COM	3/19/2021	\$110,000	96,938	13,062	25,578	0.51
41 220 082 00	COM	11/2/2021	\$25,000	2,551	22,449	43,876	0.51
43 403 001 00	COM	3/19/2021	\$70,000	16,893	53,107	93,626	0.57
10 022 004 10	COM	6/29/2021	\$50,000	14,280	35,720	48,951	0.73
04 002 004 03	COM	8/1/2020	\$140,000	31,350	108,650	141,264	0.77
41 220 157 00	COM	3/19/2021	\$150,000	3,510	146,490	231,175	0.63
41 070 023 00	COM	12/22/2021	\$48,500	9,819	38,681	47,711	0.81
			\$703,500	\$192,103	\$511,397	\$866,624	0.59

INDUSTRIAL ECF 0.590

Parcel #	Class	Sale Date	Sale \$	Land & Improvements	Buildings	CN-DofB (AFTER CM)	ECF
13 275 001 51	IND	9/1/2021	\$140,000	99,000	41,000	120,884	0.34
09 028 042 00	IND	8/17/2020	\$90,000	30,186	59,814	133,540	0.45
12 034 001 10	COM	6/22/2020	\$65,000	8,532	56,468	125,749	0.45
15 001 009 00	COM	3/19/2021	\$110,000	96,938	13,062	25,578	0.51
04 002 004 03	COM	8/1/2020	\$140,000	31,350	108,650	141,264	0.77
13 007 016 10	IND	3/25/2022	\$197,000	44,029	152,971	190,478	0.80
			\$742,000	\$310,035	\$431,965	\$737,493	0.59

Residential 0.890

Parcel #	Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj Sale \$	Land + Yard	Bldg Residual	Cost Man \$	ECF
04 019 012 50		2/1/2021	123000	WD	03-ARM'S LENGTH	\$ 123,000	106,125	\$ 16,875	\$ 50,248	0.34
04 023 011 00	14479 70TH AVE	12/6/2021	49900	WD	03-ARM'S LENGTH	\$ 49,900	1,887	\$ 48,013	\$ 75,484	0.64
04 027 003 10	8495 14 MILE RD	10/2/2020	99000	WD	03-ARM'S LENGTH	\$ 99,000	14,628	\$ 84,372	\$ 115,084	0.73
04 013 009 00	15254 70TH AVE	12/8/2020	150000	WD	03-ARM'S LENGTH	\$ 150,000	99,802	\$ 50,198	\$ 64,942	0.77
04 025 014 00	6706 13 MILE RD	10/7/2021	120000	WD	03-ARM'S LENGTH	\$ 120,000	8,748	\$ 111,252	\$ 132,029	0.84
04 027 003 05	8425 14 MILE RD	9/3/2021	137500	WD	03-ARM'S LENGTH	\$ 137,500	14,514	\$ 122,986	\$ 135,595	0.91
04 008 011 20	16328 110TH AVE	2/12/2021	65000	WD	03-ARM'S LENGTH	\$ 65,000	21,493	\$ 43,507	\$ 47,480	0.92
04 006 003 00	17527 110TH AVE	9/17/2021	200000	WD	03-ARM'S LENGTH	\$ 200,000	18,148	\$ 181,852	\$ 179,712	1.01
04 028 006 20	9583 CANAL RD	1/6/2021	154900	WD	03-ARM'S LENGTH	\$ 154,900	58,123	\$ 96,777	\$ 86,662	1.12
04 013 007 05	15564 70TH AVE	3/3/2022	115000	WD	03-ARM'S LENGTH	\$ 115,000	9,978	\$ 105,022	\$ 81,730	1.28
								\$ 860,854	\$ 968,965	0.89

Subdivisions 1.07

Parcel #	Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj Sale \$	Land + Yard	Bldg Residual	Cost Man \$	ECF
04 730 009 01	4398 WILDWOOD R	7/31/2020	185000	WD	03-ARM'S LENGTH	\$ 185,000	77,720	\$ 107,280	\$ 159,106	0.67
04 212 009 00	4359 WILDWOOD R	10/14/2021	80000	WD	03-ARM'S LENGTH	\$ 80,000	36,649	\$ 43,351	\$ 54,556	0.79
04 180 034 00	4204 HICKS LAKE DR	8/4/2020	50000	LC	03-ARM'S LENGTH	\$ 50,000	5,762	\$ 44,238	\$ 52,880	0.84
04 180 036 00	4180 HICKS LAKE DR	10/16/2020	61500	WD	03-ARM'S LENGTH	\$ 61,500	4,765	\$ 56,735	\$ 65,334	0.87
04 352 006 01	9695 LAKE ST	5/27/2021	65000	WD	03-ARM'S LENGTH	\$ 65,000	6,987	\$ 58,013	\$ 52,290	1.11
04 730 021 00	4508 WILDWOOD R	5/25/2021	149500	WD	03-ARM'S LENGTH	\$ 149,500	30,870	\$ 118,630	\$ 97,547	1.22
04 180 017 00	4373 HICKS LAKE DR	9/16/2021	166000	WD	03-ARM'S LENGTH	\$ 166,000	30,160	\$ 135,840	\$ 106,284	1.28
04 730 010 00	4404 WILDWOOD R	11/12/2020	140000	WD	03-ARM'S LENGTH	\$ 140,000	37,931	\$ 102,069	\$ 71,411	1.43
04 351 001 00	4167 HICKS LAKE DR	7/21/2021	181000	WD	03-ARM'S LENGTH	\$ 181,000	29,000	\$ 152,000	\$ 102,685	1.48
								\$ 818,156	\$ 762,093	1.07