

2026 Sumpter Township Residential Land Value Analysis

	2025 VALUE	REC VALUE PER FF	REC VALUE PER ACRE	TOTAL REC VALUE	2026 FF	2026 AC TOTAL VALUE	COMMENTS
01 OLDER PLATS AND <1 ACRE	\$ 555	\$ 569			\$ 570		
03 NEWER PLATS WITH LARGER PARCELS							
1 ACRE	\$ 59,900		\$ 58,737	\$ 58,737		\$ 58,800	Limited sales. Necessary to extend sales period.
1.5 ACRE	\$ 59,900		\$ 58,737	\$ 58,737		\$ 58,800	
81 RESIDENTIAL							
1 ACRE	\$ 50,700		\$ 50,986	\$ 50,986		\$ 51,000	<i>Necessary to extend sales period for Acreage</i>
1.5 ACRE	\$ 58,200		\$ 29,774	\$ 59,547		\$ 59,500	
2 ACRE	\$ 58,200		\$ 29,774	\$ 59,547		\$ 59,500	
2.5 ACRE	\$ 58,200		\$ 29,774	\$ 59,547		\$ 59,500	
3 ACRE	\$ 58,200		\$ 29,774	\$ 59,547		\$ 59,500	
4 ACRE	\$ 51,500		\$ 13,122	\$ 52,490		\$ 52,500	
5 ACRE	\$ 51,500		\$ 13,122	\$ 52,490		\$ 52,500	
7 ACRE	\$ 51,500		\$ 13,122	\$ 52,490		\$ 52,500	
10 ACRE	\$ 71,900		\$ 7,212	\$ 72,119		\$ 72,100	
15 ACRE	\$ 107,900		\$ 7,212	\$ 108,178		\$ 108,200	
20 ACRE	\$ 129,300		\$ 6,521	\$ 130,420		\$ 130,400	
25 ACRE	\$ 129,300		\$ 6,521	\$ 130,420		\$ 130,400	
30 ACRE	\$ 144,500		\$ 4,824	\$ 144,709		\$ 144,700	
40 ACRE	\$ 144,500		\$ 4,824	\$ 144,709		\$ 144,700	
50 ACRE	\$ 144,500		\$ 4,824	\$ 144,709		\$ 144,700	
100 ACRE	\$ 240,800		\$ 2,412	\$ 241,200		\$ 241,200	No sales so use half of 50 acre value

01 OLDER PLATS AND <1 ACRE

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	Other Parcels in Sale	Land Table	Class	Rate Group 1			
81 010 01 0001 000	17741 SUMPTER	07/19/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,300	41.35	\$144,738	\$69,662	\$44,400	80.0	369.4	0.68	0.68	\$871	\$102,746	\$2.36	80.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 010 02 0032 000	18007 MORTON	02/02/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$90,200	37.58	\$215,338	\$64,067	\$39,405	71.0	169.5	0.28	0.28	\$902	\$232,127	\$5.33	71.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 010 02 0044 000	45137 PARIS	05/05/23	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$72,300	35.97	\$174,170	\$71,230	\$44,400	80.0	219.3	0.40	0.40	\$890	\$176,749	\$4.06	80.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 018 01 0016 001	17417 SULLY	05/17/23	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$96,800	36.81	\$239,508	\$65,117	\$41,625	75.0	180.9	0.62	0.31	\$868	\$104,354	\$2.40	75.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 018 02 0021 000	48726 SULLY	01/02/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$89,600	48.43	\$214,149	\$16,639	\$45,788	82.5	150.0	0.28	0.28	\$202	\$58,588	\$1.34	82.50	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 030 02 0007 000	48615 WILLIS	04/26/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$101,900	41.59	\$225,289	\$64,111	\$44,400	80.0	200.0	0.37	0.37	\$801	\$174,689	\$4.01	80.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 030 02 0008 000	48631 WILLIS	12/11/23	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$131,900	43.10	\$312,415	\$37,985	\$44,400	80.0	200.0	0.37	0.37	\$475	\$103,501	\$2.38	80.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 038 01 0027 000	45257 WILLIS	06/23/23	\$187,400	PTA	03-ARM'S LENGTH	\$187,400	\$87,900	46.91	\$195,893	\$32,022	\$40,515	73.0	240.0	0.40	0.40	\$439	\$79,657	\$1.83	73.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 038 01 0034 001	45057 WILLIS	07/09/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$95,100	45.29	\$206,462	\$42,388	\$38,850	70.0	222.0	0.36	0.36	\$606	\$118,734	\$2.73	70.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 050 01 0014 000	40815 JUDD	12/04/24	\$183,900	PTA	03-ARM'S LENGTH	\$183,900	\$85,700	46.60	\$183,660	\$44,640	\$44,400	80.0	410.5	0.75	0.75	\$558	\$59,204	\$1.36	80.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 061 01 0011 000	21847 BOHN	01/03/24	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$72,500	44.62	\$168,364	\$32,986	\$38,850	70.0	200.0	0.32	0.32	\$471	\$102,760	\$2.36	70.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 061 03 0022 000	21847 FENSTER	05/19/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$69,200	41.44	\$164,086	\$41,751	\$38,837	70.0	176.8	0.57	0.28	\$597	\$73,376	\$1.68	70.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 061 03 0028 000	21761 FENSTER	07/28/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$69,000	36.32	\$160,994	\$67,843	\$38,837	70.0	171.0	0.28	0.28	\$970	\$246,702	\$5.66	70.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 061 04 0067 000	46040 TRASKOS	06/01/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,200	38.56	\$175,303	\$58,547	\$38,850	70.0	210.0	0.34	0.34	\$836	\$173,730	\$3.99	70.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 061 04 0099 002	22293 BOHN	05/03/24	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$85,400	44.25	\$183,886	\$47,964	\$38,850	70.0	200.0	0.32	0.32	\$685	\$149,421	\$3.43	70.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 081 01 0002 000	45716 VICTORIA	12/04/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$81,700	46.69	\$179,171	\$30,394	\$34,565	62.3	307.0	0.45	0.45	\$488	\$67,996	\$1.56	60.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 081 01 0017 000	23840 SUMPTER	04/28/23	\$128,750	PTA	03-ARM'S LENGTH	\$128,750	\$78,800	61.20	\$186,082	(\$21,812)	\$35,520	64.0	300.0	0.44	0.44	(\$341)	(\$49,460)	(\$1.14)	64.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
81 122 01 0008 001	13365 RAWSONVILLE	12/01/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$66,400	66.40	\$154,788	(\$13,718)	\$41,070	74.0	165.0	0.28	0.28	(\$185)	(\$48,993)	(\$1.12)	74.00	01		OLDER PLATS AND <1 ACRE	401	FRONT FOOT			
Totals:			\$3,502,550			\$3,502,550	\$1,519,900		\$3,484,296	\$751,816	\$733,562	1,321.7		7.50	6.91												
								Sale. Ratio =>	43.39					Average					Average								
								Std. Dev. =>	8.05					per FF=>	\$569					per Net Acre=>	100,202.05					per SqFt=>	\$2.30

03 NEWER PLATS WITH LARGER PARCELS

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	Other Parcels in Sale	Land Table	Class	Rate Group 1													
81 019 01 0001 000	48075 TIMBER CREEK	02/23/24	\$95,800	PTA	19-MULTI PARCEL ARM'S LENGTH	\$95,800	\$21,700	22.65	\$48,474	\$95,800	\$48,474	0.0	0.0	1.08	1.08	#DIV/0!	\$88,786	\$2.04	0.00	03	81 019 01 0002 000	NEW PLATS WITH LARGER PARCELS	402														
81 019 01 0003 000	19500 LOHR	02/09/24	\$347,000	PTA	03-ARM'S LENGTH	\$347,000	\$133,900	38.59	\$345,053	\$61,847	\$59,900	0.0	0.0	1.04	1.04	#DIV/0!	\$59,583	\$1.37	0.00	03		NEW PLATS WITH LARGER PARCELS	401														
81 019 01 0017 000	48010 TIMBER CREEK	04/10/25	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$30,000	46.15	\$59,900	\$65,000	\$59,900	0.0	0.0	1.03	1.03	#DIV/0!	\$62,924	\$1.44	0.00	03		NEW PLATS WITH LARGER PARCELS	402														
81 036 01 0007 000	GRIFFIN	09/18/25	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$30,000	54.55	\$59,900	\$55,000	\$59,900	0.0	0.0	1.26	1.26	#DIV/0!	\$43,790	\$1.01	0.00	03		NEW PLATS WITH LARGER PARCELS	402														
81 036 01 0010 000	20728 GRIFFIN	10/07/24	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$23,900	59.75	\$59,900	\$40,000	\$59,900	0.0	0.0	1.00	1.00	#DIV/0!	\$39,920	\$0.92	0.00	03		NEW PLATS WITH LARGER PARCELS	402														
Totals:			\$602,800			\$602,800	\$239,500		\$573,227	\$317,647	\$288,074	0.0		5.41	5.41																						
								Sale. Ratio =>	39.73									Average																			
								Std. Dev. =>	14.56									per FF=>	#DIV/0!									Average									
																		per Net Acre=>	58,736.50									per SqFt=>	\$1.35								

81 RESIDENTIAL

1 ACRE

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
81 001 99 0009 000	18253 SAVAGE	03/25/25	\$354,500	PTA	03-ARM'S LENGTH	\$354,500	\$141,400	39.89	\$291,863	\$120,837	\$58,200	0.0	0.0	1.62	1.62	#DIV/0!	\$74,591	\$1.71	0.00	02		81 RESIDENTIAL	401	
81 001 99 0010 002	18273 SAVAGE	04/26/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$82,100	26.92	\$172,947	\$190,253	\$58,200	0.0	0.0	1.94	1.94	#DIV/0!	\$98,069	\$2.25	0.00	02		81 RESIDENTIAL	401	
81 001 99 0017 001	18571 SAVAGE	12/20/24	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$131,600	47.17	\$273,900	\$56,700	\$15,600	0.0	0.0	1.06	1.06	#DIV/0!	\$53,491	\$1.23	0.00	02		81 RESIDENTIAL	401	
81 002 01 0009 004	17740 SAVAGE	06/23/23	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$55,400	30.27	\$151,985	\$60,675	\$29,660	0.0	0.0	0.59	0.59	#DIV/0!	\$103,718	\$2.38	0.00	05		81 RESIDENTIAL	401	
81 002 01 0016 301	18070 SAVAGE	06/13/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$98,800	32.93	\$214,097	\$140,053	\$54,150	0.0	0.0	1.23	1.23	#DIV/0!	\$113,864	\$2.61	0.00	05		81 RESIDENTIAL	401	
81 002 01 0023 301	18460 SAVAGE	10/23/25	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$257,600	60.61	\$24,192	(\$48,492)	\$50,700	0.0	0.0	1.00	1.00	#DIV/0!	(\$48,492)	(\$1.11)	0.00	05		81 RESIDENTIAL	401	
81 002 01 0025 001	40430 HARRIS	09/05/23	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$65,500	42.81	\$166,474	\$3,257	\$16,731	0.0	0.0	0.33	0.33	#DIV/0!	\$9,870	\$0.23	0.00	05		81 RESIDENTIAL	401	
81 004 99 0017 002	18805 SAVAGE	07/26/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$134,700	45.66	\$302,373	\$48,127	\$55,500	0.0	0.0	1.32	1.32	#DIV/0!	\$36,460	\$0.84	0.00	02		81 RESIDENTIAL	401	
81 004 99 0027 703	40054 WILLIS	07/14/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$137,300	39.23	\$277,431	\$128,129	\$55,560	0.0	0.0	1.32	1.32	#DIV/0!	\$96,774	\$2.22	0.00	02		81 RESIDENTIAL	401	
81 006 99 0001 003	42960 HARRIS	11/17/23	\$140,000	PTA	21-NOT USED/OTHER	\$140,000	\$84,400	60.29	\$199,945	(\$7,595)	\$52,350	0.0	0.0	1.11	1.11	#DIV/0!	(\$6,842)	(\$0.16)	0.00	02		81 RESIDENTIAL	401	
81 006 99 0019 000	18077 MARTINSVILLE	02/07/25	\$251,900	PTA	03-ARM'S LENGTH	\$251,900	\$127,400	50.58	\$265,796	\$35,790	\$49,686	0.0	0.0	0.98	0.98	#DIV/0!	\$36,520	\$0.84	0.00	02		81 RESIDENTIAL	401	
81 006 99 0022 002	17815 MARTINSVILLE	06/05/23	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$71,000	58.68	\$166,949	(\$22,120)	\$23,829	0.0	0.0	0.47	0.47	#DIV/0!	(\$47,064)	(\$1.08)	0.00	02		81 RESIDENTIAL	401	
81 006 99 0031 000	42861 BEMIS	12/04/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$80,800	47.53	\$178,290	\$38,354	\$46,644	0.0	0.0	0.92	0.92	#DIV/0!	\$41,689	\$0.96	0.00	02		81 RESIDENTIAL	401	
81 006 99 0032 702	42651 BEMIS	04/12/24	\$358,000	PTA	03-ARM'S LENGTH	\$358,000	\$194,000	54.19	\$413,261	(\$4,411)	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	(\$4,367)	(\$0.10)	0.00	02		81 RESIDENTIAL	401	
81 006 99 0032 702	42651 BEMIS	11/13/24	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$194,000	44.19	\$413,261	\$76,589	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	\$75,831	\$1.74	0.00	02		81 RESIDENTIAL	401	
81 007 99 0010 001	19555 MARTINSVILLE	04/14/23	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$108,900	53.65	\$269,971	(\$18,299)	\$48,672	0.0	0.0	0.96	0.96	#DIV/0!	(\$19,061)	(\$0.44)	0.00	02		81 RESIDENTIAL	401	
81 009 99 0009 000	43590 HARRIS	08/28/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$94,100	45.90	\$193,198	\$28,026	\$16,224	0.0	0.0	0.32	0.32	#DIV/0!	\$87,581	\$2.01	0.00	02		81 RESIDENTIAL	401	
81 009 99 0055 003	44020 HARRIS	04/17/25	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$165,900	43.66	\$338,600	\$99,600	\$58,200	0.0	0.0	1.56	1.56	#DIV/0!	\$63,969	\$1.47	0.00	02		81 RESIDENTIAL	401	
81 010 99 0008 000	45225 BEMIS	10/07/25	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$83,000	62.07	\$168,982	\$14,690	\$48,672	0.0	0.0	0.96	0.96	#DIV/0!	\$15,302	\$0.35	0.00	02		81 RESIDENTIAL	401	
81 010 99 0021 000	45106 HARRIS	04/03/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$126,700	41.82	\$288,590	\$68,770	\$54,360	0.0	0.0	1.24	1.24	#DIV/0!	\$55,281	\$1.27	0.00	02		81 RESIDENTIAL	401	
81 011 99 0014 000	45071 HARRIS	05/04/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$96,900	38.00	\$232,686	\$65,054	\$42,740	0.0	0.0	0.84	0.84	#DIV/0!	\$77,170	\$1.77	0.00	02		81 RESIDENTIAL	401	
81 011 99 0019 000	45167 HARRIS	09/29/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$119,700	39.90	\$308,872	\$33,868	\$42,740	0.0	0.0	0.84	0.84	#DIV/0!	\$40,176	\$0.92	0.00	02		81 RESIDENTIAL	401	
81 011 99 0032 000	44862 WILLIS	11/08/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,600	41.00	\$212,449	\$102,151	\$54,600	0.0	0.0	1.26	1.26	#DIV/0!	\$81,072	\$1.86	0.00	02		81 RESIDENTIAL	401	
81 013 99 0002 000	45477 BEMIS	08/24/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,800	36.10	\$178,681	\$52,106	\$20,787	0.0	0.0	0.41	0.41	#DIV/0!	\$127,088	\$2.92	0.00	02		81 RESIDENTIAL	401	
81 014 99 0016 701	18111 ELWELL	05/07/25	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$184,300	38.40	\$376,829	\$161,371	\$58,200	0.0	0.0	1.97	1.97	#DIV/0!	\$81,914	\$2.88	0.00	02		81 RESIDENTIAL	401	
81 015 99 0022 000	46488 WILLIS	11/21/25	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$87,200	40.56	\$175,853	\$71,189	\$32,042	0.0	0.0	0.63	0.63	#DIV/0!	\$112,641	\$1.59	0.00	02		81 RESIDENTIAL	401	
81 016 01 0005 000	45811 HARRIS	04/01/24	\$168,800	PTA	03-ARM'S LENGTH	\$168,800	\$90,200	53.44	\$196,191	\$20,825	\$48,216	67.0	618.3	0.95	0.95	\$311	\$21,898	\$0.50	67.00	05		81 RESIDENTIAL	401	
81 016 99 0021 702	45786 WILLIS	03/22/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$144,700	41.34	\$336,235	\$67,315	\$53,550	0.0	0.0	1.19	1.19	#DIV/0!	\$56,567	\$1.30	0.00	02		81 RESIDENTIAL	401	
81 018 99 0001 708	18453 LOHR	01/31/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$83,400	24.53	\$308,004	\$82,696	\$50,700	0.0	0.0	1.00	1.00	#DIV/0!	\$82,696	\$1.90	0.00	02		81 RESIDENTIAL	402	
81 018 99 0005 700	17655 LOHR	11/25/25	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$140,400	43.20	\$284,907	\$87,244	\$47,151	0.0	0.0	0.93	0.93	#DIV/0!	\$93,811	\$2.15	0.00	02		81 RESIDENTIAL	401	
81 018 99 0007 705	17875 LOHR	01/31/25	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$259,700	60.40	\$556,750	(\$78,078)	\$48,672	159.0	264.0	0.96	0.96	(\$491)	(\$81,331)	(\$1.87)	159.00	02		81 RESIDENTIAL	401	
81 018 99 0011 000	49241 BEMIS	08/02/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$122,900	49.16	\$254,226	\$99,883	\$44,109	0.0	0.0	0.87	0.87	#DIV/0!	\$45,843	\$1.05	0.00	02		81 RESIDENTIAL	401	
81 018 99 0015 000	17850 LOHR	04/18/25	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$82,300	34.31	\$167,362	\$86,227	\$13,689	0.0	0.0	0.27	0.27	#DIV/0!	\$319,359	\$7.33	0.00	02		81 RESIDENTIAL	401	
81 019 99 0009 003	48632 WILLIS	02/05/25	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$26,300	52.60	\$53,176	\$50,000	\$51,450	0.0	0.0	1.05	1.05	#DIV/0!	\$47,619	\$1.09	0.00	02		81 RESIDENTIAL	402	
81 020 99 0002 702	48053 HARRIS	04/04/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$117,200	45.96	\$246,008	\$64,792	\$55,800	0.0	0.0	1.34	1.34	#DIV/0!	\$48,352	\$1.11	0.00	02		81 RESIDENTIAL	401	
81 025 99 0025 712	49711 WILLIS	07/29/25	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$126,500	43.62	\$256,243	\$84,607	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	\$83,769	\$1.92	0.00	07		81 RESIDENTIAL	401	
81 028 99 0007 000	20820 SHERWOOD	09/15/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$99,200	46.14	\$255,361	\$706	\$41,067	0.0	0.0	0.81	0.81	#DIV/0!	\$872	\$0.02	0.00	07		81 RESIDENTIAL	401	
81 030 99 0003 000	19670 KARR	04/30/25	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$103,900	39.98	\$209,254	\$108,846	\$58,200	0.0	0.0	1.65	1.65	#DIV/0!	\$65,967	\$1.51	0.00	02		81 RESIDENTIAL	401	
81 032 99 0010 702	21390 ELWELL	07/30/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$84,800	43.49	\$176,882	\$72,193	\$54,075	0.0	0.0	1.23	1.23	#DIV/0!	\$58,933	\$1.35	0.00	02		81 RESIDENTIAL	401	
81 034 99 0004 000	46465 WILLIS	10/22/24	\$930,000	PTA	03-ARM'S LENGTH	\$930,000	\$389,100	41.84	\$818,500	\$167,900	\$56,400	0.0	0.0	1.38	1.38	#DIV/0!	\$121,667	\$2.79	0.00	02		81 RESIDENTIAL	401	
81 034 99 0008 000	46675 WILLIS	07/28/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$72,300	67.57	\$165,175	(\$2,075)	\$56,100	0.0	0.0	1.36	1.36	#DIV/0!	(\$1,526)	(\$0.04)	0.00	02		81 RESIDENTIAL	401	
81 034 99 0017 000	20041 WILMOT	06/20/25	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$101,400	40.72	\$204,879	\$61,359	\$17,238	0.0	0.0	0.34	0.34	#DIV/0!	\$180,468	\$4.14	0.00	02		81 RESIDENTIAL	401	
81 034 99 0019 008	20415 WILMOT	07/16/25	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$126,100	42.05	\$254,054	\$104,046	\$58,200	0.0	0.0	1.87	1.87	#DIV/0!	\$55,640	\$1.28	0.00	02		81 RESIDENTIAL	401	
81 034 99 0028 000	19950 WILMOT	05/30/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$152,200	51.59	\$320,053	\$25,797	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	\$25,542	\$0.59	0.00	02		81 RESIDENTIAL	401	
81 034 99 0035 001	47175 WILLIS	07/29/25	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$147,200	47.48	\$298,845	\$61,348	\$50,193	0.0	0.0	0.99	0.99	#DIV/0!	\$61,968	\$1.42	0.00	02		81 RESIDENTIAL	401	
81 034 99 0043 002	20551 ELWELL	07/08/25	\$397,500	PTA	03-ARM'S LENGTH	\$397,500	\$149,400	37.58	\$304,751	\$150,949	\$58,200	0.0	0.0	1.83	1.83	#DIV/0!	\$82,486	\$1.89	0.00	02		81 RESIDENTIAL	401	
81 035 01 0001 000	21135 ELWELL	07/30/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$101,700	33.90	\$202,824	\$150,576	\$53,400	0.0	0.0	1.18	1.18	#DIV/0!	\$127,607	\$2.93	0.00	05		81 RESIDENTIAL	401	
81 035 99 0008 713	21181 WILMOT	10/23/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$121,400	44.15	\$286,267	\$46,033	\$57,300	0.0	0.0	1.44	1.44									

81 070 99 0003 714	50777 JUDD	06/16/25	\$99,900	PTA	03-ARM'S LENGTH	\$99,900	\$35,900	35.94	\$72,842	\$85,258	\$58,200	0.0	0.0	1.88	1.88	#DIV/0!	\$45,350	\$1.04	0.00	07	81 RESIDENTIAL	401		
81 074 99 0001 707	50546 WEAR	07/31/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$142,500	43.18	\$372,996	\$7,854	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	\$7,776	\$0.18	0.00	07	81 RESIDENTIAL	401		
81 075 99 0002 706	51267 WEAR	11/22/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$194,500	43.22	\$506,319	\$1,881	\$58,200	0.0	0.0	1.67	1.67	#DIV/0!	\$1,126	\$0.03	0.00	07	81 RESIDENTIAL	401		
81 076 99 0001 723	25305 WILLOW	10/22/25	\$325,050	PTA	03-ARM'S LENGTH	\$325,050	\$150,300	46.24	\$305,000	\$73,000	\$52,950	0.0	0.0	1.15	1.15	#DIV/0!	\$63,478	\$1.46	0.00	07	81 RESIDENTIAL	401		
81 078 99 0004 701	48640 WEAR	12/22/23	\$350,500	PTA	03-ARM'S LENGTH	\$350,500	\$147,700	42.14	\$383,622	\$22,228	\$55,350	0.0	0.0	1.31	1.31	#DIV/0!	\$16,968	\$0.39	0.00	07	81 RESIDENTIAL	401		
81 080 99 0020 703	47750 WILLOW	10/06/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$121,600	45.04	\$314,771	\$11,029	\$55,800	0.0	0.0	1.34	1.34	#DIV/0!	\$8,231	\$0.19	0.00	07	81 RESIDENTIAL	401		
81 081 99 0019 000	46090 WEAR	02/10/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$73,300	32.58	\$163,134	\$108,510	\$46,644	0.0	0.0	0.92	0.92	#DIV/0!	\$117,946	\$2.71	0.00	02	81 RESIDENTIAL	401		
81 083 99 0022 001	46605 WEAR	06/29/23	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$22,700	70.94	\$52,650	\$32,000	\$52,650	0.0	0.0	1.13	1.13	#DIV/0!	\$28,319	\$0.65	0.00	02	81 RESIDENTIAL	402		
81 083 99 0029 703	46544 WILLOW	06/12/24	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$141,900	40.08	\$307,967	\$98,383	\$52,650	0.0	0.0	1.11	1.11	#DIV/0!	\$88,633	\$2.03	0.00	08	81 RESIDENTIAL	401		
81 084 99 0016 702	25280 SUMPTER	07/03/24	\$570,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$570,000	\$181,400	31.82	\$396,464	\$227,486	\$53,950	0.0	0.0	1.25	1.25	#DIV/0!	\$181,989	\$4.18	0.00	08	81 084 99 0016 704	81 RESIDENTIAL	401	
81 084 99 0016 703	25300 SUMPTER	12/18/24	\$550,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$259,500	47.18	\$562,841	\$41,771	\$54,450	0.0	0.0	1.25	1.25	#DIV/0!	\$33,417	\$0.77	0.00	08	81 084 99 0016 705	81 RESIDENTIAL	401	
81 085 99 0002 701	24108 MARTINSVILLE	12/17/25	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,300	40.54	\$196,487	\$95,863	\$52,350	0.0	0.0	1.11	1.11	#DIV/0!	\$86,363	\$1.98	0.00	02	81 RESIDENTIAL	401		
81 086 99 0008 002	45225 DUNN	04/08/24	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$133,100	58.63	\$275,850	(\$2,206)	\$46,644	0.0	0.0	0.92	0.92	#DIV/0!	(\$2,398)	(\$0.06)	0.00	02	81 RESIDENTIAL	401		
81 086 99 0008 713	23623 SUMPTER	05/19/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$126,600	36.17	\$299,305	\$108,145	\$57,450	0.0	0.0	1.45	1.45	#DIV/0!	\$74,583	\$1.71	0.00	02	81 RESIDENTIAL	401		
81 086 99 0014 002	SUMPTER	12/20/24	\$73,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$73,000	\$24,800	33.97	\$39,039	\$73,000	\$39,039	0.0	0.0	0.77	4.19	#DIV/0!	\$94,805	\$2.18	0.00	02	81 086 99 0015 000	81 RESIDENTIAL	402	
81 087 99 0002 000	45223 WEAR	09/06/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$153,500	47.97	\$391,299	(\$13,099)	\$58,200	0.0	0.0	1.52	1.52	#DIV/0!	(\$8,618)	(\$0.20)	0.00	02	81 RESIDENTIAL	401		
81 088 01 0027 001	43810 WILLOW	05/14/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$107,100	47.60	\$218,174	\$65,026	\$58,200	0.0	0.0	1.98	1.98	#DIV/0!	\$32,841	\$0.75	0.00	08	81 RESIDENTIAL	401		
81 089 99 0005 702	41850 WEAR	04/23/25	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$143,500	54.67	\$291,611	\$24,139	\$53,250	0.0	0.0	1.17	1.17	#DIV/0!	\$20,632	\$0.47	0.00	06	81 RESIDENTIAL	401		
81 091 99 0005 006	43350 WILLOW	08/08/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$164,700	45.12	\$318,058	\$105,142	\$58,200	0.0	0.0	1.89	1.89	#DIV/0!	\$55,631	\$1.28	0.00	08	81 RESIDENTIAL	401		
81 093 99 0004 002	40240 WEAR	11/17/23	\$283,500	PTA	03-ARM'S LENGTH	\$283,500	\$139,900	49.35	\$294,024	\$46,926	\$57,450	0.0	0.0	1.45	1.45	#DIV/0!	\$32,363	\$0.74	0.00	06	81 RESIDENTIAL	401		
81 094 99 0001 713	23740 CARLETON WEST	03/08/24	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$140,400	50.16	\$288,508	\$47,492	\$56,100	0.0	0.0	1.36	1.36	#DIV/0!	\$34,921	\$0.80	0.00	06	81 RESIDENTIAL	401		
81 095 99 0006 701	41040 WILLOW	03/27/25	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$81,000	40.91	\$164,899	\$91,301	\$58,200	0.0	0.0	1.70	1.70	#DIV/0!	\$53,706	\$1.23	0.00	06	81 RESIDENTIAL	401		
81 102 01 0034 300	43231 WILLOW	04/19/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$118,300	47.34	\$281,801	\$20,329	\$52,230	0.0	0.0	1.10	1.10	#DIV/0!	\$18,447	\$0.42	0.00	08	81 RESIDENTIAL	401		
81 106 99 0016 700	25701 SUMPTER	04/16/24	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$68,400	52.62	\$137,269	\$46,255	\$53,524	0.0	0.0	1.22	1.22	#DIV/0!	\$37,914	\$0.87	0.00	08	81 106 99 0014 000	81 RESIDENTIAL	401	
81 107 99 0014 701	27439 SUMPTER	05/21/25	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$112,400	51.09	\$225,525	\$51,175	\$56,700	0.0	0.0	1.40	1.40	#DIV/0!	\$36,554	\$0.84	0.00	08	81 RESIDENTIAL	401		
81 117 99 0003 706	26550 SHERWOOD	03/08/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$102,300	55.30	\$263,531	(\$21,081)	\$57,450	0.0	0.0	1.45	1.45	#DIV/0!	(\$14,539)	(\$0.33)	0.00	07	81 RESIDENTIAL	401		
81 118 99 0001 004	50731 WILLOW	03/20/25	\$370,000	OTH	03-ARM'S LENGTH	\$370,000	\$111,000	30.00	\$248,661	\$173,239	\$51,900	0.0	0.0	1.08	1.08	#DIV/0!	\$160,406	\$3.68	0.00	07	81 RESIDENTIAL	401		
81 121 99 0007 702	28200 SHERWOOD	10/30/25	\$52,500	PTA	03-ARM'S LENGTH	\$52,500	\$29,100	55.43	\$58,200	\$52,500	\$58,200	0.0	0.0	1.50	1.50	#DIV/0!	\$35,000	\$0.80	0.00	07	81 RESIDENTIAL	402		
81 124 99 0006 701	28855 SHERWOOD	05/06/25	\$106,500	PTA	03-ARM'S LENGTH	\$106,500	\$82,900	77.84	\$171,191	(\$9,641)	\$55,050	0.0	0.0	1.29	1.29	#DIV/0!	(\$7,474)	(\$0.17)	0.00	07	81 RESIDENTIAL	401		
81 124 99 0008 707	7960 OAKVILLE WALTZ	03/04/24	\$379,900	PTA	03-ARM'S LENGTH	\$379,900	\$141,300	37.19	\$367,383	\$63,217	\$50,700	0.0	0.0	1.00	1.00	#DIV/0!	\$63,217	\$1.45	0.00	07	81 RESIDENTIAL	401		
81 130 99 0008 702	28101 ELWELL	11/07/25	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$222,100	55.53	\$452,567	\$5,633	\$58,200	193.0	417.0	1.85	1.85	#DIV/0!	\$29	\$3,048	\$0.07	193.00	07	81 RESIDENTIAL	401	
Totals:			\$25,925,850			\$25,925,850	\$11,364,800		\$25,005,164	\$5,623,210	\$4,700,636	419.0		110.29	113.71		Average							
							Sale Ratio =>	43.84		Average				Average			Average							
							Std. Dev. =>	9.87		per FF=>	\$13,421			per Net Ac=>	50,985.67		per SqFt=>	\$1.17						

1.5 - 3 ACRES

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
81 001 99 0009 000	18253 SAVAGE	03/25/25	\$354,500	PTA	03-ARM'S LENGTH	\$354,500	\$141,400	39.89	\$291,863	\$120,837	\$58,200	0.0	0.0	1.62	1.62	#DIV/0!	\$74,591	\$1.71	0.00	02	81 RESIDENTIAL	401		
81 001 99 0010 002	18273 SAVAGE	04/26/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$82,100	26.92	\$172,947	\$190,253	\$58,200	0.0	0.0	1.94	1.94	#DIV/0!	\$98,069	\$2.25	0.00	02	81 RESIDENTIAL	401		
81 001 99 0012 702	SAVAGE	03/28/24	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$25,000	62.50	\$58,200	\$40,000	\$58,200	0.0	0.0	2.02	2.02	#DIV/0!	\$19,802	\$0.45	0.00	02	81 RESIDENTIAL	402		
81 001 99 0017 001	18571 SAVAGE	12/20/24	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$131,600	47.17	\$273,900	\$56,700	\$51,600	0.0	0.0	1.06	1.06	#DIV/0!	\$53,491	\$1.23	0.00	02	81 RESIDENTIAL	401		
81 002 01 0012 000	17880 SAVAGE	01/22/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$119,700	46.04	\$337,014	(\$18,814)	\$58,200	0.0	0.0	2.80	2.80	#DIV/0!	(\$6,719)	(\$0.15)	0.00	05	81 RESIDENTIAL	401		
81 002 01 0016 301	18070 SAVAGE	06/13/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$98,800	32.93	\$214,097	\$140,053	\$54,150	0.0	0.0	1.23	1.23	#DIV/0!	\$113,864	\$2.61	0.00	05	81 RESIDENTIAL	401		
81 002 01 0023 301	18460 SAVAGE	10/23/25	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$257,600	60.61	\$524,192	(\$48,492)	\$50,700	0.0	0.0	1.00	1.00	#DIV/0!	(\$48,492)	(\$1.11)	0.00	05	81 RESIDENTIAL	401		
81 002 01 0035 002	40880 HARRIS	09/02/25	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$132,400	37.30	\$268,422	\$142,701	\$56,123	0.0	0.0	3.31	3.31	#DIV/0!	\$43,112	\$0.99	0.00	05	81 RESIDENTIAL	401		
81 004 99 0005 002	40295 HARRIS	02/22/24	\$225,000	WD	08-ESTATE	\$225,000	\$125,900	55.96	\$298,212	(\$15,682)	\$57,530	0.0	0.0	3.10	3.10	#DIV/0!	(\$5,059)	(\$0.12)	0.00	02	81 RESIDENTIAL	401		
81 004 99 0017 002	18805 SAVAGE	07/26/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$134,700	45.66	\$302,373	\$48,127	\$55,500	0.0	0.0	1.32	1.32	#DIV/0!	\$36,460	\$0.84	0.00	02	81 RESIDENTIAL	401		
81 004 99 0021 000	19180 CLARK	04/18/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$107,400	56.53	\$224,249	\$21,405	\$55,654	0.0	0.0	3.38	3.38	#DIV/0!	\$6,333	\$0.15	0.00	02	81 RESIDENTIAL	401		
81 004 99 0027 703	40054 WILLIS	07/14/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$137,300	39.23	\$277,431	\$128,129	\$55,560	0.0	0.0	1.32	1.32	#DIV/0!	\$96,774	\$2.22	0.00	02	81 RESIDENTIAL	401		
81 004 99 0039 000	40120 WILLIS	12/12/25	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$163,700	43.08	\$330,114	\$108,086	\$58,200	0.0	0.0	2.35	2.35	#DIV/0!	\$45,994	\$1.06	0.00	02	81 RESIDENTIAL	401		
81 006 99 0001 003	42960 HARRIS	11/17/23	\$140,000	PTA	21-NOT USED/OTHER	\$140,000	\$84,400	60.29	\$199,945	(\$7,595)	\$52,350	0.0	0.0	1.11	1.11	#DIV/0!	(\$6,842)	(\$0.16)	0.00	02	81 RESIDENTIAL	401		
81 006 99 0032 702	42651 BEMIS	04/12/24	\$358,000	PTA	03-ARM'S LENGTH	\$358,000	\$194,000	54.19	\$413,261	(\$4,411)	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	(\$4,367)	(\$0.10)	0.00	02	81 RESIDENTIAL			

81 030 99 0003 000	19670 KARR	04/30/25	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$103,900	39.98	\$209,254	\$108,846	\$58,200	0.0	0.0	1.65	1.65	#DIV/0!	\$65,967	\$1.51	0.00	02	81 RESIDENTIAL	401	
81 032 99 0004 003	21275 KARR	09/07/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$109,400	62.51	\$264,774	(\$31,574)	\$58,200	0.0	0.0	1.83	1.83	#DIV/0!	(\$17,254)	(\$0.40)	0.00	02	81 RESIDENTIAL	401	
81 032 99 0010 702	21390 ELWELL	07/30/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$84,800	43.49	\$176,882	\$72,193	\$54,075	0.0	0.0	1.23	1.23	#DIV/0!	\$58,933	\$1.35	0.00	02	81 RESIDENTIAL	401	
81 034 99 0004 000	46465 WILLIS	10/22/24	\$930,000	PTA	03-ARM'S LENGTH	\$930,000	\$389,100	41.84	\$818,500	\$167,900	\$56,400	0.0	0.0	1.38	1.38	#DIV/0!	\$121,667	\$2.79	0.00	02	81 RESIDENTIAL	401	
81 034 99 0008 000	46675 WILLIS	07/28/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$72,300	67.57	\$165,175	(\$2,075)	\$56,100	0.0	0.0	1.36	1.36	#DIV/0!	(\$1,526)	(\$0.04)	0.00	02	81 RESIDENTIAL	401	
81 034 99 0019 008	20415 WILMOT	07/16/25	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$126,100	42.05	\$254,054	\$104,046	\$58,200	0.0	0.0	1.87	1.87	#DIV/0!	\$55,640	\$1.28	0.00	02	81 RESIDENTIAL	401	
81 034 99 0028 000	19950 WILMOT	05/30/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$152,200	51.59	\$320,053	\$25,797	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	\$25,542	\$0.59	0.00	02	81 RESIDENTIAL	401	
81 034 99 0042 701	20450 WILMOT	02/26/25	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$282,700	46.34	\$621,796	\$46,404	\$58,200	0.0	0.0	2.58	2.58	#DIV/0!	\$17,986	\$0.41	0.00	02	81 RESIDENTIAL	401	
81 034 99 0043 002	20551 ELWELL	07/08/25	\$397,500	PTA	03-ARM'S LENGTH	\$397,500	\$149,400	37.58	\$304,751	\$150,949	\$58,200	0.0	0.0	1.83	1.83	#DIV/0!	\$82,486	\$1.89	0.00	02	81 RESIDENTIAL	401	
81 035 01 0001 000	21135 ELWELL	07/30/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$101,700	33.90	\$202,824	\$150,576	\$53,400	0.0	0.0	1.18	1.18	#DIV/0!	\$127,607	\$2.93	0.00	05	81 RESIDENTIAL	401	
81 035 99 0008 713	21181 WILMOT	10/23/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$121,400	44.15	\$286,267	\$46,033	\$57,300	0.0	0.0	1.44	1.44	#DIV/0!	\$31,967	\$0.73	0.00	02	81 RESIDENTIAL	401	
81 037 99 0002 701	43913 WILLIS	01/30/25	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$25,300	46.00	\$51,000	\$55,000	\$51,000	0.0	0.0	1.02	1.02	#DIV/0!	\$53,922	\$1.24	0.00	02	81 RESIDENTIAL	401	
81 043 99 0013 000	43004 JUDD	05/02/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$77,200	49.81	\$171,800	\$41,400	\$58,200	0.0	0.0	1.78	1.78	#DIV/0!	\$23,258	\$0.53	0.00	02	81 RESIDENTIAL	401	
81 045 99 0027 004	40465 WILLIS	06/29/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$131,900	38.79	\$327,729	\$70,471	\$58,200	0.0	0.0	2.00	2.00	#DIV/0!	\$35,236	\$0.81	0.00	02	81 RESIDENTIAL	401	
81 048 99 0007 703	CLARK	10/10/23	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$24,100	43.82	\$54,448	\$55,000	\$54,448	0.0	0.0	3.56	3.56	#DIV/0!	\$15,449	\$0.35	0.00	06	81 RESIDENTIAL	402	
81 048 99 0007 705	20826 CLARK	06/15/23	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$24,200	44.00	\$54,468	\$55,000	\$54,468	0.0	0.0	3.56	3.56	#DIV/0!	\$15,462	\$0.35	0.00	06	81 RESIDENTIAL	402	
81 053 99 0002 703	41831 JUDD	06/27/24	\$95,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$28,800	30.32	\$57,500	\$95,000	\$57,500	0.0	0.0	2.12	2.12	#DIV/0!	\$44,854	\$1.03	0.00	06	81 053 99 0002 704	81 RESIDENTIAL	401
81 054 99 0005 003	42905 JUDD	09/17/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$147,000	44.55	\$304,346	\$83,854	\$58,200	0.0	0.0	2.39	2.39	#DIV/0!	\$35,085	\$0.81	0.00	02	81 RESIDENTIAL	401	
81 054 99 0007 000	43055 JUDD	08/08/25	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$86,100	50.68	\$172,859	\$47,741	\$50,700	0.0	0.0	1.00	1.00	#DIV/0!	\$47,741	\$1.10	0.00	02	81 RESIDENTIAL	401	
81 060 99 0018 702	43800 DUNN	10/03/25	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$89,800	64.14	\$184,513	\$6,987	\$51,500	0.0	0.0	4.57	4.57	#DIV/0!	\$1,529	\$0.04	0.00	02	81 RESIDENTIAL	401	
81 062 99 0004 705	22408 BOHN	12/27/24	\$295,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$295,000	\$127,300	43.15	\$267,666	\$85,534	\$58,200	0.0	0.0	1.87	1.87	#DIV/0!	\$45,740	\$1.05	0.00	02	81 062 99 0004 704	81 RESIDENTIAL	401
81 062 99 0009 703	22045 ELWELL	03/29/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$108,800	50.60	\$273,958	(\$758)	\$58,200	0.0	0.0	2.36	2.36	#DIV/0!	(\$321)	(\$0.01)	0.00	02	81 RESIDENTIAL	401	
81 065 99 0012 709	KARR	10/18/24	\$115,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$115,000	\$27,700	24.09	\$55,950	\$115,000	\$55,950	0.0	0.0	1.35	1.35	#DIV/0!	\$85,185	\$1.96	0.00	02	81 065 99 0012 711	81 RESIDENTIAL	402
81 067 99 0009 001	23160 KARR	02/26/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$199,200	56.91	\$421,689	(\$13,489)	\$58,200	0.0	0.0	2.37	2.37	#DIV/0!	(\$5,692)	(\$0.13)	0.00	07	81 RESIDENTIAL	401	
81 067 99 0010 702	48261 ROY	09/08/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$108,600	50.51	\$280,302	(\$11,002)	\$54,300	0.0	0.0	1.24	1.24	#DIV/0!	(\$8,873)	(\$0.20)	0.00	07	81 RESIDENTIAL	401	
81 067 99 0011 702	23480 KARR	08/21/25	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$131,900	40.34	\$268,962	\$108,738	\$50,700	0.0	0.0	1.00	1.00	#DIV/0!	\$108,738	\$2.50	0.00	07	81 RESIDENTIAL	401	
81 070 99 0002 002	50471 JUDD	09/11/24	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$170,300	55.47	\$361,007	\$4,193	\$58,200	0.0	0.0	1.81	1.81	#DIV/0!	\$2,317	\$0.05	0.00	07	81 RESIDENTIAL	401	
81 070 99 0003 007	51295 JUDD	11/17/23	\$196,800	PTA	03-ARM'S LENGTH	\$196,800	\$135,500	68.85	\$344,812	(\$89,812)	\$58,200	0.0	0.0	2.18	2.18	#DIV/0!	(\$41,198)	(\$0.95)	0.00	07	81 RESIDENTIAL	401	
81 070 99 0003 714	50777 JUDD	06/16/25	\$99,900	PTA	03-ARM'S LENGTH	\$99,900	\$35,900	35.94	\$72,842	\$85,258	\$58,200	0.0	0.0	1.88	1.88	#DIV/0!	\$45,350	\$1.04	0.00	07	81 RESIDENTIAL	401	
81 074 99 0001 707	50546 WEAR	07/31/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$142,500	43.18	\$372,996	\$7,854	\$50,850	0.0	0.0	1.01	1.01	#DIV/0!	\$7,776	\$0.18	0.00	07	81 RESIDENTIAL	401	
81 075 99 0002 706	51267 WEAR	11/22/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$194,500	43.22	\$506,319	\$1,881	\$58,200	0.0	0.0	1.67	1.67	#DIV/0!	\$1,126	\$0.03	0.00	07	81 RESIDENTIAL	401	
81 075 99 0003 703	11811 RAWSONVILLE	09/21/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$132,200	39.46	\$634,456	\$58,744	\$58,200	0.0	0.0	2.66	2.66	#DIV/0!	\$22,084	\$0.51	0.00	07	81 RESIDENTIAL	401	
81 076 99 0001 723	25305 WILLOW	10/22/25	\$325,050	PTA	03-ARM'S LENGTH	\$325,050	\$150,300	46.24	\$305,000	\$73,000	\$52,950	0.0	0.0	1.15	1.15	#DIV/0!	\$63,478	\$1.46	0.00	07	81 RESIDENTIAL	401	
81 078 99 0004 701	48640 WEAR	12/22/23	\$350,500	PTA	03-ARM'S LENGTH	\$350,500	\$147,700	42.14	\$383,622	\$22,228	\$55,350	0.0	0.0	1.31	1.31	#DIV/0!	\$16,968	\$0.39	0.00	07	81 RESIDENTIAL	401	
81 079 01 0002 000	49335 WEAR	07/08/25	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$175,200	44.92	\$357,013	\$89,445	\$56,458	0.0	0.0	3.26	3.26	#DIV/0!	\$27,437	\$0.63	0.00	07	81 RESIDENTIAL	401	
81 079 01 0013 000	48795 WEAR	03/05/25	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$25,500	36.43	\$52,706	\$70,000	\$52,706	0.0	0.0	3.82	3.82	#DIV/0!	\$18,325	\$0.42	0.00	07	81 RESIDENTIAL	401	
81 079 01 0013 000	48795 WEAR	08/08/25	\$64,000	PTA	03-ARM'S LENGTH	\$64,000	\$26,400	41.25	\$52,706	\$64,000	\$52,706	0.0	0.0	3.82	3.82	#DIV/0!	\$16,754	\$0.38	0.00	07	81 RESIDENTIAL	401	
81 079 99 0012 704	48762 WILLOW	12/17/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$158,700	40.69	\$347,514	\$100,686	\$58,200	0.0	0.0	2.17	2.17	#DIV/0!	\$46,399	\$1.07	0.00	07	81 RESIDENTIAL	401	
81 080 99 0020 703	47750 WILLOW	10/06/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$121,600	45.04	\$314,771	\$11,029	\$55,800	0.0	0.0	1.34	1.34	#DIV/0!	\$8,231	\$0.19	0.00	07	81 RESIDENTIAL	401	
81 083 99 0022 001	46605 WEAR	06/29/23	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$22,700	70.94	\$52,650	\$32,000	\$52,650	0.0	0.0	1.13	1.13	#DIV/0!	\$28,319	\$0.65	0.00	02	81 RESIDENTIAL	402	
81 083 99 0029 703	46544 WILLOW	06/12/24	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$141,900	40.08	\$307,967	\$98,383	\$52,350	0.0	0.0	1.11	1.11	#DIV/0!	\$88,633	\$2.03	0.00	08	81 RESIDENTIAL	401	
81 084 99 0016 702	25280 SUMPTER	07/03/24	\$570,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$570,000	\$181,400	31.82	\$527,486	\$227,486	\$53,950	0.0	0.0	1.25	1.25	#DIV/0!	\$181,989	\$4.18	0.00	08	81 084 99 0016 704	81 RESIDENTIAL	401
81 084 99 0016 703	25300 SUMPTER	12/18/24	\$550,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$259,500	47.18	\$562,841	\$41,771	\$54,450	0.0	0.0	1.25	1.25	#DIV/0!	\$33,417	\$0.77	0.00	08	81 084 99 0016 705	81 RESIDENTIAL	401
81 084 99 0017 000	25360 SUMPTER	04/19/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$118,600	39.53	\$256,623	\$94,877	\$51,500	0.0	0.0	4.28	4.28	#DIV/0!	\$22,168	\$0.51	0.00	08	81 RESIDENTIAL	401	
81 085 99 0002 701	24108 MARTINSVILLE	12/17/25	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,300	40.54	\$196,487	\$95,863	\$52,350	0.0	0.0	1.11	1.11	#DIV/0!	\$86,363	\$1.98	0.00	02	81 RESIDENTIAL	401	
81 085 99 0006 000	24460 MARTINSVILLE	08/21/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$83,600	41.80	\$203,767	\$47,733	\$51,500	0.0	0.0	4.39	4.39	#DIV/0!	\$10,873	\$0.25	0.00	02	81 RESIDENTIAL	401	
81 086 99 0008 713	23623 SUMPTER	05/19/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$126,600	36.17	\$299,305	\$108,145	\$57,450	0.0	0.0	1.45	1.45	#DIV/0!	\$74,583	\$1.71	0.00	02	81 RESIDENTIAL	401	
81 086 99 0009 701	23901 SUMPTER	01/24/24	\$34,000	PTA	03-ARM'S LENGTH	\$34,000	\$23,700	69.71	\$53,912	\$34,000	\$53,912	0.0	0.0	3.64	3.64	#DIV/0!	\$9,341	\$0.21	0.00	02	81 RESIDENTIAL	402	
81 086 99 0009 701	23901 SUMPTER	09/30/25	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$27,000	41.54	\$53,912	\$65,000	\$53,912	0.0	0.0	3.64	3.64	#DIV/0!	\$17,857	\$0.41	0.00	02	81 RESIDENTIAL	402	
81 087 99 0002 000	45223 WEAR	09/06/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$153,500	47.97	\$391,299	(\$13													

81 058 99 0001 712	44557 JUDD	08/16/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$124,900	45.42	\$307,760	\$38,052	\$70,812	0.0	0.0	9.84	9.84	#DIV/0!	\$3,867	\$0.09	0.00	02		81 RESIDENTIAL	401	
81 059 99 0009 701	44349 CLAY	04/18/25	\$960,000	PTA	20-MULTI PARCEL SALE REF	\$960,000	\$530,400	55.25	\$1,090,034	(\$58,746)	\$71,288	0.0	0.0	9.91	9.91	#DIV/0!	(\$5,928)	(\$0.14)	0.00	02	81 059 99 0009 702	81 RESIDENTIAL	401	
81 063 99 0001 002	23425 ELWELL	08/17/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$192,300	40.06	\$498,802	\$51,466	\$70,268	0.0	0.0	9.76	9.76	#DIV/0!	\$5,273	\$0.12	0.00	07		81 RESIDENTIAL	401	
81 064 99 0001 701	22651 BOHN	08/18/23	\$462,000	PTA	03-ARM'S LENGTH	\$462,000	\$222,100	48.07	\$514,789	\$14,963	\$67,752	0.0	0.0	9.39	9.39	#DIV/0!	\$1,594	\$0.04	0.00	02		81 RESIDENTIAL	401	
81 066 99 0006 003	49055 JUDD	08/25/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$95,700	45.57	\$242,245	\$19,255	\$51,500	0.0	0.0	5.30	5.30	#DIV/0!	\$3,633	\$0.08	0.00	02		81 RESIDENTIAL	401	
81 066 99 0011 703	22569 SHERWOOD	12/01/23	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$71,500	37.83	\$176,492	\$81,552	\$69,044	0.0	0.0	9.58	9.58	#DIV/0!	\$8,513	\$0.20	0.00	02		81 RESIDENTIAL	401	
81 076 99 0003 002	50000 WILLOW	12/14/23	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$28,000	32.94	\$69,180	\$85,000	\$69,180	0.0	0.0	9.60	9.60	#DIV/0!	\$8,854	\$0.20	0.00	07		81 RESIDENTIAL	401	
81 085 99 0001 012	44403 DUNN	11/08/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$138,200	55.28	\$289,772	\$30,428	\$70,200	0.0	0.0	9.75	9.75	#DIV/0!	\$3,121	\$0.07	0.00	02		81 RESIDENTIAL	401	
81 112 99 0008 000	27056 SUMPTER	01/10/24	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$28,400	35.50	\$70,744	\$80,000	\$70,744	0.0	0.0	9.83	9.83	#DIV/0!	\$8,138	\$0.19	0.00	08		81 RESIDENTIAL	402	
81 113 99 0015 000	26464 ELWELL	06/18/24	\$62,000	PTA	03-ARM'S LENGTH	\$62,000	\$26,300	42.42	\$54,424	\$62,000	\$54,424	0.0	0.0	7.43	7.43	#DIV/0!	\$8,345	\$0.19	0.00	07		81 RESIDENTIAL	401	
81 114 01 0004 000	49102 SHERWOOD	03/26/24	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$0	0.00	\$442,503	\$88,997	\$51,500	0.0	0.0	6.62	6.62	#DIV/0!	\$13,448	\$0.31	0.00	03		81 RESIDENTIAL	401	
81 116 99 0001 004	26812 ELWELL	05/21/24	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$34,700	36.53	\$71,220	\$95,000	\$71,220	0.0	0.0	9.90	9.90	#DIV/0!	\$9,596	\$0.22	0.00	07		81 RESIDENTIAL	402	
81 121 99 0008 000	SHERWOOD	05/07/25	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$35,400	32.18	\$70,880	\$110,000	\$70,880	0.0	0.0	9.85	9.85	#DIV/0!	\$11,168	\$0.26	0.00	07		81 RESIDENTIAL	402	
81 123 99 0008 000	RAWSONVILLE	03/27/24	\$83,500	PTA	03-ARM'S LENGTH	\$83,500	\$34,800	41.68	\$85,364	\$83,500	\$85,364	0.0	0.0	11.87	11.87	#DIV/0!	\$7,035	\$0.16	0.00	07		81 RESIDENTIAL	402	
81 125 99 0007 000	28340 ELWELL	04/30/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$170,300	54.06	\$360,309	\$25,571	\$70,880	0.0	0.0	9.85	9.85	#DIV/0!	\$2,596	\$0.06	0.00	07		81 RESIDENTIAL	401	
81 131 99 0002 702	28799 ELWELL	08/24/23	\$427,000	PTA	03-ARM'S LENGTH	\$427,000	\$193,800	45.39	\$509,454	(\$30,954)	\$51,500	0.0	0.0	6.00	6.00	#DIV/0!	(\$5,159)	(\$0.12)	0.00	07		81 RESIDENTIAL	401	
81 135 99 0029 703	OAKVILLE WALTZ	05/12/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,000	37.50	\$107,828	\$120,000	\$107,828	0.0	0.0	14.99	14.99	#DIV/0!	\$8,005	\$0.18	0.00	08		81 RESIDENTIAL	402	
81 136 99 0015 000	29100 MARTINSVILLE	08/09/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$114,900	39.62	\$291,034	\$69,370	\$70,404	0.0	0.0	9.78	9.78	#DIV/0!	\$7,093	\$0.16	0.00	08		81 RESIDENTIAL	401	
81 136 99 0017 001	29400 MARTINSVILLE	12/06/24	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$29,800	33.11	\$61,564	\$90,000	\$61,564	0.0	0.0	8.48	8.48	#DIV/0!	\$10,613	\$0.24	0.00	08		81 RESIDENTIAL	401	
81 138 99 0008 701	27975 MARTINSVILLE	02/14/25	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$213,300	43.53	\$465,062	\$82,422	\$57,484	0.0	0.0	7.88	7.88	#DIV/0!	\$10,460	\$0.24	0.00	08		81 RESIDENTIAL	401	
81 138 99 0011 702	28265 MARTINSVILLE	06/23/23	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$21,700	31.00	\$51,500	\$70,000	\$51,500	0.0	0.0	5.24	5.24	#DIV/0!	\$13,359	\$0.31	0.00	08		81 RESIDENTIAL	402	
Totals:						\$10,404,100	\$4,459,700		\$10,467,782	\$2,576,709	\$2,640,391	0.0		357.29	357.29									
						Sale. Ratio =>	42.86		Average		Average		Average		Average		Average		Average		Average		Average	
						Std. Dev. =>	15.10		per FF=>	#DIV/0!	per Net Acre=>	7,211.89	per SqFt=>	\$0.17										

20 - 25 ACRE

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
81 012 99 0021 000	43824 WILLIS	06/29/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$40,500	33.75	\$97,892	\$120,000	\$97,892	0.0	0.0	13.61	13.61	#DIV/0!	\$8,817	\$0.20	0.00	02		81 RESIDENTIAL	402	
81 013 99 0037 001	46285 BEMIS	07/25/24	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$329,600	43.95	\$704,650	\$146,770	\$101,420	0.0	0.0	14.10	14.10	#DIV/0!	\$10,409	\$0.24	0.00	02		81 RESIDENTIAL	401	
81 014 99 0010 707	46630 HARRIS	07/22/25	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$55,400	25.77	\$110,810	\$215,000	\$110,810	0.0	0.0	15.68	15.68	#DIV/0!	\$13,712	\$0.31	0.00	02		81 RESIDENTIAL	402	
81 024 99 0002 706	50260 WILLIS	12/10/25	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$192,500	51.33	\$396,289	\$53,189	\$74,478	0.0	0.0	10.36	10.36	#DIV/0!	\$5,135	\$0.12	0.00	07		81 RESIDENTIAL	401	
81 024 99 0009 004	49774 WILLIS	10/13/23	\$483,000	PTA	03-ARM'S LENGTH	\$483,000	\$141,300	29.25	\$390,044	\$164,720	\$71,764	0.0	0.0	9.98	9.98	#DIV/0!	\$16,505	\$0.38	0.00	07		81 RESIDENTIAL	401	
81 031 99 0006 000	21334 KARR	12/21/23	\$340,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$340,000	\$99,300	29.21	\$210,792	\$340,000	\$210,792	0.0	0.0	60.11	50.00	#DIV/0!	\$5,656	\$0.13	0.00	02	81 031 99 0004 000	81 RESIDENTIAL	402	
81 037 99 0009 000	20330 MARTINSVILLE	08/19/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$193,200	54.42	\$451,210	\$15,200	\$111,410	0.0	0.0	15.82	15.82	#DIV/0!	\$961	\$0.02	0.00	02		81 RESIDENTIAL	401	
81 039 99 0013 000	44830 JUDD	11/26/25	\$232,500	PTA	03-ARM'S LENGTH	\$232,500	\$81,500	35.05	\$166,156	\$142,276	\$75,932	0.0	0.0	10.56	10.56	#DIV/0!	\$13,473	\$0.31	0.00	02		81 RESIDENTIAL	401	
81 040 99 0001 701	44332 JUDD	01/04/24	\$231,500	PTA	03-ARM'S LENGTH	\$231,500	\$73,500	31.75	\$157,866	\$231,500	\$157,866	0.0	0.0	56.94	56.94	#DIV/0!	\$4,066	\$0.09	0.00	02		81 RESIDENTIAL	401	
81 041 99 0001 706	WILLIS	09/19/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$62,500	52.08	\$129,300	\$120,000	\$129,300	0.0	0.0	20.78	20.78	#DIV/0!	\$5,775	\$0.13	0.00	02		81 RESIDENTIAL	402	
81 044 99 0004 001	21040 HAGGERTY	01/03/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$132,300	48.11	\$287,377	\$97,963	\$110,340	0.0	0.0	15.57	15.57	#DIV/0!	\$6,292	\$0.14	0.00	06		81 RESIDENTIAL	401	
81 044 99 0005 701	42230 JUDD	05/30/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$65,800	39.88	\$129,300	\$165,000	\$129,300	0.0	0.0	23.23	23.23	#DIV/0!	\$7,103	\$0.16	0.00	06		81 RESIDENTIAL	401	
81 051 99 0003 702	CARLETON WEST	04/21/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$74,900	24.97	\$163,298	\$300,000	\$163,298	0.0	0.0	59.76	59.76	#DIV/0!	\$5,020	\$0.12	0.00	06		81 RESIDENTIAL	402	
81 052 99 0008 703	22660 CLARK	10/31/24	\$333,000	PTA	03-ARM'S LENGTH	\$333,000	\$178,800	53.69	\$418,634	(\$15,230)	\$70,404	0.0	0.0	9.78	9.78	#DIV/0!	(\$1,557)	(\$0.04)	0.00	06		81 RESIDENTIAL	401	
81 057 99 0002 003	43867 JUDD	07/17/24	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$170,300	41.54	\$359,262	\$121,210	\$70,472	0.0	0.0	9.79	9.79	#DIV/0!	\$12,381	\$0.28	0.00	02		81 RESIDENTIAL	401	
81 058 99 0001 712	44557 JUDD	08/16/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$124,900	45.42	\$307,760	\$38,052	\$70,812	0.0	0.0	9.84	9.84	#DIV/0!	\$3,867	\$0.09	0.00	02		81 RESIDENTIAL	401	
81 058 99 0002 001	22250 PRINCE	10/10/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$140,800	58.67	\$332,685	\$14,495	\$107,180	0.0	0.0	14.90	14.90	#DIV/0!	\$973	\$0.02	0.00	02		81 RESIDENTIAL	401	
81 063 99 0001 002	23425 ELWELL	08/17/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$192,300	40.06	\$498,802	\$51,466	\$70,268	0.0	0.0	9.76	9.76	#DIV/0!	\$5,273	\$0.12	0.00	07		81 RESIDENTIAL	401	
81 064 99 0001 701	22651 BOHN	08/18/23	\$462,000	PTA	03-ARM'S LENGTH	\$462,000	\$222,100	48.07	\$514,789	\$14,963	\$67,752	0.0	0.0	9.39	9.39	#DIV/0!	\$1,594	\$0.04	0.00	02		81 RESIDENTIAL	401	
81 066 99 0011 703	22569 SHERWOOD	12/01/23	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$71,500	37.83	\$176,492	\$81,552	\$69,044	0.0	0.0	9.58	9.58	#DIV/0!	\$8,513	\$0.20	0.00	02		81 RESIDENTIAL	401	
81 076 99 0003 002	50000 WILLOW																							

81 037 99 0009 000	20330 MARTINSVILLE	08/19/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$193,200	54.42	\$451,210	\$15,200	\$111,410	0.0	0.0	15.82	15.82	#DIV/0!	\$961	\$0.02	0.00	02	81 RESIDENTIAL	401	
81 039 99 0012 000	44399 KOZMA	03/18/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$133,000	66.50	\$295,642	(\$23,526)	\$72,116	0.0	0.0	10.03	10.03	#DIV/0!	(\$2,346)	(\$0.05)	0.00	02	81 RESIDENTIAL	401	
81 041 99 0001 706	WILLIS	09/19/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$62,500	52.08	\$129,300	\$120,000	\$129,300	0.0	0.0	20.78	20.78	#DIV/0!	\$5,775	\$0.13	0.00	02	81 RESIDENTIAL	402	
81 042 99 0004 701	42915 WILLIS	05/25/23	\$310,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$174,000	56.13	\$448,581	(\$16,465)	\$125,000	0.0	0.0	20.52	20.52	#DIV/0!	(\$802)	(\$0.02)	0.00	02	81 042 99 0004 702, 81 042 99 0004 703	81 RESIDENTIAL	401
81 044 99 0004 001	21040 HAGGERTY	01/03/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$132,300	48.11	\$287,377	\$97,963	\$110,340	0.0	0.0	15.57	15.57	#DIV/0!	\$6,292	\$0.14	0.00	06	81 RESIDENTIAL	401	
81 044 99 0005 701	42230 JUDD	05/30/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$65,800	39.88	\$129,300	\$165,000	\$129,300	0.0	0.0	23.23	23.23	#DIV/0!	\$7,103	\$0.16	0.00	06	81 RESIDENTIAL	401	
81 058 99 0002 001	22250 PRINCE	10/10/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$140,800	58.67	\$332,685	\$14,495	\$107,180	0.0	0.0	14.90	14.90	#DIV/0!	\$973	\$0.02	0.00	02	81 RESIDENTIAL	401	
81 123 99 0008 000	RAWSONVILLE	03/27/24	\$83,500	PTA	03-ARM'S LENGTH	\$83,500	\$34,800	41.68	\$85,364	\$83,500	\$85,364	0.0	0.0	11.87	11.87	#DIV/0!	\$7,035	\$0.16	0.00	07	81 RESIDENTIAL	402	
81 135 99 0029 703	OAKVILLE WALTZ	05/12/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,000	37.50	\$107,828	\$120,000	\$107,828	0.0	0.0	14.99	14.99	#DIV/0!	\$8,005	\$0.18	0.00	08	81 RESIDENTIAL	402	
Totals:			\$3,113,500			\$3,113,500	\$1,544,000		\$3,466,118	\$896,126	\$1,251,628	0.0		185.78	185.78								
							Sale. Ratio =>	49.59		Average			Average		Average								
							Std. Dev. =>	9.64		per FF=>	#DIV/0!		per Net Acre=>	4,823.64	per SqFt=>	\$0.11							