

SHERMAN
AGRICULTURAL LAND
VALUE

WOODS AND WASTE

3200

Property ID	Date of Sale	Vacant (0 or 1)	Improved (0 or 1)	Sale Price	Adjusted Sale Price	Total Acres	Untillable Acres	ROW acres	Net Tillable Acres	Value of Improvements	Value of Un- tillable Acres	Residual Value	Residual per tillable acre	Omit? Y or N
01-020-10-001-01	4/23/2021	1	0	\$234,000.00	\$234,000.00	78	41.32	2.84	33.84	\$0.00	\$132,224.00	\$101,776.00	\$3,007.57	N
01-025-40-001-00	12/16/2022	0	1	\$420,000.00	\$420,000.00	80	26.8	2.96	50.24	\$85,457.00	\$85,760.00	\$248,783.00	\$4,951.89	N
04-005-40-001-03	11/24/2021	1	0	\$120,000.00	\$120,000.00	32	11.06	0.67	20.27	\$0.00	\$35,392.00	\$84,608.00	\$4,174.05	N
04-015-10-004-00	8/2/2021	0	1	\$140,000.00	\$140,000.00	40	14.45	1.99	23.56	\$22,228.00	\$46,240.00	\$71,532.00	\$3,036.16	N
08-023-10-001-13	8/25/2021	1	0	\$116,000.00	\$116,000.00	47.69	15	0.34	32.35	\$0.00	\$48,000.00	\$68,000.00	\$2,102.01	N
13-015-10-002-15	8/25/2022	1	0	\$60,000.00	\$60,000.00	22	4.64	0.25	17.11	\$0.00	\$14,848.00	\$45,152.00	\$2,638.92	N
13-026-20-004-00	3/10/2022	1	0	\$100,000.00	\$100,000.00	20	1.23	0.5	18.27	\$0.00	\$3,936.00	\$96,064.00	\$5,258.02	N
									195.64			\$715,915.00	\$3,659.35	

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
16-011-10-001-00	10024 E HERRICK	04/01/21	\$55,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$20,000	36.36	\$0	\$55,000	\$0	0.0	0.0	20.00	20.00	#DIV/0!	\$2,750
08-004-40-003-00		10/06/22	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$27,500	43.65	\$0	\$63,000	\$0	0.0	0.0	20.00	20.00	#DIV/0!	\$3,150
08-031-10-004-00	5 W BATTLE	11/21/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$27,500	51.89	\$0	\$53,000	\$0	0.0	0.0	20.01	20.01	#DIV/0!	\$2,649
13-005-20-015-00		01/19/23	\$77,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$77,000	\$21,100	27.40	\$0	\$77,000	\$0	0.0	0.0	20.14	10.10	#DIV/0!	\$3,823
08-031-20-007-00	N LITTLEFIELD	11/05/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$43,800	39.82	\$0	\$110,000	\$0	0.0	0.0	22.20	7.40	#DIV/0!	\$4,955
04-010-30-002-15	8816 W GRASS LAKE RD	10/14/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,400	33.87	\$0	\$75,000	\$0	0.0	0.0	23.33	23.33	#DIV/0!	\$3,215
13-031-30-003-00		01/18/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,700	51.17	\$0	\$60,000	\$0	0.0	0.0	26.66	26.66	#DIV/0!	\$2,251
05-031-10-003-00		03/02/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$79,400	48.12	\$0	\$165,000	\$0	0.0	0.0	29.34	10.00	#DIV/0!	\$5,624
12-003-30-003-02	W WALTON	05/27/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,500	47.22	\$0	\$90,000	\$0	0.0	0.0	34.00	34.00	#DIV/0!	\$2,647
08-028-10-002-20	7936 N GILMORE	01/28/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,500	53.57	\$0	\$70,000	\$0	0.0	0.0	35.00	35.00	#DIV/0!	\$2,000
04-031-40-003-10	W VERNON	04/20/22	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$35,300	43.10	\$0	\$81,900	\$0	0.0	0.0	39.00	39.00	#DIV/0!	\$2,100
12-016-40-004-00		04/27/22	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$46,800	46.52	\$0	\$104,900	\$0	0.0	0.0	39.00	39.00	#DIV/0!	\$2,690
13-002-20-001-05		11/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,800	33.44	\$0	\$125,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$3,125
12-023-20-004-00	S BECKLEY	04/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,000	38.00	\$0	\$100,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$2,500
01-035-20-001-00	7123 W DEERFIELD	06/20/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,000	40.00	\$0	\$115,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$2,875
12-003-30-001-99	8600 W WALTON	09/21/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$85,200	37.21	\$0	\$229,000	\$0	0.0	0.0	71.00	71.00	#DIV/0!	\$3,225
13-033-20-003-00		02/09/23	\$300,500	WD	03-ARM'S LENGTH	\$300,500	\$74,600	24.83	\$0	\$300,500	\$0	0.0	0.0	73.92	73.92	#DIV/0!	\$4,065
12-029-40-002-00		05/13/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$72,000	25.26	\$0	\$285,000	\$0	0.0	0.0	80.00	80.00	#DIV/0!	\$3,563
13-003-20-002-00	W VERNON	02/08/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$81,100	30.26	\$0	\$268,000	\$0	0.0	0.0	81.10	81.10	#DIV/0!	\$3,305
Totals:			\$2,427,300			\$2,427,300	\$878,200		\$0	\$2,427,300	\$0	0.0		754.70	710.52		
							Sale. Ratio =>	36.18				Average		Average			Average
							Std. Dev. =>	8.93				per FF=>	#DIV/0!	per Net Acre=>	3,216.24		per SqFt=>

SHERMAN AGRUCULTURAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
12-008-20-003-07	7745 S GUY	08/10/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$283,800	63.07	\$521,787	\$390,323	\$59,677	\$149,391	0.399
09-004-30-002-02	5446 N LINCOLN	03/20/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$203,100	51.42	\$491,833	\$155,858	\$239,142	\$381,790	0.626
10-017-20-005-00	8260 S LINCOLN	06/24/22	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$285,600	51.93	\$579,085	\$471,099	\$78,901	\$122,711	0.643
09-004-30-003-01	E DENVER	03/06/23	\$365,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$365,000	\$199,100	54.55	\$459,843	\$183,765	\$181,235	\$274,553	0.660
07-007-10-001-99	7500 S JOHNSON	01/25/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$159,900	43.81	\$364,852	\$131,491	\$233,509	\$265,183	0.881
10-018-30-002-08	341 E PLEASANT VALLEY	04/12/21	\$307,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$339,000	\$141,300	41.68	\$351,528	\$67,020	\$271,980	\$277,538	0.980
01-016-40-003-03	9170 W REMUS	08/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,200	37.06	\$241,024	\$95,746	\$169,254	\$165,089	1.025
05-023-10-001-00	1731 W REMUS	10/03/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$194,400	33.81	\$492,151	\$356,825	\$218,175	\$153,780	1.419
01-025-40-001-00	6146 W DEERFIELD	12/16/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$121,600	28.95	\$360,121	\$279,370	\$140,630	\$91,763	1.533
05-004-10-002-00	245 S GILMORE	10/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$45,600	22.80	\$120,529	\$39,488	\$160,512	\$92,092	1.743
Totals:			\$3,892,000			\$3,924,000	\$1,732,600		\$3,982,753		\$1,753,015	\$1,973,888	
								Sale. Ratio =>	44.15			E.C.F. =>	0.888
								Std. Dev. =>	12.53			Ave. E.C.F. =>	0.991



AIRPARK & CANTERBURY LAND VALUE

Rate Group 1	Rate Group 2	Rate Group 3	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
AIRPARK			22-055-00-013-00	1006 AVION DR	01/07/22	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,400	68.00	\$9,876	\$5,000	\$9,876	116.2	189.0	0.47	0.47	\$43
AIRPARK			22-055-00-014-00	1006 AVION DR	01/07/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$3,900	39.00	\$12,615	\$10,000	\$12,615	148.4	209.0	0.67	0.67	\$67
AIRPARK	AIRPARK	AIRPARK	22-055-00-024-01	1029 BONANZA LN	04/07/21	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$65,200	81.50	\$126,512	\$80,000	\$126,512	473.9	761.0	2.93	0.71	\$169
AIRPARK			22-055-00-036-00	1053 BONANZA LN	12/10/21	\$20,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$7,000	35.00	\$27,446	\$20,000	\$27,446	457.4	648.0	1.77	0.33	\$44
													\$115,000		1,195.9				\$96

backlot 11% per 6600

USING 95
2,023.00 \$85

BONITA/CAMINO ROYALE WF VALUE

Rate Group 1	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		
WATERFRONT	22-046-00-012-00	1074 EL CAMINO GRANDE DR	08/11/22	\$535,000	PTA	03-ARMS LENGTH	\$535,000	\$206,000	38.50	\$516,903	\$160,197	\$142,100	116.0	224.0	0.60	0.60	\$1,381		
Totals:				\$535,000			\$535,000	\$206,000	38.50	\$516,903	\$160,197	\$142,100	116.0		0.60	0.60			
								Sale. Ratio =>	38.50				Average			Average			
								Std. Dev. =>	#DIV/0!				per FF=>	\$1,381			per Net Acre=>	268,336.68	

	1,380.0	0.10
	WAS	USING
2ND	1,150.0	1,265.00 1,150.00
3RD	1,100.0	1,210.00 1,100.00
4TH	1,050.0	1,155.00 1,050.00

SHERMAN
VILLAGE LAND

Property ID	Date of Sale	Adj. ?	Adj. Date	Sale Price	Inst.	Adjusted \$	Asd/Adj \$	Land Resi	Net Acres	Square Ft	Dollars/Sq	Other Parc	Land Table	Sqft	Categ	Assign	Sul	Repeat	Pr	Omit?	Y or N	Sqft	Categ	Min	Max	Sqft	Categ
31-008-00	44355	0	0	160000	WD	160000	21.875	160000	0.639	27834.84	5.748192	31-008-00	VILLAGE I	30000	300001	31-008-00	N					2500	0	2500	2500		
31-050-00	44781	0	0	230000	WD	230000	34.04348	94596	0.373	16247.88	5.822052	0	VILLAGE I	20000	200001	31-050-00	N					5000	2500	5000	5000		
31-105-00	44467	0	0	166000	WD	166000	54.51807	4560	0.258	11238.48	0.405749	0	VILLAGE I	12500	125001	31-105-00	N					7500	5000	7500	7500		
91-100-00	44981	0	0	140000	OTH	140000	37.64286	7594	0.13	5662.8	1.341033	0	VILLAGE I	7500	75001	91-100-00	N					10000	7500	10000	10000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	12500	10000	12500	12500		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	15000	12500	15000	15000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	20000	15000	20000	20000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	25000	20000	25000	25000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	30000	25000	30000	30000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	40000	30000	40000	40000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	50000	40000	50000	50000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	60000	50000	60000	60000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	87120	60000	87120	87120		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	130680	87120	130680	130680		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	174240	130680	174240	174240		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	217800	174240	217800	217800		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	435600	217800	435600	435600		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	653400	435600	653400	653400		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	871200	653400	871200	871200		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	1089000	871200	1089000	1089000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0	10000000	1089000	and up	10000000		
0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	0	#N/A	#N/A	0	0	0	0	0	0	0	0						
0	#N/A	0	#N/A	696000	#N/A	696000	148.0794	266750	1.4	60984	13.31703	#N/A	#N/A														

Sq. Ft.	Ca \$	Per Sq. I	\$ Per Sq. I	Sq. Ft.	Category	* \$ F	Unordered	Ordered	Sqft (Act. Va)	Actual
2500	4	#N/A	10000	27834.84	0	corresp. w	0			
5000	3.23	#N/A	16150	16247.88	0	corresp. w	0			
7500	2.85	1.341033	21375	11238.48	0	corresp. w	0			
10000	2.65	#N/A	26500	5662.8	0	corresp. w	0			
12500	2.25	0.405749	28125	0	0	corresp. w	0			
15000	2	#N/A	30000	0	0	corresp. w	0			
20000	1.7	5.822052	34000	0	0	corresp. w	0			
25000	1.45	#N/A	36250	0	0	corresp. w	0			
30000	1.3	5.748192	39000	0	0	corresp. w	0			
40000	1.16	#N/A	46400	0	0	corresp. w	0			
50000	1.05	#N/A	52500	0	0	corresp. w	0			
60000	1	#N/A	60000	0	0	corresp. w	0			
87120	0.89	#N/A	77536.8	0	0	corresp. w	0			
130680	0.7	#N/A	91476	0	0	corresp. w	0			
174240	0.55	#N/A	95832	0	0	corresp. w	0			
217800	0.45	#N/A	98010	0	0	corresp. w	0			
435600	0.28	#N/A	121968	0	0	corresp. w	0			
653400	0.2	#N/A	130680	0	0	corresp. w	0			
871200	0.16	#N/A	139392	0	0	corresp. w	0			
1089000	0.13	#N/A	141570	0	5662.8	corresp. w	1.341033			
10000000	0.02	#N/A	200000	0	11238.48	corresp. w	0.405749			
				0	16247.88	corresp. w	5.822052			
				0	27834.84	corresp. w	5.748192			

SHERMAN Commercial/Ind ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-011-40-009-02	4675 E PICKARD	01/14/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$244,300	76.58	\$355,493	\$239,760	\$79,240	\$139,437	0.568
17-000-10-637-00	301 E PICKARD	01/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,700	37.57	\$329,069	\$226,401	\$73,599	\$123,696	0.595
17-000-16-110-00	1604 W HIGH	05/03/21	\$1,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,000,000	\$575,300	57.53	\$1,347,495	\$587,167	\$412,833	\$691,707	0.597
21-001-10-001-03	6813 W BASELINE	07/12/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,400	49.95	\$234,176	\$87,399	\$107,601	\$176,840	0.608
17-000-10-630-00	1011 N LANSING	01/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,700	37.57	\$412,501	\$222,489	\$77,511	\$123,696	0.627
17-000-00-499-00	330 S UNIVERSITY	12/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$225,600	79.16	\$333,726	\$113,705	\$171,295	\$265,086	0.646
12-050-00-161-00	402 MAIN	06/17/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$81,500	81.50	\$119,304	\$17,892	\$82,108	\$122,183	0.672
17-000-09-741-00	502 N MISSION	01/27/22	\$493,150	SD	10-FORECLOSURE	\$493,150	\$258,500	52.42	\$555,348	\$223,914	\$269,236	\$399,318	0.674
17-000-06-422-00	1110 N FANCHER	05/19/21	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$102,800	30.24	\$396,246	\$93,618	\$246,382	\$364,612	0.676
17-000-00-211-00	215 W BROADWAY	05/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,800	46.75	\$177,854	\$80,648	\$79,352	\$117,116	0.678
17-000-06-441-00	1013 N FANCHER	01/31/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$78,300	49.87	\$172,308	\$71,425	\$85,575	\$121,546	0.704
17-000-15-308-00	1023 E PICKARD	10/01/21	\$825,000	CD	03-ARM'S LENGTH	\$825,000	\$527,700	63.96	\$897,229	\$417,295	\$407,705	\$578,234	0.705
31-105-00-016-00	421 W WRIGHT	09/28/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$90,500	54.52	\$188,745	\$27,305	\$138,695	\$194,506	0.713
17-000-00-087-00	214 N FRANKLIN	11/30/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,900	54.19	\$114,458	\$46,273	\$58,727	\$82,151	0.715
14-013-10-026-04	2385 S ISABELLA	02/18/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$110,000	48.25	\$246,444	\$92,890	\$135,110	\$185,005	0.730
14-013-10-026-02	5129 E BROADWAY	06/07/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$218,400	41.60	\$555,703	\$278,855	\$246,145	\$333,552	0.738
14-021-10-007-01	2160 E REMUS	12/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$85,300	63.19	\$140,108	\$86,018	\$48,982	\$65,169	0.752
91-100-00-007-00	3905 E ROSEBUSH	02/24/23	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$52,700	37.64	\$149,952	\$21,971	\$118,029	\$154,194	0.765
14-026-10-005-06	4310 STERLING WAY	11/23/21	\$13,000,000	OTH	03-ARM'S LENGTH	\$13,000,000	\$5,618,600	43.22	\$13,961,825	\$1,104,458	\$11,895,542	\$15,490,804	0.768
17-000-16-928-00	1945 CHURCHILL	10/01/21	\$1,600,000	CD	33-TO BE DETERMINED	\$1,600,000	\$1,340,500	83.78	\$1,672,629	\$280,276	\$1,319,724	\$1,677,534	0.787
02-014-10-013-00	10010 E PICKARD	12/10/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$235,100	36.17	\$668,989	\$174,065	\$475,935	\$596,294	0.798
02-065-00-005-01	6793 E PICKARD	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,700	43.87	\$231,529	\$56,285	\$168,715	\$211,137	0.799
17-000-00-462-00	311 W MICHIGAN	08/20/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,300	46.11	\$188,122	\$67,599	\$117,401	\$145,208	0.808
15-023-30-004-01	8170 N MISSION	08/25/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,500	37.75	\$202,662	\$71,994	\$128,006	\$157,431	0.813
17-000-00-368-00	304 E BROADWAY	11/02/21	\$997,494	MLC	03-ARM'S LENGTH	\$997,494	\$468,500	46.97	\$1,011,147	\$127,815	\$869,679	\$1,064,255	0.817
15-002-20-001-00	5015 E PERE MARQUETTE	03/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,600	41.71	\$211,745	\$91,517	\$118,483	\$144,853	0.818
14-013-30-003-02	2929 S ISABELLA	02/16/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$156,700	35.61	\$443,914	\$156,520	\$283,480	\$346,258	0.819
14-012-30-007-02	1611 S ISABELLA	06/03/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$270,400	45.07	\$606,370	\$123,897	\$476,103	\$581,293	0.819
17-000-00-368-00	304 E BROADWAY	11/01/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$468,500	46.85	\$1,011,147	\$127,815	\$872,185	\$1,064,255	0.820
17-000-00-197-00	114 S WASHINGTON	07/30/21	\$293,400	WD	03-ARM'S LENGTH	\$293,400	\$132,000	44.99	\$295,608	\$115,595	\$177,805	\$216,883	0.820
17-000-08-564-00	317 N MISSION	12/10/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$406,700	72.63	\$560,909	\$291,732	\$268,268	\$324,310	0.827
14-028-10-004-00	4245 S LINCOLN	01/18/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$243,800	82.09	\$296,792	\$111,118	\$185,882	\$223,704	0.831
15-003-20-006-03	11563 N MISSION	04/28/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,500	46.62	\$322,840	\$72,318	\$252,682	\$301,834	0.837
17-000-10-158-00	910 INDUSTRIAL	02/14/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$448,100	87.86	\$505,831	\$241,677	\$268,323	\$318,258	0.843
14-021-10-015-00	3100 ROGERS	10/08/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,300	28.72	\$285,685	\$177,029	\$112,971	\$130,911	0.863
17-000-14-733-00	600 S MISSION	09/01/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$165,900	31.01	\$524,601	\$322,341	\$212,659	\$243,687	0.873
14-013-30-003-08	5059 E REMUS	11/12/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$276,700	27.67	\$955,690	\$174,121	\$825,879	\$941,649	0.877
17-000-00-303-00	100 E BROADWAY	11/04/22	\$446,250	WD	03-ARM'S LENGTH	\$446,250	\$180,800	40.52	\$427,834	\$129,200	\$317,050	\$359,800	0.881
17-000-04-536-00	508 N MAIN	12/03/22	\$162,799	MLC	33-TO BE DETERMINED	\$162,799	\$117,500	72.17	\$156,660	\$63,874	\$98,925	\$111,790	0.885
17-000-14-106-00	1815 EDGEWOOD	09/23/22	\$750,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$750,000	\$350,600	46.75	\$711,975	\$142,363	\$607,637	\$686,280	0.885
17-000-00-106-00	305 E BROADWAY	06/16/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$152,500	35.47	\$411,719	\$143,407	\$286,593	\$323,267	0.887
17-000-14-104-00	1811 EDGEWOOD	12/06/22	\$698,250	WD	03-ARM'S LENGTH	\$698,250	\$294,500	42.18	\$657,588	\$229,583	\$468,667	\$515,669	0.909
17-000-16-902-00	1901 S MISSION	11/23/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$273,700	35.09	\$739,967	\$339,246	\$440,754	\$482,796	0.913
17-000-03-202-00	1906 DEMING	12/15/21	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$240,100	45.52	\$571,380	\$166,478	\$361,022	\$387,161	0.932
17-000-03-211-00	1905 DEMING	12/15/21	\$527,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$527,500	\$240,100	45.52	\$570,742	\$166,478	\$361,022	\$387,161	0.932
17-000-04-536-00	508 N MAIN	10/12/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$117,500	66.01	\$156,660	\$63,874	\$114,126	\$111,790	1.021
17-000-01-819-00	307 S MISSION	01/20/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$230,500	35.46	\$564,521	\$197,700	\$452,300	\$441,953	1.023
14-146-00-003-01	5048 E PICKARD	01/20/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$237,300	13.96	\$1,461,351	\$441,502	\$1,258,498	\$1,228,734	1.024
17-000-12-292-00	410 W CHERRY	03/22/23	\$1,339,000	WD	03-ARM'S LENGTH	\$1,339,000	\$532,900	39.80	\$1,106,983	\$181,507	\$1,157,493	\$1,115,031	1.038
17-000-00-032-01	309 N MAIN	09/02/21	\$439,999	WD	03-ARM'S LENGTH	\$439,999	\$198,600	45.14	\$392,342	\$206,891	\$233,108	\$223,435	1.043
14-021-10-004-00	2060 E REMUS	07/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$302,300	52.12	\$472,197	\$126,170	\$453,830	\$416,900	1.089
31-050-00-376-00	197 E WRIGHT	08/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,300	34.04	\$166,402	\$52,264	\$177,736	\$137,516	1.292
14-013-30-004-02	5232 E BROADWAY	12/22/21	\$4,939,538	CD	03-ARM'S LENGTH	\$4,939,538	\$977,100	19.78	\$3,208,713	\$224,292	\$4,715,246	\$3,595,688	1.311
17-000-16-866-00	1308 E GAYLORD	11/01/21	\$2,155,000	CD	03-ARM'S LENGTH	\$2,155,000	\$726,200	33.70	\$1,688,537	\$556,867	\$1,598,133	\$1,200,306	1.331

SHEKMAN
COMMERCIAL/INDUSTRIAL LAND
VALUE

Property ID	Date of Sale	Adj. ?	Adj. Date	Sale Price	Inst.	Adjusted Sale	Asd/Adj. Sale	Land Residual	Net Acres	Square Feet	Dollars/SqFt	Other Parcels in Sale	Land Table	Sqft Category	Assign Sub ID	Repeat Property ID	Omit? Y or N	Sqft Category Names	Min	Max	Sqft Categories
07-010-30-011-00	44334	0		0	15000 WD	15000	92.6669667	15000	0.3	13068	1.14784206	0	0 COMM-IND MISC TOWNSHIPS	15000	150001	07-010-30-011-00	N	2500	0	2500	2500
09-015-10-002-00	45007	0		0	200000 WD	200000	33.95	78125	10.2	444312	0.17583365	0	0 COMM-IND MISC TOWNSHIPS	653400	6534001	09-015-10-002-00	N	5000	2500	5000	5000
15-002-10-002-00	44572	0		0	45000 WD	45000	33.1111111	45000	1.649	71830.44	0.82647535	0	0 COMM-IND MISC TOWNSHIPS	87120	871201	15-002-10-002-00	N	7500	5000	7500	7500
15-002-20-001-00	44844	0		0	210000 WD	210000	41.7142857	83772	6.32	275299.2	0.30429438	0	0 COMM-IND MISC TOWNSHIPS	435600	4356001	15-002-20-001-00	N	10000	7500	#####	10000
15-003-20-006-03	44314	0		0	325000 WD	325000	46.6153846	34938	1.14	49858.4	0.70356677	0	0 COMM-IND MISC TOWNSHIPS	50000	500001	15-003-20-006-03	N	12500	#####	#####	12500
15-023-30-004-01	44433	0		0	200000 WD	200000	37.75	57241	2.32	101059.2	0.56641058	0	0 COMM-IND MISC TOWNSHIPS	130680	1306801	15-023-30-004-01	N	15000	#####	#####	15000
21-001-10-001-03	44754	0		0	195000 WD	195000	49.9487179	46223	10.32	449539.2	0.10727207	0	0 COMM-IND MISC TOWNSHIPS	653400	6534002	21-001-10-001-03	N	20000	#####	#####	20000
	0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	#N/A	#N/A	0	0	0	0	25000	#####	#####	25000
	0	#N/A	0	#N/A	0	#N/A	0	0	0	0	0	#N/A	#N/A	0	0	0	0	30000	#####	#####	30000

Sq. Ft. Category	Sq. Ft. Category * S		Unordered Sqft - (Act Values)	Ordered Sqft (Act. Values)	Actual
	S Per Sq Ft Assigned	S Per Sq Ft Category			
2500	2	#N/A	13068	0	corresp with 0
5000	1.55	#N/A	444312	0	corresp with 0
7500	1.35	#N/A	71830.44	0	corresp with 0
10000	1.24	#N/A	275299.2	0	corresp with 0
12500	1.2	#N/A	49858.4	0	corresp with 0
15000	1.15	1.14784206	101059.2	0	corresp with 0
20000	0.95	#N/A	449539.2	0	corresp with 0
25000	0.9	#N/A	0	0	corresp with 0
30000	0.87	#N/A	0	0	corresp with 0
40000	0.77	#N/A	0	0	corresp with 0
50000	0.7	0.70356677	35000	0	corresp with 0
60000	0.68	#N/A	40800	0	corresp with 0
87120	0.63	0.62647535	54885.6	0	corresp with 0
130680	0.54	0.56641058	70587.2	0	corresp with 0
174240	0.48	#N/A	83635.2	0	corresp with 0
217800	0.39	#N/A	84942	0	corresp with 0
435600	0.2	0.30429438	87120	0	13068 corresp with 1.14784206
653400	0.14	0.14135239	91476	0	49858.4 corresp with 0.70356677
871200	0.11	#N/A	95832	0	71830.44 corresp with 0.82647535
1089000	0.1	#N/A	108900	0	101059.2 corresp with 0.56641058
10000000	0.0125	#N/A	125000	0	275299.2 corresp with 0.30429438
			0	444312	corresp with 0.17583365
			0	449539.2	corresp with 0.10727207

LAKE ISABELLA FOREST LV

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
22-061-00-022-00	1102 CARMEN DR	06/25/21	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$9,600	32.11	\$30,016	\$7,729	\$7,845	87.2	137.0	0.28	0.28	\$89
22-061-00-052-00	1032 MARIETTA ST	11/11/21	\$7,000	PTA	03-ARM'S LENGTH	\$7,000	\$2,900	41.43	\$8,311	\$7,000	\$8,311	92.3	120.0	0.28	0.28	\$76
22-061-00-055-00	1024 MARIETTA ST	09/22/21	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$2,900	38.67	\$8,311	\$7,500	\$8,311	92.3	120.0	0.28	0.28	\$81
22-061-00-057-01	1018 MARIETTA ST	04/02/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$22,100	35.08	\$69,788	\$7,683	\$14,471	160.8	120.0	0.55	0.55	\$48
22-061-00-161-00	1039 SIESTA LN	02/02/22	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$40,100	32.08	\$124,680	\$16,690	\$16,370	181.9	325.0	0.68	0.36	\$92
22-061-00-162-00	1041 SIESTA LN	02/02/22	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$40,100	32.08	\$124,680	\$16,690	\$16,370	181.9	325.0	0.68	0.32	\$92
22-061-00-179-01	1018 CARMEN DR	10/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,000	36.00	\$143,572	\$21,762	\$15,334	170.4	186.1	0.82	0.82	\$128
22-061-00-218-00	1085 CARMEN DR	07/29/22	\$12,900	PTA	03-ARM'S LENGTH	\$12,900	\$6,500	50.39	\$15,312	\$12,900	\$15,312	170.1	410.0	0.74	0.34	\$76
22-061-00-219-00	1087 CARMEN DR	07/29/22	\$12,900	PTA	03-ARM'S LENGTH	\$12,900	\$6,500	50.39	\$15,312	\$12,900	\$15,312	170.1	410.0	0.74	0.41	\$76
										\$110,854		1,307.1				\$85

LAKE OF THE HILLS NORTH LAKE PINES LV

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		
13-081-00-106-00	6815 W SHORE DR	03/31/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$50,900	24.24	\$181,513	\$43,534	\$15,047	68.4	295.0	0.46	0.46	\$637		
13-081-00-107-00	SHORE DRIVE	04/05/22	\$9,000	PTA	03-ARM'S LENGTH	\$9,000	\$4,300	47.78	\$15,598	\$9,000	\$15,598	70.9	317.0	0.50	0.50	\$127		
13-085-00-035-00	6281 OHLS DR	02/16/22	\$275,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$275,500	\$156,700	56.88	\$316,140	\$80,921	\$121,561	413.7	970.0	3.20	2.23	\$196		
Totals:			\$494,500			\$494,500	\$211,900		\$613,251	\$133,455	\$152,206	563.0		4.15	3.19			
							Sale. Ratio =>	42.85				Average			Average			
							Std. Dev. =>	16.84				per FF=>	\$241	per Net Acre=>		32,142.34		

USE 240

LAKE OF THE HILLS / NORTH LAKE PINES LAKEFRONT LAND VALUE

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
13-012-30-005-00	6535 OHLS DR	10/15/21	\$589,500	WD	03-ARM'S LENGTH	\$589,500	\$165,400	28.06	\$607,866	\$110,575	\$128,941	208.5	208.5	7.38	7.38	\$530
13-013-20-005-99	6460 W AIRLINE RD	07/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20	\$130,008	\$26,532	\$56,540	253.0	180.0	3.68	3.68	\$105
13-081-00-034-00	6820 W SHORE DR	06/07/22	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$32,500	54.17	\$77,199	\$18,301	\$35,500	71.0	185.0	0.30	0.30	\$258
13-081-00-058-00	6596 W SHORE DR	12/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,100	37.55	\$205,749	\$39,251	\$45,000	90.0	200.0	0.41	0.41	\$436
13-082-00-131-01	3581 E SHORE DR	08/01/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$178,235	\$100,765	\$89,000	178.0	130.4	0.53	0.53	\$566
13-082-00-139-00	3661 E SHORE DR	05/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$78,300	24.09	\$194,709	\$180,291	\$50,000	100.0	170.0	0.39	0.39	\$1,803
13-083-00-160-00	3768 PINE TREE DR	07/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,400	39.76	\$245,559	\$59,441	\$55,000	110.0	210.0	0.53	0.53	\$540
13-085-00-002-00	OHLS DR	01/03/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,400	44.36	\$49,173	\$50,452	\$44,625	85.0	218.0	0.43	0.43	\$594
13-085-00-012-00	6281 OHLS DR	02/16/22	\$275,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$275,500	\$156,700	56.88	\$278,150	\$123,161	\$125,811	413.7	970.0	3.20	0.49	\$298
13-085-00-014-00		12/22/22	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$23,900	56.24	\$47,775	\$42,500	\$47,775	91.0	245.0	0.51	0.51	\$467
13-085-00-015-00	6301 OHLS DR	09/29/21	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$120,900	41.05	\$281,024	\$58,101	\$44,625	85.0	242.0	0.47	0.47	\$684
Totals:			\$2,382,000			\$2,382,000	\$816,800		\$2,295,447	\$809,370	\$722,817	1,685.2		17.84	15.13	
						Sale. Ratio =>		34.29			Average per FF=>		\$480	Average per Net Acre=>		45,378.45
						Std. Dev. =>		16.56								

USE 500

VACANT ONLY

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
13-085-00-014-00		12/22/22	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$23,900	56.24	\$47,775	\$42,500	\$47,775	91.0	245.0	0.51	0.51	\$467
Totals:			\$42,500			\$42,500	\$23,900		\$47,775	\$42,500	\$47,775	91.0		0.51	0.51	
						Sale. Ratio =>		56.24			Average per FF=>		\$467 N/C	Average per Net Acre=>		83,007.81
						Std. Dev. =>		#DIV/0!								

\$42,500 LOT

USING 500 LAKEFRONT
USING 42500 ST LOT

OJIBWA BACK LOTS (INC BL WINDOGA MANITONKA)

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	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
13-091-00-007-02	7029 WINDOGA LAKE DR	07/27/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$23,300	44.81	\$54,838	\$11,382	\$14,220	180.0	150.0	0.62	0.62	\$63	
13-095-00-302-00	7942 N AIRPARK	10/14/22	\$5,000	PTA	03-ARM'S LENGTH	\$5,000	\$2,400	48.00	\$5,925	\$5,000	\$5,925	75.0	160.0	0.28	0.28	\$67	
13-097-00-494-01	7862 ARROWHEAD DR	05/03/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$36,400	40.49	\$84,652	\$21,048	\$15,800	200.0	150.0	0.69	0.69	\$105	
Totals:			\$146,900			\$146,900	\$62,100		\$145,415	\$37,430	\$35,945	455.0		1.58	1.58		
								Sale. Ratio =>	42.27			Average			Average		
								Std. Dev. =>	3.77			per FF=>	\$82			per Net Acre=>	23,630.05

USE 82

SHERMAN RESIDENTIAL LAND VALUE
ACREAGE

<1																		
11-019-30-006-00	05/17/22	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,200	48.89	\$4,191	\$4,500	\$4,191	0.0	0.0	0.33	0.41	#DIV/0!	\$13,636	\$0.31	0.00
11-018-10-005-08	11/17/22	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$4,900	70.00	\$9,144	\$7,000	\$9,144	0.0	0.0	0.82	0.82	#DIV/0!	\$8,537	\$0.20	0.00
										\$11,500			1.15			\$10,000	14000	
1-2.99																		
11-020-30-2200 N LITTL	06/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,200	46.34	\$146,272	\$13,743	\$15,015	0.0	0.0	3.01	3.01	#DIV/0!	\$4,566	\$0.10	0.00
11-026-10-1862 N VANC	06/24/22	\$285,900	PTA	03-ARM'S LENGTH	\$285,900	\$0	0.00	\$258,488	\$48,462	\$21,050	0.0	0.0	4.21	4.21	#DIV/0!	\$11,511	\$0.26	0.00
										\$62,205			7.22			\$8,616	10000-9000	
																7500-6500		
																\$6,500.00		
3-4.99																		
4-4.99																		
5-6.99																		
11-032-20-765 N GILMC	08/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$54,200	30.11	\$139,553	\$60,187	\$19,740	0.0	0.0	6.93	2.98	#DIV/0!	\$8,685	\$0.20	0.00
										\$60,187			6.93			\$8,685	6000-5000	
7-9.99																		
10-14.99																		
15-29.99																		
01-020-20-W REMUS R	04/08/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$25,800	30.35	\$51,624	\$85,000	\$51,624	0.0	0.0	18.68	18.68	#DIV/0!	\$4,550	\$0.10	0.00
11-028-30-3618 W JORI	11/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,800	43.37	\$410,572	\$23,428	\$54,000	0.0	0.0	18.00	18.00	#DIV/0!	\$1,302	\$0.03	0.00
05-003-20-W BASELINE	05/10/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,500	55.33	\$66,120	\$75,000	\$66,120	0.0	0.0	16.53	7.73	#DIV/0!	\$4,537	\$0.10	0.00
05-003-20-2325 W BASI	05/10/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,500	55.33	\$66,120	\$75,000	\$66,120	0.0	0.0	16.53	8.83	#DIV/0!	\$4,537	\$0.10	0.00
05-005-10-003-03	08/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600	35.14	\$66,885	\$70,000	\$66,885	0.0	0.0	16.59	16.59	#DIV/0!	\$4,219	\$0.10	0.00
05-022-40-003-05	06/29/22	\$38,000	LC	22-OUTLIER	\$38,000	\$33,300	87.63	\$81,700	\$38,000	\$81,700	0.0	0.0	19.00	19.00	#DIV/0!	\$2,000	\$0.05	0.00
13-031-30-003-00	01/18/22	\$60,000	WD	03-ARM'S LENGTI	\$60,000	\$30,700	51.17	\$0	\$60,000	\$0	0.0	0.0	26.66	26.66	#DIV/0!	\$2,251		
										\$426,428			131.99			3500-3300	\$3,230.76	
30-99.399																		
01-021-30-S WYMAN R	05/26/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,000	32.59	\$92,000	\$135,000	\$92,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,375	\$0.08	0.00
01-035-20-7123 W DEE	06/20/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$46,000	40.00	\$92,000	\$115,000	\$92,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,875	\$0.07	0.00
12-024-40-FREMONT R	09/28/22	\$100,100	WD	32-SPLIT VACANT	\$100,100	\$0	0.00	\$102,000	\$100,100	\$102,000	0.0	0.0	30.00	30.00	#DIV/0!	\$3,337		
12-003-30-W WALTON	05/27/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,500	47.22	\$115,498	\$90,000	\$115,498	0.0	0.0	33.97	33.97	#DIV/0!	\$2,649		
12-016-40-360 HARRIS	04/27/22	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$48,800	46.52	\$132,600	\$104,900	\$132,600	0.0	0.0	39.00	39.00	#DIV/0!	\$2,690		
12-003-31-8600 W WA	09/21/21	\$229,000	WD	03-ARM'S LENGTI	\$229,000	\$85,200	37.21	\$0	\$229,000	\$0	0.0	0.0	71.00	71.00	#DIV/0!	\$3,225		
13-033-20-003-00	02/09/23	\$300,500	WD	03-ARM'S LENGTI	\$300,500	\$74,600	24.83	\$0	\$300,500	\$0	0.0	0.0	73.92	73.92	#DIV/0!	\$4,065		
										\$1,074,500			327.89			3200-2900	\$3,277.01	
																\$2,000.00		

100+

1	12000	12000
1.5	10000	15000
2	9500	19000
2.5	9000	22500
3	7500	22500
4	6500	26000
5	6000	30000
7	5000	35000
10	4000	40000
15	3500	52500
20	3400	68000
25	3300	82500
30	3200	96000
40	3100	124000
50	2900	145000
100	2000	200000

RIVERFRONT LV

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
22-034-20-002-12	1006 TORCIDO LN	06/10/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$180,400	36.44	\$492,068	\$52,761	\$49,829	142.4 138.0	0.53	0.49	\$371
Totals:			\$495,000			\$495,000	\$180,400		\$492,068	\$52,761	\$49,829	142.4	0.53	0.49	
								Sale. Ratio =>	36.44	Average per FF=>		\$371	Average per Net Acre=>		99,549.06
								Std. Dev. =>	#DIV/0!						
										USE 40000	USE 370				
										\$26,381	SITE				

SHERMAN TOWNSHIP RES ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-001-10-002-10	5841 JOHANN DR	06/09/22	\$301,800	PTA	03-ARM'S LENGTH	\$301,800	\$100,600	33.33	\$295,215	\$29,353	\$272,447	\$298,721	0.912
13-005-10-001-03	10857 W VERNON RD	09/27/22	\$190,900	PTA	03-ARM'S LENGTH	\$190,900	\$80,600	42.22	\$190,980	\$26,010	\$164,890	\$185,360	0.890
13-005-20-010-00	10127 DEER RUN TRAIL	06/25/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$49,200	50.46	\$97,600	\$50,734	\$46,766	\$57,154	0.818
13-009-10-001-01	9715 W DENVER RD	09/01/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$97,000	38.80	\$234,930	\$151,000	\$99,000	\$94,303	1.050
13-012-30-005-00	6535 OHLS DR	10/15/21	\$589,500	WD	03-ARM'S LENGTH	\$589,500	\$165,400	28.06	\$607,866	\$147,519	\$441,981	\$517,244	0.854
13-013-10-001-01	3560 PINETREE DR	02/14/23	\$70,000	CD	12-FROM LENDING INSTITUTION NOT EXPOSED	\$70,000	\$47,300	67.57	\$106,404	\$22,348	\$47,652	\$94,445	0.505
13-013-20-005-99	6460 W AIRLINE RD	07/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20	\$130,008	\$59,222	\$40,778	\$79,535	0.513
13-013-20-011-01	6166 W AIRLINE RD	09/09/22	\$75,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$75,500	\$22,500	29.80	\$53,614	\$11,773	\$63,727	\$48,093	1.325
13-013-40-011-00	6455 W AIRLINE RD	11/24/21	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$48,500	38.34	\$115,207	\$14,784	\$111,716	\$112,835	0.990
13-013-40-028-00	6380 W WEIDMAN RD	11/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,600	32.88	\$126,943	\$27,432	\$132,568	\$111,810	1.186
13-013-40-030-01	6298 W WEIDMAN RD	06/02/21	\$62,000	MLC	33-TO BE DETERMINED	\$62,000	\$21,300	34.35	\$52,335	\$10,000	\$52,000	\$47,567	1.093
13-015-10-002-98	3628 N ROLLAND RD	04/27/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$36,200	51.71	\$79,884	\$27,386	\$42,614	\$58,987	0.722
13-015-40-001-05	3369 N OLD STATE RD	02/08/23	\$108,900	PTA	31-SPLIT IMPROVED	\$108,900	\$0	0.00	\$80,530	\$19,290	\$89,610	\$68,809	1.302
13-021-20-003-00	06/04/21	\$119,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$119,000	\$52,800	44.37	\$105,399	\$73,654	\$45,346	\$39,681	1.143	
13-024-10-006-09	6589 W PINECONE DR	12/06/21	\$165,000	WD	31-SPLIT IMPROVED	\$165,000	\$0	0.00	\$212,512	\$25,861	\$139,139	\$209,720	0.663
13-030-10-001-00	1962 NW COUNTY LINE RD	12/15/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,900	54.54	\$166,063	\$51,402	\$78,598	\$128,833	0.610
13-032-20-003-02	10301 W JORDAN RD	07/12/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,000	39.46	\$172,836	\$48,436	\$136,564	\$139,775	0.977
13-032-20-004-01	10495 W JORDAN RD	07/23/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$93,400	51.32	\$211,449	\$33,348	\$148,652	\$200,113	0.743
13-034-20-002-12	454 N ROLLAND RD	07/15/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$285,700	49.69	\$613,688	\$151,855	\$423,145	\$518,913	0.815
13-081-00-106-00	6815 W SHORE DR	03/31/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$50,900	24.24	\$164,541	\$16,061	\$193,939	\$166,831	1.162
13-091-00-007-02	7029 WINDOGA LAKE DR	07/27/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$23,300	44.81	\$54,838	\$16,532	\$35,468	\$43,040	0.824
13-091-00-026-00	7151 WINDOGA LAKE DR	04/08/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$40,200	61.85	\$88,575	\$10,165	\$54,835	\$88,101	0.622
13-091-00-115-00	5312 TILMANN LN	10/07/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$37,600	40.00	\$90,672	\$7,696	\$86,304	\$93,231	0.926
13-092-00-176-00	7901 N AIRPARK	07/08/21	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$17,200	32.76	\$42,413	\$9,480	\$43,020	\$37,003	1.163
13-095-00-311-00	7836 N AIRPARK	07/07/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$28,900	39.05	\$56,113	\$17,315	\$56,685	\$48,498	1.169
13-095-00-350-00	7854 LAWN LN	07/16/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$14,900	54.18	\$34,436	\$6,405	\$21,095	\$31,496	0.670
13-097-00-443-00	7940 WILD OAKS DR	04/05/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$27,100	30.14	\$61,712	\$12,290	\$77,610	\$55,530	1.398
13-097-00-490-01	7889 WILDERNESS DR	02/21/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,100	52.63	\$94,564	\$30,148	\$49,852	\$72,378	0.689
13-097-00-494-01	7862 ARROWHEAD DR	05/03/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$36,400	40.49	\$84,652	\$16,998	\$72,902	\$76,016	0.959
13-099-00-035-00	3457 N WOODRUFF RD	11/22/22	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$31,600	37.40	\$97,066	\$9,920	\$74,580	\$97,917	0.762
13-099-00-062-00	6020 W MAIN ST	05/06/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,100	53.43	\$125,515	\$9,718	\$95,282	\$130,109	0.732
13-099-00-191-00	6107 W AIRLINE RD	02/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,700	39.10	\$172,813	\$13,847	\$131,153	\$178,613	0.734
13-099-00-194-00	6133 W AIRLINE RD	12/09/21	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$28,400	33.45	\$78,407	\$11,968	\$72,932	\$74,651	0.977
13-099-00-200-00	3443 N 5TH ST	07/14/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$25,400	31.75	\$74,837	\$8,209	\$71,791	\$74,863	0.959
13-099-00-226-00	3309 5TH ST	09/24/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$28,900	41.88	\$73,886	\$5,750	\$63,250	\$76,557	0.826
13-099-00-250-04	6154 NOTTAWA ST	06/30/22	\$80,500	PTA	03-ARM'S LENGTH	\$80,500	\$47,000	58.39	\$103,493	\$11,923	\$68,577	\$102,888	0.667
22-058-00-022-00	1004 BISHOP LN	02/25/22	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$76,000	30.52	\$215,091	\$13,602	\$235,398	\$226,392	1.040
22-058-00-024-00	650 N COLDWATER RD	12/16/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,200	35.36	\$101,614	\$6,000	\$119,000	\$107,431	1.108
22-061-00-022-00	1102 CARMEN DR	06/25/21	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$9,600	32.11	\$27,801	\$9,429	\$20,471	\$20,643	0.992
22-061-00-035-00	1007 RIVIERA LN	09/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,100	33.64	\$154,216	\$7,843	\$132,157	\$164,464	0.804
22-061-00-057-01	1018 MARIETTA ST	04/02/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$22,100	35.08	\$64,263	\$18,498	\$44,502	\$51,421	0.865
22-061-00-069-00	1017 MARIETTA ST	08/27/21	\$87,500	WD	21-NOT USED/OTHER	\$87,500	\$17,800	20.34	\$68,278	\$7,112	\$80,388	\$68,726	1.170
22-061-00-161-00	1039 SIESTA LN	02/02/22	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$40,100	32.08	\$113,608	\$16,370	\$108,630	\$109,256	0.994
22-061-00-179-01	1018 CARMEN DR	10/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,000	36.00	\$130,793	\$26,175	\$123,825	\$117,548	1.053
22-061-00-182-05	1012 CARMEN DR	12/09/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,300	50.60	\$56,802	\$16,299	\$33,701	\$45,509	0.741
22-062-00-270-01	1040 CORDOBA LN	03/04/22	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$55,000	39.01	\$136,002	\$13,340	\$127,660	\$137,822	0.926
22-062-00-305-00	1015 BARCELONA DR	10/12/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,700	42.80	\$28,168	\$7,337	\$17,663	\$23,406	0.755
22-062-00-340-01	1036 MADRID LN	10/12/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,300	30.55	\$121,425	\$12,497	\$132,503	\$122,391	1.083
22-062-00-393-00	1034 BARCELONA DR	08/04/22	\$74,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$74,900	\$22,200	29.64	\$57,800	\$16,499	\$58,401	\$46,406	1.258
22-062-00-411-00	1061 BARCELONA DR	08/29/22	\$78,500	PTA	03-ARM'S LENGTH	\$78,500	\$30,900	39.36	\$66,993	\$7,070	\$71,430	\$67,329	1.061
22-062-00-452-01	1164 QUEENS WAY	12/10/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,300	34.00	\$122,071	\$13,901	\$131,099	\$121,539	1.079
22-062-00-462-00	1146 QUEENS WAY	09/09/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,900	39.29	\$170,342	\$8,674	\$146,326	\$181,649	0.806
22-062-00-485-00	1100 QUEENS WAY	05/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$77,000	34.22	\$201,250	\$9,068	\$215,932	\$215,935	1.000
22-065-00-014-01	1032 FAIRWAY DR	03/14/22	\$194,500	PTA	03-ARM'S LENGTH	\$194,500	\$75,100	38.61	\$193,231	\$52,580	\$141,920	\$158,035	0.898
22-065-00-050-01	1063 FAIRWAY DR	03/28/22	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$56,300	36.80	\$145,281	\$22,910	\$130,920	\$137,496	0.946
22-065-00-059-00	1026 PUTTER DR	12/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,300	21.15	\$130,067	\$8,075	\$191,925	\$137,070	1.400
22-065-00-093-00	1003 WEDGE DR	08/20/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,200	26.83	\$98,227	\$11,870	\$108,130	\$97,303	1.114
22-065-00-124-00	1002 SANDTRAP DR	06/04/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$69,100	50.81	\$169,019	\$10,259	\$125,741	\$178,382	0.705
22-065-00-129-01	1012 SANDTRAP DR	03/04/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$81,300	39.66	\$198,751	\$19,436	\$185,564	\$201,478	0.921
22-065-00-193-00	1065 CLUBHOUSE DR	09/14/22	\$135,900	PTA	03-ARM'S LENGTH	\$135,900	\$55,100	40.54	\$124,325	\$9,862	\$126,038	\$128,610	0.980
22-065-00-201-00	1049 CLUBHOUSE DR	01/07/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$63,400	37.96	\$170,401	\$23,158	\$143,842	\$165,442	0.869
22-065-00-205-00	1041 CLUBHOUSE DR	08/12/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$113,500	42.04	\$267,934	\$19,486	\$250,514	\$279,155	0.897
22-065-00-207-00	1031 CLUBHOUSE DR	11/15/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$82,800	34.51	\$186,819	\$36,083	\$203,817	\$169,366	1.203
22-066-00-249-00	1033 PAR DR	02/07/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$46,200	24.32	\$151,116	\$11,870	\$178,130	\$156,456	1.139

22-068-00-012-00	1023 QUEENS WAY	01/20/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$66,000	31.13	\$187,883	\$10,358	\$201,642	\$199,466	1.011
22-068-00-015-00	1029 QUEENS WAY	04/22/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,900	32.96	\$95,163	\$9,439	\$105,561	\$96,319	1.096
22-068-00-049-00	1022 ISABELLA VISTA	10/28/22	\$219,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$219,000	\$72,700	33.20	\$231,678	\$26,333	\$192,667	\$230,725	0.835
22-068-00-050-00	1024 ISABELLA VISTA	10/28/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$72,700	33.20	\$231,678	\$26,333	\$192,667	\$230,725	0.835
22-068-00-052-00	1028 ISABELLA VISTA	02/14/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$169,300	44.55	\$468,993	\$70,985	\$309,015	\$447,200	0.691
22-068-00-089-00	1014 CANTABRIAN	08/22/22	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$130,100	36.96	\$315,264	\$81,716	\$270,284	\$262,413	1.030
22-068-00-091-00	1018 CANTABRIAN	08/22/22	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$130,100	36.96	\$315,264	\$81,716	\$270,284	\$262,413	1.030
22-068-00-118-01	1048 EL CAMINO GRANDE	06/24/22	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$85,900	30.68	\$226,851	\$47,124	\$232,876	\$201,940	1.153
22-068-00-149-01	1005 SIERRA MORENA	10/07/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$97,200	42.26	\$233,179	\$11,909	\$218,091	\$248,618	0.877
22-068-00-230-00	1063 ISABELLA VISTA	06/11/21	\$158,000	MLC	03-ARM'S LENGTH	\$158,000	\$53,600	33.92	\$151,118	\$8,404	\$149,596	\$160,353	0.933
22-068-00-238-01	1035 ISABELLA VISTA	01/27/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$68,300	30.36	\$184,301	\$22,152	\$202,848	\$182,190	1.113
22-068-00-243-01	1015 ISABELLA VISTA	08/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,000	32.00	\$169,219	\$19,938	\$180,062	\$167,731	1.074
22-068-00-314-00	7625 W DREW RD	06/14/22	\$131,000	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$131,000	\$68,000	51.91	\$190,563	\$14,052	\$116,948	\$198,327	0.590
22-071-00-058-00	4020 CASTLE LN	08/31/22	\$326,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$326,000	\$128,600	39.45	\$308,188	\$63,820	\$262,180	\$274,571	0.955
22-071-00-079-00	2006 CASTLE CT	11/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,900	48.51	\$207,884	\$7,565	\$167,435	\$225,078	0.744
22-072-00-133-00	1012 CROWN POINT DR	03/07/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$68,100	27.80	\$191,417	\$13,542	\$231,458	\$199,860	1.158
22-072-00-183-00	1006 PEQUENA DR	09/17/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$38,900	45.76	\$84,856	\$9,091	\$75,909	\$85,129	0.892
22-073-00-239-00	1037 YORK ST	04/15/22	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$62,300	35.80	\$134,604	\$18,965	\$155,035	\$132,918	1.166
22-073-00-249-01	1028 YORK DR	10/11/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$73,600	35.90	\$185,840	\$15,000	\$190,000	\$191,955	0.990
22-073-00-266-00	1017 ANN ST	10/29/21	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$184,000	\$74,400	40.43	\$180,128	\$22,675	\$161,325	\$180,980	0.891
22-073-00-267-00	1017 ANN ST	10/29/21	\$184,000	WD	20-MULTI PARCEL SALE REF	\$184,000	\$74,400	40.43	\$180,128	\$22,675	\$161,325	\$180,980	0.891
22-073-00-298-01	1033 LINCOLN DR	03/08/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$106,300	41.69	\$226,023	\$106,015	\$148,985	\$134,840	1.105
22-074-00-530-01	982 DUQUESA DR	05/20/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$59,700	33.17	\$146,040	\$11,100	\$168,900	\$151,618	1.114
22-074-00-533-00	2006 DUQUESA CT	07/19/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$63,500	34.14	\$207,196	\$11,137	\$174,863	\$220,291	0.794
22-074-00-551-05	983 DUQUESA DR	03/30/23	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$42,200	21.65	\$140,649	\$18,387	\$176,513	\$137,373	1.285
22-074-00-588-00	1204 QUEENS WAY	07/13/21	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$55,200	25.79	\$200,475	\$36,677	\$177,323	\$184,043	0.963
22-077-00-033-00	3012 SEQUOIA DR	09/03/21	\$166,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$166,000	\$65,700	39.58	\$164,465	\$28,062	\$137,938	\$153,262	0.900
22-077-00-055-00	2016 SEQUOIA CT	10/10/22	\$37,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$37,500	\$22,100	58.93	\$53,030	\$14,206	\$23,294	\$43,622	0.534
22-077-00-081-01	1039 VALLADO DR	05/04/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$19,200	36.23	\$65,972	\$13,491	\$39,509	\$58,967	0.670
22-077-00-086-00	1049 VALLADO DR	11/04/22	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$39,700	31.76	\$114,031	\$21,164	\$103,836	\$104,345	0.995
Totals:			\$15,124,800			\$15,124,800	\$5,528,300		\$14,615,764		\$12,629,634	\$13,644,263	
								Sale. Ratio =>	36.55			E.C.F. =>	0.926
								Std. Dev. =>	10.62			Ave. E.C.F. =>	0.941

VILLAGE LAND VALUE

Parcel Number	# of lots	type	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
11-022-30-011-00			2090 WINN	04/19/22	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$39,400	36.15	\$109,266	\$14,403	\$14,669	91.7	165.0	0.31	0.31	\$157
13-099-00-095-00	2.25		PARSONS ST	01/09/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$4,900	81.67	\$11,267	\$6,000	\$11,267	98.0	99.0	0.28	0.28	\$61
13-099-00-194-00	2.25		6133 W AIRLINE RD	12/09/21	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$28,400	33.45	\$85,965	\$10,903	\$11,968	104.1	110.0	0.32	0.32	\$105
13-099-00-200-00	1.25		3443 N 5TH ST	07/14/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$25,400	31.75	\$82,475	\$4,965	\$7,440	64.7	110.0	0.17	0.17	\$77
11-027-10-009-00			2949 W BEAL CITY RD	06/28/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$38,800	35.30	\$106,513	\$24,508	\$21,121	132.0	209.6	0.50	0.50	\$186
	5.75			Totals:	\$389,800			\$389,800	\$136,900		\$395,486	\$60,779	\$66,465	490.4		1.59	1.59	
								Sale. Ratio =>		35.12			Average					Average
								Std. Dev. =>		21.31			per FF=>		\$124			per Net Acre=>
																		38,249.84

3803 using 3000

WF BEST ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
22-065-00-103-00	1106 FAIRWAY DR	07/20/21	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$169,100	33.75	\$505,641	\$110,000	\$391,000	\$395,641	0.988
22-065-00-156-00	1044 CLUBHOUSE DR	08/15/22	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$191,400	35.78	\$519,120	\$119,616	\$415,384	\$399,504	1.040
22-065-00-157-00	1046 CLUBHOUSE DR	06/08/22	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$200,100	43.98	\$443,500	\$116,177	\$338,823	\$327,323	1.035
22-071-00-033-00	1056 CASTLE DR	06/15/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$141,200	37.55	\$361,489	\$119,557	\$256,443	\$241,932	1.060
22-072-00-149-00	1046 CROWN POINT DR	03/24/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$177,700	32.31	\$431,175	\$104,631	\$445,369	\$326,544	1.364
Totals:			\$2,417,000			\$2,417,000	\$879,500		\$2,260,925		\$1,847,019	\$1,690,944	
								Sale. Ratio =>	36.39			E.C.F. =>	1.092
								Std. Dev. =>	4.54			Ave. E.C.F. =>	1.097

WF BETTER ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-081-00-024-00	6894 W SHORE DR	06/08/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,600	50.29	\$80,154	\$32,081	\$2,919	\$55,899	0.052
13-081-00-034-00	6820 W SHORE DR	06/07/22	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$32,500	54.17	\$77,199	\$36,103	\$23,897	\$47,786	0.500
13-081-00-058-00	6596 W SHORE DR	12/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,100	37.55	\$205,749	\$49,889	\$150,111	\$181,233	0.828
13-082-00-139-00	3661 E SHORE DR	05/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$78,300	24.09	\$194,709	\$51,943	\$273,057	\$166,007	1.645
13-083-00-160-00	3768 PINE TREE DR	07/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,400	39.76	\$245,559	\$61,516	\$188,484	\$214,003	0.881
13-085-00-012-00	6281 OHLS DR	02/16/22	\$275,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$275,500	\$156,700	56.88	\$278,150	\$125,811	\$149,689	\$177,138	0.845
13-085-00-015-00	6301 OHLS DR	09/29/21	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$120,900	41.05	\$281,024	\$44,625	\$249,875	\$274,883	0.909
22-034-20-002-12	1006 TORCIDO LN	06/10/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$180,400	36.44	\$492,068	\$107,491	\$387,509	\$447,183	0.867
22-058-00-012-00	2003 SEABURY CIRCLE	02/28/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,100	40.55	\$207,561	\$30,070	\$169,930	\$206,385	0.823
Totals:			\$2,135,000			\$2,135,000	\$842,000		\$2,062,173		\$1,595,471	\$1,770,516	
							Sale. Ratio =>	39.44				E.C.F. =>	0.901
							Std. Dev. =>	10.10				Ave. E.C.F. =>	0.817

WATERFRONT BETTER ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-081-00-058-00	6596 W SHORE DR	12/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,100	37.55	\$205,749	\$49,889	\$150,111	\$181,233	0.828
13-082-00-131-01	3581 E SHORE DR	08/01/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$178,235	\$98,988	\$91,012	\$92,148	0.988
13-082-00-139-00	3661 E SHORE DR	05/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$78,300	24.09	\$194,709	\$51,943	\$273,057	\$166,007	1.645
13-083-00-160-00	3768 PINE TREE DR	07/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,400	39.76	\$245,559	\$61,516	\$188,484	\$214,003	0.881
13-085-00-012-00	6281 OHLS DR	02/16/22	\$275,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$275,500	\$156,700	56.88	\$316,140	\$121,561	\$153,939	\$216,199	0.712
13-085-00-015-00	6301 OHLS DR	09/29/21	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$120,900	41.05	\$281,024	\$44,625	\$249,875	\$274,883	0.909
22-034-20-002-12	1006 TORCIDO LN	06/10/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$180,400	36.44	\$492,068	\$107,491	\$387,509	\$447,183	0.867
22-058-00-012-00	2003 SEABURY CIRCLE	02/28/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,100	40.55	\$207,561	\$30,070	\$169,930	\$206,385	0.823
Totals:			\$2,230,000			\$2,230,000	\$791,900		\$2,121,045		\$1,663,917	\$1,798,040	
							Sale. Ratio =>	35.51			E.C.F. =>	0.925	
							Std. Dev. =>	16.56			Ave. E.C.F. =>	0.957	

WF GOOD ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-091-00-057-00	7176 WINDOGA LAKE DR	09/21/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,400	41.00	\$161,658	\$22,695	\$117,305	\$147,833	0.793
13-091-00-061-00	5359 TILMANN LN	06/24/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$44,000	41.90	\$125,382	\$22,695	\$82,305	\$109,241	0.753
13-091-00-075-00	5235 TILMANN LN	05/26/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$34,400	25.11	\$121,535	\$28,842	\$108,158	\$98,610	1.097
13-093-00-205-00	7610 WINDOGA LAKE DR	08/22/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$32,300	44.86	\$87,518	\$35,014	\$36,986	\$55,855	0.662
13-093-00-225-01	7850 WINDOGA LAKE DR	10/20/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,200	39.57	\$182,094	\$70,302	\$114,698	\$118,928	0.964
13-093-00-232-00	7928 WINDOGA LAKE DR	08/31/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,200	47.72	\$165,506	\$25,620	\$119,380	\$148,815	0.802
13-093-00-244-00	7924 MANITONKA LN	07/28/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$50,900	42.42	\$101,453	\$75,276	\$44,724	\$31,923	1.401
Totals:			\$904,000			\$904,000	\$361,400		\$945,146		\$623,556	\$711,205	
								Sale. Ratio =>	39.98			E.C.F. =>	0.877
								Std. Dev. =>	7.24			Ave. E.C.F. =>	0.925
											USE	0.880	

WF LAKE WINDOGA LAKE MANITONKA LAND VALUE

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
13-091-00-043-00	7106 WINDOGA LAKE DR	07/29/21	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$10,300	41.37	\$26,518	\$24,900	\$22,695	61.3	151.0	0.21	0.21	\$406
13-091-00-075-00	5235 TILMANN LN	05/26/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$34,400	25.11	\$121,535	\$41,139	\$25,674	69.4	155.0	0.25	0.25	\$593
13-093-00-225-01	7850 WINDOGA LAKE DR	10/20/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,200	39.57	\$182,094	\$66,075	\$63,169	170.7	154.6	0.73	0.73	\$387
13-093-00-244-00	7924 MANITONKA LN	07/28/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$50,900	42.42	\$101,453	\$92,368	\$73,821	273.4	220.0	0.80	0.59	\$338
Totals:			\$466,900			\$466,900	\$168,800		\$431,600	\$224,482	\$185,359	574.9		1.99	1.78	
								Sale. Ratio =>	36.15	Average			Average			
								Std. Dev. =>	8.09	per FF=>			per Net Acre=>		112,635.22	

USE 390

WF LV FOR LAND TABLES

Rate Group 1	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	
WATERFRONT SM	22-065-00-103-00	1106 FAIRWAY DR	07/20/21	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$169,100	33.75	\$505,641	\$105,359	\$110,000	90.0	180.0	0.37	0.37	\$1,171	\$283,223	\$6.50	
WATERFRONT SM	22-065-00-121-00	1142 FAIRWAY DR	10/21/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,500	27.93	\$110,000	\$145,000	\$110,000	90.0	150.0	0.31	0.31	\$1,611	\$467,742	\$10.74	
WATERFRONT SM	22-065-00-156-00	1044 CLUBHOUSE DR	08/15/22	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$191,400	35.78	\$519,120	\$125,880	\$110,000	90.0	176.0	0.36	0.36	\$1,399	\$345,824	\$7.94	
WATERFRONT SM	22-065-00-157-00	1046 CLUBHOUSE DR	06/08/22	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$200,100	43.98	\$443,500	\$121,500	\$110,000	90.0	172.0	0.36	0.36	\$1,350	\$342,254	\$7.86	
WATERFRONT LG	22-065-00-564-01	1026 CLUBHOUSE DR	08/24/22	\$184,900	PTA	03-ARM'S LENGTH	\$184,900	\$58,900	31.86	\$110,000	\$184,900	\$110,000	179.9	318.0	1.31	1.31	\$1,028	\$140,823	\$3.23	
WATERFRONT	22-071-00-028-00	1046 CASTLE DR	07/25/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$39,600	44.00	\$82,440	\$90,000	\$82,440	82.4	129.0	0.26	0.26	\$1,092	\$348,837	\$8.01	
WATERFRONT	22-071-00-033-00	1056 CASTLE DR	06/15/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$141,200	37.55	\$361,489	\$127,670	\$113,159	90.5	150.0	0.32	0.32	\$1,410	\$402,744	\$9.25	
WATERFRONT	22-072-00-149-00	1046 CROWN POINT DR	03/24/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$177,700	32.31	\$431,175	\$212,575	\$93,750	75.0	190.0	0.33	0.33	\$2,834	\$650,076	\$14.92	
											\$430,245		248.0				\$1,735	USE 1700	36%	
CHANNEL/LK	22-068-00-111-00	1017 CANTABRIAN	07/08/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$88,100	25.99	\$267,805	\$140,333	\$69,138	76.8	136.0	0.26	0.26	\$1,827	\$548,176	\$12.58	
CHANNEL/LK	22-068-00-120-01	1052 EL CAMINO GRAND	09/22/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$19,300	21.44	\$110,294	\$90,000	\$110,294	122.5	269.0	0.83	0.83	\$734	\$107,914	\$2.48	
CHANNEL/LK	22-068-00-126-00	1054 EL CAMINO GRAND	02/03/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$102,300	42.64	\$279,422	\$35,886	\$75,408	83.8	324.0	0.61	0.61	\$428	\$58,830	\$1.35	
											\$266,219		283.2				\$940.19	4%		
																	CHANNEL	\$400	\$416	\$415.00

	WAS	USING
SMALL T	\$400	\$525.00
BIG T	\$300	\$408
		\$400.00