

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
52 006 05 0135 017	32755 WOOD	12/21/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$104,300	23.18	\$225,839	\$230,363	\$6,202	235.1	171.5	0.30	0.93	\$980	\$757,773	\$17.40	235.06	500		52 006 05 0139 000		0	0	2/7/2011	301		
52 008 01 0017 302	21283 RUSSELL DRIVE	06/10/22	\$218,000	LC	03-ARM'S LENGTH	\$218,000	\$102,500	47.02	\$218,979	\$22,685	\$23,664	85.0	320.0	0.62	0.62	\$267	\$36,354	\$0.83	85.00	500	57691/216			0	0	2/7/2011	301		
Totals:			\$668,000			\$668,000	\$206,800		\$444,818	\$253,048	\$29,866	320.1		0.93	1.55														
								Sale. Ratio =>	30.96					Average				Average				Average							
								Std. Dev. =>	16.86					per FF=>	\$791			per Net Acre=>	272,681.03							per SqFt=>	\$6.26		
																Hold Secondary rate for 2025		Increase park to		\$0.96									
																		increase 45%		\$0.43									