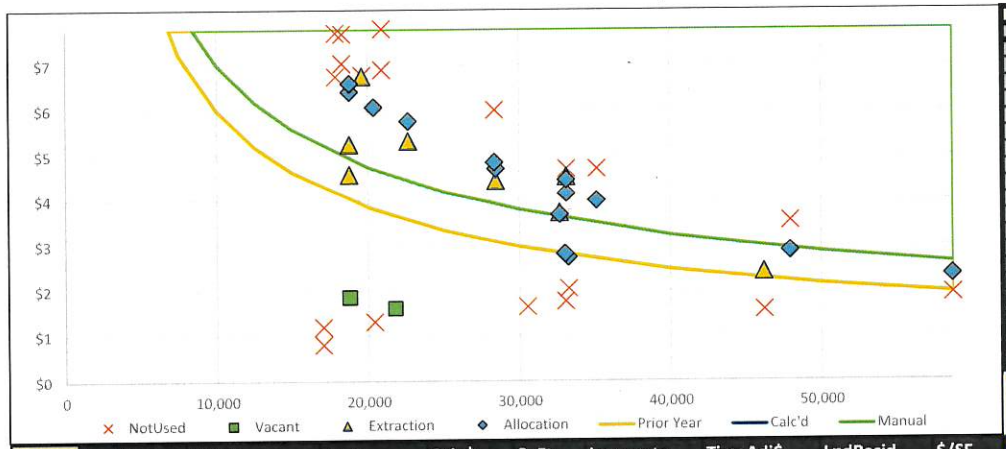

y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	$14.62	$36,550	$15.21	$38,025	4.04%	$15.21	$38,025	4.04%
5,000	$9.37	$46,850	$10.33	$51,650	10.25%	$10.33	$51,650	10.25%
7,500	$7.23	$54,225	$8.23	$61,725	13.83%	$8.23	$61,725	13.83%
10,000	$6.01	$60,100	$7.01	$70,100	16.64%	$7.01	$70,100	16.64%
12,500	$5.21	$65,125	$6.19	$77,375	18.81%	$6.19	$77,375	18.81%
15,000	$4.64	$69,600	$5.59	$83,850	20.47%	$5.59	$83,850	20.47%
20,000	$3.86	$77,200	$4.76	$95,200	23.32%	$4.76	$95,200	23.32%
25,000	$3.34	$83,500	$4.20	$105,000	25.75%	$4.20	$105,000	25.75%
30,000	$2.97	$89,100	$3.80	$114,000	27.95%	$3.80	$114,000	27.95%
40,000	$2.47	$98,800	$3.23	$129,200	30.77%	$3.23	$129,200	30.77%
50,000	$2.14	$107,000	$2.85	$142,500	33.18%	$2.85	$142,500	33.18%
60,000	$1.91	$114,600	$2.58	$154,800	35.08%	$2.58	$154,800	35.08%
87,120	$1.50	$130,680	$2.09	$182,081	39.33%	$2.09	$182,081	39.33%
130,680	$1.16	$151,589	$1.67	$218,236	43.97%	$1.67	$218,236	43.97%
174,240	$0.96	$167,270	$1.42	$247,421	47.92%	$1.42	$247,421	47.92%
217,800	$0.84	$182,952	$1.25	$272,250	48.81%	$1.25	$272,250	48.81%
435,600	$0.54	$235,224	$0.85	$370,260	57.41%	$0.85	$370,260	57.41%
653,400	$0.41	$267,894	$0.68	$444,312	65.85%	$0.68	$444,312	65.85%
871,200	$0.34	$296,208	$0.58	$505,296	70.59%	$0.58	$505,296	70.59%
1,089,000	$0.30	$326,700	$0.51	$555,390	70.00%	$0.51	$555,390	70.00%
	A= 2195.45	B= -0.6406	A&B:	1,203.90	-0.5587	A&B:	1,203.90	-0.5587

Refresh Data *<-- Button*

Set X and Y maximums for chart for zoom control

X Max:	58,675	(1 to 58,675)	Y Max:	$7.79	($1 to $7.79)
Land Allocation %:	34.36%	Calculated Allocation %:		34.36%	

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Allocation~~	~~01-090-023-00~~	~~4/19/2024~~	~~$40,000~~	~~16,988~~	~~$19,541~~	~~$40,000~~	~~$13,744~~	~~$0.81~~
0	Extraction	01-090-023-00	4/19/2024	$40,000	16,988	$19,541	$40,000	$20,459	$1.20
0	Extraction	01-400-041-00	9/21/2022	$360,000	20,386	$333,371	$360,000	$26,629	$1.31
0	Allocation	01-120-001-00	11/1/2022	$210,000	46,174	$98,846	$210,000	$72,156	$1.56
1	Vacant	01-090-026-00	4/24/2024	$35,000	21,780	$0	$35,000	$35,000	$1.61
0	Vacant	01-090-024-00	4/25/2024	$50,000	30,492	$0	$50,000	$50,000	$1.64
0	Extraction	01-460-011-00	10/3/2023	$270,000	33,018	$212,012	$270,000	$57,988	$1.76
1	Vacant	01-450-021-00	7/31/2024	$35,000	18,774	$0	$35,000	$35,000	$1.86
0	Extraction	01-460-023-00	8/4/2022	$400,000	58,675	$287,466	$400,000	$112,534	$1.92
0	Extraction	01-460-014-00	10/7/2022	$265,000	33,236	$197,081	$265,000	$67,919	$2.04
1	Allocation	01-460-023-00	8/4/2022	$400,000	58,675	$287,466	$400,000	$137,440	$2.34
1	Extraction	01-120-001-00	11/1/2022	$210,000	46,174	$98,846	$210,000	$111,154	$2.41
1	Allocation	01-460-014-00	10/7/2022	$265,000	33,236	$197,081	$265,000	$91,054	$2.74
1	Allocation	01-460-011-00	10/3/2023	$270,000	33,018	$212,012	$270,000	$92,772	$2.81
1	Allocation	01-460-034-00	3/31/2023	$400,000	47,916	$230,962	$400,000	$137,440	$2.87
0	Extraction	01-460-034-00	3/31/2023	$400,000	47,916	$230,962	$400,000	$169,038	$3.53
1	Allocation	01-455-034-00	6/30/2022	$350,000	32,670	$228,310	$350,000	$120,260	$3.68
1	Extraction	01-455-034-00	6/30/2022	$350,000	32,670	$228,310	$350,000	$121,690	$3.72
1	Allocation	01-460-065-00	3/15/2024	$407,500	35,109	$242,028	$407,500	$140,017	$3.99
1	Allocation	01-460-039-00	7/29/2022	$399,900	33,106	$250,051	$399,900	$137,406	$4.15
1	Extraction	01-460-045-00	5/4/2023	$390,000	28,445	$263,737	$390,000	$126,263	$4.44
1	Allocation	01-460-039-00	8/7/2024	$430,000	33,106	$274,139	$430,000	$147,748	$4.46
1	Extraction	01-460-039-00	7/29/2022	$399,900	33,106	$250,051	$399,900	$149,849	$4.53
1	Extraction	01-450-003-00	5/23/2022	$350,000	18,774	$263,778	$350,000	$86,222	$4.59
0	Extraction	01-460-039-00	8/7/2024	$430,000	33,106	$274,139	$430,000	$155,861	$4.71
0	Extraction	01-460-065-00	3/15/2024	$407,500	35,109	$242,028	$407,500	$165,472	$4.71
1	Allocation	01-460-045-00	5/4/2023	$390,000	28,445	$263,737	$390,000	$134,004	$4.71
1	Allocation	01-460-072-00	4/22/2022	$400,000	28,358	$229,633	$400,000	$137,440	$4.85
1	Extraction	01-450-007-00	4/17/2023	$360,000	18,774	$261,366	$360,000	$98,634	$5.25
1	Extraction	01-455-072-00	7/10/2023	$380,000	22,651	$259,501	$380,000	$120,499	$5.32
1	Allocation	01-455-072-00	7/10/2023	$380,000	22,651	$259,501	$380,000	$130,568	$5.76
0	Extraction	01-460-072-00	4/22/2022	$400,000	28,358	$229,633	$400,000	$170,367	$6.01
1	Allocation	01-400-041-00	9/21/2022	$360,000	20,386	$333,371	$360,000	$123,696	$6.07
1	Allocation	01-450-003-00	5/23/2022	$350,000	18,774	$263,778	$350,000	$120,260	$6.41
1	Allocation	01-450-007-00	4/17/2023	$360,000	18,774	$261,366	$360,000	$123,696	$6.59
1	Extraction	01-455-006-00	10/16/2023	$387,000	19,602	$254,648	$387,000	$132,352	$6.75
0	Extraction	01-455-026-00	6/17/2022	$400,000	17,860	$279,363	$400,000	$120,637	$6.75
0	Allocation	01-455-006-00	10/16/2023	$387,000	19,602	$254,648	$387,000	$132,973	$6.78
0	Allocation	01-455-025-00	5/16/2024	$420,000	20,909	$257,052	$420,000	$144,312	$6.90
0	Allocation	01-455-084-00	7/28/2022	$375,000	18,295	$234,506	$375,000	$128,850	$7.04
0	Extraction	01-455-084-00	7/28/2022	$375,000	18,295	$234,506	$375,000	$140,494	$7.68
0	Allocation	01-455-026-00	6/17/2022	$400,000	17,860	$279,363	$400,000	$137,440	$7.70
~~0~~	~~Extraction~~	~~01-455-025-00~~	~~5/16/2024~~	~~$420,000~~	~~20,909~~	~~$257,052~~	~~$420,000~~	~~$162,948~~	~~$7.79~~

NOT WATER PLATS #1

BEECHRIDGE, PEARL HARBOR, LAKE ANN SHORES, PINEWOODS, SHORTER LAKE, WINDTREE

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	1	01-090-023-00	4/19/2024	$40,000	16,988	$19,541	00	0	0	2024-01264		0	
s002	0	01-090-024-00	4/25/2024	$50,000	30,492	$0	00	0	0	2024-01375		0	
s003	0	01-090-026-00	4/24/2024	$35,000	21,780	$0	11	5955 LAKE ANN RD	0	2024-01265		0	
s004	1	01-120-001-00	11/1/2022	$210,000	46,174	$98,846	10	16667 CLAWSON DR	0	2022R-04572		0	
s005	1	01-400-041-00	9/21/2022	$360,000	20,386	$333,371	01	9238 EVERGREEN DR	0	2022R-04143		0	
s006	1	01-450-003-00	5/23/2022	$350,000	18,774	$263,778	11	9072 BEECHRIDGE D	0	2022R-02404		0	
s007	1	01-450-007-00	4/17/2023	$360,000	18,774	$261,366	11	9174 BEECHRIDGE D	0	2023-01284		0	
s008	0	01-450-021-00	7/31/2024	$35,000	18,774	$0	01	0	0	2024-02611		0	
s009	1	01-455-006-00	10/16/2023	$387,000	19,602	$254,648	10	9199 RIDGE VIEW LN	0	2023-03484		0	
s010	1	01-455-025-00	5/16/2024	$420,000	20,909	$257,052	00	8420 EASY ST	0	2024-01603		0	
s011	1	01-455-026-00	6/17/2022	$400,000	17,860	$279,363	00	8400 EASY ST	0	2022R-02839		0	
s012	1	01-455-034-00	6/30/2022	$350,000	32,670	$228,310	11	8250 BENT PINE DR	0	2022R-03124		0	
s013	1	01-455-072-00	7/10/2023	$380,000	22,651	$259,501	11	8417 BENT PINE DR	0	2023-02183		0	
s014	1	01-455-084-00	7/28/2022	$375,000	18,295	$234,506	00	8595 BENT PINE DR	0	2022R-03619		0	
s015	1	01-460-011-00	10/3/2023	$270,000	33,018	$212,012	01	6691 LAKE ANN RD	0	2023-03499		0	
s016	1	01-460-014-00	10/7/2022	$265,000	33,236	$197,081	01	6609 LAKE ANN RD	0	2022R-04536		0	
s017	1	01-460-023-00	8/4/2022	$400,000	58,675	$287,466	01	6575 WINDTREE LN	0	2022R-03300		0	
s018	1	01-460-034-00	3/31/2023	$400,000	47,916	$230,962	01	6705 WINDWOOD DR	0	2023-00903		0	
s019	1	01-460-039-00	7/29/2022	$399,900	33,106	$250,051	11	6664 WINDTREE LN	0	2022R-03489		0	
s020	1	01-460-039-00	8/7/2024	$430,000	33,106	$274,139	01	6664 WINDTREE LN	0	2024-02566		0	
s021	1	01-460-045-00	5/4/2023	$390,000	28,445	$263,737	11	6786 WINDTREE LN	0	2023-01476		0	
s022	1	01-460-065-00	3/15/2024	$407,500	35,109	$242,028	01	6805 WINDTREE LN	0	2024-00885		0	
s023	1	01-460-072-00	4/22/2022	$400,000	28,358	$229,633	01	6695 WINDTREE LN	0	2022R-01869		0	
No Sale													
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NOT V TER PLATS #1

BEECHRIDGE, PEARL HARBOR, LAKE A ORES, PINEWOODS, SHORTER LAKE, WINDTREE

Starting Stats	
Min:	7.40%
Max:	52.93%
Mean:	33.87%
Median:	34.49%
StDev:	10.29%
COD (median):	21.92%
COV (mean):	30.38%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	23.58%	
Max Land% Allowed:	44.78%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	33.13%	
Current year conclusion:	**34.36%**	*34.36%*

*^Manual Override^* *^ Calculated # ^*

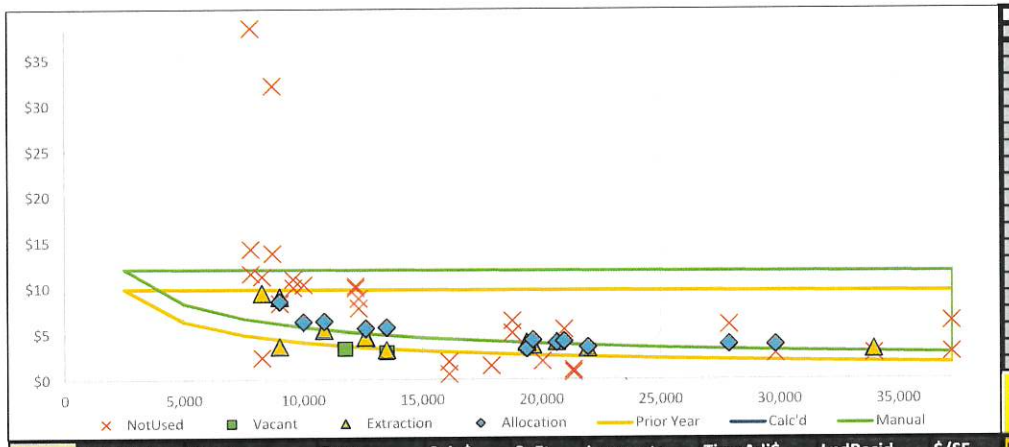
Stats After Removals	
Min:	24.63%
Max:	42.59%
Mean:	34.03%
Median:	34.49%
StDev:	5.57%
COD (median):	13.77%
COV (mean):	16.37%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
~~s001_E~~	~~0~~	~~Extraction~~	~~01-090-023-00~~	~~4/19/2024~~	~~$40,000~~	~~16,988~~	~~$19,541~~	~~$20,459~~	~~51.15%~~
~~s004_E~~	~~0~~	~~Extraction~~	~~01-120-001-00~~	~~11/1/2022~~	~~$210,000~~	~~46,174~~	~~$98,846~~	~~$111,154~~	~~52.93%~~
~~s005_E~~	~~0~~	~~Extraction~~	~~01-400-041-00~~	~~9/21/2022~~	~~$360,000~~	~~20,386~~	~~$333,371~~	~~$26,629~~	~~7.40%~~
s006_E	1	Extraction	01-450-003-00	5/23/2022	$350,000	18,774	$263,778	$86,222	24.63%
s007_E	1	Extraction	01-450-007-00	4/17/2023	$360,000	18,774	$261,366	$98,634	27.40%
s009_E	1	Extraction	01-455-006-00	10/16/2023	$387,000	19,602	$254,648	$132,352	34.20%
s010_E	1	Extraction	01-455-025-00	5/16/2024	$420,000	20,909	$257,052	$162,948	38.80%
s011_E	1	Extraction	01-455-026-00	6/17/2022	$400,000	17,860	$279,363	$120,637	30.16%
s012_E	1	Extraction	01-455-034-00	6/30/2022	$350,000	32,670	$228,310	$121,690	34.77%
s013_E	1	Extraction	01-455-072-00	7/10/2023	$380,000	22,651	$259,501	$120,499	31.71%
s014_E	1	Extraction	01-455-084-00	7/28/2022	$375,000	18,295	$234,506	$140,494	37.47%
~~s015_E~~	~~0~~	~~Extraction~~	~~01-460-011-00~~	~~10/3/2023~~	~~$270,000~~	~~33,018~~	~~$212,012~~	~~$57,988~~	~~21.48%~~
s016_E	1	Extraction	01-460-014-00	10/7/2022	$265,000	33,236	$197,081	$67,919	25.63%
s017_E	1	Extraction	01-460-023-00	8/4/2022	$400,000	58,675	$287,466	$112,534	28.13%
s018_E	1	Extraction	01-460-034-00	3/31/2023	$400,000	47,916	$230,962	$169,038	42.26%
s019_E	1	Extraction	01-460-039-00	7/29/2022	$399,900	33,106	$250,051	$149,849	37.47%
s020_E	1	Extraction	01-460-039-00	8/7/2024	$430,000	33,106	$274,139	$155,861	36.25%
s021_E	1	Extraction	01-460-045-00	5/4/2023	$390,000	28,445	$263,737	$126,263	32.38%
s022_E	1	Extraction	01-460-065-00	3/15/2024	$407,500	35,109	$242,028	$165,472	40.61%
s023_E	1	Extraction	01-460-072-00	4/22/2022	$400,000	28,358	$229,633	$170,367	42.59%

NOT WATER PLATS #1

BEECHRIDGE, PEARL HARBOR, LAKE ANN SHORES, PINEWOODS, SHORTER LAKE, WINDTREE



y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	$9.92	$24,800	$12.13	$30,325	22.28%	$12.13	$30,325	22.28%
5,000	$6.36	$31,800	$8.34	$41,700	31.13%	$8.34	$41,700	31.13%
7,500	$4.91	$36,825	$6.70	$50,250	36.46%	$6.70	$50,250	36.46%
10,000	$4.08	$40,800	$5.73	$57,300	40.44%	$5.73	$57,300	40.44%
12,500	$3.54	$44,250	$5.08	$63,500	43.50%	$5.08	$63,500	43.50%
15,000	$3.15	$47,250	$4.60	$69,000	46.03%	$4.60	$69,000	46.03%
20,000	$2.62	$52,400	$3.94	$78,800	50.38%	$3.94	$78,800	50.38%
25,000	$2.27	$56,750	$3.49	$87,250	53.74%	$3.49	$87,250	53.74%
30,000	$2.02	$60,600	$3.16	$94,800	56.44%	$3.16	$94,800	56.44%
40,000	$1.68	$67,200	$2.71	$108,400	61.31%	$2.71	$108,400	61.31%
50,000	$1.45	$72,500	$2.40	$120,000	65.52%	$2.40	$120,000	65.52%
60,000	$1.29	$77,400	$2.18	$130,800	68.99%	$2.18	$130,800	68.99%
87,120	$1.02	$88,862	$1.78	$155,074	74.51%	$1.78	$155,074	74.51%
130,680	$0.79	$103,237	$1.43	$186,872	81.01%	$1.43	$186,872	81.01%
174,240	$0.65	$113,256	$1.22	$212,573	87.69%	$1.22	$212,573	87.69%
217,800	$0.57	$124,146	$1.08	$235,224	89.47%	$1.08	$235,224	89.47%
435,600	$0.36	$156,816	$0.74	$322,344	105.56%	$0.74	$322,344	105.56%
653,400	$0.28	$182,952	$0.60	$392,040	114.29%	$0.60	$392,040	114.29%
871,200	$0.23	$200,376	$0.51	$444,312	121.74%	$0.51	$444,312	121.74%
1,089,000	$0.20	$217,800	$0.45	$490,050	125.00%	$0.45	$490,050	125.00%
	A= 1490.87	B= -0.6407	A&B:	833.97	-0.5407	A&B:	833.97	-0.5407

Refresh Data <-- Button

Set X and Y maximums for chart for zoom control

X Max: 37,244 (1 to 37,244) Y Max: $38.48 ($1 to $38.48)

Land Allocation %: 30.09% Calculated Allocation %: 30.09%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Extraction~~	~~01-130-044-00~~	~~1/13/2023~~	~~$105,000~~	~~16,117~~	~~$95,212~~	~~$105,000~~	~~$9,788~~	~~$0.61~~
0	Extraction	01-130-054-00	5/18/2022	$76,000	21,344	$58,508	$76,000	$17,492	$0.82
0	Allocation	01-130-054-00	5/18/2022	$76,000	21,344	$58,508	$76,000	$22,868	$1.07
0	Vacant	01-190-091-00	9/10/2022	$27,000	17,903	$0	$27,000	$27,000	$1.51
0	Allocation	01-130-044-00	1/13/2023	$105,000	16,117	$95,212	$105,000	$31,595	$1.96
0	Vacant	01-080-051-00	8/9/2024	$40,000	20,038	$0	$40,000	$40,000	$2.00
0	Vacant	01-080-048-00	2/15/2024	$20,000	8,276	$0	$20,000	$20,000	$2.42
0	Extraction	01-430-018-00	12/14/2022	$375,000	29,839	$291,995	$375,000	$83,005	$2.78
0	Allocation	01-190-085-00	3/28/2024	$316,000	33,977	$205,403	$316,000	$95,084	$2.80
0	Allocation	01-180-008-00	12/29/2023	$360,000	37,244	$125,449	$360,000	$108,324	$2.91
1	Vacant	01-080-038-00	7/17/2024	$40,000	13,504	$0	$40,000	$40,000	$2.96
1	Extraction	01-140-056-00	2/6/2023	$255,000	13,504	$211,060	$255,000	$43,940	$3.25
1	Extraction	01-190-085-00	3/28/2024	$316,000	33,977	$205,403	$316,000	$110,597	$3.26
1	Allocation	01-185-006-00	8/25/2023	$215,000	19,384	$136,427	$215,000	$64,694	$3.34
1	Extraction	01-185-004-00	2/21/2024	$257,000	21,954	$182,892	$257,000	$74,108	$3.38
1	Vacant	01-080-038-10	6/21/2024	$40,000	11,761	$0	$40,000	$40,000	$3.40
1	Allocation	01-185-004-00	2/21/2024	$257,000	21,954	$182,892	$257,000	$77,331	$3.52
1	Extraction	01-140-037-00	3/24/2023	$255,000	9,017	$222,386	$255,000	$32,614	$3.62
1	Allocation	01-430-018-00	12/14/2022	$375,000	29,839	$291,995	$375,000	$112,838	$3.78
1	Extraction	01-185-015-00	9/19/2023	$282,000	19,646	$207,621	$282,000	$74,379	$3.79
1	Allocation	01-080-049-00	5/1/2024	$354,000	27,878	$187,860	$354,000	$106,519	$3.82
1	Allocation	01-185-002-00	7/21/2023	$275,000	20,647	$189,914	$275,000	$82,748	$4.01
1	Extraction	01-185-006-00	8/25/2023	$215,000	19,384	$136,427	$215,000	$78,573	$4.05
1	Extraction	01-185-002-00	7/21/2023	$275,000	20,647	$189,914	$275,000	$85,086	$4.12
1	Allocation	01-190-108-00	7/8/2022	$291,500	20,952	$176,750	$291,500	$87,712	$4.19
1	Allocation	01-185-015-00	9/19/2023	$282,000	19,646	$207,621	$282,000	$84,854	$4.32
1	Extraction	01-130-044-10	6/2/2023	$234,500	12,632	$175,515	$234,500	$58,985	$4.67
0	Allocation	01-185-013-00	3/25/2024	$318,900	18,774	$198,731	$318,900	$95,957	$5.11
1	Extraction	01-130-057-00	12/8/2022	$230,000	10,890	$170,958	$230,000	$59,042	$5.42
0	Extraction	01-190-108-00	7/8/2022	$291,500	20,952	$176,750	$291,500	$114,750	$5.48
1	Allocation	01-130-044-10	6/2/2023	$234,500	12,632	$175,515	$234,500	$70,561	$5.59
1	Allocation	01-140-056-00	2/6/2023	$255,000	13,504	$211,060	$255,000	$76,730	$5.68
0	Extraction	01-080-049-00	5/1/2024	$354,000	27,878	$187,860	$354,000	$166,140	$5.96
0	Extraction	01-180-008-00	12/29/2023	$360,000	37,244	$125,449	$360,000	$234,551	$6.30
1	Allocation	01-140-052-10	9/21/2022	$210,000	10,019	$106,021	$210,000	$63,189	$6.31
1	Allocation	01-130-057-00	12/8/2022	$230,000	10,890	$170,958	$230,000	$69,207	$6.36
0	Extraction	01-185-013-00	3/25/2024	$318,900	18,774	$198,731	$318,900	$120,169	$6.40
0	Extraction	01-080-040-00	7/5/2023	$363,000	12,327	$266,911	$363,000	$96,089	$7.80
0	Allocation	01-140-037-01	6/1/2023	$250,000	9,017	$168,596	$250,000	$75,225	$8.34
1	Allocation	01-140-037-00	3/24/2023	$255,000	9,017	$222,386	$255,000	$76,730	$8.51
0	Allocation	01-080-040-00	7/5/2023	$363,000	12,327	$266,911	$363,000	$109,227	$8.86
1	Extraction	01-140-037-01	6/1/2023	$250,000	9,017	$168,596	$250,000	$81,404	$9.03
1	Extraction	01-130-063-00	4/28/2023	$310,000	8,276	$231,727	$310,000	$78,273	$9.46

NOT WATER PLATS #2

HARDW, MAPLE, RDALE, SANF, WHITE, TWIN

0	Extraction	01-080-039-00	4/29/2024	$415,000	12,197	$292,925	$415,000	$122,075	$10.01
0	Extraction	01-130-047-00	5/20/2022	$350,000	9,583	$253,616	$350,000	$96,384	$10.06
0	Allocation	01-080-039-00	4/29/2024	$415,000	12,197	$292,925	$415,000	$124,874	$10.24
0	Extraction	01-140-052-10	9/21/2022	$210,000	10,019	$106,021	$210,000	$103,979	$10.38
0	Allocation	01-130-047-00	5/20/2022	$350,000	9,583	$253,616	$350,000	$105,315	$10.99
0	Allocation	01-130-063-00	4/28/2023	$310,000	8,276	$231,727	$310,000	$93,279	$11.27
0	Allocation	01-140-030-01	7/11/2024	$300,000	7,797	$188,560	$300,000	$90,270	$11.58
0	Allocation	01-130-032-00	8/16/2024	$400,000	8,712	$119,381	$400,000	$120,360	$13.82
0	Extraction	01-140-030-01	7/11/2024	$300,000	7,797	$188,560	$300,000	$111,440	$14.29
0	Extraction	01-130-032-00	8/16/2024	$400,000	8,712	$119,381	$400,000	$280,619	$32.21
~~0~~	~~Vacant~~	~~01-140-030-00~~	~~7/11/2024~~	~~$300,000~~	~~7,797~~	~~$0~~	~~$300,000~~	~~$300,000~~	~~$38.48~~

NOT WATER PLATS #2

HARDW, MAPLE, RDALE, SANF, WHITE, TWIN

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	0	01-080-038-00	7/17/2024	$40,000	13,504	$0	01	0	0	2024-02356		0	
s002	0	01-080-038-10	6/21/2024	$40,000	11,761	$0	01	0	0	2024-02013		0	
s003	1	01-080-039-00	4/29/2024	$415,000	12,197	$292,925	00	9096 BIRCH VIEW TR	0	2024-01494		0	
s004	1	01-080-040-00	7/5/2023	$363,000	12,327	$266,911	00	9102 BIRCH VIEW TR	0	2023-02367		01-080-041-00	
s005	0	01-080-048-00	2/15/2024	$20,000	8,276	$0	00	0	0	2024-00421		0	
s006	1	01-080-049-00	5/1/2024	$354,000	27,878	$187,860	01	9170 BIRCH VIEW TR	0	2024-02186		0	
s007	0	01-080-051-00	8/9/2024	$40,000	20,038	$0	00	0	0	2024-02784		0	
s008	1	01-130-032-00	8/16/2024	$400,000	8,712	$119,381	00	787 LAKEWOOD CIRC	0	2024-02742		0	
s009	1	01-130-044-00	1/13/2023	$105,000	16,117	$95,212	00	8890 LAKEWOOD CI	0	2023-00387		0	
s010	1	01-130-044-10	6/2/2023	$234,500	12,632	$175,515	11	8898 LAKEWOOD CI	0	2023-01760		0	
s011	1	01-130-047-00	5/20/2022	$350,000	9,583	$253,616	00	8884 LAKEWOOD CI	0	2022R-02218		0	
s012	1	01-130-054-00	5/18/2022	$76,000	21,344	$58,508	00	4715 OAKWOOD DR	0	2022R-02464		0	
s013	1	01-130-057-00	12/8/2022	$230,000	10,890	$170,958	11	8860 LAKEWOOD CI	0	2022R-04951		0	
s014	1	01-130-063-00	4/28/2023	$310,000	8,276	$231,727	10	8830 LAKEWOOD CI	0	2023-01505		0	
s015	0	01-140-030-00	7/11/2024	$300,000	7,797	$0	00	0	0	2024-02236		01-140-030-01	
s016	1	01-140-030-01	7/11/2024	$300,000	7,797	$188,560	00	EAST SANFORD LAK	0	2024-02236		01-140-030-00	
s017	1	01-140-037-00	3/24/2023	$255,000	9,017	$222,386	11	765 MAPLEWOOD D	0	2023-00944		0	
s018	1	01-140-037-01	6/1/2023	$250,000	9,017	$168,596	10	777 MAPLEWOOD D	0	2023-01827		0	
s019	1	01-140-052-10	9/21/2022	$210,000	10,019	$106,021	01	9075 OAK HOLLOW D	0	2022R-03991		0	
s020	1	01-140-056-00	2/6/2023	$255,000	13,504	$211,060	11	9199 OAK HOLLOW D	0	2023-00419		0	
s021	1	01-180-008-00	12/29/2023	$360,000	37,244	$125,449	00	18613 CEDAR RUN RD	0	2024-00018		0	
s022	1	01-185-002-00	7/21/2023	$275,000	20,647	$189,914	11	20787 MAPLE ST	0	2023-02424		0	
s023	1	01-185-004-00	2/21/2024	$257,000	21,954	$182,892	11	480 SUGAR MAPLE L	0	2024-00935		0	
s024	1	01-185-006-00	8/25/2023	$215,000	19,384	$136,427	11	20786 RED OAK DR	0	2023-02806		0	
s025	1	01-185-013-00	3/25/2024	$318,900	18,774	$198,731	00	20931 MAPLE ST	0	2024-00932		0	
s026	1	01-185-015-00	9/19/2023	$282,000	19,646	$207,621	11	20814 RED OAK DR	0	2023-03072		0	
s027	1	01-190-085-00	3/28/2024	$316,000	33,977	$205,403	10	20662 RED OAK DR	0	2024-00852		0	
s028	0	01-190-091-00	9/10/2022	$27,000	17,903	$0	00	0	0	2022R-03892		0	
s029	1	01-190-108-00	7/8/2022	$291,500	20,952	$176,750	01	5338 HARDWOOD DR	0	2022R-02895		0	
s030	1	01-430-018-00	12/14/2022	$375,000	29,839	$291,995	01	190 BELLOWS LAKE R	0	2022R-05021		0	
No Sale													
No Sale													
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No Sale													
No Sale													
No Sale													

NOT WATER PLATS #2

HARDW, MAPLE, RDALE, SANF, WHITE, TWIN

Starting Stats	
Min:	9.32%
Max:	70.15%
Mean:	32.51%
Median:	29.13%
StDev:	14.34%
COD (median):	34.42%
COV (mean):	44.11%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	18.17%	
Max Land% Allowed:	43.47%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	34.33%	
Current year conclusion:	**30.09%**	*30.09%*

*^Manual Override^* *^ Calculated # ^*

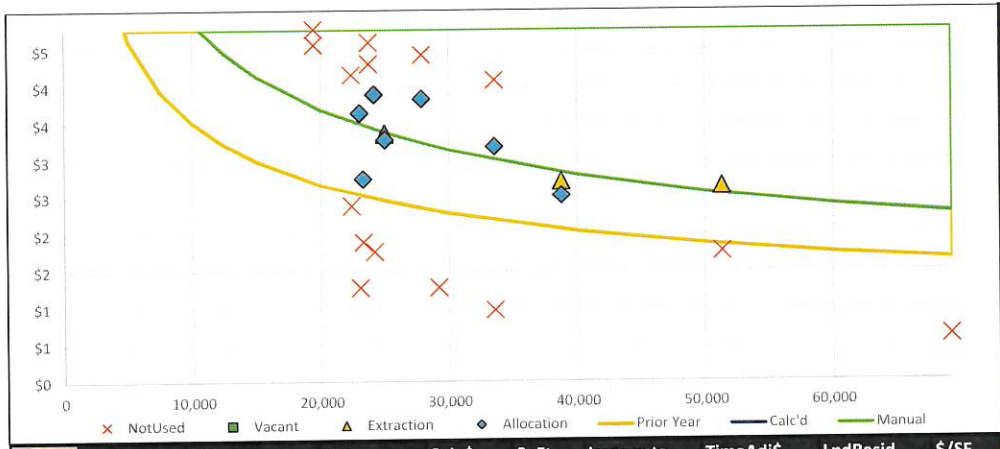
Stats After Removals	
Min:	22.13%
Max:	39.37%
Mean:	29.95%
Median:	28.84%
StDev:	5.32%
COD (median):	15.72%
COV (mean):	17.76%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
s003_E	1	Extraction	01-080-039-00	4/29/2024	$415,000	12,197	$292,925	$122,075	29.42%
s004_E	1	Extraction	01-080-040-00	7/5/2023	$363,000	12,327	$266,911	$96,089	26.47%
~~s006_E~~	~~0~~	~~Extraction~~	~~01-080-049-00~~	~~5/1/2024~~	~~$354,000~~	~~27,878~~	~~$187,860~~	~~$166,140~~	~~46.93%~~
~~s008_E~~	~~0~~	~~Extraction~~	~~01-130-032-00~~	~~8/16/2024~~	~~$400,000~~	~~8,712~~	~~$119,381~~	~~$280,619~~	~~70.15%~~
~~s009_E~~	~~0~~	~~Extraction~~	~~01-130-044-00~~	~~1/13/2023~~	~~$105,000~~	~~16,117~~	~~$95,212~~	~~$9,788~~	~~9.32%~~
s010_E	1	Extraction	01-130-044-10	6/2/2023	$234,500	12,632	$175,515	$58,985	25.15%
s011_E	1	Extraction	01-130-047-00	5/20/2022	$350,000	9,583	$253,616	$96,384	27.54%
s012_E	1	Extraction	01-130-054-00	5/18/2022	$76,000	21,344	$58,508	$17,492	23.02%
s013_E	1	Extraction	01-130-057-00	12/8/2022	$230,000	10,890	$170,958	$59,042	25.67%
s014_E	1	Extraction	01-130-063-00	4/28/2023	$310,000	8,276	$231,727	$78,273	25.25%
s016_E	1	Extraction	01-140-030-01	7/11/2024	$300,000	7,797	$188,560	$111,440	37.15%
~~s017_E~~	~~0~~	~~Extraction~~	~~01-140-037-00~~	~~3/24/2023~~	~~$255,000~~	~~9,017~~	~~$222,386~~	~~$32,614~~	~~12.79%~~
s018_E	1	Extraction	01-140-037-01	6/1/2023	$250,000	9,017	$168,596	$81,404	32.56%
~~s019_E~~	~~0~~	~~Extraction~~	~~01-140-052-10~~	~~9/21/2022~~	~~$210,000~~	~~10,019~~	~~$106,021~~	~~$103,979~~	~~49.51%~~
~~s020_E~~	~~0~~	~~Extraction~~	~~01-140-056-00~~	~~2/6/2023~~	~~$255,000~~	~~13,504~~	~~$211,060~~	~~$43,940~~	~~17.23%~~
~~s021_E~~	~~0~~	~~Extraction~~	~~01-180-008-00~~	~~12/29/2023~~	~~$360,000~~	~~37,244~~	~~$125,449~~	~~$234,551~~	~~65.15%~~
s022_E	1	Extraction	01-185-002-00	7/21/2023	$275,000	20,647	$189,914	$85,086	30.94%
s023_E	1	Extraction	01-185-004-00	2/21/2024	$257,000	21,954	$182,892	$74,108	28.84%
s024_E	1	Extraction	01-185-006-00	8/25/2023	$215,000	19,384	$136,427	$78,573	36.55%
s025_E	1	Extraction	01-185-013-00	3/25/2024	$318,900	18,774	$198,731	$120,169	37.68%
s026_E	1	Extraction	01-185-015-00	9/19/2023	$282,000	19,646	$207,621	$74,379	26.38%
s027_E	1	Extraction	01-190-085-00	3/28/2024	$316,000	33,977	$205,403	$110,597	35.00%
s029_E	1	Extraction	01-190-108-00	7/8/2022	$291,500	20,952	$176,750	$114,750	39.37%
s030_E	1	Extraction	01-430-018-00	12/14/2022	$375,000	29,839	$291,995	$83,005	22.13%

NOT WATER PLATS #2

HARDW, MAPLE, RDALE, SANF, WHITE, TWIN



y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	$6.10	$15,250	$8.48	$21,200	39.02%	$8.48	$21,200	39.02%
5,000	$4.64	$23,200	$6.44	$32,200	38.79%	$6.44	$32,200	38.79%
7,500	$3.95	$29,625	$5.48	$41,100	38.73%	$5.48	$41,100	38.73%
10,000	$3.53	$35,300	$4.88	$48,800	38.24%	$4.88	$48,800	38.24%
12,500	$3.23	$40,375	$4.47	$55,875	38.39%	$4.47	$55,875	38.39%
15,000	$3.01	$45,150	$4.15	$62,250	37.87%	$4.15	$62,250	37.87%
20,000	$2.68	$53,600	$3.70	$74,000	38.06%	$3.70	$74,000	38.06%
25,000	$2.46	$61,500	$3.39	$84,750	37.80%	$3.39	$84,750	37.80%
30,000	$2.29	$68,700	$3.15	$94,500	37.55%	$3.15	$94,500	37.55%
40,000	$2.04	$81,600	$2.81	$112,400	37.75%	$2.81	$112,400	37.75%
50,000	$1.87	$93,500	$2.57	$128,500	37.43%	$2.57	$128,500	37.43%
60,000	$1.74	$104,400	$2.39	$143,400	37.36%	$2.39	$143,400	37.36%
87,120	$1.50	$130,680	$2.06	$179,467	37.33%	$2.06	$179,467	37.33%
130,680	$1.28	$167,270	$1.75	$228,690	36.72%	$1.75	$228,690	36.72%
174,240	$1.14	$198,634	$1.56	$271,814	36.84%	$1.56	$271,814	36.84%
217,800	$1.05	$228,690	$1.43	$311,454	36.19%	$1.43	$311,454	36.19%
435,600	$0.80	$348,480	$1.08	$470,448	35.00%	$1.08	$470,448	35.00%
653,400	$0.68	$444,312	$0.92	$601,128	35.29%	$0.92	$601,128	35.29%
871,200	$0.61	$531,432	$0.82	$714,384	34.43%	$0.82	$714,384	34.43%
1,089,000	$0.55	$598,950	$0.75	$816,750	36.36%	$0.75	$816,750	36.36%
	A= 133.76	B= -0.3947	A&B:	191.88	-0.3986	A&B:	191.88	-0.3986

Refresh Data <-- Button

Set X and Y maximums for chart for zoom control

X Max: 69,217 (1 to 69,217) Y Max: $4.79 ($1 to $4.79)

Land Allocation %: 30.58% Calculated Allocation %: 30.58%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Vacant~~	~~01-160-025-00~~	~~12/22/2022~~	~~$42,000~~	~~69,217~~	~~$0~~	~~$42,000~~	~~$42,000~~	~~$0.61~~
0	Vacant	01-472-006-00	8/12/2024	$32,600	33,541	$0	$32,600	$32,600	$0.97
0	Vacant	01-472-011-00	5/20/2024	$37,500	29,185	$0	$37,500	$37,500	$1.28
0	Extraction	01-170-034-00	8/23/2023	$275,000	23,043	$245,467	$275,000	$29,533	$1.28
0	Allocation	01-160-028-00	2/21/2023	$295,000	51,314	$159,230	$295,000	$90,211	$1.76
0	Extraction	01-170-015-00	5/15/2024	$308,500	24,176	$265,638	$308,500	$42,862	$1.77
0	Extraction	01-170-031-00	11/4/2022	$210,000	23,305	$165,653	$210,000	$44,347	$1.90
0	Extraction	01-170-016-00	8/17/2023	$305,000	22,390	$251,404	$305,000	$53,596	$2.39
1	Allocation	01-160-037-00	7/21/2022	$320,000	38,768	$214,444	$320,000	$97,856	$2.52
1	Extraction	01-160-028-00	2/21/2023	$295,000	51,314	$159,230	$295,000	$135,770	$2.65
1	Extraction	01-160-037-00	7/21/2022	$320,000	38,768	$214,444	$320,000	$105,556	$2.72
1	Allocation	01-170-031-00	11/4/2022	$210,000	23,305	$165,653	$210,000	$64,218	$2.76
1	Allocation	01-160-039-00	4/7/2022	$350,000	33,541	$212,824	$350,000	$107,030	$3.19
1	Allocation	01-160-032-00	5/16/2022	$268,900	25,003	$184,659	$268,900	$82,230	$3.29
1	Extraction	01-160-032-00	5/16/2022	$268,900	25,003	$184,659	$268,900	$84,241	$3.37
1	Allocation	01-170-034-00	8/23/2023	$275,000	23,043	$245,467	$275,000	$84,095	$3.65
1	Allocation	01-160-049-00	8/20/2024	$350,000	27,878	$226,169	$350,000	$107,030	$3.84
1	Allocation	01-170-015-00	5/15/2024	$308,500	24,176	$265,638	$308,500	$94,339	$3.90
0	Extraction	01-160-039-00	4/7/2022	$350,000	33,541	$212,824	$350,000	$137,176	$4.09
0	Allocation	01-170-016-00	8/17/2023	$305,000	22,390	$251,404	$305,000	$93,269	$4.17
0	Allocation	01-170-057-00	7/12/2024	$335,000	23,740	$225,594	$335,000	$102,443	$4.32
0	Extraction	01-160-049-00	8/20/2024	$350,000	27,878	$226,169	$350,000	$123,831	$4.44
0	Extraction	01-170-071-51	4/29/2022	$305,000	19,471	$215,901	$305,000	$89,099	$4.58
0	Extraction	01-170-057-00	7/12/2024	$335,000	23,740	$225,594	$335,000	$109,406	$4.61
~~0~~	~~Allocation~~	~~01-170-071-51~~	~~4/29/2022~~	~~$305,000~~	~~19,471~~	~~$215,901~~	~~$305,000~~	~~$93,269~~	~~$4.79~~

NOT WATER PLATS #3

JERI, LAAIR, SAM #1, SUNNY, WOOD

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	0	01-160-025-00	12/22/2022	$42,000	69,217	$0	00	SAMARA TRL	0	2023-00127		0	
s002	1	01-160-028-00	2/21/2023	$295,000	51,314	$159,230	10	20030 SAMARA TRL	0	2023-00569		0	
s003	1	01-160-032-00	5/16/2022	$268,900	25,003	$184,659	11	8861 LAKE ANN RD	0	2022R-02190		0	
s004	1	01-160-037-00	7/21/2022	$320,000	38,768	$214,444	11	8969 LAKE ANN RD	0	2022R-03091		0	
s005	1	01-160-039-00	4/7/2022	$350,000	33,541	$212,824	01	20053 CEDAR RUN RD	0	2022R-01863		0	
s006	1	01-160-049-00	8/20/2024	$350,000	27,878	$226,169	01	8834 RED PINE DR	0	2024-02788		0	
s007	1	01-170-015-00	5/15/2024	$308,500	24,176	$265,638	01	8 NORTH REYNOLDS	0	2024-01601		0	
s008	1	01-170-016-00	8/17/2023	$305,000	22,390	$251,404	00	0 NORTH REYNOLDS	0	2023-02723		0	
s009	1	01-170-031-00	11/4/2022	$210,000	23,305	$165,653	01	6299 SUNSET DR	0	2022R-04839		0	
s010	1	01-170-034-00	8/23/2023	$275,000	23,043	$245,467	01	6331 SUNSET DR	0	2023-02776		0	
s011	1	01-170-057-00	7/12/2024	$335,000	23,740	$225,594	00	6246 SUNSET DR	0	2024-02250		0	
s012	1	01-170-071-51	4/29/2022	$305,000	19,471	$215,901	00	2 NORTH REYNOLDS	0	2022R-02122		0	
s013	0	01-472-006-00	8/12/2024	$32,600	33,541	$0	00	KADI LN	0	2024-02814		0	
s014	0	01-472-011-00	5/20/2024	$37,500	29,185	$0	00	18385 KADI LN (PVT)	0	2024-01640		0	
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NOT W TER PLATS #3

JERI, LAAI #1, SUNNY, WOOD

Starting Stats	
Min:	10.74%
Max:	46.02%
Mean:	28.19%
Median:	31.33%
StDev:	11.03%
COD (median):	27.19%
COV (mean):	39.13%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	17.16%	
Max Land% Allowed:	42.36%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	28.76%	
Current year conclusion:	**30.58%**	*30.58%*

*^Manual Override^* *^ Calculated # ^*

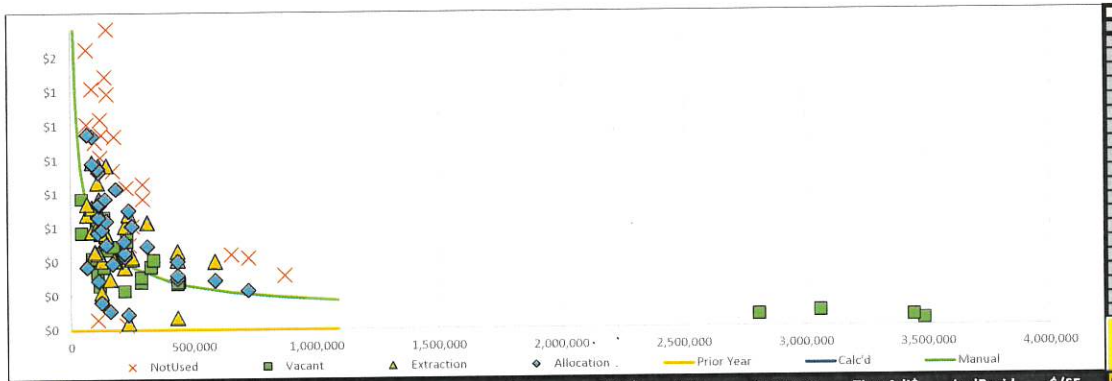
Stats After Removals	
Min:	17.57%
Max:	39.19%
Mean:	29.93%
Median:	32.00%
StDev:	6.76%
COD (median):	16.01%
COV (mean):	22.59%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
~~s002_E~~	~~0~~	~~Extraction~~	~~01-160-028-00~~	~~2/21/2023~~	~~$295,000~~	~~51,314~~	~~$159,230~~	~~$135,770~~	~~46.02%~~
s003_E	1	Extraction	01-160-032-00	5/16/2022	$268,900	25,003	$184,659	$84,241	31.33%
s004_E	1	Extraction	01-160-037-00	7/21/2022	$320,000	38,768	$214,444	$105,556	32.99%
s005_E	1	Extraction	01-160-039-00	4/7/2022	$350,000	33,541	$212,824	$137,176	39.19%
s006_E	1	Extraction	01-160-049-00	8/20/2024	$350,000	27,878	$226,169	$123,831	35.38%
~~s007_E~~	~~0~~	~~Extraction~~	~~01-170-015-00~~	~~5/15/2024~~	~~$308,500~~	~~24,176~~	~~$265,638~~	~~$42,862~~	~~13.89%~~
s008_E	1	Extraction	01-170-016-00	8/17/2023	$305,000	22,390	$251,404	$53,596	17.57%
s009_E	1	Extraction	01-170-031-00	11/4/2022	$210,000	23,305	$165,653	$44,347	21.12%
~~s010_E~~	~~0~~	~~Extraction~~	~~01-170-034-00~~	~~8/23/2023~~	~~$275,000~~	~~23,043~~	~~$245,467~~	~~$29,533~~	~~10.74%~~
s011_E	1	Extraction	01-170-057-00	7/12/2024	$335,000	23,740	$225,594	$109,406	32.66%
s012_E	1	Extraction	01-170-071-51	4/29/2022	$305,000	19,471	$215,901	$89,099	29.21%

NOT WATER PLATS #3

JERI, LAAIR, SAM #1, SUNNY, WOOD



v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	Unused	Unused	$4.22	$10,550	Unused	$4.22	$10,550	Unused
5,000	Unused	Unused	$2.92	$14,600	Unused	$2.92	$14,600	Unused
7,500	Unused	Unused	$2.35	$17,625	Unused	$2.35	$17,625	Unused
10,000	Unused	Unused	$2.02	$20,200	Unused	$2.02	$20,200	Unused
12,500	Unused	Unused	$1.79	$22,375	Unused	$1.79	$22,375	Unused
15,000	Unused	Unused	$1.62	$24,300	Unused	$1.62	$24,300	Unused
20,000	Unused	Unused	$1.39	$27,800	Unused	$1.39	$27,800	Unused
25,000	Unused	Unused	$1.24	$31,000	Unused	$1.24	$31,000	Unused
30,000	Unused	Unused	$1.12	$33,600	Unused	$1.12	$33,600	Unused
40,000	Unused	Unused	$0.96	$38,400	Unused	$0.96	$38,400	Unused
50,000	Unused	Unused	$0.86	$43,000	Unused	$0.86	$43,000	Unused
60,000	Unused	Unused	$0.78	$46,800	Unused	$0.78	$46,800	Unused
87,120	Unused	Unused	$0.64	$55,757	Unused	$0.64	$55,757	Unused
130,680	Unused	Unused	$0.51	$66,647	Unused	$0.51	$66,647	Unused
174,240	Unused	Unused	$0.44	$76,666	Unused	$0.44	$76,666	Unused
217,800	Unused	Unused	$0.39	$84,942	Unused	$0.39	$84,942	Unused
435,600	Unused	Unused	$0.27	$117,612	Unused	$0.27	$117,612	Unused
653,400	Unused	Unused	$0.22	$143,748	Unused	$0.22	$143,748	Unused
871,200	Unused	Unused	$0.19	$165,528	Unused	$0.19	$165,528	Unused
1,089,000	Unused	Unused	$0.17	$185,130	Unused	$0.17	$185,130	Unused
	A= 0	B= 0	A&B:	271.19	-0.5322	A&B:	271.19	-0.5322

Refresh Data <-- Button

Set X and Y maximums for chart for zoom control

X Max: 4,000,000 (1 to 5,445,000) Y Max: $1.77 ($1 to $1.77)

Land Allocation %: 31.63% Calculated Allocation %: 31.63%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Extraction~~	~~01-017-017-20~~	~~5/22/2023~~	~~$105,000~~	~~113,692~~	~~$183,958~~	~~$105,000~~	~~-$78,958~~	~~($0.69)~~
0	Extraction	01-005-001-00	12/14/2023	$70,000	235,660	$143,547	$70,000	-$73,547	($0.31)
0	Extraction	01-024-008-05	9/28/2022	$360,000	217,800	$402,927	$360,000	-$42,927	($0.20)
0	Extraction	01-001-013-10	3/21/2024	$20,000	108,900	$36,031	$20,000	-$16,031	($0.15)
0	Extraction	01-024-004-70	7/6/2022	$599,000	225,641	$593,002	$599,000	$5,998	$0.03
1	Vacant	07-108-017-00	3/30/2023	$150,000	3,484,800	$0	$150,000	$150,000	$0.04
0	Vacant	01-000-000-00	2/3/2023	$224,000	5,227,200	$0	$224,000	$224,000	$0.04
1	Extraction	01-018-004-35	7/12/2022	$375,000	236,095	$364,842	$375,000	$10,158	$0.04
1	Vacant	04-003-425-01	7/27/2022	$200,000	3,441,240	$0	$200,000	$200,000	$0.06
0	Allocation	01-001-013-10	3/21/2024	$20,000	108,900	$36,031	$20,000	$6,326	$0.06
1	Vacant	51-12-021-300-01	4/20/2023	$185,000	2,807,442	$0	$185,000	$185,000	$0.07
1	Extraction	01-011-002-20	9/1/2022	$439,000	435,600	$409,447	$439,000	$29,553	$0.07
1	Vacant	01-017-006-00, 01-017-003-00, 01-017-004-00	6/17/2024	$459,000	5,445,000	$0	$459,000	$459,000	$0.08
1	Vacant	10-11-017-008-02	4/14/2022	$273,333	3,059,219	$0	$273,333	$273,333	$0.09
1	Allocation	01-005-001-00	12/14/2023	$70,000	235,660	$143,547	$70,000	$22,141	$0.09
1	Allocation	01-022-013-00	5/18/2023	$55,000	160,736	$6,482	$55,000	$17,397	$0.11
1	Vacant	11-019-002-00	3/3/2023	$525,000	4,072,860	$0	$525,000	$525,000	$0.13
1	Allocation	01-012-002-30	5/20/2024	$65,000	125,888	$36,687	$65,000	$20,560	$0.16
1	Extraction	01-012-002-30	5/20/2024	$65,000	125,888	$36,687	$65,000	$28,313	$0.22
1	Vacant	01-010-024-00	9/1/2022	$50,000	218,671	$0	$50,000	$50,000	$0.23
1	Allocation	01-020-005-20	10/30/2023	$516,000	723,096	$210,396	$516,000	$163,211	$0.23
1	Vacant	01-016-012-11	4/28/2022	$31,000	118,483	$0	$31,000	$31,000	$0.26
1	Vacant	01-030-005-00	8/29/2022	$119,355	435,600	$0	$119,355	$119,355	$0.27
1	Vacant	01-009-005-00	8/31/2022	$79,900	287,496	$0	$79,900	$79,900	$0.28
1	Vacant	01-016-005-00	2/16/2023	$125,000	441,263	$0	$125,000	$125,000	$0.28
1	Vacant	01-030-004-00	8/29/2022	$120,000	435,600	$0	$120,000	$120,000	$0.28
1	Allocation	01-005-001-20	12/23/2022	$540,000	588,060	$302,527	$540,000	$170,802	$0.29
1	Allocation	01-017-017-20	5/22/2023	$105,000	113,692	$183,958	$105,000	$33,212	$0.29
1	Extraction	01-022-013-00	5/18/2023	$55,000	160,736	$6,482	$55,000	$48,518	$0.30
1	Allocation	01-001-010-01	6/17/2022	$408,111	435,600	$230,176	$408,111	$129,086	$0.30
1	Vacant	01-009-005-00	11/17/2023	$89,000	287,496	$0	$89,000	$89,000	$0.31
0	Vacant	01-028-006-10	1/11/2024	$280,000	871,200	$0	$280,000	$280,000	$0.32
1	Allocation	01-011-002-20	9/1/2022	$439,000	435,600	$409,447	$439,000	$138,856	$0.32
1	Vacant	01-016-012-12	5/5/2022	$37,100	109,336	$0	$37,100	$37,100	$0.34
1	Vacant	01-002-005-71	5/11/2023	$50,000	135,036	$0	$50,000	$50,000	$0.37
1	Vacant	01-011-009-20	4/24/2024	$120,000	327,571	$0	$120,000	$120,000	$0.37
1	Vacant	01-011-009-21	3/26/2024	$120,000	327,136	$0	$120,000	$120,000	$0.37
1	Extraction	01-022-024-40	5/24/2022	$315,000	219,542	$234,312	$315,000	$80,688	$0.37
1	Allocation	01-022-015-00	9/7/2023	$79,000	67,518	$28,998	$79,000	$24,988	$0.37
1	Allocation	01-017-005-30	5/30/2023	$210,000	171,626	$48,274	$210,000	$66,423	$0.39
1	Extraction	01-005-001-20	12/23/2022	$540,000	588,060	$302,527	$540,000	$237,473	$0.40
1	Allocation	01-011-002-10	4/28/2023	$545,000	435,600	$343,703	$545,000	$172,384	$0.40
1	Vacant	01-001-004-20	10/24/2023	$137,000	337,154	$0	$137,000	$137,000	$0.41
1	Vacant	01-016-012-14	2/21/2024	$40,500	98,881	$0	$40,500	$40,500	$0.41
1	Vacant	01-029-004-10	8/8/2023	$40,000	98,446	$0	$40,000	$40,000	$0.41
1	Extraction	01-001-010-01	6/17/2022	$408,111	435,600	$230,176	$408,111	$177,935	$0.41
1	Extraction	01-002-003-32	4/25/2023	$240,000	128,502	$187,290	$240,000	$52,710	$0.41
1	Extraction	01-016-012-10	7/17/2023	$480,000	183,823	$404,224	$480,000	$75,776	$0.41
1	Extraction	01-024-004-30	11/20/2023	$639,000	177,289	$567,097	$639,000	$71,903	$0.41
1	Vacant	01-002-002-08	2/16/2023	$37,500	88,427	$0	$37,500	$37,500	$0.42
1	Extraction	01-017-009-00	3/17/2023	$477,500	249,163	$373,977	$477,500	$103,523	$0.42
0	Extraction	01-020-005-20	10/30/2023	$516,000	723,096	$210,396	$516,000	$305,604	$0.42
1	Extraction	01-017-009-00	7/27/2022	$480,000	249,163	$373,977	$480,000	$106,023	$0.43
1	Allocation	01-011-008-91	7/9/2024	$300,000	220,414	$164,493	$300,000	$94,890	$0.43
0	Vacant	01-005-005-34	1/5/2024	$290,000	653,400	$82,981	$290,000	$290,000	$0.44

ACREAGES

BZ5+A, SMALL, LKANN, BZ+40, PEARL, BC-5A, LAVIL

1	Extraction	01-017-017-20	7/23/2024	$239,000	113,692	$188,066	$239,000	$50,934	$0.45
1	Allocation	01-022-024-40	5/24/2022	$315,000	219,542	$234,312	$315,000	$99,635	$0.45
1	Extraction	01-011-002-10	4/28/2023	$545,000	435,600	$343,703	$545,000	$201,297	$0.46
1	Extraction	01-029-003-10	8/9/2024	$350,000	99,317	$304,630	$350,000	$45,370	$0.46
1	Vacant	01-002-005-10	5/9/2024	$70,000	149,846	$0	$70,000	$70,000	$0.47
1	Vacant	01-002-002-38	5/30/2024	$85,000	174,240	$0	$85,000	$85,000	$0.49
1	Allocation	01-005-001-60	11/20/2023	$480,000	311,890	$284,247	$480,000	$151,824	$0.49
1	Allocation	01-011-001-20	4/15/2022	$231,000	145,490	$149,446	$231,000	$73,065	$0.50
0	Allocation	01-018-004-35	7/12/2022	$375,000	236,095	$364,842	$375,000	$118,613	$0.50
1	Vacant	01-017-009-30	7/12/2024	$118,000	227,819	$0	$118,000	$118,000	$0.52
1	Allocation	01-024-008-05	9/28/2022	$360,000	217,800	$402,927	$360,000	$113,868	$0.52
1	Extraction	01-011-001-20	4/15/2022	$231,000	145,490	$149,446	$231,000	$81,554	$0.56
1	Vacant	01-014-011-16	11/8/2023	$25,000	43,996	$0	$25,000	$25,000	$0.57
1	Vacant	01-017-009-40	8/14/2024	$130,000	227,819	$0	$130,000	$130,000	$0.57
1	Extraction	01-024-012-00	9/1/2023	$455,000	125,453	$383,681	$455,000	$71,319	$0.57
1	Allocation	01-029-004-01	3/3/2023	$200,000	110,642	$121,031	$200,000	$63,260	$0.57
1	Extraction	01-010-023-20	8/3/2022	$390,000	87,120	$339,116	$390,000	$50,884	$0.58
1	Allocation	01-002-003-32	4/25/2023	$240,000	128,502	$187,290	$240,000	$75,912	$0.59
1	Extraction	01-011-008-91	7/9/2024	$300,000	220,414	$164,493	$300,000	$135,507	$0.61
0	Allocation	01-017-009-00	7/27/2022	$480,000	249,163	$373,977	$480,000	$151,824	$0.61
1	Allocation	01-017-009-00	3/17/2023	$477,500	249,163	$373,977	$477,500	$151,033	$0.61
1	Vacant	01-005-020-04	5/19/2023	$64,900	104,980	$0	$64,900	$64,900	$0.62
1	Extraction	01-005-001-60	11/20/2023	$480,000	311,890	$284,247	$480,000	$195,753	$0.63
1	Extraction	01-017-001-50	12/8/2023	$265,000	115,434	$192,834	$265,000	$72,166	$0.63
1	Vacant	01-005-020-00	6/23/2022	$70,000	108,900	$0	$70,000	$70,000	$0.64
1	Allocation	01-011-001-20	2/26/2024	$295,000	145,490	$153,765	$295,000	$93,309	$0.64
1	Vacant	01-002-005-71	7/10/2024	$89,000	135,036	$0	$89,000	$89,000	$0.66
1	Allocation	01-017-017-20	7/23/2024	$239,000	113,692	$188,066	$239,000	$75,596	$0.66
1	Extraction	01-022-014-00	11/23/2022	$245,000	67,518	$199,334	$245,000	$45,666	$0.68
1	Extraction	01-018-004-35	7/17/2023	$525,000	236,095	$364,842	$525,000	$160,158	$0.68
1	Allocation	01-018-004-35	7/17/2023	$525,000	236,095	$364,842	$525,000	$166,058	$0.70
1	Extraction	01-029-004-01	3/3/2023	$200,000	110,642	$121,031	$200,000	$78,969	$0.71
1	Extraction	01-465-002-00	4/27/2023	$313,000	87,120	$250,681	$313,000	$62,319	$0.72
1	Allocation	01-017-001-50	12/8/2023	$265,000	115,434	$192,834	$265,000	$83,820	$0.73
1	Extraction	01-022-015-00	9/7/2023	$79,000	67,518	$28,998	$79,000	$50,002	$0.74
1	Allocation	01-029-004-20	1/15/2024	$271,017	115,870	$181,717	$271,017	$85,723	$0.74
1	Vacant	01-014-011-11	8/9/2024	$34,000	43,996	$0	$34,000	$34,000	$0.77
0	Extraction	01-003-007-01	5/31/2024	$795,000	292,723	$568,828	$795,000	$226,172	$0.77
1	Extraction	01-029-004-20	1/15/2024	$271,017	115,870	$181,717	$271,017	$89,300	$0.77
1	Allocation	01-002-017-00	7/15/2022	$340,000	139,828	$131,708	$340,000	$107,542	$0.77
1	Allocation	01-016-012-10	7/17/2023	$480,000	183,823	$404,224	$480,000	$151,824	$0.83
0	Allocation	01-024-004-70	7/6/2022	$599,000	225,641	$593,002	$599,000	$189,464	$0.84
0	Allocation	01-003-007-01	5/31/2024	$795,000	292,723	$568,828	$795,000	$251,459	$0.86
1	Extraction	01-003-020-42	2/20/2023	$328,000	108,900	$233,586	$328,000	$94,414	$0.87
1	Allocation	01-017-017-30	6/2/2022	$335,000	113,692	$225,136	$335,000	$105,961	$0.93
0	Extraction	01-017-005-30	5/30/2023	$210,000	171,626	$48,274	$210,000	$161,726	$0.94
1	Allocation	01-003-020-42	2/20/2023	$328,000	108,900	$233,586	$328,000	$103,746	$0.95
1	Extraction	01-011-001-20	2/26/2024	$295,000	145,490	$153,765	$295,000	$141,235	$0.97
1	Extraction	01-017-017-30	6/2/2022	$335,000	113,692	$225,136	$335,000	$109,864	$0.97
1	Allocation	01-002-018-41	3/9/2023	$270,000	87,120	$183,484	$270,000	$85,401	$0.98
1	Extraction	01-002-018-41	3/9/2023	$270,000	87,120	$183,484	$270,000	$86,516	$0.99
0	Allocation	01-014-003-11	11/29/2022	$390,000	121,097	$239,275	$390,000	$123,357	$1.02
0	Allocation	01-029-003-10	8/9/2024	$350,000	99,317	$304,630	$350,000	$110,705	$1.11
0	Allocation	01-024-004-30	11/20/2023	$639,000	177,289	$567,097	$639,000	$202,116	$1.14
1	Allocation	01-465-002-00	4/27/2023	$313,000	87,120	$250,681	$313,000	$99,002	$1.14
1	Allocation	01-022-014-00	11/23/2022	$245,000	67,518	$199,334	$245,000	$77,494	$1.15
0	Allocation	01-024-012-00	9/1/2023	$455,000	125,453	$383,681	$455,000	$143,917	$1.15
0	Allocation	01-015-024-00	9/23/2022	$250,000	65,340	$142,411	$250,000	$79,075	$1.21
0	Extraction	01-014-003-11	11/29/2022	$390,000	121,097	$239,275	$390,000	$150,725	$1.24
~~0~~	~~Allocation~~	~~01-011-001-31~~	~~9/14/2023~~	~~$650,000~~	~~148,104~~	~~$288,224~~	~~$650,000~~	~~$205,595~~	~~$1.39~~
0	Allocation	01-010-023-20	8/3/2022	$390,000	87,120	$339,116	$390,000	$123,357	$1.42
~~0~~	~~Extraction~~	~~01-002-017-00~~	~~7/15/2022~~	~~$340,000~~	~~139,828~~	~~$131,708~~	~~$340,000~~	~~$208,292~~	~~$1.49~~
~~0~~	~~Extraction~~	~~01-015-024-00~~	~~9/23/2022~~	~~$250,000~~	~~65,340~~	~~$142,411~~	~~$250,000~~	~~$107,589~~	~~$1.65~~
~~0~~	~~Extraction~~	~~01-011-001-31~~	~~9/14/2023~~	~~$650,000~~	~~148,104~~	~~$288,224~~	~~$650,000~~	~~$261,776~~	~~$1.77~~

ACREAGES

BZ5+A, SMALL, LKANN, BZ+40, PEARL, BC-5A, LAVIL, MAPLE

Calculated From Analysis

Enter A & B		SqFt	Acres	$/sf	$/ac	Concluded $
A:	271.19	43,560	1.000	0.92	$40,075	$40,075
B:	-0.5322	65,340	1.500	0.74	$32,234	$48,352
		87,120	2.000	0.64	$27,878	$55,757
		108,900	2.500	0.57	$24,829	$62,073
		130,680	3.000	0.51	$22,216	$66,647
		174,240	4.000	0.44	$19,166	$76,666
		217,800	5.000	0.39	$16,988	$84,942
		304,920	7.000	0.33	$14,375	$100,624
		435,600	10.000	0.27	$11,761	$117,612
		653,400	15.000	0.22	$9,583	$143,748
		871,200	20.000	0.19	$8,276	$165,528
		1,089,000	25.000	0.17	$7,405	$185,130
		1,306,800	30.000	0.15	$6,534	$196,020
		1,742,400	40.000	0.13	$5,663	$226,512
		2,178,000	50.000	0.11	$4,792	$239,580
		4,356,000	100.000	0.08	$3,485	$348,480

Used (Concluded Land Value)

Enter A & B		SqFt	Acres	$/sf	$/ac	Concluded $
A:	271.19	43,560	1.000	0.92	$40,075	$40,075
B:	-0.5322	65,340	1.500	0.74	$32,234	$48,352
		87,120	2.000	0.64	$27,878	$55,757
		108,900	2.500	0.57	$24,829	$62,073
		130,680	3.000	0.51	$22,216	$66,647
		174,240	4.000	0.44	$19,166	$76,666
		217,800	5.000	0.39	$16,988	$84,942
		304,920	7.000	0.33	$14,375	$100,624
		435,600	10.000	0.27	$11,761	$117,612
		653,400	15.000	0.22	$9,583	$143,748
		871,200	20.000	0.19	$8,276	$165,528
		1,089,000	25.000	0.17	$7,405	$185,130
		1,306,800	30.000	0.15	$6,534	$196,020
		1,742,400	40.000	0.13	$5,663	$226,512
		2,178,000	50.000	0.11	$4,792	$239,580
		4,356,000	100.000	0.08	$3,485	$348,480

ACREAGES

BZ5+A, SMALL, LKANN, BZ+40, PEARL, BC-5A, LAVIL, MAPLE

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	0	01-001-004-20	10/24/2023	$137,000	337,154	$0	01	20047 DAVIS LAKE RD	0	2023-03634		0	
s002	1	01-001-010-01	6/17/2022	$408,111	435,600	$230,176	11	20364 CEDAR RUN RD	0	2022R-02666		0	
s003	1	01-003-007-01	5/31/2024	$795,000	292,723	$568,828	00	481 INDIAN SPRINGS	0	2024-01869		0	
s004	1	01-005-001-00	12/14/2023	$70,000	235,660	$143,547	11	16985 PETTENGILL RD	0	2023-04181		0	
s005	1	01-005-001-20	12/23/2022	$540,000	588,060	$302,527	11	16609 PETTENGILL RD	0	2022R-05145		0	
s006	1	01-005-001-60	11/20/2023	$480,000	311,890	$284,247	11	16829 PETTENGILL RD	0	2023-03953		0	
s007	0	01-005-005-34	1/5/2024	$290,000	653,400	$82,981	00	HARLEY LN	0	2024-00114		01-005-005-33	
s008	0	01-009-005-00	8/31/2022	$79,900	287,496	$0	01	FOWLER RD	0	2022R-04229		0	
s009	0	01-009-005-00	11/17/2023	$89,000	287,496	$0	01	FOWLER RD	0	2023-03904		0	
s010	0	01-010-024-00	9/1/2022	$50,000	218,671	$0	01	3053 GREEN BRIAR RD	0	2022R-03919		0	
s011	1	01-011-002-10	4/28/2023	$545,000	435,600	$343,703	11	8610 LAKE ANN RD	0	2023-01517		0	
s012	1	01-001-013-10	3/21/2024	$20,000	108,900	$36,031	00	9450 CLAY RD	0	2024-007700		0	
s013	0	01-002-002-08	2/16/2023	$37,500	88,427	$0	100	ARADISE RIDGE TRAI	0	2023-00611		0	
s014	0	01-002-002-38	5/30/2024	$85,000	174,240	$0	01	ARADISE RIDGE TRAI	0	2024-01737		0	
s015	1	01-002-003-32	4/25/2023	$240,000	128,502	$187,290	11	19405 DAVIS LAKE RD	0	2023-01393		0	
s016	0	01-002-005-10	5/9/2024	$70,000	149,846	$0	01	5 PARADISE RIDGE T	0	2024-01489		0	
s017	0	01-002-005-71	5/11/2023	$50,000	135,036	$0	01	PARADISE RIDGE TRL	0	2023-01545		0	
s018	0	01-002-005-71	7/10/2024	$89,000	135,036	$0	01	PARADISE RIDGE TRL	0	2024-02426		0	
s019	1	01-002-017-00	7/15/2022	$340,000	139,828	$131,708	01	19430 CEDAR RUN RD	0	2022R-03004		0	
s020	1	01-002-018-41	3/9/2023	$270,000	87,120	$183,484	11	9392 LAKE ANN RD	0	2023-00698		0	
s021	1	01-003-020-42	2/20/2023	$328,000	108,900	$233,586	11	090 HELEN WHITE D	0	2023-00575		0	
s022	0	01-005-020-00	6/23/2022	$70,000	108,900	$0	01	WAGNER RD	0	2022R-03017		0	
s023	0	01-005-020-04	5/19/2023	$64,900	104,980	$0	01	WAGNER RD	0	2023-01647		0	
s024	1	01-010-023-20	8/3/2022	$390,000	87,120	$339,116	10	18230 FOWLER RD	0	2022R-03393		0	
s025	1	01-011-001-20	4/15/2022	$231,000	145,490	$149,446	11	8930 LAKE ANN RD	0	2022R-01871		0	
s026	1	01-011-001-20	2/26/2024	$295,000	145,490	$153,765	11	8930 LAKE ANN RD	0	2024-00674		0	
s027	1	01-011-001-31	9/14/2023	$650,000	148,104	$388,224	00	19884 ARTHURS WAY	0	2023-03061		0	
s028	1	01-012-002-30	5/20/2024	$65,000	125,888	$36,687	11	792 JOEL'S LANE (PV	0	2024-01622		0	
s029	1	01-014-003-11	11/29/2022	$390,000	121,097	$239,275	00	7586 LAKE ANN RD	0	2022R-04878		0	
s030	0	01-014-011-11	8/9/2024	$34,000	43,996	$0	01	TIGER DR	0	2024-02826		0	
s031	0	01-014-011-16	11/8/2023	$25,000	43,996	$0	01	TIGER DR	0	2023-04036		0	
s032	1	01-015-024-00	9/23/2022	$250,000	65,340	$142,411	00	0 NORTH REYNOLDS	0	2022R-03996		0	
s033	1	01-016-012-10	7/17/2023	$480,000	183,823	$404,224	11	038 SUGAR PINE LAN	0	2023-02371		0	
s034	0	01-016-012-11	4/28/2022	$31,000	118,483	$0	01	ALMIRA RD	0	2022R-01899		0	
s035	0	01-016-012-12	5/5/2022	$37,100	109,336	$0	01	ALMIRA RD	0	2022R-02012		0	
s036	0	01-016-012-14	2/21/2024	$40,500	98,881	$0	01	SUGARPINE LANE	0	2024-00529		0	
s037	1	01-017-001-50	12/8/2023	$265,000	115,434	$192,834	11	7817 NEEDMORE DR	0	2023-04078		0	
s038	1	01-017-005-30	5/30/2023	$210,000	171,626	$48,274	01	7872 HUNT CLUB RD	0	2023-01926		0	
s039	1	01-017-017-20	5/22/2023	$105,000	113,692	$183,958	11	170 MAPLE CITY HW	0	202-01640		0	
s040	1	01-017-017-20	7/23/2024	$239,000	113,692	$188,066	11	170 MAPLE CITY HW	0	2024-02310		0	
s041	1	01-017-017-30	6/2/2022	$335,000	113,692	$225,136	11	222 MAPLE CITY HW	0	2022R-02628		0	
s042	1	01-022-013-00	5/18/2023	$55,000	160,736	$6,482	11	6835 OLE WHITE DR	0	2023-01640		0	
s043	1	01-022-014-00	11/23/2022	$245,000	67,518	$199,334	11	6911 OLE WHITE DR	0	2022R-04809		0	

ACREAGES

BZ5+A, SMALL, LKANN, BZ+40, PEARL, BC-5A, LAVIL, MAPLE

s044	1	01-022-015-00	9/7/2023	$79,000	67,518	$28,998	11	6941 OLE WHITE DR	0	2023-03036		0	
s045	1	01-024-004-30	11/20/2023	$639,000	177,289	$567,097	10	812 WALDEN WOOD	0	2023-03899		0	
s046	1	01-024-012-00	9/1/2023	$455,000	125,453	$383,681	10	20403 MAPLE ST	0	2023-03040		0	
s047	1	01-029-003-10	8/9/2024	$350,000	99,317	$304,630	10	966 MAPLE CITY HW	0	2024-02626		0	
s048	1	01-029-004-01	3/3/2023	$200,000	110,642	$121,031	11	5625 PRATT RD	0	2023-00711		0	
s049	0	01-029-004-10	8/8/2023	$40,000	98,446	$0	01	MAPLE CITY HWY	0	2023-02646		0	
s050	1	01-029-004-20	1/15/2024	$271,017	115,870	$181,717	11	626 MAPLE CITY HW	0	2024-00349		0	
s051	1	01-465-002-00	4/27/2023	$313,000	87,120	$250,681	11	0 NORTH REYNOLDS	0	2023-01470		0	
s052	1	01-011-002-20	9/1/2022	$439,000	435,600	$409,447	11	8558 LAKE ANN RD	0	2022R-04000		0	
s053	1	01-011-008-91	7/9/2024	$300,000	220,414	$164,493	11	660 WILDERNESS TR	0	2024-02275		0	
s054	0	01-011-009-20	4/24/2024	$120,000	327,571	$0	01	0	0	2024-01493		0	
s055	0	01-011-009-21	3/26/2024	$120,000	327,136	$0	01	0	0	2024-01491		0	
s056	0	01-016-005-00	2/16/2023	$125,000	441,263	$0	01	17047 FOWLER RD	0	2023-00641		0	
s057	0	07-108-017-00	3/30/2023	$150,000	3,484,800	$0	01	5311 Lakeshore Road	0	0		0	
s058	0	11-019-002-00	3/3/2023	$525,000	4,072,860	$0	01	Dymond Rd	0	0		0	
s059	0	01-000-000-00	2/3/2023	$224,000	5,227,200	$0	00	HUNTERS RIDGE	0	0		0	
s060	0	51-12-021-300-01	4/20/2023	$185,000	2,807,442	$0	01	Alkire Road	0	0		0	
s061	0	10-11-017-008-02	4/14/2022	$273,333	3,059,219	$0	01	7505 Indian Hill Rd	0	0		0	
s062	0	04-003-425-01	7/27/2022	$200,000	3,441,240	$0	01	Simpson Road	0	0		0	
s063	0	00, 01-017-003-00, 01	6/17/2024	$459,000	5,445,000	$0	01	RAYLE RD	0	2024-02016		01-017-004-00	
s064	1	01-017-009-00	7/27/2022	$480,000	249,163	$373,977	111	7059 RAYLE RD	0	2022R-03157		0	
s065	1	01-017-009-00	3/17/2023	$477,500	249,163	$373,977	11	7059 RAYLE RD	0	2023-00932		0	
s066	0	01-017-009-30	7/12/2024	$118,000	227,819	$0	111	0	0	2024-02445		0	
s067	0	01-017-009-40	8/14/2024	$130,000	227,819	$0	11	7123 RAYLE RD	0	2024-02661		0	
s068	1	01-018-004-35	7/12/2022	$375,000	236,095	$364,842	101	15548 SPEAR RD	0	2022R-02952		0	
s069	1	01-018-004-35	7/17/2023	$525,000	236,095	$364,842	11	15548 SPEAR RD	0	2023-02307		0	
s070	1	01-020-005-20	10/30/2023	$516,000	723,096	$210,396	01	745 MAPLE CITY HW	0	2023-03729		0	
s071	1	01-022-024-40	5/24/2022	$315,000	219,542	$234,312	11	5 NORTH REYNOLDS	0	2022R-02275		0	
s072	1	01-024-004-70	7/6/2022	$599,000	225,641	$593,002	00	897 WALDEN WOOD	0	2022R-03309		0	
s073	1	01-024-008-05	9/28/2022	$360,000	217,800	$402,927	11	20400 MAPLE ST	0	2022R-04162		0	
s074	0	01-028-006-10	1/11/2024	$280,000	871,200	$0	01	BURNT MILL RD	0	2024-00232		0	
s075	0	01-030-004-00	8/29/2022	$120,000	435,600	$0	01	PRATT RD	0	2022R-04286		0	
s076	0	01-030-005-00	8/29/2022	$119,355	435,600	$0	01	PRATT RD	0	2022R-04289		0	
No Sale													
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No Sale													
No Sale													
No Sale													
No Sale													

ACREAGES

BZ5+A, SMALL, LKANN, BZ+40, PEARL, BC-5A, LAVIL, MAPLE

Starting Stats	
Min:	1.00%
Max:	88.21%
Mean:	33.10%
Median:	32.04%
StDev:	19.15%
COD (median):	45.46%
COV (mean):	57.85%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	13.95%	
Max Land% Allowed:	51.19%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	29.72%	
Current year conclusion:	**31.63%**	*31.63%*

*^Manual Override^* *^ Calculated # ^*

Stats After Removals	
Min:	15.67%
Max:	47.88%
Mean:	31.93%
Median:	32.42%
StDev:	9.64%
COD (median):	25.86%
COV (mean):	30.19%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
s002_E	1	Extraction	01-001-010-01	6/17/2022	$408,111	435,600	$230,176	$177,935	43.60%
s003_E	1	Extraction	01-003-007-01	5/31/2024	$795,000	292,723	$568,828	$226,172	28.45%
s005_E	1	Extraction	01-005-001-20	12/23/2022	$540,000	588,060	$302,527	$237,473	43.98%
s006_E	1	Extraction	01-005-001-60	11/20/2023	$480,000	311,890	$284,247	$195,753	40.78%
s011_E	1	Extraction	01-011-002-10	4/28/2023	$545,000	435,600	$343,703	$201,297	36.94%
s015_E	1	Extraction	01-002-003-32	4/25/2023	$240,000	128,502	$187,290	$52,710	21.96%
~~s019_E~~	~~0~~	~~Extraction~~	~~01-002-017-00~~	~~7/15/2022~~	~~$340,000~~	~~139,828~~	~~$131,708~~	~~$208,292~~	~~61.26%~~
s020_E	1	Extraction	01-002-018-41	3/9/2023	$270,000	87,120	$183,484	$86,516	32.04%
s021_E	1	Extraction	01-003-020-42	2/20/2023	$328,000	108,900	$233,586	$94,414	28.78%
~~s024_E~~	~~0~~	~~Extraction~~	~~01-010-023-20~~	~~8/3/2022~~	~~$390,000~~	~~87,120~~	~~$339,116~~	~~$50,884~~	~~13.05%~~
s025_E	1	Extraction	01-011-001-20	4/15/2022	$231,000	145,490	$149,446	$81,554	35.30%
s026_E	1	Extraction	01-011-001-20	2/26/2024	$295,000	145,490	$153,765	$141,235	47.88%
s027_E	1	Extraction	01-011-001-31	9/14/2023	$650,000	148,104	$388,224	$261,776	40.27%
s028_E	1	Extraction	01-012-002-30	5/20/2024	$65,000	125,888	$36,687	$28,313	43.56%
s029_E	1	Extraction	01-014-003-11	11/29/2022	$390,000	121,097	$239,275	$150,725	38.65%
s032_E	1	Extraction	01-015-024-00	9/23/2022	$250,000	65,340	$142,411	$107,589	43.04%
s033_E	1	Extraction	01-016-012-10	7/17/2023	$480,000	183,823	$404,224	$75,776	15.79%
s037_E	1	Extraction	01-017-001-50	12/8/2023	$265,000	115,434	$192,834	$72,166	27.23%
~~s038_E~~	~~0~~	~~Extraction~~	~~01-017-005-30~~	~~5/30/2023~~	~~$210,000~~	~~171,626~~	~~$48,274~~	~~$161,726~~	~~77.01%~~
s040_E	1	Extraction	01-017-017-20	7/23/2024	$239,000	113,692	$188,066	$50,934	21.31%
s041_E	1	Extraction	01-017-017-30	6/2/2022	$335,000	113,692	$225,136	$109,864	32.80%
~~s042_E~~	~~0~~	~~Extraction~~	~~01-022-013-00~~	~~5/18/2023~~	~~$55,000~~	~~160,736~~	~~$6,482~~	~~$48,518~~	~~88.21%~~
s043_E	1	Extraction	01-022-014-00	11/23/2022	$245,000	67,518	$199,334	$45,666	18.64%
~~s044_E~~	~~0~~	~~Extraction~~	~~01-022-015-00~~	~~9/7/2023~~	~~$79,000~~	~~67,518~~	~~$28,998~~	~~$50,002~~	~~63.29%~~
~~s045_E~~	~~0~~	~~Extraction~~	~~01-024-004-30~~	~~11/20/2023~~	~~$639,000~~	~~177,289~~	~~$567,097~~	~~$71,903~~	~~11.25%~~
s046_E	1	Extraction	01-024-012-00	9/1/2023	$455,000	125,453	$383,681	$71,319	15.67%
~~s047_E~~	~~0~~	~~Extraction~~	~~01-029-003-10~~	~~8/9/2024~~	~~$350,000~~	~~99,317~~	~~$304,630~~	~~$45,370~~	~~12.96%~~
s048_E	1	Extraction	01-029-004-01	3/3/2023	$200,000	110,642	$121,031	$78,969	39.48%
s050_E	1	Extraction	01-029-004-20	1/15/2024	$271,017	115,870	$181,717	$89,300	32.95%
s051_E	1	Extraction	01-465-002-00	4/27/2023	$313,000	87,120	$250,681	$62,319	19.91%

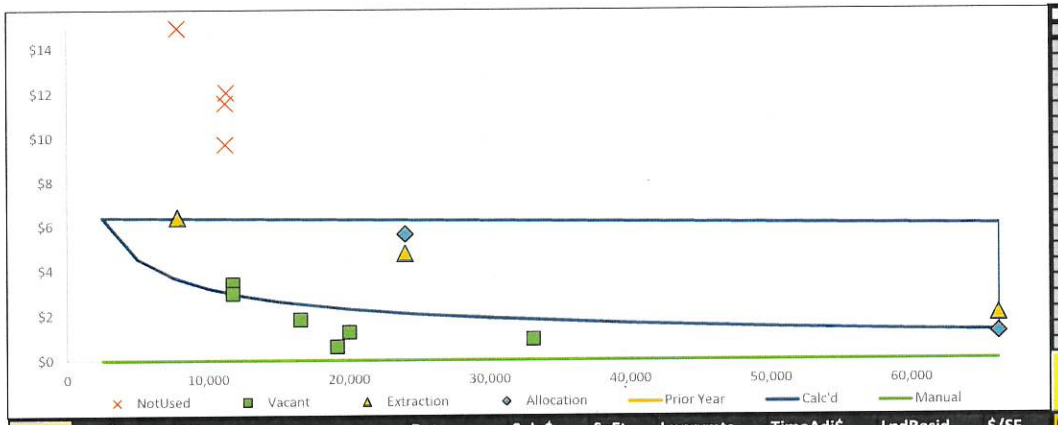
ACREAGES

BZ5+A, SMALL, LKANN, BZ+40, PEARL, BC-5A, LAVIL, MAPLE

~~s052_E~~	~~0~~	~~Extraction~~	~~01-011-002-20~~	~~9/1/2022~~	~~$439,000~~	~~435,600~~	~~$409,447~~	~~$29,553~~	~~6.73%~~
s053_E	1	Extraction	01-011-008-91	7/9/2024	$300,000	220,414	$164,493	$135,507	45.17%
s064_E	1	Extraction	01-017-009-00	7/27/2022	$480,000	249,163	$373,977	$106,023	22.09%
s065_E	1	Extraction	01-017-009-00	3/17/2023	$477,500	249,163	$373,977	$103,523	21.68%
~~s068_E~~	~~0~~	~~Extraction~~	~~01-018-004-35~~	~~7/12/2022~~	~~$375,000~~	~~236,095~~	~~$364,842~~	~~$10,158~~	~~2.71%~~
s069_E	1	Extraction	01-018-004-35	7/17/2023	$525,000	236,095	$364,842	$160,158	30.51%
~~s070_E~~	~~0~~	~~Extraction~~	~~01-020-005-20~~	~~10/30/2023~~	~~$516,000~~	~~723,096~~	~~$210,396~~	~~$305,604~~	~~59.23%~~
s071_E	1	Extraction	01-022-024-40	5/24/2022	$315,000	219,542	$234,312	$80,688	25.62%
~~s072_E~~	~~0~~	~~Extraction~~	~~01-024-004-70~~	~~7/6/2022~~	~~$599,000~~	~~225,641~~	~~$593,002~~	~~$5,998~~	~~1.00%~~

ACREAGES

BZ5+A, SMALL, LKANN, BZ+40, PEARL, BC-5A, LAVIL, MAPLE



y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	Unused	Unused	$6.40	$16,000	Unused	$0.00	$0	Unused
5,000	Unused	Unused	$4.54	$22,700	Unused	$0.00	$0	Unused
7,500	Unused	Unused	$3.71	$27,825	Unused	$0.00	$0	Unused
10,000	Unused	Unused	$3.22	$32,200	Unused	$0.00	$0	Unused
12,500	Unused	Unused	$2.88	$36,000	Unused	$0.00	$0	Unused
15,000	Unused	Unused	$2.63	$39,450	Unused	$0.00	$0	Unused
20,000	Unused	Unused	$2.28	$45,600	Unused	$0.00	$0	Unused
25,000	Unused	Unused	$2.04	$51,000	Unused	$0.00	$0	Unused
30,000	Unused	Unused	$1.87	$56,100	Unused	$0.00	$0	Unused
40,000	Unused	Unused	$1.62	$64,800	Unused	$0.00	$0	Unused
50,000	Unused	Unused	$1.45	$72,500	Unused	$0.00	$0	Unused
60,000	Unused	Unused	$1.32	$79,200	Unused	$0.00	$0	Unused
87,120	Unused	Unused	$1.10	$95,832	Unused	$0.00	$0	Unused
130,680	Unused	Unused	$0.90	$117,612	Unused	$0.00	$0	Unused
174,240	Unused	Unused	$0.78	$135,907	Unused	$0.00	$0	Unused
217,800	Unused	Unused	$0.70	$152,460	Unused	$0.00	$0	Unused
435,600	Unused	Unused	$0.49	$213,444	Unused	$0.00	$0	Unused
653,400	Unused	Unused	$0.40	$261,360	Unused	$0.00	$0	Unused
871,200	Unused	Unused	$0.35	$304,920	Unused	$0.00	$0	Unused
1,089,000	Unused	Unused	$0.31	$337,590	Unused	$0.00	$0	Unused
	A= 0	B= 0	A&B:	310.37	-0.4961	A&B:	FALSE	-0.4961

Refresh Data <-- Button

Set X and Y maximums for chart for zoom control

X Max:	66,211	(1 to 66,211)	Y Max:	$14.94	($1 to $14.94)

Land Allocation %:	39.06%	Calculated Allocation %:	39.06%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
1	Vacant	07-502-015-00	4/21/2022	$11,500	19,166	$0	$11,500	$11,500	$0.60
1	Vacant	02-504-126-02	8/11/2023	$25,000	20,038	$0	$25,000	$25,000	$1.25
1	Vacant	45-005-325-027-00	5/22/2023	$30,500	33,106	$0	$30,500	$30,500	$0.92
1	Vacant	041-325-079-00	3/10/2023	$29,900	16,553	$0	$29,900	$29,900	$1.81
1	Vacant	01-508-005-00	9/7/2022	$35,000	11,761	$0	$35,000	$35,000	$2.98
1	Vacant	01-508-005-00	10/27/2023	$40,000	11,761	$0	$40,000	$40,000	$3.40
1	Vacant	01-508-006-00	8/19/2022	$35,000	11,761	$0	$35,000	$35,000	$2.98
1	Vacant	01-508-007-00	9/22/2022	$35,000	11,761	$0	$35,000	$35,000	$2.98
0	Extraction	01-504-009-00	4/29/2022	$280,000	11,238	$149,706	$280,000	$130,294	$11.59
1	Extraction	01-504-012-00	10/12/2022	$345,165	24,002	$231,253	$345,165	$113,912	$4.75
1	Extraction	01-506-002-40, -00, -23, -30	6/28/2024	$201,000	66,211	$67,690	$201,000	$133,310	$2.01
1	Extraction	01-508-001-00	7/12/2023	$300,000	7,841	$249,843	$300,000	$50,157	$6.40
0	Extraction	01-508-008-00	5/23/2022	$350,000	11,326	$388,967	$350,000	-$38,967	($3.44)
~~0~~	~~Allocation~~	~~01-504-009-00~~	~~4/29/2022~~	~~$280,000~~	~~11,238~~	~~$149,706~~	~~$280,000~~	~~$109,368~~	~~$9.73~~
1	Allocation	01-504-012-00	10/12/2022	$345,165	24,002	$231,253	$345,165	$134,821	$5.62
1	Allocation	01-506-002-40, -00, -23, -30	6/28/2024	$201,000	66,211	$67,690	$201,000	$78,511	$1.19
0	Allocation	01-508-001-00	7/12/2023	$300,000	7,841	$249,843	$300,000	$117,180	$14.94
~~0~~	~~Allocation~~	~~01-508-008-00~~	~~5/23/2022~~	~~$350,000~~	~~11,326~~	~~$388,967~~	~~$350,000~~	~~$136,710~~	~~$12.07~~

LAKE ANN VILLAGE NOT WATER

LAVIL

Starting Stats	
Min:	16.72%
Max:	66.32%
Mean:	40.64%
Median:	39.77%
StDev:	21.01%
COD (median):	39.68%
COV (mean):	51.70%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	19.63%	
Max Land% Allowed:	60.78%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	37.98%	
Current year conclusion:	**39.06%**	*39.06%*

*^Manual Override^* *^ Calculated # ^*

Stats After Removals	
Min:	33.00%
Max:	46.53%
Mean:	39.77%
Median:	39.77%
StDev:	6.76%
COD (median):	17.01%
COV (mean):	17.00%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
s001_E	1	Extraction	01-504-009-00	4/29/2022	$280,000	11,238	$149,706	$130,294	46.53%
s006_E	1	Extraction	01-504-012-00	10/12/2022	$345,165	24,002	$231,253	$113,912	33.00%
~~s007_E~~	~~0~~	~~Extraction~~	~~01-506-002-40, 00,~~	~~6/28/2024~~	~~$201,000~~	~~66,211~~	~~$67,690~~	~~$133,310~~	~~66.32%~~
~~s008_E~~	~~0~~	~~Extraction~~	~~01-508-001-00~~	~~7/12/2023~~	~~$300,000~~	~~7,841~~	~~$249,843~~	~~$50,157~~	~~16.72%~~

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	1	01-504-009-00	4/29/2022	$280,000	11,238	$149,706	00	19536 MAPLE ST	0	2022R-01978		0	
s002	0	07-502-015-00	4/21/2022	$11,500	19,166	$0	10	00 HIGHLAND STREET	0	0		0	
s003	0	02-504-126-02	8/11/2023	$25,000	20,038	$0	11	6966 BURR STREET	0	0		0	
s004	0	45-005-325-027-00	5/22/2023	$30,500	33,106	$0	10	W SLEEPY VALLEY D	0	0		0	
s005	0	041-325-079-00	3/10/2023	$29,900	16,553	$0	01	11718 S ROEN DRIVE	0	0		0	
s006	1	01-504-012-00	10/12/2022	$345,165	24,002	$231,253	11	6522 LAKE ST	0	2022R-04329		0	
s007	1	506-002-40, -00, -23,	6/28/2024	$201,000	66,211	$67,690	11	19849 FIRST ST	0	2024-02006		01-506-002-20	
s008	1	01-508-001-00	7/12/2023	$300,000	7,841	$249,843	10	6632 FRONT STREET	0	2023-02281		0	
s009	0	01-508-005-00	9/7/2022	$35,000	11,761	$0	10	6688 FRONT STREET	0	2022R-03920		0	
s010	0	01-508-005-00	10/27/2023	$40,000	11,761	$0	01	6688 FRONT STREET	0	2023-04021		0	
s011	0	01-508-006-00	8/19/2022	$35,000	11,761	$0	01	6698 FRONT STREET	0	2022R-03617		0	
s012	0	01-508-007-00	9/22/2022	$35,000	11,761	$0	01	6716 FRONT STREET	0	2022R-04158		0	
s013	1	01-508-008-00	5/23/2022	$350,000	11,326	$388,967	10	6726 FRONT STREET	0	2022R-02262		0	
No Sale													
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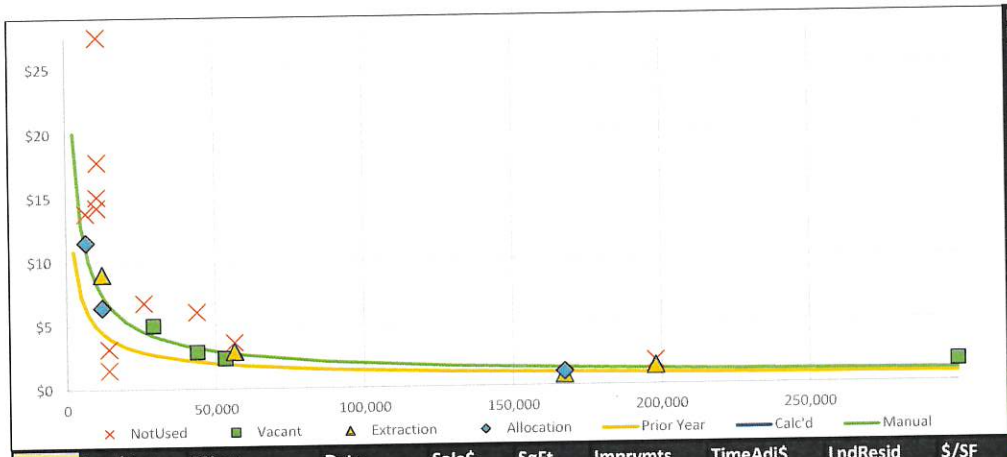
LAKE ANN VILLAGE NOT WATER

LAVIL



y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	$10.89	$27,225	$20.13	$50,325	84.85%	$20.13	$50,325	84.85%
5,000	$7.36	$36,800	$12.94	$64,700	75.82%	$12.94	$64,700	75.82%
7,500	$5.85	$43,875	$9.99	$74,925	70.77%	$9.99	$74,925	70.77%
10,000	$4.97	$49,700	$8.31	$83,100	67.20%	$8.31	$83,100	67.20%
12,500	$4.38	$54,750	$7.21	$90,125	64.61%	$7.21	$90,125	64.61%
15,000	$3.95	$59,250	$6.42	$96,300	62.53%	$6.42	$96,300	62.53%
20,000	$3.36	$67,200	$5.34	$106,800	58.93%	$5.34	$106,800	58.93%
25,000	$2.96	$74,000	$4.63	$115,750	56.42%	$4.63	$115,750	56.42%
30,000	$2.67	$80,100	$4.12	$123,600	54.31%	$4.12	$123,600	54.31%
40,000	$2.27	$90,800	$3.43	$137,200	51.10%	$3.43	$137,200	51.10%
50,000	$2.00	$100,000	$2.97	$148,500	48.50%	$2.97	$148,500	48.50%
60,000	$1.80	$108,000	$2.65	$159,000	47.22%	$2.65	$159,000	47.22%
87,120	$1.46	$127,195	$2.09	$182,081	43.15%	$2.09	$182,081	43.15%
130,680	$1.16	$151,589	$1.61	$210,395	38.79%	$1.61	$210,395	38.79%
174,240	$0.99	$172,498	$1.34	$233,482	35.35%	$1.34	$233,482	35.35%
217,800	$0.87	$189,486	$1.16	$252,648	33.33%	$1.16	$252,648	33.33%
435,600	$0.59	$257,004	$0.75	$326,700	27.12%	$0.75	$326,700	27.12%
653,400	$0.47	$307,098	$0.58	$378,972	23.40%	$0.58	$378,972	23.40%
871,200	$0.40	$348,480	$0.48	$418,176	20.00%	$0.48	$418,176	20.00%
1,089,000	$0.35	$381,150	$0.42	$457,380	20.00%	$0.42	$457,380	20.00%
	A= 911.2	B= -0.5658	A&B:	2,970.48	-0.6383	A&B:	2,970.48	-0.6383

Refresh Data <-- Button

Set X and Y maximums for chart for zoom control

X Max:	299,998	(1 to 299,998)	Y Max:	$27.51	($1 to $27.51)

Land Allocation %:	42.66%	Calculated Allocation %:	42.66%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Extraction~~	~~01-050-021-00~~	~~8/31/2022~~	~~$414,900~~	~~26,049~~	~~$428,598~~	~~$414,900~~	~~-$13,698~~	~~($0.53)~~
1	Extraction	01-009-002-20	2/10/2023	$410,000	167,270	$270,686	$410,000	$139,314	$0.83
1	Allocation	01-009-002-20	2/10/2023	$410,000	167,270	$270,686	$410,000	$174,906	$1.05
1	Extraction	01-009-003-20	2/3/2023	$860,000	197,980	$573,207	$860,000	$286,793	$1.45
0	Allocation	01-050-018-00	10/11/2023	$50,000	14,113	$5,064	$50,000	$21,330	$1.51
1	Vacant	01-010-010-00	9/29/2023	$500,000	299,998	$0	$500,000	$500,000	$1.67
0	Allocation	01-009-003-20	2/3/2023	$860,000	197,980	$573,207	$860,000	$366,876	$1.85
1	Vacant	01-034-001-22	5/19/2023	$127,000	53,143	$0	$127,000	$127,000	$2.39
1	Extraction	01-006-005-30	5/27/2022	$480,000	56,323	$318,051	$480,000	$161,949	$2.88
1	Vacant	01-034-001-21	5/5/2023	$127,000	43,734	$0	$127,000	$127,000	$2.90
0	Extraction	01-050-018-00	10/11/2023	$50,000	14,113	$5,064	$50,000	$44,936	$3.18
0	Allocation	01-006-005-30	5/27/2022	$480,000	56,323	$318,051	$480,000	$204,768	$3.64
1	Vacant	01-033-012-10	5/22/2023	$145,000	29,011	$0	$145,000	$145,000	$5.00
0	Vacant	01-480-001-00	8/16/2022	$265,000	43,734	$0	$265,000	$265,000	$6.06
1	Allocation	01-130-023-00	4/28/2023	$180,000	11,979	$71,878	$180,000	$76,788	$6.41
0	Allocation	01-050-021-00	8/31/2022	$414,900	26,049	$428,598	$414,900	$176,996	$6.79
1	Extraction	01-130-023-00	4/28/2023	$180,000	11,979	$71,878	$180,000	$108,122	$9.03
1	Allocation	01-509-002-00	7/20/2022	$180,000	6,665	$87,664	$180,000	$76,788	$11.52
0	Extraction	01-509-002-00	7/20/2022	$180,000	6,665	$87,664	$180,000	$92,336	$13.85
0	Allocation	01-130-010-00	7/15/2022	$350,000	10,454	$191,717	$350,000	$149,310	$14.28
0	Extraction	01-130-010-00	7/15/2022	$350,000	10,454	$191,717	$350,000	$158,283	$15.14
0	Allocation	01-130-027-00	6/11/2024	$445,000	10,629	$152,561	$445,000	$189,837	$17.86
~~0~~	~~Extraction~~	~~01-130-027-00~~	~~6/11/2024~~	~~$445,000~~	~~10,629~~	~~$152,561~~	~~$445,000~~	~~$292,439~~	~~$27.51~~

SMALL LAKES

SMALL- BLACK, SANFORD, BRONSON, BROOKS, DAVIS, STEVENS, LAKEVIEW, BRYAN, COURSON, GRAY, SWEET, BELLOWS, HERENDEENE, MUD, WILTZ

Starting Stats	
Min:	33.35%
Max:	89.87%
Mean:	51.66%
Median:	48.26%
StDev:	19.78%
COD (median):	31.26%
COV (mean):	38.29%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	31.88%	
Max Land% Allowed:	68.04%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	43.46%	
Current year conclusion:	**42.66%**	*42.66%*

*^Manual Override^* *^ Calculated # ^*

Stats After Removals	
Min:	33.35%
Max:	65.72%
Mean:	46.20%
Median:	45.22%
StDev:	12.36%
COD (median):	24.02%
COV (mean):	26.75%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
s001_E	1	Extraction	01-006-005-30	5/27/2022	$480,000	56,323	$318,051	$161,949	33.74%
s002_E	1	Extraction	01-009-002-20	2/10/2023	$410,000	167,270	$270,686	$139,314	33.98%
s003_E	1	Extraction	01-009-003-20	2/3/2023	$860,000	197,980	$573,207	$286,793	33.35%
~~s008_E~~	~~0~~	~~Extraction~~	~~01-050-018-00~~	~~10/11/2023~~	~~$50,000~~	~~14,113~~	~~$5,064~~	~~$44,936~~	~~89.87%~~
s010_E	1	Extraction	01-130-010-00	7/15/2022	$350,000	10,454	$191,717	$158,283	45.22%
s011_E	1	Extraction	01-130-023-00	4/28/2023	$180,000	11,979	$71,878	$108,122	60.07%
s012_E	1	Extraction	01-130-027-00	6/11/2024	$445,000	10,629	$152,561	$292,439	65.72%
s014_E	1	Extraction	01-509-002-00	7/20/2022	$180,000	6,665	$87,664	$92,336	51.30%

SMALL LAKES

SMALL- BLACK, SANFORD, BRONSON, BROOKS, DAVIS, STEVENS, LAKEVIEW, BRYAN, COURSON, GRAY, SWEET, BELLOWS, HERENDEENE, MUD, WILTZ

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	1	01-006-005-30	5/27/2022	$480,000	56,323	$318,051	10	15119 PETTENGILL RD	0	2022R-02462		0	
s002	1	01-009-002-20	2/10/2023	$410,000	167,270	$270,686	11	3 NORTH SWEET LAK	0	2023-00557		0	
s003	1	01-009-003-20	2/3/2023	$860,000	197,980	$573,207	10	8881 ALVINAS TRAIL	0	2023-00553		0	
s004	0	01-010-010-00	9/29/2023	$500,000	299,998	$0	01	GREEN BRIAR RD	0	2023-03322		0	
s005	0	01-033-012-10	5/22/2023	$145,000	29,011	$0	01	JERI RD	0	2023-01642		0	
s006	0	01-034-001-21	5/5/2023	$127,000	43,734	$0	01	3769 JAN'S TRAIL (PV	0	2023-01685		0	
s007	0	01-034-001-22	5/19/2023	$127,000	53,143	$0	01	0	0	2023-01682		0	
s008	1	01-050-018-00	10/11/2023	$50,000	14,113	$5,064	00	4127 JERI RD	0	2023-03419		0	
s009	1	01-050-021-00	8/31/2022	$414,900	26,049	$428,598	10	4081 JERI RD	0	2022R-03708		0	
s010	1	01-130-010-00	7/15/2022	$350,000	10,454	$191,717	00	8859 LAKEWOOD CI	0	2022R-03185		0	
s011	1	01-130-023-00	4/28/2023	$180,000	11,979	$71,878	11	8833 LAKEWOOD CI	0	2023-01415		0	
s012	1	01-130-027-00	6/11/2024	$445,000	10,629	$152,561	00	8815 LAKEWOOD CI	0	2024-01937		0	
s013	0	01-480-001-00	8/16/2022	$265,000	43,734	$0	00	TASHA'S TRL	0	2022R-03456		0	
s014	1	01-509-002-00	7/20/2022	$180,000	6,665	$87,664	01	19208 MAPLE ST	0	2022R-03185		0	
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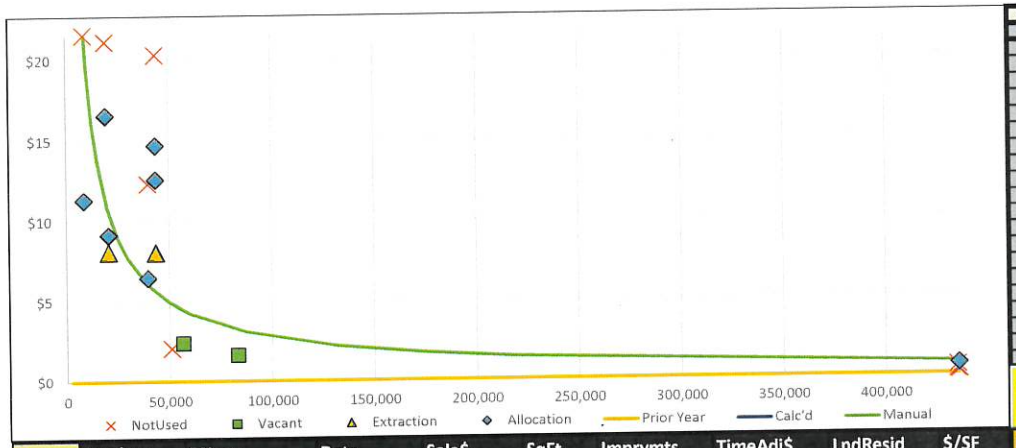
SMALL LAKES

SMALL- BLACK, SANFORD, BRONSON, BROOKS, DAVIS, STEVENS, LAKEVIEW, BRYAN, COURSON, GRAY, SWEET, BELLOWS, HERENDEENE, MUD, WILTZ



y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	Unused	Unused	$63.54	$158,850	Unused	$63.54	$158,850	Unused
5,000	Unused	Unused	$35.25	$176,250	Unused	$35.25	$176,250	Unused
7,500	Unused	Unused	$24.97	$187,275	Unused	$24.97	$187,275	Unused
10,000	Unused	Unused	$19.55	$195,500	Unused	$19.55	$195,500	Unused
12,500	Unused	Unused	$16.17	$202,125	Unused	$16.17	$202,125	Unused
15,000	Unused	Unused	$13.85	$207,750	Unused	$13.85	$207,750	Unused
20,000	Unused	Unused	$10.85	$217,000	Unused	$10.85	$217,000	Unused
25,000	Unused	Unused	$8.97	$224,250	Unused	$8.97	$224,250	Unused
30,000	Unused	Unused	$7.68	$230,400	Unused	$7.68	$230,400	Unused
40,000	Unused	Unused	$6.02	$240,800	Unused	$6.02	$240,800	Unused
50,000	Unused	Unused	$4.98	$249,000	Unused	$4.98	$249,000	Unused
60,000	Unused	Unused	$4.26	$255,600	Unused	$4.26	$255,600	Unused
87,120	Unused	Unused	$3.10	$270,072	Unused	$3.10	$270,072	Unused
130,680	Unused	Unused	$2.20	$287,496	Unused	$2.20	$287,496	Unused
174,240	Unused	Unused	$1.72	$299,693	Unused	$1.72	$299,693	Unused
217,800	Unused	Unused	$1.42	$309,276	Unused	$1.42	$309,276	Unused
435,600	Unused	Unused	$0.79	$344,124	Unused	$0.79	$344,124	Unused
653,400	Unused	Unused	$0.56	$365,904	Unused	$0.56	$365,904	Unused
871,200	Unused	Unused	$0.44	$383,328	Unused	$0.44	$383,328	Unused
1,089,000	Unused	Unused	$0.36	$392,040	Unused	$0.36	$392,040	Unused
	A= 0	B= 0	A&B:	49,201.40	-0.8502	A&B:	49,201.40	-0.8502

Refresh Data <-- Button

Set X and Y maximums for chart for zoom control

X Max: 435,818 (1 to 435,818) Y Max: $21.58 ($1 to $21.58)

Land Allocation %: 45.79% Calculated Allocation %: 45.79%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Extraction~~	~~01-005-002-20~~	~~1/5/2024~~	~~$620,000~~	~~435,818~~	~~$519,148~~	~~$620,000~~	~~$100,852~~	~~$0.23~~
0	Extraction	01-005-002-18	10/3/2022	$500,000	435,121	$383,290	$500,000	$116,710	$0.27
0	Allocation	01-005-002-18	10/3/2022	$500,000	435,121	$383,290	$500,000	$228,950	$0.53
1	Allocation	01-005-002-20	1/5/2024	$620,000	435,818	$519,148	$620,000	$283,898	$0.65
1	Vacant	01-008-009-08	6/5/2023	$134,900	83,243	$4,241	$134,900	$134,900	$1.62
0	Vacant	01-008-009-22	11/3/2023	$105,000	50,965	$0	$105,000	$105,000	$2.06
1	Vacant	01-008-009-21	11/3/2023	$135,000	56,628	$0	$135,000	$135,000	$2.38
1	Allocation	01-100-038-00	11/16/2023	$558,170	39,640	$67,856	$558,170	$255,586	$6.45
1	Extraction	01-210-013-00	5/17/2024	$1,200,000	43,560	$850,119	$1,200,000	$349,881	$8.03
1	Extraction	01-080-007-00	8/10/2022	$410,000	20,560	$244,112	$410,000	$165,888	$8.07
1	Allocation	01-080-007-00	8/10/2022	$410,000	20,560	$244,112	$410,000	$187,739	$9.13
1	Allocation	01-503-012-00	6/4/2024	$215,000	8,712	$27,013	$215,000	$98,449	$11.30
0	Extraction	01-100-038-00	11/16/2023	$558,170	39,640	$67,856	$558,170	$490,314	$12.37
1	Allocation	01-210-013-00	5/17/2024	$1,200,000	43,560	$850,119	$1,200,000	$549,480	$12.61
1	Allocation	01-210-027-00	6/21/2024	$1,400,000	43,560	$513,979	$1,400,000	$641,060	$14.72
1	Allocation	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	$700,000	$320,530	$16.57
0	Extraction	01-210-027-00	6/21/2024	$1,400,000	43,560	$513,979	$1,400,000	$886,021	$20.34
0	Extraction	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	$700,000	$409,283	$21.16
~~0~~	~~Extraction~~	~~01-503-012-00~~	~~6/4/2024~~	~~$215,000~~	~~8,712~~	~~$27,013~~	~~$215,000~~	~~$187,987~~	~~$21.58~~

PEARL

PEARL

Starting Stats	
Min:	16.27%
Max:	87.84%
Mean:	50.78%
Median:	49.47%
StDev:	27.91%
COD (median):	47.46%
COV (mean):	54.96%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	22.87%	
Max Land% Allowed:	77.38%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	48.31%	
Current year conclusion:	**45.79%**	*45.79%*

*^Manual Override^* *^ Calculated # ^*

Stats After Removals	
Min:	23.34%
Max:	63.29%
Mean:	42.94%
Median:	40.46%
StDev:	15.72%
COD (median):	34.24%
COV (mean):	36.61%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
s001_E	1	Extraction	01-005-002-18	10/3/2022	$500,000	435,121	$383,290	$116,710	23.34%
~~s002_E~~	~~0~~	~~Extraction~~	~~01-005-002-20~~	~~1/5/2024~~	~~$620,000~~	~~435,818~~	~~$519,148~~	~~$100,852~~	~~16.27%~~
s006_E	1	Extraction	01-080-007-00	8/10/2022	$410,000	20,560	$244,112	$165,888	40.46%
s007_E	1	Extraction	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	$409,283	58.47%
s008_E	1	Extraction	01-210-013-00	5/17/2024	$1,200,000	43,560	$850,119	$349,881	29.16%
~~s009_E~~	~~0~~	~~Extraction~~	~~01-100-038-00~~	~~11/16/2023~~	~~$558,170~~	~~39,640~~	~~$67,856~~	~~$490,314~~	~~87.84%~~
~~s010_E~~	~~0~~	~~Extraction~~	~~01-503-012-00~~	~~6/4/2024~~	~~$215,000~~	~~8,712~~	~~$27,013~~	~~$187,987~~	~~87.44%~~
s011_E	1	Extraction	01-210-027-00	6/21/2024	$1,400,000	43,560	$513,979	$886,021	63.29%

PEARL

PEARL

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	1	01-005-002-18	10/3/2022	$500,000	435,121	$383,290	00	16259 WAGNER RD	0	2022R-04301		0	
s002	1	01-005-002-20	1/5/2024	$620,000	435,818	$519,148	01	16212 WAGNER RD	0	2024-00162		0	
s003	0	01-008-009-08	6/5/2023	$134,900	83,243	$4,241	01	MAPLE CITY HWY	0	2023-01846		0	
s004	0	01-008-009-21	11/3/2023	$135,000	56,628	$0	01	MAPLE CITY HWY	0	2023-04129		0	
s005	0	01-008-009-22	11/3/2023	$105,000	50,965	$0	00	MAPLE CITY HWY	0	2023-04128		0	
s006	1	01-080-007-00	8/10/2022	$410,000	20,560	$244,112	11	9128 BIRCH VIEW TR	0	2022R-04151		0	
s007	1	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	01	9146 BIRCH VIEW TR	0	2024-02782		0	
s008	1	01-210-013-00	5/17/2024	$1,200,000	43,560	$850,119	11	401 WEST POINTE DI	0	2024-01735		0	
s009	1	01-100-038-00	11/16/2023	$558,170	39,640	$67,856	01	666 PLEASANT VIEW	0	2023-03928		01-100-001-00	
s010	1	01-503-012-00	6/4/2024	$215,000	8,712	$27,013	01	19009 SMITH TRL	0	2024-01861		0	
s011	1	01-210-027-00	6/21/2024	$1,400,000	43,560	$513,979	01	15719 PEARL LAKE DF	0	2024-01974		0	
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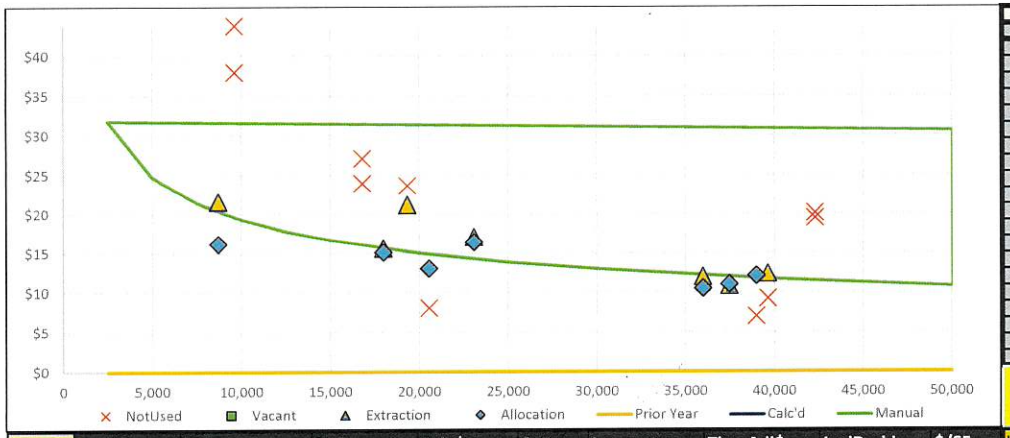

y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	Unused	Unused	$31.84	$79,600	Unused	$31.84	$79,600	Unused
5,000	Unused	Unused	$24.81	$124,050	Unused	$24.81	$124,050	Unused
7,500	Unused	Unused	$21.44	$160,800	Unused	$21.44	$160,800	Unused
10,000	Unused	Unused	$19.33	$193,300	Unused	$19.33	$193,300	Unused
12,500	Unused	Unused	$17.83	$222,875	Unused	$17.83	$222,875	Unused
15,000	Unused	Unused	$16.70	$250,500	Unused	$16.70	$250,500	Unused
20,000	Unused	Unused	$15.06	$301,200	Unused	$15.06	$301,200	Unused
25,000	Unused	Unused	$13.89	$347,250	Unused	$13.89	$347,250	Unused
30,000	Unused	Unused	$13.01	$390,300	Unused	$13.01	$390,300	Unused
40,000	Unused	Unused	$11.73	$469,200	Unused	$11.73	$469,200	Unused
50,000	Unused	Unused	$10.82	$541,000	Unused	$10.82	$541,000	Unused
60,000	Unused	Unused	$10.14	$608,400	Unused	$10.14	$608,400	Unused
87,120	Unused	Unused	$8.86	$771,883	Unused	$8.86	$771,883	Unused
130,680	Unused	Unused	$7.66	$1,001,009	Unused	$7.66	$1,001,009	Unused
174,240	Unused	Unused	$6.90	$1,202,256	Unused	$6.90	$1,202,256	Unused
217,800	Unused	Unused	$6.37	$1,387,386	Unused	$6.37	$1,387,386	Unused
435,600	Unused	Unused	$4.96	$2,160,576	Unused	$4.96	$2,160,576	Unused
653,400	Unused	Unused	$4.29	$2,803,086	Unused	$4.29	$2,803,086	Unused
871,200	Unused	Unused	$3.87	$3,371,544	Unused	$3.87	$3,371,544	Unused
1,089,000	Unused	Unused	$3.57	$3,887,730	Unused	$3.57	$3,887,730	Unused
	A= 0	B= 0	A&B:	533.24	-0.3602	A&B:	533.24	-0.3602

Refresh Data *<-- Button*

Set X and Y maximums for chart for zoom control

X Max:	50,000	(1 to 42,297)	Y Max:	$43.86	($1 to $43.86)

Land Allocation %:	65.40%	Calculated Allocation %:	65.40%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Extraction~~	~~01-175-010-02~~	~~3/31/2023~~	~~$720,000~~	~~38,986~~	~~$448,089~~	~~$720,000~~	~~$271,911~~	~~$6.97~~
0	Extraction	01-080-007-00	8/10/2022	$410,000	20,560	$244,112	$410,000	$165,888	$8.07
0	Allocation	01-100-038-00	11/16/2023	$558,170	39,640	$67,856	$558,170	$365,043	$9.21
1	Allocation	01-507-046-00	10/12/2023	$575,000	35,981	$144,199	$575,000	$376,050	$10.45
1	Extraction	01-507-014-00	9/5/2023	$630,000	37,462	$224,525	$630,000	$405,475	$10.82
1	Allocation	01-507-014-00	9/5/2023	$630,000	37,462	$224,525	$630,000	$412,020	$11.00
1	Extraction	01-507-046-00	10/12/2023	$575,000	35,981	$144,199	$575,000	$430,801	$11.97
1	Allocation	01-175-010-02	3/31/2023	$720,000	38,986	$448,089	$720,000	$470,880	$12.08
1	Extraction	01-100-038-00	11/16/2023	$558,170	39,640	$67,856	$558,170	$490,314	$12.37
1	Allocation	01-080-007-00	8/10/2022	$410,000	20,560	$244,112	$410,000	$268,140	$13.04
1	Allocation	01-090-005-00	3/27/2023	$415,000	17,990	$134,127	$415,000	$271,410	$15.09
1	Extraction	01-090-005-00	3/27/2023	$415,000	17,990	$134,127	$415,000	$280,873	$15.61
1	Allocation	01-503-012-00	6/4/2024	$215,000	8,712	$27,013	$215,000	$140,610	$16.14
1	Allocation	01-507-037-00	10/24/2022	$578,000	23,087	$184,934	$578,000	$378,012	$16.37
1	Extraction	01-507-037-00	10/24/2022	$578,000	23,087	$184,934	$578,000	$393,066	$17.03
0	Extraction	01-070-004-00	6/21/2024	$1,300,000	42,297	$477,313	$1,300,000	$822,687	$19.45
0	Allocation	01-070-004-00	6/21/2024	$1,300,000	42,297	$477,313	$1,300,000	$850,200	$20.10
1	Extraction	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	$700,000	$409,283	$21.16
1	Extraction	01-503-012-00	6/4/2024	$215,000	8,712	$27,013	$215,000	$187,987	$21.58
0	Allocation	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	$700,000	$457,800	$23.67
0	Extraction	01-505-007-00	4/28/2022	$697,000	16,814	$294,074	$697,000	$402,926	$23.96
0	Allocation	01-505-007-00	4/28/2022	$697,000	16,814	$294,074	$697,000	$455,838	$27.11
0	Allocation	01-507-008-00	3/27/2024	$560,000	9,627	$137,738	$560,000	$366,240	$38.04
0	Extraction	01-507-008-00	3/27/2024	$560,000	9,627	$137,738	$560,000	$422,262	$43.86

LAKE ANN

LKANN

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	1	01-070-004-00	6/21/2024	$1,300,000	42,297	$477,313	00	5564 RIVERDALE LN	0	2024-02012		01-110-001-20	
s002	1	01-080-007-00	8/10/2022	$410,000	20,560	$244,112	01	9128 BIRCH VIEW TR	0	2022R-04151		0	
s003	1	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	10	9146 BIRCH VIEW TR	0	2024-02782		0	
s004	1	01-090-005-00	3/27/2023	$415,000	17,990	$134,127	11	5936 LAKE ANN RD	0	2023-00881		0	
s005	1	01-100-038-00	11/16/2023	$558,170	39,640	$67,856	10	666 PLEASANT VIEW	0	2023-03928		01-100-001-00	
s006	1	01-175-010-02	3/31/2023	$720,000	38,986	$448,089	01	5392 BIRCH GLEN RD	0	2023-00906		0	
s007	1	01-503-012-00	6/4/2024	$215,000	8,712	$27,013	11	19009 SMITH TRL	0	2024-01861		0	
s008	1	01-505-007-00	4/28/2022	$697,000	16,814	$294,074	00	6188 SHADY SHORES	0	2022R-02058		0	
s009	1	01-507-008-00	3/27/2024	$560,000	9,627	$137,738	00	19301 MAPLE ST	0	2024-00890		0	
s010	1	01-507-014-00	9/5/2023	$630,000	37,462	$224,525	11	19399 MAPLE ST	0	2023-02990		0	
s011	1	01-507-037-00	10/24/2022	$578,000	23,087	$184,934	11	9899 SKUNK HOLLOV	0	2022R-04456		0	
s012	1	01-507-046-00	10/12/2023	$575,000	35,981	$144,199	11	6326 LAKE ANN RD	0	2023-03502		0	
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LAKE ANN

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Starting Stats	
Min:	37.77%
Max:	87.84%
Mean:	65.29%
Median:	66.02%
StDev:	15.63%
COD (median):	17.56%
COV (mean):	23.94%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	49.66%	
Max Land% Allowed:	81.65%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	63.65%	
Current year conclusion:	**65.40%**	*65.40%*

*^Manual Override^* *^ Calculated # ^*

Stats After Removals	
Min:	57.81%
Max:	75.40%
Mean:	66.24%
Median:	66.02%
StDev:	6.21%
COD (median):	7.97%
COV (mean):	9.38%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

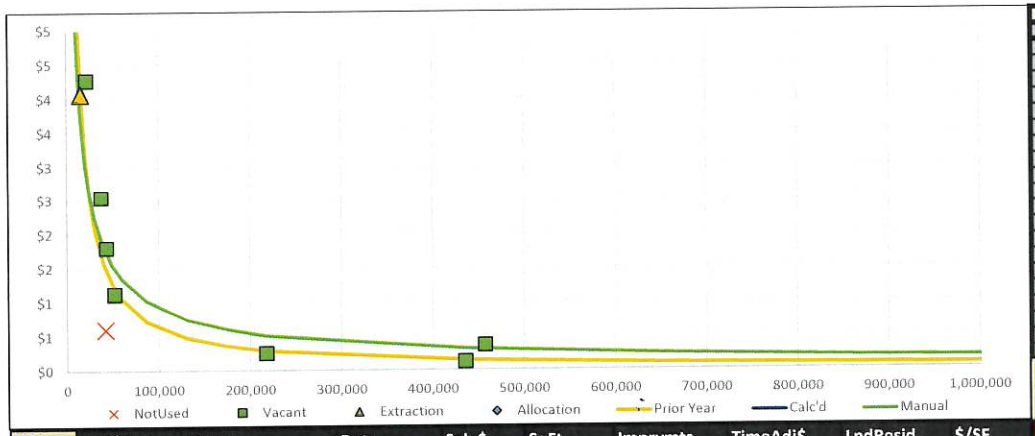
Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
s001_E	1	Extraction	01-070-004-00	6/21/2024	$1,300,000	42,297	$477,313	$822,687	63.28%
~~s002_E~~	~~0~~	~~Extraction~~	~~01-080-007-00~~	~~8/10/2022~~	~~$410,000~~	~~20,560~~	~~$244,112~~	~~$165,888~~	~~40.46%~~
s003_E	1	Extraction	01-080-010-00	8/9/2024	$700,000	19,341	$290,717	$409,283	58.47%
s004_E	1	Extraction	01-090-005-00	3/27/2023	$415,000	17,990	$134,127	$280,873	67.68%
~~s005_E~~	~~0~~	~~Extraction~~	~~01-100-038-00~~	~~11/16/2023~~	~~$558,170~~	~~39,640~~	~~$67,856~~	~~$490,314~~	~~87.84%~~
~~s006_E~~	~~0~~	~~Extraction~~	~~01-175-010-02~~	~~3/31/2023~~	~~$720,000~~	~~38,986~~	~~$448,089~~	~~$271,911~~	~~37.77%~~
~~s007_E~~	~~0~~	~~Extraction~~	~~01-503-012-00~~	~~6/4/2024~~	~~$215,000~~	~~8,712~~	~~$27,013~~	~~$187,987~~	~~87.44%~~
s008_E	1	Extraction	01-505-007-00	4/28/2022	$697,000	16,814	$294,074	$402,926	57.81%
s009_E	1	Extraction	01-507-008-00	3/27/2024	$560,000	9,627	$137,738	$422,262	75.40%
s010_E	1	Extraction	01-507-014-00	9/5/2023	$630,000	37,462	$224,525	$405,475	64.36%
s011_E	1	Extraction	01-507-037-00	10/24/2022	$578,000	23,087	$184,934	$393,066	68.00%
s012_E	1	Extraction	01-507-046-00	10/12/2023	$575,000	35,981	$144,199	$430,801	74.92%

LKANN

Rate Group A Site Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	TCV	Imp. Value		Site Value	Class	Land Table
01-450-005-00	3264 SUN VIEW LANE	07/03/23	$232,000			$232,000				41%	$ 95,120.00		
003-255-004-0000	306 W Houghton Lake Drive	08/19/22	$189,900			$189,000				41%	$ 77,859.00		
033-A10-004-001-08	975 N HURON ST	05/04/22	$180,000			$180,000				41%	$ 73,800.00		
10-320-006-00	8246 Deadstream Rd	09/05/24	$412,000			$412,000				41%	$ 168,920.00		
01-506-035-01	19208 Maple St	07/27/22	$180,000			$180,000	$87,000	$174,000	$124,033	29%	$ 51,690.00		
01-195-001-05	18643 Paradise Hollow Dr	01/31/23	$160,000	WD	03-ARM'S LENGTH	$165,000	$56,800	$113,600	$41,010	64%	$ 102,239.44		
									Average Site Value =>		**$ 94,938.07**		

Analysis of comparable improved sales support the value rate of $95000 per front foot used in this residential land table.



v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	$26.10	$65,250	$14.30	$35,750	-45.21%	$14.30	$35,750	-45.21%
5,000	$12.94	$64,700	$8.54	$42,700	-34.00%	$8.54	$42,700	-34.00%
7,500	$8.59	$64,425	$6.32	$47,400	-26.43%	$6.32	$47,400	-26.43%
10,000	$6.42	$64,200	$5.10	$51,000	-20.56%	$5.10	$51,000	-20.56%
12,500	$5.12	$64,000	$4.32	$54,000	-15.63%	$4.32	$54,000	-15.63%
15,000	$4.26	$63,900	$3.77	$56,550	-11.50%	$3.77	$56,550	-11.50%
20,000	$3.18	$63,600	$3.04	$60,800	-4.40%	$3.04	$60,800	-4.40%
25,000	$2.54	$63,500	$2.58	$64,500	1.57%	$2.58	$64,500	1.57%
30,000	$2.11	$63,300	$2.25	$67,500	6.64%	$2.25	$67,500	6.64%
40,000	$1.58	$63,200	$1.82	$72,800	15.19%	$1.82	$72,800	15.19%
50,000	$1.26	$63,000	$1.54	$77,000	22.22%	$1.54	$77,000	22.22%
60,000	$1.05	$63,000	$1.34	$80,400	27.62%	$1.34	$80,400	27.62%
87,120	$0.72	$62,726	$1.02	$88,862	41.67%	$1.02	$88,862	41.67%
130,680	$0.48	$62,726	$0.75	$98,010	56.25%	$0.75	$98,010	56.25%
174,240	$0.36	$62,726	$0.61	$106,286	69.44%	$0.61	$106,286	69.44%
217,800	$0.28	$60,984	$0.51	$111,078	82.14%	$0.51	$111,078	82.14%
435,600	$0.14	$60,984	$0.31	$135,036	121.43%	$0.31	$135,036	121.43%
653,400	$0.09	$58,806	$0.23	$150,282	155.56%	$0.23	$150,282	155.56%
871,200	$0.07	$60,984	$0.18	$156,816	157.14%	$0.18	$156,816	157.14%
1,089,000	$0.06	$65,340	$0.16	$174,240	166.67%	$0.16	$174,240	166.67%
	A= 71611.45	B= -1.0119	A&B:	4,828.45	-0.7441	A&B:	4,828.45	-0.7441

Refresh Data <-- *Button*

Set X and Y maximums for chart for zoom control

X Max: 1,000,000 (1 to 4,072,860) Y Max: $5.00 #VALUE!

Land Allocation %: Undetermined Calculated Allocation %: Undetermined

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
1	Vacant	07-009-032-20	11/10/2023	$54,000	435,600	$0	$54,000	$54,000	$0.12
0	Vacant	11-019-002-00	3/3/2023	$525,000	4,072,860	$0	$525,000	$525,000	$0.13
1	Vacant	08-019-150-01	7/26/2023	$289,000	1,688,821	$0	$289,000	$289,000	$0.17
1	Vacant	10-04-019-002-00	4/6/2023	$310,000	1,742,400	$0	$310,000	$310,000	$0.18
1	Vacant	07-010-006-20	12/21/2023	$55,000	217,800	$0	$55,000	$55,000	$0.25
1	Vacant	51-03-021-001-20	9/30/2022	$165,000	457,380	$0	$165,000	$165,000	$0.36
0	Vacant	10-04-070-001-00	9/19/2023	$25,000	41,818	$0	$25,000	$25,000	$0.60
1	Vacant	10-07-013-012-30	6/16/2023	$58,000	51,836	$0	$58,000	$58,000	$1.12
1	Vacant	51-13-501-703-03	4/17/2023	$77,500	43,124	$0	$77,500	$77,500	$1.80
1	Vacant	10-04-070-011-00	5/12/2023	$95,000	37,462	$0	$95,000	$95,000	$2.54
1	Extraction	01-080-027-00	9/14/2022	$150,000	15,682	$86,149	$150,000	$63,851	$4.07
1	Vacant	10-12-100-001-00	9/18/2023	$93,000	21,780	$0	$93,000	$93,000	$4.27
~~0~~	~~Allocation~~	~~01-080-027-00~~	~~9/14/2022~~	~~$150,000~~	~~15,682~~	~~$86,149~~	~~$150,000~~	~~#VALUE!~~	~~#VALUE!~~

RIVER & CREEK

RIVCR

	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	1	01-080-027-00	9/14/2022	$150,000	15,682	$86,149	10	9054 BIRCH VIEW TR	0	2022R-03856		0	
s002	0	07-010-006-20	12/21/2023	$55,000	217,800	$0	01	00 VALLEY	Error	0		0	
s003	0	10-07-013-012-30	6/16/2023	$58,000	51,836	$0	01	00 DEER VALLEY LANE	Error	0		0	
s004	0	10-04-019-002-00	4/6/2023	$310,000	1,742,400	$0	01	HOMPSONVILLE HIGI	Error	0		0	
s005	0	07-009-032-20	11/10/2023	$54,000	435,600	$0	01	00 GOOSE RD	Error	0		0	
s006	0	10-04-070-011-00	5/12/2023	$95,000	37,462	$0	01	OT 11 MEADOW LAN	Error	0		0	
s007	0	51-03-021-001-20	9/30/2022	$165,000	457,380	$0	01	PARCEL C RIVER ROAD	Error	0		0	
s008	0	08-019-150-01	7/26/2023	$289,000	1,688,821	$0	01	HORSESHOE CREEK RC	Error	0		0	
s009	0	11-019-002-00	3/3/2023	$525,000	4,072,860	$0	00	V/L DYMOND RD	Error	0		0	
s010	0	10-04-070-001-00	9/19/2023	$25,000	41,818	$0	00	26 DEER TRACK TRAIL	Error	0		0	
s011	0	51-13-501-703-03	4/17/2023	$77,500	43,124	$0	11	11 PINE MEADOW D	Error	0		0	
s012	0	10-12-100-001-00	9/18/2023	$93,000	21,780	$0	11	LOT 1 LEISURE DRIVE	Error	0		0	
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RIVER & CREEK

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Starting Stats	
Min:	42.57%
Max:	42.57%
Mean:	42.57%
Median:	42.57%
StDev:	#DIV/0!
COD (median):	0.00%
COV (mean):	#DIV/0!

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	#DIV/0!	
Max Land% Allowed:	#DIV/0!	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	42.57%	
Current year conclusion:	**Undetermined**	*Undetermined*
	*^Manual Override^*	*^ Calculated # ^*

Stats After Removals	
Min:	#DIV/0!
Max:	#DIV/0!
Mean:	#DIV/0!
Median:	#DIV/0!
StDev:	#DIV/0!
COD (median):	#DIV/0!
COV (mean):	#DIV/0!

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
s001_E	#DIV/0!	Extraction	01-080-027-00	9/14/2022	$150,000	15,682	$86,149	$63,851	42.57%

RIVER & CREEK

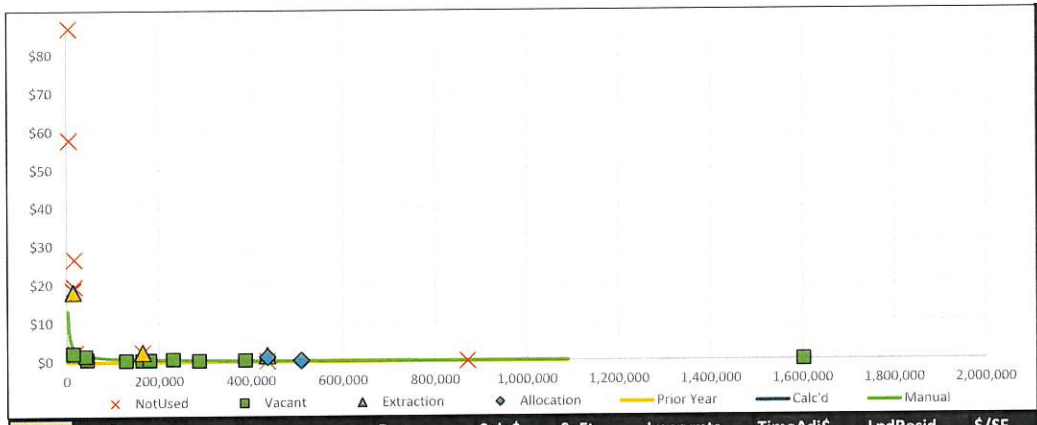
RIVCR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Imp. Value	Site Value	Neigh.	Land Table
01-470-012-00	7743 SARA LN	02/09/24	$238,000	WD	03-ARM'S LENGTH	$238,000	$83,600		$23,800	MISTY	MISTWOOD GOLF COURSE/LINKS SEC 16
28-03-505-041-00	4011 Robin Hood Lane	03/15/23	$280,000						$28,000		
28-01-448-003-00	5518 GOLFVIERW COUR	06/23/23	$225,000						$22,500		
01-470-002-00	7789 Sara Ln 2-B	08/25/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$76,300		$22,500	MISTY	MISTWOOD GOLF COURSE/LINKS SEC 16
05-43-265-012-00	606 Meadowview Lane	05/26/23	$325,000						$32,500		
28-01-454-028-00	5155 Valleyway Drive	11/21/22	$315,000						$31,500		
28-05-128-037-00	2735 Green Meadows D	11/08/23	$175,000						$17,500		
							Average Site Value =>		**$25,471**		

Analysis of comparable improved sales support the value rate of $26000 per site used in this residential land table.

MISTY

MISTY RATE GROUP C



y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	Unused	Unused	$13.23	$33,075	Unused	$13.23	$33,075	Unused
5,000	Unused	Unused	$8.10	$40,500	Unused	$8.10	$40,500	Unused
7,500	Unused	Unused	$6.08	$45,600	Unused	$6.08	$45,600	Unused
10,000	Unused	Unused	$4.96	$49,600	Unused	$4.96	$49,600	Unused
12,500	Unused	Unused	$4.23	$52,875	Unused	$4.23	$52,875	Unused
15,000	Unused	Unused	$3.72	$55,800	Unused	$3.72	$55,800	Unused
20,000	Unused	Unused	$3.03	$60,600	Unused	$3.03	$60,600	Unused
25,000	Unused	Unused	$2.59	$64,750	Unused	$2.59	$64,750	Unused
30,000	Unused	Unused	$2.28	$68,400	Unused	$2.28	$68,400	Unused
40,000	Unused	Unused	$1.86	$74,400	Unused	$1.86	$74,400	Unused
50,000	Unused	Unused	$1.59	$79,500	Unused	$1.59	$79,500	Unused
60,000	Unused	Unused	$1.39	$83,400	Unused	$1.39	$83,400	Unused
87,120	Unused	Unused	$1.07	$93,218	Unused	$1.07	$93,218	Unused
130,680	Unused	Unused	$0.80	$104,544	Unused	$0.80	$104,544	Unused
174,240	Unused	Unused	$0.66	$114,998	Unused	$0.66	$114,998	Unused
217,800	Unused	Unused	$0.56	$121,968	Unused	$0.56	$121,968	Unused
435,600	Unused	Unused	$0.34	$148,104	Unused	$0.34	$148,104	Unused
653,400	Unused	Unused	$0.26	$169,884	Unused	$0.26	$169,884	Unused
871,200	Unused	Unused	$0.21	$182,952	Unused	$0.21	$182,952	Unused
1,089,000	Unused	Unused	$0.18	$196,020	Unused	$0.18	$196,020	Unused
	A= 0	B= 0	A&B:	3,370.68	-0.7081	A&B:	3,370.68	-0.7081

Refresh Data <-- Button

Set X and Y maximums for chart for zoom control

X Max:	2,000,000	(1 to 1,602,137)	Y Max:	$86.91	($1 to $86.91)

Land Allocation %:	58.94%	Calculated Allocation %:	58.94%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
~~0~~	~~Extraction~~	~~01-021-004-10~~	~~11/14/2023~~	~~$175,000~~	~~509,216~~	~~$184,830~~	~~$175,000~~	~~-$9,830~~	~~($0.02)~~
1	Vacant	09-004-010-01	10/5/2022	$115,000	1,602,137	$0	$115,000	$115,000	$0.07
0	Vacant	10-04-031-004-40 & -00	10/27/2022	$65,000	871,200	$0	$65,000	$65,000	$0.07
0	Vacant	007-035-005-00	8/19/2022	$80,000	435,600	$0	$80,000	$80,000	$0.18
1	Allocation	01-021-004-10	11/14/2023	$175,000	509,216	$184,830	$175,000	$103,145	$0.20
1	Vacant	02-102-023-00	7/22/2022	$70,000	287,496	$0	$70,000	$70,000	$0.24
1	Vacant	10-02-107-028-04	1/13/2023	$42,000	128,502	$0	$42,000	$42,000	$0.33
1	Vacant	10-02-102-013-00	1/17/2024	$139,900	387,684	$0	$139,900	$139,900	$0.36
1	Vacant	10-02-027-016-40	4/21/2022	$60,000	163,786	$0	$60,000	$60,000	$0.37
1	Vacant	08-009-007-10	1/9/2023	$75,000	179,467	$0	$75,000	$75,000	$0.42
1	Vacant	02-435-002-00	6/10/2022	$25,000	43,560	$0	$25,000	$25,000	$0.57
1	Vacant	10-08-010-020-10	6/17/2024	$139,900	230,868	$0	$139,900	$139,900	$0.61
1	Allocation	45-007-019-008-00	12/30/2022	$835,000	435,600	$137,520	$835,000	$492,149	$1.13
1	Vacant	10-508-008-12	6/20/2024	$59,900	40,075	$0	$59,900	$59,900	$1.49
1	Extraction	45-007-019-008-00	12/30/2022	$835,000	435,600	$137,520	$835,000	$697,480	$1.60
1	Vacant	05-41-200-015-00	10/7/2022	$30,000	13,504	$0	$30,000	$30,000	$2.22
~~0~~	~~Allocation~~	~~07-010-006-00~~	~~4/26/2023~~	~~$660,000~~	~~164,657~~	~~$264,720~~	~~$660,000~~	~~$389,004~~	~~$2.36~~
~~0~~	~~Vacant~~	~~05-41-200-014-00~~	~~10/7/2022~~	~~$45,000~~	~~18,731~~	~~$0~~	~~$45,000~~	~~$45,000~~	~~$2.40~~
1	Extraction	07-010-006-00	4/26/2023	$660,000	164,657	$264,720	$660,000	$395,280	$2.40
1	Extraction	28-42-100-027-00	9/12/2023	$440,000	13,939	$186,960	$440,000	$253,040	$18.15
~~0~~	~~Allocation~~	~~28-42-100-027-00~~	~~9/12/2023~~	~~$440,000~~	~~13,939~~	~~$186,960~~	~~$440,000~~	~~$259,336~~	~~$18.61~~
~~0~~	~~Allocation~~	~~5.14145E+11~~	~~4/17/2023~~	~~$550,000~~	~~16,553~~	~~$108,960~~	~~$550,000~~	~~$324,170~~	~~$19.58~~
~~0~~	~~Extraction~~	~~5.14145E+11~~	~~4/17/2023~~	~~$550,000~~	~~16,553~~	~~$108,960~~	~~$550,000~~	~~$441,040~~	~~$26.64~~
~~0~~	~~Extraction~~	~~45-042-450-006-00~~	~~9/1/2023~~	~~$835,000~~	~~5,663~~	~~$507,000~~	~~$835,000~~	~~$328,000~~	~~$57.92~~
~~0~~	~~Allocation~~	~~45-042-450-006-00~~	~~9/1/2023~~	~~$835,000~~	~~5,663~~	~~$507,000~~	~~$835,000~~	~~$492,149~~	~~$86.91~~

COMMERCIAL

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	Required for analysis						(Automatic)	Informational (optional)					
Primary Key	Improved/Vacant	Parcel Number	Sale Date	Adj. Sale Price	"Good" Sq Ft	Imprvmts Value	Use State	Address	Conf.	Liber Page	NV Sq Ft	Other Parcels in Sale	Comments
s001	1	01-021-004-10	11/14/2023	$175,000	509,216	$184,830	11	17437 ALMIRA RD	0	2023-03831		0	
s002	0	08-009-007-10	1/9/2023	$75,000	179,467	$0	01	00 HONOR HIGHWAY	Error	0		0	
s003	0	10-02-027-016-40	4/21/2022	$60,000	163,786	$0	01	3 FRANKFORT HIGHW	Error	0		0	
s004	0	10-02-107-028-04	1/13/2023	$42,000	128,502	$0	01	D MOSS ROAD	Error	0		0	
s005	0	02-435-002-00	6/10/2022	$25,000	43,560	$0	01	UNIT #2 FOX LANE	Error	0		0	
s006	1	45-007-019-008-00	12/30/2022	$835,000	435,600	$137,520	11	00 W. Empire Highw	Error	0		0	
s007	1	5.14145E+11	4/17/2023	$550,000	16,553	$108,960	00	4714 Main Street	Error	0		0	
s008	1	28-42-100-027-00	9/12/2023	$440,000	13,939	$186,960	10	115 W Main Street	Error	0		0	
s009	1	07-010-006-00	4/26/2023	$660,000	164,657	$264,720	100	1899 Rogers Road	Error	0		0	
s010	1	45-042-450-006-00	9/1/2023	$835,000	5,663	$507,000	00	102 N Mill Street	Error	0		0	
s011	0	09-004-010-01	10/5/2022	$115,000	1,602,137	$0	01	6815 M-37	Error	0		0	
s012	0	007-035-005-00	8/19/2022	$80,000	435,600	$0	00	V Houghton Lake Roa	Error	0		0	
s013	0	02-102-023-00	7/22/2022	$70,000	287,496	$0	01	2769 Benzie Highway	Error	0		0	
s014	0	10-08-010-020-10	6/17/2024	$139,900	230,868	$0	01	3164 HONOR HIGHWA	Error	0		0	
s015	0	0-04-031-004-40 & -0	10/27/2022	$65,000	871,200	$0	00	7265 Thurman Road	Error	0		0	
s016	0	10-02-102-013-00	1/17/2024	$139,900	387,684	$0	01	2387 Benzie Highway	Error	0		0	
s017	0	05-41-200-014-00	10/7/2022	$45,000	18,731	$0	100	T 6 & 7 CAYUGA STRE	Error	0		0	
s018	0	05-41-200-015-00	10/7/2022	$30,000	13,504	$0	01	OT 8 CAYUGA STREET	Error	0		0	
s019	0	10-508-008-12	6/20/2024	$59,900	40,075	$0	01	10471 MAIN STREET	Error	0		0	
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COMMERCIAL

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Calculated From Analysis

Enter A & B		SqFt	Acres	$/sf	$/ac	Concluded $
A:	3,370.68	43,560	1.000	1.75	$76,230	$76,230
B:	-0.7081	65,340	1.500	1.31	$57,064	$85,595
		87,120	2.000	1.07	$46,609	$93,218
		108,900	2.500	0.91	$39,640	$99,099
		130,680	3.000	0.8	$34,848	$104,544
		174,240	4.000	0.66	$28,750	$114,998
		217,800	5.000	0.56	$24,394	$121,968
		304,920	7.000	0.44	$19,166	$134,165
		435,600	10.000	0.34	$14,810	$148,104
		653,400	15.000	0.26	$11,326	$169,884
		871,200	20.000	0.21	$9,148	$182,952
		1,089,000	25.000	0.18	$7,841	$196,020
		1,306,800	30.000	0.16	$6,970	$209,088
		1,742,400	40.000	0.13	$5,663	$226,512
		2,178,000	50.000	0.11	$4,792	$239,580
		4,356,000	100.000	0.07	$3,049	$304,920

Used (Concluded Land Value)

Enter A & B		SqFt	Acres	$/sf	$/ac	Concluded $
A:	3,370.68	43,560	1.000	1.75	$76,230	$76,230
B:	-0.7081	65,340	1.500	1.31	$57,064	$85,595
		87,120	2.000	1.07	$46,609	$93,218
		108,900	2.500	0.91	$39,640	$99,099
		130,680	3.000	0.8	$34,848	$104,544
		174,240	4.000	0.66	$28,750	$114,998
		217,800	5.000	0.56	$24,394	$121,968
		304,920	7.000	0.44	$19,166	$134,165
		435,600	10.000	0.34	$14,810	$148,104
		653,400	15.000	0.26	$11,326	$169,884
		871,200	20.000	0.21	$9,148	$182,952
		1,089,000	25.000	0.18	$7,841	$196,020
		1,306,800	30.000	0.16	$6,970	$209,088
		1,742,400	40.000	0.13	$5,663	$226,512
		2,178,000	50.000	0.11	$4,792	$239,580
		4,356,000	100.000	0.07	$3,049	$304,920

Starting Stats	
Min:	39.28%
Max:	83.53%
Mean:	64.08%
Median:	59.89%
StDev:	18.12%
COD (median):	22.35%
COV (mean):	28.28%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	45.96%	
Max Land% Allowed:	78.01%	

Prior Year (Optional):	-	*<-edit (ref only)*
Current year starting:	63.70%	
Current year conclusion:	**58.94%**	*58.94%*
	*^Manual Override^*	*^ Calculated # ^*

Stats After Removals	
Min:	57.51%
Max:	59.89%
Mean:	58.70%
Median:	58.70%
StDev:	1.19%
COD (median):	2.03%
COV (mean):	2.03%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
~~s006_E~~	~~0~~	~~Extraction~~	~~45-007-019-008-00~~	~~12/30/2022~~	~~$835,000~~	~~435,600~~	~~$137,520~~	~~$697,480~~	~~83.53%~~
~~s007_E~~	~~0~~	~~Extraction~~	~~5.14145E+11~~	~~4/17/2023~~	~~$550,000~~	~~16,553~~	~~$108,960~~	~~$441,040~~	~~80.19%~~
s008_E	1	Extraction	28-42-100-027-00	9/12/2023	$440,000	13,939	$186,960	$253,040	57.51%
s009_E	1	Extraction	07-010-006-00	4/26/2023	$660,000	164,657	$264,720	$395,280	59.89%
~~s010_E~~	~~0~~	~~Extraction~~	~~45-042-450-006-00~~	~~9/1/2023~~	~~$835,000~~	~~5,663~~	~~$507,000~~	~~$328,000~~	~~39.28%~~

COMMERCIAL

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LAND TABLE CODE: 3000 - INDUSTRIAL

LESS THAN 5 ACRES

Parcel Number	Zoning	Sale Date	Is Improved	Adj PPSF	Adj Sale Price	Net Acreage	Imp RCNLD	Sale Price	Instrument	Terms of Sale	Comments	Source
114-11-40-004-02	IND	9/1/2022	Vacant	$0.30	$26,000	2	$0	$26,000	WD	ARMS-LENGTH		MLS #1904616
29-51-352-253-10	IND	8/17/2023	Vacant	$0.34	$55,000	3.67	$0	$55,000	WD	ARMS-LENGTH		MLS#1911023
006-221-251-02	IND	6/8/2022	Vacant	$0.11	$23,100	4.62	$0	$23,100	WD	ARMS-LENGTH		MLS #70240705
		Average $/SF	--->	$0.25								

The comparable sales presented from outside the unit are support a $.20/sf industrial land value rates per square foot based on this analysis.

MORE THAN 5 ACRES

Parcel Number	Zoning	Sale Date	Is Improved	Adj PPSF	Adj Sale Price	Net Acreage	Imp RCNLD	Sale Price	Instrument	Terms of Sale	Comments	Source
001-022-000-005-09	IND	3/8/2023	Vacant	$0.05	$225,000	94	$0	$225,000	WD	ARMS-LENGTH		MLS#1907380
510769001000	IND	8/4/2022	Vacant	$0.09	$21,000	5.22	$0	$21,000				MLS#70100894
7505154000800	IND	9/1/2022	Vacant	$0.28	$60,000	5	$0	$60,000				
07-011-028-00	IND	9/15/2022	Vacant	$0.30	$112,500	8.62	$0	$112,500				MLS#1865627
510769001100	IND	8/4/2022	Vacant	$0.09	$21,000	5.22	$0	$21,000				MLS#70100902
20017000080000	IND	8/30/2023	Vacant	$0.27	$105,000	9	$0	$105,000				
		Average $/SF	--->	$0.19								

The comparable sales presented from outside the unit are support a $.19/sf industrial land value rates per square foot based on this analysis.

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