

## 2025 LAND RURAL RESIDENTIAL

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
04-17-203-400	05/02/22	\$160,000	\$71,300	44.56	\$142,654	\$29,421	\$12,075	0.11	0.11	\$267,464	\$6.14	RURAL RESIDENTIAL
04-31-420-040	11/04/22	\$209,000	\$116,100	55.55	\$232,179	\$8,380	\$31,559	0.23	0.23	\$36,435	\$0.84	RURAL RESIDENTIAL
03-22-201-261	10/31/23	\$210,000	\$102,700	48.90	\$205,862	\$17,365	\$13,227	0.27	0.27	\$64,795	\$1.49	RURAL RESIDENTIAL
04-32-176-440	08/08/22	\$135,000	\$67,000	49.63	\$134,056	\$34,208	\$33,264	0.30	0.30	\$112,898	\$2.59	RURAL RESIDENTIAL
03-28-151-020	10/28/22	\$270,000	\$105,100	38.93	\$211,672	\$75,306	\$16,978	0.34	0.34	\$218,913	\$5.03	RURAL RESIDENTIAL
03-22-260-120	08/01/23	\$225,000	\$87,500	38.89	\$176,543	\$66,521	\$18,064	0.37	0.37	\$181,751	\$4.17	RURAL RESIDENTIAL
03-22-260-180	07/28/23	\$220,000	\$77,200	35.09	\$156,860	\$81,204	\$18,064	0.37	0.37	\$221,869	\$5.09	RURAL RESIDENTIAL
03-22-201-300	06/13/23	\$250,000	\$76,100	30.44	\$152,532	\$107,339	\$9,871	0.40	0.40	\$268,348	\$6.16	RURAL RESIDENTIAL
03-30-180-022	05/06/22	\$290,000	\$122,200	42.14	\$246,218	\$63,524	\$19,742	0.40	0.40	\$158,810	\$3.65	RURAL RESIDENTIAL
04-16-280-030	05/25/22	\$120,000	\$57,600	48.00	\$115,128	\$48,780	\$43,908	0.40	0.40	\$121,950	\$2.80	RURAL RESIDENTIAL
04-17-203-050	02/06/24	\$190,000	\$93,400	49.16	\$186,860	\$53,635	\$50,495	0.46	0.46	\$116,598	\$2.68	RURAL RESIDENTIAL
04-31-420-140	02/22/23	\$420,000	\$142,800	34.00	\$285,497	\$180,231	\$45,728	0.46	0.49	\$390,957	\$8.98	RURAL RESIDENTIAL
03-23-251-020	12/14/22	\$242,000	\$126,000	52.07	\$254,478	\$12,200	\$24,678	0.50	0.50	\$24,400	\$0.56	RURAL RESIDENTIAL
04-17-230-011	03/16/23	\$186,000	\$72,700	39.09	\$145,342	\$60,355	\$19,697	0.50	0.50	\$120,710	\$2.77	RURAL RESIDENTIAL
04-18-410-214	09/12/22	\$430,000	\$193,400	44.98	\$386,750	\$98,279	\$55,029	0.50	0.50	\$196,166	\$4.50	RURAL RESIDENTIAL
03-11-154-020	12/01/22	\$313,000	\$166,000	53.04	\$334,554	\$3,371	\$24,925	0.51	0.51	\$6,675	\$0.15	RURAL RESIDENTIAL
03-02-251-440	04/12/22	\$372,000	\$195,400	52.53	\$392,861	\$4,656	\$25,517	0.52	0.52	\$9,006	\$0.21	RURAL RESIDENTIAL
03-23-160-130	07/27/23	\$295,000	\$109,900	37.25	\$223,893	\$97,266	\$26,159	0.53	0.53	\$183,521	\$4.21	RURAL RESIDENTIAL
03-23-160-240	05/31/22	\$215,000	\$81,100	37.72	\$166,414	\$74,745	\$26,159	0.53	0.53	\$141,028	\$3.24	RURAL RESIDENTIAL
03-29-451-150	01/10/24	\$369,900	\$174,500	47.17	\$351,253	\$45,842	\$27,195	0.55	0.55	\$83,198	\$1.91	RURAL RESIDENTIAL
03-31-251-080	07/22/22	\$246,000	\$124,000	50.41	\$251,011	\$23,023	\$28,034	0.57	0.57	\$40,533	\$0.93	RURAL RESIDENTIAL
04-18-165-290	10/13/23	\$335,500	\$162,100	48.32	\$324,112	\$73,958	\$62,570	0.57	0.57	\$129,751	\$2.98	RURAL RESIDENTIAL
03-22-201-076	10/21/22	\$166,000	\$71,300	42.95	\$147,674	\$47,150	\$28,824	0.58	0.58	\$80,736	\$1.85	RURAL RESIDENTIAL
04-31-420-020	10/27/22	\$424,000	\$168,000	39.62	\$335,953	\$128,113	\$40,066	0.58	0.29	\$219,372	\$5.04	RURAL RESIDENTIAL
04-31-420-020	06/30/23	\$487,500	\$168,000	34.46	\$335,953	\$191,613	\$40,066	0.58	0.29	\$328,104	\$7.53	RURAL RESIDENTIAL
04-18-165-070	03/21/23	\$315,000	\$153,300	48.67	\$306,667	\$73,098	\$64,765	0.59	0.59	\$123,895	\$2.84	RURAL RESIDENTIAL
04-18-165-370	03/31/23	\$395,000	\$213,600	54.08	\$427,143	\$32,622	\$64,765	0.59	0.59	\$55,292	\$1.27	RURAL RESIDENTIAL
03-35-476-010	10/27/23	\$219,900	\$109,800	49.93	\$223,953	\$25,561	\$29,614	0.60	0.60	\$42,602	\$0.98	RURAL RESIDENTIAL
03-14-351-240	07/20/23	\$99,500	\$58,800	59.10	\$125,527	\$5,314	\$31,341	0.64	0.64	\$8,369	\$0.19	RURAL RESIDENTIAL
04-18-165-170	06/16/22	\$405,000	\$197,700	48.81	\$395,389	\$80,962	\$71,351	0.65	0.65	\$124,557	\$2.86	RURAL RESIDENTIAL
04-18-410-121	03/21/23	\$355,000	\$169,600	47.77	\$339,235	\$91,302	\$75,537	0.69	0.69	\$132,706	\$3.05	RURAL RESIDENTIAL
04-19-230-011	05/17/23	\$74,900	\$13,600	18.16	\$27,181	\$74,900	\$27,181	0.69	0.69	\$108,551	\$2.49	RURAL RESIDENTIAL
03-22-130-061	06/22/22	\$236,000	\$101,300	42.92	\$209,485	\$65,408	\$38,893	0.79	0.79	\$83,005	\$1.91	RURAL RESIDENTIAL
						<b>\$2,075,652</b>		<b>16.36</b>			<b>\$2.91</b>	<b>2025 SF Rate</b>
03-27-101-060	04/28/23	\$269,000	\$125,200	46.54	\$256,701	\$51,784	\$39,485	0.80	0.80	\$64,730	\$1.49	RURAL RESIDENTIAL
03-04-176-030	08/05/22	\$38,000	\$21,900	57.63	\$55,006	\$27,414	\$44,420	0.90	0.90	\$30,460	\$0.70	RURAL RESIDENTIAL
03-31-326-030	06/02/22	\$220,000	\$105,000	47.73	\$218,346	\$46,074	\$44,420	0.90	0.90	\$51,193	\$1.18	RURAL RESIDENTIAL
04-19-205-032	11/22/23	\$265,000	\$132,400	49.96	\$264,821	\$37,208	\$37,029	0.94	0.94	\$39,583	\$0.91	RURAL RESIDENTIAL
03-15-380-036	10/21/22	\$180,000	\$85,600	47.56	\$181,982	\$47,374	\$49,356	1.00	1.00	\$47,374	\$1.09	RURAL RESIDENTIAL
03-17-251-010	04/21/23	\$320,000	\$144,300	45.09	\$297,578	\$71,778	\$49,356	1.00	1.00	\$71,778	\$1.65	RURAL RESIDENTIAL
03-17-351-090	08/31/23	\$325,000	\$141,300	43.48	\$291,015	\$83,341	\$49,356	1.00	1.00	\$83,341	\$1.91	RURAL RESIDENTIAL
03-17-380-010	03/09/23	\$255,000	\$126,000	49.41	\$261,197	\$43,159	\$49,356	1.00	1.00	\$43,159	\$0.99	RURAL RESIDENTIAL
03-21-226-020	03/10/23	\$190,000	\$107,500	56.58	\$224,425	\$14,931	\$49,356	1.00	1.00	\$14,931	\$0.34	RURAL RESIDENTIAL

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03-21-230-020	09/07/22	\$220,000	\$88,500	40.23	\$181,512	\$65,140	\$26,652	1.00	0.54	\$65,140	\$1.50	RURAL RESIDENTIAL
03-22-201-030	06/16/23	\$210,000	\$80,800	38.48	\$171,262	\$88,094	\$49,356	1.00	1.00	\$88,094	\$2.02	RURAL RESIDENTIAL
03-22-426-010	12/30/22	\$232,500	\$96,900	41.68	\$203,829	\$78,027	\$49,356	1.00	1.00	\$78,027	\$1.79	RURAL RESIDENTIAL
03-24-401-011	07/13/22	\$42,500	\$14,000	32.94	\$36,798	\$42,500	\$49,356	1.00	1.00	\$42,500	\$0.98	RURAL RESIDENTIAL
03-29-476-006	10/17/22	\$35,000	\$14,000	40.00	\$51,516	\$35,000	\$49,356	1.00	1.00	\$35,000	\$0.80	RURAL RESIDENTIAL
03-29-476-020	06/27/23	\$262,500	\$124,500	47.43	\$258,545	\$53,311	\$49,356	1.00	1.00	\$53,311	\$1.22	RURAL RESIDENTIAL
03-30-305-001	03/31/23	\$22,000	\$14,000	63.64	\$36,798	\$22,000	\$49,356	1.00	1.00	\$22,000	\$0.51	RURAL RESIDENTIAL
03-30-305-003	09/02/22	\$27,500	\$14,000	50.91	\$36,798	\$27,500	\$49,356	1.00	1.00	\$27,500	\$0.63	RURAL RESIDENTIAL
03-30-305-020	08/09/23	\$567,000	\$283,500	50.00	\$573,011	\$43,345	\$49,356	1.00	1.00	\$43,345	\$1.00	RURAL RESIDENTIAL
04-14-282-030	07/26/23	\$210,111	\$87,700	41.74	\$175,364	\$74,140	\$39,393	1.00	1.00	\$74,140	\$1.70	RURAL RESIDENTIAL
04-16-230-030	04/21/23	\$290,000	\$153,700	53.00	\$307,465	\$21,928	\$39,393	1.00	1.00	\$21,928	\$0.50	RURAL RESIDENTIAL
04-19-215-016	03/18/24	\$200,000	\$108,600	54.30	\$217,122	\$22,271	\$39,393	1.00	1.00	\$22,271	\$0.51	RURAL RESIDENTIAL
03-12-428-020	09/30/22	\$490,000	\$230,600	47.06	\$468,249	\$71,556	\$49,805	1.04	1.04	\$68,804	\$1.58	RURAL RESIDENTIAL
03-11-101-070	02/10/23	\$278,000	\$126,000	45.32	\$270,432	\$57,935	\$50,367	1.09	1.09	\$53,151	\$1.22	RURAL RESIDENTIAL
03-03-476-088	04/27/23	\$28,000	\$16,100	57.50	\$39,367	\$28,000	\$50,704	1.12	1.12	\$25,000	\$0.57	RURAL RESIDENTIAL
03-04-151-031	10/04/22	\$45,000	\$0	0.00	\$39,367	\$45,000	\$50,704	1.12	1.12	\$40,179	\$0.92	RURAL RESIDENTIAL
					<b>\$1,198,810</b>			<b>24.91</b>		<b>\$48,126</b>	<b>1 ACRE RATE</b>	
03-18-226-050	10/05/22	\$229,900	\$94,600	41.15	\$196,616	\$85,561	\$52,277	1.26	1.26	\$67,906	\$1.56	RURAL RESIDENTIAL
03-12-380-024	10/12/22	\$45,000	\$16,600	36.89	\$42,579	\$45,000	\$52,389	1.27	1.27	\$35,433	\$0.81	RURAL RESIDENTIAL
03-12-380-049	07/19/23	\$572,316	\$279,500	48.84	\$562,450	\$63,491	\$53,625	1.38	1.38	\$46,008	\$1.06	RURAL RESIDENTIAL
04-30-230-030	06/14/23	\$175,000	\$68,700	39.26	\$137,331	\$80,320	\$42,651	1.40	1.40	\$57,371	\$1.32	RURAL RESIDENTIAL
03-02-251-321	10/28/22	\$270,000	\$113,800	42.15	\$224,897	\$84,807	\$39,704	1.42	0.77	\$59,807	\$1.37	RURAL RESIDENTIAL
04-31-382-002	09/15/23	\$230,000	\$123,400	53.65	\$246,851	\$23,959	\$40,810	1.48	1.33	\$16,210	\$0.37	RURAL RESIDENTIAL
03-31-176-016	05/31/23	\$370,000	\$186,800	50.49	\$376,537	\$48,436	\$54,973	1.50	1.50	\$32,291	\$0.74	RURAL RESIDENTIAL
04-32-370-040	11/17/23	\$644,877	\$301,200	46.71	\$602,401	\$83,254	\$40,778	1.51	1.51	\$55,135	\$1.27	RURAL RESIDENTIAL
04-29-330-013	05/17/22	\$290,000	\$147,600	50.90	\$295,283	\$38,737	\$44,020	1.53	1.53	\$25,351	\$0.58	RURAL RESIDENTIAL
04-32-385-015	11/10/23	\$40,000	\$22,700	56.75	\$45,449	\$40,000	\$45,445	1.60	1.60	\$25,000	\$0.57	RURAL RESIDENTIAL
03-25-376-020	05/08/23	\$649,000	\$342,200	52.73	\$681,784	\$23,894	\$56,678	1.68	1.68	\$14,223	\$0.33	RURAL RESIDENTIAL
04-27-355-020	08/23/22	\$164,000	\$84,800	51.71	\$169,660	\$41,764	\$47,424	1.70	1.70	\$24,567	\$0.56	RURAL RESIDENTIAL
					<b>\$659,223</b>			<b>17.72</b>		<b>\$37,194</b>	<b>1.5 ACRE RATE</b>	
04-19-122-010	05/09/22	\$20,000	\$11,900	59.50	\$20,778	\$20,000	\$23,811	1.71	1.71	\$11,696	\$0.27	RURAL RESIDENTIAL
03-05-401-021	06/16/22	\$217,500	\$131,500	60.46	\$264,216	\$11,099	\$57,815	1.80	1.80	\$6,166	\$0.14	RURAL RESIDENTIAL
04-13-352-020	09/15/23	\$210,000	\$115,200	54.86	\$230,411	\$30,476	\$50,887	1.88	1.88	\$16,254	\$0.37	RURAL RESIDENTIAL
04-13-352-030	06/27/23	\$170,000	\$94,200	55.41	\$188,428	\$32,558	\$50,986	1.88	1.88	\$17,318	\$0.40	RURAL RESIDENTIAL
03-30-480-070	09/12/22	\$470,000	\$250,500	53.30	\$498,543	\$30,409	\$58,952	1.92	1.92	\$15,838	\$0.36	RURAL RESIDENTIAL
03-22-151-035	04/04/22	\$43,000	\$20,800	48.37	\$59,331	\$43,000	\$59,331	1.96	1.96	\$21,939	\$0.50	RURAL RESIDENTIAL
03-06-201-090	07/24/23	\$685,000	\$329,300	48.07	\$654,205	\$90,505	\$59,710	2.00	2.00	\$45,253	\$1.04	RURAL RESIDENTIAL
03-06-201-100	04/13/22	\$590,400	\$282,300	47.82	\$561,393	\$88,717	\$59,710	2.00	2.00	\$44,359	\$1.02	RURAL RESIDENTIAL
03-26-151-070	01/18/24	\$52,000	\$22,500	43.27	\$57,665	\$52,000	\$59,710	2.00	2.00	\$26,000	\$0.60	RURAL RESIDENTIAL
03-31-176-014	12/15/23	\$375,000	\$194,900	51.97	\$387,237	\$47,473	\$59,710	2.00	2.00	\$23,737	\$0.54	RURAL RESIDENTIAL
04-17-285-050	11/16/23	\$178,500	\$104,300	58.43	\$208,651	\$23,210	\$53,361	2.00	2.00	\$11,605	\$0.27	RURAL RESIDENTIAL
04-17-285-070	06/29/22	\$240,000	\$126,300	52.63	\$252,697	\$40,664	\$53,361	2.00	2.00	\$20,332	\$0.47	RURAL RESIDENTIAL

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04-17-405-041	06/14/22	\$305,000	\$147,200	48.26	\$294,300	\$64,061	\$53,361	2.00	2.00	\$32,031	\$0.74	RURAL RESIDENTIAL
04-04-105-051	11/10/22	\$315,000	\$169,700	53.87	\$339,422	\$26,327	\$50,749	2.03	2.03	\$12,963	\$0.30	RURAL RESIDENTIAL
03-13-276-095	08/09/23	\$490,000	\$178,800	36.49	\$356,148	\$195,652	\$61,800	2.10	2.10	\$93,168	\$2.14	RURAL RESIDENTIAL
03-29-430-101	03/23/23	\$240,000	\$111,400	46.42	\$221,887	\$79,913	\$61,800	2.10	2.10	\$38,054	\$0.87	RURAL RESIDENTIAL
04-27-360-071	03/01/23	\$259,000	\$111,400	43.01	\$222,884	\$91,737	\$55,621	2.17	2.17	\$42,275	\$0.97	RURAL RESIDENTIAL
03-22-226-230	09/22/23	\$280,000	\$124,500	44.46	\$261,521	\$76,949	\$58,470	2.19	0.63	\$35,217	\$0.81	RURAL RESIDENTIAL
03-11-476-022	04/29/22	\$376,000	\$163,200	43.40	\$324,641	\$115,438	\$64,079	2.21	2.21	\$52,258	\$1.20	RURAL RESIDENTIAL
					<b>\$1,160,188</b>			<b>37.94</b>		<b>\$30,580</b>		
										<b>\$61,159</b>	<b>2 ACRE RATE</b>	
04-03-130-014	05/17/22	\$359,000	\$175,100	48.77	\$350,214	\$61,692	\$52,906	2.24	2.24	\$27,541	\$0.63	RURAL RESIDENTIAL
04-21-120-090	06/07/23	\$225,000	\$109,400	48.62	\$218,844	\$60,636	\$54,480	2.28	1.39	\$26,595	\$0.61	RURAL RESIDENTIAL
03-07-451-009	01/31/24	\$246,600	\$145,400	58.96	\$289,423	\$23,158	\$65,981	2.30	2.30	\$10,069	\$0.23	RURAL RESIDENTIAL
04-17-455-041	10/16/23	\$385,000	\$170,600	44.31	\$341,278	\$102,002	\$58,280	2.37	2.37	\$43,039	\$0.99	RURAL RESIDENTIAL
03-20-230-010	01/05/23	\$259,900	\$124,100	47.75	\$247,654	\$79,899	\$67,653	2.38	2.38	\$33,571	\$0.77	RURAL RESIDENTIAL
03-31-176-041	08/15/22	\$240,000	\$87,000	36.25	\$175,303	\$132,768	\$68,071	2.40	2.40	\$55,320	\$1.27	RURAL RESIDENTIAL
03-07-155-023	09/26/23	\$400,000	\$227,600	56.90	\$453,526	\$17,026	\$70,552	2.52	2.52	\$6,756	\$0.16	RURAL RESIDENTIAL
03-26-101-022	11/23/22	\$285,000	\$146,300	51.33	\$292,585	\$63,163	\$70,748	2.53	2.53	\$24,966	\$0.57	RURAL RESIDENTIAL
03-22-101-029	10/04/22	\$310,000	\$146,100	47.13	\$292,468	\$88,671	\$71,139	2.55	2.55	\$34,773	\$0.80	RURAL RESIDENTIAL
					<b>\$629,015</b>			<b>21.57</b>		<b>\$29,162</b>		
										<b>\$72,904</b>	<b>2.5 ACRE RATE</b>	
04-15-481-020	10/12/23	\$674,900	\$304,200	45.07	\$608,389	\$129,845	\$63,334	2.90	2.90	\$44,774	\$1.03	RURAL RESIDENTIAL
03-30-305-007	05/27/22	\$95,000	\$42,000	44.21	\$84,000	\$95,000	\$84,000	3.00	1.00	\$31,667	\$0.73	RURAL RESIDENTIAL
04-10-330-019	05/19/23	\$58,000	\$32,400	55.86	\$64,713	\$58,000	\$64,713	3.06	3.06	\$18,954	\$0.44	RURAL RESIDENTIAL
04-27-255-011	10/26/22	\$65,000	\$32,400	49.85	\$64,805	\$65,000	\$64,805	3.07	3.07	\$21,173	\$0.49	RURAL RESIDENTIAL
03-24-301-016	08/31/23	\$335,000	\$176,100	52.57	\$354,246	\$61,214	\$80,460	3.10	3.10	\$19,746	\$0.45	RURAL RESIDENTIAL
04-26-365-030	10/27/23	\$326,000	\$133,900	41.07	\$267,882	\$123,197	\$65,079	3.10	3.10	\$39,741	\$0.91	RURAL RESIDENTIAL
03-17-476-021	10/16/23	\$60,000	\$27,200	45.33	\$75,094	\$60,000	\$80,979	3.20	3.20	\$18,750	\$0.43	RURAL RESIDENTIAL
04-15-470-220	09/26/22	\$410,000	\$216,800	52.88	\$433,601	\$42,400	\$66,001	3.20	3.20	\$13,250	\$0.30	RURAL RESIDENTIAL
03-06-355-081	06/16/23	\$387,000	\$192,700	49.79	\$386,912	\$81,483	\$81,395	3.28	3.28	\$24,842	\$0.57	RURAL RESIDENTIAL
					<b>\$716,139</b>			<b>27.91</b>		<b>\$25,659</b>		
										<b>\$76,977</b>	<b>3 ACRE RATE</b>	
03-08-251-014	08/25/23	\$290,000	\$124,200	42.83	\$252,085	\$122,013	\$84,098	3.80	3.80	\$32,109	\$0.74	RURAL RES
04-15-470-080	06/19/23	\$653,500	\$322,200	49.30	\$644,491	\$116,225	\$107,216	3.80	3.80	\$30,586	\$0.70	RURAL RESIDENTIAL
04-15-470-180	08/26/22	\$375,000	\$175,000	46.67	\$350,069	\$81,231	\$56,300	3.82	2.30	\$21,265	\$0.49	RURAL RESIDENTIAL
03-05-326-040	04/15/22	\$230,000	\$134,900	58.65	\$273,325	\$42,601	\$85,926	4.20	4.20	\$10,143	\$0.23	RURAL RES
03-16-201-018	12/22/23	\$200,000	\$117,800	58.90	\$238,573	\$47,353	\$85,926	4.20	4.20	\$11,275	\$0.26	RURAL RES
					<b>\$409,423</b>			<b>19.82</b>		<b>\$20,657</b>		
										<b>\$82,628</b>	<b>4 ACRE RATE</b>	
03-22-101-026	09/15/23	\$470,000	\$249,500	53.09	\$496,985	\$61,901	\$88,886	4.95	4.95	\$12,505	\$0.29	RURAL RES
03-34-474-050	09/22/23	\$360,000	\$169,000	46.94	\$337,395	\$111,609	\$89,004	4.98	4.98	\$22,411	\$0.51	RURAL RES
04-34-126-010	10/31/23	\$440,000	\$206,600	46.95	\$413,284	\$150,309	\$123,593	5.00	5.00	\$30,062	\$0.69	RURAL RESIDENTIAL



## 2025 LAND RURAL RESIDENTIAL

03-16-426-012	07/06/22	\$570,000	\$288,600	50.63	\$599,538	\$59,791	\$89,329	5.02	5.02	\$11,911	\$0.27	RURAL RES
03-36-451-015	10/31/23	\$199,900	\$111,300	55.68	\$223,407	\$71,734	\$95,241	5.50	5.50	\$13,043	\$0.30	RURAL RES
03-12-355-039	10/30/23	\$79,000	\$41,900	53.04	\$119,693	\$79,000	\$124,131	5.83	5.83	\$13,551	\$0.31	RURAL RES
03-05-376-010	09/28/23	\$230,000	\$108,000	46.96	\$217,244	\$112,923	\$100,167	5.90	5.90	\$19,139	\$0.44	RURAL RES
					<b>\$647,267</b>			<b>37.18</b>		<b>\$17,409</b>		
											<b>\$87,045</b>	<b>5 ACRE RATE</b>
04-33-330-020	08/23/23	\$450,000	\$221,600	49.24	\$443,230	\$101,816	\$95,046	6.15	6.15	\$16,555	\$0.38	RURAL RESIDENTIAL
03-08-126-042	11/16/23	\$126,000	\$35,800	28.41	\$105,832	\$126,000	\$105,832	6.36	6.36	\$19,811	\$0.45	RURAL RES
04-03-430-013	09/27/23	\$325,000	\$151,900	46.74	\$303,874	\$116,755	\$95,629	6.50	6.50	\$17,962	\$0.41	RURAL RESIDENTIAL
03-27-476-016	09/16/22	\$287,600	\$173,200	60.22	\$347,012	\$50,607	\$110,019	6.70	6.70	\$7,553	\$0.17	RURAL RES
03-07-476-012	12/16/22	\$180,000	\$124,900	69.39	\$251,435	\$39,816	\$111,251	6.80	6.80	\$5,855	\$0.13	RURAL RES
03-05-455-010	01/27/23	\$300,000	\$125,400	41.80	\$254,947	\$158,767	\$113,714	7.00	7.00	\$22,681	\$0.52	RURAL RES
03-13-420-021	02/24/23	\$430,000	\$223,100	51.88	\$446,848	\$101,443	\$118,291	7.51	7.51	\$13,508	\$0.31	RURAL RES
03-04-176-024	12/05/23	\$469,900	\$222,700	47.39	\$446,589	\$146,986	\$123,675	8.11	8.11	\$18,124	\$0.42	RURAL RES
03-02-401-023	07/01/22	\$625,000	\$281,900	45.10	\$563,383	\$187,805	\$126,188	8.39	8.39	\$22,384	\$0.51	RURAL RES
					<b>\$1,029,995</b>			<b>63.52</b>		<b>\$16,215</b>		
											<b>\$113,507</b>	<b>7 ACRE RATE</b>
03-17-251-030	07/31/23	\$170,000	\$69,500	40.88	\$144,624	\$154,346	\$128,970	8.70	8.70	\$17,741	\$0.41	RURAL RES
03-17-260-011	07/15/22	\$430,000	\$183,200	42.60	\$368,794	\$193,765	\$132,559	9.10	9.10	\$21,293	\$0.49	RURAL RES
04-31-384-010	07/13/23	\$290,000	\$194,600	67.10	\$389,235	\$29,987	\$129,222	9.10	9.10	\$3,295	\$0.08	RURAL RESIDENTIAL
03-19-380-010	10/19/22	\$310,000	\$135,800	43.81	\$275,613	\$171,433	\$137,046	9.60	9.60	\$17,858	\$0.41	RURAL RES
03-07-101-016	07/22/22	\$365,000	\$216,200	59.23	\$435,424	\$67,520	\$137,944	9.70	9.70	\$6,961	\$0.16	RURAL RES
03-17-226-020	08/31/23	\$384,000	\$202,900	52.84	\$408,491	\$113,453	\$137,944	9.70	9.70	\$11,696	\$0.27	RURAL RES
03-24-276-013	05/13/22	\$450,000	\$189,900	42.20	\$383,245	\$204,699	\$137,944	9.70	9.70	\$21,103	\$0.48	RURAL RES
03-34-226-019	02/02/24	\$480,000	\$233,900	48.73	\$469,590	\$148,713	\$138,303	9.74	9.74	\$15,268	\$0.35	RURAL RES
03-34-401-018	10/27/23	\$400,000	\$185,500	46.38	\$374,986	\$164,753	\$139,739	9.90	9.90	\$16,642	\$0.38	RURAL RES
03-19-251-019	07/25/22	\$450,000	\$231,200	51.38	\$464,537	\$126,099	\$140,636	10.00	10.00	\$12,610	\$0.29	RURAL RES
03-27-276-034	09/14/22	\$472,000	\$188,700	39.98	\$374,086	\$217,994	\$120,080	10.10	5.52	\$21,584	\$0.50	RURAL RES
04-24-290-017	10/21/22	\$440,000	\$180,300	40.98	\$360,660	\$221,514	\$142,174	11.10	11.10	\$19,956	\$0.46	RURAL RESIDENTIAL
04-01-305-016	08/18/22	\$255,000	\$133,800	52.47	\$267,591	\$113,520	\$126,111	11.20	11.20	\$10,136	\$0.23	RURAL RESIDENTIAL
04-01-155-031	04/14/22	\$140,000	\$71,300	50.93	\$142,580	\$140,000	\$142,580	11.28	11.28	\$12,411	\$0.28	RURAL RESIDENTIAL
					<b>\$2,067,796</b>			<b>138.92</b>		<b>\$14,885</b>		
											<b>\$148,848</b>	<b>10 ACRE RATE</b>
04-24-205-012	06/15/23	\$760,000	\$289,400	38.08	\$578,764	\$325,933	\$144,697	12.30	12.30	\$26,499	\$0.61	RURAL RESIDENTIAL
04-13-240-005	08/11/23	\$585,000	\$331,100	56.60	\$662,285	\$66,425	\$143,710	12.50	3.28	\$5,314	\$0.12	RURAL RESIDENTIAL
04-10-330-013	12/09/22	\$205,500	\$73,100	35.57	\$146,168	\$205,500	\$146,168	13.00	13.00	\$15,808	\$0.36	RURAL RESIDENTIAL
03-24-376-001	08/12/22	\$645,000	\$401,300	62.22	\$804,390	\$4,170	\$163,560	14.20	14.20	\$294	\$0.01	RURAL RES
03-34-276-017	03/08/24	\$445,000	\$203,500	45.73	\$413,556	\$196,642	\$165,198	14.50	14.50	\$13,562	\$0.31	RURAL RES
03-35-301-010	03/04/24	\$380,000	\$153,800	40.47	\$315,615	\$230,675	\$166,290	14.70	14.70	\$15,692	\$0.36	RURAL RES
04-02-255-011	06/06/22	\$605,000	\$295,900	48.91	\$591,831	\$162,861	\$149,692	15.00	15.00	\$10,857	\$0.25	RURAL RESIDENTIAL
					<b>\$1,192,206</b>			<b>96.20</b>		<b>\$12,393</b>		
											<b>\$185,895</b>	<b>15 ACRE RATE</b>

2025 LAND RURAL RESIDENTIAL

04-16-240-011	07/25/23	\$500,000	\$205,400	41.08	\$410,842	\$197,268	\$108,110	17.68	3.75	\$11,158	\$0.26	RURAL RESIDENTIAL
03-34-276-017	03/08/24	\$445,000	\$203,500	45.73	\$413,556	\$196,642	\$165,198	14.50	14.50	\$13,562	\$0.31	RURAL RES
04-02-255-011	06/06/22	\$605,000	\$295,900	48.91	\$591,831	\$162,861	\$149,692	15.00	15.00	\$10,857	\$0.25	RURAL RESIDENTIAL
						<b>\$556,771</b>		<b>47.18</b>		<b>\$11,801</b>		
										<b>\$236,020</b>	<b>20 ACRE RATE</b>	
										<b>\$10,200</b>		
										<b>\$255,000</b>	<b>25 ACRE RATE</b>	
03-17-176-027	03/14/23	\$586,000	\$267,900	45.72	\$542,328	\$294,382	\$250,710	29.73	29.73	\$9,902	\$0.23	RURAL RES
03-30-301-027	10/04/22	\$230,000	\$67,600	29.39	\$241,276	\$230,000	\$251,642	30.05	30.05	\$7,654	\$0.18	RURAL RES
						<b>\$524,382</b>		<b>59.78</b>		<b>\$8,772</b>		
										<b>\$263,156</b>	<b>30 ACRE RATE</b>	
04-02-105-019	12/29/23	\$175,000	\$128,500	73.43	\$257,096	\$175,000	\$257,096	38.32	38.32	\$4,567	\$0.10	RURAL RESIDENTIAL
										<b>\$7,000</b>		
										<b>\$280,000</b>	<b>40 ACRE RATE</b>	
04-01-155-011	01/30/24	\$449,900	\$138,200	30.72	\$276,359	\$449,900	\$276,359	51.07	51.07	\$8,809	\$0.20	RURAL RESIDENTIAL
										<b>\$6,000</b>		
										<b>\$300,000</b>	<b>50 ACRE RATE</b>	
04-03-205-011	09/18/23	\$1,070,000	\$338,800	31.66	\$677,637	\$668,375	\$276,012	77.06	76.00	\$8,673	\$0.20	RURAL RESIDENTIAL
										<b>\$5,500</b>		
										<b>\$550,000</b>	<b>100 ACRE RATE</b>	

## 2025 LAND GULL LAKE

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
04-20-122-030	10/04/23	\$859,000	\$320,000	37.25	\$640,088	\$449,282	\$230,370	56.2	175.0	\$7,994	46.80	GULL LAKE	ACROSS
04-20-122-070	06/07/22	\$1,200,000	\$537,400	44.78	\$1,074,912	\$673,157	\$548,069	128.1	138.0	\$5,256	128.07	GULL LAKE	ACROSS
						<b>\$1,122,439</b>		<b>184.3</b>		<b>\$6,091</b>	<b>2025 RATE USED -ACROSS LOTS</b>		
04-06-460-030	06/19/23	\$375,000	\$204,400	54.51	\$408,741	\$88,419	\$122,160	120.0	288.0	\$737	120.00	GULL LAKE	BACKLOT(CONF/H)
04-06-460-150	06/23/23	\$384,075	\$161,300	42.00	\$322,629	\$163,246	\$101,800	100.0	158.0	\$1,632	100.00	GULL LAKE	BACKLOT(CONF/H)
04-06-460-160	04/04/22	\$600,000	\$255,900	42.65	\$511,891	\$245,899	\$157,790	155.0	200.0	\$1,586	155.00	GULL LAKE	BACKLOT(CONF/H)
04-08-323-020	09/29/22	\$200,000	\$0	0.00	\$161,073	\$110,187	\$71,260	70.0	132.0	\$1,574	70.00	GULL LAKE	BACKLOT(CONF/H)
04-08-390-301	10/21/22	\$300,000	\$133,800	44.60	\$267,576	\$103,684	\$71,260	70.0	70.0	\$1,481	70.00	GULL LAKE	BACKLOT(CONF/H)
04-17-201-320	04/18/22	\$175,000	\$51,900	29.66	\$103,715	\$116,362	\$45,077	44.3	112.0	\$2,628	32.92	GULL LAKE	BACKLOT(CONF/H)
04-18-475-110	04/06/23	\$551,000	\$235,500	42.74	\$471,028	\$205,620	\$125,648	123.4	152.4	\$1,666	135.14	GULL LAKE	BACKLOT(CONF/H)
						<b>\$1,033,417</b>		<b>682.7</b>		<b>\$1,514</b>	<b>2025 RATE USED -BACK LOTS</b>		
04-19-210-020	08/24/22	\$351,700	\$245,100	69.69	\$490,172	\$22,577	\$161,049	76.7	306.0	\$294	62.00	GULL LAKE	CREEK
04-19-210-020	10/02/23	\$775,000	\$245,100	31.63	\$490,172	\$445,877	\$161,049	76.7	306.0	\$5,814	62.00	GULL LAKE	CREEK
04-19-210-062	04/22/22	\$580,000	\$216,600	37.34	\$433,201	\$284,165	\$137,366	110.2	101.0	\$2,578	147.00	GULL LAKE	CREEK
04-19-220-042	03/08/24	\$325,000	\$173,700	53.45	\$347,346	\$149,093	\$171,439	81.6	136.0	\$1,826	99.00	GULL LAKE	CREEK
04-19-222-080	08/31/22	\$707,500	\$345,300	48.81	\$690,508	\$442,002	\$425,010	202.4	320.0	\$2,184	160.00	GULL LAKE	CREEK
						<b>\$1,343,714</b>		<b>547.6</b>		<b>\$2,454</b>	<b>2025 RATE USED- CREEK LOTS</b>		
04-06-302-161	04/07/23	\$1,900,000	\$861,700	45.35	\$1,723,332	\$1,900,000	\$1,723,332	156.0	322.0	\$12,179	156.00	GULL LAKE	DEEP
04-06-380-020	06/01/23	\$5,900,000	\$2,985,400	50.60	\$5,970,704	\$3,155,020	\$3,225,724	292.0	388.0	\$10,805	292.00	GULL LAKE	DEEP
04-06-455-020	08/16/22	\$4,800,000	\$1,609,300	33.53	\$3,218,534	\$2,962,341	\$1,380,875	125.0	500.0	\$23,699	125.00	GULL LAKE	DEEP
04-08-315-090	09/01/23	\$3,300,000	\$956,800	28.99	\$1,913,597	\$2,259,116	\$872,713	79.0	700.0	\$28,596	79.00	GULL LAKE	DEEP
04-17-195-071	08/18/23	\$1,500,000	\$439,300	29.29	\$878,564	\$1,162,739	\$541,303	49.0	400.0	\$23,729	49.00	GULL LAKE	DEEP
04-17-380-220	08/08/22	\$1,950,000	\$1,105,600	56.70	\$2,211,184	\$843,516	\$1,104,700	100.0	500.0	\$8,435	100.00	GULL LAKE	DEEP
04-18-402-361	10/07/22	\$1,150,000	\$604,600	52.57	\$1,209,237	\$743,512	\$802,749	84.0	221.0	\$8,851	84.00	GULL LAKE	DEEP
						<b>\$13,026,244</b>		<b>885.0</b>		<b>\$14,719</b>	<b>2025 RATE USED -DEEP LOTS</b>		
04-18-102-421	07/01/22	\$300,000	\$85,900	28.63	\$171,717	\$176,783	\$48,500	50.0	0.0	\$3,536	50.00	GULL LAKE	GARAGE LOTS
						<b>\$176,783</b>		<b>50.0</b>		<b>\$3,536</b>	<b>2025 RATE USED-GARAGE LOTS</b>		
04-18-280-130	08/31/23	\$900,000	\$737,000	81.89	\$1,473,961	\$136,739	\$710,700	103.0	0.0	\$1,328	120.00	GULL LAKE	ISLAND
						<b>\$136,739</b>		<b>103.0</b>		<b>\$1,328</b>	<b>2025 RATE USED- ISLAND LOTS</b>		
04-08-374-200	08/11/23	\$625,000	\$316,200	50.59	\$632,351	\$385,016	\$392,367	46.5	60.0	\$8,280	46.50	GULL LAKE	SHALLOW
04-08-374-231	11/29/23	\$737,000	\$284,900	38.66	\$569,844	\$555,304	\$388,148	46.0	60.0	\$12,072	46.00	GULL LAKE	SHALLOW
04-08-377-310	05/27/22	\$610,000	\$213,400	34.98	\$426,700	\$436,440	\$253,140	30.0	66.0	\$14,548	30.00	GULL LAKE	SHALLOW
04-08-377-340	05/09/23	\$790,000	\$240,400	30.43	\$480,884	\$562,256	\$253,140	30.0	66.0	\$18,742	30.00	GULL LAKE	SHALLOW
04-08-390-140	08/30/22	\$750,000	\$326,800	43.57	\$653,696	\$653,212	\$556,908	66.0	70.0	\$9,897	66.00	GULL LAKE	SHALLOW
04-08-390-210	07/29/22	\$143,000	\$17,400	12.17	\$34,807	\$143,000	\$34,807	8.3	88.0	\$17,333	8.25	GULL LAKE	SHALLOW
04-18-476-100	06/10/22	\$799,000	\$190,500	23.84	\$381,090	\$660,447	\$242,537	64.5	131.3	\$10,245	64.60	GULL LAKE	SHALLOW
04-20-171-103	10/18/23	\$900,000	\$436,700	48.52	\$1,215,597	\$900,000	\$873,333	124.9	0.0	\$7,205	124.92	GULL LAKE	SHALLOW
04-20-178-010	10/23/23	\$890,000	\$429,200	48.22	\$858,369	\$488,623	\$456,992	104.2	162.0	\$4,691	105.00	GULL LAKE	SHALLOW
						<b>\$4,784,298</b>		<b>520.3</b>		<b>\$9,195</b>	<b>2025 RATE USED- SHALLOW LOTS</b>		

## 2025 LAND GULL LAKE

04-17-195-010	09/06/23	\$1,900,000	\$656,700	34.56	\$1,313,448	\$1,349,462	\$762,910	78.4	330.0	\$17,213	78.40	GULL LAKE	STANDARD LOT
04-17-201-140	12/15/23	\$1,199,000	\$309,800	25.84	\$619,637	\$1,043,532	\$464,169	47.7	132.0	\$21,877	47.70	GULL LAKE	STANDARD LOT
04-17-330-041	04/18/23	\$1,300,000	\$455,800	35.06	\$911,659	\$923,546	\$535,205	55.0	450.0	\$16,792	55.00	GULL LAKE	STANDARD LOT
04-17-354-230	04/03/23	\$675,000	\$329,800	48.86	\$659,521	\$507,868	\$492,389	50.6	107.4	\$10,037	50.60	GULL LAKE	STANDARD LOT
04-18-102-130	05/22/23	\$1,695,000	\$418,800	24.71	\$837,574	\$1,343,976	\$486,550	50.0	134.5	\$26,880	50.00	GULL LAKE	STANDARD LOT
04-18-102-141	05/17/22	\$1,475,000	\$671,700	45.54	\$1,343,403	\$773,356	\$641,759	66.0	157.6	\$11,726	65.95	GULL LAKE	STANDARD LOT
04-18-270-070	09/15/23	\$1,800,000	\$727,300	40.41	\$1,454,512	\$987,734	\$642,246	66.0	133.0	\$14,966	66.00	GULL LAKE	STANDARD LOT
04-18-270-220	02/27/23	\$1,200,000	\$746,500	62.21	\$1,493,011	\$892,063	\$1,185,074	121.8	140.5	\$7,325	133.50	GULL LAKE	STANDARD LOT
04-18-402-010	07/01/22	\$2,650,000	\$1,488,300	56.16	\$2,976,532	\$1,525,602	\$1,852,134	190.3	117.0	\$8,015	285.00	GULL LAKE	STANDARD LOT
04-18-405-015	11/15/23	\$2,125,000	\$1,035,400	48.72	\$2,070,821	\$1,134,430	\$1,080,251	192.0	77.3	\$5,907	192.04	GULL LAKE	STANDARD LOT
04-20-130-010	04/06/23	\$910,000	\$462,800	50.86	\$925,500	\$557,883	\$573,383	58.9	191.3	\$9,468	66.45	GULL LAKE	STANDARD LOT
04-20-130-040	07/28/23	\$1,385,000	\$384,300	27.75	\$768,660	\$1,083,428	\$467,088	48.0	195.4	\$22,571	48.00	GULL LAKE	STANDARD LOT
				<b>\$12,122,880</b>				<b>1,024.7</b>		<b>\$11,830</b>	<b>2025 RATE USED- STANDARD LOTS</b>		



2025 LAND STONEY CREEK

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
04-15-255-009	10/03/23	\$480,000	\$203,400	42.38	\$406,812	\$127,689	\$54,501	0.59	0.59	\$215,327	\$4.94	STONEY CREEK SUB
04-15-255-014	04/10/23	\$432,500	\$167,500	38.73	\$335,035	\$148,183	\$50,718	0.55	0.55	\$268,447	\$6.16	STONEY CREEK SUB
04-15-255-022	09/30/22	\$449,000	\$208,300	46.39	\$416,572	\$89,742	\$57,314	0.62	0.62	\$143,817	\$3.30	STONEY CREEK SUB
04-24-275-020	02/20/24	\$350,000	\$141,000	40.29	\$282,075	\$107,928	\$40,003	0.44	0.44	\$248,110	\$5.70	STONEY CREEK SUB
04-24-275-060	04/07/22	\$295,000	\$155,800	52.81	\$311,616	\$32,235	\$48,851	0.53	0.53	\$60,706	\$1.39	STONEY CREEK SUB
04-24-415-200	06/24/22	\$385,500	\$215,400	55.88	\$430,868	\$17,837	\$63,205	0.69	0.69	\$25,926	\$0.60	STONEY CREEK SUB
04-24-420-080	01/22/24	\$452,000	\$207,200	45.84	\$414,491	\$141,150	\$103,641	1.13	1.13	\$125,133	\$2.87	STONEY CREEK SUB
04-24-420-110	01/18/22	\$405,000	\$218,500	53.95	\$436,955	\$39,724	\$71,679	0.78	0.78	\$50,928	\$1.17	STONEY CREEK SUB
04-24-420-140	12/15/23	\$385,000	\$230,000	59.74	\$460,077	\$19,886	\$94,963	1.03	1.03	\$19,251	\$0.44	STONEY CREEK SUB
04-24-420-170	09/27/24	\$390,000	\$216,300	55.46	\$432,545	\$23,295	\$65,840	0.72	0.72	\$32,535	\$0.75	STONEY CREEK SUB
04-24-420-180	03/11/22	\$451,000	\$214,100	47.47	\$428,269	\$81,781	\$59,050	0.64	0.64	\$127,385	\$2.92	STONEY CREEK SUB
04-24-420-230	01/24/22	\$405,000	\$208,600	51.51	\$417,232	\$76,696	\$88,928	0.97	0.97	\$79,231	\$1.82	STONEY CREEK SUB
<b>Totals:</b>		<b>\$4,880,000</b>	<b>\$2,386,100</b>		<b>\$4,772,547</b>	<b>\$906,146</b>	<b>\$798,693</b>	<b>8.69</b>	<b>8.69</b>			
			<b>Sale. Ratio =&gt;</b>	<b>48.90</b>			<b>Average</b>					
			<b>Std. Dev. =&gt;</b>	<b>6.70</b>			<b>per Net Acre=&gt;</b>	<b>104,274.57</b>		<b>Average</b>		
										<b>per SqFt=&gt;</b>	<b>\$2.39</b>	
										<b>2025 Rate Used</b>		



2025 LAND WOODS AT STONEHEDGE

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
04-23-325-010	08/07/24	\$30,000	\$22,600	75.33	\$45,250	\$30,000	\$45,250	0.50	0.50	\$59,761	\$1.37	WOODS AT STONEHEDGE
04-23-325-011	02/20/24	\$27,500	\$24,700	89.82	\$49,307	\$27,500	\$49,307	0.55	0.55	\$50,274	\$1.15	WOODS AT STONEHEDGE
04-23-325-018	03/27/24	\$636,000	\$245,100	38.54	\$490,220	\$192,999	\$47,219	0.52	0.52	\$368,319	\$8.46	WOODS AT STONEHEDGE
04-23-325-025	10/12/23	\$33,000	\$23,300	70.61	\$46,681	\$33,000	\$46,681	0.52	0.52	\$63,707	\$1.46	WOODS AT STONEHEDGE
04-23-325-114	08/07/24	\$80,000	\$46,600	58.25	\$93,138	\$80,000	\$93,138	1.03	1.03	\$77,444	\$1.78	WOODS AT STONEHEDGE
Totals:		\$806,500	\$362,300		\$724,596	\$363,499	\$281,595	3.12	3.12			
				Sale. Ratio =>	44.92	Average				Average		
				Std. Dev. =>	19.29	per Net Acre=>				116,356.91	per SqFt=>	\$2.67
											2025 Rate Used	

2025 LAND CRANES POND

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
04-29-122-016	03/29/23	\$40,000	\$17,900	44.75	\$35,793	\$40,000	\$35,793	0.18	0.18	\$227,273	\$5.22	water	CRANES POND
04-29-122-017	11/02/23	\$39,500	\$20,200	51.14	\$40,431	\$39,500	\$40,431	0.20	0.20	\$199,495	\$4.58	water	CRANES POND
04-29-122-025	04/22/22	\$555,000	\$276,500	49.82	\$553,046	\$62,363	\$60,409	0.30	0.30	\$210,686	\$4.84	water	CRANES POND
04-29-122-027	09/08/23	\$635,000	\$294,700	46.41	\$589,472	\$99,924	\$54,396	0.27	0.27	\$374,247	\$8.59	water	CRANES POND
						<b>\$241,787</b>		<b>0.94</b>			<b>\$5.92</b>	<b>2025 SF RATE FOR WATER</b>	
04-29-122-013	04/30/24	\$25,000	\$19,700	78.80	\$39,350	\$25,000	\$39,350	0.24	0.24	\$104,603	\$2.40	nonwater	CRANES POND
04-29-122-036	12/28/22	\$430,000	\$220,700	51.33	\$441,486	\$23,320	\$34,806	0.21	0.21	\$110,521	\$2.54	nonwater	CRANES POND
<b>Totals:</b>						<b>\$48,320</b>	<b>\$74,156</b>	<b>0.45</b>	<b>0.45</b>				
										<b>Average</b>			
										<b>per SqFt=&gt;</b>		<b>\$2.47</b>	<b>2025 SF RATE FOR NON WATER</b>

2025 LAND BAY ARBOR

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
04-17-388-003	08/26/20	\$352,200	\$167,300	47.50	\$334,526	\$155,474	\$137,800	0.13	0.13	\$1,224,205	\$28.10	BAY ARBOR OF GULL LAKE
04-17-388-004	08/12/20	\$370,800	\$174,500	47.06	\$348,928	\$159,672	\$137,800	0.13	0.13	\$1,257,260	\$28.86	BAY ARBOR OF GULL LAKE
04-17-388-011	02/08/24	\$395,000	\$192,800	48.81	\$385,614	\$152,386	\$143,000	0.13	0.13	\$1,163,252	\$26.70	BAY ARBOR OF GULL LAKE
04-17-388-005	12/14/23	\$415,000	\$220,900	53.23	\$441,737	\$116,263	\$143,000	0.13	0.13	\$887,504	\$20.37	BAY ARBOR OF GULL LAKE
04-17-388-008	05/20/21	\$363,000	\$183,300	50.50	\$366,675	\$139,325	\$143,000	0.13	0.13	\$1,063,550	\$24.42	BAY ARBOR OF GULL LAKE
TOTAL:						\$723,120		0.65			\$25.66	2025 SF Rate- Duplex
04-17-388-020	06/27/24	\$600,000	\$285,800	47.63	\$571,561	\$116,819	\$88,380	0.41	0.41	\$287,732	\$6.61	BAY ARBOR OF GULL LAKE
04-29-122-016	03/29/23	\$40,000	\$17,900	44.75	\$35,793	\$40,000	\$35,793	0.18	0.18	\$227,273	\$5.22	CRANES POND
04-29-122-017	11/02/23	\$39,500	\$20,200	51.14	\$40,431	\$39,500	\$40,431	0.20	0.20	\$199,495	\$4.58	CRANES POND
04-29-122-025	04/22/22	\$555,000	\$276,500	49.82	\$553,046	\$62,363	\$60,409	0.30	0.30	\$210,686	\$4.84	CRANES POND
04-29-122-027	09/08/23	\$635,000	\$294,700	46.41	\$589,472	\$99,924	\$54,396	0.27	0.27	\$374,247	\$8.59	CRANES POND
TOTAL:						\$358,606		1.3			\$6.13	2025 SF Rate -Single Family

## 2025 LAND SHERMAN LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area
04-30-480-180	11844 YORKSHIRE DR	10/02/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,600	50.95	\$331,175	\$41,185	\$47,360	128.0	\$322	128.00	SHLK
04-32-176-010	5821 N 38TH ST	03/12/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$73,000	60.83	\$146,047	\$15,023	\$41,070	111.0	\$135	111.00	SHLK
										\$56,208		239.0	\$470	FF Rate for Back Lot	
													\$400	FF Rate for Gar Lot	
04-32-115-009	12017 S SHERMAN LAKE DR	10/05/22	\$403,340	WD	03-ARM'S LENGTH	\$403,340	\$182,200	45.17	\$364,308	\$248,832	\$209,800	230.0	\$1,082	230.00	SHLK
04-32-115-009	12017 S SHERMAN LAKE DR	02/14/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$230,400	47.02	\$460,710	\$287,120	\$257,830	230.0	\$1,248	230.00	SHLK
04-32-115-010	12055 S SHERMAN LK DR	03/08/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$265,700	37.96	\$531,462	\$359,482	\$190,944	170.3	\$2,110	185.00	SHLK
04-32-115-031	12144 S SHERMAN LAKE DR	01/31/22	\$382,030	WD	03-ARM'S LENGTH	\$382,030	\$210,400	55.07	\$420,804	\$77,025	\$115,799	103.3	\$746	103.30	SHLK
04-32-115-034	12075 S SHERMAN LK DR	06/01/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,300	40.13	\$184,664	\$168,646	\$123,310	110.0	\$1,533	110.00	SHLK
										\$1,141,105		843.6	\$1,353	FF Rate for Bay Lot	
													\$670	FF Rate for Channel Lot	
04-29-315-050	12206 N SHERMAN LK DR	03/15/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,700	45.23	\$271,480	\$108,270	\$79,750	50.0	\$2,165	50.00	SHLK
04-29-315-060	12216 N SHERMAN LK DR	12/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,600	50.80	\$203,191	\$76,559	\$79,750	50.0	\$1,531	50.00	SHLK
04-29-330-110	12364 N SHERMAN LK DR	09/20/23	\$169,875	WD	03-ARM'S LENGTH	\$169,875	\$101,500	59.75	\$203,079	\$46,546	\$79,750	50.0	\$931	50.00	SHLK
04-29-405-014	12542 N SHERMAN LK DR	05/21/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$258,300	65.39	\$516,527	\$119,767	\$241,294	151.3	\$792	199.01	SHLK
04-29-412-070	6359 N 39TH ST	03/05/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,300	54.87	\$164,684	\$150,000	\$164,684	103.3	\$1,453	103.25	SHLK
04-29-412-110	6271 N 39TH ST	07/02/21	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$330,000	47.21	\$659,998	\$200,639	\$161,637	101.3	\$1,980	101.34	SHLK
04-30-482-131	6070 ISLAND DR	12/20/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$208,700	32.11	\$417,488	\$391,900	\$159,388	164.2	\$2,387	180.40	SHLK
04-31-245-240	5932 SARA AVE	02/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,600	39.44	\$197,256	\$135,732	\$82,988	52.0	\$2,609	52.03	SHLK
04-31-245-270	5898 WOODHILL DR	09/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$154,300	39.56	\$308,513	\$157,250	\$75,763	47.5	\$3,311	47.50	SHLK
04-31-245-280	5828 FORREST BEACH DR	04/19/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$181,300	28.33	\$362,579	\$356,214	\$78,793	49.4	\$7,211	49.40	SHLK
04-31-245-311	5840 FORREST BEACH DR	10/29/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,500	42.69	\$332,978	\$223,922	\$166,900	228.0	\$982	240.15	SHLK
04-32-176-130	12205 S SHERMAN LK DR	06/14/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$121,700	42.70	\$243,378	\$173,369	\$131,747	82.6	\$2,099	82.60	SHLK
										\$2,140,168		1,129.6	\$1,895	FF Rate for Lake Lot	



## 2025 LAND VILLAGE

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table
04-33-476-110	04/11/24	\$160,000	\$82,300	51.44	\$164,591	\$37,974	\$42,565	0.42	0.42	\$90,200	\$2.07	VILLAGE OF AUGUSTA
04-33-476-140	04/01/24	\$183,000	\$71,800	39.23	\$143,652	\$64,230	\$24,882	0.25	0.25	\$261,098	\$5.99	VILLAGE OF AUGUSTA
04-33-476-190	05/06/24	\$177,000	\$87,100	49.21	\$174,119	\$22,905	\$20,024	0.20	0.20	\$115,682	\$2.66	VILLAGE OF AUGUSTA
04-33-488-020	06/21/24	\$130,000	\$57,100	43.92	\$114,193	\$32,302	\$16,495	0.16	0.16	\$198,172	\$4.55	VILLAGE OF AUGUSTA
04-33-488-080	05/25/22	\$100,000	\$56,900	56.90	\$113,710	\$2,785	\$16,495	0.16	0.16	\$17,086	\$0.39	VILLAGE OF AUGUSTA
04-33-488-100	04/13/23	\$153,000	\$54,800	35.82	\$109,552	\$59,118	\$15,670	0.16	0.16	\$381,406	\$8.76	VILLAGE OF AUGUSTA
04-33-488-130	04/17/23	\$147,651	\$40,900	27.70	\$81,809	\$81,512	\$15,670	0.16	0.16	\$525,884	\$12.07	VILLAGE OF AUGUSTA
04-33-488-140	08/31/22	\$142,000	\$59,900	42.18	\$119,816	\$37,580	\$15,396	0.15	0.15	\$247,237	\$5.68	VILLAGE OF AUGUSTA
04-33-488-230	07/14/23	\$160,000	\$57,700	36.06	\$115,424	\$65,212	\$20,636	0.20	0.20	\$319,667	\$7.34	VILLAGE OF AUGUSTA
04-34-165-010	04/17/24	\$175,000	\$78,600	44.91	\$157,152	\$52,902	\$35,054	1.20	1.20	\$44,085	\$1.01	VILLAGE OF AUGUSTA
04-34-285-010	07/20/22	\$253,500	\$105,700	41.70	\$211,497	\$84,971	\$42,968	4.10	4.00	\$20,725	\$0.48	VILLAGE OF AUGUSTA
04-34-305-073	01/28/22	\$100,000	\$54,800	54.80	\$109,657	\$20,661	\$30,318	0.30	0.30	\$68,870	\$1.58	VILLAGE OF AUGUSTA
04-34-310-090	06/21/24	\$180,000	\$73,200	40.67	\$146,475	\$53,737	\$20,212	0.20	0.20	\$268,685	\$6.17	VILLAGE OF AUGUSTA
04-34-315-060	04/03/23	\$159,000	\$69,700	43.84	\$139,410	\$80,226	\$60,636	0.60	0.60	\$133,710	\$3.07	VILLAGE OF AUGUSTA
04-34-315-104	07/06/23	\$128,900	\$52,100	40.42	\$104,158	\$70,219	\$45,477	0.45	0.45	\$156,042	\$3.58	VILLAGE OF AUGUSTA
04-34-320-030	06/08/22	\$184,000	\$81,900	44.51	\$163,783	\$40,429	\$20,212	0.20	0.20	\$202,145	\$4.64	VILLAGE OF AUGUSTA
04-34-320-040	05/03/23	\$226,679	\$79,300	34.98	\$158,528	\$88,363	\$20,212	0.20	0.20	\$441,815	\$10.14	VILLAGE OF AUGUSTA
04-34-320-070	05/17/24	\$185,000	\$82,100	44.38	\$164,249	\$40,963	\$20,212	0.20	0.20	\$204,815	\$4.70	VILLAGE OF AUGUSTA
04-34-320-200	09/22/23	\$175,000	\$86,300	49.31	\$172,579	\$22,633	\$20,212	0.20	0.20	\$113,165	\$2.60	VILLAGE OF AUGUSTA
04-34-348-010	02/09/24	\$194,600	\$92,900	47.74	\$185,811	\$39,107	\$30,318	0.30	0.30	\$130,357	\$2.99	VILLAGE OF AUGUSTA
04-34-350-010	07/21/23	\$4,250	\$2,100	49.41	\$4,115	\$4,250	\$4,115	0.80	1.60	\$5,313	\$0.12	VILLAGE OF AUGUSTA
04-34-355-060	04/12/24	\$165,000	\$64,300	38.97	\$128,632	\$56,580	\$20,212	0.20	0.20	\$282,900	\$6.49	VILLAGE OF AUGUSTA
04-34-365-041	09/09/22	\$123,000	\$41,100	33.41	\$82,209	\$50,897	\$10,106	0.10	0.10	\$508,970	\$11.68	VILLAGE OF AUGUSTA
04-34-365-050	08/03/23	\$165,000	\$42,700	25.88	\$85,349	\$99,863	\$20,212	0.20	0.20	\$499,315	\$11.46	VILLAGE OF AUGUSTA
04-34-365-130	08/12/22	\$145,000	\$71,400	49.24	\$142,773	\$22,439	\$20,212	0.20	0.20	\$112,195	\$2.58	VILLAGE OF AUGUSTA
04-34-365-151	08/23/23	\$180,000	\$73,500	40.83	\$147,053	\$56,221	\$23,274	0.23	0.23	\$244,439	\$5.61	VILLAGE OF AUGUSTA
04-34-380-020	12/08/23	\$152,000	\$73,200	48.16	\$146,345	\$36,891	\$31,236	0.31	0.31	\$119,388	\$2.74	VILLAGE OF AUGUSTA
04-34-405-020	09/25/23	\$115,000	\$51,600	44.87	\$103,235	\$29,397	\$17,632	0.17	0.17	\$168,948	\$3.88	VILLAGE OF AUGUSTA
04-34-405-050	08/05/22	\$216,750	\$110,000	50.75	\$219,926	\$37,248	\$40,424	0.40	0.40	\$93,120	\$2.14	VILLAGE OF AUGUSTA
04-34-408-030	06/13/22	\$175,000	\$94,900	54.23	\$189,664	\$24,540	\$39,204	0.20	0.20	\$122,700	\$2.82	VILLAGE OF AUGUSTA
04-34-408-098	06/28/23	\$200,000	\$49,100	24.55	\$98,242	\$137,100	\$35,342	1.27	1.27	\$107,953	\$2.48	VILLAGE OF AUGUSTA
Totals:		\$4,955,330	\$2,099,000		\$4,197,708	\$1,553,255	\$795,633	13.89	14.59			
				Sale. Ratio ==>	42.36	Average						
				Std. Dev. ==>	8.13	per Net Acre==>			111,825.41	Average per SqFt==>		\$2.57
												2025 Rate Used

## 2025 LAND AGRICULTURAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	2nd land resid	taxable acres	tillable	per ac till	row	woods	woods per ac	wet woods	low/poor
11-09-226-016	05/06/21	\$218,172	\$61,100	28.01	\$189,632	\$218,172	\$189,632	35.54	13.42	89.20%	35.21	31.70	6,882	0.33			16.95	
04-02-230-012	09/02/21	\$66,353	\$90,900	67.33	\$160,000	\$135,000	\$160,000	20.00	20.00	49.15%	19.70	9.83	13,733	0.30	9.87			
03-17-201-024	01/04/23	\$287,228	\$80,100	25.03	\$160,142	\$252,000	\$160,142	31.51	31.51	89.76%	31.28	28.28	10,314	0.23			3.00	
03-07-426-011	09/17/21	\$243,478	\$312,200	55.75	\$624,526	\$560,000	\$624,526	147.66	54.33	43.48%	147.13	64.20	8,723	0.53	33.87		4.90	44.16
11-12-101-011	01/07/22	\$32,880	\$0	0.00	\$212,614	\$32,880	\$212,614	112.50	80.00	8.89%	111.25	10.00	3,288	1.25	9.00		23.50	68.75
01-25-301-010	12/17/19	\$243,935				\$243,935		69.56	69.56	100.00%		69.56	3,507		69.56	3,506.83		
11-12-351-019	12/16/21	\$590,956	\$141,900	24.01	\$318,447	\$493,203	\$220,694	153.69	38.66	73.87%	151.06	113.53	4,344	2.63	1.50			
11-20-426-011	07/28/22	\$800,960	\$246,000	30.71	\$846,847	\$800,960	\$806,797	167.81	68.97	86.87%	164.71	145.78	5,494	3.10			16.23	2.70
						\$2,799,525						482.63	5,800	2025 RATE USED TILLABLE				
11-12-101-011	01/07/22	\$29,592	\$0	0.00	\$212,614	\$29,592	\$212,614	112.50	80.00	8.00%	111.25	10.00		1.25	9.00	3,288	23.50	68.75
01-25-301-010	12/17/19	\$223,935				\$206,935		69.56	69.56	100.00%					69.56	2,975		
						\$236,527									78.56	3,000	2025 RATE USED NON-TILL	
																1,200	2025 RATE USED WET	

## 2025 LAND COMMERCIAL

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Rate Group 1	Rate Group 2
04-34-380-150	03/21/22	\$118,000	\$59,700	50.59	\$119,399	\$22,149	\$23,548	58.0	132.0	\$382	58.00	COM	MAIN COMMERCIAL	
04-34-382-030	05/26/22	\$150,000	\$72,200	48.13	\$144,471	\$96,670	\$91,141	346.2	478.0	\$279	344.00	COM	MAIN COMMERCIAL	
04-34-385-031	04/07/23	\$185,000	\$99,700	53.89	\$199,387	\$77,962	\$62,349	153.6	192.0	\$312	166.00	COM	MAIN COMMERCIAL	
04-20-255-012	02/15/23	\$130,000	\$67,100	51.62	\$134,266	\$101,747	\$106,013	261.1	100.0	\$390	300.00	COM	MAIN COMMERCIAL	
04-20-255-050	07/19/23	\$505,000	\$168,300	33.33	\$336,630	\$283,061	\$114,691	282.5	150.0	\$1,002	265.00	COM	MAIN COMMERCIAL	
03-15-448-041	01/23/23	\$320,000	\$252,600	78.94	\$518,471	\$85,695	\$284,166	288.8	286.0	\$297	270.00	C3	MAIN COMMERCIAL	
						<b>\$667,284</b>		<b>1,390.1</b>		<b>\$480</b>	<b>2025 FF Rate for Main</b>			
03-14-460-023	06/09/22	\$265,000	\$148,800	56.15	\$370,639	\$92,560	\$198,199	321.2	533.0	\$288	220.00	C3	OFF COMM	
04-34-365-271	02/14/22	\$1,000	\$5,300	530.00	\$10,684	\$1,000	\$10,684	82.3	121.4	\$12	86.00	COM	OFF COMM	
03-23-201-039	06/09/23	\$210,000	\$120,900	57.57	\$237,957	\$55,456	\$73,413	119.0	130.0	\$466	165.00	C3	OFF COMM	
03-31-476-012	12/16/22	\$136,000	\$41,800	30.74	\$194,695	\$136,000	\$194,695	291.5	340.0	\$466	250.00	C3	OFF COMM	
						<b>\$285,016</b>		<b>814.1</b>		<b>\$350</b>	<b>2025 FF Rate for Off</b>			
										<b>\$4,600</b>	<b>2025 FF Rate for GL</b>			

2025 LAND INDUSTRIAL

Parcel Number	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
03-11-351-029	08/10/23	\$494,400	\$156,586	\$494,400	\$156,586	9.47	9.47	\$52,207	\$1.20
51-0805-0052-00-1	07/31/15	\$235,000	\$215,570	\$28,960	\$9,530	0.78	0.78	\$37,320	\$0.86
04-34-380-150	03/21/22	\$118,000	\$108,163	\$21,437	\$11,600	0.35	0.18	\$61,601	\$1.41
03-31-351-016	07/20/22	\$200,000	\$40,500	\$200,000	\$81,045	3.40	3.40	\$58,824	\$1.35
03-14-120-001	12/30/20	\$775,000	\$565,829	\$282,491	\$73,320	10.58	3.53	\$26,706	\$0.61
03-14-155-007	03/22/21	\$530,000	\$517,986	\$110,614	\$98,600	3.08	3.08	\$35,960	\$0.83
03-31-476-012	12/16/22	\$136,000	\$91,679	\$136,000	\$91,679	4.68	4.68	\$29,060	\$0.67
<b>Totals:</b>		<b>\$2,488,400</b>		<b>\$1,273,902</b>		<b>32.33</b>			

2025 SF Rate Used -->

\$0.90