

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
10-012-4004-500	8116 DUQUETTE RD	06/07/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,400	31.38	\$40,824	\$65,000	\$40,824	0.0	0.0
10-033-1002-000	NORMAN RD	05/27/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,600	39.20	\$39,150	\$50,000	\$39,150	0.0	0.0
10-032-2003-500	VAC LOT NORMAN RD	08/16/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,700	41.10	\$67,300	\$82,000	\$67,300	0.0	0.0
10-012-2001-500	8454 EMMETT RD	02/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,900	44.78	\$257,482	\$52,118	\$39,600	0.0	0.0
10-016-3004-600	7581 JORDON RD	04/28/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$17,700	34.04	\$35,387	\$52,000	\$35,387	0.0	0.0
10-011-1009-000	JEDDO RD VACANT	06/27/23	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$26,000	33.55	\$52,020	\$77,500	\$52,020	0.0	0.0
10-015-3001-200	11660 SPEAKER RD	05/04/22	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$17,700	29.55	\$35,333	\$59,900	\$35,333	0.0	0.0
10-034-2001-300	6292 CONNELL RD	04/23/21	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$44,000	28.41	\$88,019	\$154,900	\$88,019	0.0	0.0
10-020-2001-301	12697 SPEAKER RD	07/17/23	\$485,000	LC	03-ARM'S LENGTH	\$485,000	\$188,600	38.89	\$394,895	\$174,629	\$84,524	0.0	0.0
10-030-3001-400	6692 PERRY RD	01/13/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$230,900	35.52	\$566,815	\$159,597	\$76,412	200.0	1321.6
10-021-2001-200	12131 SPEAKER RD	05/17/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$140,700	34.74	\$278,260	\$189,392	\$62,652	0.0	0.0
10-021-2001-200	12131 SPEAKER RD	08/19/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$151,200	35.16	\$298,878	\$193,774	\$62,652	0.0	0.0
Totals:			\$2,781,300			\$2,781,300	\$1,011,400		\$2,154,363	\$1,310,810	\$683,873	200.0	
								Sale. Ratio =>	36.36	Average			
								Std. Dev. =>	4.79	per FF=>		\$6,554	

*Sales in BOLD, shown above are resales.

2024 Opinion of Land Value Developed for 10 acre to 30 acre parcel size parcels valued by per acre value of Durentin Heights, C-BC, BWAY, 4000 Agriculture

The most weight is placed on the \$5,000 per acre rate of parcels ranging in these sizes after completing this land value analysis.

This value per acre land value analysis includes parcels that are similar in size, zoning, utilities and amenities, and that are typical of rural residential properties.

Sales listed below are removed due to ratio.

10-002-1004-000	BROCKWAY RD VACANT	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$149,000	74.50	\$295,033	(\$15,482)	\$79,551	200.0	356.0
10-002-1004-100	8820 BROCKWAY RD	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$149,000	74.50	\$295,033	(\$15,482)	\$79,551	200.0	356.0

Sales listed below are removed as outliers.

10-015-4003-500	7700 JORDON RD	05/06/22	\$554,100	WD	03-ARM'S LENGTH	\$554,100	\$236,700	42.72	\$466,697	\$122,763	\$35,360	0.0	0.0
10-013-4002-101	7707 EMMETT RD	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$145,800	30.69	\$305,547	\$230,405	\$60,952	0.0	0.0
10-024-4002-400	7075 EMMETT RD	08/28/23	\$374,800	WD	03-ARM'S LENGTH	\$374,800	\$120,300	32.10	\$252,956	\$157,761	\$35,917	331.4	1314.5

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
12.63	12.63	#DIV/0!	\$5,146	\$0.12	0.00	C-BC	5380/564		CLASS C/BC	402
14.50	14.50	#DIV/0!	\$3,448	\$0.08	0.00	BWAY	5380/207		CD/D HOMES	402
20.00	20.00	#DIV/0!	\$4,100	\$0.09	0.00	BWAY	5648/154		CD/D HOMES	102
11.00	11.00	#DIV/0!	\$4,738	\$0.11	0.00	C-BC	5512/399		CD/D HOMES	401
10.02	10.02	#DIV/0!	\$5,190	\$0.12	0.00	C-BC	5371/687		CLASS C/BC	402
14.45	14.45	#DIV/0!	\$5,363	\$0.12	0.00	BWAY	5638/556		CD/D HOMES	402
10.00	10.00	#DIV/0!	\$5,990	\$0.14	0.00	BWAY	5524/243		CD/D HOMES	402
26.04	26.04	#DIV/0!	\$5,949	\$0.14	0.00	C-BC	5365/196		CLASS C/BC	401
25.18	25.18	#DIV/0!	\$6,935	\$0.16	0.00	C-BC	5640/666		CLASS C/BC	401
23.82	23.82	\$798	\$6,700	\$0.15	200.00	4000	5598/235		4000 AGRICULTURE/RESIDENTIAL	401
18.32	18.32	#DIV/0!	\$10,338	\$0.24	0.00	C-BC	5370/026		CLASS C/BC	401
18.32	18.32	#DIV/0!	\$10,577	\$0.24	0.00	C-BC	5563/268		CLASS C/BC	401
204.28	204.28									
Average			Average							
per Net Acre=>	6,416.73		per SqFt=>	\$0.15						

Commercial/Residential is: \$10,000 per acre to \$5,000 per acre.

Properties.

16.45	14.81	(\$77)	(\$941)	(\$0.02)	200.00	BWAY	5539/378	10-002-1004-100	CD/D HOMES	402
16.45	1.63	(\$77)	(\$941)	(\$0.02)	200.00	BWAY	5544/367	10-002-1004-000	CD/D HOMES	401
10.01	10.01	#DIV/0!	\$12,264	\$0.28	0.00	C-BC	5525/197		CD/D HOMES	401
17.86	17.86	#DIV/0!	\$12,901	\$0.30	0.00	C-BC	5658/197		CLASS C/BC	401
10.00	10.00	\$476	\$15,775	\$0.36	331.40	C-BC	5653/719		CD/D HOMES	401