

2024 AGRICULTURAL LAND VALUE

Parcel	Date	Sale Price	# Of Acres	\$ Per Acre
VACANT LAND				
06-0001-0009-04-1	6/30/2021	\$680,000	115.17	\$5,904
06-0004-0008-01-5	12/13/2021	\$340,000	101.88	\$3,337
06-0005-0010-10-0	03/03/23	\$148,000	19.98	\$7,407
06-0014-0012-02-8	03/28/22	\$75,000	10.00	\$7,500
06-0020-0010-01-0	09/22/22	\$89,448	9.16	\$9,765
06-0005-0010-17-0	6/30/2021	\$65,000	10	\$6,500
06-0014-0012-02-8	3/28/2022	\$75,000	10	\$7,500
06-0020-0010-02-0	08/15/22	\$105,000	9.22	\$11,388
06-0015-0010-02-3	5/10/2021	\$368,000	25.13	\$6,275
06-0028-0001-00-0	04/05/22	\$255,000	27.16	\$9,389
06-0032-0013-00-6	04/05/22	\$750,000	30.00	\$24,209
06-0021-0001-04-0	12/23/2021	\$65,000	15.1	\$4,305
06-0021-0001-05-0	12/23/2021	\$360,000	56.45	\$6,377
06-0021-0008-03-0	11/19/2021	\$60,000	15	\$4,000
06-0022-0006-02-0	11/17/2021	\$1,120,000	88.53	\$12,651
06-0033-0004-01-0	11/10/2021	\$202,500	43.34	\$4,672

BORROW VAC SALES

TIME ADJUSTED VAC SALES
none

EXTRACTION METHOD
06-0020-0010-04-0 02/11/22 \$207,900 36.80 \$11,488

VERIFY WITH LISTINGS
no need

CONCLUSION	2023	2024	2024
1	\$5,500	\$7,500	\$7,500
1.5	\$8,250	\$7,500	\$11,250
2	\$11,000	\$7,500	\$15,000
2.5	\$13,750	\$7,500	\$18,750
3	\$16,500	\$7,500	\$22,500
4	\$22,000	\$7,500	\$30,000
5	\$27,500	\$7,500	\$37,500
7	\$38,500	\$7,500	\$52,500
10	\$69,000	\$9,765	\$7,500
15	\$82,500	\$4,305	\$4,000
20	\$110,000	\$7,407	\$7,500
25	\$160,000	\$6,275	\$7,500
30	\$165,000	\$24,209	\$9,389
40	\$220,000	\$4,672	\$11,488
50	\$275,000	\$6,377	\$6,300
100	\$460,000	\$12,651	\$5,904

2024 COMMERCIAL LAND VALUES

parcel	date	sale price	ACRE	per
VACANT LAND				
NONE				
BORROW VAC SALES				
08-0019-0002-03-1 COLM	3/24/2022	\$60,000	4.5	\$13,333

EXTRACTION METHOD		SALE PRICE	ACRE	PER AC
06-0023-0039-06-5 BUCH	10/31/2022	\$328,000	1.5	\$47,717
BORROWED EXTRACTION				
22-0010-0013-01-2 BUCH	10/31/2022	\$111,099	0.81	\$88,527
01-0014-0011-02-9 WTVL	10/21/2021	\$450,000	2.67	\$32,594
08-0028-0010-12-0 COLM	1/6/2022	\$200,000	6.52	\$29,772
01-0008-0005-05-9 BENH	1/12/2022	\$1,500,000	9.94	\$14,251

	2023		2024 CONCLUDED
1 ACRE	\$13,717	\$88,527	\$25,976
1.5 ACRE	\$20,575	\$47,717	\$38,964
2 ACRE	\$27,431		\$54,862
2.5 ACRE	\$34,290	\$32,594	\$65,580
3 ACRE	\$34,290		\$65,700
4 ACRE	\$45,720	\$13,333	\$66,500
5 ACRE	\$57,150	\$13,333	\$66,665
7 ACRE	\$64,007	\$29,772	\$93,331
10 ACRE	\$91,438	\$14,251	\$133,330
15 ACRE	\$102,826		\$159,966
20 ACRE	\$104,106		\$188,760
25 ACRE	\$105,402		\$222,737
30 ACRE	\$106,714		\$256,148
40 ACRE	\$128,014		\$294,570
50 ACRE	\$148,588		\$324,027
100 ACRE	\$274,316		\$340,228

2024 INDUSTRIAL LAND VALUE

Parcel	Date	Sale Price	# Of Acres	\$ Per Acre
VACANT LAND				
06-0001-0009-04-1	6/30/2021	\$680,000	115.17	\$5,904
06-0004-0008-01-5	12/13/2021	\$340,000	101.88	\$3,337
06-0005-0010-10-0	03/03/23	\$148,000	19.98	\$7,407
06-0014-0012-02-8	03/28/22	\$75,000	10.00	\$7,500
06-0020-0010-01-0	09/22/22	\$89,448	9.16	\$9,765
06-0005-0010-17-0	6/30/2021	\$65,000	10	\$6,500
06-0014-0012-02-8	3/28/2022	\$75,000	10	\$7,500
06-0020-0010-02-0	08/15/22	\$105,000	9.22	\$11,388
06-0015-0010-02-3	5/10/2021	\$368,000	25.13	\$6,275
06-0028-0001-00-0	04/05/22	\$255,000	27.16	\$9,389
06-0032-0013-00-6	04/05/22	\$750,000	30.00	\$24,209
06-0021-0001-04-0	12/23/2021	\$65,000	15.1	\$4,305
06-0021-0001-05-0	12/23/2021	\$360,000	56.45	\$6,377
06-0021-0008-03-0	11/19/2021	\$60,000	15	\$4,000
06-0022-0006-02-0	11/17/2021	\$1,120,000	88.53	\$12,651
06-0002-0017-00-0	09/15/21	\$902,500	115	\$7,848
06-0033-0004-01-0	11/10/2021	\$202,500	43.34	\$4,672

BORROW VAC SALES

TIME ADJUSTED VAC SALES
none

EXTRACTION METHOD				
06-0034-0020-01-7	05/06/21	\$115,000	2.20	\$12,248
06-0020-0010-04-0	02/11/22	\$207,900	36.80	\$11,488

VERIFY WITH LISTINGS
no need

CONCLUSION	2023	2024	2024
1	\$5,500	\$5,500	\$5,500
1.5	\$8,250	\$5,500	\$8,250
2	\$11,000	\$5,500	\$11,000
2.5	\$13,750	\$5,500	\$13,750
3	\$16,500	\$5,500	\$16,500
4	\$22,000	\$5,500	\$22,000
5	\$27,500	\$5,500	\$27,500
7	\$38,500	\$5,500	\$38,500
10	\$69,000	\$5,500	\$55,000
15	\$82,500	\$5,500	\$82,500
20	\$110,000	\$5,500	\$110,000
25	\$160,000	\$5,500	\$137,500
30	\$165,000	\$5,500	\$165,000
40	\$220,000	\$5,000	\$200,000
50	\$275,000	\$4,600	\$230,000
100	\$460,000	\$4,600	\$460,000

2024 RESIDENTIAL LAND VALUE CAMP MADRON

PARCEL	DATE	SALE PRICE	SITE	PER
VACANT LAND				
NONE				
BORROW VAC SALES				

EXTRACTION METHOD	DATE	SALE PRICE	IMP VAL	RES LV	TYPE
06-1000-0005-00-1	8/31/2022	\$485,000	\$279,872	\$205,128	WD RV
06-1000-0015-00-6	9/13/2021	\$420,000	\$409,339	\$10,661	WD RV

	2023		2024 CONCLUDED
LAKEVIEW	\$125,000		\$125,000
WOODED RAVINE	\$80,000	\$205,100	\$120,000
RIDGE	\$110,000		\$110,000

2024 RESIDENDIAL LAND - CLEAR LAKE

parcel date sale price FF per

VACANT LAND				
06-1180-0206-00-1	03/15/23	\$55,000	\$623	BACK
06-1180-0209-00-0	3/15/2023	\$55,000	\$911	BACK
06-1180-0253-00-9	04/22/22	\$30,000	\$500	BACK

BORROW VAC SALES				
NONE				

TIME ADJUSTED VAC SALES				
NONE				

EXTRACTION METHOD				
06-0029-0001-16-4	11/05/21	\$150,000	\$1,162	LAKE
06-1180-0011-01-0	04/07/21	\$270,000	\$2,686	LAKE
06-1180-0182-00-4	06/25/21	\$80,000	\$944	VIEW
06-1180-0199-02-0	08/05/22	\$165,000	\$400	BACK

VERIFY WITH LISTINGS				
NONE				

	2023				2024
BACK	\$450	623	500	911	\$500
VIEW	\$600	944			\$700
LAKE	\$4,300	1162	2686		\$4,000

2024 LAND VALUE MAPLE BEACH

PARCEL DATE SALE PRICE FF PER SQ FT \$

VACANT LAND

none

BORROW VAC SALES

none

TIME ADJUSTED VAC SALES

EXTRACTION METHOD

06-1250-0016-00-1	6/15/2021	\$435,000		23.06 LAKEVIEW
06-1250-0020-00-9	2/25/2022	\$415,000		23.69 LAKEVIEW

CONCLUSION	2023 SQ FT		2024 SQ FT
REGULAR	9.00		12.00
LAKEVIEW	11.00	23.06 23.69	14.00
WATERFRONT	11.50		14.50

2024 LAND VALUE RIVER FRONT PER ACRE & RANGELINE SITE VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sak	Land Table	Paved	Inspected Date	Class	Rate Group 1						
06-0002-0015-03-1	12477 N RED BUD TR	02/03/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$111,900	34.97	\$289,235	\$105,482	\$74,717	155.7	311.5	1.18	1.18	\$678	\$89,392	\$2.05	165.00	RIVER	3398/0754		RIVER FRONT	1	7/22/2021	401	REG RIVER FRONT						
06-0012-0009-02-1	4204 E LAKE CHAPIN RD	08/31/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$227,700	36.73	\$556,756	\$289,165	\$225,921	411.6	500.0	7.33	7.33	\$702	\$39,450	\$0.91	344.40	RIVER	3344/2974		RIVER FRONT	0	10/14/2021	401	REG RIVER FRONT						
06-0012-0014-09-1	13180 LAKE CHAPIN BANKS DR	11/16/21	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$15,300	36.00	\$36,778	\$42,500	\$36,778	319.3	779.3	3.32	0.00	\$133	\$12,801	\$0.29	213.95	RIVER	3354/1090		RIVER FRONT	1	12/2/2021	402	REG RIVER FRONT						
06-0012-0014-09-1	13180 LAKE CHAPIN BANKS DR	07/22/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$15,300	22.67	\$36,778	\$67,500	\$36,778	319.3	779.3	3.32	0.00	\$211	\$20,331	\$0.47	213.95	RIVER	3381/2126		RIVER FRONT	1	12/2/2021	402	REG RIVER FRONT						
06-0012-0014-11-3	13240 LAKE CHAPIN BANKS DR	02/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,400	25.67	\$37,010	\$60,000	\$37,010	257.0	578.0	4.60	4.60	\$233	\$13,043	\$0.30	200.00	RIVER	3364/0621		RIVER FRONT	1	6/2/2022	402	REG RIVER FRONT						
06-0012-0021-03-9	4434 HILLS HAVEN RD	04/28/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$104,100	29.49	\$282,343	\$115,991	\$45,334	188.9	350.0	1.52	1.52	\$614	\$76,310	\$1.75	188.89	RIVER	3373/0209		RIVER FRONT	0	8/4/2022	401	REG RIVER FRONT						
06-0012-0021-11-0	4312 HILLS HAVEN RD	08/05/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$137,500	34.38	\$347,982	\$189,708	\$137,690	286.9	320.0	2.20	2.20	\$661	\$86,074	\$1.98	300.00	RIVER	3340/1094		RIVER FRONT	0	11/4/2021	401	REG RIVER FRONT						
06-0013-0025-08-0	14177 DEER PATH	03/28/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$62,800	44.07	\$150,770	\$142,500	\$150,770	314.1	620.0	21.67	0.00	\$454	\$6,576	\$0.15	236.00	RIVER	3401/1238		RIVER FRONT	0	7/5/2023	402	REG RIVER FRONT						
06-0023-0030-01-7	14527 N RED BUD TR	08/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,500	44.38	\$263,531	\$59,561	\$83,092	173.1	200.0	1.05	1.05	\$344	\$56,671	\$1.30	229.00	RIVER	3343/2178		RIVER FRONT	1	11/4/2021	401	REG RIVER FRONT						
06-0025-0010-00-4	15551 E RIVER RD	10/19/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,200	50.92	\$340,525	\$95,488	\$141,013	705.1	660.5	5.10	0.00	\$135	\$18,742	\$0.43	336.00	RIVER	3349/2566		RIVER FRONT	1	11/4/2021	401	FRTGE ACROSS RD						
06-4890-0001-00-8	4455 E RIVER RD	06/09/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,800	31.95	\$310,981	\$194,349	\$130,330	271.5	392.5	2.31	2.31	\$716	\$84,134	\$1.93	256.40	RIVER	3376/3373		RIVER FRONT	1	8/18/2022	401	REG RIVER FRONT						
Totals:			\$2,915,500			\$2,915,500	\$1,066,500		\$2,652,689	\$1,362,244	\$1,099,433	3,402.4	53.60	20.20																			
								Sale. Ratio =>	36.58									Average			Average												
								Std. Dev. =>	8.39									per FF=>	\$400	Average	per Net Acre	25,414.53	Average	per SqFt=>	\$0.58								

1 ACRE =	\$25,400	10 ACRE =	\$69,500
1.5 ACRE =	\$27,650	15 ACRE =	\$96,700
2 ACRE =	\$29,500	20 ACRE =	\$122,900
2.5 ACRE =	\$30,700	25 ACRE =	\$139,600
3 ACRE =	\$33,140	30 ACRE =	\$167,500
4 ACRE =	\$39,700	40 ACRE =	\$223,400
5 ACRE =	\$42,800	50 ACRE =	\$279,200
7 ACRE =	\$48,600	100 ACRE =	\$558,500
RANGELINE 1 & 3 = \$142,299 SITE VALUE (NO CHANGE)			
RANGELINE 2 = \$142,341 SITE VALUE (NO CHANGE)			

2024 LAND VALUE RIVER FRONT - CHANNEL FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	Rate Group 1
06-4890-0004-00-7	4365 E RIVER RD	04/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$89,500	32.55	\$216,256	\$83,473	\$24,729	117.8	208.0	0.48	0.48	\$709	\$174,630	\$4.01	100.00	RIVER	3325/3134	06-4890-0005-00-3	RIVER FRONT	1	6/16/2021	401	CHANNEL FRONTAG
Totals:			\$275,000			\$275,000	\$89,500	32.55	\$216,256	\$83,473	\$24,729	117.8		0.48	0.48												
							Sale. Ratio =>		32.55	Average				Average			Average										
							Std. Dev. =>		#DIV/0!	per FF=>				per Net Acre=>			per SqFt=>										

2024 FF RATE = \$215
 2023 FF RATE WAS \$215 NO CHANGE

2024 LAND VALUE RIVER FRONT FRTGE ACROSS RD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page		
06-0025-0010-00-4	15551 E RIVER RD	10/19/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,200	50.92	\$340,525	\$95,488	\$141,013	705.1	660.5	5.10	0.00	\$135	\$18,742	\$0.43	336.00	RIVER	3349/2566		
Totals:			\$295,000			\$295,000	\$150,200		\$340,525	\$95,488	\$141,013	705.1		5.10	0.00								
							Sale. Ratio =>	50.92				Average			Average								
							Std. Dev. =>	#DIV/0!				per FF=>	\$135			per Net Acre=>	18,741.51			Average			
																				per SqFt=>	\$0.43		

2024 RATE = \$200 FF NO CHANGE
 2023 RATE = \$200 FF

2024 LAND VALUE REG RIVER FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	Rate Group 1		
06-0002-0015-03-1	12477 N RED BUD TR	02/03/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$111,900	34.97	\$289,235	\$105,482	\$74,717	155.7	311.5	1.18	1.18	\$678	\$89,392	\$2.05	165.00	RIVER	3398/0754		RIVER FRONT	1	7/22/2021	401	REG RIVER FRONT		
06-0012-0009-02-1	4204 E LAKE CHAPIN RD	08/31/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$227,700	36.73	\$556,756	\$289,165	\$225,921	411.6	500.0	7.33	7.33	\$702	\$39,450	\$0.91	344.40	RIVER	3344/2974		RIVER FRONT	0	10/14/2021	401	REG RIVER FRONT		
06-0012-0014-09-1	13180 LAKE CHAPIN BANKS DR	07/22/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$15,300	22.67	\$36,778	\$67,500	\$36,778	319.3	779.3	3.32	0.00	\$211	\$20,331	\$0.47	213.95	RIVER	3384/2126		RIVER FRONT	1	12/2/2021	402	REG RIVER FRONT		
06-0012-0014-11-3	13240 LAKE CHAPIN BANKS DR	02/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,400	25.67	\$37,010	\$60,000	\$37,010	257.0	578.0	4.60	0.00	\$233	\$13,043	\$0.30	200.00	RIVER	3364/0621		RIVER FRONT	1	6/2/2022	402	REG RIVER FRONT		
06-0012-0021-02-1	4462 HILLS HAVEN RD	09/24/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$18,200	33.09	\$43,598	\$55,000	\$43,598	181.7	350.0	0.00	0.00	\$303	#DIV/0!	#DIV/0!	181.66	RIVER	3346/2108		RIVER FRONT	0	11/20/2010	402	REG RIVER FRONT		
06-0012-0021-03-9	4434 HILLS HAVEN RD	04/28/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$104,100	29.49	\$282,343	\$115,991	\$45,334	188.9	350.0	1.52	1.52	\$614	\$76,310	\$1.75	188.89	RIVER	3373/0209		RIVER FRONT	0	8/4/2022	401	REG RIVER FRONT		
06-0012-0021-11-0	4312 HILLS HAVEN RD	08/05/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$137,500	34.38	\$347,982	\$189,708	\$137,690	286.9	320.0	2.20	2.20	\$661	\$86,074	\$1.98	300.00	RIVER	3340/1094		RIVER FRONT	0	11/4/2021	401	REG RIVER FRONT		
06-0013-0025-06-0	14136 DEER PATH	05/16/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$95,200	61.42	\$228,566	\$155,000	\$228,566	476.2	320.0	3.66	0.00	\$326	\$42,373	\$0.97	498.00	RIVER	3374/1653		RIVER FRONT	0	8/4/2022	402	REG RIVER FRONT		
06-0013-0025-08-0	14177 DEER PATH	03/28/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$62,800	44.07	\$150,770	\$142,500	\$150,770	314.1	620.0	21.67	0.00	\$454	\$6,576	\$0.15	236.00	RIVER	3401/1238		RIVER FRONT	0	7/5/2023	402	REG RIVER FRONT		
06-0023-0030-01-7	14527 N RED BUD TR	08/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,500	44.38	\$263,531	\$59,561	\$83,092	173.1	200.0	1.05	1.05	\$344	\$56,671	\$1.30	229.00	RIVER	3343/2178		RIVER FRONT	1	11/4/2021	401	REG RIVER FRONT		
06-4890-0001-00-8	4455 E RIVER RD	06/09/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,800	31.95	\$310,981	\$194,349	\$130,330	271.5	392.5	2.31	2.31	\$716	\$84,134	\$1.93	256.40	RIVER	3376/3373		RIVER FRONT	1	8/18/2022	401	REG RIVER FRONT		
06-6800-0004-00-2	12807 N RED BUD TR	09/22/22	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$22,900	20.84	\$54,906	\$109,900	\$54,906	114.4	400.0	0.00	0.00	\$961	#DIV/0!	#DIV/0!	107.00	RIVER	3387/1692		RIVER FRONT	1	11/4/2021	402	REG RIVER FRONT		
Totals:						\$2,897,900	\$2,897,900	\$1,037,300	\$1,037,300	\$2,602,456	\$1,544,156	\$1,248,712	3,150.3	48.84	20.20														
								Sale. Ratio =>	35.79			Average		Average															
								Std. Dev. =>	11.10			per FF=>	\$490	per Net Acre=>	31,614.04														

OUTLIERS

06-6800-0006-00-5	N RED BUD TR	10/07/21	\$6,500,000	WD	03-ARM'S LENGTH	\$6,500,000	\$23,000	0.35	\$48,377	\$6,500,000	\$48,377	115.1	400.0	0.00	0.00	\$56,486	#DIV/0!	#DIV/0!	107.64	RIVER	3348/0989	06-6800-0005-00-9	RIVER FRONT	1	39976	402	REG RIVER FRONT
06-6800-0009-00-4	N RED BUD TR	08/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$22,100	14.73	\$44,145	\$150,000	\$44,145	110.4	383.3	0.00	0.00	\$1,359	#DIV/0!	#DIV/0!	105.46	RIVER	3341/3021	06-6800-0010-00-2	RIVER FRONT	1	44504	402	REG RIVER FRONT
06-6800-0010-00-2	12701 N RED BUD TR	08/16/21	\$150,000	WD	19-MULTI PARCEL ARM	\$150,000	\$21,800	14.53	\$44,145	\$150,000	\$44,145	109.0	373.5	0.00	0.00	\$1,377	#DIV/0!	#DIV/0!	105.46	RIVER	3341/3021	06-6800-0009-00-4	RIVER FRONT	1	45176	401	REG RIVER FRONT
06-6800-0005-00-9	12777 N RED BUD TR	10/07/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$208,300	32.05	\$516,182	\$182,195	\$48,377	120.9	441.5	0.00	0.00	\$1,506	#DIV/0!	#DIV/0!	107.69	RIVER	3348/0989	06-6800-0006-00-5	RIVER FRONT	1	44504	401	REG RIVER FRONT
06-0012-0014-09-1	13180 LAKE CHAPIN BANKS DR	11/16/21	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$15,300	36.00	\$36,778	\$42,500	\$36,778	319.3	779.3	3.32	0.00	\$133	\$12,801	\$0.29	213.95	RIVER	3354/1090		RIVER FRONT	1	44532	402	REG RIVER FRONT

2024 LAND RURAL RESIDENTIAL

parcel	date	sale price	AC	per
VACANT LAND				
06-0001-0006-03-4	12/15/21	\$265,000	17.50	\$15,143
06-0001-0007-03-1	02/03/23	\$20,600	2.80	\$6,654
06-0013-0015-15-1	06/24/22	\$75,000	6.38	\$11,755
06-0017-0004-02-0	06/04/21	\$30,000	1.38	\$21,739
06-0021-0009-07-1	05/14/21	\$43,000	4.87	\$8,830
06-0022-0014-06-4	11/08/21	\$7,500	1.00	\$7,500
06-0023-0003-08-7	01/12/23	\$175,000	8.07	\$21,685
06-0023-0032-07-0	06/04/21	\$56,500	6.01	\$9,401
BORROW VAC SALES				
NO NEED				
TIME ADJUSTED VAC SALES				
NO NEED				
EXTRACTION METHOD				
06-0002-0021-01-5	05/16/22	\$118,000	0.69	\$20,590
06-0003-0002-03-5	06/24/21	\$230,000	6.80	\$13,962
06-0003-0013-01-1	05/09/22	\$500,000	19.89	\$14,503
06-0006-0020-06-2	06/22/21	\$500,000	3.71	\$85,782
06-0009-0007-00-1	11/10/21	\$825,000	53.80	\$11,527
06-0009-0008-07-0	10/26/2022	\$1,600,000	43.40	\$23,875
06-0010-0009-00-8	1/28/2022	\$350,000	24.82	\$4,941
06-0024-0012-08-0	3/9/2022	\$103,500	12.64	\$8,188
VERIFY WITH LISTINGS				
NO NEED				

	2023			2024
1	17000	\$7,500	\$21,739	\$20,590
1.5	17500	\$21,739	\$0	\$21,000
2	17900		\$0	\$21,500
2.5	20200	\$6,654		\$23,700
3	23900		\$0	\$28,100
4	38400		\$85,782	\$45,200
5	44500	\$9,401	\$13,946	\$8,830
7	52000	\$11,775	\$13,962	\$21,685
10	73800		\$8,188	\$80,000
15	103500	\$6,725	\$15,143	\$5,786
20	120000	\$0	\$15,143	\$14,503
25	127800	\$0	\$4,941	\$152,200
30	138164			\$162,400
40	163750		\$23,875	\$192,500
50	204688		\$11,527	\$240,700
100	409375			\$481,400

2024 LAND VALUE STARR VALLEY RANCH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Inspected Date	Class
06-7200-0016-00-8	329 CHARLESTOWN COLONY	03/31/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$36,900	9.84	\$76,204	\$375,000	\$76,204	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	STARR 3369/2752	06-7200-0017-00-4	STARR VALLEY RAN	1	11/7/2022	402	
06-7200-0017-00-4	330 CHARLESTOWN COLONY	03/31/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$107,700	28.72	\$258,627	\$192,577	\$76,204	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	STARR 3369/2752	06-7200-0016-00-8	STARR VALLEY RAN	1	11/7/2022	401	
06-7200-0023-00-4	322 PLYMOUTH COLONY	06/04/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$118,800	33.94	\$303,831	\$139,169	\$93,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	STARR 3331/0824		STARR VALLEY RAN	1	11/7/2022	401	
06-7200-0023-00-4	322 PLYMOUTH COLONY	08/31/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$124,800	34.67	\$303,831	\$149,169	\$93,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	STARR 3386/051		STARR VALLEY RAN	1	11/7/2022	401	
06-7200-0024-00-1	323 PLYMOUTH COLONY	05/14/21	\$299,000	WD	03-ARM'S LENGTH	\$293,000	\$95,700	32.66	\$244,118	\$141,882	\$93,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	STARR 3328/2816		STARR VALLEY RAN	1	8/5/2021	401	
Totals:			\$1,759,000			\$1,753,000	\$483,900		\$1,186,611	\$997,797	\$431,408	0.0		0.00	0.00										
								Sale. Ratio =>	27.60					Average						Average					
								Std. Dev. =>	10.39					Average						Average					
														per FF=>	#DIV/0!					per Net Acre=>	#DIV/0!				
																				per SqFt=>	#DIV/0!				

2024 SITE VALUE = \$140,000

2024 RESIDENTIAL NEIGHBORHOOD SUBS RANCH, NILES-BUCHANAN LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fror	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Paved	Inspected Date	Use Code	Class	Rate Group 1
06-6770-0011-06-2	4782 BACKUS CT	01/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$106,500	30.43	\$283,982	\$84,649	\$18,631	155.3	203.6	0.62	0.62	\$545	\$135,873	\$3.12	133.28	SUBS 3361/0184		RANCH SUBS, RYNE	1	8/11/2022	401	NILES-BUCH LOTS		
06-6770-0021-00-9	4790 WOODSIDE DR	07/15/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$6,400	26.67	\$15,557	\$24,000	\$15,557	129.6	252.1	0.58	0.58	\$185	\$41,451	\$0.95	100.00	SUBS 3382/1201		RANCH SUBS, RYNE	1	10/6/2022	402	NILES-BUCH LOTS		
06-6770-0037-00-2	16009 BROOKSIDE DR	07/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$71,500	30.43	\$174,366	\$73,669	\$13,035	108.6	177.0	0.41	0.41	\$678	\$181,451	\$4.17	100.00	SUBS 3382/2258		RANCH SUBS, RYNE	1	10/6/2022	401	NILES-BUCH LOTS		
06-6780-0092-00-1	4749 WOODSIDE DR	05/27/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$72,100	31.35	\$175,714	\$66,286	\$12,000	100.0	150.0	0.34	0.34	\$663	\$192,692	\$4.42	100.00	SUBS 3375/1999		RANCH SUBS, RYNE	1	8/11/2022	401	NILES-BUCH LOTS		
06-6780-0098-00-9	15847 MEADOWVIEW DR	08/18/22	\$242,501	WD	03-ARM'S LENGTH	\$242,501	\$90,900	37.48	\$222,761	\$31,978	\$12,238	102.0	156.0	0.36	0.36	\$314	\$89,324	\$2.05	100.00	SUBS 3386/1603		RANCH SUBS, RYNE	1	11/28/2022	401	NILES-BUCH LOTS		
Totals:						\$1,081,501	\$347,400		\$872,380	\$280,582	\$71,461	\$95.5		2.31	2.31													
						Sale. Ratio =>		32.12		Average				Average		per FF=>		Average										
						Std. Dev. =>		3.91		per FF=>				per Net Acre=>		121,464.07		per SqFt=>		\$2.79								

204 USED \$471 FF

OUTLIER/not usee																											
06-0850-0003-00-0	BROOKWOOD DR	02/10/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$7,600	1.65	\$24,147	\$459,900	\$21,000	125.0	150.0	0.85	0.43	\$3,679	\$540,423	\$12.41	125.00	SUBS 3398/3097 06-0850-0001-01-5		RANCH SUBS, RYNE	1	45208	402	NILES-BUCH LOTS	
06-0850-0001-01-5	4882 NILES-BUCHANAN RD	02/10/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$124,700	27.11	\$299,179	\$181,721	\$21,000	192.5	247.0	0.85	0.85	\$944	\$213,538	\$4.90	150.00	SUBS 3398/3097 06-0850-0003-00-0		RANCH SUBS, RYNE	1	10/9/2023	401	NILES-BUCH LOTS	

2024 RESIDENTIAL NEIGHBORHOOD SUBS, RANCH, RYNEARSON LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	Rate Group 1	
06-0860-0015-00-5	16521 RYNEARSON RD	06/17/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$101,700	36.98	\$245,105	\$45,645	\$15,750	125.0	150.0	0.43	0.43	\$365	\$106,151	\$2.44	125.00	SUBS 3378/0258		RANCH SUBS, RYNE	1	8/11/2022	401	RYNEARSON LOT		
06-1300-0004-00-3	16599 HURON DR	12/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,300	33.95	\$173,952	\$47,592	\$11,544	91.6	218.0	0.38	0.38	\$519	\$125,242	\$2.88	76.00	SUBS 3394/0749		RANCH SUBS, RYNE	1	11/19/2020	401	RYNEARSON LOT		
06-4980-0003-00-0	16414 MOORLAND PARK	05/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,200	37.47	\$187,307	\$23,693	\$21,000	202.9	130.0	0.65	0.65	\$117	\$36,395	\$0.84	218.00	SUBS 3330/2181		RANCH SUBS, RYNE	1		44427	401	RYNEARSON LOT	
06-4980-0002-00-3	16374 MOORLAND PARK	08/18/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$74,000	27.51	\$192,201	\$97,799	\$21,000	232.8	140.0	0.00	0.00	\$420	#DIV/0!	#DIV/0!	241.00	SUBS 3341/0497		RANCH SUBS, RYNE	1	10/21/2021	401	RYNEARSON LOT		
06-6870-0007-01-1	16271 MERSON CT	09/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,000	30.43	\$167,777	\$72,214	\$9,991	97.0	150.0	0.33	0.33	\$744	\$216,210	\$4.96	97.00	SUBS 3388/0456	06-6870-0006-02-2	RANCH SUBS, RYNE	1	11/28/2022	401	RYNEARSON LOT		
06-6870-0035-01-4	16244 MERSON CT	10/28/22	\$285,500	WD	03-ARM'S LENGTH	\$285,500	\$100,700	35.27	\$246,376	\$51,724	\$12,600	100.0	150.0	0.34	0.34	\$517	\$150,360	\$3.45	100.00	SUBS 3391/0646		RANCH SUBS, RYNE	1	11/29/2022	401	RYNEARSON LOT		
Totals:			\$1,459,500			\$1,459,500	\$488,900		\$1,212,718	\$338,667	\$91,885	849.4		2.14	2.14													
								Sale. Ratio =>	33.50	Average				Average			Average											
								Std. Dev. =>	3.91	per FF=>		\$399	per Net Acre=>		158,329.59	per SqFt=>		\$3.63										

2024 USED \$399 FF RATE

OUTLIERS/not used																												
06-0860-0018-00-4	RYNEARSON RD	07/05/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$6,400	1.64	\$12,875	\$390,000	\$12,875	125.0	150.0	0.43	0.43	\$3,120	\$906,977	\$20.82	125.00	SUBS 3380/1567	06-0860-0017-00-8	RANCH SUBS, RYNE	1		44784	402	RYNEARSON LOT	
06-6870-0006-02-2	MERSON CT	09/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$1,700	0.74	\$9,991	\$230,000	\$9,991	32.5	150.0	0.33	0.11	\$7,077	\$688,623	\$15.81	32.50	SUBS 3388/0456	06-6870-0007-01-1	RANCH SUBS, RYNE	1		44893	402	RYNEARSON LOT	
06-6870-0025-00-1	MERSON DR	11/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$400	0.27	\$13,068	\$150,000	\$13,068	71.0	100.0	0.66	0.15	\$2,112	\$229,008	\$5.26	130.00	SUBS 3392/2429	06-0036-0015-08-7	RANCH SUBS, RYNE	1		44893	402	RYNEARSON LOT	
06-0860-0017-00-8	16549 RYNEARSON RD	07/05/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$106,900	27.41	\$258,015	\$144,860	\$12,875	125.0	150.0	0.43	0.43	\$1,159	\$336,884	\$7.73	125.00	SUBS 3380/1567	06-0860-0018-00-4	RANCH SUBS, RYNE	1		44784	401	RYNEARSON LOT	
06-6870-0002-02-7	16270 MERSON CT	09/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,300	34.71	\$227,021	\$32,428	\$19,449	154.4	114.5	0.46	0.46	\$210	\$69,888	\$1.60	176.70	SUBS 3349/2254		RANCH SUBS, RYNE	0		44427	401	RYNEARSON LOT	
06-6870-0002-02-7	16270 MERSON CT	07/29/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$83,300	34.42	\$227,021	\$34,428	\$19,449	154.4	114.5	0.46	0.46	\$223	\$74,198	\$1.70	176.70	SUBS		RANCH SUBS, RYNE	0		44427	401	RYNEARSON LOT	

2024 RESIDENTIAL NEIGHBORHOOD SUBS RANCH, WATERFRONT

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Paved	Inspected Date	Class	Rate Group 1	
06-1300-0028-00-0	4824 ERIE DR	11/19/21	\$206,000	WD	03-ARMS LENGTH	\$206,000	\$79,500	38.59	\$200,755	\$26,245	\$21,000	92.9	188.0	0.36	0.36	\$282	\$73,310	\$1.68	83.00	SUBS	3354/0522	RANCH SUBS, RYNE	1	12/2/2021	401	WATERFRONT LOTS	
Totals:			\$206,000			\$206,000	\$79,500		\$200,755	\$26,245	\$21,000	92.9		0.36	0.36												
								Sale. Ratio =>				Average															
								Std. Dev. =>	#DIV/0!			\$282															

2024 USED \$411 FF/ no change