

Mulders Annex Blended w/ some Cutters
Ridge sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	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	Land Table	Inspected Date	Class	Rate Group 1		
02-30-427-230	3555 SANDSTONE	10/02/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$191,300	45.55	\$389,091	\$92,194	\$61,285	163.0	236.9	1.07	1.07	\$566	\$86,567	\$1.99	78.57	CUTTR	2024-025667	CUTTERS RIDGE *	11/4/2024	401	CUTTERS RIDGE		
02-30-427-280	3506 SANDSTONE	08/04/23	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$199,300	50.78	\$400,613	\$42,299	\$50,412	134.1	203.0	0.62	0.62	\$315	\$68,224	\$1.57	133.00	CUTTR	2023-019162	CUTTERS RIDGE *	12/12/2023	401	CUTTERS RIDGE		
02-30-427-310	6398 HEATHER RIDGE	05/27/22	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$174,000	49.50	\$350,973	\$49,655	\$49,128	130.7	200.0	0.60	0.60	\$380	\$83,174	\$1.91	130.00	CUTTR	2022-019711	CUTTERS RIDGE *	12/6/2023	401	CUTTERS RIDGE		
02-30-427-370	3566 TIMBERSTONE	08/22/22	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$181,250	50.56	\$368,055	\$51,451	\$61,006	162.2	265.2	1.13	1.13	\$317	\$45,492	\$1.04	86.36	CUTTR	2022-028636	CUTTERS RIDGE *	12/11/2023	401	CUTTERS RIDGE		
02-30-430-070	3434 TIMBERSTONE	09/29/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$180,800	50.22	\$363,946	\$45,664	\$49,610	131.9	210.0	0.63	0.63	\$346	\$72,829	\$1.67	130.00	CUTTR	2022-032842	CUTTERS RIDGE *	12/11/2023	401	CUTTERS RIDGE		
02-30-430-110	6420 FLAGSTONE	10/27/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$181,100	47.04	\$364,399	\$69,228	\$48,627	129.3	190.0	0.57	0.57	\$535	\$122,095	\$2.80	130.00	CUTTR	2023-026543	CUTTERS RIDGE *	12/19/2023	401	CUTTERS RIDGE		
02-30-430-120	6398 FLAGSTONE	05/06/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$201,350	52.03	\$403,944	\$31,683	\$48,627	129.3	190.0	0.57	0.57	\$245	\$55,878	\$1.28	130.00	CUTTR	2022-017244	CUTTERS RIDGE *	7/14/2025	401	CUTTERS RIDGE		
02-33-201-172	155 W F	08/18/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,950	44.38	\$220,801	\$65,892	\$36,693	122.3	297.0	0.82	0.82	\$539	\$80,553	\$1.85	120.00	MULDR	2022-028889	MULDERS ANNEX *	1/3/2023	401	MULDERS FF		
02-33-201-650	121 FINEVIEW	04/20/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,650	41.70	\$177,429	\$62,822	\$25,251	84.2	271.6	0.61	0.61	\$746	\$102,316	\$2.35	47.00	MULDR	2023-010650	MULDERS ANNEX *	8/19/2024	401	MULDERS FF		
Totals:			\$3,119,500			\$3,119,500	\$1,509,700		\$3,039,251	\$510,888	\$430,639	1,187.0		6.61	6.61												
							Sale. Ratio =>	48.40			Average																
							Std. Dev. =>	3.49			per FF=>	\$430			per Net Acre=>	77,336.97					Average						

OUT

02-33-201-600	287 FINEVIEW	02/17/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$149,050	66.24	\$297,445	(\$17,682)	\$54,763	182.5	412.5	1.41	1.41	(\$97)	(\$12,576)	(\$0.29)	148.50	MULDR	2023-005251	MULDERS ANNEX *	8/19/2024	401	MULDERS FF
---------------	--------------	----------	-----------	----	-----------------	-----------	-----------	-------	-----------	------------	----------	-------	-------	------	------	--------	------------	----------	--------	-------	-------------	-----------------	-----------	-----	------------