

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Inspected Date	Rate Group 1
02-24-351-097	3455 E E	06/26/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$170,450	47.75	\$331,380	\$83,689	\$38,069	270.8	344.8	1.82	1.82	\$235	\$34,975	\$0.80	230.00	SPBRK	2024-018172		SPRINGBROOK *	10/17/2024	Springbrook
02-24-451-040	7127 N 23RD	01/24/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,600	35.53	\$242,361	\$110,465	\$52,826	135.5	214.5	0.65	0.65	\$816	\$169,946	\$3.90	132.00	SPBRK	2025-002461		SPRINGBROOK *	3/3/2025	SPBRK/RIVERVIEW
02-24-476-080	7154 N 23RD	02/12/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$98,650	44.84	\$230,296	\$55,239	\$65,535	168.0	231.0	0.88	0.88	\$329	\$63,130	\$1.45	165.00	SPBRK	2024-004173		SPRINGBROOK *	11/18/2024	SPBRK/RIVERVIEW
02-24-476-100	7088 N 23RD	08/18/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,950	41.55	\$246,504	\$76,348	\$67,852	174.0	231.0	0.88	0.88	\$439	\$87,255	\$2.00	165.00	SPBRK	2023-020846		SPRINGBROOK *	11/18/2024	SPRINGBROOK
02-25-101-070	3458 E E	09/20/24	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$115,600	47.20	\$241,633	\$45,928	\$42,661	109.4	152.0	0.42	0.42	\$420	\$109,613	\$2.52	120.00	SPBRK	2024-025461		SPRINGBROOK *	10/31/2024	SPRINGBROOK
02-25-126-050	6949 SPRINGBROOK	09/06/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,500	41.90	\$253,471	\$79,486	\$42,957	110.1	181.2	0.50	0.50	\$722	\$158,972	\$3.65	85.17	SPBRK	2024-025680		SPRINGBROOK *	10/31/2024	SPRINGBROOK
02-25-126-190	6826 SPRINGBROOK	08/07/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,100	44.55	\$293,249	\$78,373	\$61,622	158.0	392.0	0.97	0.97	\$496	\$81,131	\$1.86	114.67	SPBRK	2023-019165		SPRINGBROOK *	6/3/2024	SPBRK/RIVERVIEW
02-25-126-200	6802 SPRINGBROOK	06/26/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,050	43.81	\$248,652	\$73,796	\$32,448	151.0	390.3	1.01	1.01	\$489	\$73,210	\$1.68	115.00	SPBRK	2023-015729	02-25-251-010	SPRINGBROOK *	5/31/2024	SPBRK/RIVERVIEW
02-25-151-290	3666 SPRINGBROOK	05/26/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$188,250	44.93	\$410,515	\$86,923	\$78,438	201.1	429.1	1.38	1.38	\$432	\$62,942	\$1.44	140.39	SPBRK	2023-014755		SPRINGBROOK *	10/1/2024	SPBRK/RIVERVIEW
02-25-151-300	3710 SPRINGBROOK	04/06/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$145,800	38.38	\$282,812	\$131,298	\$34,210	197.7	429.0	1.39	1.39	\$664	\$94,391	\$2.17	142.41	SPBRK	2023-009833		SPRINGBROOK *	4/29/2024	SPBRK/RIVERVIEW
02-26-251-170	2578 SPRINGBROOK	01/31/25	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$118,950	51.49	\$271,597	\$20,756	\$61,353	157.3	284.7	0.82	0.82	\$132	\$25,405	\$0.58	150.00	SPBRK	2025-002583		SPRINGBROOK *	5/15/2025	SPBRK/RIVERVIEW
<b>Totals:</b>			<b>\$3,296,800</b>			<b>\$3,296,800</b>	<b>\$1,436,900</b>		<b>\$3,052,470</b>	<b>\$822,301</b>	<b>\$577,971</b>	<b>1,833.0</b>		<b>10.70</b>	<b>10.70</b>										
						<b>Sale. Ratio =&gt;</b>		<b>43.58</b>						<b>Average</b>											
						<b>Std. Dev. =&gt;</b>		<b>4.42</b>						<b>per FF=&gt;</b>											
														<b>per Net Acre=&gt;</b>		<b>76,829.02</b>									
																	<b>Average</b>								
																	<b>per SqFt=&gt;</b>		<b>\$1.76</b>						

USING \$450 FF

acreage	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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Inspected Date	Rate Group 1
02-24-426-010	4463 E DE	05/01/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$167,750	55.92	\$326,179	\$32,175	\$58,354	0.0	0.0	4.00	4.00	#DIV/0!	\$8,044	\$0.18	0.00	SPBRK	2023-016058		SPRINGBROOK *	6/25/2025	

OUT LOT	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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Inspected Date	Rate Group 1
02-25-151-320	N RIVERVIEW	03/29/24	\$12,700	LC	03-ARM'S LENGTH	\$12,700	\$7,650	60.24	\$15,288	\$12,700	\$15,288	65.1	150.0	0.23	0.23	\$195	\$55,947	\$1.28	66.00	SPBRK	2024-008508	02-25-110-011	SPRINGBROOK *	11/17/2023	UNBLDB - OUTLOT

Shady Grove	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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Inspected Date	Rate Group 1
02-25-120-280	3511 TWIN SPRUCE	10/11/24	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$14,500	42.65	\$48,061	\$34,000	\$48,061	123.2	263.1	0.66	0.66	\$276	\$51,282	\$1.18	144.53	SPBRK	2024-027447		SPRINGBROOK *	5/9/2024	SHADY GROVE