

2026 Land Res Sub

Parcel Number	Sale Date	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
80-54-814-002-00	04/26/24	\$36,500	\$14,400	39.45	\$30,375	\$36,500	\$30,375	90.0	120.0	0.23	0.23	\$406	\$155,983	\$3.58
80-54-814-005-00	06/21/23	\$265,957	\$124,000	46.62	\$250,958	\$42,518	\$27,519	70.0	132.0	0.21	0.21	\$607	\$200,557	\$4.60
80-54-814-007-00	06/09/23	\$275,000	\$132,000	48.00	\$266,799	\$35,720	\$27,519	70.0	132.0	0.21	0.21	\$510	\$168,491	\$3.87
80-54-814-011-00	09/23/24	\$22,200	\$11,200	50.45	\$27,519	\$22,200	\$27,519	70.0	132.0	0.21	0.21	\$317	\$104,717	\$2.40
80-54-814-012-00	12/05/23	\$269,900	\$131,500	48.72	\$267,454	\$33,730	\$31,284	76.3	132.0	0.24	0.24	\$442	\$139,959	\$3.21
80-54-814-013-00	12/15/23	\$264,900	\$124,300	46.92	\$253,122	\$40,985	\$29,207	70.0	140.0	0.23	0.23	\$586	\$182,156	\$4.18
80-54-814-015-00	04/26/24	\$36,500	\$14,000	38.36	\$31,469	\$36,500	\$31,469	88.0	120.0	0.24	0.24	\$415	\$150,826	\$3.46
80-54-814-016-00	07/12/24	\$88,000	\$13,300	15.11	\$104,206	\$88,000	\$104,206	83.3	200.0	1.17	0.44	\$1,056	\$75,536	\$1.73
80-54-814-018-00	10/31/23	\$290,000	\$128,300	44.24	\$268,777	\$62,892	\$41,669	83.3	140.0	0.32	0.32	\$755	\$195,925	\$4.50
Totals:		\$1,548,957	\$693,000		\$1,500,679	\$399,045	\$350,767	701.0		3.06	2.34			
			Sale. Ratio =>	44.74									Average	
			Std. Dev. =>	10.87								2026 Rate	per SqFt=>	\$2.99

2026 Land Rural Residential

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
02-0013-0015-06-3	10/24/24	\$3,000	\$3,400	113.33	\$8,261	\$3,000	\$8,261	0.20	0.20	\$15,000
10-1900-0017-00-2	07/10/24	\$15,000	\$11,200	74.67	\$22,327	\$15,000	\$22,327	0.30	0.30	\$50,336
04-0900-0034-00-3	06/14/23	\$3,500	\$3,800	108.57	\$11,755	\$3,500	\$11,755	0.30	0.30	\$11,667
10-6760-0020-01-0	04/15/24	\$100,000	\$52,300	52.30	\$106,227	\$7,883	\$14,110	0.34	0.34	\$23,050
10-0001-0011-08-5	09/20/24	\$130,000	\$71,800	55.23	\$136,035	\$21,687	\$27,722	0.37	0.37	\$58,614
04-0019-0021-01-1	07/31/23	\$126,500	\$58,200	46.01	\$129,511	\$10,468	\$13,479	0.42	0.42	\$24,924
04-0020-0031-00-1	08/11/23	\$125,000	\$57,500	46.00	\$127,799	\$11,699	\$14,498	0.43	0.43	\$26,956
10-0021-0001-05-0	01/19/24	\$15,000	\$6,600	44.00	\$35,484	\$15,000	\$35,484	0.47	0.47	\$31,646
04-0029-0019-21-8	05/29/24	\$15,000	\$6,500	43.33	\$14,890	\$15,000	\$14,890	0.48	0.48	\$31,250
10-0032-0008-06-8	03/24/25	\$284,000	\$120,200	42.32	\$313,618	\$28,970	\$58,588	0.50	0.50	\$57,940
04-0012-0001-06-3	06/03/24	\$135,000	\$71,500	52.96	\$142,836	\$8,778	\$16,614	0.50	0.50	\$17,556
04-0029-0028-00-4	09/19/24	\$7,500	\$4,400	58.67	\$10,031	\$7,500	\$10,031	0.50	0.50	\$15,000
10-0014-0010-08-1	07/17/23	\$17,700	\$9,400	53.11	\$32,180	\$17,700	\$32,180	0.78	0.78	\$22,692
10-2600-0007-00-3	03/26/24	\$16,500	\$9,600	58.18	\$33,005	\$16,500	\$33,005	0.80	0.80	\$20,625
02-0022-0015-02-0	04/12/24	\$135,000	\$61,600	45.63	\$127,547	\$32,648	\$25,195	0.80	0.80	\$40,810
10-4250-0018-01-0	09/03/24	\$15,000	\$13,000	86.67	\$33,830	\$15,000	\$33,830	0.82	0.82	\$18,293
10-0032-0010-09-7	05/22/24	\$9,900	\$13,400	135.35	\$34,655	\$9,900	\$34,655	0.84	0.84	\$11,786
02-0010-0014-02-0	01/11/24	\$132,000	\$53,600	40.61	\$128,723	\$37,972	\$34,695	0.84	0.84	\$45,205
10-3120-0011-00-9	06/19/23	\$180,000	\$68,700	38.17	\$157,463	\$58,636	\$36,099	0.88	0.88	\$67,013
10-0036-0016-09-8	07/27/23	\$13,750	\$10,900	79.27	\$37,543	\$13,750	\$37,543	0.91	0.91	\$15,110
05-0024-0004-05-2	04/12/23	\$257,000	\$110,300	42.92	\$220,584	\$77,947	\$41,531	0.92	0.92	\$84,725
05-0003-0003-03-7	09/08/23	\$129,000	\$59,300	45.97	\$118,520	\$52,913	\$42,433	0.94	0.94	\$56,290
10-2600-0008-00-0	05/26/23	\$21,900	\$11,400	52.05	\$39,193	\$21,900	\$39,193	0.95	0.95	\$23,053
04-0018-0013-04-4	02/10/24	\$36,000	\$10,300	28.61	\$32,169	\$36,000	\$32,169	0.98	0.98	\$36,923
04-0019-0003-00-4	09/20/24	\$170,000	\$86,500	50.88	\$175,870	\$28,493	\$34,363	0.99	0.99	\$28,927
10-0027-0026-04-3	07/25/23	\$145,000	\$79,800	55.03	\$180,599	\$5,244	\$40,843	0.99	0.99	\$5,297
10-0023-0001-21-8	10/25/24	\$175,000	\$93,800	53.60	\$194,638	\$21,618	\$41,256	1.00	1.00	\$21,618
10-0027-0041-06-9	12/01/23	\$139,000	\$73,400	52.81	\$170,543	\$9,713	\$41,256	1.00	1.00	\$9,713
04-0003-0023-00-9	05/08/24	\$80,000	\$34,800	43.50	\$73,267	\$41,018	\$34,285	1.00	1.00	\$41,018
04-0021-0006-05-6	06/07/24	\$340,000	\$169,600	49.88	\$339,526	\$36,091	\$35,617	1.00	1.00	\$36,091
05-0005-0001-11-1	09/15/23	\$25,000	\$22,600	90.40	\$45,142	\$25,000	\$45,142	1.00	1.00	\$25,000
30-0011-0017-01-1	03/04/25	\$165,000	\$72,700	44.06	\$173,309	\$37,964	\$46,273	1.00	1.00	\$37,964
04-4570-0009-00-6	04/28/23	\$20,000	\$15,500	77.50	\$39,431	\$20,000	\$39,431	1.02	1.02	\$19,666
04-5400-0005-00-0	08/22/24	\$16,500	\$17,400	105.45	\$40,188	\$16,500	\$40,188	1.03	1.07	\$16,051
05-7280-0001-00-4	03/08/24	\$191,500	\$101,700	53.11	\$203,362	\$33,755	\$45,617	1.03	1.03	\$32,772
05-0013-0006-04-1	08/28/24	\$284,900	\$149,300	52.40	\$298,575	\$32,258	\$45,933	1.05	1.05	\$30,722
10-2600-0011-01-9	04/22/24	\$14,500	\$16,100	111.03	\$42,908	\$14,500	\$42,908	1.07	1.07	\$13,551
04-0032-0007-03-1	09/19/23	\$140,000	\$57,100	40.79	\$143,758	\$30,997	\$34,755	1.08	1.08	\$28,701
80-54-801-013-01	03/22/24	\$130,500	\$69,600	53.33	\$136,970	\$27,135	\$33,605	1.12	1.12	\$24,206
10-4470-0013-02-9	12/17/24	\$310,000	\$133,000	42.90	\$273,145	\$81,627	\$44,772	1.15	1.15	\$71,042
04-5400-0006-00-0	08/22/24	\$16,500	\$18,100	109.70	\$42,082	\$16,500	\$42,082	1.18	1.20	\$14,007
10-0014-0008-10-8	06/06/24	\$200,200	\$82,900	41.41	\$175,546	\$70,157	\$45,503	1.18	1.18	\$59,455
04-0009-0013-01-1	12/16/24	\$103,000	\$42,800	41.55	\$87,979	\$43,860	\$28,839	1.18	1.18	\$37,169
22-0003-0010-02-9	09/12/23	\$98,000	\$52,500	53.57	\$108,327	\$24,187	\$34,514	1.18	1.18	\$20,497
22-0003-0010-02-9	02/12/25	\$145,000	\$51,100	35.24	\$109,382	\$71,197	\$35,579	1.18	1.18	\$60,336
02-0014-0001-12-5	08/22/24	\$396,000	\$180,500	45.58	\$365,663	\$74,279	\$43,942	1.19	1.19	\$62,419

2026 Land Rural Residential

											\$1,301,444	38.88	\$33,477	1 ACRE RATE USED	33,477
22-0035-0014-07-0	08/09/24	\$172,500	\$87,700	50.84	\$180,083	\$29,684	\$37,267	1.30	1.30	\$22,834					
04-0020-0032-00-8	05/15/23	\$190,000	\$84,500	44.47	\$195,780	\$36,258	\$42,038	1.30	1.30	\$27,848					
05-0103-0001-11-1	03/21/25	\$10,000	\$25,300	253.00	\$50,522	\$10,000	\$50,522	1.34	1.34	\$7,463					
04-0001-0006-09-4	11/22/24	\$130,000	\$79,400	61.08	\$161,921	\$7,947	\$39,868	1.35	1.35	\$5,887					
02-0011-0002-01-1	08/25/23	\$250,000	\$94,800	37.92	\$227,445	\$69,136	\$46,581	1.38	1.38	\$50,099					
22-0033-0002-11-0	12/20/24	\$52,000	\$17,200	33.08	\$47,888	\$52,000	\$47,888	1.43	1.43	\$36,364					
04-4570-0003-00-8	04/21/23	\$17,750	\$22,500	126.76	\$46,103	\$17,750	\$46,103	1.48	1.48	\$12,034					
04-4570-0003-00-8	11/15/24	\$25,000	\$20,000	80.00	\$46,103	\$25,000	\$46,103	1.48	1.48	\$16,949					
04-0002-0001-04-0	05/31/23	\$275,000	\$110,600	40.22	\$252,986	\$68,335	\$46,321	1.49	1.49	\$45,862					
04-0017-0011-04-3	08/30/24	\$229,900	\$97,700	42.50	\$199,956	\$74,707	\$44,763	1.50	1.50	\$49,805					
10-0021-0001-01-7	03/28/24	\$230,000	\$108,600	47.22	\$272,681	\$11,960	\$54,641	1.63	1.63	\$7,342					
04-0034-0002-03-6	04/14/23	\$155,000	\$58,200	37.55	\$141,697	\$60,882	\$47,579	1.64	1.64	\$37,123					
30-0014-0004-06-0	10/07/24	\$42,500	\$19,000	44.71	\$48,109	\$42,500	\$48,109	1.65	1.65	\$25,758					
04-0023-0007-01-6	11/19/24	\$215,000	\$98,600	45.86	\$201,907	\$60,211	\$47,118	1.68	1.68	\$35,840					
											\$566,370	20.64	\$27,439	1.50 ACRE RATE USED	41,159
22-0008-0020-00-9	05/12/23	\$125,000	\$48,900	39.12	\$127,485	\$46,942	\$49,427	1.75	1.75	\$26,824					
22-0008-0065-01-1	12/13/24	\$162,000	\$82,400	50.86	\$181,977	\$34,861	\$54,838	1.75	1.75	\$19,921					
10-4700-0013-00-1	10/06/23	\$80,000	\$15,100	18.88	\$56,376	\$80,000	\$56,376	1.77	1.77	\$45,198					
02-0013-0010-14-2	07/26/24	\$315,000	\$146,400	46.48	\$299,971	\$68,150	\$53,121	1.80	1.80	\$37,861					
02-0002-0024-00-8	08/23/23	\$235,000	\$86,100	36.64	\$201,043	\$64,846	\$30,889	1.84	1.84	\$35,242					
05-0014-0006-03-1	08/07/23	\$185,000	\$119,100	64.38	\$238,202	\$10,685	\$63,887	1.90	1.90	\$5,624					
04-0001-0006-04-3	11/22/23	\$250,000	\$96,200	38.48	\$216,099	\$82,655	\$48,754	1.92	1.92	\$43,049					
05-0103-0007-14-4	07/27/23	\$26,500	\$85,200	321.51	\$64,699	\$26,500	\$64,699	1.93	1.93	\$13,731					
02-0003-0001-01-4	10/10/23	\$186,000	\$62,500	33.60	\$152,895	\$82,900	\$49,795	1.99	1.99	\$41,658					
04-0011-0002-04-5	07/12/24	\$155,000	\$69,700	44.97	\$147,480	\$61,164	\$53,644	2.00	2.00	\$30,582					
05-0009-0010-03-2	05/04/23	\$223,000	\$133,700	59.96	\$267,361	\$22,234	\$66,595	2.00	2.00	\$11,117					
02-0014-0006-10-1	08/01/23	\$43,900	\$17,600	40.09	\$56,369	\$43,900	\$56,369	2.00	2.00	\$21,950					
02-0022-0006-08-0	03/28/25	\$50,000	\$17,800	35.60	\$48,793	\$50,000	\$48,793	2.07	2.07	\$24,155					
10-7150-0039-00-4	04/03/23	\$280,000	\$111,500	39.82	\$258,317	\$82,798	\$61,115	2.13	2.13	\$38,872					
02-0024-0003-01-0	11/26/24	\$300,000	\$160,600	53.53	\$327,941	\$30,875	\$58,816	2.20	2.20	\$14,034					
05-0024-0003-07-2	05/15/24	\$69,000	\$34,300	49.71	\$68,523	\$69,000	\$68,523	2.22	2.22	\$31,081					
											\$857,510	31.27	\$27,423	2 ACRE RATE USED	54,846
22-0008-0021-02-1	07/14/23	\$230,000	\$90,400	39.30	\$188,812	\$80,183	\$38,995	2.36	0.68	\$33,976					
02-0012-0022-01-1	11/15/24	\$336,500	\$149,600	44.46	\$305,874	\$91,522	\$60,896	2.37	2.37	\$38,617					
05-0103-0001-41-0	05/06/24	\$35,850	\$35,000	97.63	\$70,012	\$35,850	\$70,012	2.39	2.39	\$15,000					
10-0027-0015-04-1	05/09/23	\$170,000	\$74,500	43.82	\$153,968	\$52,022	\$35,990	2.46	2.46	\$21,147					
80-54-812-023-00	04/18/24	\$180,000	\$65,000	36.11	\$140,991	\$109,176	\$70,167	2.74	2.74	\$39,816					
05-0023-0002-10-8	04/05/24	\$399,000	\$197,700	49.55	\$395,394	\$74,319	\$70,713	2.47	2.47	\$30,089					
02-0002-0021-14-9	05/03/24	\$71,000	\$24,800	34.93	\$59,587	\$71,000	\$59,587	2.50	2.50	\$28,400					
22-0008-0021-06-4	06/01/23	\$239,000	\$110,500	46.23	\$276,713	\$32,063	\$69,776	2.50	2.50	\$12,825					
22-0007-0022-03-8	08/23/24	\$180,000	\$88,000	48.89	\$186,711	\$31,086	\$37,797	2.51	2.51	\$12,385					
04-0001-0002-05-6	09/05/23	\$349,900	\$136,500	39.01	\$286,173	\$115,673	\$51,946	2.56	1.45	\$45,185					
02-0012-0001-04-8	05/19/23	\$336,000	\$155,700	46.34	\$375,816	\$24,716	\$64,532	2.64	2.64	\$9,362					

2026 Land Rural Residential

											\$717,610	27.50	\$26,093	2.50 ACRE RATE USED
											65,233			
10-0013-0006-03-4	04/12/24	\$285,000	\$139,800	49.05	\$276,791	\$53,266	\$45,057	2.80	2.80	\$19,024				
22-0008-0005-17-0	05/17/24	\$995,000	\$292,200	29.37	\$578,131	\$401,410	\$54,541	2.81	2.81	\$142,851				
10-0023-0018-23-4	05/11/23	\$275,000	\$138,300	50.29	\$319,557	\$29,109	\$73,666	2.92	2.92	\$9,969				
05-0121-0006-13-8	06/28/24	\$150,000	\$101,500	67.67	\$202,910	\$26,017	\$78,927	2.97	2.97	\$8,760				
04-0029-0004-05-9	11/13/24	\$353,700	\$177,000	50.04	\$368,407	\$58,162	\$72,869	3.00	3.00	\$19,387				
10-0033-0011-01-0	10/28/24	\$35,000	\$0	0.00	\$70,030	\$35,000	\$70,030	3.02	3.02	\$11,589				
05-0103-0001-43-0	05/24/24	\$42,000	\$40,400	96.19	\$80,884	\$42,000	\$80,884	3.12	3.12	\$13,462				
05-0103-0001-44-0	07/12/24	\$45,000	\$41,000	91.11	\$82,091	\$45,000	\$82,091	3.22	3.22	\$13,975				
05-0008-0016-07-5	03/03/25	\$35,000	\$45,400	129.71	\$90,725	\$28,061	\$83,786	3.36	3.36	\$8,351				
05-0103-0001-46-0	06/24/24	\$46,000	\$42,000	91.30	\$84,022	\$46,000	\$84,022	3.38	3.38	\$13,609				
											\$764,025	30.60	\$24,968	3 ACRE RATE USED
											74,904			
05-0002-0002-04-1	11/01/24	\$200,000	\$111,600	55.80	\$223,290	\$62,905	\$86,195	3.56	3.56	\$17,670				
04-0035-0006-05-0	03/07/25	\$450,000	\$192,400	42.76	\$425,341	\$104,064	\$79,405	3.73	3.73	\$27,899				
04-0035-0015-01-2	05/30/24	\$195,000	\$75,800	38.87	\$166,677	\$108,784	\$80,461	4.00	4.00	\$27,196				
04-0011-0005-11-7	10/20/23	\$324,000	\$140,100	43.24	\$338,670	\$63,780	\$78,450	4.13	4.13	\$15,443				
10-2600-0001-00-5	05/23/24	\$85,000	\$127,200	149.65	\$254,519	\$85,000	\$254,519	4.22	0.63	\$20,142				
05-0010-0002-08-4	06/13/24	\$265,000	\$104,800	39.55	\$209,632	\$147,916	\$92,548	4.24	4.24	\$34,886				
											\$572,449	23.88	\$23,972	4 ACRE RATE USED
											95,888			
05-0015-0009-01-2	03/07/25	\$490,000	\$203,100	41.45	\$406,234	\$177,834	\$94,068	4.59	4.59	\$38,744				
05-0103-0001-48-0	10/18/24	\$62,000	\$47,100	75.97	\$94,112	\$62,000	\$94,112	4.60	4.60	\$13,478				
10-0032-0014-35-0	08/02/23	\$285,000	\$0	0.00	\$240,839	\$143,813	\$99,652	4.74	4.74	\$30,372				
22-0008-0009-12-9	12/15/23	\$232,500	\$120,900	52.00	\$309,140	\$27,671	\$104,311	4.94	4.94	\$5,601				
04-0033-0005-03-0	04/29/24	\$300,000	\$0	0.00	\$261,641	\$122,976	\$84,617	5.00	2.00	\$24,595				
04-0010-0009-02-5	10/13/23	\$325,000	\$127,600	39.26	\$312,802	\$97,540	\$85,342	5.00	5.00	\$19,508				
04-0033-0008-05-0	03/13/24	\$50,000	\$0	0.00	\$86,006	\$50,000	\$86,006	5.00	5.00	\$10,000				
05-0014-0014-01-8	07/16/24	\$507,100	\$248,300	48.96	\$496,590	\$106,359	\$95,849	5.00	5.00	\$21,272				
02-0012-0020-04-2	07/14/23	\$452,000	\$187,500	41.48	\$464,124	\$80,337	\$92,461	5.00	5.00	\$16,067				
02-0012-0020-04-2	11/09/23	\$458,000	\$187,500	40.94	\$464,124	\$86,337	\$92,461	5.00	5.00	\$17,267				
22-0002-0001-00-5	11/20/23	\$228,000	\$90,700	39.78	\$245,865	\$95,133	\$112,998	5.00	5.00	\$19,027				
22-0009-0008-01-5	06/21/24	\$412,000	\$145,200	35.24	\$327,402	\$195,408	\$110,810	5.00	5.00	\$39,082				
22-0018-0003-01-0	10/27/23	\$482,500	\$168,300	34.88	\$420,786	\$179,347	\$117,633	5.00	5.00	\$35,869				
10-0012-0009-11-0	01/09/25	\$339,000	\$141,600	41.77	\$374,755	\$62,414	\$98,169	5.21	5.21	\$11,980				
22-0005-0020-04-7	12/30/24	\$100,000	\$38,500	38.50	\$118,010	\$100,000	\$118,010	5.21	5.21	\$19,194				
22-0007-0020-07-0	08/29/24	\$42,500	\$36,700	86.35	\$112,852	\$42,500	\$112,852	5.38	5.38	\$7,900				
10-0012-0001-04-2	08/08/23	\$385,000	\$180,500	46.88	\$415,511	\$77,984	\$108,495	5.42	5.42	\$14,388				
30-0014-0034-13-1	11/16/23	\$415,000	\$166,800	40.19	\$424,546	\$90,483	\$100,029	5.78	5.78	\$15,654				
05-0118-0002-28-0	12/13/24	\$600,000	\$278,500	46.42	\$557,133	\$173,029	\$130,162	5.94	2.98	\$29,129				
04-0020-0008-01-8	08/30/24	\$420,000	\$157,200	37.43	\$325,653	\$185,191	\$90,844	6.00	6.00	\$30,865				
											\$2,156,356	102.81	\$20,975	5 ACRE RATE USED
											104,876			
05-0120-0006-01-6	11/10/23	\$225,000	\$105,400	46.84	\$210,720	\$111,231	\$96,951	6.19	6.19	\$17,969				
02-0036-0006-08-0	07/19/24	\$975,000	\$459,600	47.14	\$927,564	\$152,510	\$105,074	6.30	6.30	\$24,208				
05-0008-0015-03-6	08/14/24	\$144,000	\$93,300	64.79	\$186,645	\$62,945	\$105,590	6.50	6.50	\$9,684				

2026 Land Rural Residential

05-0022-0002-12-6	03/31/25	\$360,000	\$191,700	53.25	\$383,445	\$83,054	\$106,499	6.64	6.64	\$12,508	
22-0007-0016-04-6	10/13/23	\$428,000	\$125,500	29.32	\$326,358	\$229,985	\$128,343	7.00	7.00	\$32,855	
22-0016-0010-05-5	10/15/24	\$353,000	\$200,800	56.88	\$429,459	\$59,698	\$136,157	7.45	7.45	\$8,013	
04-0002-0015-04-0	07/02/24	\$475,000	\$0	0.00	\$460,392	\$126,116	\$111,508	8.32	8.32	\$15,158	
								\$825,539	48.40	\$17,057	7 ACRE RATE USED
119,396											
05-0008-0013-10-6	03/29/24	\$470,000	\$204,400	43.49	\$408,702	\$185,484	\$124,186	8.55	8.55	\$21,694	
02-0013-0005-00-9	08/27/24	\$265,000	\$55,000	20.75	\$130,719	\$265,000	\$130,719	9.12	9.12	\$29,057	
02-0022-0006-04-7	05/31/23	\$459,900	\$166,700	36.25	\$419,567	\$172,030	\$131,697	9.23	9.23	\$18,638	
22-0014-0001-02-5	10/03/24	\$295,000	\$169,500	57.46	\$362,770	\$86,118	\$153,888	9.62	9.62	\$8,952	
10-0015-0010-04-6	08/05/24	\$346,200	\$149,700	43.24	\$339,935	\$164,413	\$158,148	9.90	9.90	\$16,607	
04-0028-0014-05-0	04/14/23	\$126,400	\$59,100	46.76	\$117,960	\$126,400	\$117,960	9.96	3.32	\$12,691	
04-0028-0014-08-0	04/14/23	\$126,400	\$59,100	46.76	\$117,960	\$126,400	\$117,960	9.96	9.95	\$12,691	
22-0035-0010-00-1	09/05/24	\$260,000	\$148,900	57.27	\$321,596	\$93,474	\$155,070	10.00	10.00	\$9,347	
10-0034-0014-10-2	09/15/23	\$97,000	\$48,500	50.00	\$159,329	\$97,000	\$159,329	10.14	10.14	\$9,566	
04-0020-0024-05-0	12/24/24	\$100,000	\$0	0.00	\$130,283	\$100,000	\$130,283	10.32	10.32	\$9,690	
22-0008-0027-10-0	06/30/23	\$360,000	\$159,100	44.19	\$328,982	\$161,558	\$130,540	10.80	5.44	\$14,959	
05-0011-0004-33-6	01/08/24	\$475,000	\$174,600	36.76	\$349,178	\$267,303	\$141,481	10.92	10.92	\$24,478	
05-0005-0004-06-0	12/23/24	\$249,000	\$107,200	43.05	\$214,372	\$178,663	\$144,035	11.72	11.72	\$15,244	
10-0014-0001-01-4	10/14/24	\$115,000	\$68,200	59.30	\$171,390	\$115,000	\$163,092	12.00	12.00	\$9,583	
10-0014-0001-01-4	10/14/24	\$115,000	\$68,200	59.30	\$153,635	\$115,000	\$145,399	12.00	12.00	\$9,583	
04-0021-0004-03-7	11/08/24	\$99,000	\$55,500	56.06	\$129,975	\$99,000	\$129,975	12.24	12.24	\$8,088	
								\$2,352,843	166.48	\$14,133	10 ACRE RATE USED
141,329											
05-0105-0010-11-0	10/25/24	\$153,840	\$73,800	47.97	\$147,546	\$153,840	\$147,546	12.82	12.82	\$12,000	
04-0023-0002-10-3	07/27/23	\$185,000	\$68,300	36.92	\$184,417	\$185,000	\$184,417	16.40	16.40	\$11,280	
								\$338,840	29.22	\$11,596	15 ACRE RATE USED
173,943											
05-0003-0015-05-1	06/25/24	\$350,000	\$180,300	51.51	\$360,621	\$157,607	\$168,228	17.85	17.85	\$8,830	
02-0015-0004-17-0	07/05/24	\$850,000	\$420,500	49.47	\$832,698	\$234,711	\$217,409	18.00	10.50	\$13,040	
04-0029-0019-09-9	12/02/23	\$80,000	\$57,800	72.25	\$110,170	\$80,000	\$110,170	19.02	19.02	\$4,206	
05-0110-0004-02-4	10/04/23	\$575,000	\$254,800	44.31	\$509,544	\$241,630	\$176,174	19.50	19.50	\$12,391	
10-0024-0007-00-1	04/10/23	\$140,000	\$74,900	53.50	\$203,651	\$140,000	\$201,868	20.00	20.00	\$7,000	
10-0034-0001-01-9	02/28/25	\$499,000	\$165,000	33.07	\$394,868	\$282,843	\$178,711	20.00	20.00	\$14,142	
22-0001-0016-01-0	12/21/23	\$280,000	\$0	0.00	\$239,111	\$280,000	\$239,111	20.01	20.01	\$13,993	
22-0001-0016-02-0	01/12/24	\$260,000	\$0	0.00	\$239,111	\$260,000	\$239,111	20.01	20.01	\$12,994	
								\$1,676,791	154.39	\$10,861	20 ACRE RATE USED
217,215											
05-0116-0008-26-6	03/05/24	\$255,000	\$110,100	43.18	\$220,168	\$255,000	\$220,168	22.55	22.55	\$11,308	
04-0028-0012-36-0	10/27/23	\$619,900	\$1,200	0.19	\$465,755	\$395,479	\$241,334	22.10	22.06	\$17,895	
80-54-801-050-00	06/30/23	\$162,000	\$154,600	95.43	\$307,626	\$12,368	\$157,994	24.89	24.89	\$497	
05-0103-0007-28-4	08/08/23	\$970,000	\$484,700	49.97	\$969,434	\$261,763	\$261,197	25.62	25.62	\$10,217	
								\$924,610	95.16	\$9,716	25 ACRE RATE USED
242,909											
04-0010-0032-01-0	11/01/24	\$250,000	\$0	0.00	\$191,897	\$250,000	\$191,897	28.00	28.00	\$8,929	
10-0014-0005-02-8	11/08/24	\$225,000	\$92,800	41.24	\$281,209	\$225,000	\$281,209	35.56	35.56	\$6,327	
04-0032-0003-12-5	06/27/24	\$140,000	\$85,900	61.36	\$193,270	\$140,000	\$193,270	28.87	28.87	\$4,849	

2026 Land Rural Residential

22-0008-0018-01-0	09/29/23	\$1,461,836	\$397,500	27.19	\$878,695	\$449,500	\$266,389	31.40	31.40	\$14,315	
								\$1,064,500	123.83	\$8,596	30 ACRE RATE USED
											257,894
10-0014-0005-02-8	11/08/24	\$225,000	\$92,800	41.24	\$281,209	\$225,000	\$281,209	35.56	35.56	\$6,327	
02-0027-0016-00-1	11/06/23	\$625,000	\$204,900	32.78	\$518,363	\$351,013	\$244,376	59.00	30.00	\$5,949	
80-54-801-050-00	06/30/23	\$162,000	\$154,600	95.43	\$307,626	\$12,368	\$157,994	24.89	24.89	\$497	
04-0010-0032-01-0	11/01/24	\$250,000	\$0	0.00	\$191,897	\$250,000	\$191,897	28.00	28.00	\$8,929	
22-0007-0009-00-7	01/15/25	\$622,000	\$136,900	22.01	\$286,964	\$522,000	\$286,964	43.64	43.64	\$11,962	
								\$1,360,381	191.09	\$7,119	40 ACRE RATE USED
											284,762
05-0003-0001-00-0	06/27/24	\$475,000	\$144,400	30.40	\$288,735	\$475,000	\$288,735	45.00	45.00	\$10,556	
80-54-801-050-00	06/30/23	\$162,000	\$154,600	95.43	\$307,626	\$12,368	\$157,994	24.89	24.89	\$497	
02-0027-0016-00-1	11/06/23	\$625,000	\$204,900	32.78	\$518,363	\$351,013	\$244,376	59.00	30.00	\$5,949	
								\$838,381	128.89	\$6,505	50 ACRE RATE USED
											325,231
										\$5,500	100 ACRE RATE USED
											550,000

2026 Land Commercial

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
80-54-406-004-00	901 N CENTER ST	03/03/21	\$130,000	\$73,300	56.38	\$145,808	\$103,892	\$119,700	300.0	400.0	\$346	300.00	MAIN
51-4500-0002-00-5	270 EIGHTH ST	03/25/24	\$100,000	\$43,800	43.80	\$102,689	\$100,000	\$102,689	200.0	375.0	\$500	200.00	MAIN
80-52-001-031-00	22 S CENTER ST	9/13/2023	\$100,000	\$46,400	46.40	\$92,673	\$17,627	\$10,300	103.0	132.0	\$171	103.00	MAIN
80-52-815-009-00	519 E MAIN ST	11/14/2024	\$150,000	\$43,400	28.93	\$86,617	\$71,783	\$8,400	60.0	140.0	\$1,196	60.00	MAIN
54-0340-0149-00-4	115 W MAIN ST	05/04/23	\$414,960	\$300,800	72.49	\$414,320	\$69,280	\$68,640	96.0	100.0	\$722	96.00	MAIN
80-54-406-004-00	901 N CENTER ST	10/17/22	\$170,000	\$73,300	43.12	\$145,808	\$143,892	\$119,700	300.0	400.0	\$480	300.00	MAIN
80-54-407-017-68	309 E MONROE	12/10/20	\$240,000	\$135,500	56.46	\$264,613	\$83,753	\$108,366	256.8	249.0	\$326	256.83	MAIN
80-54-550-018-10	218 W MONROE	12/20/21	\$8,000	\$5,800	72.50	\$19,493	\$8,000	\$22,943	57.5	73.6	\$139	57.50	MAIN
80-54-550-026-10	204 W MONROE	09/26/22	\$232,500	\$97,900	42.11	\$176,026	\$104,095	\$47,621	119.4	96.2	\$872	119.35	MAIN
80-54-550-037-10	142 W MONROE	06/28/24	\$425,000	\$189,300	44.54	\$344,341	\$145,497	\$64,838	162.5	148.8	\$895	162.50	MAIN
80-54-550-052-00	14 W MONROE	02/09/21	\$820,990	\$378,400	46.09	\$756,664	\$214,250	\$149,924	375.8	209.9	\$570	375.75	MAIN
80-54-603-001-00	205 W MONROE	10/15/21	\$260,350	\$135,800	52.16	\$266,853	\$10,255	\$16,758	42.0	99.0	\$244	42.00	MAIN
80-54-603-004-50	233 W MONROE	02/04/25	\$200,000	\$45,800	22.90	\$83,229	\$125,604	\$8,778	22.0	99.0	\$5,709	22.00	MAIN
80-54-700-165-00	622 W MONROE ST	02/20/23	\$95,000	\$52,200	54.95	\$104,348	\$95,000	\$52,668	132.0	132.0	\$720	132.00	MAIN
									\$1,292,928	2,226.9	\$581	2026 FF RATE USED FOR MAIN ST	
80-52-822-008-03	100 60TH AVE	3/26/2025	\$400,000	\$191,500	47.88	\$405,543	\$36,124	\$41,667	208.3	300.0	\$173	225.00	NON MAIN
54-0340-0013-05-0	259 WATER ST	10/08/24	\$225,000	\$92,100	40.93	\$235,592	\$22,026	\$32,618	50.0	125.0	\$441	50.00	NON MAIN
54-0340-0077-00-3	227 TERRITORIAL RD	05/01/24	\$50,000	\$42,100	84.20	\$84,142	\$37,358	\$71,500	100.0	0.0	\$374	100.00	NON MAIN
80-54-407-017-63	206 RANDOLPH	08/15/23	\$40,000	\$24,200	60.50	\$47,792	\$7,748	\$15,540	74.0	100.0	\$105	74.00	NON MAIN
80-54-550-033-10	4 EXCHANGE	01/07/22	\$145,000	\$84,600	58.34	\$162,680	\$39,860	\$57,540	274.0	192.9	\$145	274.00	NON MAIN
80-54-700-017-00	408 DIVISION ST	02/06/20	\$182,905	\$71,400	39.04	\$140,789	\$59,336	\$17,220	82.0	128.0	\$724	82.00	NON MAIN
80-54-812-026-00	703 W ARLINGTON	06/05/25	\$148,917	\$62,600	42.04	\$106,830	\$67,287	\$25,200	120.0	135.0	\$561	120.00	NON MAIN
									\$269,739	908.3	\$297	2026 FF RATE USED FOR NON MAIN ST	

2026 Land Industrial

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
02-0012-0022-04-0	06/13/25	\$170,000	\$35,800	21.06	\$71,620	\$137,584	\$39,204	5.26	5.26	\$26,157	\$0.60	
05-0106-0001-04-0	08/27/21	\$680,000	\$275,900	40.57	\$551,724	\$657,530	\$529,254	15.00	15.00	\$43,835	\$1.01	
30-0011-0012-13-2	05/29/20	\$12,000	\$15,100	125.83	\$0	\$12,000	\$0	1.24	0.00	\$9,677	\$0.22	
53-0030-0059-01-2	10/30/25	\$1,200,000	\$571,000	47.58	\$1,129,086	\$113,189	\$42,275	2.62	2.62	\$43,152	\$0.99	
54-0007-0102-02-3	07/09/21	\$65,000	\$13,800	21.23	\$63,956	\$65,000	\$62,857	3.90	3.90	\$16,667	\$0.38	
80-54-812-063-00	04/14/23	\$70,000	\$90,400	129.14	\$62,917	\$70,000	\$68,388	2.09	2.09	\$33,445	\$0.77	
Totals:		\$2,197,000	\$1,002,000		\$1,879,303	\$1,055,303	\$741,978	30.12	28.88			
			Sale. Ratio =>	45.61						Average		
			Std. Dev. =>	50.12						2026 Rate	per SqFt=>	\$0.80