

2023 LAND RURAL RES

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
1	05-0015-0005-10-6	8/19/2021	19900	0	19900	0.41	48537	
1	05-0005-0001-11-1	10/15/2021	17500	0	17500	1	17500	
1	05-0012-0006-15-9	2/17/2022	40000	0	40000	2.51	15936	
1	05-0118-0002-19-1	12/22/2020	24750	0	24750	3.03	8168	VIRGINIA ROSE
1	05-0121-0001-05-0	4/2/2020	46575	0	46575	8.6	5416	no road frontage
1	05-0103-0007-18-7	11/10/2020	82000	0	82000	10.34	7930	
1	05-0103-0007-22-5	2/17/2021	60000	0	60000	15.66	3831	
1	05-0116-0008-32-0	8/27/2021	200000	0	200000	15.94	12547	
1	05-0010-0004-06-0	10/29/2020	90000	0	90000	16.53	5445	
1	05-0116-0008-31-0	9/24/2021	215000	0	215000	17.44	12328	
1	05-0103-0001-39-0	8/24/2021	246100	0	246100	23.05	10677	RIVERFRONT
1	05-0116-0008-35-0	6/22/2021	162000	0	162000	24.95	6493	

KEY:  
 1- VACANT LAND SALE  
 2-BORROWED SALE  
 3-TIME ADJUSTED SALE  
 4- EXTRACTED SALE

CONCLUSION	2022 RATE	2022 RATE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE PER	2023 RATE
RES UNDER AC-SF	1.1						1.1
WET-SF	0.02						0.02
PARCEL SIZE							
1	30000	30000	48537	17500		32000	32000
1.5	33000	22000				25000	37500
2	36000	18000				19000	38000
2.5	37500	15000	15936			17000	42500
3	45000	15000	8168			16000	48000
4	52000	13000				14000	56000
5	60000	12000				13000	65000
7	63000	9000				10000	70000
10	75000	7500	7930			8000	80000
15	105000	7000	12547	5445	12328	7500	112500
20	130000	6500				7000	140000
25	162500	6500	6493			7000	175000
30	180000	6000				6500	195000
40	220000	5500				6000	240000
50	250000	5000				5500	275000
100	350000	3500				4000	400000

2023 LAND RED BUD MEADOWS

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
3	05-6600-0001-00-6	11/26/2018	29835	0	29835	59882	0.50	17% TIME ADJ
3	05-6600-0020-00-1	11/29/2018	19890	0	19890	39000	0.51	17% TIME ADJ
4	05-6600-0019-00-2	4/30/2021	310200	288860	21340	39000	0.55	
1	05-6600-0033-00-5	6/18/2021	22750	0	22750	29240	0.78	
1	05-6600-0006-00-8	1/21/2022	20000	0	20000	24152	0.83	
4	05-6600-0021-01-0	11/12/2021	310000	257679	52321	42246	1.24	

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	2023 RATE	KEY:
LOT TYPE/SIZE					1- VACANT LAND SALE
LOT BY SF	0.55	0.78	0.83	0.80	2-BORROWED SALE
					3-TIME ADJUSTED SALE
					4- EXTRACTED SALE

2023 LAND RIVER

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS		
1	05-0103-0001-32-4	2/18/2022	15000	0	15000	155.57	96	SIGNAL DEV		
2	04-4550-0002-00-7	10/29/2021	100000	0	100000	201.5	496	lake pines		
4	05-0103-0001-07-3	3/25/2022	925000	624714	300286	209	1437	SIGNAL PT		
4	05-0115-0007-03-2	12/21/2021	280000	134923	145077	100	1451	river ac		
4	05-8520-0008-00-0	10/9/2020	270000	169302	100698	129	781	west river		
3	05-6850-0005-00-1	7/27/2022	163200	0	163200	204	800	RIVERBEND	4% TIME ADJUST	
3	05-6850-0004-00-4	4/29/2022	220770	0	220770	197	1121	RIVERBEND	1% TIME ADJUST	

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE				
SHORELAND	358			400
SIGNAL PT	759	1437		900
WEST RIVER	554	780		700
RIVER ACR	552	496	1451	650
RIVERBEND	943	800	1121	950
SIGNAL DEV	110	96		110

KEY:  
 1- VACANT LAND SALE  
 2- BORROWED SALE  
 3- TIME ADJUSTED SALE  
 4- EXTRACTED SALE

2023 LAND SANCTUARY

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	%ADJ	BASIC UNIT
1	05-7000-0022-00-1	8/6/2021	39000	0	39000	1	125%	31200
1	05-7000-0003-00-6	10/22/2020	37500	0	37500	1	100%	37500
1	05-7000-0001-00-3	9/24/2021	46000	0	46000	1	117%	39316
1	05-7000-0037-00-8	3/26/2021	67000	0	67000	1	168%	39881
1	05-7000-0039-00-1	10/8/2020	67000	0	67000	1	165%	40606
1	05-7000-0028-00-9	3/31/2021	71000	0	71000	1	162%	43827
1	05-7000-0020-00-8	1/26/2022	55000	0	55000	1	125%	44000
1	05-7000-0031-00-0	12/30/2021	88000	0	88000	1	145%	60690

CONCLUSION	2022 RATE	SALE/PER	2023 RATE
LOT TYPE/SIZE			
BASIC UNIT	45000	31200	45000
		37500	
		39316	
		39881	
		40606	
		43827	
		44000	

KEY:  
 1- VACANT LAND SALE  
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 3- TIME ADJUSTED SALE  
 4- EXTRACTED SALE

2023 LAND RIVERBEND

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
4	05-6850-0014-00-0	4/1/2021	435000	288496	146504	3.99	36718	
3	05-6850-0015-00-6	1/11/2016	173650	0	173650	8.47	20502	1%mt time adjust
3	05-6850-0012-00-7	1/9/2015	121500	0	121500	3.32	36596	1%mt time adjust
3	05-6850-0016-00-2	1/9/2015	111780	0	111780	4	27945	1%mt time adjust

CONCLUSION	2022 RATE	2022 RATE/PER	SALE/PER	SALE/PER	2023 RATE PER	2023 RATE
LOT TYPE/SIZE						
NONRIVER FR						
1	39061	39061			40000	40000
1.5	44340	29560			32000	48000
2	52785	26393			28000	56000
2.5	63342	25337			27000	67500
3	69677	23226	36596		26000	78000
4	90791	22698	36718	27945	25000	100000
5	113488	22698			24000	120000
7	147799	21114	20502		22000	154000
10	179470	17947			20000	200000

KEY:
1- VACANT LAND SALE
2-BORROWED SALE
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4- EXTRACTED SALE

2023 LAND WEST RIVER TERRACE

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
4	05-8520-0026-00-8	12/13/2021	215000	196158	18842	0.496	37988	
4	05-8520-0048-00-1	11/19/2021	273000	180976	92024	0.79	116486	
4	05-8520-0047-00-5	11/19/2021	215000	122152	92848	0.413	224814	
4	05-8520-0042-00-3	10/29/2021	225000	162654	62346	0.413	150959	
4	05-7150-0011-00-1	9/30/2021	299000	233345	65655	0.528	124347	
4	05-8520-0043-00-0	9/23/2021	197000	161642	35358	0.413	85613	
4	05-0122-0002-43-2	9/16/2021	195000	167637	27363	0.86	31817	
4	05-8520-0030-00-5	3/1/2021	252000	206070	45930	0.546	84121	
4	05-0122-0002-12-2	9/24/2020	132000	111869	20131	0.619	32522	
4	05-7150-0014-00-1	8/7/2020	257000	183926	73074	0.804	90888	

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE					
WR TERR AC	30000	31817	32522	37988	33000

KEY:  
 1- VACANT LAND SALE  
 2-BORROWED SALE  
 3-TIME ADJUSTED SALE  
 4- EXTRACTED SALE

2023 LAND DAYTON LAKE

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
4	05-0007-0036-01-0	10/27/2020	100000	6042	93958	190.26	494	
4	05-0008-0005-00-6+	10/8/2019	139920	56106	83814	230	364	TIME ADJ
4	05-0008-0005-17-1	6/10/2016	255500	58559	196941	267	738	TIME ADJ
4	05-0008-0005-05-7	5/18/2015	119250	18744	100506	179	561	TIME ADJ

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE						
LAKE FRONT	400	364	494	561	738	500

KEY:  
 1- VACANT LAND SALE  
 2-BORROWED SALE  
 3-TIME ADJUSTED SALE  
 4- EXTRACTED SALE

2023 LAND AGRICULTURAL

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALU	RES SP	TILL AC	PER	WOOD AC	PER	SCRUB	PER	WET	PER	COMMENTS
1	05-0117-0005-02-8	12/28/2021	650000	0	586000	50	11720	4	4500	23	2000			
1	05-0103-0006-03-0	10/21/2021	262500	0	207500	15	13833	10	4500	5	2000			
1	05-0008-0008-02-0	10/20/2021	150000	0	148000	17.881	8277							
1	05-0118-0002-26-0	6/9/2020	208000	0	208000	32.72	6357					1	1100	
1	05-0006-0004-02-0	5/5/2020	214000	0	214000	35.95	5953							
1	05-0116-0008-02-9	4/9/2020	554000	0	430500	65	6623	23	4500	10	2000			
1	05-0024-0003-05-6	4/9/2020	27000	0	27000	2.96	9122							
2	22-0028-0009-03-0	12/3/2021	25000	0	25000	4.497	5559							
2	22-0008-0027-07-1	6/11/2021	65000	0	65000	10.93	5947							
2	22-0008-0002-00-1	10/5/2020	55000	0	55000	8.97	6132							
2	22-0029-0011-04-5	9/4/2020	60000	0	60000	9.75	6154							
2	22-0008-0006-00-6	4/23/2021	90000	0	90000	11.87	7582							

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE											
BLD SITE	14000										17000
TILLABLE	5650	5559	5953	5947	6132	6154	6357	6623	7582		6200
WOODS	4500										4500
SCRUB	1800										2000
PASTURE	1800										2000
SWAMP	1000										1100

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2023 LAND COMMERCIAL

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	type	comments	time adjust
4	04-0018-00001-07-	4/30/2019	1770000	1416034	353966	105.75	3347	acreage	mh park	18%
4	04-0010-0020-01-1	10/14/2020	35000	32803	2197	0.278	7903	acreage	old post off	0%
4	04-0017-0012-15-5	2/19/2019	1028500	837506	190994	4.56	41885	acreage	apt bld	21%
2	06-0036-0009-00-1	9/3/2020	25000	0	25000	1.85	13514	acreage		0%
2	08-0019-0002-03-1	3/24/2022	60000	0	60000	4.5	13333	acreage		0%
2	10-0022-0010-09-0	11/5/2020	130000	0	130000	1.91	68063	acreage	doll gen	0%
4	05-0103-0001-49-0	7/19/2022	422400	168366	254034	5.94	42767	acreage	OFF131	-4%
4	05-0106-0003-03-8	2/28/2020	161000	96213	64787	5.5	11779	acreage	NEAR 131	
4	05-0104-0014-02-5	1/17/2020	16250000	12656798	3593202	105.83	33953	acreage	NEAR 131	
4	05-0105-0007-04-3	6/25/2018	1128500	816796	311704	11.11	28056	acreage	NEAR 131	22%
4	04-0029-0009-00-0	6/18/2021	205000	178459	26541	175	152	front foot	retail bld	0%
2	08-7250-0004-00-5	6/19/2020	14000	0	14000	94	149	front foot		0%
4	05-0008-0007-02-5	7/29/2022	175680	98120	77560	240	323	front foot		-4%

CONCLUSION	2022 RATE	2022 RATE/PER	2022 RATE PER	SALE/PER	SALE/PER	2023 RATE	2023 RATE	KEY:
LOT TYPE/SIZE								
NEAR 131-AC	7932		11779	13514	13333		10000	1- VACANT LAND SALE
OFF 131- AC	4344	3347	7903				5000	2-BORROWED SALE
GRAVEL LAND	1639						1639	3-TIME ADJUSTED SALE
LESS AC- FF	226	149	152	323			250	4- EXTRACTED SALE

2023 LAND INDUSTRIAL

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE	PER	COMMENTS
1	05-0106-0001-04-0	8/27/2021	680000	0	680000	15	45333	IND PARK HIGH
1	05-0106-0003-08-0	3/1/2021	242475	0	242475	31.15	7784	GRAVEL PIT
4	05-0105-0008-13-9	12/14/2021	1195000	855700	339300	8.46	40106	IND PARK
3	05-0001-0001-06-0	1/21/2020	146221	0	146221	34.47	4242	GRAVEL PIT
3	05-0106-0001-02-0	5/31/2019	308000	0	308000	7	44000	IND PARK HIGH

CONCLUSION	2022 RATE	2022 RATE/PER	SALE/PER	SALE/PER	2023 RATE PER	2023 RATE	KEY:
LOT TYPE/SIZE							
INDUS AC	7953					7953	1- VACANT LAND SALE
INDUS PARK AC	25618	40106				25618	2-BORROWED SALE
INDUS PARK HIGH	44554	45333	44000			44554	3-TIME ADJUSTED SALE
GRAVEL PIT							4- EXTRACTED SALE
1	4869	4869			4869	4869	
1.5	7304	4869			4869	7304	
2	9738	4869			4869	9738	
2.5	12173	4869			4869	12173	
3	14607	4869			4869	14607	
4	19476	4869			4869	19476	
5	24346	4869			4869	24346	
7	34084	4869			4869	34084	
10	48691	4869			4869	48691	
15	73037	4869			4869	73037	
20	97382	4869			4869	97382	
25	121728	4869			4869	121728	
30	146074	4869	7784	4242	4869	146074	
40	194765	4869			4869	194765	
50	243456	4869			4869	243456	
100	486912	4869			4869	486912	