Residential Sales 401

Sale Date	Parcel #	Adj Sale price	Imp Val	resid land	Ac		est land Value	land imp	
#1	0 - 1.25 Acres								
9/17/2020	0017-0020-02-3	128500	73550	54950	0.81	67840	16006	235	
9/14/2020	0031-0017-01-0	80000	57759	22241	1	22241	19761	3547	
11/16/2020	0034-0007-02-7	185600	148787	36813	0.66	55777	13042	0	
6/18/2020	0125-0015-05-1	13500	0	13500	0.82	16463	16204	0	
2/7/2022	0018-0008-04-8	187000	144548	42452	0.39	108851	7707	6800	
10/15/2021	0112-0005-06-2	160000	156128	3872	0.65	5957	12845		
6/8/2021	0019-0027-13-0	241000	218168	22832	0.69	33090	13635	786	
7/8/2020	0018-0021-06-0	110000	72053	37947	0.92	41247	18180		
11/12/2021	0019-0012-04-3	232500	85928	146572	1.15	127454	22725	1038	
7/14/2021	0007-0028-03-5	336000	261230	74770	1.16	64457	22923		
				62445	3.16				
							19761		19761
#2	1.26 - 1.75 Acres								
3/23/2021	0009-0002-13-0	420000	258448	161552	1.42	113769	40707	1415	
6/11/2021	0017-0019-01-7	293000	213544	79456	1.18	67336	33827		
5/26/2021	0028-0004-03-1	230000	132940	97060	1.3	74662	37267		
5/19/2021	0034-0017-00-6	145000	94138	50862	1.34	37957	38413		
5/5/2021	0007-0010-01-2	50000	0	50000	1.5	33333	43000		
11/10/2021	0112-0006-04-0	36000	0	36000	1.5	24000	43000		
12/17/2021	0007-0007-01-1	162500	105400	57100	1.66	34398	47587	2381	
				86000	3				
							28667		28667
#3	1.76 - 2.25 Acres								
10/9/2020	0136-0002-05-2	250000	191138	58862	1.86	31646	34354		
1/27/2020	0030-0013-00-8	174000	139366	34634	2	17317	36940	16	
9/1/2021	0020-0022-01-8	135000	8847	126153	1.84	68561	33985	8847	outbuilding only
8/16/2021	0028-0012-02-6	30000	39982	-9982	1.87	-5338	34539		

11/5/2021	0020-0014-01-5	450000	436000	14000	1.96	7143	36201	2752	
3/28/2022	0009-0004-01-9	125000	126820	-1820	2	-910	36940		
				107496	5.82	18470			
							18470		36940
#4	2.26 - 2.75 Acres								
9/1/2020	0019-0004-01-6	570000	451314	118686	2.48	47857	61348	37389	
5/19/2021	0028-0011-07-1	5000		5000	2.52				
				123686	5	24737			
							24737		61842
#5	2.76 - 3.5 Acres								
10/30/2020	0029-0013-08-0	210000	136004	73996	3	24,665	61707	55535	
5/22/2020	0113-0004-02-1	175000	114421	60579	2.79	21,713	57388	2033	
3/12/2021	0113-0013-08-0	150000	97806	52194	3.29	15,864	67672	6227	
11/8/2021	0019-0025-03-0	475000	200600	274400	3.37		69318	5494	
				186769	9.08				
							20569		61707
#6	3.51 - 4.5 Acres								
12/16/2021	0113-0008-00-1	200000	84200	115800	3.6	32,167	64264	721	
11/29/2021	0029-0004-02-1	355000	166400	188600	4.33	43,557	77295		
				304400	7.93				
							17851		71404
#7	4.51 - 6.0 Acres								
11/29/2021	0031-0009-05-0	431500	232000	199500	4.75	42,000	71884	2064	
11/24/2021	0031-0009-06-8	230000	150800	79200	4.75	16,674	71884	8737	
5/26/2021	0019-0019-01-3	115000	79200	35800	5	7,160	75668	10010	
	0019-0019-02-1								
5/6/2021	0125-0018-06-9	220000	154200	65800	5.05	13,030	76424		
10/4/2020	0020-0001-15-0	5000	0	5000	5.91	846	89439		
				385300	25.46				
							15134		75670

#8	6.01 - 8.5 Acres								75670
						12488			
#9	8.51 - 12.5 Acres								
10/16/2020	0017-0001-09-0	665000	438536	226464	9.4	24092	113031	3331	
3/5/2021	0018-0009-00-1	265000	94375	170625	8.17	20884	98241	0	
12/1/2020	0028-0010-05-8	215000	86805	128195	9.285	13807	111648	13715	
10/8/2020	0033-0009-02-1	234500	96713	137787	10	13779	120246	0	
4/27/2021	0032-0004-00-5	120000	74800	45200	9.5	4758	114234		
10/8/2020	0033-0009-02-1	234500	102000	132500	9.67	13702	116278		
5/17/2021	0030-0005-00-5	735000	430800	304200	9.73	31264	116999	6910	
3/4/2022	0034-0007-00-1	300000	7400	292600	12.05	24282	144896	5628	
11/8/2021	0031-0008-00-2	240025	74000	166025	12.25	13553	147301	3322	
				609707	50.705				
							12025		120250
#10	12.51 - 17.5 Acres								
10/12/2020	0017-0001-10-02	684900	428073	256827	15.67	16390	193647	5	
11/24/2020	0125-0011-03-0	185000	149387	95000	12.8	7422	158180	400	
				351827	28.47				
							12358		123580
#11	17.51 - 22.5 Acres								
10/9/2020	0033-0002-00-1	190000	79886	110114	20	5506	178640	700	
							8932		123580
#12	22.51 - 27.5 Acres								

11/19/2021	0032-0018-07-3	1525000	1616000		27.92			286425	135000
#13	27.51 - 35 Acres								135000
#14	35.01 - 45 Acres								
1/10/2020	0029-0017-02-6	335000	176603	158397	40.1	3950	160400	19736	
							4000		160000