

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND SIZE
14-090-004-043-00	25731 US 12 E	02/12/21	\$185,000	WD	03-ARM'S LENGTH	\$184,700	\$68,348	2.00	\$34,174	
14-090-007-020-00	27888 US 12 W	10/03/19	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$41,095	1.61	\$25,525	
14-090-009-027-26	69757 ELKHART RD	12/19/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	1.54	\$19,481	
14-090-013-039-00	22018 REDFIELD ST	07/12/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$19,313	0.59	\$32,734	
14-090-014-014-00	23465 MAY ST	08/07/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$17,596	0.60	\$29,327	
14-090-015-007-00	70300 MARTIN RD	08/15/19	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$12,590	1.70	\$7,406	
14-090-060-013-05	S SHORE DR	07/03/19	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$35,500	1.38	\$25,725	
14-090-105-008-00	24618 N SHORE DR	10/30/20	\$145,000	WD	09-FAMILY SALE	\$145,000	\$62,046	1.59	\$39,023	UP TO 2 ACRES
Totals:			\$976,500			\$976,200	\$286,488	11.01		

Average per Net Acre=>	\$26,021
USE ==>	\$26,000 UP TO 2 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND SIZE
14-090-009-044-03	69800 GARVER LAKE RD	05/10/19	\$253,350	WD	03-ARM'S LENGTH	\$248,350	\$69,315	2.81	\$24,667	
14-090-017-052-00	70900 DEER COVE DR	08/28/19	\$415,000	WD	03-ARM'S LENGTH	\$410,000	\$32,997	3.00	\$10,999	
14-090-012-002-00	69092 CHRISTIANA LAKE RD	07/13/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$64,649	3.30	\$19,591	
14-090-014-026-00	70325 MARTIN RD	08/21/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$87,699	3.69	\$23,767	
14-090-010-030-01	24729 US 12 E	10/23/19	\$169,900	WD	31-SPLIT IMPROVED	\$169,900	\$44,567	3.80	\$11,728	
14-090-012-077-00	22033 US HWY 12	06/26/20	\$261,900	WD	03-ARM'S LENGTH	\$262,500	\$34,289	3.84	\$8,929	
14-090-021-007/024-00	71213 STATE LINE RD	04/03/20	\$270,000	WD	19-MULTI PARCEL	\$270,000	\$54,499	4.93	\$11,055	2-5 ACRES
Totals:			\$1,709,150			\$1,699,750	\$388,015	25.37		

Average per Net Acre=>	\$15,294
USE ==>	\$15,300 2-5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND SIZE
14-090-016-088-01	25460 REDFIELD ST	10/08/20	\$241,155	WD	31-SPLIT IMPROVED	\$241,155	\$58,764	5.80	\$10,132	
14-090-002-003-10/015-00	23159 N SHORE DR	11/13/19	\$265,000	WD	19-MULTI PARCEL	\$265,000	\$83,162	6.70	\$12,412	
14-090-004-017-00/021-10	25625 US HWY 12	11/08/19	\$235,000	OTH	19-MULTI PARCEL	\$235,000	\$87,493	7.45	\$11,744	
14-090-020-005-00	26091 REDFIELD ST	11/10/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,005	9.51	\$11,988	5-10 ACRES
Totals:			\$1,091,155			\$1,091,155	\$343,424	29.46		

Average per Net Acre=>	\$11,657
USE ==>	\$11,700 5-10 ACRES

2022	ACRES	TOTAL \$	\$ PER ACRE
USE =>	1.00	\$26,000	\$26,000
	1.50	\$39,000	\$26,000
	2.00	\$30,600	\$15,300
	2.50	\$38,250	\$15,300
	3.00	\$45,900	\$15,300
	4.00	\$61,200	\$15,300
	5.00	\$58,500	\$11,700
	7.00	\$81,900	\$11,700
	10.00	\$80,000	\$8,000
	15.00	\$120,000	\$8,000
	20.00	\$142,000	\$7,100
	25.00	\$177,500	\$7,100
	30.00	\$120,000	\$4,000
	40.00	\$160,000	\$4,000
	50.00	\$200,000	\$4,000
	100.00	\$400,000	\$4,000