

2023 DALLAS TOWNSHIP

101 AGRICULTURAL LAND ANALYSIS

COMBINED WITH 401 RURAL RESIDENTIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1ST AC	REMAINDE	PP ACRE	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	r	Parcels in Land Table
040-002-400-026-00	11020 W WALKER RD	07/28/21	\$330,000	WD	03-ARM'S I	\$330,000	\$166,600	50.48	\$333,190	\$36,650	\$39,840	0.0	0.0	2.12	2.12	#DIV/0!	\$17,288	\$34,000	1.12	\$2,366	\$0.40	0.00	401	5313510	RES RURAL	
040-012-200-045-00	900 N WRIGHT RD	06/01/21	\$250,000	WD	03-ARM'S I	\$250,000	\$120,600	48.24	\$241,219	\$55,551	\$46,770	0.0	0.0	3.40	3.40	#DIV/0!	\$16,339	\$34,000	2.40	\$8,980	\$0.38	0.00	401	5310733	RES RURAL	
040-009-400-010-00	HINMAN RD	12/29/21	\$300,000	WD	04-BUYERS	\$300,000	\$127,400	42.47	\$254,850	\$300,000	\$254,850	0.0	0.0	40.00	40.00	#DIV/0!	\$7,500	\$34,000	39.00	\$6,821	\$0.17	0.00	101	5320243	AG 101	
040-020-100-010-00	14433 W TOWNSEND RD	01/11/22	\$500,000	WD	03-ARM'S I	\$500,000	\$543,200	108.64	\$1,086,181	\$376,419	\$962,600	0.0	0.0	153.22	80.00	#DIV/0!	\$2,457	\$34,000	79.00	\$4,334	\$0.06	0.00	101	5321532	040-020-4C AG 101	
040-020-400-015-00	PARKS RD	01/11/22	\$500,000	WD	03-ARM'S I	\$500,000	\$543,200	108.64	\$1,086,181	\$376,419	\$962,600	0.0	0.0	153.22	33.22	#DIV/0!	\$2,457	\$34,000	32.22	\$10,628	\$0.06	0.00	101	5321532	040-020-4C AG 101	
040-034-100-015-00	TAFT RD V/L	04/06/21	\$400,200	WD	29-SELLERS	\$400,200	\$111,800	27.94	\$223,666	\$400,200	\$223,666	0.0	0.0	34.96	40.00	#DIV/0!	\$11,447	\$34,000	39.00	\$9,390	\$0.26	0.00	101	5308816	040-034-1C AG 101	
040-035-100-010-00	TAFT RD	03/03/21	\$420,000	WD	14-INTO/O	\$420,000	\$187,700	44.69	\$375,325	\$420,000	\$375,325	0.0	0.0	60.00	60.00	#DIV/0!	\$7,000	\$34,000	59.00	\$6,542	\$0.16	0.00	101	5306801	AG 101	
040-035-100-005-51	TAFT & WRIGHT RDS	03/03/21	\$511,000	WD	14-INTO/O	\$511,000	\$222,200	43.48	\$444,316	\$511,000	\$444,316	0.0	0.0	72.66	72.66	#DIV/0!	\$7,033	\$34,000	71.66	\$6,656	\$0.16	0.00	101	5306800	AG 101	
Totals:			\$3,211,200			\$3,211,200	\$2,022,700		\$4,044,928	\$2,476,239	\$3,309,967	0.0		519.58	331.40				323.40	\$5,716.66						
							Sale. Ratio =>	62.99			Average			Average					AVG 2+ACRES	\$6,965						
							Std. Dev. =>	31.17			per FF=>	#DIV/0!		per Net Ac	4,765.85				Average	per SqFt=>		\$0.11				

NBH401 RURAL RESIDENTIAL101 AGRICULTURAL

C

RATES PER ACRE

HOMESTEAD\$34,000

TILLABLE A\$7,000

BUILDING SITE\$7,000

NONHOMESTEAD\$20,000

REMOVE VALUE FOR WATER/SEPTIC

PONDS\$7,000

WOODLAND\$7,000

PASTURE\$7,000

NOTILLABLE\$7,000

WETLAND\$7,000

RD ROW\$0

DRN ROW\$0

RANGE\$2,366 - \$10,628

NOTES

COMBINED RURAL RES WITH AG PROPERTIES

MOST RURAL RES PROPERTIES WERE PART OF AG PROPERTIES THAT WERE SPLIT OFF.

ALL PROPERTIES HAVE BEEN VISITED IN THE LAST 5 YEARS

2023 DALLAS TOWNSHIP

AGRICULTURAL LAND OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Liber/Page	r	Parcels in Land Table	Gravel	Paved	spected Da	Use Code	Class
040-009-100-025-00	N HINMAN RD V/L	02/18/20	\$0	WD	03-ARM'S I	\$0	\$150,400	#DIV/0!	\$300,840	\$0	\$300,840	0.0	0.0	40.00	40.00	#DIV/0!	\$0	\$0.00	0.00	101			AG 101	0	0	6/24/2018		102
040-009-400-005-50	HINMAN RD	02/18/20	\$0	WD	03-ARM'S I	\$0	\$152,600	#DIV/0!	\$305,140	(\$8,640)	\$296,500	0.0	0.0	39.00	39.00	#DIV/0!	(\$222)	(\$0.01)	0.00	101			AG 101	0	0	6/24/2018		101
040-010-300-010-00	HINMAN RD V/L	02/18/20	\$0	WD	03-ARM'S I	\$0	\$125,900	#DIV/0!	\$251,800	\$0	\$251,800	0.0	0.0	40.00	40.00	#DIV/0!	\$0	\$0.00	0.00	101			AG 101	0	0	6/24/2018		102
040-012-400-040-00	10410 W M-21	04/25/19	\$1	WD	14-INTO/O	\$1	\$320,000	32000000.00	\$639,977	(\$207,742)	\$432,234	0.0	0.0	71.75	71.75	#DIV/0!	(\$2,895)	(\$0.07)	0.00	101	5280140		AG 101	0	1	5/4/2022		101
040-019-400-005-00	JONES & PARKS RDS	06/24/19	\$0	WD	03-ARM'S I	\$0	\$235,900	#DIV/0!	\$471,720	\$0	\$471,720	0.0	0.0	80.00	80.00	#DIV/0!	\$0	\$0.00	0.00	101	5281012		AG 101	0	0	7/22/2019		102
040-025-400-020-00	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S I	\$0	\$518,600	#DIV/0!	\$1,036,907	(\$154,707)	\$882,200	0.0	0.0	148.00	28.00	#DIV/0!	(\$1,045)	(\$0.02)	0.00	101	5327009	040-036-1C	AG 101	0	0	6/15/2020		001
040-025-400-020-60	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S I	\$0	\$516,000	#DIV/0!	\$1,031,783	(\$154,707)	\$877,076	0.0	0.0	147.00	27.00	#DIV/0!	(\$1,052)	(\$0.02)	0.00	101	5327009	040-036-1C	AG 101	0	0	6/15/2020		102
040-025-400-030-00	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S I	\$0	\$434,900	#DIV/0!	\$869,531	(\$154,707)	\$714,824	0.0	0.0	121.00	1.00	#DIV/0!	(\$1,279)	(\$0.03)	0.00	101	5327009	040-036-1C	AG 101	0	0	6/15/2020		102
040-027-400-005-50	3606 S TALLMAN RD	12/11/19	\$0	WD	03-ARM'S I	\$0	\$147,900	#DIV/0!	\$296,574	(\$24,644)	\$271,930	0.0	0.0	39.22	39.22	#DIV/0!	(\$628)	(\$0.01)	0.00	101	5287897	040-027-4C	AG 101	0	0	6/16/2020		101
040-031-400-010-50	NO FRONTAGE	10/27/21	\$0	LC	04-BUYERS	\$0	\$216,500	#DIV/0!	\$433,000	\$0	\$433,000	0.0	0.0	60.00	60.00	#DIV/0!	\$0	\$0.00	0.00	101	5320412		AG 101	0	0	6/29/2020		102
040-032-100-010-00	GRANGE & TAFT RDS	02/18/20	\$0	WD	03-ARM'S I	\$0	\$123,200	#DIV/0!	\$246,310	\$0	\$246,310	0.0	0.0	40.50	40.50	#DIV/0!	\$0	\$0.00	0.00	101			AG 101	0	0	6/25/2020		102
040-035-100-015-00	TAFT RD	06/19/19	\$0	WD	03-ARM'S I	\$0	\$67,200	#DIV/0!	\$134,375	\$0	\$134,375	0.0	0.0	20.00	20.00	#DIV/0!	\$0	\$0.00	0.00	101	5281026		AG 101	0	0	6/24/2020		102
040-035-200-005-00	TAFT RD	06/19/19	\$0	WD	03-ARM'S I	\$0	\$67,200	#DIV/0!	\$134,375	\$0	\$134,375	0.0	0.0	20.00	20.00	#DIV/0!	\$0	\$0.00	0.00	101	5281026		AG 101	0	0	6/24/2020		102
040-035-400-010-00	11392 W CENTERLINE RD	06/19/19	\$0	WD	03-ARM'S I	\$0	\$362,200	#DIV/0!	\$724,494	(\$221,894)	\$502,600	0.0	0.0	80.00	0.00	#DIV/0!	(\$2,774)	(\$0.06)	0.00	101	5281026		AG 101	0	0	NOT INSPECTED		
040-035-400-010-60	11392 W CENTERLINE RD	06/19/19	\$0	WD	03-ARM'S I	\$0	\$206,900	#DIV/0!	\$413,778	\$0	\$413,778	0.0	0.0	70.00	70.00	#DIV/0!	\$0	\$0.00	0.00	101	5281026		AG 101	1	0	6/24/2020		102
040-036-100-005-00	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S I	\$0	\$518,600	#DIV/0!	\$1,036,907	(\$154,707)	\$882,200	0.0	0.0	148.00	40.00	#DIV/0!	(\$1,045)	(\$0.02)	0.00	101	5327009	040-036-1C	AG 101	0	0	6/24/2020		102
040-036-100-010-00	10580 W DEXTER TRAIL	06/29/22	\$0	WD	03-ARM'S I	\$0	\$518,600	#DIV/0!	\$1,036,907	(\$154,707)	\$882,200	0.0	0.0	148.00	80.00	#DIV/0!	(\$1,045)	(\$0.02)	0.00	101	5327009	040-036-1C	AG 101	1	0	6/24/2020		101
040-036-200-010-00	W DEXTER TRAIL	06/19/19	\$0	WD	03-ARM'S I	\$0	\$63,100	#DIV/0!	\$126,250	\$0	\$126,250	0.0	0.0	20.00	20.00	#DIV/0!	\$0	\$0.00	0.00	101	5281026	040-036-2C	AG 101	0	0	6/24/2020		102
041-011-500-005-66	N WRIGHT RD V/L	01/31/20	\$205,000	WD	03-ARM'S I	\$205,000	\$65,100	31.76	\$130,250	\$205,000	\$130,250	0.0	0.0	24.40	24.40	#DIV/0!	\$8,402	\$0.19	0.00	105	5289046			0	0	5/18/2021		001
041-011-597-200-00	N TYLER DR	01/31/20	\$205,000	WD	03-ARM'S I	\$205,000	\$65,100	31.76	\$130,250	\$205,000	\$130,250	0.0	0.0	24.40	18.08	#DIV/0!	\$8,402	\$0.19	0.00	105	5289046			0	0	5/18/2021		102
Totals:			\$410,001			\$410,001	\$4,875,900		\$9,751,168	(\$826,455)	\$8,514,712	0.0		1,381.27	758.95													
							Sale. Ratio =>	1189.24			Average			Average														
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Ac	(598.33)				Average	per SqFt=>		(\$0.01)						

PARCELS NOT USED IN STUDY DUE TO :
TOO HIGH/LOW LAND VALUE
MULTI PARCEL SALE

2023 DALLAS TOWNSHIP
LAND ANALYSIS - COUNTY PINES ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Valur	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	Land Table	Gravel	Paved	spected Da	Class
041-011-591-003-00	861 N WRIGHT RD	04/02/21	\$260,000	WD	03-ARM'S I	\$260,000	\$134,200	51.62	\$268,320	\$14,539	\$22,859	93.7	175.0	0.36	0.36	\$155	\$40,163	\$0.92	90.00	815	5308279	CNTRY PINI	0	1	5/18/2021	401
041-011-591-008-00	11195 W BLUE SPRUCE DR	02/23/22	\$230,000	WD	03-ARM'S I	\$230,000	\$101,700	44.22	\$203,422	\$54,943	\$28,365	93.0	183.7	0.37	0.37	\$591	\$147,696	\$3.39	88.10	815	5322108	CNTRY PINI	0	1	5/10/2021	401
041-011-592-034-00	865 N NORWAY DR	08/17/20	\$245,000	WD	03-ARM'S I	\$245,000	\$116,900	47.71	\$233,769	\$47,711	\$36,480	177.0	124.6	0.56	0.56	\$270	\$85,351	\$1.96	195.33	815	5296856	CNTRY PINI	0	1	5/12/2021	401
041-011-596-080-00	11383 HOLLY COURT	10/01/20	\$359,900	WD	03-ARM'S I	\$359,900	\$177,700	49.37	\$355,312	\$51,006	\$46,418	112.7	229.3	0.56	0.56	\$452	\$91,409	\$2.10	106.02	815	5298826	CNTRY PINI	0	1	5/10/2021	401
041-011-597-005-00	935 NORWAY DR	10/21/20	\$455,000	WD	03-ARM'S I	\$455,000	\$236,600	52.00	\$473,156	\$17,077	\$35,233	115.5	155.4	0.43	0.43	\$148	\$39,714	\$0.91	120.47	815	5300024	CNTRY PINI	0	1	5/12/2021	401
041-011-597-008-00	WRIGHT RD	01/08/21	\$34,000	WD	03-ARM'S I	\$34,000	\$14,300	42.06	\$28,503	\$34,000	\$28,503	103.8	158.0	0.38	0.38	\$327	\$89,239	\$2.05	105.00	815	5303632	CNTRY PINI	0	0	5/18/2021	402
Totals:			\$1,583,900			\$1,583,900	\$781,400		\$1,562,482	\$219,276	\$197,858	695.7		2.66	2.66											
							Sale. Ratio =>	49.33			Average			Average												
							Std. Dev. =>	4.01			per FF=>	\$315		per Net Ac	82,372.65			Average								
																		per SqFt=>								\$1.89

NBH COUNTRY PINES ESTATES
MODEL LOT 110 x 175
OF PARCELS 106
OF SALES 6
FRONT FOOT RATE \$315
RANGE \$148 - 591
NOTES THIS NBH HAS BEEN BUILT UP OVER THE LAST 15 YEARS +/-, ONLY 1 VACANT LAND SALE. WEIGHTED THE INDICATED VALUE PER FF FOR EACH SALE FOR FINAL DETERMINATION.
REVIEWED ABSTRATION METHOD & TYPICAL SALES IN AREA, CONSIDERED ALL PERTINANT DATA & THE RELAVANCE TO THE SELECTED DATA
MAJORITY OF SALES ARE A PACKAGE DEAL (LAND & HOUSE TO BE BLT)

2023 DALLAS TOWNSHIP
COUNTRY PINES SUB LAND OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	Parcels in Land Table	Gravel	Paved	spected Da	Use Code	Class	
041-011-500-200-60	860 HICKORY LANE	09/30/20	\$650,000	WD	03-ARM'S I	\$650,000	\$344,500	53.00	\$689,031	\$15,265	\$54,296	191.5	175.0	0.88	0.88	\$80	\$17,268	\$0.40	220.00	815	5299050		0	1	5/10/2021	401		
041-011-592-026-00	864 N NORWAY DR	03/16/22	\$280,000	WD	03-ARM'S I	\$280,000	\$121,400	43.36	\$242,898	\$65,897	\$28,795	91.4	154.8	0.32	0.32	\$721	\$205,928	\$4.73	90.00	815	5322860		0	1	5/12/2021	401		
041-011-595-076-00	886 N CEDAR TRAIL	06/21/19	\$350,000	WD	03-ARM'S I	\$350,000	\$185,100	52.89	\$370,273	\$13,467	\$33,740	117.3	169.1	0.47	0.47	\$115	\$28,961	\$0.66	119.88	815	5280979		0	1	5/12/2021	401		
041-011-597-007-00	11180 TYLER DR	09/30/20	\$31,500	WD	03-ARM'S I	\$31,500	\$155,900	494.92	\$100,776	(\$40,609)	\$28,667	124.2	158.0	0.47	0.47	(\$327)	(\$86,036)	(\$1.98)	130.00	815	93020		0	0	11/9/2021	401		
041-011-597-013-00	910 N CEDAR TRAIL	05/21/20	\$48,000	WD	03-ARM'S I	\$48,000	\$155,300	323.54	\$310,675	(\$222,536)	\$40,139	164.4	124.8	0.52	0.52	(\$1,354)	(\$430,437)	(\$9.88)	180.54	815	5293312		0	0	5/12/2021	401		
041-011-597-017-00	11260 TYLER DR	05/29/20	\$42,000	WD	03-ARM'S I	\$42,000	\$185,500	441.67	\$370,956	(\$293,732)	\$35,224	116.0	171.4	0.46	0.46	(\$2,532)	(\$633,043)	(\$14.53)	118.00	815	5293233		0	0	5/12/2021	401		
041-011-597-018-00	11240 TYLER DR	02/04/20	\$42,000	WD	03-ARM'S I	\$42,000	\$160,500	382.14	\$320,905	(\$245,161)	\$33,744	116.0	171.4	0.46	0.46	(\$2,113)	(\$528,364)	(\$12.13)	118.00	815	5289159		0	0	5/12/2021	401		
041-011-597-019-00	11220 TYLER DR	03/19/20	\$42,000	WD	03-ARM'S I	\$42,000	\$222,600	530.00	\$445,199	(\$360,457)	\$42,742	135.7	163.8	0.55	0.55	(\$2,656)	(\$658,971)	(\$15.13)	145.39	815	5290558		0	0	5/12/2021	401		
Totals:			\$1,485,500			\$1,485,500	\$1,530,800		\$2,850,713	(\$1,067,866)	\$297,347	1,056.5		4.13	4.13													
							Sale. Ratio ==>	103.05			Average				Average													
							Std. Dev. ==>	208.89			per FF==>	(\$1,010.74)			per Net Ac	(258,375.51)			Average									
																		per SqFt==>	(\$5.93)									

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW/OR HIGH PP SF

2023 DALLAS TOWNSHIP
LAND ANALYSIS - COUNTY PINES SITE CONDOS/WEST WOOD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Valur	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	Land Table	spected Da	Class	tate Group
041-011-597-205-00	11345 TYLER DR	06/24/22	\$59,800	WD	03-ARM'S I	\$59,800	\$24,500	40.97	\$49,096	\$59,800	\$49,096	90.1	199.7	0.40	0.40	\$664	\$150,630	\$3.46	86.71	815	5326485	CNTRY PINI	5/12/2021	402	WESTWOOD SITES
041-011-597-206-00	11355 TYLER DR	06/24/22	\$61,500	WD	03-ARM'S I	\$61,500	\$0	0.00	\$0	\$61,500	\$0	86.7	191.6	0.38	0.38	\$709	\$161,417	\$3.71	86.71	815	5326486	CNTRY PINI	5/12/2021	402	WESTWOOD SITES
041-011-597-207-00	11350 TYLER DR	06/20/22	\$69,500	WD	03-ARM'S I	\$69,500	\$0	0.00	\$0	\$69,500	\$0	106.1	197.0	0.48	0.48	\$655	\$144,792	\$3.32	106.14	815	5326251	CNTRY PINI	5/12/2021	402	WESTWOOD SITES
041-011-597-209-00	11330 TYLER DR	06/17/22	\$65,900	WD	03-ARM'S I	\$65,900	\$0	0.00	\$0	\$65,900	\$0	112.9	168.4	0.44	0.44	\$584	\$151,147	\$3.47	112.90	815	5326810	CNTRY PINI	5/12/2021	402	WESTWOOD SITES
041-011-597-210-00	11320 TYLER DR	07/25/22	\$67,000	WD	03-ARM'S I	\$67,000	\$0	0.00	\$0	\$67,000	\$0	112.6	160.1	0.41	0.41	\$595	\$161,836	\$3.72	112.64	815	5327496	CNTRY PINI	5/12/2021	402	WESTWOOD SITES
Totals:			\$323,700			\$323,700	\$24,500		\$49,096	\$323,700	\$49,096	508.5		2.11	2.11										
							Sale. Ratio ==>	7.57			Average			Average											
							Std. Dev. ==>	18.32			per FF==>	\$637		per Net Ac	153,557.87			Average							
																		per SqFt==>	\$3.53						

NBH COUNTRY PINES/WEST WARD ESTATES
MODEL LOT 100 X 185
OF PARCELS 11
OF SALES 5
FRONT FOOT RATE \$630
RANGE \$584 - \$709
NOTES 2022 NEW SITE CONDO DEVELOPMENT

2023 DALLAS TOWNSHIP
LAND ANALYSIS - COMMERCIAL PROPERTIES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page
041-000-002-001-00	248 N SORRELL ST	06/22/20	\$235,000	WD	03-ARM'S I	\$235,000	\$124,400	52.94	\$248,707	\$26,419	\$40,126	151.4	150.0	0.52	0.52	\$174	\$51,101	\$1.17	150.00	001	5294175
041-000-016-015-00	148 S MAIN ST	05/06/20	\$17,500	WD	03-ARM'S I	\$17,500	\$0	0.00	\$7,563	\$17,500	\$7,563	28.5	100.0	0.06	0.06	\$613	\$318,182	\$7.30	24.00	001	5293282
041-000-016-015-00	148 S MAIN ST	09/10/20	\$17,500	WD	03-ARM'S I	\$17,500	\$0	0.00	\$7,563	\$17,500	\$7,563	28.5	100.0	0.06	0.06	\$613	\$318,182	\$7.30	24.00	001	5297913
041-011-300-012-00	1251 N EDGEWOOD DR	02/25/20	\$68,000	WD	03-ARM'S I	\$68,000	\$56,300	82.79	\$112,690	\$68,000	\$112,690	0.0	0.0	3.82	3.82	#DIV/0!	\$17,801	\$0.41	0.00	001	5289719
041-012-000-225-00	10760 E SECOND ST	03/29/21	\$175,000	WD	03-ARM'S I	\$175,000	\$73,100	41.77	\$146,270	\$60,773	\$32,043	120.9	183.0	0.42	0.42	\$503	\$144,698	\$3.32	100.00	001	5307681
041-014-000-035-50	268 S HENDERSON ST	10/23/19	\$115,000	LC	29-SELLERS	\$115,000	\$62,500	54.35	\$124,996	\$54,462	\$64,458	405.4	273.5	2.24	2.24	\$134	\$24,303	\$0.56	357.00	001	5285233
041-110-001-010-00	10911 E SECOND ST	10/23/19	\$29,400	LC	29-SELLERS	\$29,400	\$16,300	55.44	\$32,512	\$13,592	\$16,704	63.0	88.0	0.14	0.14	\$216	\$96,397	\$2.21	70.00	001	5285233
Totals:			\$657,400			\$657,400	\$332,600		\$680,301	\$258,246	\$281,147	797.8		7.25	7.25						
							Sale. Ratio =>	50.59			Average			Average			Average				
							Std. Dev. =>	30.66			per FF=>	\$324		per Net Ac	35,625.05		per SqFt=>	\$0.82			

NBH

COMMERCIAL

FRONT FOOT RATE

\$325

RANGE

\$134 - \$613

NOTES

THE COMMERCIAL PROPERTIES WERE ALL SITE VISITED IN 2017 & 2021.
REVIEWED ABSTRACTION METHOD & TYPICAL SALES IN AREA. CONSIDERED ALL PERTINANT DATA & THE RELEVANCE TO THE SELECTED DATA

COMMERCIAL/INDUSTRIAL LARGE ACREAGE LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page
041-011-300-012-00	1251 N EDGEWOOD DR	02/25/20	\$68,000	WD	03-ARM'S I	\$68,000	\$62,000	91.18	\$123,959	\$68,000	\$123,959	0.0	0.0	3.82	3.82	#DIV/0!	\$17,801	\$0.41	0.00	001	5289719
041-012-000-225-00	10760 E SECOND ST	03/29/21	\$175,000	WD	03-ARM'S I	\$175,000	\$89,900	51.37	\$179,741	\$34,557	\$39,298	120.9	183.0	0.42	0.42	\$286	\$82,279	\$1.89	100.00	001	5307681
041-014-000-035-50	268 S HENDERSON ST	10/23/19	\$115,000	LC	29-SELLERS	\$115,000	\$77,000	66.96	\$154,029	\$40,023	\$79,052	405.4	273.5	2.24	2.24	\$99	\$17,859	\$0.41	357.00	001	5285233
Totals:			\$358,000			\$358,000	\$228,900		\$457,729	\$142,580	\$242,309	526.3		6.48	6.48						
							Sale. Ratio =>	63.94			Average			Average			Average				
							Std. Dev. =>	20.06			per FF=>	\$271		per Net Ac	21,999.69		per SqFt=>				

NBH

COMMERCIAL

FF RATE

\$0.90

RANGE

\$0.41 - \$1.89

NOTES

THERE ARE ONLY 9 LARGE COMMERCIAL PROPERTIES
BASED THE THE QUANTITY, VALUED ALL FF PROPERTIES THE SAME FRONT FOOT RATE
EXTENDED THE SALE DATE BY 5 MONTHS EARLIER TO INCLUDE ANOTHER LARGER SALE PARCEL

2023 DALLAS TOWNSHIP
COMMERCIAL OUTLIER LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels in Land Table	Gravel	Paved	spected Date	Use Code	Class				
041-000-016-004-10	105 S MAIN ST	03/17/20	\$10,000	WD	03-ARM'S I	\$10,000	\$7,200	72.00	\$13,652	\$4,324	\$7,976	24.5	99.0	0.05	0.05	\$176	\$96,089	\$2.21	20.00	400	5291100		0	1	6/28/2015	401					
041-012-000-185-00	10850 E SECOND ST	08/02/21	\$225,000	LC	29-SELLERS	\$225,000	\$196,900	87.51	\$393,730	(\$58,875)	\$109,855	270.4	156.7	1.09	1.09	(\$218)	(\$54,213)	(\$1.24)	302.00	001	5313636		0	1	4/25/2022	201					
041-110-001-010-00	10911 E SECOND ST	10/23/19	\$29,400	LC	29-SELLERS	\$29,400	\$19,800	67.35	\$39,663	\$10,223	\$20,486	63.0	88.0	0.14	0.14	\$162	\$72,504	\$1.66	70.00	001	5285233		0	1	4/25/2022	201					
Totals:			\$264,400			\$264,400	\$223,900		\$447,045	(\$44,328)	\$138,317	358.0		1.27	1.27																
								Sale. Ratio =>	84.68					Average						Average											
								Std. Dev. =>	10.56					per FF=>	(\$123.83)					per Net Ac	(34,849.06)					Average					
																				per SqFt=>	(\$0.80)										

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW/OR HIGH PRICE

2023 LAND ANALYSIS
COUNTRY PINES CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Valur	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	Land Table	Gravel	Paved	spected Da
041-011-598-006-00	975 NORWAY DR	08/23/21	\$20,000	WD	03-ARM'S I	\$20,000	\$33,900	69.50	\$72,343	\$20,000	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	825	5314486	COUNTRY F	0	1	11/9/2021
041-011-598-007-00	977 NORWAY DR	06/16/22	\$20,000	WD	03-ARM'S I	\$20,000	\$33,900	69.50	\$72,343	\$20,000	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	825	5326248	COUNTRY F	0	1	11/9/2021
041-011-598-004-00	965 NORWAY DR	11/24/20	\$20,000	WD	03-ARM'S I	\$20,000	\$33,900	69.50	\$72,343	\$20,000	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	825	5302791	COUNTRY F	0	1	11/9/2021
041-011-598-005-00	967 NORWAY DR	11/24/20	\$20,000	WD	03-ARM'S I	\$20,000	\$33,900	69.50	\$72,343	\$20,000	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	825	3201498	COUNTRY F	0	1	11/9/2021
041-011-598-008-00	985 NORWAY DR	06/16/22	\$21,000	WD	03-ARM'S I	\$21,000	\$43,000	104.76	\$67,800	\$21,000	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	825	5326279	COUNTRY F	0	1	#####
041-011-598-009-00	987 NORWAY DR	09/30/21	\$20,000	WD	03-ARM'S I	\$20,000	\$10,000	50.00	\$20,000	\$20,000	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	825	5316114	COUNTRY F	0	1	#####
Totals:			\$121,000			\$121,000	\$188,600		\$377,172	\$121,000	\$120,000	0.0		0.00	0.00										
								Sale. Ratio =>	155.87					Average											
								Std. Dev. =>	17.79					Average											
														per SITE=	\$20,167										

2023 DALLAS TOWNSHIP
401 RURAL RESIDENTIAL LAND ANALYSIS
101 AGRICULTURAL LAND ANLYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1ST AC	REMAINDEI	PP ACRE	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	r	Parcels in Land Table
040-002-400-026-00	11020 W WALKER RD	07/28/21	\$330,000	WD	03-ARM'S I	\$330,000	\$166,600	50.48	\$333,190	\$36,650	\$39,840	0.0	0.0	2.12	2.12	#DIV/0!	\$17,288	\$34,000	1.12	\$2,366	\$0.40	0.00	401	5313510	RES RURAL	401
040-012-200-045-00	900 N WRIGHT RD	06/01/21	\$250,000	WD	03-ARM'S I	\$250,000	\$120,600	48.24	\$241,219	\$55,551	\$46,770	0.0	0.0	3.40	3.40	#DIV/0!	\$16,339	\$34,000	2.40	\$8,980	\$0.38	0.00	401	5310733	RES RURAL	401
040-009-400-010-00	HINMAN RD	12/29/21	\$300,000	WD	04-BUYERS	\$300,000	\$127,400	42.47	\$254,850	\$300,000	\$254,850	0.0	0.0	40.00	40.00	#DIV/0!	\$7,500	\$34,000	39.00	\$6,821	\$0.17	0.00	101	5320243	AG	101
040-020-100-010-00	14433 W TOWNSEND RD	01/11/22	\$500,000	WD	03-ARM'S I	\$500,000	\$543,200	108.64	\$1,086,181	\$376,419	\$962,600	0.0	0.0	153.22	80.00	#DIV/0!	\$2,457	\$34,000	79.00	\$4,334	\$0.06	0.00	101	5321532	040-020-4C	AG 101
040-020-400-015-00	PARKS RD	01/11/22	\$500,000	WD	03-ARM'S I	\$500,000	\$543,200	108.64	\$1,086,181	\$376,419	\$962,600	0.0	0.0	153.22	33.22	#DIV/0!	\$2,457	\$34,000	32.22	\$10,628	\$0.06	0.00	101	5321532	040-020-4C	AG 101
040-034-100-015-00	TAFT RD V/L	04/06/21	\$400,200	WD	29-SELLERS	\$400,200	\$111,800	27.94	\$223,666	\$400,200	\$223,666	0.0	0.0	34.96	40.00	#DIV/0!	\$11,447	\$34,000	39.00	\$9,390	\$0.26	0.00	101	5308816	040-034-1C	AG 101
040-035-100-010-00	TAFT RD	03/03/21	\$420,000	WD	03-ARM'S I	\$420,000	\$187,700	44.69	\$375,325	\$420,000	\$375,325	0.0	0.0	60.00	60.00	#DIV/0!	\$7,000	\$34,000	59.00	\$6,542	\$0.16	0.00	101	5306801	AG	101
040-035-100-005-51	TAFT & WRIGHT RDS	03/03/21	\$511,000	WD	03-ARM'S I	\$511,000	\$222,200	43.48	\$444,316	\$511,000	\$444,316	0.0	0.0	72.66	72.66	#DIV/0!	\$7,033	\$34,000	71.66	\$6,656	\$0.16	0.00	101	5306800	AG	101
Totals:			\$3,211,200			\$3,211,200	\$2,022,700		\$4,044,928	\$2,476,239	\$3,309,967	0.0		519.58	331.40				323.40	55,716.66						
							Sale. Ratio =>	62.99			Average			Average					AVG 2+ACRES	\$6,965						
							Std. Dev. =>	31.17			per FF=>	#DIV/0!		per Net Ac	4,765.85				Average							\$0.11

NBH	401 RURAL RESIDENTIAL																										C
RATES	101 AGRICULTURAL																										
	HOMESTEAD (1ST ACRE)	\$34,000																									
	TILLABLE PER ACRE	\$7,000																									
RANGE		\$2,366 - \$10,628																									
NOTES	COMBINED RURAL RES WITH AG PROPERTIES																										
	MOST RURAL RES PROPERTIES WERE PART OF AG PROPERTIES THAT WERE SPLIT OFF.																										
	ALL PROPERTIES HAVE BEEN VISITED IN THE LAST 5 YEARS																										

2023 DALLAS TOWNSHIP
RURAL RESIDENTIAL LAND OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1ST AC	REMAINDEI	PP ACRE	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	r	Parcels in Land Table	Gravel	Paved	spected Da	Use Code	Class
040-005-300-023-00	14590 W WALKER RD	07/18/20	\$23,000	WD	03-ARM'S I	\$23,000	\$137,300	596.96	\$274,583	(\$223,944)	\$27,639	0.0	0.0	1.38	1.38	#DIV/0!	(\$162,632)	\$34,000	0.38	(\$684,202)	(\$3.73)	0.00	401	5295394	RES RURAL	1	0	11/9/2021		401	
040-008-100-020-00	1607 N GRANGE RD	03/26/21	\$130,000	WD	03-ARM'S I	\$130,000	\$87,000	66.92	\$173,979	\$13,821	\$57,800	0.0	0.0	5.00	5.00	#DIV/0!	\$2,764	\$34,000	4.00	(\$5,045)	\$0.06	0.00	401	5307705	RES RURAL	0	1	6/2/2018		401	
040-013-400-005-01	1718 S BAUER RD	05/26/21	\$175,000	WD	03-ARM'S I	\$175,000	\$77,100	44.06	\$154,123	\$61,807	\$40,930	0.0	0.0	1.99	1.99	#DIV/0!	\$31,059	\$34,000	0.99	\$28,088	\$0.71	0.00	401	5310724	RES RURAL	1	0	5/4/2022		401	
040-015-400-018-00	12380 W TOWNSEND RD	08/19/20	\$270,000	WD	03-ARM'S I	\$270,000	\$167,100	61.89	\$334,156	\$32,844	\$97,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,284	\$34,000	9.00	(\$128)	\$0.08	0.00	401	5298199	RES RURAL	0	0	6/3/2019		401	
040-018-100-001-60	15025 W BLUEWATER HWY	11/12/20	\$243,000	WD	03-ARM'S I	\$243,000	\$130,100	53.54	\$260,103	\$27,698	\$44,801	0.0	0.0	2.93	2.93	#DIV/0!	\$9,453	\$34,000	1.93	(\$3,265)	\$0.22	0.00	401	5302562	RES RURAL	0	1	5/31/2019		401	
040-018-100-010-00	15141 W M-21	06/30/21	\$220,000	WD	03-ARM'S I	\$220,000	\$108,300	49.23	\$216,535	\$30,393	\$26,928	0.0	0.0	0.79	0.79	#DIV/0!	\$38,375	\$34,000	(0.21)	\$17,341	\$0.88	0.00	401	5312741	RES RURAL	0	1	#####		401	
040-020-200-030-00	2125 S JONES RD	08/23/21	\$390,000	WD	03-ARM'S I	\$390,000	\$136,400	34.97	\$272,784	\$186,216	\$69,000	0.0	0.0	6.00	6.00	#DIV/0!	\$31,036	\$34,000	5.00	\$30,443	\$0.71	0.00	401	5314467	RES RURAL	1	0	7/23/2019		401	
040-021-300-020-00	2621 S GRANGE RD	01/14/22	\$237,500	WD	03-ARM'S I	\$237,500	\$102,300	43.07	\$204,652	\$72,658	\$39,810	0.0	0.0	2.00	2.00	#DIV/0!	\$36,329	\$34,000	1.00	\$38,658	\$0.83	0.00	401	5320715	RES RURAL	0	1	11/4/2019		401	
040-022-300-015-00	12702 W PARKS RD	07/26/21	\$185,000	WD	09-FAMILY	\$185,000	\$81,300	43.95	\$162,609	\$62,691	\$40,300	0.0	0.0	1.90	1.90	#DIV/0!	\$32,995	\$34,000	0.90	\$31,879	\$0.76	0.00	401	5313468	RES RURAL	1	0	4/25/2019		401	
040-025-100-007-00	10201 W PARKS RD	08/26/21	\$410,000	WD	03-ARM'S I	\$410,000	\$223,700	54.56	\$447,423	(\$3,423)	\$34,000	0.0	0.0	2.00	2.00	#DIV/0!	(\$1,712)	\$34,000	1.00	(\$37,423)	(\$0.04)	0.00	401	5314890	RES RURAL	1	0	6/15/2020		401	
040-025-100-025-00	10341 W PARKS RD	04/05/19	\$275,000	WD	03-ARM'S I	\$275,000	\$106,600	38.76	\$213,194	\$99,056	\$37,250	0.0	0.0	2.00	2.00	#DIV/0!	\$49,528	\$34,000	1.00	\$65,056	\$1.14	0.00	401	5277882	RES RURAL	1	0	6/15/2020		401	
040-028-300-020-00	13720 W TAFT RD	04/29/21	\$115,000	WD	03-ARM'S I	\$115,000	\$68,300	59.39	\$136,558	\$644	\$22,202	0.0	0.0	0.78	0.78	#DIV/0!	\$822	\$34,000	(0.22)	\$153,714	\$0.02	0.00	401	5309879	RES RURAL	1	0	6/17/2020		401	
040-029-100-050-00	14494 W DEXTER TRAIL	06/24/21	\$200,000	WD	03-ARM'S I	\$200,000	\$78,600	39.30	\$157,140	\$71,749	\$28,889	0.0	0.0	0.97	0.97	#DIV/0!	\$73,892	\$34,000	(0.03)	(\$1,301,690)	\$1.70	0.00	401	5311995	RES RURAL	1	0	6/30/2020		401	
040-029-200-020-00	14602 W DEXTER TRAIL	04/29/21	\$235,000	WD	03-ARM'S I	\$235,000	\$121,000	51.49	\$241,959	\$33,341	\$40,300	0.0	0.0	2.09	2.09	#DIV/0!	\$15,953	\$34,000	1.09	(\$605)	\$0.37	0.00	401	5309631	RES RURAL	1	0	6/30/2020		401	
040-032-400-016-00	14260 W CENTERLINE RD	01/16/20	\$0	WD	08-ESTATE	\$0	\$104,300	#DIV/0!	\$208,547	(\$169,547)	\$39,000	0.0	0.0	2.00	2.00	#DIV/0!	(\$84,774)	\$34,000	1.00	(\$203,547)	(\$1.95)	0.00	401	5288428	RES RURAL	1	0	6/25/2020		401	
Totals:			\$3,108,500			\$3,108,500	\$1,729,400		\$3,458,345	\$296,004	\$645,849	0.0		41.83	41.83																
							Sale. Ratio =>	55.63			Average			Average																	
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Ac	7,075.85				Average									\$0.16			

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW OR HIGH PP ACRE

2023 DALLAS TOWNSHIP
VILLAGE RESIDENTIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean	(:uilding Styl	Use Code	Land Value	Appr. by Eq	Appr. Date	r Parcels in Land Tableroperty Cla	uilding Dep	
041-000-017-007-00	11150 W SECOND ST	08/13/20	\$189,900	WD	03-ARM'S I	\$189,900	\$109,400	57.61	\$218,897	\$59,285	\$130,615	\$202,041	0.646	2,246	\$58.15	400	14.0737	TWO-STORY		\$54,367	No	/ /	401	63	
041-110-002-007-01	231 S BATH ST	05/07/21	\$70,000	WD	03-ARM'S I	\$70,000	\$40,100	57.29	\$80,210	\$17,740	\$52,260	\$79,076	0.661	1,020	\$51.24	400	3.9914	1 STORY		\$14,388	No	/ /	401	65	
041-000-007-005-00	453 N MAIN ST	07/24/20	\$117,800	WD	03-ARM'S I	\$117,800	\$66,400	56.37	\$132,882	\$34,856	\$82,944	\$124,084	0.668	1,888	\$43.93	400	#REF!	TWO-STORY		\$34,125	No	/ /	401	54	
041-000-016-009-00	11040 W SECOND ST	06/03/21	\$135,000	WD	03-ARM'S I	\$135,000	\$76,100	56.37	\$152,186	\$37,234	\$97,766	\$145,509	0.672	2,176	\$44.93	400	#REF!	TWO-STORY		\$37,234	No	/ /	401	59	
041-110-009-007-00	443 S VICTOR ST	11/03/20	\$240,000	WD	03-ARM'S I	\$240,000	\$133,300	55.54	\$266,559	\$80,857	\$159,143	\$235,066	0.677	1,572	\$101.24	400	1.9961	1 STORY		\$55,510	No	/ /	401	78	
041-000-006-012-00	11052 W WAYNE ST	06/15/21	\$75,000	WD	03-ARM'S I	\$75,000	\$41,600	55.47	\$83,132	\$24,600	\$50,400	\$74,091	0.680	1,004	\$50.20	400	#REF!	1 STORY		\$22,750	No	/ /	401	59	
041-000-009-005-00	11257 W KENT ST	05/17/19	\$90,000	WD	03-ARM'S I	\$90,000	\$50,900	56.56	\$101,899	\$21,914	\$68,086	\$99,981	0.681	872	\$78.08	400	#REF!	1 STORY		\$17,438	No	/ /	401	70	
041-014-000-076-00	11617 W SECOND ST	03/20/20	\$267,000	WD	03-ARM'S I	\$267,000	\$147,800	55.36	\$295,521	\$88,492	\$178,508	\$262,062	0.681	1,644	\$108.58	400	22.4164	1 STORY		\$45,073	No	/ /	401	81	
041-000-007-010-00	436 N MAPLE ST	05/21/19	\$154,000	WD	03-ARM'S I	\$154,000	\$87,600	56.88	\$175,259	\$29,991	\$124,009	\$181,585	0.683	1,577	\$78.64	400	#REF!	1 STORY		\$26,975	No	/ /	401	76	
041-000-003-008-00	11240 W CLINTON ST	09/20/19	\$140,000	WD	03-ARM'S I	\$140,000	\$77,600	55.43	\$155,220	\$45,485	\$94,515	\$137,169	0.689	1,249	\$75.67	400	#REF!	1.5 STORY		\$41,500	No	/ /	401	72	
041-130-000-004-00	274 N ELM ST	02/09/22	\$184,000	WD	03-ARM'S I	\$184,000	\$99,700	54.18	\$199,398	\$68,632	\$115,368	\$165,527	0.697	1,288	\$89.57	400	0.5785	1 STORY		\$64,347	No	/ /	401	64	
041-011-300-025-51	11760 W SECOND ST	11/01/21	\$140,000	WD	03-ARM'S I	\$140,000	\$76,200	54.43	\$152,357	\$44,773	\$95,227	\$136,182	0.699	1,674	\$56.89	400	69.9261	TWO-STORY		\$30,216	No	/ /	401	60	
041-000-017-005-00	11245 W FIRST ST	05/07/20	\$155,000	WD	03-ARM'S I	\$155,000	\$84,400	54.45	\$168,890	\$45,876	\$109,124	\$155,714	0.701	1,292	\$84.46	400	21.9710	1.5 STORY		\$37,520	No	/ /	401	64	
041-000-004-004-00	330 N PINE ST	11/10/20	\$155,900	WD	03-ARM'S I	\$155,900	\$84,500	54.20	\$169,033	\$50,106	\$105,794	\$150,541	0.703	1,362	\$77.68	400	#REF!	TWO-STORY		\$45,500	No	/ /	401	66	
041-000-007-003-00	431 N MAIN ST	04/28/21	\$159,999	WD	03-ARM'S I	\$159,999	\$86,700	54.19	\$173,349	\$51,415	\$108,584	\$154,347	0.704	1,246	\$87.15	400	#REF!	1 STORY		\$51,415	No	/ /	401	68	
041-011-000-045-00	619 N MAIN ST	05/27/21	\$178,000	WD	03-ARM'S I	\$178,000	\$96,600	54.27	\$193,111	\$50,856	\$127,144	\$180,070	0.706	1,716	\$74.09	400	15.3489	1.5 STORY		\$45,500	No	/ /	401	60	
041-000-019-007-00	11301 W M-21	12/09/19	\$250,000	WD	03-ARM'S I	\$250,000	\$135,500	54.20	\$271,040	\$67,930	\$182,070	\$253,888	0.717	1,829	\$99.55	400	#REF!	1 STORY		\$62,250	No	/ /	401	79	
041-100-000-005-01	530 N ELM ST	09/24/19	\$200,000	WD	03-ARM'S I	\$200,000	\$108,700	54.35	\$217,478	\$46,754	\$153,246	\$213,405	0.718	1,988	\$77.09	400	5.4848	CAPE COD		\$41,500	No	/ /	401	73	
041-012-000-120-00	10924 E KENT ST	12/14/20	\$183,000	WD	03-ARM'S I	\$183,000	\$97,400	53.22	\$194,863	\$48,632	\$134,368	\$185,103	0.726	1,700	\$79.04	400	72.5911	1.75 STORY		\$38,809	No	/ /	401	68	
041-014-000-090-00	11655 W SECOND ST	12/10/19	\$249,900	WD	03-ARM'S I	\$249,900	\$131,400	52.58	\$262,881	\$60,468	\$189,432	\$253,016	0.749	1,860	\$101.85	400	74.8695	1 STORY		\$51,389	No	/ /	401	85	
041-000-026-005-00	528 S MAIN ST	01/14/22	\$121,500	WD	03-ARM'S I	\$121,500	\$61,900	50.95	\$123,884	\$32,516	\$88,984	\$115,656	0.769	1,004	\$88.63	400	13.5651	1 STORY		\$27,300	No	/ /	401	64	
041-012-000-220-00	10690 E SECOND ST	03/04/22	\$135,000	WD	03-ARM'S I	\$135,000	\$67,900	50.30	\$135,784	\$28,950	\$106,050	\$135,233	0.784	1,156	\$91.74	400	78.4203	1.5 STORY		\$26,550	No	/ /	401	74	
041-011-000-060-00	669 N MAIN ST	03/17/22	\$180,000	WD	03-ARM'S I	\$180,000	\$90,300	50.17	\$180,522	\$45,167	\$134,833	\$171,335	0.787	1,442	\$93.50	400	11.5499	1.5 STORY		\$33,169	No	/ /	401	72	
041-000-009-006-01	425 N SORRELL ST	10/06/20	\$130,000	WD	03-ARM'S I	\$130,000	\$65,200	50.15	\$130,352	\$30,445	\$99,555	\$126,465	0.787	1,224	\$81.34	400	#REF!	1.5 STORY		\$26,374	No	/ /	401	69	
041-000-022-010-00	337 S MAPLE ST	10/09/20	\$170,000	WD	03-ARM'S I	\$170,000	\$82,800	48.71	\$165,678	\$35,890	\$134,110	\$164,289	0.816	1,096	\$122.36	400	11.5509	1 STORY		\$22,750	No	/ /	401	78	
041-000-019-012-00	11258 W THIRD ST	12/09/19	\$150,000	WD	03-ARM'S I	\$150,000	\$73,500	49.00	\$146,934	\$40,923	\$109,077	\$132,514	0.823	1,196	\$91.20	400	#REF!	1 STORY		\$39,010	No	/ /	401	73	
041-120-000-002-00	552 N WALNUT ST	05/10/21	\$245,000	WD	03-ARM'S I	\$245,000	\$114,800	46.86	\$229,591	\$54,617	\$190,383	\$221,486	0.860	1,576	\$120.80	400	3.7731	1 STORY		\$45,996	No	/ /	401	71	
041-100-000-008-00	564 N ELM ST	07/28/21	\$191,000	WD	03-ARM'S I	\$191,000	\$89,200	46.70	\$178,306	\$51,849	\$139,151	\$160,072	0.869	1,232	\$112.95	400	#REF!	1 STORY		\$45,500	No	/ /	401	70	
041-110-006-007-00	10920 E FOURTH ST	10/15/21	\$170,000	WD	03-ARM'S I	\$170,000	\$79,100	46.53	\$158,111	\$54,634	\$115,366	\$130,984	0.881	1,150	\$100.32	400	#REF!	1 STORY		\$54,634	No	/ /	401	69	
041-000-026-003-00	542 S MAIN ST	12/13/21	\$167,000	WD	03-ARM'S I	\$167,000	\$77,000	46.11	\$154,098	\$43,589	\$123,411	\$139,885	0.882	1,299	\$95.00	400	16.5104	1.5 STORY		\$40,950	No	/ /	401	69	
041-012-000-055-00	584 N ELM ST	02/09/21	\$205,000	WD	03-ARM'S I	\$205,000	\$93,900	45.80	\$187,731	\$48,745	\$156,255	\$175,932	0.888	1,435	\$108.89	400	20.6990	1 STORY		\$45,500	No	/ /	401	71	
041-000-018-020-00	11232 W SECOND ST	07/16/21	\$292,000	WD	03-ARM'S I	\$292,000	\$132,800	45.48	\$265,537	\$70,706	\$221,294	\$246,622	0.897	1,716	\$128.96	400	0.7736	TWO-STORY		\$61,065	No	/ /	041-000-018-005-60	401	79
041-000-009-004-00	11231 W KENT ST	09/29/21	\$112,000	WD	03-ARM'S I	\$112,000	\$50,700	45.27	\$101,369	\$26,684	\$85,316	\$94,538	0.902	958	\$89.06	400	90.2452	1 STORY		\$23,685	No	/ /	401	69	
041-110-002-007-01	231 S BATH ST	10/04/19	\$90,000	WD	29-SELLERS	\$90,000	\$40,700	45.22	\$81,460	\$16,417	\$73,583	\$81,304	0.905	1,020	\$72.14	400	#REF!	1 STORY		\$13,123	No	/ /	401	66	
041-011-300-025-50	11760 W SECOND ST	07/22/21	\$200,000	WD	03-ARM'S I	\$200,000	\$93,500	46.75	\$186,950	\$87,834	\$112,166	\$123,895	0.905	1,674	\$67.00	400	#REF!	TWO-STORY		\$74,694		/ /	401	61	
041-105-000-008-00	11250 W FIFTH ST	07/16/21	\$230,000	WD	03-ARM'S I	\$230,000	\$103,100	44.83	\$206,183	\$51,151	\$178,849	\$196,243	0.911	1,344	\$133.07	400	#REF!	1 STORY		\$45,500	No	/ /	401	80	
041-011-000-135-00	637 N MAPLE ST	02/01/21	\$184,000	WD	03-ARM'S I	\$184,000	\$81,300	44.18	\$162,658	\$33,469	\$150,531	\$163,530	0.921	1,126	\$133.69	400	#REF!	1 STORY		\$29,720	No	/ /	401	78	
041-012-000-110-00	528 N MAIN ST	07/14/21	\$136,000	WD	03-ARM'S I	\$136,000	\$60,400	44.41	\$120,809	\$31,555	\$104,445	\$112,980	0.924	840	\$124.34	400	#REF!	1 STORY		\$25,128	No	/ /	401	71	
Totals:		\$9,074,411				\$6,442,999	\$3,290,000		\$6,580,122		\$4,681,962	\$6,081,414			\$88.76		0.3067								
							Sale. Ratio =>	51.06				E.C.F. =>	0.770			Std. Deviation=>V[05:024]									
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.773			Ave. Variance=>	#REF!	Coefficient of	#REF!						

NBH	VILLAGE RESIDENTIAL
# OF PARCELS	376
# OF SALES	37
ECF RANGE	0.646 - 0.924
SELECTED ECF	0.77
NOTES	VERY GOOD ANALYSIS FOR NBH, QUANTITY & QUALITY OF DATA IS GOOD. GENERALLY THESE SALES REPRESENT TYPICAL HOMES IN THE AREA. FINAL ECF WAS BASED ON REVIEW OF ALL SALES, TRENDS AND SHORT SALES IN THE MARKET. HALF OF THE PROPERTIES WERE VISITED IN 2021 25% OF HOMES WERE VISITED IN 2022

2023 DALLAS TOWNSHIP
LAND ANALYSIS - VILLAGE RESIDENTIAL
OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels in Land Table	Gravel	Paved	Expected Date
041-110-005-007-00	355 S BATH ST	03/29/21	\$0	QC	14-INTO/O	\$0	\$79,800	#DIV/0!	\$159,536	(\$125,411)	\$34,125	75.0	150.0	0.26	0.26	(\$1,672)	(\$486,089)	(\$11.16)	75.00	400	5308132		0	1	4/25/2022
041-000-014-005-00	10927 E IONIA ST	10/11/19	\$0	QC	14-INTO/O	\$0	\$57,500	#DIV/0!	\$114,995	(\$89,582)	\$25,413	61.2	100.0	0.17	0.17	(\$1,463)	(\$520,826)	(\$11.96)	75.00	400	5284771		0	1	4/25/2022
041-014-000-091-00	11685 W SECOND ST	10/24/19	\$1	QC	14-INTO/O	\$1	\$115,800	11580000.00	\$231,699	(\$156,310)	\$75,388	181.7	220.0	0.76	0.76	(\$860)	(\$206,214)	(\$4.73)	150.00	400	5285235		0	1	8/26/2019
041-000-020-011-00	252 S MAPLE ST	10/15/20	\$0	LC	16-LC PAYC	\$0	\$109,500	#DIV/0!	\$218,950	(\$127,950)	\$91,000	200.0	300.0	0.69	0.34	(\$640)	(\$185,974)	(\$4.27)	200.00	400	5300059	041-000-020-009-00	0	1	7/29/2017
041-000-007-012-00	408 N MAPLE ST	11/09/21	\$106,500	WD	03-ARM'S I	\$106,500	\$74,500	69.95	\$149,038	(\$14,675)	\$27,863	61.2	100.0	0.17	0.17	(\$240)	(\$85,320)	(\$1.96)	75.00	400	5317901		0	1	8/28/2016
041-000-006-002-00	323 N MAIN ST	07/30/20	\$92,500	WD	03-ARM'S I	\$92,500	\$61,100	66.05	\$122,120	(\$6,870)	\$22,750	50.0	150.0	0.17	0.17	(\$137)	(\$39,942)	(\$0.92)	50.00	400	5295984		0	1	5/17/2021
041-012-000-125-00	10910 E KENT ST	05/03/19	\$125,000	WD	03-ARM'S I	\$125,000	\$83,100	66.48	\$166,186	(\$5,789)	\$35,397	85.3	194.0	0.33	0.33	(\$68)	(\$17,332)	(\$0.40)	75.00	400	5278769		0	1	4/25/2022
041-011-300-025-51	11760 W SECOND ST	11/01/21	\$140,000	WD	03-ARM'S I	\$140,000	\$76,200	54.43	\$152,357	\$17,859	\$30,216	363.4	87.5	0.76	0.76	\$49	\$23,406	\$0.54	380.00	400	5317469		0	1	5/18/2021
041-000-017-012-01	11112 W SECOND ST	06/30/20	\$90,000	WD	03-ARM'S I	\$90,000	\$54,300	60.33	\$108,577	\$3,402	\$21,979	48.3	140.0	0.16	0.16	\$70	\$21,130	\$0.49	50.00	400	5294809		0	1	5/20/2021
041-000-007-010-00	436 N MAPLE ST	05/21/19	\$154,000	WD	03-ARM'S I	\$154,000	\$87,600	56.88	\$175,259	\$5,716	\$26,975	65.0	150.0	0.22	0.22	\$88	\$25,518	\$0.59	65.00	400	5279408		0	1	5/17/2021
041-110-008-001-00	404 S VICTOR ST	08/21/20	\$205,011	WD	03-ARM'S I	\$205,011	\$132,000	64.39	\$263,905	\$14,824	\$73,718	162.0	175.0	0.60	0.60	\$91	\$24,584	\$0.56	150.00	400	5297022		0	1	4/25/2022
041-110-006-005-00	355 S MAIN ST	05/10/19	\$139,000	WD	03-ARM'S I	\$139,000	\$84,000	60.43	\$167,911	\$9,630	\$38,541	92.9	132.0	0.30	0.30	\$104	\$32,100	\$0.74	99.00	400	5278976		0	1	4/25/2022
041-110-002-005-00	10845 E SECOND ST	12/23/20	\$139,900	WD	03-ARM'S I	\$139,900	\$83,000	59.33	\$166,031	\$7,880	\$34,011	74.7	149.0	0.26	0.26	\$105	\$30,661	\$0.70	75.00	400	5302859		0	1	4/25/2022
041-000-009-005-00	11257 W KENT ST	05/17/19	\$90,000	WD	03-ARM'S I	\$90,000	\$50,900	56.56	\$101,899	\$5,539	\$17,438	42.0	59.0	0.09	0.09	\$132	\$60,868	\$1.40	67.00	400	5279161		0	1	5/20/2021
041-110-002-007-01	231 S BATH ST	05/07/21	\$70,000	WD	03-ARM'S I	\$70,000	\$40,100	57.29	\$80,210	\$4,178	\$14,388	31.6	60.0	0.07	0.07	\$132	\$60,551	\$1.39	50.00	400	5310049		0	1	4/25/2022
041-014-000-076-00	11617 W SECOND ST	03/20/20	\$267,000	WD	03-ARM'S I	\$267,000	\$147,800	55.36	\$295,521	\$16,552	\$45,073	123.8	230.0	0.53	0.53	\$134	\$31,348	\$0.72	100.00	400	5290715		0	1	9/17/2017
041-000-009-020-00	403 N PINE ST	10/06/20	\$200,000	WD	03-ARM'S I	\$200,000	\$116,800	58.40	\$233,580	\$25,976	\$59,556	187.0	195.0	1.23	1.23	\$139	\$21,050	\$0.48	164.00	400	5299258		0	1	5/20/2021
041-000-019-001-00	11215 W SECOND ST	03/18/20	\$118,500	WD	03-ARM'S I	\$118,500	\$74,800	63.12	\$149,509	\$14,491	\$45,500	100.0	150.0	0.34	0.34	\$145	\$42,125	\$0.97	100.00	400	5290555		0	1	8/12/2017
041-000-007-003-00	431 N MAIN ST	04/17/20	\$139,000	WD	03-ARM'S I	\$139,000	\$86,700	62.37	\$173,349	\$17,066	\$51,415	113.0	150.0	0.39	0.39	\$151	\$43,871	\$1.01	113.00	400	5292025		0	1	5/18/2021
041-011-300-028-00	11760 W SECOND ST	02/16/22	\$35,000	WD	03-ARM'S I	\$35,000	\$14,700	42.00	\$29,350	\$35,000	\$29,350	219.0	179.1	0.74	0.74	\$160	\$47,297	\$1.09	180.00	400	5321872		0	1	5/18/2021
041-130-000-001-50	380 N ELM ST	05/18/20	\$210,000	WD	03-ARM'S I	\$210,000	\$124,000	59.05	\$247,929	\$37,105	\$75,034	225.5	250.0	0.70	0.36	\$165	\$53,083	\$1.22	253.00	400	5293314	041-130-000-007-00	0	1	4/25/2022
041-012-000-085-00	563 N ELM ST	05/15/20	\$152,000	WD	03-ARM'S I	\$152,000	\$89,600	58.95	\$179,273	\$18,227	\$45,500	100.0	150.0	0.34	0.34	\$182	\$52,985	\$1.22	100.00	400	5292705		0	1	4/25/2022
041-000-017-007-00	11150 W SECOND ST	08/13/20	\$189,900	WD	03-ARM'S I	\$189,900	\$109,400	57.61	\$218,897	\$25,370	\$54,367	119.5	198.0	0.52	0.52	\$212	\$48,695	\$1.12	104.00	400	5296657		0	1	5/18/2021
041-011-000-155-00	11210 W KENT ST	05/08/20	\$138,500	WD	03-ARM'S I	\$138,500	\$81,400	58.77	\$162,755	\$21,245	\$45,500	100.0	150.0	0.34	0.34	\$212	\$61,759	\$1.42	100.00	400	5293195		0	1	5/20/2021
041-011-300-025-51	11760 W SECOND ST	07/22/21	\$200,000	WD	03-ARM'S I	\$200,000	\$76,200	38.10	\$152,357	\$77,859	\$30,216	363.4	87.5	0.76	0.76	\$214	\$102,043	\$2.34	380.00	400	5313258	041-011-300-027-00	0	1	5/18/2021
041-013-000-067-00	10913 E FIFTH ST	09/23/20	\$152,500	WD	03-ARM'S I	\$152,500	\$90,300	59.21	\$180,682	\$28,796	\$56,978	125.2	131.0	0.40	0.40	\$230	\$71,454	\$1.64	134.00	400	5298600		0	1	4/25/2022
041-110-009-007-00	443 S VICTOR ST	11/03/20	\$240,000	WD	03-ARM'S I	\$240,000	\$133,300	55.54	\$266,559	\$28,951	\$55,510	122.0	150.0	0.42	0.42	\$237	\$68,931	\$1.58	122.00	400	5300720		0	1	4/25/2022
041-100-000-005-01	530 N ELM ST	09/24/19	\$200,000	WD	03-ARM'S I	\$200,000	\$108,700	54.35	\$217,478	\$24,022	\$41,500	100.0	150.0	0.34	0.34	\$240	\$69,831	\$1.60	100.00	400	5284271		0	1	4/25/2022
041-000-018-035-00	11330 W SECOND ST	11/04/19	\$115,000	WD	03-ARM'S I	\$115,000	\$70,800	61.57	\$141,668	\$36,875	\$63,543	153.1	117.5	0.47	0.47	\$241	\$78,961	\$1.81	173.00	400	5285700		0	1	5/18/2021
041-000-016-009-00	11040 W SECOND ST	06/03/21	\$135,000	WD	03-ARM'S I	\$135,000	\$76,100	56.37	\$152,186	\$20,048	\$37,234	81.8	142.4	0.28	0.28	\$245	\$72,902	\$1.67	84.00	400	5310806		0	1	10/8/2016
041-000-007-005-00	453 N MAIN ST	07/24/20	\$117,800	WD	03-ARM'S I	\$117,800	\$66,400	56.37	\$132,882	\$19,043	\$34,125	75.0	150.0	0.26	0.26	\$254	\$73,810	\$1.69	75.00	400	5296019		0	1	5/20/2021
041-012-000-110-00	528 N MAIN ST	07/14/21	\$136,000	WD	03-ARM'S I	\$136,000	\$60,400	44.41	\$120,809	\$40,319	\$25,128	55.2	183.0	0.21	0.21	\$730	\$191,995	\$4.41	50.00	400	5313446		0	1	#####
041-011-000-135-00	637 N MAPLE ST	02/01/21	\$184,000	WD	03-ARM'S I	\$184,000	\$81,300	44.18	\$162,658	\$51,062	\$29,720	65.3	100.0	0.18	0.18	\$782	\$277,511	\$6.37	80.00	400	53045829		0	1	5/17/2021
041-000-015-001-00	275 N ELM ST	11/13/20	\$136,000	WD	03-ARM'S I	\$136,000	\$55,100	40.51	\$110,140	\$57,012	\$31,152	68.5	125.0	0.22	0.22	\$833	\$265,172	\$6.09	75.00	400	5300922		0	1	4/25/2022

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW OR HIGH PP FF