Residential Table HOMER: REVIEW BY SIZE: 4/1/2020 TO 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Liber/Page	Other Parcels in Sale	Land Table
040-022-300-341-00	310 S WESTLAWN DR	05/07/21	$19,000	WD	03-ARM'S LENGTH	$19,000	$7,000	36.84	$12,250	$19,000	$12,250	165.0	0.0	1.00	1.00	$115	**$19,000**	$0.44	0.00	1645/960		4100 SUBURBAN
060-026-400-050-00	4315 E LAPORTE RD	08/31/20	$18,000	WD	03-ARM'S LENGTH	$18,000	$4,300	23.89	$14,000	$18,000	$14,000	193.5	0.0	1.00	1.00	$93	**$18,000**	$0.41	0.00	1637/86		4100 SUBURBAN
120-031-400-360-00	1320 S PATTERSON RD	08/06/21	$15,000	WD	03-ARM'S LENGTH	$15,000	$3,400	22.67	$13,160	$15,000	$13,160	0.0	0.0	1.00	1.00	#DIV/0!	**$15,000**	$0.34	0.00	1648/881		4100 SUBURBAN
						$52,000								3.00			**$17,333**	**cost/acre 1 acre**				
																	$17,400	**rounded**				
090-010-300-301-00	3520 COYOTE RIDGE CIR	04/06/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$10,400	20.80	$26,080	$50,000	$26,080	160.0	415.0	1.52	1.52	$313	**$32,895**	$0.76	160.00	1634/114		4101 LARK/CITY INFL
060-011-400-176-00	2444 S SMITHS CROSSING RD	05/09/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,200	36.00	$15,200	$20,000	$15,200	196.0	0.0	1.35	1.35	$102	**$14,815**	$0.34	0.00	1645/1213		4100 SUBURBAN
040-034-200-470-00	S FOUR 3/4 MILE RD	09/25/20	$17,500	WD	03-ARM'S LENGTH	$17,500	$10,600	60.57	$17,000	$17,500	$17,000	198.0	0.0	1.50	1.50	$88	**$11,667**	$0.27	198.00	1638/484		4100 SUBURBAN
						$87,500								4.37			**$20,023**					
																	$30,035	1.5 acres rounded				
																	$25,078	1, 1.5 & 2 acres rounded				
040-021-200-250-00	147 S MERIDIAN RD	03/03/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$6,200	36.47	$19,000	$17,000	$19,000	198.0	0.0	2.00	2.00	$86	**$8,500**	$0.20	0.00	1654/1238		4100 SUBURBAN
040-022-200-292-00	600 E ISABELLA RD	12/04/20	$34,000	WD	03-ARM'S LENGTH	$34,000	$7,700	22.65	$19,420	$34,000	$19,420	300.0	0.0	2.21	2.21	$113	**$15,385**	$0.35	0.00	1640/512		4100 SUBURBAN
060-035-400-089-00	4343 E TITTABAWASSEE RD	12/03/20	$31,000	WD	03-ARM'S LENGTH	$31,000	$10,900	35.16	$26,575	$24,885	$20,460	180.0	0.0	2.73	2.73	$138	**$9,115**	$0.21	180.00	1640/286		4100 SUBURBAN
090-013-200-042-00	N WALDO RD	05/13/21	$64,500	WD	03-ARM'S LENGTH	$64,500	$15,500	24.03	$30,640	$64,500	$30,640	238.0	0.0	2.51	2.51	$271	**$25,697**	$0.59	0.00	1645/1127		4101 LARK/CITY INFL
080-025-400-250-00	N MERIDIAN RD	01/10/22	$31,500	WD	32-SPLIT VACANT	$31,500	$0	0.00	$16,500	$31,500	$16,500	450.0	0.0	3.00	3.00	$70	$10,500	$0.24	0.00	1653/1346		4300 W/NW & MILLS
110-026-100-283-00	E PRICE RD	12/17/21	$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	$60,000	$16,400	27.33	$46,200	$60,000	$32,200	269.6	0.0	3.00	3.00	$223	**$20,000**	$0.46	269.60	1652/1114	110-026-100-287-00	4100 SUBURBAN
110-027-300-552-00	2155 N HOPE RD	05/27/21	$22,000	WD	03-ARM'S LENGTH	$22,000	$14,700	66.82	$21,300	$22,000	$21,300	280.0	0.0	3.27	3.27	$79	**$6,728**	$0.15	0.00	1646/452		4100 SUBURBAN
						$260,000								**18.72**			$13,889					
																	$13,900	rounded				
																	$27,800	2 acres				
																	$34,750	2.5 acres				
																	$41,700	3 acres				
																	$45,000	4 acres Rounded 3 & 5 acres				
120-030-300-275-00	S GREY RD	10/05/20	$25,000	MLC	03-ARM'S LENGTH	$25,000	$6,800	27.20	$33,495	$25,000	$33,495	967.0	0.0	5.11	5.11	$26	**$4,892**	$0.11	0.00	1638/352		4100 SUBURBAN
040-026-100-380-00	E PINE RIVER RD	12/08/20	$37,500	WD	03-ARM'S LENGTH	$37,500	$16,900	45.07	$34,845	$37,500	$34,845	346.0	0.0	5.41	5.41	$108	**$6,932**	$0.16	0.00	1640/1324		4100 SUBURBAN
120-031-100-145-00	1059 S GREY RD	12/17/21	$95,000	WD	03-ARM'S LENGTH	$95,000	$20,000	21.05	$35,430	$95,000	$35,430	100.0	0.0	5.54	5.54	$950	**$17,148**	$0.39	0.00	1652/1490		4100 SUBURBAN
																	59,657	**cost/acre 5 acres**				
																	$48,286.65	**5 acre value**				
																	$48,300	**rounded**				
040-024-100-501-00	1948 E CHIPPEWA RIVER RD	05/25/21	$45,500	MLC	03-ARM'S LENGTH	$45,500	$9,900	21.76	$30,690	$45,500	$30,690	117.0	0.0	7.76	7.76	$389	**$5,863**	$0.13	117.00	1646/250		4100 SUBURBAN
120-029-400-935-00	2847 MYRTLE ST	12/23/20	$60,000	WD	32-SPLIT VACANT	$60,000	$500	0.83	$47,682	$60,000	$47,682	380.0	0.0	7.94	7.94	$158	**$7,554**	$0.17	380.00	1640/1400	120-205-500-272-00	4100 SUBURBAN
100-010-300-220-00	1358 W ISABELLA RD	02/01/21	$23,500	WD	03-ARM'S LENGTH	$23,500	$8,200	34.89	$25,721	$23,500	$25,721	181.0	0.0	7.23	7.23	$130	**$3,250**	$0.07	0.00	1642/209		4300 W/NW & MILLS
																	$5,556	**cost/acre 7 acres**				
																	$38,891	**7 acre value**				
																	$39,000	**rounded**				
																	$48,067					
																	$51,089	**This is avg of 5,7,10 acre rounded values/3**				
040-033-300-175-00	S MERIDIAN RD	10/29/21	$22,500	WD	22-OUTLIER	$22,500	$28,900	128.44	$55,740	$22,500	$55,740	391.5	0.0	9.59	9.59	$57	**$2,346**	$0.05	0.00	1651/354		4100 SUBURBAN
060-010-200-095-00	E SOUTHGATE RD	09/01/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$29,400	29.40	$60,000	$100,000	$60,000	0.0	0.0	10.00	10.00	#DIV/0!	**$10,000**	$0.23	0.00	1649/577		4100 SUBURBAN
110-024-200-150-00	2800 N STARK RD	09/30/20	$59,900	WD	03-ARM'S LENGTH	$59,900	$32,000	53.42	$60,000	$59,900	$60,000	165.0	0.0	10.00	10.00	$363	**$5,990**	$0.14	0.00	1638/394		4100 SUBURBAN
110-026-300-500-00	1098 E HARRY LN	11/22/21	$37,500	WD	03-ARM'S LENGTH	$37,500	$14,000	37.33	$57,000	$37,500	$57,000	661.1	0.0	10.00	10.00	$57	**$3,750**	$0.09	0.00	1651/1466		4100 SUBURBAN
110-025-400-190-00	2215 N DUBLIN RD	11/13/20	$71,000	WD	03-ARM'S LENGTH	$71,000	$27,000	38.03	$60,060	$71,000	$60,060	441.2	0.0	10.02	10.02	$161	**$7,086**	$0.16	0.00	1639/848		4100 SUBURBAN
110-033-300-180-00	1710 N MERIDIAN RD	11/13/20	$58,000	WD	03-ARM'S LENGTH	$58,000	$17,500	30.17	$60,150	$58,000	$60,150	373.0	1471.0	10.05	10.05	$155	**$5,771**	$0.13	373.00	1639/854		4100 SUBURBAN
110-033-300-190-00	N MERIDIAN RD	11/25/20	$47,000	WD	03-ARM'S LENGTH	$47,000	$16,000	34.04	$60,150	$47,000	$60,150	373.0	0.0	10.05	10.05	$126	**$4,677**	$0.11	0.00	1640/239		4100 SUBURBAN
110-027-400-450-00	966 E PRICE RD	08/18/20	$64,000	WD	03-ARM'S LENGTH	$64,000	$28,300	44.22	$61,800	$64,000	$61,800	373.0	0.0	10.60	10.60	$172	**$6,038**	$0.14	0.00	1636/801		4100 SUBURBAN
040-027-100-240-00	815 E WHITETAIL DR	08/28/20	$62,000	WD	03-ARM'S LENGTH	$62,000	$21,900	35.32	$64,440	$62,000	$64,440	502.1	0.0	11.48	11.48	$123	**$5,401**	$0.12	0.00	1636/1444		4100 SUBURBAN
110-036-200-075-00	E LETTS RD	03/23/21	$69,500	WD	03-ARM'S LENGTH	$69,500	$28,800	41.44	$65,670	$69,500	$65,670	66.0	0.0	11.89	11.89	$1,053	**$5,845**	$0.13	0.00	1644/110		4100 SUBURBAN
																	$5,690	**cost/acre 10 acres**				
																	$56,903.46	**10 acre value**				
																	$56,900	**rounded**				
110-014-400-560-00	N STARK RD	01/28/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$34,200	38.00	$89,970	$90,000	$89,970	70.9	0.0	19.99	19.99	$1,270	**$4,502**	$0.10	0.00	1653/1269		4100 SUBURBAN
090-035-400-055-00	4413 E WACKERLY RD	11/19/20	$170,000	WD	32-SPLIT VACANT	$170,000	$0	0.00	$106,800	$170,000	$106,800	721.9	0.0	15.60	15.60	$235	**$10,897**	$0.25	0.00	1639/1201		4101 LARK/CITY INFL
090-009-200-006-00	3198 E HURLEY RD	08/11/20	$125,000	WD	03-ARM'S LENGTH	$125,000	$41,800	33.44	$111,390	$125,000	$111,390	630.0	0.0	17.13	17.13	$198	**$7,297**	$0.17	0.00	1636/611		4101 LARK/CITY INFL
																	$7,566	**cost/acre 15 acres**				
																	$113,484.13	**15 acre value**				
																	$113,500	**rounded**				
																	$85,267	**This is avg of 10,15,20 acre rounded values/3**				
																	$85,300	rounded				
110-015-200-375-00	N HOPE RD	09/03/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$20,000	30.77	$90,680	$65,000	$90,680	660.0	0.0	20.34	20.34	$98	**$3,196**	$0.07	0.00	1649/735		4100 SUBURBAN
110-022-400-120-00	840 E BEAMISH RD	07/30/21	$180,000	WD	32-SPLIT VACANT	$180,000	$0	0.00	$98,740	$180,000	$98,740	825.0	0.0	25.00	25.00	$218	**$7,200**	$0.17	825.00	1648/517		4100 SUBURBAN
100-032-400-150-00	S TEN MILE RD	06/29/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$22,500	32.14	$47,700	$70,000	$47,700	660.0	0.0	20.00	20.00	$106	**$3,500**	$0.08	0.00	1647/438		4300 W/NW & MILLS
100-007-100-030-00	2560 K BAR L DR	08/17/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$28,600	40.86	$47,088	$70,000	$47,088	0.0	0.0	21.95	21.95	#DIV/0!	**$3,189**	$0.07	0.00	1636/807		4300 W/NW & MILLS
																	$4,271	**cost/acre 20 acres**				
																	$85,423.70	**20 acre value**				
																	$85,400	**rounded**				
																	$88,650	**25 acre calc/d value(avg of 20 & 30 acre rounded values**				
																	$88,700	**rounded**				
090-025-400-055-00	N MID-BAY CO LN RD	04/22/22	$93,000	WD	32-SPLIT VACANT	$93,000	$0	0.00	$120,000	$93,000	$120,000	1,122.3	0.0	30.00	30.00	$83	**$3,100**	$0.07	0.00	1656/567		4100 SUBURBAN
120-031-400-152-00	2373 E GORDONVILLE RD	12/30/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$35,700	29.75	$119,160	$120,000	$119,160	336.0	0.0	30.04	30.04	$357	**$3,995**	$0.09	0.00	1653/120		4100 SUBURBAN
110-027-200-029-00	N HOPE RD	06/15/20	$80,000	WD	03-ARM'S LENGTH	$80,000	$45,600	57.00	$142,910	$80,000	$142,910	554.0	0.0	33.83	33.83	$144	**$2,365**	$0.05	553.95	1634/867	110-027-300-950-00	4100 SUBURBAN
100-029-400-516-00	1437 S TEN 1/2 MILE RD	01/24/22	$84,000	WD	03-ARM'S LENGTH	$84,000	$31,500	37.50	$67,275	$84,000	$67,275	990.0	0.0	30.00	30.00	$85	**$2,800**	$0.06	0.00	1653/1026		4300 W/NW & MILLS
																	$3,065	**cost/acre 30 acres**				
																	$91,945.79	**30 acre value**				
																	$91,900	**rounded**				
100-024-400-200-00	129 W ASHBY RD	06/23/21	$148,000	WD	03-ARM'S LENGTH	$148,000	$0	0.00	$81,030	$148,000	$81,030	2,640.0	0.0	40.00	40.00	$56	**$3,700**	$0.08	0.00	1647/164		4300 W/NW & MILLS
110-028-100-010-00	N FIVE MILE RD	11/27/20	$180,000	WD	03-ARM'S LENGTH	$180,000	$67,900	37.72	$173,545	$180,000	$173,545	528.0	0.0	48.01	48.01	$341	**$3,749**	$0.09	528.00	1640/494	110-028-100-040-00	4100 SUBURBAN
																	$3,725	**cost/acre 40 acres**				
																	$148,984.38	**40 acre value**				
																	$149,000	**rounded**				
																	$199,500	**50 acre calc/d value(avg of 40 & 100 acre rounded values**				
																	$200,000	**rounded**				

080-018-400-104-00	W BEAMISH RD	11/05/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$72,700	33.05	$141,840	$220,000	$141,840	1,320.0	0.0	77.50	77.50	$167	$2,839	$0.07	0.00	1651/749			4300 W/NW & MILLS		
130-021-200-050-00	E SHEARER RD	05/05/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$57,900	28.95	$146,400	$200,000	$146,400	1,320.0	0.0	80.00	80.00	$152	$2,500	$0.06	0.00	1645/1027			4300 W/NW & MILLS		
110-015-400-025-00	N HOPE RD	06/24/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$69,800	26.85	$501,200	$260,000	$371,200	1,320.0	0.0	120.00	120.00	$197	**$2,167**	$0.05	1,320.00	1647/333	110-015-400-010-00		4100 SUBURBAN		
						$680,000								277.50											
																	$2,450	**cost/acre 100 acres**							
																	$245,045	**100 acre value**							
																	$250,000	**rounded**							

Low (-15%)	High (+15%)	Flood/Low (-30%)	Res. Average	
14,790.00	20,010	12,180	17,400	1 acre
21,316.30	28,840	17,555	25,078	1.5 acre
23,630.00	31,970	19,460	27,800	2 acres
29,537.50	39,963	24,325	34,750	2.5 acres
35,445.00	47,955	29,190	41,700	3 acres
38,250.00	51,750	31,500	45,000	4 acres
41,055.00	55,545	33,810	48,300	5 acres
43,425.65	58,752	35,762	51,089	7 acres
48,365.00	65,435	39,830	56,900	10 acres
72,505.00	98,095	59,710	85,300	15 acres
72,590.00	98,210	59,780	85,400	20 acres
75,395.00	102,005	62,090	88,700	25 acres
78,115.00	105,685	64,330	91,900	30 acres
126,650.00	171,350	104,300	149,000	40 acres
170,000.00	230,000	140,000	200,000	50 acres
212,500.00	287,500	175,000	250,000	100 acres

Homer Residential land values for less than 1 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Other Parcels in Sale	Land Table	Gravel
060-005-400-009-00	E PINEVIEW DR	01/13/21	$20,000	WD	32-SPLIT VACANT	$20,000	$0	0.00	$11,060	$20,000	$11,060	102.1	0.0	0.79	0.79	$196	**$25,316**	$0.58	0.00	4100	1641/756		4100 SUBURBAN	0
090-009-100-270-00	3875 N JEFFERSON RD	10/15/20	$25,000	WD	03-ARM'S LENGTH	$25,000	$10,300	41.20	$20,640	$25,000	$20,640	135.7	0.0	0.86	0.86	$184	**$29,070**	$0.67	0.00	4100	1638/957		4101 LARK/CITY INFL	0
			$45,000											1.65			**$27,273**							

	average	high - 1.15	low - 0.85
$27,273	0.9	$24,545.70	$28,227.56	$20,863.85
$27,273	0.8	$21,818.40	$25,091.16	$18,545.64
$27,273	0.7	$19,091.10	$21,954.77	$16,227.44
$27,273	0.6	$16,363.80	$18,818.37	$13,909.23
$27,273	0.5	$13,636.50	$15,681.98	$11,591.03
$27,273	0.4	$10,909.20	$12,545.58	$9,272.82
$27,273	0.3	$8,181.90	$9,409.19	$6,954.62
$27,273	0.2	$5,454.60	$6,272.79	$4,636.41
$27,273	0.1	$2,727.30	$3,136.40	$2,318.21

Homer AG SALES Reviewed by size: 3/31/2020 TO 4/1/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Other Parcels in Sale	Land Table	Gravel
																1 acre	$4,500							
																1.5 acres	$6,750							
																2 acres	$9,000							
non-tillable uses the AG table 1-7 acres																2.5 acres	$11,250							
10-100 acres uses the residential table																3 acres	$13,500							
																4 acres	$18,000							
																Acres below 5 acres I used $4500 per acre								
150-036-400-175-00		12/06/21	$33,475	WD	32-SPLIT VACANT	$33,475	$0	0.00	$31,776	$33,475	$31,776	0.0	0.0	6.62	6.62	#DIV/0!	$5,057	$0.12	0.00	4200	1652/581		4200 S/SW AREA	0
090-008-100-007-00	N EASTMAN RD	07/30/21	$35,000	WD	32-SPLIT VACANT	$35,000	$0	0.00	$39,390	$35,000	$39,390	330.0	0.0	6.67	6.67	$106	$5,247	$0.12	0.00	1100	1648/678		1100 AG E CENTRAL	0
						$68,475								13.29			$5,152	Average per acre 5 acres						
																	$25,760	Average price for 5 acres						
																	$30,000	rounded for 5 acres						
																	$50,000	7 acres used average of 5 and 10 acres						
090-020-200-065-00	N STURGEON RD	12/07/21	$101,000	WD	22-OUTLIER	$101,000	$17,600	17.43	$34,381	$101,000	$34,381	330.0	0.0	10.00	10.00	$306	$10,100	$0.23	0.00	1100	1652/606		1100 AG E CENTRAL	0
060-034-200-056-00	S SASSE RD	06/16/20	$45,300	WD	03-ARM'S LENGTH	$45,300	$19,600	43.27	$43,872	$45,300	$43,872	0.0	0.0	10.80	10.80	#DIV/0!	$4,194	$0.10	0.00	1200	1634/1119		1200 AG SOUTH	0
						$146,300								20.80			$7,034	Average per acre 10 acres						
																	$70,337	Average price for 10 acres						
																	$70,000	rounded for 10 acres						
																	$78,845	Average price for 15 acres						
																	$84,000	rounded for 15 acres						
060-029-400-475-00	E LAPORTE RD	06/22/20	$68,000	WD	32-SPLIT VACANT	$68,000	$0	0.00	$80,832	$68,000	$80,832	0.0	0.0	17.22	17.22	#DIV/0!	$3,949	$0.09	0.00	1200	1645/366		1200 AG SOUTH	0
160-025-100-025-00	W SHAFFER RD	01/21/22	$82,500	WD	03-ARM'S LENGTH	$82,500	$28,100	34.06	$61,805	$82,500	$61,805	897.4	0.0	21.98	21.98	$92	$3,753	$0.09	0.00	1300	1653/1008		1300 AG W/NW & MILLS	0
110-025-300-454-00	1657 E LETTS RD	10/30/20	$148,000	WD	03-ARM'S LENGTH	$148,000	$51,200	34.59	$135,744	$148,000	$135,744	0.0	0.0	28.88	28.88	#DIV/0!	$5,125	$0.12	0.00	1100	1639/238		1100 AG E CENTRAL	0
						$298,500								68.08			$4,385	average for 20 acres						
																	$87,691	Average price for 20 acres						
																	$88,000	rounded for 20 acres						
																	$107,000	25 acres is averaged with 20 and 30						
160-035-300-300-00	4066 N ALAMANDO RD	01/06/22	$118,000	WD	03-ARM'S LENGTH	$118,000	$47,700	40.42	$97,783	$118,000	$97,783	0.0	0.0	33.37	33.37	#DIV/0!	$3,536	$0.08	0.00	1300	1653/297		1300 AG W/NW & MILLS	0
090-036-200-010-00	E LETTS RD	12/22/20	$185,000	LC	03-ARM'S LENGTH	$185,000	$65,200	35.24	$139,568	$185,000	$139,568	0.0	0.0	38.00	38.00	#DIV/0!	$4,868	$0.11	0.00	1100	1640/1327		1100 AG E CENTRAL	0
						$303,000								71.37			$4,245	average per 30 acres						
																	$127,364	Average price for 30 acres						
																	$126,000	rounded for 30 acres						
020-002-300-005-00	N ALAMANDO RD	03/26/21	$144,000	WD	03-ARM'S LENGTH	$144,000	$54,000	37.50	$127,050	$144,000	$127,050	0.0	0.0	40.00	40.00	#DIV/0!	$3,600	$0.08	0.00	1300	1644/293		1300 AG W/NW & MILLS	1
070-032-400-010-00	W MID-GRAT CO LN RD	02/01/21	$180,000	WD	03-ARM'S LENGTH	$180,000	$79,700	44.28	$156,060	$180,000	$156,060	0.0	0.0	40.00	40.00	#DIV/0!	$4,500	$0.10	0.00	1200	1642/120		1200 AG SOUTH	1
070-033-300-050-00	W MID-GRAT CO LN RD	03/22/21	$180,000	WD	03-ARM'S LENGTH	$180,000	$95,000	52.78	$148,080	$180,000	$148,080	0.0	0.0	40.00	40.00	#DIV/0!	$4,500	$0.10	0.00	1200	1644/191		1200 AG SOUTH	0
090-010-200-010-00	E HURLEY RD	05/28/20	$132,000	WD	03-ARM'S LENGTH	$132,000	$68,300	51.74	$163,840	$132,000	$163,840	0.0	0.0	40.00	40.00	#DIV/0!	$3,300	$0.08	0.00	1100	1634/154		1100 AG E CENTRAL	1
						$636,000								160.00			$3,975	average per acre						

																$159,000	40 acre							
060-010-100-201-00		12/07/21	$431,078	WD	03-ARM'S LENGTH	$431,078	$186,800	43.33	$333,120	$431,078	$333,120	0.0	0.0	74.52	44.72	#DIV/0!	$5,785	$0.13	0.00	1200	1652/1353	060-010-100-197-00, 06(	1200 AG SOUTH	0
020-001-300-110-00	W PERE MARQUETTE RD	05/19/21	$168,000	WD	03-ARM'S LENGTH	$168,000	$70,000	41.67	$156,420	$168,000	$156,420	1,198.0	0.0	48.25	48.25	$140	$3,482	$0.08	0.00	1300	1645/1425		1300 AG W/NW & MILLS	0
010-019-200-052-00	N M-18	01/18/22	$300,000	WD	32-SPLIT VACANT	$300,000	$0	0.00	$233,118	$300,000	$233,118	1,802.2	0.0	63.24	63.24	$166	$4,744	$0.11	0.00	1400	1653/817		1400 AG N CENTRAL	0
						$899,078								186.01		$4,833	$4,833	average per acre for 50 acres						
																	$241,675	Average price for 50 acres						
																	$241,000	Rounded						
160-005-400-020-00	W CURTIS RD	09/11/20	$204,000	WD	03-ARM'S LENGTH	$204,000	$93,200	45.69	$220,878	$204,000	$220,878	0.0	0.0	70.97	70.97	#DIV/0!	$2,874	$0.07	0.00	1300	1637/627		1300 AG W/NW & MILLS	0
090-025-400-050-00	E LETTS RD	05/05/21	$285,000	WD	03-ARM'S LENGTH	$285,000	$131,500	46.14	$281,439	$283,447	$279,886	1,320.0	0.0	78.10	78.10	$215	$3,629	$0.08	0.00	1100	1645/770		1100 AG E CENTRAL	0
020-018-100-000-00	5625 W RUHLE RD	11/02/20	$209,000	WD	03-ARM'S LENGTH	$209,000	$104,500	50.00	$239,872	$209,000	$239,872	0.0	0.0	80.00	80.00	#DIV/0!	$2,613	$0.06	0.00	1300	1639/355		1300 AG W/NW & MILLS	0
020-018-200-000-00	W RUHLE RD	10/30/20	$185,500	WD	03-ARM'S LENGTH	$185,500	$101,300	54.61	$196,801	$185,500	$196,801	0.0	0.0	80.00	80.00	#DIV/0!	$2,319	$0.05	0.00	1300	1639/193		1300 AG W/NW & MILLS	0
070-009-300-057-00	W SHEPHERD RD	08/21/20	$541,355	WD	03-ARM'S LENGTH	$541,355	$329,800	60.92	$605,126	$541,355	$605,126	1,513.6	0.0	142.86	113.11	$358	$3,789	$0.09	1,513.61	1200	1636/1202	070-009-400-002-00	1200 AG SOUTH	0
						$1,424,855								451.93			$3,153							
																	$315,282	average for 100 acres						
																	$315,000	Rounded						

Homer Commercial and Industrial Sales by acre - 2 year land study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Other Parcels in Sale	Land Table
040-022-300-341-00	310 S WESTLAWN DR	05/07/21	$19,000	WD	03-ARM'S LENGTH	$19,000	$7,000	36.84	$12,250	$19,000	$12,250	165.0	0.0	1.00	1.00	$115	$19,000	$0.44	0.00	4100	1645/960		4100 SUBURBAN
120-031-400-360-00	1320 S PATTERSON RD	08/06/21	$15,000	WD	03-ARM'S LENGTH	$15,000	$3,400	22.67	$13,160	$15,000	$13,160	0.0	0.0	1.00	1.00	#DIV/0!	$15,000	$0.34	0.00	4100	1648/881		4100 SUBURBAN
060-011-400-176-00	2444 S SMITHS CROSSING RD	05/09/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,200	36.00	$15,200	$20,000	$15,200	196.0	0.0	1.35	1.35	$102	$14,815	$0.34	0.00	4100	1645/1213		4100 SUBURBAN
040-034-200-470-00	S FOUR 3/4 MILE RD	09/25/20	$17,500	WD	03-ARM'S LENGTH	$17,500	$10,600	60.57	$17,000	$17,500	$17,000	198.0	0.0	1.50	1.50	$88	$11,667	$0.27	198.00	4100	1638/484		4100 SUBURBAN
090-017-300-350-00	2731 E BLACKHURST RD	02/19/21	$53,900	WD	03-ARM'S LENGTH	$53,900	$9,000	16.70	$26,960	$53,900	$26,960	0.0	0.0	1.74	1.74	#DIV/0!	$30,977	$0.71	0.00	4100	1642/1026		4101 LARK/CITY INFL
040-021-200-250-00	147 S MERIDIAN RD	03/03/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$6,200	36.47	$19,000	$17,000	$19,000	198.0	0.0	2.00	2.00	$86	$8,500	$0.20	0.00	4100	1654/1238		4100 SUBURBAN
040-016-400-820-00	179 N FIVE MILE RD	09/11/20	$15,000	WD	03-ARM'S LENGTH	$15,000	$7,600	50.67	$19,140	$15,000	$19,140	150.5	0.0	2.07	2.07	$100	$7,246	$0.17	0.00	4100	1637/708		4100 SUBURBAN
040-022-200-292-00	600 E ISABELLA RD	12/04/20	$34,000	WD	03-ARM'S LENGTH	$34,000	$7,700	22.65	$19,420	$34,000	$19,420	300.0	0.0	2.21	2.21	$113	$15,385	$0.35	0.00	4100	1640/512		4100 SUBURBAN
120-029-400-345-00	946 S POSEYVILLE RD	06/10/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,400	37.00	$19,360	$20,000	$19,360	150.0	0.0	2.29	2.29	$133	$8,734	$0.20	0.00	4100	1646/1049		4100 SUBURBAN
						$211,400								15.16			$13,945						
																	$14,000						
																	$14,000	SITE VALUE					
																	$14,000	1 acre					
																	$21,000	1.5 acre					
																	$28,000	2 acres					
																	$35,000	2.5 acres					
090-021-400-115-00	2615 N JEFFERSON RD	09/14/21	$75,000	WD	32-SPLIT VACANT	$75,000	$0	0.00	$31,360	$75,000	$31,360	180.2	0.0	2.56	2.56	$416	$29,297	$0.67	0.00	4100	1649/1159		4101 LARK/CITY INFL
040-016-400-611-00	463 E ISABELLA RD	12/06/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$9,100	30.33	$27,000	$30,000	$27,000	150.0	0.0	3.00	3.00	$200	$10,000	0.23	0.00	2201	1652/982		2201 M-20 CORRIDOR
040-026-100-380-00	E PINE RIVER RD	12/08/20	$37,500	WD	03-ARM'S LENGTH	$37,500	$16,900	45.07	$34,845	$37,500	$34,845	346.0	0.0	5.41	5.41	$108	$6,932	0.16	0.00	4100	1640/1324		4100 SUBURBAN
090-030-400-209-00	8615 STURGEON AVE	04/12/21	$64,900	WD	32-SPLIT VACANT	$64,900	$0	0.00	$64,250	$64,900	$64,250	225.7	0.0	6.25	6.25	$288	$10,384	0.24	0.00	4100	1644/962		4101 LARK/CITY INFL
120-029-400-935-00	2847 MYRTLE ST	12/23/20	$60,000	WD	32-SPLIT VACANT	$60,000	$500	0.83	$47,682	$60,000	$47,682	380.0	0.0	7.94	7.94	$158	$7,554	0.17	380.00	4100	1640/1400	120-205-500-272-00	4100 SUBURBAN
	avg for 3-7 acres					$267,400								25.16			$10,627						
																	$10,500.00	rounded for 3, 4, 5 & 7					
																	$33,250	3 acres (rounded with 2.5 acres)					
																	$42,000	4 acres					
																	$52,500	5 acres					
																	$73,500	7 acres					
040-033-300-175-00	S MERIDIAN RD	10/29/21	$22,500	WD	22-OUTLIER	$22,500	$28,900	128.44	$55,740	$22,500	$55,740	391.5	0.0	9.59	9.59	$57	$2,346	0.05	0.00	4100	1651/354		4100 SUBURBAN
110-033-300-180-00	1710 N MERIDIAN RD	11/13/20	$58,000	WD	03-ARM'S LENGTH	$58,000	$17,500	30.17	$60,150	$58,000	$60,150	373.0	1471.0	10.05	10.05	$155	$5,771	0.13	373.00	4100	1639/854		4100 SUBURBAN
040-027-100-240-00	815 E WHITETAIL DR	08/28/20	$62,000	WD	03-ARM'S LENGTH	$62,000	$21,900	35.32	$64,440	$62,000	$64,440	502.1	0.0	11.48	11.48	$123	$5,401	0.12	0.00	4100	1636/1444		4100 SUBURBAN
110-036-200-075-00	E LETTS RD	03/23/21	$69,500	WD	03-ARM'S LENGTH	$69,500	$28,800	41.44	$65,670	$69,500	$65,670	66.0	0.0	11.89	11.89	$1,053	$5,845	0.13	0.00	4100	1644/110		4100 SUBURBAN
090-007-300-190-00	N PERRINE RD	02/28/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$21,200	16.96	$96,750	$125,000	$96,750	330.0	0.0	12.50	12.50	$379	$10,000	0.23	330.00	4100	1654/886		4101 LARK/CITY INFL
						$337,000								55.51			$6,071						
																	$60,710						
																	$61,000	10 acres rounded					
110-024-300-100-00	N STARK RD	10/23/20	$25,800	WD	32-SPLIT VACANT	$25,800	$0	0.00	$79,050	$25,800	$79,050	33.0	0.0	16.35	16.35	$782	$1,578	0.04	0.00	4100	1638/1329		4100 SUBURBAN
040-024-300-095-00	E PRAIRIE RD	09/09/20	$200,000	WD	03-ARM'S LENGTH	$200,000	$20,000	10.00	$84,000	$200,000	$84,000	0.0	0.0	18.00	18.00	#DIV/0!	$11,111	0.26	0.00	4100	1637/469		4100 SUBURBAN
110-014-400-560-00	N STARK RD	01/28/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$34,200	38.00	$89,970	$90,000	$89,970	70.9	0.0	19.99	19.99	$1,270	$4,502	0.10	0.00	4100	1653/1269		4100 SUBURBAN
110-015-200-375-00	N HOPE RD	09/03/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$20,000	30.77	$90,680	$65,000	$90,680	660.0	0.0	20.34	20.34	$98	$3,196	0.07	0.00	4100	1649/735		4100 SUBURBAN
	avg for 8-20 acres					$380,800								74.68			$5,099	0.12					
																	$5,000						
																	$75,000	15 acres					
																	$100,000	20 acres					
																	$86,250	**20 acres rounded with 25 acres**					
140-014-300-111-00	2859 S HOMER RD	07/15/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$29,400	29.40	$64,234	$100,000	$64,234	180.0	0.0	30.00	30.00	$556	$3,333	0.08	0.00	4200	1647/1380		4200 S/SW AREA
120-031-400-152-00	2373 E GORDONVILLE RD	12/30/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$35,700	29.75	$119,160	$120,000	$119,160	336.0	0.0	30.04	30.04	$357	$3,995	0.09	0.00	4100	1653/120		4100 SUBURBAN
110-027-200-029-00	N HOPE RD	06/15/20	$80,000	WD	03-ARM'S LENGTH	$80,000	$45,600	57.00	$142,910	$80,000	$142,910	554.0	0.0	33.83	33.83	$144	$2,365	0.05	553.95	4100	1634/867	110-027-300-950-00	4100 SUBURBAN
090-019-200-010-00		05/14/21	$62,500	WD	03-ARM'S LENGTH	$62,500	$40,000	64.00	$130,000	$62,500	$130,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,563	0.04	0.00	4100	1645/1229		4101 LARK/CITY INFL
140-012-400-000-00	E BROOKS RD	09/29/20	$105,000	MLC	03-ARM'S LENGTH	$105,000	$37,500	35.71	$84,000	$105,000	$84,000	660.0	0.0	40.00	40.00	$159	$2,625	0.06	0.00	4200	1638/1157		4200 S/SW AREA
110-028-100-010-00	N FIVE MILE RD	11/27/20	$180,000	WD	03-ARM'S LENGTH	$180,000	$67,900	37.72	$173,545	$180,000	$173,545	528.0	0.0	48.01	48.01	$341	$3,749	0.09	528.00	4100	1640/494	110-028-100-040-00	4100 SUBURBAN
	avg for 30-50 acres					$647,500								221.88			$2,918	0.07					
																	$2,900						
																	$72,500	25 acres					
																	$87,000	30 acres					
																	$116,000	40 acres					
																	$145,000	50 acres					
140-004-300-320-00	S MERIDIAN RD	07/09/20	$148,000	WD	03-ARM'S LENGTH	$148,000	$49,500	33.45	$113,696	$148,000	$113,696	3,960.0	0.0	58.56	58.56	$37	$2,527	0.06	0.00	4200	1635/618		4200 S/SW AREA
110-015-400-025-00	N HOPE RD	06/24/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$69,800	26.85	$371,200	$260,000	$371,200	1,320.0	0.0	120.00	120.00	$197	$2,167	0.05	1,320.00	4100	1647/333	110-015-400-010-00	4100 SUBURBAN
090-003-400-035-00	3871 E HURLEY RD	08/13/21	$343,000	WD	03-ARM'S LENGTH	$343,000	$239,400	69.80	$437,933	$343,000	$437,933	2,975.0	0.0	130.00	130.00	$115	$2,638	0.06	2,975.00	4100	1648/1233	090-003-400-050-00, 09(	4101 LARK/CITY INFL
						$751,000								308.56			$2,434	0.06					
																	$2,400						

Homer Commercial less than 1 acre

$240,000 100 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Other Parcels in Sale	Land Table
040-022-300-341-00	310 S WESTLAWN DR	05/07/21	$19,000	WD	03-ARM'S LENGTH	$19,000	$7,000	36.84	$12,250	$19,000	$12,250	165.0	0.0	1.00	1.00	$115	$19,000	$0.44	0.00	4100	1645/960		4100 SUBURBAN
120-031-400-360-00	1320 S PATTERSON RD	08/06/21	$15,000	WD	03-ARM'S LENGTH	$15,000	$3,400	22.67	$13,160	$15,000	$13,160	0.0	0.0	1.00	1.00	#DIV/0!	$15,000	$0.34	0.00	4100	1648/881		4100 SUBURBAN
060-011-400-176-00	2444 S SMITHS CROSSING RD	05/09/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,200	36.00	$15,200	$20,000	$15,200	196.0	0.0	1.35	1.35	$102	$14,815	$0.34	0.00	4100	1645/1213		4100 SUBURBAN
040-034-200-470-00	S FOUR 3/4 MILE RD	09/25/20	$17,500	WD	03-ARM'S LENGTH	$17,500	$10,600	60.57	$17,000	$17,500	$17,000	198.0	0.0	1.50	1.50	$88	$11,667	$0.27	198.00	4100	1638/484		4100 SUBURBAN
090-017-300-350-00	2731 E BLACKHURST RD	02/19/21	$53,900	WD	03-ARM'S LENGTH	$53,900	$9,000	16.70	$26,960	$53,900	$26,960	0.0	0.0	1.74	1.74	#DIV/0!	$30,977	$0.71	0.00	4100	1642/1026		4101 LARK/CITY INFL
040-021-200-250-00	147 S MERIDIAN RD	03/03/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$6,200	36.47	$19,000	$17,000	$19,000	198.0	0.0	2.00	2.00	$86	$8,500	$0.20	0.00	4100	1654/1238		4100 SUBURBAN
040-022-200-292-00	600 E ISABELLA RD	12/04/20	$34,000	WD	03-ARM'S LENGTH	$34,000	$7,700	22.65	$19,420	$34,000	$19,420	300.0	0.0	2.21	2.21	$113	$15,385	$0.35	0.00	4100	1640/512		4100 SUBURBAN
120-029-400-345-00	946 S POSEYVILLE RD	06/10/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,400	37.00	$19,360	$20,000	$19,360	150.0	0.0	2.29	2.29	$133	$8,734	$0.20	0.00	4100	1646/1049		4100 SUBURBAN
						$196,400								13.09			$15,004						

Industrial / Commercial Site Value

15000	0.9	13500
15000	0.8	12000
15000	0.7	10500
15000	0.6	9000
15000	0.5	7500
15000	0.4	6000
15000	0.3	4500
15000	0.2	3000
15000	0.1	1500

Homer Industrial by acreages: Suburban locations

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Other Parcels in Sale	Land Table
040-022-300-341-00	310 S WESTLAWN DR	05/07/21	$19,000	WD	03-ARM'S LENGTH	$19,000	$7,000	36.84	$12,250	$19,000	$12,250	165.0	0.0	1.00	1.00	$115	$19,000	$0.44	0.00	4100	1645/960		4100 SUBURBAN
060-011-400-176-00	2444 S SMITHS CROSSING RD	05/09/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,200	36.00	$15,200	$20,000	$15,200	196.0	0.0	1.35	1.35	$102	$14,815	$0.34	0.00	4100	1645/1213		4100 SUBURBAN
040-034-200-470-00	S FOUR 3/4 MILE RD	09/25/20	$17,500	WD	03-ARM'S LENGTH	$17,500	$10,600	60.57	$17,000	$17,500	$17,000	198.0	0.0	1.50	1.50	$88	$11,667	$0.27	198.00	4100	1638/484		4100 SUBURBAN
040-021-200-250-00	147 S MERIDIAN RD	03/03/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$6,200	36.47	$19,000	$17,000	$19,000	198.0	0.0	2.00	2.00	$86	$8,500	$0.20	0.00	4100	1654/1238		4100 SUBURBAN
040-016-400-820-00	179 N FIVE MILE RD	09/11/20	$15,000	WD	03-ARM'S LENGTH	$15,000	$7,600	50.67	$19,140	$15,000	$19,140	150.5	0.0	2.07	2.07	$100	$7,246	$0.17	0.00	4100	1637/708		4100 SUBURBAN
120-029-400-345-00	946 S POSEYVILLE RD	06/10/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,400	37.00	$19,360	$20,000	$19,360	150.0	0.0	2.29	2.29	$133	$8,734	$0.20	0.00	4100	1646/1049		4100 SUBURBAN
040-016-400-611-00	463 E ISABELLA RD	12/06/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$9,100	30.33	$27,000	$30,000	$27,000	150.0	0.0	3.00	3.00	$200	$10,000	0.23	0.00	2201	1652/982		2201 M-20 CORRIDOR
110-027-300-552-00	2155 N HOPE RD	05/27/21	$22,000	WD	03-ARM'S LENGTH	$22,000	$14,700	66.82	$21,300	$22,000	$21,300	280.0	0.0	3.27	3.27	$79	$6,728	0.15	0.00	4100	1646/452		4100 SUBURBAN
110-028-400-120-00	2215 N FIVE MILE RD	04/23/20	$17,200	WD	03-ARM'S LENGTH	$17,200	$12,500	72.67	$24,000	$17,200	$24,000	266.4	0.0	3.60	3.60	$65	$4,778	0.11	0.00	4100	1633/605		4100 SUBURBAN
120-032-400-085-00	2865 E GORDONVILLE RD	10/07/20	$17,000	WD	32-SPLIT VACANT	$17,000	$0	0.00	$27,120	$17,000	$27,120	200.0	0.0	4.16	4.16	$85	$4,087	0.09	0.00	4100	1638/542		4100 SUBURBAN
120-030-300-275-00	S GREY RD	10/05/20	$25,000	MLC	03-ARM'S LENGTH	$25,000	$6,800	27.20	$33,495	$25,000	$33,495	967.0	0.0	5.11	5.11	$26	$4,892	0.11	0.00	4100	1638/352		4100 SUBURBAN
040-026-100-380-00	E PINE RIVER RD	12/08/20	$37,500	WD	03-ARM'S LENGTH	$37,500	$16,900	45.07	$34,845	$37,500	$34,845	346.0	0.0	5.41	5.41	$108	$6,932	0.16	0.00	4100	1640/1324		4100 SUBURBAN
040-024-100-501-00	1948 E CHIPPEWA RIVER RD	05/25/21	$45,500	MLC	03-ARM'S LENGTH	$45,500	$9,900	21.76	$30,690	$45,500	$30,690	117.0	0.0	7.76	7.76	$389	$5,863	0.13	117.00	4100	1646/250		4100 SUBURBAN
120-029-400-935-00	2847 MYRTLE ST	12/23/20	$60,000	WD	32-SPLIT VACANT	$60,000	$500	0.83	$47,682	$60,000	$47,682	380.0	0.0	7.94	7.94	$158	$7,554	0.17	380.00	4100	1640/1400	120-205-500-272-00	4100 SUBURBAN
						$362,700								50.46			$7,187						
																	$7,000 rounded						
																	$7,000 1 acre						
																	$10,500 1.5 acres						
																	$14,000 2 acres						
																	$17,500 2.5 acres						
																	$21,000 3 acres						
																	$28,000 4 acres						
																	$35,000 5 acres						
																	$36,750 7 acres Rounded with the 10 acres						
110-026-300-500-00	1098 E HARRY LN	11/22/21	$37,500	WD	03-ARM'S LENGTH	$37,500	$14,000	37.33	$57,000	$37,500	$57,000	661.1	0.0	10.00	10.00	$57	$3,750	0.09	0.00	4100	1651/1466		4100 SUBURBAN
110-033-300-180-00	1710 N MERIDIAN RD	11/13/20	$58,000	WD	03-ARM'S LENGTH	$58,000	$17,500	30.17	$60,150	$58,000	$60,150	373.0	1471.0	10.05	10.05	$155	$5,771	0.13	373.00	4100	1639/854		4100 SUBURBAN
110-033-300-190-00	N MERIDIAN RD	11/25/20	$47,000	WD	03-ARM'S LENGTH	$47,000	$16,000	34.04	$60,150	$47,000	$60,150	373.0	0.0	10.05	10.05	$126	$4,677	0.11	0.00	4100	1640/239		4100 SUBURBAN
110-024-300-100-00	N STARK RD	10/23/20	$25,800	WD	32-SPLIT VACANT	$25,800	$0	0.00	$79,050	$25,800	$79,050	33.0	0.0	16.35	16.35	$782	$1,578	0.04	0.00	4100	1638/1329		4100 SUBURBAN
110-014-400-560-00	N STARK RD	01/28/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$34,200	38.00	$89,970	$90,000	$89,970	70.9	0.0	19.99	19.99	$1,270	$4,502	0.10	0.00	4100	1653/1269		4100 SUBURBAN
110-015-200-375-00	N HOPE RD	09/03/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$20,000	30.77	$90,680	$65,000	$90,680	660.0	0.0	20.34	20.34	$98	$3,196	0.07	0.00	4100	1649/735		4100 SUBURBAN
						$323,300								**86.78**			**$3,726**	**0.09**					
																	$3,500 Rounded						
																	$35,000 10 acres						
																	$52,500 15 acres						
																	$60,000 20 acres averaged with the 25 acre numbers						
140-014-300-111-00	2859 S HOMER RD	07/15/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$29,400	29.40	$64,234	$100,000	$64,234	180.0	0.0	30.00	30.00	$556	$3,333	0.08	0.00	4200	1647/1380		4200 S/SW AREA
110-027-200-029-00	N HOPE RD	06/15/20	$80,000	WD	03-ARM'S LENGTH	$80,000	$45,600	57.00	$142,910	$80,000	$142,910	554.0	0.0	33.83	33.83	$144	$2,365	0.05	553.95	4100	1634/867	110-027-300-950-00	4100 SUBURBAN
090-019-200-010-00		05/14/21	$62,500	WD	03-ARM'S LENGTH	$62,500	$40,000	64.00	$130,000	$62,500	$130,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,563	0.04	0.00	4100	1645/1229		4101 LARK/CITY INFL
140-012-400-000-00	E BROOKS RD	09/29/20	$105,000	MLC	03-ARM'S LENGTH	$105,000	$37,500	35.71	$84,000	$105,000	$84,000	660.0	0.0	40.00	40.00	$159	$2,625	0.06	0.00	4200	1638/1157		4200 S/SW AREA
110-028-100-010-00	N FIVE MILE RD	11/27/20	$180,000	WD	03-ARM'S LENGTH	$180,000	$67,900	37.72	$173,545	$180,000	$173,545	528.0	0.0	48.01	48.01	$341	$3,749	0.09	528.00	4100	1640/494	110-028-100-040-00	4100 SUBURBAN
						$527,500								**191.84**			**$2,750**	**0.06**					
																	$2,500						

Homer Industrial less than 1 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Other Parcels in Sale	Land Table
040-034-200-470-00	S FOUR 3/4 MILE RD	09/25/20	$17,500	WD	03-ARM'S LENGTH	$17,500	$10,600	60.57	$17,000	$17,500	$17,000	198.0	0.0	1.50	1.50	$88	$11,667	$0.27	198.00	4100	1638/484		4100 SUBURBAN
040-021-200-250-00	147 S MERIDIAN RD	03/03/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$6,200	36.47	$19,000	$17,000	$19,000	198.0	0.0	2.00	2.00	$86	$8,500	$0.20	0.00	4100	1654/1238		4100 SUBURBAN
040-016-400-820-00	179 N FIVE MILE RD	09/11/20	$15,000	WD	03-ARM'S LENGTH	$15,000	$7,600	50.67	$19,140	$15,000	$19,140	150.5	0.0	2.07	2.07	$100	$7,246	$0.17	0.00	4100	1637/708		4100 SUBURBAN
120-029-400-345-00	946 S POSEYVILLE RD	06/10/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,400	37.00	$19,360	$20,000	$19,360	150.0	0.0	2.29	2.29	$133	$8,734	$0.20	0.00	4100	1646/1049		4100 SUBURBAN
						$69,500								7.86			$8,842.24						
																	8500 Rounded						
												8500	0.9	7650									
												8500	0.8	6800									
												8500	0.7	5950									
												8500	0.6	5100									
												8500	0.5	4250									
												8500	0.4	3400									
												8500	0.3	2550									
												8500	0.2	1700									
												8500	0.1	850									