

**SALES ANALYSIS REPORT**  
Rural Land Sales April 2023 to March 2024

Account	Map/Lot	Date	Price	Valuation	Ratio	Mean	Dev
9111	R73-002	02/16/2024	68,000	45,200	66.4706	85.9292	19.4586
10907	R58-028	10/03/2023	78,000	53,000	67.9487	85.9292	17.9805
14538	R57-021	11/09/2023	75,000	54,200	72.2667	85.9292	13.6625
14811	R01-040	12/19/2023	62,000	51,800	83.5484	85.9292	2.3808
14815	R01-044	10/26/2023	62,000	52,100	84.0323	85.9292	1.8969
9303	R68-026	05/24/2023	46,000	40,400	87.8261	85.9292	1.8969
6467	R73-013	10/12/2023	60,000	55,300	92.1667	85.9292	6.2375
5384	R30-006-D	05/17/2023	260,000	296,400	114.0000	85.9292	28.0708
14631	R01-018	09/12/2023	45,000	51,800	115.1111	85.9292	29.1819
14796	R01-025	05/01/2023	40,000	54,200	135.5000	85.9292	49.5708

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 10

Totals:

Sale Price:	796,000
Valuation:	754,400
Deviation:	41,600

**Sales Ratio Statistics**

*Median*	85.9292
Mean	91.8871
Mid-Quartile Mean	88.9734
Weighted Mean	94.7739
Average Deviation	17.0337
Coefficient of Dispersion	19.8229
Standard Deviation	22.4437
Coefficient of Variation	26.1188
Price-Related Differential	0.9695