

**SALES ANALYSIS REPORT**  
Comm Land Sale Study Year End 3.31.2023

Account	Map/Lot	Date	Price	4/1/2023Valuation	Ratio	Mean	Dev
12462	R61-026	07/27/2022	1,800,000	273,800	15.2111	43.5556	28.3445
12462	R61-026	05/05/2022	1,200,000	273,800	22.8167	43.5556	20.7389
11133	053-239	03/02/2023	40,000	17,300	43.2500	43.5556	0.3056
8825	004-021	02/27/2023	180,000	78,400	43.5556	43.5556	0.0000
1506	048-195	05/17/2022	30,000	14,300	47.6667	43.5556	4.1111
6100	R18-032	08/16/2022	75,000	45,200	60.2667	43.5556	16.7111
12530	R25-009-A	02/10/2023	45,000	33,200	73.7778	43.5556	30.2222

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 7

Totals:

Sale Price:	3,370,000
Valuation:	736,000
Deviation:	2,634,000

**Sales Ratio Statistics**

*Median*	43.5556
Mean	43.7921
Mid-Quartile Mean	43.5111
Weighted Mean	21.8398
Average Deviation	14.3476
Coefficient of Dispersion	32.9409
Standard Deviation	18.6821
Coefficient of Variation	42.8925
Price-Related Differential	2.0052