

SALES ANALYSIS REPORT
Rural Land Sales April 2022 to April 2023

Account	Map/Lot	Date	Price	4/1/2023	Valuation Ratio	Mean	Dev
11989	R03-005-D	02/21/2023	20,000	10,800	54.0000	93.9394	39.9394
14557	R57-055	04/27/2022	72,000	50,400	70.0000	93.9394	23.9394
10907	R58-028	02/03/2023	72,500	53,000	73.1034	93.9394	20.8360
12185	R73-002-C	02/09/2023	74,000	54,500	73.6486	93.9394	20.2908
14558	R57-057	05/25/2022	67,000	50,400	75.2239	93.9394	18.7155
14549	R57-047	08/05/2022	67,000	51,300	76.5672	93.9394	17.3722
14819	R01-048	04/15/2022	65,000	51,500	79.2308	93.9394	14.7086
12340	R04-023	03/17/2023	395,000	332,300	84.1266	93.9394	9.8128
14820	R01-049	11/02/2022	60,000	52,000	86.6667	93.9394	7.2727
14546	R57-044	09/19/2022	52,000	48,800	93.8462	93.9394	0.0932
9303	R68-026	06/29/2022	33,000	31,000	93.9394	93.9394	0.0000
12483	R30-008	10/28/2022	40,000	40,300	100.7500	93.9394	6.8106
14552	R57-050	05/11/2022	55,000	55,700	101.2727	93.9394	7.3333
14552	R57-050	11/02/2022	55,000	55,700	101.2727	93.9394	7.3333
14531	R57-014	04/11/2022	46,000	48,500	105.4348	93.9394	11.4954
12340	R04-023	08/10/2022	41,000	45,700	111.4634	93.9394	17.5240
12366	R04-033	08/10/2022	41,000	47,300	115.3659	93.9394	21.4265
14796	R01-025	04/11/2022	44,500	52,300	117.5281	93.9394	23.5887
9127	R13-009-H	05/16/2022	140,000	166,100	118.6429	93.9394	24.7035
14812	R01-041	07/26/2022	42,000	50,900	121.1905	93.9394	27.2511
14804	R01-033	06/10/2022	42,500	51,900	122.1176	93.9394	28.1782

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 21

Totals:

Sale Price:	1,524,500
Valuation:	1,400,400
Deviation:	124,100

Sales Ratio Statistics

Median	93.9394
Mean	94.0663
Mid-Quartile Mean	94.4225
Weighted Mean	91.8596
Average Deviation	16.6012
Coefficient of Dispersion	17.6722
Standard Deviation	19.2568
Coefficient of Variation	20.4992
Price-Related Differential	1.0240