

SALES ANALYSIS REPORT
Urban Land Sales April 2022 to April 2023

| Account | Map/Lot | Date | Price | 4/1/2023 Valuation | Ratio | Mean | Dev |
|---------|-----------|------------|---------|--------------------|----------|---------|---------|
| 8825 | 004-021 | 02/27/2023 | 180,000 | 78,400 | 43.5556 | 76.6400 | 33.0844 |
| 6180 | R48-004-B | 10/27/2022 | 90,000 | 40,900 | 45.4444 | 76.6400 | 31.1956 |
| 12530 | R25-009-A | 02/10/2023 | 45,000 | 33,200 | 73.7778 | 76.6400 | 2.8622 |
| 14368 | 070-014 | 08/19/2022 | 62,500 | 47,900 | 76.6400 | 76.6400 | 0.0000 |
| 14732 | 046-129-A | 05/10/2022 | 57,500 | 45,900 | 79.8261 | 76.6400 | 3.1861 |
| 14366 | 070-012 | 07/28/2022 | 60,000 | 49,000 | 81.6667 | 76.6400 | 5.0267 |
| 14410 | 070-056 | 08/04/2022 | 59,900 | 63,500 | 106.0100 | 76.6400 | 29.3700 |

Trends:

| | |
|-------------|-----|
| Sale Factor | 0 |
| Land Factor | 100 |
| Bldg Factor | 100 |

Number of Sales: 7

Totals:

| | |
|-------------|---------|
| Sale Price: | 554,900 |
| Valuation: | 358,800 |
| Deviation: | 196,100 |

Sales Ratio Statistics

| | |
|----------------------------|---------|
| *Median* | 76.6400 |
| Mean | 72.4172 |
| Mid-Quartile Mean | 71.4710 |
| Weighted Mean | 64.6603 |
| Average Deviation | 14.9607 |
| Coefficient of Dispersion | 19.5207 |
| Standard Deviation | 20.6119 |
| Coefficient of Variation | 26.8944 |
| Price-Related Differential | 1.1200 |