

Land Branch Township Residential Sales Analysis + .98%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Appr. Date	ECF Area	Land Table
002-015-043-00	181 S TAYLOR RD	11/10/23	\$354,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$354,000	\$144,500	40.82	\$288,825		400	RESIDENTIAL
002-102-018-00		11/10/23	\$354,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$354,000	\$144,500	40.82	\$288,825		400	RESIDENTIAL
002-003-015-00		06/18/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,000	41.43	\$116,000		400	RESIDENTIAL
002-034-004-20		09/19/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,000	43.33	\$26,000		400	RESIDENTIAL
002-016-011-00	315 N CAMPBELL RD	01/17/25	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$10,100	43.91	\$20,200		400	RESIDENTIAL
002-022-008-00	7807 E US 10	11/04/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$110,000	44.00	\$220,026		400	RESIDENTIAL
002-016-093-00	6728 E FIRST ST	12/22/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,200	49.53	\$168,323		400	RESIDENTIAL
002-015-081-80		08/15/24	\$2,000	QC	13-GOVERNMENT	\$2,000	\$1,000	50.00	\$1,976		400	RESIDENTIAL
002-004-035-10	6881 E BOCKSTANZ RD	09/19/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$147,000	50.52	\$293,920		400	RESIDENTIAL
002-004-035-10	6881 E BOCKSTANZ RD	05/06/25	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,700	52.03	\$317,369		400	RESIDENTIAL
002-015-099-00	119 N JACKPINE RD	06/05/25	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$50,600	56.22	\$101,234		400	RESIDENTIAL
002-016-116-50	232 S GIBSON RD	02/12/25	\$183,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$183,000	\$105,800	57.81	\$211,537		400	RESIDENTIAL
002-016-116-51	232 S GIBSON RD	02/12/25	\$183,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$183,000	\$105,800	57.81	\$211,537		400	RESIDENTIAL
002-016-112-00	225 S GIBSON RD	05/24/24	\$74,200	WD	03-ARM'S LENGTH	\$74,200	\$43,500	58.63	\$87,026		400	RESIDENTIAL
002-004-038-10	1315 N CAMPBELL RD	03/11/24	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$86,000	63.24	\$172,051		400	RESIDENTIAL
002-028-014-71	1425 S WALHALLA RD	03/29/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$64,400	67.79	\$128,857		402	RESIDENTIAL
<b>Totals:</b>						<b>\$2,680,200</b>	<b>\$1,327,100</b>		<b>\$2,653,706</b>			

Sale. Ratio => 49.51  
Std. Dev. => 8.45

50-49.51 x 2 = +.98%