

Land Branch Township Subs Sub2 Lots Sales Analysis -.2%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Table
002-220-030-00	15 S CAMPBELL RD	12/23/24	\$15,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$15,000	\$5,700	38.00	\$11,373	SUB LOTS
002-220-031-00		12/23/24	\$15,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$15,000	\$5,700	38.00	\$4,300	SUB LOTS
002-050-020-00	88 N ALPINE DR	09/14/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,300	40.20	\$120,518	SUB LOTS
002-550-004-00	9555 E US 10	10/05/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$17,700	45.38	\$35,333	SUB LOTS
002-050-021-00	70 N ALPINE DR	03/10/25	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$43,900	47.46	\$87,839	SUB LOTS
002-050-004-00		12/04/23	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$5,400	54.00	\$10,800	SUB LOTS
002-750-028-00		05/07/24	\$5,600	WD	03-ARM'S LENGTH	\$5,600	\$3,300	58.93	\$6,600	SUB LOTS
002-750-024-00	8361 E JOHNSON RD	04/21/25	\$170,300	WD	03-ARM'S LENGTH	\$170,300	\$107,200	62.95	\$214,386	SUB LOTS
Totals:						\$497,400	\$249,200		\$491,149	

Sale. Ratio => 50.10
 Std. Dev. => 9.61

50 minus 50.10 x 2 = -.2%