

## 1010 AG/DNR

Parcel Number	SALE DATE	SALE PRICE	LAND VALUE	MISCEL VALUE	RESIDUAL	STC COST	ECF
11-20-200-017	10/1/2024	535000	127000	2040	405,960	521148	0.78
11-01-400-006	5/1/2023	350000	79000		271,000	369098	0.73
11-01-200-003	10/1/2023	291,400	77,300	550	213,550	267786	0.80
11-06-100-009	11/1/2023	340,000	67,200	621	272,179	269207	1.01
11-13-300-060	5/1/2023	270,000	104,500	3032	162,468	266932	0.61
11-18-400-008	6/1/2023	350,000	93,100	1163	255,737	295729	0.86
11-33-100-013	10/1/2024	385,000	73,500	8133	303,367	271713	1.12
						Avg	0.84
						Used	0.85

**2007 APARTMENTS/MOBILE HOMES**

<b>PARCEL #</b>	<b>SALE DATE</b>	<b>SALE PRICE</b>	<b>LAND VALUE</b>	<b>MISC DED</b>	<b>RESIDUAL</b>	<b>STC COST</b>	<b>ECF</b>
12-33-302-033	Sep-23	375,000	71,800	2626	300,574	266,905	1.13
05-10-403-087, 083, 084, 086	Aug-23	180,000	88,000	8832	83,168	115,321	0.72
14-23-305-045 & 401-79	Jul-24	1,450,000	120,000	6400	1,323,600	1,108,798	1.19
16-32-100-085	Aug-25	945,000	425,540	15710	503,750	475,065	1.06
12-33-300-008	Aug-24	1,240,000	134,000	12506	1,093,494	539,790	2.03
						<b>Avg</b>	<b>1.23</b>
						<b>Used</b>	<b>1.20</b>

**2008 CONVIENCE W/O GAS**

PARCEL #	SALE DATE	SALE PRICE	Time Adj	Adj Sale Price	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT	
<b>No Gas</b>												
11-28-301-012	Jan-21	450,000	1.225	551250	174240	15435	361,575	486,056	0.74	4362	103.16	no gas
11-10-401-013	Jul-23	1,200,000	1.000	1200000	315000	25416	859,584	818,541	1.05	9315	128.82	no gas
								<b>Avg</b>	<b>0.90</b>			
								<b>Used</b>	<b>0.95</b>	<b>Without Gas</b>		

time adj- .025 month

2009 RESTURANTS/FAST FOOD

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF
16-32-100-097	Jul-23	775,000	201,465	15,835	557,700	458,778	1.22
11-06-101-020	Jan-25	155,000	79,800	329	74,871	88364	0.85
12-32-401-027	Aug-24	800,000	209,640	42,641	547,719	617,602	0.89
08-16-101-041	May-24	300,000	21,179	-	278,821	191,021	1.46
15-25-100-002	Aug-25	700,000	150,785	21,612	527,603	534,841	0.99
14-22-404-055	Feb-25	480,000	113,940	7,536	358,524	457,001	0.78
						<b>Avg</b>	<b>1.03</b>
						<b>Used</b>	<b>1.05</b>

## 2011 CONVIENCE WITH GAS

PARCEL #	SALE DATE	SALE PRICE	Time Adj	Adj Sale Price	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT	
<b>With Gas</b>												
18-19-300-013	Sep-22	2935000	1.000	2,935,000	1,464,835	68,818	1,401,347	893,609	1.57	3100	946.77	Gas
11-05-400-038	Oct-22	2075000	1.000	2,075,000	561,000	71,207	1,442,793	914,998	1.58	4250	488.24	Gas
08-28-200-020	Dec-22	2755000	1.000	2,755,000	889,942	95,831	1,769,227	976,288	1.81	6193	444.86	Gas
06-28-302-001	Dec-24	4407000	1.000	4,407,000	587,584	240,705	3,578,711	2,610,910	1.37			
									<b>Avg</b>	<b>1.58</b>		
									<b>Used</b>	<b>1.55</b>	<b>With Gas</b>	

**2012 OFFICE/BANKS**

<b>PARCEL #</b>	<b>SALE DATE</b>	<b>SALE PRICE</b>	<b>LAND VALUE</b>	<b>MISC DED</b>	<b>RESIDUAL</b>	<b>STC COST</b>	<b>ECF</b>
11-13-400-020	Feb-25	2,000,000	477400	66418	1,456,182	1538855	0.95
11-09-101-004	Jun-24	232,500	65880	2127	164,493	188799	0.87
11-09-101-003	Dec-24	375,000	87120	2978	284,902	337019	0.85
11-06-200-025	Sep-23	500,000	214200	12698	273,102	568943	0.48
						<b>Avg</b>	<b>0.79</b>
						<b>Used</b>	<b>0.79</b>

## 2014 MAIN COMMERCIAL

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT
11-10-401-001	Feb-25	580,000	140000	25777	414,223	549,232	0.75	6907	83.97
11-13-102-014	Apr-24	2,359,471	248601	167330	1,943,540	1,988,511	0.98	24240	97.34
11-11-304-012	Apr-24	945,000	203000	4849	737,151	694,416	1.06	7208	131.10
11-06-201-069	Feb-24	350,000	49000	4833	296,167	317,826	0.93	3744	93.48
11-09-103-004,4,5,6 &7	Jul-24	692,500	140000	0	552,500	960,612	0.58		
ECF area: 2014 (Main)						<b>Avg</b>	<b>0.86</b>		
						<b>Used</b>	<b>0.90</b>		

## 2014 MAIN COMMERCIAL

## 2015 SERVICE

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF
11-06-101-021	May-24	125,000	70,000	876	54,124	72,520	0.75
12-20-400-006	Jan-25	540,000	275,132	10,776	254,092	254,586	1.00
16-11-301-001	Jan-25	800,000	241,758	44,112	514,130	739,164	0.70
14-23-400-032	Apr-25	180,000	78,149	7,804	94,047	120,462	0.78
12-32-104-077	Apr-23	1,200,000	200,405	20,850	978,745	669,903	1.46
						<b>Avg</b>	<b>0.94</b>
						<b>Used</b>	<b>0.95</b>

3000 IND. BLDGS UNDER 25,000 SQ FT

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT
11-08-101-007	May-24	850,000	106,078	18,837	725,085	484,433	1.50	8,480	\$ 100.24
11-08-101-008	Mar-25	1,500,000	106,302	21,811	1,371,887	1,022,780	1.34	13,644	\$ 109.94
16-12-301-022	Jan-24	1,550,000	121,532	34,571	1,393,897	1,158,618	1.20	14,505	\$ 106.86
16-31-200-007	May-24	1,010,000	98,881	7,290	903,829	713,298	1.27	19,024	\$ 53.09
16-11-400-058	Aug-24	305,000	130,811		174,189	197,252	0.88	4,640	\$ 65.73
11-05-303-025	Aug-23	740,000	407,722	10,329	321,949	407,711	0.79	9,180	\$ 80.61
06-28-301-029	May-24	1,580,000	62,814	16,537	1,500,649	864,264	1.74	16,402	\$ 96.33
11-11-300-008	Jan-25	1,860,000	808,908	52,961	998,131	527,183	1.89	21,946	\$ 84.75
						<b>Avg</b>	<b>1.33</b>		
						<b>Used</b>	<b>1.30</b>		

3010 IND. BLDGS 25,000 SF OVER

PARCEL NUMBER	SALE DATE	SALE PRICE	TIME ADJ	ADJ SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT	
11-15-200-025	Jun-22	4,700,000	1.081	5,080,700	611091	62205	4,407,404	4046602	1.09	61978	76	
18-31-401-016	Feb-23	3,909,400	1.052	4,112,689	290894	12863	3,808,932	2753327	1.38	69092	57	
06-27-400-010	Jul-22	7,300,000	1.122	8,190,600	1376496	214914	6,599,190	5386512	1.23	154040	47	
08-28-101-002	Mar-22	1,486,849	1.093	1,624,383	142,180	24,798	1,457,405	1,220,122	1.19	28,292	53	
									<b>Avg</b>	<b>1.22</b>		
									<b>Used</b>	<b>1.25</b>		