

Cherry Valley Per Acre \$2100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
006-026-004-04	968 W FREEMAN RD	10/07/22	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$57,500	60.21	\$115,052	\$95,500	\$115,052	0.0	0.0	36.61	7.61	
006-026-005-00	968 W FREEMAN RD	10/07/22	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$57,500	60.21	\$115,052	\$95,500	\$115,052	0.0	0.0	36.61	29.00	
11 006 013 02		11/17/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$71,100	53.46	\$142,139	\$133,000	\$142,139	0.0	0.0	74.81	74.81	
11 008 007 00		11/08/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,100	46.94	\$150,100	\$160,000	\$150,100	0.0	0.0	80.00	80.00	
Totals:			\$484,000			\$484,000	\$261,200		\$522,343	\$484,000	\$522,343	0.0		228.03	191.42	
								Sale. Ratio =>	53.97	Average		Average				
								Std. Dev. =>	6.36	per FF=>		#DIV/0!		per Net Acre=>		2,122.53