

Cherry Valley Per Acre \$2600

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		
14-027-013-00		07/25/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$39,100	31.28	\$78,270	\$125,000	\$78,270	0.0	0.0	31.35	31.35		
10-035-019-00	5338 S KINGS HWY	01/14/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$19,500	34.21	\$38,950	\$57,000	\$38,950	0.0	0.0	20.00	20.50		
11-027-069-00		11/12/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,200	38.77	\$50,400	\$65,000	\$50,400	0.0	0.0	30.00	24.00		
14-001-005-01		08/01/22	\$138,900	LC	33-TO BE DETERMINED	\$138,900	\$76,000	54.72	\$151,994	\$138,900	\$151,994	535.0	0.0	60.38	27.04		
14-001-005-03		08/01/22	\$138,900	LC	33-TO BE DETERMINED	\$138,900	\$76,000	54.72	\$151,994	\$138,900	\$151,994	535.0	0.0	60.38	33.34		
Totals:			\$524,800			\$524,800	\$235,800		\$471,608	\$524,800	\$471,608	1,070.0		202.11	136.23		
								Sale. Ratio =>	44.93	Average			Average				
								Std. Dev. =>	11.25	per FF=>			\$490	per Net Acre=>			
															2,596.61		