

Cherry Valley Per Acre \$6000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
10-032-085-00		08/29/22	\$9,000	QC	03-ARM'S LENGTH	\$9,000	\$2,400	26.67	\$4,700	\$9,000	\$4,700	0.0	0.0	1.00	1.00
10-031-034-00		08/22/23	\$2,800	QC	13-GOVERNMENT	\$2,800	\$900	32.14	\$1,872	\$2,800	\$1,872	0.0	0.0	0.36	0.36
10-033-068-00		08/22/23	\$2,900	QC	13-GOVERNMENT	\$2,900	\$1,000	34.48	\$2,080	\$2,900	\$2,080	0.0	0.0	0.40	0.40
10-031-012-00		04/19/22	\$13,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$13,000	\$4,500	34.62	\$8,930	\$13,000	\$8,930	0.0	0.0	1.90	1.90
10-028-052-00		11/10/22	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$2,600	47.27	\$5,200	\$5,500	\$5,200	0.0	0.0	1.00	1.00
10-033-034-00		04/28/23	\$6,500	QC	09-FAMILY	\$6,500	\$5,200	80.00	\$10,400	\$6,500	\$10,400	0.0	0.0	2.00	2.00
Totals:			\$39,700			\$39,700	\$16,600		\$33,182	\$39,700	\$33,182	0.0		6.66	6.66
								Sale. Ratio =>	41.81	Average				Average	
								Std. Dev. =>	19.56	per FF=>		#DIV/0!	per Net Acre=>		5,960.96