

WHITTEMORE COM \$/Acre 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
010-014-300-010-50	2441 S US-23	07/12/22	\$275,000	LC	03-ARM'S LENGTH	\$275,000	\$214,390	
072-031-300-001-12	5057 SOUTH BRANCH RD	10/07/22	\$175,000	LC	03-ARM'S LENGTH	\$167,000	\$50,500	30.24
090-028-200-002-30	NATIONAL CITY RD	07/29/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,600	49.00
090-022-100-001-00	SAND LAKE RD	11/30/22	\$906,750	WD	03-ARM'S LENGTH	\$906,750	\$320,380	
Totals:			\$1,396,750			\$1,388,750	\$604,870	
Sale. Ratio =>								43.55
Std. Dev. =>								13.27

Using \$5000/Acre

Using sales from surrounding areas due to lack of sales

Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page
\$214,390	\$60,610	22.00	22.00	\$2,755	2023005795
\$112,200	\$167,000	41.80	41.80	\$3,995	2022006059
\$19,600	\$40,000	14.10	14.10	\$2,836	2022004976
\$320,380	\$906,750	152.56	37.00	\$5,943	2022006993
\$666,570	\$1,174,360	230.46	114.90		
		Average per Net Acre=>	\$5,096	Average per SqFt=>	

Using \$5000/Acre