

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
002-001-001-3401	WILDERNESS TRL	07/02/24	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$20,200	34.83	\$31,853	2.96	2.96	\$10,761	
003-222-089-0000	VACANT	07/17/24	\$23,250	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,250	\$20,400	87.74	\$23,250	2.59	1.00	\$8,977	003-016-008-0060
003-015-016-0181	VACANT	06/08/23	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$11,600	46.59	\$24,900	4.16	4.16	\$5,986	
003-013-005-0810	VACANT	08/30/23	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$11,700	21.27	\$55,000	4.23	1.90	\$13,002	003-013-005-0800
003-022-009-0001	VACANT	12/24/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$28,200	70.50	\$40,000	4.95	4.95	\$8,076	
003-022-009-0006	VACANT	10/14/24	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$28,200	57.55	\$49,000	5.00	5.00	\$9,800	
003-014-001-0705	VACANT	12/19/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,900	51.14	\$35,000	6.25	6.25	\$5,601	
011-226-015-0056	VACANT	08/18/23	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$10,900	50.70	\$21,500	5.00	5.00	\$4,300	
011-211-010-0260	VACANT	08/06/24	\$19,900	WD	03-ARM'S LENGTH	\$5,900	\$19,900	29.65	\$19,900	2.50	2.50	\$7,960	
011-222-004-3530	VACANT	10/23/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$4,200	76.36	\$5,500	1.60	1.60	\$3,438	
Totals:			\$332,050			\$318,050	\$173,200		\$305,903	39.24	35.32		
								Sale. Ratio =>	54.46	Average		Average	
								Std. Dev. =>	21.11	per Net Acre=>	7,795.69	per SqFt=>	

2026 1-7 ACRES RURAL & COMMERCIAL ACREAGE
UTILIZED & APPLIED: \$9,000/1 ACRE
UTILIZED & APPLIED: \$8,000/1.5 ACRES, 2 ACRES & 2.5 ACRES
UTILIZED & APPLIED: \$6,800/3 ACRES
UTILIZED & APPLIED: \$5,600/4 ACRES
UTILIZED & APPLIED: \$4,300/ 5 ACRES & 7 ACRES

DUE TO LACK OF VACANT LAND SALES FOR 1-7 ACRES IN BACKUS TOWNSHIP, MARKET EVIDENCE WAS SUPPLEMENTED WITH VERIFIED SALES FROM NEIGHBORING DENTON & ROSCOMMON TOWNSHIPS AND COUNTY EQUALIZATION SALES INFORMATION TO DETERMINE VALUE.