

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
002-001-001-0009	5624 WILDERNESS TRL	07/03/24	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$72,200	40.68	\$34,773	10.63	11.63	\$3,271	
002-001-001-0028	5807 WILDERNESS TRL	10/31/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,500	42.80	\$26,771	10.34	10.34	\$2,589	
002-001-001-1701	BUCKTAIL DR	08/23/23	\$42,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$42,000	\$25,000	59.52	\$42,000	18.29	9.15	\$2,296	002-001-001-1702
002-001-016-0021	850 S MAPLE VALLEY RD	09/20/23	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$91,000	47.89	\$21,408	10.25	7.76	\$2,089	002-001-016-0040
003-026-006-0120	VACANT	10/05/23	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$11,900	64.32	\$18,500	9.00	9.00	\$2,056	
003-033-001-0006	VACANT	02/17/25	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$18,000	42.35	\$42,500	10.00	10.00	\$4,250	
003-024-005-2530	VACANT	04/26/24	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$34,600	69.34	\$49,900	9.20	9.20	\$5,444	
003-023-001-0015	VACANT	01/08/24	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$23,600	58.27	\$40,500	13.53	13.53		
Totals:			\$685,900			\$685,900	\$329,800		\$276,352	91.24	80.61		
Sale. Ratio =>								48.08	Average		Average		
Std. Dev. =>								11.09	per Net Acre=>		3,028.85 per SqFt=>		

2026 10 &15 ACRES RURAL & COMMERCIAL ACREAGE
UTILIZED & APPLIED: \$3,000/10 ACRES
UTILIZED & APPLIED: \$3,000/15 ACRES

DUE TO LACK OF VACANT LAND SALES FOR 10 ACRE PARCELS IN BACKUS TOWNSHIP, MARKET EVIDENCE WAS SUPPLEMENTED WITH VERIFIED SALES FROM NEIGHBORING DENTON TOWNSHIP TO DETERMINE VALUE.