

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
002-001-001-1701	VACANT	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
003-025-013-0020	VACANT	04/08/24	\$68,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$68,900	\$36,000	52.25	\$68,900	20.02	10.01	\$3,441	003-025-013-0040
008-016-008-0190	VACANT	09/18/23	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$30,700	44.82	\$68,500	29.15	29.15	\$2,350	
011-214-009-1080	VACANT	03/25/24	\$67,300	WD	03-ARM'S LENGTH	\$67,300	\$26,000	38.63	\$67,300	26.25	26.25	\$2,564	
011-215-010-0020	VACANT	01/12/24	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$29,100	22.56	\$129,000	41.85	41.85	\$3,082	
001-017-003-0030	VACANT	09/17/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,500	50.00	\$145,000	65.35	65.35	\$2,219	
005-026-003-0020	VACANT	10/03/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,900	52.81	\$210,000	160.00	160.00	\$1,313	
Totals:			\$730,700			\$730,700	\$330,200		\$730,700	360.91	341.76		
								Sale. Ratio =>		Average		Average	
								Std. Dev. =>	45.19	per Net Acre=>	2,024.60	per SqFt=>	
									12.17				

2026 20-100 RURAL & COMMERCIAL ACREAGE
UTILIZED & APPLIED: \$2,500/20 ACRES
UTILIZED & APPLIED: \$2,500/25 ACRES
UTILIZED & APPLIED: \$2,300/30 ACRES
UTILIZED & APPLIED: \$ 2,300/40 ACRES
UTILIZED & APPLIED: \$1,800/50 ACRES
UTILIZED & APPLIED: \$1,500/100 ACRES

DUE TO LACK OF VACANT LAND SALES FOR 20-100 ACRE PARCELS IN BACKUS TOWNSHIP, MARKET EVIDENCE WAS SUPPLEMENTED WITH VERIFIED SALES FROM NEIGHBORING AND SURROUNDING TOWNSHIPS TO DETERMINE VALUE.