Rate of Inflation Analysis for Vacant Land
2018 - 2022

| | | | |
|---|---|---|---|
| | 6/15/2022 | Simple Monthly | (EV-BV)/BV | 0.0107 |
| MSM | | Compound Mon | (EV/BV)^(1/n) -1 | 0.0132 |

Paired Sales

| Parcel Number | Sale Date | Sale Price | Adj. Sale $ | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est LV |
|---|---|---|---|---|---|---|---|
| 41-08-01-200-039 | 07/03/18 | $23,000 | $23,000 | #REF! | $30,850 | $23,000 | $30,850 |
| 41-08-01-200-039 | 03/16/21 | $35,000 | $35,000 | #REF! | $30,850 | $35,000 | $30,850 |
| 41-08-01-200-039 | 03/09/22 | $44,600 | $44,600 | #REF! | $30,850 | $44,600 | $30,850 |
| 41-08-33-202-065 | 07/23/18 | $35,000 | $35,000 | #REF! | $31,500 | $35,000 | $31,500 |
| 41-08-33-202-065 | 12/15/20 | $25,000 | $25,000 | #REF! | $31,500 | $25,000 | $31,500 |
| 41-08-33-202-070 | 06/19/18 | $82,000 | $82,000 | #REF! | $90,000 | $82,000 | $90,000 |
| 41-08-33-202-070 | 09/01/21 | $102,000 | $102,000 | #REF! | $90,000 | $102,000 | $90,000 |
| 41-08-34-276-003 | 08/14/20 | $30,000 | $30,000 | #REF! | $46,400 | $30,000 | $46,400 |
| 41-08-34-276-003 | 08/18/21 | $40,000 | $40,000 | #REF! | $46,400 | $40,000 | $46,400 |
| | **Totals:** | **$416,600** | **$416,600** | | **$428,350** | **$416,600** | **$428,350** |

Excluded - Outliers

| Parcel Number | Sale Date | Sale Price | Adj. Sale $ | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est LV |
|---|---|---|---|---|---|---|---|
| 41-08-05-400-025 | 12/16/21 | $82,419 | $82,419 | #REF! | $72,526 | $82,419 | $72,526 |
| 41-08-05-400-025 | 03/25/22 | $199,900 | $199,900 | #REF! | $72,526 | $199,900 | $72,526 |
| 41-08-10-100-027 | 12/22/21 | $25,000 | $25,000 | #REF! | $9,000 | $25,000 | $9,000 |
| 41-08-10-100-027 | 10/13/21 | $2,500 | $2,500 | #REF! | $7,380 | $2,500 | $7,380 |
| | **Totals:** | **$309,819** | **$309,819** | | **$161,432** | **$309,819** | **$161,432** |

| Parcel | Sale Date | Sale Price | AV | LV | BV | # Months | CMGR |
|---|---|---|---|---|---|---|---|
| 41-08-01-200-039 | 7/3/2018 | 23,000 | $16,700 | $33,400 | 0 | 32 | 0.0132 |
| | 3/16/2021 | 35,000 | $16,800 | $33,600 | 0 | | |
| 41-88-01-200-039 | 3/16/2021 | 35,000 | $16,800 | $33,600 | 0 | 11 | 0.0223 |
| | 3/9/2022 | 44,600 | $13,700 | $27,400 | 0 | | |
| 41-08-34-276-003 | 8/14/2020 | 30,000 | $20,200 | $40,400 | 0 | 12 | 0.0243 |
| | 8/18/2021 | 40,000 | $19,300 | $38,600 | 0 | | |
| | | | | | Sub Totals | 55 | |
| | | | | | Totals | 55 | |

| SMGR | Weight | Weighted Avg CMG | Weighted Avg SMGR |
|---|---|---|---|
| 0.0107 | 32.00 | 0.42 | 0.34 |
| 0.0196 | 11.00 | 0.25 | 0.22 |
| 0.0208 | 12.00 | 0.29 | 0.25 |
| | | 0.96 | 0.81 |
| | | 0.0174 | 0.0147 |

| | |
|---|---|
| Monthly Adj. Facto | 1.015 |