

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
110-022-400-006-00	1440 WIEMAN RD	02/08/23	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$29,800	37.25	\$70,177	\$36,981
110-022-400-007-00	S WIEMAN RD	04/02/24	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$16,800	39.07	\$33,575	\$43,000
Totals:			\$123,000			\$123,000	\$46,600		\$103,752	\$79,981
Sale. Ratio =>								37.89		
Std. Dev. =>								1.29		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table
\$27,158	0.0	0.0	6.62	6.62	#DIV/0!	\$5,586		SECTION LOTS AND ACREAGE
\$33,575	0.0	0.0	6.62	6.62	#DIV/0!	\$6,495		SECTION LOTS AND ACREAGE

\$60,733	0.0	13.24	13.24					
Average		Average		Average				
per FF=>	#DIV/0!	per Net Acre	6,040.86	per SqFt=>				

Combined AG and Residential due to lack of sales, however
all AG parcels are 10 acres or greater

Used \$6000/acre