

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
110-016-200-006-00	741 S M-30	06/19/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,600	53.00	\$22,694
110-016-401-002-00	440 E SUN OIL RD	09/02/21	\$59,900	LC	03-ARM'S LENGTH	\$59,900	\$31,500	52.59	\$56,840
110-012-300-003-00	THREE RIVERS RD	03/25/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$11,700	43.33	\$25,110
110-010-302-002-00	99 CARDINAL LANE	05/14/19	\$28,000	LC	03-ARM'S LENGTH	\$28,000	\$12,500	44.64	\$28,000
110-035-101-001-02	2140 HAY RD	04/20/20	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$12,500	38.46	\$27,000
110-009-400-024-01	150 CARDINAL LANE	04/02/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,500	34.44	\$36,956
110-011-303-010-00	1025 HEIL RD	07/08/19	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,400	40.80	\$65,955
110-011-203-003-00	1045 E M-61	12/31/20	\$55,000	WD	19-MULTI PARCEL ARM'S LENGT	\$55,000	\$19,300	35.09	\$58,782
110-026-400-009-10	1888 N HAY	04/30/19	\$79,900	LC	03-ARM'S LENGTH	\$79,900	\$30,800	38.55	\$86,968
<b>Totals:</b>			<b>\$397,300</b>			<b>\$397,300</b>	<b>\$164,800</b>		<b>\$408,305</b>
								<b>Sale. Ratio =&gt;</b>	<b>41.48</b>
								<b>Std. Dev. =&gt;</b>	<b>6.82</b>

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$20,000	\$22,194	0.0	0.0	8.22	8.22	#DIV/0!	\$2,433	\$0.06	0.00	4000	1181/650	
\$27,603	\$24,543	0.0	0.0	9.09	9.09	#DIV/0!	\$3,037	\$0.07	0.00	4000	1221/454	
\$27,000	\$25,110	0.0	0.0	9.30	9.30	#DIV/0!	\$2,903	\$0.07	0.00	4000	1205/728	
\$28,000	\$27,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,800	\$0.06	0.00	4000	1153/151	
\$32,500	\$27,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,250	\$0.07	0.00	4000	1177/244	
\$35,071	\$27,027	0.0	0.0	10.01	10.01	#DIV/0!	\$3,504	\$0.08	0.00	4000	1176/445	
\$11,504	\$27,459	0.0	0.0	10.17	10.17	#DIV/0!	\$1,131	\$0.03	0.00	4000	1157/304	
\$42,807	\$46,589	1,050.0	1542.0	14.79	9.99	\$41	\$2,894	\$0.07	1,050.00	4000	1199/532	110-011-203-001-00
\$39,102	\$46,170	388.0	1919.8	17.10	17.10	\$101	\$2,287	\$0.05	388.00	4000	1152/745	
<b>\$263,587</b>	<b>\$273,092</b>	<b>1,438.0</b>		<b>98.68</b>	<b>93.88</b>							
	<b>Average per FF=&gt;</b>	<b>\$183</b>		<b>Average per Net Acre=&gt;</b>	<b>2,671.13</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.06</b>				

Used \$2600/acre

There were no ag sales in this group, I used similar sized residential sales

**Acreage Table 'A'** ✕

Description:

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**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="2,600"/>	3 Acre: <input type="text" value="7,800"/>	10 Acre: <input type="text" value="26,000"/>	30 Acre: <input type="text" value="72,000"/>
1.5 Acre: <input type="text" value="3,900"/>	4 Acre: <input type="text" value="10,400"/>	15 Acre: <input type="text" value="39,000"/>	40 Acre: <input type="text" value="112,000"/>
2 Acre: <input type="text" value="5,200"/>	5 Acre: <input type="text" value="13,000"/>	20 Acre: <input type="text" value="52,000"/>	50 Acre: <input type="text" value="140,000"/>
2.5 Acre: <input type="text" value="6,500"/>	7 Acre: <input type="text" value="18,200"/>	25 Acre: <input type="text" value="65,000"/>	100 Acre: <input type="text" value="200,000"/>

Land Table	Class
SECTION LOTS AND ACREAGE	401
SECTION LOTS AND ACREAGE	401
SECTION LOTS AND ACREAGE	401
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SECTION LOTS AND ACREAGE	401
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