

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
110-010-300-001-01	535 E HEIL RD	08/21/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,500	46.07	\$134,955
110-011-203-002-00	1015 E M-61	04/15/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$34,500	34.50	\$101,601
110-016-300-001-06	119 E MCKIMMY RD	09/02/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$31,500	39.42	\$60,662
110-021-101-001-03	400 E MCKIMMEY	02/17/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,900	76.33	\$13,500
110-035-303-001-02	2425 S WIEMAN RD	04/14/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$31,000	62.00	\$56,975
110-022-400-006-00	1440 WIEMAN RD	06/05/20	\$59,900	WD	03-ARM'S LENGTH	\$49,900	\$21,500	43.09	\$57,545
110-036-100-001-02	E HIGHWOOD RD	08/17/21	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$0	0.00	\$18,900
Totals:			\$466,800			\$456,800	\$205,900		\$444,138
								Sale. Ratio =>	45.07
								Std. Dev. =>	23.86

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$18,545	\$13,500	330.0	660.0	5.00	5.00	\$56	\$3,709	\$0.09	330.00	4000	1187/394
\$11,899	\$13,500	340.0	640.6	5.00	5.00	\$35	\$2,380	\$0.05	340.00	4000	1151/682
\$32,738	\$13,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,548	\$0.15	0.00	4000	1223/241
\$30,000	\$13,500	0.0	0.0	5.00	5.00	#DIV/0!	\$6,000	\$0.14	0.00	4000	1202/711
\$6,525	\$13,500	0.0	0.0	5.00	5.00	#DIV/0!	\$1,305	\$0.03	0.00	4000	1208/115
\$10,229	\$17,874	0.0	0.0	6.62	6.62	#DIV/0!	\$1,545	\$0.04	0.00	4000	1180/273
\$7,000	\$18,900	0.0	0.0	7.00	7.00	#DIV/0!	\$1,000	\$0.02	0.00	4000	
\$116,936	\$104,274	670.0		38.62	38.62						
Average				Average			Average				
per FF=>		\$175		per Net Acr		3,027.86	per SqFt=>		\$0.07		

Used \$3000/acre

Acreage Table 'A' X

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="3,000"/>	3 Acre: <input type="text" value="9,000"/>	10 Acre: <input type="text" value="28,000"/>	30 Acre: <input type="text" value="75,000"/>
1.5 Acre: <input type="text" value="4,500"/>	4 Acre: <input type="text" value="12,000"/>	15 Acre: <input type="text" value="42,000"/>	40 Acre: <input type="text" value="100,000"/>
2 Acre: <input type="text" value="6,000"/>	5 Acre: <input type="text" value="15,000"/>	20 Acre: <input type="text" value="56,000"/>	50 Acre: <input type="text" value="125,000"/>
2.5 Acre: <input type="text" value="7,500"/>	7 Acre: <input type="text" value="21,000"/>	25 Acre: <input type="text" value="70,000"/>	100 Acre: <input type="text" value="200,000"/>

Other Parcels in Sale	Land Table
	SECTION LOTS AND ACREAGE
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