

2023 070 LAND ANALYSIS 101 CLASS

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-004-300-010-00	616 N MCGREGOR RD	03/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$54,900
060-032-200-120-00	S KING RD	09/15/22	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$14,300
071-026-200-005-01	1922 N GEHRES RD	10/05/21	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$0
101-010-300-005-00	1338 W M-72	06/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,700
Totals:			\$494,900			\$494,900	\$145,900
							Sale. Ratio =>
							Std. Dev. =>

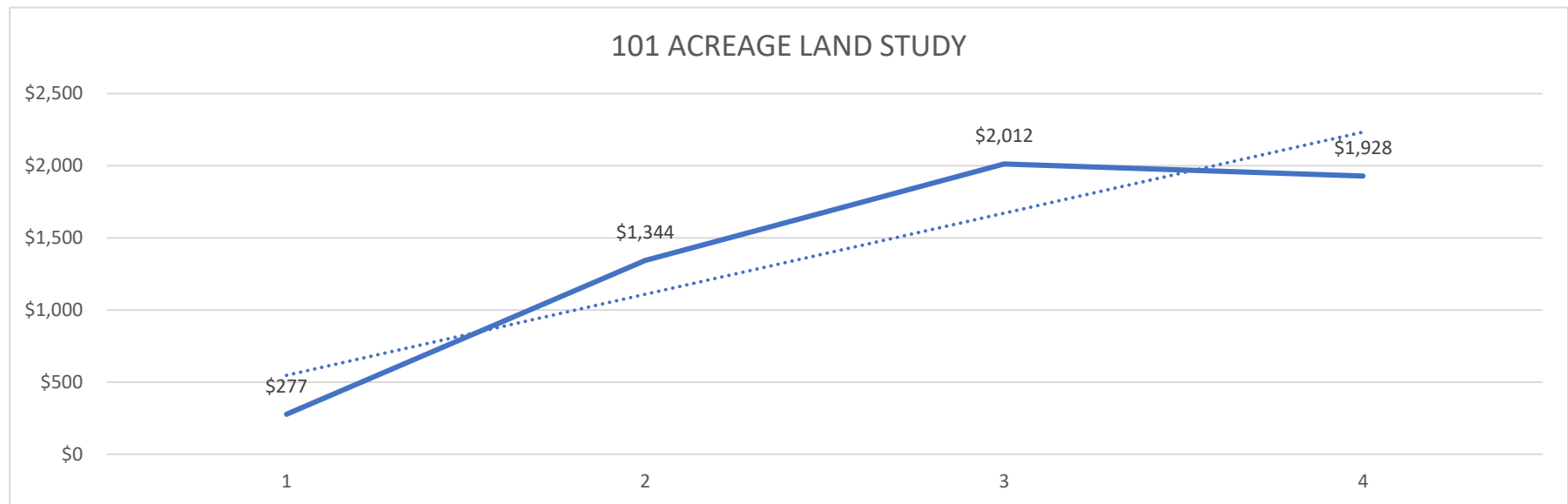
Mean	1390.134264
Standard Error	399.7252085
Median	1635.668269
Mode	#N/A
Standard Deviation	799.450417
Sample Variance	639120.9693
Kurtosis	0.934933995
Skewness	-1.283141147
Range	1735.30845
Minimum	276.9460333
Maximum	2012.254483
Sum	5560.537055
Count	4

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
68.63	\$126,163	\$11,136	\$68,864	\$57,299	0.0	0.0	40.21	40.21	#DIV/0!
17.88	\$56,345	\$80,000	\$0	\$56,345	0.0	0.0	59.54	20.00	#DIV/0!
0.00	\$108,136	\$141,381	\$8,519	\$99,617	0.0	0.0	70.26	70.26	#DIV/0!
41.46	\$153,399	\$149,821	\$35,179	\$118,220	0.0	0.0	77.72	77.72	#DIV/0!
	\$444,043	\$382,338		\$331,481	0.0		247.73	208.19	
29.48				Average			Average		
29.75				per FF=>	#DIV/0!		per Net Acre=>	1,543.37	

USE \$1400/ACRE DUE TO LIMMITED #
OF 101 PARCELS SALES IN 100



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Dollars/Acre	Dollars/SqFt	% TILLABLE	ADJUSTED \$/ACRE	LAND RESDUAL	*% TILLABLE	TILLBLE ACRES	Liber/Page
\$277	\$0.01	100%	\$ 277	\$	11,136.00	40.21	
\$1,344	\$0.05	59%	\$ 789	\$	46,960.00	35.00	2.022E+11
\$2,012	\$0.05	57%	\$ 1,145	\$	80,445.79	40.00	
\$1,928	\$0.04	58%	\$ 1,116	\$	86,746.36	45.00	2.021E+11
				\$	225,288	\$ 160	
Average per SqFt=>		\$0.04			Average per Tillable Acre=>		\$ 1,406

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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	AGRICULTURAL 101	1	1	8/9/2016		101		101	
060-031-100-030-00	AGRICULTURAL 101	0	0	1/2/1996		102			
	AGRICULTURAL 101	1	0	10/1/1995		101			
	AGRICULTURAL 101	0	0	11/11/2015		101			

COMMENTS

40.21 ACRE

35 ACRES TILLABLE,24.54 ACRES NON TILLABLE,OUTSIDE TIME PERIOD BUT VACANT

40 ACRES TILLAABLE,30.26 NON TILLABLE

45 ACRES TILLABLE, 32.72 NON TILLABLE

