

2112-01-4201	Apr-19		\$119,500		\$187,500		0.6373		\$79,191		30.00			\$2,640
2110-MPK-234	Jul-20		\$36,200		\$104,000		0.3481		\$104,000		40.31			\$2,580
2110-12-4101														
014-013-009-00	May-19		\$56,100		\$91,100		0.6158		\$77,500		32.00			\$2,422
013-035-003-02	May-19		\$63,200		\$140,000		0.4514		\$140,000		34.37			\$4,073
014-021-006-00	Mar-20		\$66,500		\$100,000		0.6650		\$97,280		36.40			\$2,673
								Total	\$497,971	Total	173.08			\$2,877
													2020	\$2,600
													2021	\$2,900
80 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price		Ratio		Land Value		Acreage/FF			Per Acre/FF
015-033-014-00	Oct-19	X	\$326,900		\$700,000		0.4670		\$239,399		70.47			\$3,397
015-033-014-10														
013-018-011-19	Sep-20	X	\$138,600		\$269,854		0.5136		\$263,224		77.88			\$3,380
013-018-011-20														
013-018-014-00														
006-032-001-00	Feb-21		\$175,200		\$425,100		0.4121		\$395,175		158.50			\$2,493
006-032-001-40														
								Total	\$897,798	Total	306.85			\$2,926
													2020	\$1,900
													2021	\$2,900

Com Wex Ford

Rural				4-1-2019 through 3-31-2021								
Sites	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF	
2312M-V1014A	Jun-19		\$117,900		\$231,000	0.5104	\$2,804	0.30			\$2,804	
2209-SSA0112												
2209-SSA0210	Mar-20				\$465,000		\$11,808	1.09			\$10,833	
2209-SSA0212												
							Total	\$14,612	Total	1.39	\$10,512	
											2020	\$8,700
											2021	\$10,500
2-6 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF	
2209-27-3101-08	Jul-20		\$15,700		\$25,000	0.6280	\$25,000	2.88			\$8,681	
2209-20-4102-08	Feb-20		\$6,600		\$14,900	0.4430	\$14,900	2.43			\$6,132	
							Total	\$39,900	Total	5.31	\$7,514	
											2020	\$7,900
											2021	\$7,500
10 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF	
2209-20-4302-01	Feb-21		\$43,100		\$75,000	0.5747	\$75,000	8.07			\$9,294	
11 003 008 02	Mar-21				\$75,000		\$75,000	13.62			\$5,507	
014-016-007-00	May-20				\$90,000		\$60,250	11.75			\$5,128	
009-024-016-00	Nov-20		\$17,400		\$56,085	0.3102	\$56,085	13.10			\$4,281	
							Total	\$266,335	Total	46.54	\$5,723	
											2020	\$5,900
											2021	\$5,700
20 acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF	
2210-26-1104	Sep-19		\$34,200		\$40,000	0.8550	\$40,000	17.77			\$2,251	
03 007 010 10	Oct-20				\$50,000		\$50,000	19.96			\$2,505	
052-124-012-02	Sep-20				\$84,540		\$84,540	28.18			\$3,000	
014-028-001-00												
014-028-001-75	Oct-19		\$55,700		\$90,000	0.6189	\$75,550	22.91			\$3,298	
014-016-007-50	May-20				\$90,000		\$90,000	29.25			\$3,077	
013-028-001-00	Jun-20		\$46,100		\$10,000	4.6100	\$85,550	20.75			\$4,123	
014-016-003-40	Jun-20				\$140,000		\$134,050	25.75			\$5,206	
							Total	\$559,690	Total	164.56	\$3,401	
											2020	\$4,700
											2021	\$3,400
40 Acres	SALE DATE	Confidential Sale?	Assessed Value		Sale Price	Ratio	Land Value	Acreage/FF			Per Acre/FF	

Good Farm *Antx*

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Ag land																
2109-11-3301-04	01/27/21	\$79,000	WD	\$79,000	\$0	0.00	\$78,584	\$79,000	\$78,584	1,320.0	1320.0	40.00	40.00	\$60	\$1,975	\$0.05
2109-24-4202	09/15/20	\$2,067,646	WD	\$2,067,646	\$635,100	30.72	\$1,966,540	\$1,646,704	\$832,375	9,518.0	13815.0	390.09	396.30	\$173	\$4,221	\$0.10
2111-01-1101-01	07/29/20	\$260,750	WD	\$260,750	\$75,400	28.92	\$335,300	\$260,750	\$267,860	5,304.0	1828.0	107.40	111.40	\$49	\$2,428	\$0.06
2111-01-1201-04	09/08/20	\$75,000	WD	\$75,000	\$0	0.00	\$63,325	\$75,000	\$63,325	1,009.0	1295.0	29.25	-29.25	\$74	\$2,564	\$0.06
2412-01-1106	05/29/20	\$269,000	WD	\$269,000	\$64,500	23.98	\$262,445	\$40,408	\$33,853	49.5	990.0	10.49	11.24	\$816	\$3,852	\$0.09
2412-11-3401-01	07/10/20	\$182,560	WD	\$182,560	\$85,600	46.89	\$175,106	\$182,560	\$175,106	1,681.0	1478.0	55.78	57.05	\$109	\$3,273	\$0.08
2412-12-4301-01	12/26/19	\$80,000	WD	\$80,000	\$0	0.00	\$67,575	\$80,000	\$67,575	1,274.0	1367.0	39.75	40.00	\$63	\$2,013	\$0.05
2412-15-3401	07/10/19	\$315,000	WD	\$315,000	\$121,200	38.48	\$257,853	\$123,447	\$66,300	1,326.0	1314.0	39.00	40.00	\$93	\$3,165	\$0.07
Totals:		\$3,328,956		\$3,328,956	\$981,800		\$3,206,728	\$2,487,869	\$1,584,978	21,481.5		711.76	725.24			
				Sale. Ratio =>		29.49			Average			Average			Average	
				Std. Dev. =>		18.76			per FF=>	\$116		per Net Acre=>	3,495.38		per SqFt=>	\$0.08

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
COMMERCIAL FF															
2309-04-1101	05/27/21	\$270,000	WD	\$270,000	\$73,500	27.22	\$152,323	\$128,051	1,124.0	321.0	6.24	6.24	\$114	\$20,521	\$0.47
2309-15-2203	05/27/21	\$380,000	WD	\$380,000	\$147,600	38.84	\$283,181	\$120,263	344.0	525.0	4.94	4.73	\$350	\$24,330	\$0.56
2312M-V0802	05/27/21	\$122,550	CD	\$123,000	\$57,900	47.07	\$118,553	\$32,822	125.0	135.0	0.39	0.39	\$263	\$84,811	\$1.95
2312M-V1014A	06/26/19	\$231,000	WD	\$231,000	\$117,900	51.04	\$230,387	\$18,953	100.0	131.0	0.30	0.30	\$190	\$62,967	\$1.45
2411B-VB-213	10/26/20	\$160,000	M/C	\$160,000	\$66,300	41.44	\$152,716	\$83,130	225.0	500.0	1.55	1.38	\$369	\$53,667	\$1.23
MN-S-MQ-101f	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$192,738	\$59,542	220.0	187.0	0.94	0.94	\$271	\$63,074	\$1.45
MNT-09-1110	05/06/19	\$125,000	WD	\$125,000	\$32,400	25.92	\$112,635	\$33,085	185.0	80.0	0.34	0.34	\$179	\$97,309	\$2.23
Totals:		\$1,469,550		\$1,470,000	\$591,200		\$1,242,533	\$475,846	2,323.0		14.70	14.32			
					Sale. Ratio =>	40.22					Average		Average		
					Std. Dev. =>	10.79				\$205	per Net Acre=>	32,361.67	per SqFt=>	\$0.74	
									200.0						

Parcel Number platted land	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
2411B-TAB-28	04/08/21	\$8,000	WD	\$8,000	\$12,500	156.25	\$25,000	\$8,000	\$25,000	100.0	0.0	0.00	0.00	\$80
2411-LG1-215	08/11/21	\$18,000	WD	\$18,000	\$19,500	108.33	\$39,000	\$18,000	\$39,000	156.0	0.0	0.00	0.00	\$115
2411-LG1-215	09/12/19	\$15,000	WD	\$15,000	\$7,800	52.00	\$39,000	\$15,000	\$39,000	156.0	0.0	0.00	0.00	\$96
2411-LG1-063	07/29/19	\$6,000	WD	\$6,000	\$3,300	55.00	\$20,000	\$6,000	\$20,000	65.0	0.0	0.00	0.00	\$92
2411-RV-57	03/15/21	\$13,700	WD	\$13,700	\$0	0.00	\$32,000	\$13,700	\$32,000	128.0	0.0	0.00	0.00	\$107
2411B-TAB-33	08/10/21	\$12,000	WD	\$12,000	\$11,300	94.17	\$22,500	\$12,000	\$22,500	90.0	0.0	0.00	0.00	\$133
2411B-LW-03	11/02/20	\$14,000	WD	\$14,000	\$12,500	89.29	\$25,000	\$14,000	\$25,000	100.0	0.0	0.00	0.00	\$140
2411B-TAB-45	04/08/21	\$12,000	WD	\$12,000	\$9,400	78.33	\$18,750	\$12,000	\$18,750	75.0	0.0	0.00	0.00	\$160
2411B-VB-077	08/20/20	\$14,900	WD	\$14,900	\$10,400	69.80	\$20,820	\$14,900	\$20,820	83.3	0.0	0.00	0.00	\$179
Totals:		\$113,600		\$113,600	\$86,700		\$242,070	\$113,600	\$242,070	953.3		0.00	0.00	
						Sale. Ratio =>	76.32			Average			Average	
						Std. Dev. =>	42.99			per FF=>	\$119	per Net Acre=>		#DIV/0!
										using	\$120 FF			

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
pheasant mannor															
2411-MW-11	03/05/21	\$277,000	WD	\$277,000	\$106,200	38.34	\$258,833	\$60,875	\$42,708	260.0	223.0	3.84	0.00	\$234	
2411B-5-1436	03/06/20	\$130,000	WD	\$130,000	\$63,000	48.46	\$143,265	\$22,485	\$35,750	143.0	0.0	0.00	0.00	\$157	
2411B-LW-03	11/02/20	\$14,000	WD	\$14,000	\$12,500	89.29	\$25,000	\$14,000	\$25,000	100.0	0.0	0.00	0.00	\$140	
2411B-LW-05-01	02/13/20	\$170,000	WD	\$170,000	\$88,000	51.76	\$186,167	\$33,833	\$50,000	200.0	0.0	0.00	0.00	\$169	
2411B-TAB-32	04/01/21	\$12,000	WD	\$12,000	\$11,300	94.17	\$22,500	\$12,000	\$22,500	90.0	0.0	0.00	0.00	\$133	
2411B-TAB-33	08/10/21	\$12,000	WD	\$12,000	\$11,300	94.17	\$22,500	\$12,000	\$22,500	90.0	0.0	0.00	0.00	\$133	
2411B-TAB-45	04/08/21	\$12,000	WD	\$12,000	\$9,400	78.33	\$18,750	\$12,000	\$18,750	75.0	0.0	0.00	0.00	\$160	
2412-01-4119	12/17/21	\$235,000	WD	\$235,000	\$104,200	44.34	\$220,515	\$48,885	\$34,400	215.0	213.8	1.06	1.06	\$227	
Totals:		\$862,000		\$862,000	\$405,900		\$897,530	\$216,078	\$251,608	1,173.0		4.89	1.06		
						Sale. Ratio =>	47.09				Average				
						Std. Dev. =>	23.94				per FF=>	\$184	Average		
									Used	180.0	per Net Acre=>	44,178.70			

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
40 PLUS												
2412-26-2202	07/06/20	\$61,000	WD	\$61,000	\$61,000	\$70,611	1,487.0	1314.0	44.85	44.85	\$41	\$1,360
2209-06-4301	05/26/20	\$70,000	WD	\$70,000	\$70,000	\$81,000	1,320.0	1815.0	55.00	55.00	\$53	\$1,273
2309-15-1201	10/09/20	\$95,000	WD	\$95,000	\$95,000	\$87,480	657.0	3900.0	58.82	58.82	\$145	\$1,615
2311-06-1301-01	12/20/19	\$95,000	LC	\$95,000	\$95,000	\$90,435	286.0	9214.0	60.50	60.50	\$332	\$1,570
2110-28-3102-02	01/31/20	\$145,700	WD	\$145,700	\$145,700	\$93,000	383.0	7051.0	62.00	62.00	\$380	\$2,350
2210-12-4101-04	06/26/20	\$133,000	WD	\$133,000	\$133,000	\$0	651.0	4176.0	62.42	62.42	\$204	\$2,131
2110-18-2101	02/02/21	\$126,000	WD	\$126,000	\$126,000	\$100,815	1,349.0	2235.0	69.21	69.21	\$93	\$1,821
2310-03-4101-01	12/29/20	\$102,000	WD	\$102,000	\$102,000	\$103,920	983.0	3102.0	70.00	70.00	\$104	\$1,457
2411-33-4201-02	07/19/19	\$125,000	WD	\$125,000	\$125,000	\$112,958	330.0	1320.0	70.00	60.00	\$379	\$1,786
2310-10-2101	03/17/21	\$150,000	WD	\$150,000	\$150,000	\$117,525	1,177.0	2927.0	79.10	79.10	\$127	\$1,896
2209-14-4201	07/01/20	\$120,000	LC	\$120,000	\$120,000	\$119,145	2,618.0	1331.0	80.00	80.00	\$46	\$1,500
2310-33-2402	10/09/20	\$130,000	WD	\$130,000	\$130,000	\$129,990	100.0	37780.0	86.73	86.73	\$1,300	\$1,499
2309-05-2401	03/16/21	\$235,000	WD	\$235,000	\$235,000	\$171,420	957.0	5234.0	115.00	115.00	\$246	\$2,043
Totals:		\$1,587,700		\$1,587,700	\$1,587,700	\$1,278,299	12,298.0		913.63	903.63		
							Average		Average		Average	
							per FF=>	\$129.1	per Net Acre=>	1,737.79	per SqFt=>	

Use 1,700.00 Per Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
40 ACRES																
2209-30-3101	01/29/21	\$55,000	WD	\$55,000	\$33,300	60.55	\$66,600	\$55,000	\$66,600	1,320.0	1320.0	40.00	40.00	\$42	\$1,375	
2310-06-4301	02/08/21	\$100,000	WD	\$100,000	\$37,700	37.70	\$68,516	\$96,684	\$65,200	1,320.0	1320.0	40.00	40.00	\$73	\$2,417	
2310-26-3201	10/16/19	\$55,000	WD	\$55,000	\$32,600	59.27	\$67,300	\$55,000	\$67,300	660.0	2640.0	40.00	40.00	\$83	\$1,375	
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$68,000	\$80,000	\$68,000	1,056.0	1650.0	40.00	40.00	\$76	\$2,000	
2409-33-2203	08/23/19	\$60,000	WD	\$60,000	\$32,100	53.50	\$66,250	\$60,000	\$66,250	1,340.0	1300.0	40.00	40.00	\$45	\$1,500	
2412-09-3102	05/24/19	\$79,100	WD	\$79,100	\$35,300	44.63	\$67,300	\$79,100	\$67,300	660.0	2640.0	40.00	40.00	\$120	\$1,978	
2412-09-3102	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$67,300	\$90,000	\$67,300	660.0	2640.0	40.00	40.00	\$136	\$2,250	
2309-12-3101	11/07/19	\$70,000	WD	\$70,000	\$29,800	42.57	\$65,760	\$70,000	\$65,760	1,310.0	1300.0	39.04	39.40	\$53	\$1,793	
2211-32-2201-02	03/16/21	\$80,000	WD	\$80,000	\$0	0.00	\$67,426	\$80,000	\$67,426	0.0	0.0	39.59	39.59	#DIV/0!	\$2,021	
2211-16-3301-02	02/27/20	\$48,000	WD	\$48,000	\$0	0.00	\$67,658	\$48,000	\$67,658	668.0	2593.0	39.76	39.76	\$72	\$1,207	
2410-24-4201-01	12/04/20	\$65,000	WD	\$65,000	\$0	0.00	\$67,658	\$65,000	\$0	678.0	2613.0	40.67	40.67	\$96	\$1,598	
2412-16-1102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$66,600	\$124,900	\$66,600	1,320.0	1320.0	40.00	40.00	\$95	\$3,123	
Totals:				\$907,000	\$907,000	\$269,500	\$672,110	\$903,684	\$735,394	10,992.0		479.06	479.42			
						Sale. Ratio =>	28.40					Average			Average	
						Std. Dev. =>	21.52					per FF=>	\$82.2	Average	per Net Acre=>	1,886.38
											Use	1,800.00				

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
30 ACRES																
2410-36-2203	11/04/20	\$40,000	WD	\$40,000	\$22,900	57.25	\$47,952	\$40,000	\$47,952	660.0	1812.0	27.46	27.46	\$61	\$1,457	
2411-04-2301	07/21/20	\$45,000	WD	\$45,000	\$34,000	75.56	\$171,622	\$45,000	\$69,831	0.0	0.0	28.89	28.89	#DIV/0!	\$1,558	
2209-30-1404	02/10/21	\$70,000	WD	\$70,000	\$26,600	38.00	\$53,300	\$70,000	\$53,300	662.0	1974.0	30.00	30.00	\$106	\$2,333	
2310-18-3401	01/23/20	\$50,400	WD	\$50,400	\$23,300	46.23	\$51,550	\$50,400	\$51,550	985.0	1320.0	30.00	30.00	\$51	\$1,680	
2311-04-3301-02	01/15/21	\$54,900	WD	\$54,900	\$34,100	62.11	\$47,416	\$54,900	\$71,124	0.0	0.0	30.00	30.00	#DIV/0!	\$1,830	
2310-03-2201	01/13/21	\$63,500	WD	\$63,500	\$26,200	41.26	\$51,620	\$63,500	\$51,620	988.0	1320.0	30.05	30.05	\$64	\$2,113	
2412-05-1201-04	07/01/20	\$79,900	WD	\$79,900	\$28,100	35.17	\$55,512	\$79,900	\$55,512	613.0	2241.0	31.54	31.54	\$130	\$2,533	
2312-29-4101-01	01/12/21	\$68,000	WD	\$68,000	\$25,800	37.94	\$0	\$68,000	\$0	843.0	1648.0	31.90	31.90	\$81	\$2,132	
2309-32-1120	11/04/19	\$68,000	WD	\$68,000	\$29,300	43.09	\$134,021	\$68,000	\$78,923	0.0	0.0	34.34	34.34	#DIV/0!	\$1,980	
2309-10-3301-02	11/17/20	\$92,000	WD	\$92,000	\$34,900	37.93	\$58,172	\$92,000	\$58,172	1,237.0	1220.0	34.65	34.65	\$74	\$2,655	
2210-21-4401-02	12/10/19	\$68,000	WD	\$68,000	\$52,500	77.21	\$172,182	\$68,000	\$94,166	743.6	660.0	35.00	35.00	\$91	\$1,943	
2312-04-1401	03/31/21	\$70,000	WD	\$70,000	\$30,800	44.00	\$0	\$70,000	\$0	1,272.0	1311.5	38.30	38.30	\$55	\$1,828	
2212-24-1101-01	03/24/20	\$131,000	WD	\$131,000	\$4,900	3.74	\$103,336	\$131,000	\$78,598	0.0	0.0	38.98	38.98	#DIV/0!	\$3,361	
Totals:		\$900,700		\$900,700	\$373,400		\$946,683	\$900,700	\$710,748	8,003.6		421.11	421.11			
						Sale. Ratio =>	41.46					Average			Average	
						Std. Dev. =>	19.07					per FF=>	\$112.5	Average	per Net Acre=>	2,138.87
												Use	2,100.00			

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre		
20 ACRES																	
2111-12-3104	12/30/19	\$52,500	WD	\$52,500	\$19,500	37.14	\$67,375	\$52,500	\$67,375	330.0	2580.0	19.50	19.50	\$159	\$2,692		
2212-12-1102	05/26/20	\$40,001	WD	\$40,001	\$17,400	43.50	\$38,900	\$40,001	\$38,900	688.0	1234.0	19.50	19.50	\$58	\$2,051		
2311-34-4102	04/17/20	\$30,000	WD	\$30,000	\$22,300	74.33	\$23,440	\$30,000	\$46,880	0.0	0.0	19.54	19.54	#DIV/0!	\$1,535		
2211-33-3318	10/21/20	\$42,000	WD	\$42,000	\$18,600	44.29	\$38,944	\$42,000	\$38,944	731.0	1167.0	19.59	19.59	\$57	\$2,144		
2110-18-3402	02/10/21	\$57,000	WD	\$57,000	\$17,900	31.40	\$0	\$57,000	\$0	661.0	1314.0	19.94	19.94	\$86	\$2,859		
2210-36-1301-02	10/09/20	\$48,000	WD	\$48,000	\$20,000	41.67	\$40,000	\$48,000	\$40,000	631.0	1380.0	20.00	20.00	\$76	\$2,400		
2309-08-3201	06/12/19	\$30,000	WD	\$30,000	\$18,000	60.00	\$39,450	\$30,000	\$39,450	660.0	1320.0	20.00	20.00	\$45	\$1,500		
2309-20-4102	06/26/20	\$45,000	WD	\$45,000	\$16,000	35.56	\$40,000	\$45,000	\$40,000	1,320.0	660.0	20.00	20.00	\$34	\$2,250		
2310-35-4402	07/24/20	\$44,900	WD	\$44,900	\$18,500	41.20	\$39,450	\$44,900	\$39,450	650.0	1940.0	20.00	20.00	\$69	\$2,245		
2312-30-4301	10/12/20	\$40,000	WD	\$40,000	\$17,000	42.50	\$39,120	\$40,000	\$39,120	663.0	1314.0	20.00	20.00	\$60	\$2,000		
2412-12-4401-02	09/03/20	\$47,500	WD	\$47,500	\$0	0.00	\$40,000	\$47,500	\$40,000	669.0	1302.0	20.00	20.00	\$71	\$2,375		
2209-11-1101	06/30/20	\$35,000	WD	\$35,000	\$22,400	64.00	\$24,147	\$35,000	\$48,840	0.0	0.0	20.58	20.58	#DIV/0!	\$1,701		
2311-17-4401	09/18/20	\$50,000	WD	\$50,000	\$19,900	39.80	\$41,400	\$50,000	\$41,400	857.0	1067.0	21.00	21.00	\$58	\$2,381		
2309-17-3201	03/26/21	\$25,000	WD	\$25,000	\$23,600	94.40	\$40,644	\$25,000	\$40,644	1,539.0	667.0	23.56	23.56	\$16	\$1,061		
2112-31-1102	01/21/21	\$72,000	WD	\$72,000	\$36,000	50.00	\$46,342	\$72,000	\$46,342	817.0	1341.0	25.14	25.14	\$88	\$2,864		
2109-08-1401-01	02/15/21	\$110,000	WD	\$110,000	\$25,800	23.45	\$48,596	\$110,000	\$48,596	142.0	8049.0	26.24	26.24	\$775	\$4,192		
Totals:		\$768,901		\$768,901	\$312,900		\$607,808	\$768,901	\$655,941	10,358.0		334.59	334.59				
						Sale. Ratio =>	40.69					Average			Average		
						Std. Dev. =>	21.29					per FF=>	\$74.2	Average	per Net Acre=>	2,298.04	Average
												per SqFt=>					

USE 2,200.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
15 ACRES																
2209-14-2203	03/18/20	\$30,000	LC	\$30,000	\$11,600	38.67	\$24,000	\$30,000	\$24,000	0.0	0.0	14.60	14.60	#DIV/0!	\$2,055	
2412-22-1109-02	03/04/20	\$20,000	WD	\$20,000	\$15,200	76.00	\$34,522	\$20,000	\$34,522	330.0	1980.0	15.00	15.27	\$61	\$1,333	
2412-20-2202	08/14/20	\$32,000	WD	\$32,000	\$14,900	46.56	\$34,248	\$32,000	\$34,248	670.0	1000.0	15.38	15.38	\$48	\$2,081	
2212-10-1101	08/03/20	\$34,000	WD	\$34,000	\$14,700	43.24	\$33,408	\$34,000	\$33,408	948.0	1172.0	15.48	15.48	\$36	\$2,196	
2412-36-4106	06/29/20	\$70,000	WD	\$70,000	\$23,600	33.71	\$28,050	\$70,000	\$28,050	352.5	2039.0	16.50	16.50	\$199	\$4,242	
2411-07-4102-02	08/28/20	\$43,000	WD	\$43,000	\$16,000	37.21	\$36,366	\$43,000	\$36,366	674.0	1079.0	16.70	16.70	\$64	\$2,575	
2309-28-3401	07/24/20	\$35,000	WD	\$35,000	\$18,100	51.71	\$36,832	\$35,000	\$36,832	393.0	1931.0	17.42	17.42	\$89	\$2,009	
Totals:		\$663,001		\$663,001	\$296,600		\$470,792	\$264,000	\$504,280	7,036.5		111.08	238.70			
Sale. Ratio=>						44.74	Average				Average		Average			
Std. Dev. =>						13.43	per FF=>				\$94.2	per Net Acre=>		2,376.75	per SqFt=>	

Use 2,300.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre		
10 ACRES																	
2210-36-2101-01	09/18/20	\$20,000	WD	\$20,000	\$0	0.00	\$22,950	\$20,000	\$22,950	580.0	683.0	9.10	9.10	\$34	\$2,198		
2310-20-1101	07/12/19	\$18,700	WD	\$18,700	\$9,300	49.73	\$22,367	\$18,700	\$22,367	660.0	610.0	9.10	9.10	\$28	\$2,055		
2112-36-4202-03	11/12/19	\$30,000	WD	\$30,000	\$0	0.00	\$23,708	\$30,000	\$23,708	330.0	1320.0	9.75	9.75	\$91	\$3,077		
2209-16-2406	01/22/21	\$20,000	WD	\$20,000	\$10,900	54.50	\$23,837	\$20,000	\$23,837	410.0	1047.0	9.86	9.86	\$49	\$2,028		
2210-13-1109	05/15/20	\$25,000	WD	\$25,000	\$11,500	46.00	\$23,650	\$25,000	\$23,650	330.3	1312.8	9.95	9.95	\$76	\$2,513		
2209-36-1301-02	02/13/20	\$39,900	WD	\$39,900	\$11,000	27.57	\$23,638	\$39,900	\$23,638	410.0	1064.0	10.00	10.00	\$97	\$3,990		
2210-17-3301-01	12/07/20	\$32,000	WD	\$32,000	\$0	0.00	\$24,000	\$32,000	\$24,000	330.0	1321.0	10.00	10.00	\$97	\$3,200		
2210-17-3301-02	11/30/20	\$29,500	WD	\$29,500	\$0	0.00	\$24,000	\$29,500	\$24,000	330.0	1320.0	10.00	10.00	\$89	\$2,950		
2211-18-1401	01/06/21	\$20,000	WD	\$20,000	\$9,000	45.00	\$22,833	\$20,000	\$22,833	660.0	660.0	10.00	10.00	\$30	\$2,000		
2211-22-2101	07/09/20	\$23,500	WD	\$23,500	\$10,000	42.55	\$23,732	\$23,500	\$23,732	642.0	678.0	10.00	10.00	\$37	\$2,350		
2309-14-2101	11/01/19	\$15,000	WD	\$15,000	\$9,500	63.33	\$23,708	\$15,000	\$23,708	330.0	1320.0	10.00	10.00	\$45	\$1,500		
2309-16-3201-03	10/27/20	\$39,000	WD	\$39,000	\$0	0.00	\$0	\$39,000	\$0	649.0	670.0	10.00	10.00	\$60	\$3,900		
2311-12-2101	12/18/19	\$25,000	WD	\$25,000	\$9,400	37.60	\$23,720	\$25,000	\$23,720	322.0	1350.0	10.00	10.00	\$78	\$2,500		
2312-07-1303	01/17/20	\$25,000	LC	\$25,000	\$9,400	37.60	\$23,697	\$25,000	\$23,697	347.0	1256.0	10.00	10.00	\$72	\$2,500		
2412-32-4402	11/05/20	\$19,500	WD	\$19,500	\$11,300	57.95	\$23,417	\$19,500	\$23,417	658.0	675.2	10.00	10.00	\$30	\$1,950		
2310-03-2101	10/18/19	\$15,000	WD	\$15,000	\$11,200	74.67	\$23,720	\$15,000	\$23,720	330.0	1321.0	10.01	10.01	\$45	\$1,499		
2310-27-1409	06/03/19	\$16,500	WD	\$16,500	\$11,300	68.48	\$23,720	\$16,500	\$23,720	511.8	1514.4	10.01	10.01	\$32	\$1,648		
2410-27-3108	11/30/20	\$28,000	WD	\$28,000	\$11,500	41.07	\$23,866	\$28,000	\$23,866	165.0	2642.0	10.01	10.01	\$170	\$2,797		
2412-35-2103	06/05/20	\$20,000	WD	\$20,000	\$11,300	56.50	\$22,565	\$20,000	\$22,565	335.0	1302.0	10.01	10.01	\$60	\$1,998		
2210-21-1208	08/19/20	\$20,000	WD	\$20,000	\$11,500	57.50	\$24,021	\$20,000	\$24,021	661.2	660.0	10.02	10.02	\$30	\$1,996		
2309-36-1201	02/03/20	\$18,000	WD	\$18,000	\$8,600	47.78	\$23,008	\$18,000	\$23,008	1,280.0	344.0	10.11	10.11	\$14	\$1,780		
2209-01-1121	07/22/20	\$17,000	WD	\$17,000	\$11,500	67.65	\$23,615	\$17,000	\$23,615	703.0	632.0	10.20	10.20	\$24	\$1,667		
2209-12-1120	07/21/20	\$34,000	WD	\$34,000	\$11,000	32.35	\$24,000	\$34,000	\$24,000	265.0	1640.0	10.20	10.20	\$128	\$3,333		
2312-18-4203	03/31/20	\$20,000	WD	\$20,000	\$9,500	47.50	\$21,009	\$15,923	\$16,932	330.0	1348.0	10.21	10.21	\$48	\$1,560		
2109-18-4301	11/18/20	\$18,900	WD	\$18,900	\$13,900	73.54	\$23,650	\$18,900	\$23,650	1,000.0	455.0	10.45	10.45	\$19	\$1,809		
2309-36-1217	05/16/19	\$21,000	WD	\$21,000	\$9,700	46.19	\$26,163	\$21,000	\$26,163	350.0	1372.0	11.03	11.03	\$60	\$1,904		
2210-36-2101-04	11/04/20	\$30,000	WD	\$30,000	\$0	0.00	\$26,730	\$30,000	\$26,730	657.0	749.0	11.30	11.30	\$46	\$2,655		
2311-35-2402-01	04/29/20	\$27,500	WD	\$27,500	\$12,300	44.73	\$26,541	\$27,500	\$26,541	419.4	1184.0	11.40	11.40	\$66	\$2,412		
2210-02-4101-07	06/17/20	\$21,798	WD	\$21,798	\$13,900	63.77	\$27,423	\$21,798	\$27,423	644.0	819.0	12.11	12.11	\$34	\$1,800		
2411-06-3303-02	06/24/19	\$34,000	WD	\$34,000	\$13,300	39.12	\$29,347	\$34,000	\$29,347	550.0	993.0	12.55	12.97	\$62	\$2,710		
2109-19-3301	07/11/19	\$40,000	WD	\$40,000	\$14,500	36.25	\$28,494	\$40,000	\$28,494	1,341.6	907.0	12.62	12.62	\$30	\$3,170		
2212-11-4102	09/14/20	\$14,000	WD	\$14,000	\$7,200	51.43	\$29,271	\$14,000	\$29,271	0.0	0.0	12.67	12.67	#DIV/0!	\$1,105		
2110-07-4101	06/14/19	\$25,000	WD	\$25,000	\$11,800	47.20	\$27,948	\$25,000	\$27,948	985.0	1130.3	12.78	12.78	\$25	\$1,956		
2412-23-2301-02	08/26/20	\$40,000	WD	\$40,000	\$0	0.00	\$0	\$40,000	\$0	437.0	1280.0	12.85	12.85	\$92	\$3,113		
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$30,363	\$41,500	\$30,363	902.0	660.0	13.71	13.71	\$46	\$3,027		
2209-02-3105	08/10/20	\$52,500	WD	\$52,500	\$14,100	26.86	\$32,148	\$52,500	\$32,148	200.0	0.0	13.88	13.88	\$263	\$3,782		
Totals:		\$936,798		\$936,798	\$323,000		\$846,859	\$932,721	\$842,782	19,055.3		385.89	386.31				
						Sale. Ratio =>	34.48					Average			Average		
						Std. Dev. =>	22.86					per FF=>	\$48.9			per Net Acre=>	2,417.09
																Average	
																per SqFt=>	

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
5 ACRES															
2210-17-3301-06	11/17/20	\$16,500	WD	\$16,500	\$0	0.00	\$13,600	\$16,500	\$13,600	453.0	384.0	4.00	4.00	\$36	\$4,125
2310-29-2105	05/11/20	\$12,500	WD	\$12,500	\$5,300	42.40	\$0	\$12,500	\$0	275.0	658.0	4.15	4.15	\$45	\$3,012
2309-05-3303	10/23/20	\$11,300	WD	\$11,300	\$11,100	98.23	\$0	\$11,300	\$0	236.0	821.0	4.45	4.45	\$48	\$2,539
2212-10-4305	03/09/20	\$17,500	WD	\$17,500	\$5,600	32.00	\$0	\$17,500	\$0	0.0	0.0	4.50	3.50	#DIV/0!	\$3,889
2309-16-3201-01	01/14/21	\$17,000	WD	\$17,000	\$0	0.00	\$0	\$17,000	\$0	308.0	647.0	4.58	4.58	\$55	\$3,712
2209-14-2201	11/01/19	\$10,000	LC	\$10,000	\$2,600	26.00	\$0	\$10,000	\$0	310.0	646.0	4.60	4.60	\$32	\$2,174
2109-08-3308-01	05/08/20	\$12,000	WD	\$12,000	\$10,200	85.00	\$0	\$12,000	\$0	328.0	1316.0	4.95	2.48	\$37	\$2,424
2309-01-1404-02	08/28/20	\$32,000	WD	\$32,000	\$7,400	23.13	\$0	\$32,000	\$0	667.0	323.0	4.95	4.95	\$48	\$6,465
2109-28-2101-04	02/06/20	\$15,000	WD	\$15,000	\$0	0.00	\$16,898	\$15,000	\$16,898	427.0	456.0	4.97	4.97	\$35	\$3,018
2112-07-4302	08/05/19	\$12,500	WD	\$12,500	\$9,300	74.40	\$0	\$12,500	\$0	320.0	680.0	5.00	5.00	\$39	\$2,500
2209-24-2304	07/15/19	\$16,000	WD	\$16,000	\$5,500	34.38	\$16,568	\$16,000	\$16,568	416.0	497.0	5.00	5.00	\$38	\$3,200
2209-24-2305	05/21/20	\$17,000	WD	\$17,000	\$6,300	37.06	\$15,538	\$17,000	\$15,538	570.0	382.0	5.00	5.00	\$30	\$3,400
2210-17-3301-03	08/28/20	\$18,500	WD	\$18,500	\$0	0.00	\$17,000	\$18,500	\$17,000	331.0	658.0	5.00	5.00	\$56	\$3,700
2210-17-3301-04	08/28/20	\$18,750	WD	\$18,750	\$0	0.00	\$17,000	\$18,750	\$17,000	331.0	658.0	5.00	5.00	\$57	\$3,750
2210-17-3301-05	08/28/20	\$18,500	WD	\$18,500	\$0	0.00	\$17,000	\$18,500	\$17,000	331.0	659.0	5.00	5.00	\$56	\$3,700
2211-36-4306	04/21/20	\$25,000	LC	\$25,000	\$6,200	24.80	\$16,150	\$25,000	\$16,150	330.0	660.0	5.00	5.00	\$76	\$5,000
2212-12-1101	12/09/20	\$15,000	WD	\$15,000	\$5,700	38.00	\$15,130	\$15,000	\$15,130	565.0	385.0	5.00	5.00	\$27	\$3,000
2310-18-4101-02	02/28/20	\$10,000	WD	\$10,000	\$0	0.00	\$0	\$10,000	\$0	362.0	601.0	5.00	5.00	\$28	\$2,000
2311-05-4403	09/25/20	\$11,500	WD	\$11,500	\$8,700	75.65	\$16,150	\$11,500	\$16,150	325.0	670.0	5.00	5.00	\$35	\$2,300
2311-15-2404	04/26/19	\$15,000	WD	\$15,000	\$7,300	48.67	\$16,150	\$15,000	\$16,150	330.0	660.0	5.00	5.00	\$45	\$3,000
2209-14-2205	03/18/20	\$10,000	LC	\$10,000	\$5,300	53.00	\$17,175	\$10,000	\$17,175	345.0	677.0	5.36	5.36	\$29	\$1,866
2210-36-2101-03	09/18/20	\$13,750	WD	\$13,750	\$0	0.00	\$17,875	\$13,750	\$17,875	61.0	47487.0	5.50	5.50	\$225	\$2,500
2209-04-4204	06/14/19	\$20,000	LC	\$20,000	\$5,800	29.00	\$0	\$20,000	\$0	872.0	291.0	5.83	5.83	\$23	\$3,431
2209-18-2204	07/27/20	\$19,550	WD	\$19,550	\$8,000	40.92	\$19,433	\$19,550	\$19,433	586.2	507.0	6.83	6.83	\$33	\$2,862
2312-07-4202	03/22/21	\$30,000	WD	\$30,000	\$19,800	66.00	\$0	\$30,000	\$0	0.0	0.0	7.50	2.50	#DIV/0!	\$4,000
2410-27-3109	09/26/19	\$17,000	WD	\$17,000	\$8,700	51.18	\$21,363	\$17,000	\$21,363	204.0	1653.0	7.74	7.74	\$83	\$2,196
2410-24-3404	04/19/19	\$20,000	WD	\$20,000	\$14,400	72.00	\$25,060	\$20,000	\$19,840	428.0	1007.0	8.00	4.50	\$47	\$2,500
2311-08-1105	10/01/20	\$18,000	WD	\$18,000	\$10,300	57.22	\$19,748	\$18,000	\$19,748	138.0	2074.6	8.36	8.36	\$130	\$2,153
2411-10-4103	02/05/21	\$25,000	WD	\$25,000	\$11,200	44.80	\$21,923	\$25,000	\$21,923	200.0	1823.0	8.37	8.37	\$125	\$2,987
2412-05-1201-05	11/05/19	\$14,735	WD	\$14,735	\$0	0.00	\$21,842	\$14,735	\$21,842	0.0	0.0	8.42	8.42	#DIV/0!	\$1,750
2309-28-1203	09/19/19	\$25,000	LC	\$25,000	\$10,200	40.80	\$23,050	\$25,000	\$21,772	450.0	816.0	8.43	8.43	\$56	\$2,966
2210-22-3106	09/06/19	\$25,000	WD	\$25,000	\$23,500	94.00	\$25,734	\$25,000	\$22,542	165.0	2310.0	8.75	8.75	\$152	\$2,857
Totals:		\$559,585		\$559,585	\$208,400		\$390,387	\$559,585	\$380,697	10,664.2		185.24	173.27		

Sale. Ratio => 37.24
Std. Dev. => 30.19

Average
per FF=> \$52.5

Average
per Net.Acre=> 3,020.86

Average
per SqFt=>

Use 3,000.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre		
2 ACRES																	
2211-26-1201	06/06/20	\$9,000	LC	\$9,000	\$5,000	55.56	\$7,400	\$9,000	\$7,400	265.0	328.8	2.00	2.00	\$34	\$4,500		
2412-22-4402-02	09/05/19	\$5,500	WD	\$5,500	\$5,400	98.18	\$7,162	\$5,500	\$7,162	221.0	394.0	2.00	2.00	\$25	\$2,750		
2109-09-2302	03/18/21	\$15,000	WD	\$15,000	\$7,300	48.67	\$0	\$15,000	\$0	45.0	63.6	2.04	2.04	\$333	\$7,367		
2109-15-4201-02	09/22/20	\$13,000	WD	\$13,000	\$7,100	54.62	\$0	\$13,000	\$0	188.8	496.0	2.15	2.15	\$69	\$6,047		
2109-15-4201-04	11/11/19	\$14,500	WD	\$14,500	\$5,700	39.31	\$0	\$14,500	\$0	188.7	496.0	2.15	2.15	\$77	\$6,744		
2311-16-3202	08/10/20	\$14,900	WD	\$14,900	\$8,700	58.39	\$4,560	\$14,900	\$4,560	0.0	0.0	2.70	2.70	#DIV/0!	\$5,519		
2310-33-1103	03/25/21	\$4,500	WD	\$4,500	\$6,100	135.56	\$0	\$4,500	\$0	778.0	159.0	2.84	2.84	\$6	\$1,585		
2209-16-3409	01/29/20	\$11,000	LC	\$11,000	\$4,600	41.82	\$0	\$11,000	\$0	304.0	455.0	3.18	3.18	\$36	\$3,459		
2209-29-4216	06/25/19	\$5,000	WD	\$5,000	\$4,900	98.00	\$0	\$5,000	\$0	364.0	387.0	3.24	3.24	\$14	\$1,543		
2309-27-1404	07/17/20	\$10,000	WD	\$10,000	\$5,200	52.00	\$0	\$10,000	\$0	325.0	438.0	3.33	3.33	\$31	\$3,003		
2410-35-2402	06/12/19	\$29,900	WD	\$29,900	\$6,600	22.07	\$0	\$29,900	\$0	248.0	658.0	3.75	3.75	\$121	\$7,973		
Totals:		\$307,100		\$307,100	\$113,800		\$49,620	\$132,300	\$49,620	6,262.5		29.38	67.54				
						Sale Ratio =>	37.06	Average				Average		Average			
						Std. Dev. =>	36.67	per FF=>				\$49.0	per Net Acre=>		\$4,503.68	per SqFt=>	

Use 4,500.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/+S:VSqFt		
1 ACRE																		
2209-09-4101	07/26/19	\$1,800	WD	\$1,800	\$47,500	2638.89	\$89,250	\$1,800	\$89,250	97.0	200.0	0.44	0.44	\$19	\$4,091	\$0.09		
2212-09-4411	10/11/19	\$2,500	WD	\$2,500	\$2,000	80.00	\$0	\$2,500	\$0	183.0	208.0	0.87	0.87	\$14	\$2,874	\$0.07		
2410-23-1402	10/23/20	\$5,000	WD	\$5,000	\$2,300	46.00	\$5,400	\$5,000	\$5,400	206.0	190.0	0.90	0.90	\$24	\$5,556	\$0.13		
2112-36-2202	07/30/20	\$5,000	WD	\$5,000	\$3,600	72.00	\$0	\$5,000	\$0	209.0	206.0	0.99	0.99	\$24	\$5,051	\$0.12		
2411-30-1102	09/21/19	\$10,000	WD	\$10,000	\$2,200	22.00	\$0	\$10,000	\$0	209.0	208.0	1.00	1.00	\$48	\$10,000	\$0.23		
2412-25-1406	10/18/20	\$2,700	WD	\$2,700	\$2,400	88.89	\$6,224	\$2,700	\$6,224	176.0	288.0	1.16	1.16	\$15	\$2,328	\$0.05		
2210-36-2101-02	09/23/20	\$3,250	WD	\$3,250	\$0	0.00	\$6,420	\$3,250	\$6,420	506.0	112.0	1.30	1.30	\$6	\$2,500	\$0.06		
2210-25-3301-02	12/16/19	\$5,000	WD	\$5,000	\$0	0.00	\$0	\$5,000	\$0	422.0	152.0	1.47	1.47	\$12	\$3,401	\$0.08		
2309-04-1102	01/08/21	\$6,500	WD	\$6,500	\$5,000	76.92	\$24,928	\$6,500	\$24,928	402.1	201.0	1.86	1.86	\$16	\$3,504	\$0.08		
2209-09-3402-02	12/10/20	\$15,000	WD	\$15,000	\$4,100	27.33	\$7,232	\$15,000	\$7,232	215.0	380.0	1.88	1.88	\$70	\$7,979	\$0.18		
2410-27-3102	02/07/20	\$4,000	WD	\$4,000	\$3,700	92.50	\$0	\$4,000	\$0	277.1	306.5	1.95	1.95	\$14	\$2,051	\$0.05		
2109-25-2101-02	03/26/20	\$14,200	WD	\$14,200	\$6,700	47.18	\$0	\$14,200	\$0	227.0	378.0	1.97	1.97	\$63	\$7,208	\$0.17		
Totals:				\$74,950			\$139,454	\$74,950		\$3,129	\$2,830	\$16	15.8		56,541.65	1.30		
									Sale. Ratio =>	53.75		Average						
									Std. Dev. =>	25455.43		per FF=>		\$24.0		Average per Net Acre=>		4,748.18

Use \$5,000.00

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
40 ACRES																
2209-30-3101	01/29/21	\$55,000	WD	\$55,000	\$33,300	60.55	\$66,600	\$55,000	\$66,600	1,320.0	1320.0	40.00	40.00	\$42	\$1,375	
2310-06-4301	02/08/21	\$100,000	WD	\$100,000	\$37,700	37.70	\$68,516	\$96,684	\$65,200	1,320.0	1320.0	40.00	40.00	\$73	\$2,417	
2310-26-3201	10/16/19	\$55,000	WD	\$55,000	\$32,600	59.27	\$67,300	\$55,000	\$67,300	660.0	2640.0	40.00	40.00	\$83	\$1,375	
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$68,000	\$80,000	\$68,000	1,056.0	1650.0	40.00	40.00	\$76	\$2,000	
2409-33-2203	08/23/19	\$60,000	WD	\$60,000	\$32,100	53.50	\$66,250	\$60,000	\$66,250	1,340.0	1300.0	40.00	40.00	\$45	\$1,500	
2412-09-3102	05/24/19	\$79,100	WD	\$79,100	\$35,300	44.63	\$67,300	\$79,100	\$67,300	660.0	2640.0	40.00	40.00	\$120	\$1,978	
2412-09-3102	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$67,300	\$90,000	\$67,300	660.0	2640.0	40.00	40.00	\$136	\$2,250	
2309-12-3101	11/07/19	\$70,000	WD	\$70,000	\$29,800	42.57	\$65,760	\$70,000	\$65,760	1,310.0	1300.0	39.04	39.40	\$53	\$1,793	
2211-32-2201-02	03/16/21	\$80,000	WD	\$80,000	\$0	0.00	\$67,426	\$80,000	\$67,426	0.0	0.0	39.59	39.59	#DIV/0!	\$2,021	
2211-16-3301-02	02/27/20	\$48,000	WD	\$48,000	\$0	0.00	\$67,658	\$48,000	\$67,658	668.0	2593.0	39.76	39.76	\$72	\$1,207	
2410-24-4201-01	12/04/20	\$65,000	WD	\$65,000	\$0	0.00	\$67,658	\$65,000	\$0	678.0	2613.0	40.67	40.67	\$96	\$1,598	
2412-16-1102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$66,600	\$124,900	\$66,600	1,320.0	1320.0	40.00	40.00	\$95	\$3,123	
Totals:		\$907,000		\$907,000	\$269,500		\$672,110	\$903,684	\$735,394	10,992.0		479.06	479.42			
						Sale. Ratio =>	28.40					Average			Average	
						Std. Dev. =>	21.52					per FF=>	\$82.2	Average	per Net Acre=>	1,886.38
												Use	1,900.00			

Good Farm

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
2109-11-3301-04	01/27/21	\$79,000	WD	\$79,000	\$0	0.00	\$78,584	\$79,000	\$78,584	1,320.0	1320.0	40.00	40.00	\$60	\$1,975	
2109-24-4202	09/15/20	\$2,067,646	WD	\$2,067,646	\$635,100	30.72	\$1,966,540	\$1,646,704	\$832,375	9,518.0	13815.0	390.09	396.30	\$173	\$4,221	
2111-01-1101-01	07/29/20	\$260,750	WD	\$260,750	\$75,400	28.92	\$335,300	\$260,750	\$267,860	5,304.0	1828.0	107.40	111.40	\$49	\$2,428	
2111-01-1201-04	09/08/20	\$75,000	WD	\$75,000	\$0	0.00	\$63,325	\$75,000	\$63,325	1,009.0	1295.0	29.25	29.25	\$74	\$2,564	
2412-01-1106	05/29/20	\$269,000	WD	\$269,000	\$64,500	23.98	\$262,445	\$40,408	\$33,853	49.5	990.0	10.49	11.24	\$816	\$3,852	
2412-11-3401-01	07/10/20	\$182,560	WD	\$182,560	\$85,600	46.89	\$175,106	\$182,560	\$175,106	1,681.0	1478.0	55.78	57.05	\$109	\$3,273	
2412-12-4301-01	12/26/19	\$80,000	WD	\$80,000	\$0	0.00	\$67,575	\$80,000	\$67,575	1,274.0	1367.0	39.75	40.00	\$63	\$2,013	
2412-15-3401	07/10/19	\$315,000	WD	\$315,000	\$121,200	38.48	\$257,853	\$123,447	\$66,300	1,326.0	1314.0	39.00	40.00	\$93	\$3,165	
Totals:		\$3,328,956		\$3,328,956	\$981,800		\$3,206,728	\$2,487,869	\$1,584,978	21,481.5		711.76	725.24			
						Sale. Ratio =>	29.49				Average			Average		
						Std. Dev. =>	18.76				per FF=>	\$116	Average	per Net Acre=>	3,495.38	Average
												USE	3,500.00			per SqFt=>

XMAS TREES HAY

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2111-01-4101-02	06/23/20	\$130,000	WD	\$130,000	\$74,400	54.92	\$147,860	\$130,000	\$147,860	3,573.0	829.0	65.32	68.02	\$36	\$1,990
2111-01-4201	10/19/20	\$94,900	WD	\$94,900	\$32,000	33.72	\$84,800	\$94,900	\$84,800	1,320.0	1320.0	40.00	40.00	\$72	\$2,373
2310-01-3101	10/07/20	\$260,000	WD	\$260,000	\$153,100	58.88	\$341,224	\$103,476	\$184,700	1,320.0	2640.0	79.00	80.00	\$78	\$1,310
2310-02-1201	04/11/19	\$430,000	WD	\$430,000	\$191,500	44.53	\$461,869	\$91,262	\$123,131	1,315.0	2432.0	72.43	73.43	\$69	\$1,260
2311-05-1101	04/12/19	\$132,125	WD	\$132,125	\$59,800	45.26	\$127,330	\$132,125	\$127,330	2,119.0	1544.0	74.90	77.50	\$62	\$1,764
2311-16-1101-02	09/13/19	\$242,198	WD	\$242,198	\$0	0.00	\$182,903	\$242,198	\$182,903	3,376.0	0.0	107.59	110.09	\$72	\$2,251
2410-34-3101-02	01/29/21	\$200,000	WD	\$200,000	\$60,000	30.00	\$134,300	\$200,000	\$134,300	1,315.0	2650.0	79.00	79.00	\$152	\$2,532
2412-15-3101	04/01/20	\$283,500	WD	\$283,500	\$124,800	44.02	\$263,500	\$283,500	\$263,500	5,350.0	1302.0	155.00	160.00	\$53	\$1,829
2412-34-4101-02	01/09/20	\$36,000	WD	\$36,000	\$0	0.00	\$39,439	\$36,000	\$39,439	668.0	1307.0	19.49	20.00	\$54	\$1,847
Totals:				\$1,808,723	\$1,808,723	\$692,600	\$1,783,225	\$1,313,461	\$1,287,963	20,356.0		692.73	708.04		
						Sale. Ratio =>	38.29					Average			Average
						Std. Dev. =>	21.56					per FF=>	\$65	Average	per SqFt=>
												per Net Acre=>	1,896.06		
												USING	1,900.00		