

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

Good Farm land
 2109-24-4202 09/15/20 \$2,067,646 WD \$2,067,646 \$685,100 30.72 \$2,732,114 \$1,639,037 \$12,094,266 9,518.0 13815.0 410.90 400.00 \$172 \$3,985 \$0.09

2111-01-1101-01 07/29/20 \$260,750 WD \$260,750 \$75,400 28.92 \$363,960 \$260,750 \$363,960 5,304.0 1828.0 111.40 71.80 \$49 \$2,341 \$0.05

2111-01-4101-02 06/23/20 \$130,000 WD \$130,000 \$71,400 54.92 \$128,710 \$130,000 \$128,710 3,573.0 829.0 68.02 68.02 \$36 \$1,911 \$0.04

2112-01-4201 10/19/20 \$94,900 WD \$94,900 \$32,000 33.92 \$108,422 \$64,578 \$78,100 1,330.0 1320.0 40.00 40.00 \$49 \$1,614 \$0.04

2412-01-1106 05/29/20 \$269,000 WD \$269,000 \$64,500 23.98 \$275,023 \$27,258 \$33,281 495 990.0 11.24 11.24 \$551 \$2,425 \$0.06

2412-09-4101 07/09/21 \$160,000 WD \$160,000 \$50,000 31.25 \$166,600 \$160,000 \$166,600 0.0 0.0 50.00 50.00 #DIV/0! \$3,200 \$0.07

2412-11-3401-01 07/10/20 \$182,560 WD \$182,560 \$85,600 46.89 \$172,882 \$182,560 \$172,882 0.0 0.0 57.05 57.05 #DIV/0! \$3,200 \$0.07

2412-15-3301 04/30/21 \$140,000 WD \$140,000 \$62,900 44.93 \$129,200 \$140,000 \$129,200 0.0 0.0 40.00 40.00 #DIV/0! \$3,500 \$0.08

2309-05-2401 03/16/21 \$235,000 WD \$235,000 \$98,300 41.83 \$222,112 \$235,000 \$222,112 957.0 5234.0 115.00 115.00 \$246 \$2,043 \$0.05

2310-01-3101 10/07/20 \$260,000 WD \$260,000 \$153,100 58.88 \$371,516 \$133,084 \$244,600 1380.0 2640.0 80.00 80.00 \$101 \$1,664 \$0.04

2410-34-3101-02 01/29/21 \$200,000 WD \$200,000 \$60,000 30.00 \$153,900 \$200,000 \$153,900 1315.0 2650.0 80.00 80.00 \$152 \$2,500 \$0.06

2412-15-3101 04/01/20 \$283,500 WD \$283,500 \$124,800 44.02 \$302,720 \$283,500 \$302,720 5,350.0 1302.0 160.00 160.00 \$53 \$1,772 \$0.04

2412-22-1108 08/19/21 \$22,000 WD \$22,000 \$12,000 54.55 \$19,700 \$22,000 \$19,700 0.0 0.0 9.15 10.15 #DIV/0! \$2,404 \$0.06

Totals: \$4,305,356 \$4,305,356 \$1,525,100 \$5,146,856 \$3,477,767 \$3,225,191 28,706.5 1,232.76 823.26 Average per FF=> \$121 Average per Net Acre=> 2,821.12 Average per SqFt=> \$0.06

Good Farm Avg 3,242.83 Use \$3,200.00 Per Acre Good Farm Sales 6,822.70 Good Farm Hay \$2,258.80 Hay
 Hayland 2,225.29 Use \$2,200.00 Per Acre 2,446.06 Good Farm \$1,629.90 Hay
 2,028.03 Good Farm \$3,213.16 Hay
 1,356.10 Good Farm \$1,766.18 Hay
 2,723.26 Good Farm \$2,258.43 Hay
 3,265.31 Good Farm
 3,617.00 Good Farm
 3,684.21 Good Farm

AVG 3,242.83 AVG 2,225.29

Actual Front	Unutilable Acreage	Tillable Acreage	Value		Value Tillable	Dollars	
			Unutilable	Tillable		Per Acre	Crop or Style
9,518.00	95.6	213.61	\$181,640.00	\$1,457,397.00	6,822.70	Farm	Good
5,304.00	0	106.6	\$0.00	\$260,750.00	2,446.06	Farm	Good
3,573.00	19.3	46.02	\$36,670.00	\$93,330.00	2,028.03	Farm	Good
1,320.00	19	21	\$36,100.00	\$28,478.00	1,356.10	Farm	Good
49.50	11.59	8.9	\$3,024.00	\$24,237.00	2,723.26	Farm	Good
0.00		49	\$0.00	\$160,000.00	3,265.31	Farm	Good
0.00	11.18	44.6	\$21,242.00	\$161,318.00	3,617.00	Farm	Good
0.00	0	38	\$0.00	\$140,000.00	3,684.21	Farm	Good
957.00	64.48	49.8	\$122,512.00	\$112,488.00	2,258.80	Hay	
1,320.00	16	63	\$30,400.00	\$102,684.00	1,629.90	Hay	
1,315.00	41	38	\$77,900.00	\$122,100.00	3,213.16	Hay	
5,350.00	72.8	82.2	\$138,320.00	\$245,180.00	1,766.18	Hay	
0.00	1	8.9	\$1,900.00	\$20,100.00	2,258.43	Hay	

Front Foot

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
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	\$1400
2411B-LW-21-01	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$38,870	\$15,000	\$38,870	169.0	135.0	0.52	0.52	\$89
2411B-LW-22	09/06/22	\$15,000	WD	\$15,000	\$0	0.00	\$23,000	\$15,000	\$23,000	100.0	135.0	0.31	0.31	\$150
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-42	11/10/22	\$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-TAB-43	11/10/22	\$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-TAB-44	05/19/22	\$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-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
Totals:		\$116,000		\$116,000	\$72,700		\$206,870	\$116,000	\$206,870	849.0		0.83	0.83	

Sale. Ratio => 62.67
 Std. Dev. => 37.83
 Average per FF=> \$137
 Average per Net Acre=> 139,088.73
 using 140.0'

1 AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2410-23-1402	10/23/20	\$5,000	WD	\$5,000	\$2,300	46.00	\$5,000	\$4,500	206.0	190.0	0.90	0.90	\$24	\$5,556
2112-36-2202	07/30/20	\$5,000	WD	\$5,000	\$3,600	72.00	\$5,000	\$0	209.0	206.0	0.99	0.99	\$24	\$5,051
2209-16-1302	06/08/21	\$8,000	WD	\$8,000	\$3,400	42.50	\$8,000	\$6,280	233.0	248.0	1.32	1.32	\$34	\$6,061
2209-16-2113	04/28/21	\$9,000	WD	\$9,000	\$3,700	41.11	\$9,000	\$0	150.0	358.0	1.35	1.35	\$60	\$6,667
Totals:		\$27,000		\$27,000	\$13,000		\$27,000	\$10,780	798.0		4.56	4.56		
					Sale. Ratio =>	48.15		Average			Average			
					Std. Dev. =>	14.54		per FF=>	\$34		per Net Acre=>	5,921.05		Average
														per SqFt=>

Use \$6,000.00

ZAC

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
2211-26-1201	06/06/20	\$9,000	IG	\$9,000	\$5,000	55.56	\$9,000	\$9,000	\$9,000	265.0	328.8	2.00	2.00	\$34	\$4,500
2412-24-2205	10/01/21	\$12,500	WD	\$12,500	\$4,700	37.60	\$8,440	\$12,500	\$8,440	189.4	426.4	2.00	2.00	\$66	\$6,250
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
2209-29-1106-01	05/03/21	\$13,000	WD	\$13,000	\$6,600	50.77	\$0	\$13,000	\$0	165.0	326.0	2.46	2.46	\$79	\$5,285
2311-16-3202	08/10/20	\$14,900	WD	\$14,900	\$8,700	58.39	\$3,800	\$14,900	\$3,800	432.0	546.0	2.70	2.70	\$34	\$5,519
Totals:		\$62,400		\$62,400	\$32,100		\$21,240	\$62,400		1,240.2		11.31	11.31		
					Sale. Ratio=>	51.44			Average	\$50		Average			
					Std. Dev.=>	8.17			per FF=>			per Net Acre=>	5,517.24		Average
															per SqFt=>

Use \$5,500.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd./Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/Ft Dollars/Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre
2309-27-1704	08/25/21	\$15,000	WD	\$15,000	\$5,400	36.00	\$0	\$15,000	\$0	325.0	438.0	3.33	3.33	\$46	\$4,505
2411B-5-4202-03	08/26/20	\$16,750	WD	\$16,750	\$6,300	37.61	\$11,760	\$16,750	\$11,760	0.0	0.0	3.36	3.36	#DIV/0!	\$4,985
2411B-5-4202-02	08/26/20	\$16,750	WD	\$16,750	\$6,300	37.61	\$11,764	\$16,750	\$11,764	0.0	0.0	3.37	3.37	#DIV/0!	\$4,970
2410-24-3401	07/05/21	\$15,000	WD	\$15,000	\$9,100	60.67	\$8,700	\$15,000	\$4,350	164.0	265.0	3.50	3.50	\$91	\$4,286
Totals:		\$63,500		\$63,500	\$27,100		\$32,224	\$63,500	\$27,874	489.0		13.56	11.56		
					Sale. Ratio =>				Average			Average			Average
					Std. Dev. =>				per FF=>			per Net Acre=>			per SqFt=>
						42.68			\$130			4,682.89			
						11.82									

Use \$4,700.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd./Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2310-29-2105	05/01/20	\$12,500	WD	\$12,500	\$5,300	42.40	\$0	\$12,500	\$0	275.0	657.5	4.15	4.15	\$45	\$3,012
2209-14-2201	04/23/21	\$15,000	WD	\$15,000	\$6,000	40.00	\$0	\$15,000	\$0	310.0	646.0	4.60	4.60	\$48	\$3,261
2309-16-3306	06/17/21	\$19,900	WD	\$19,900	\$7,800	39.20	\$0	\$19,900	\$0	323.0	635.5	4.71	4.71	\$62	\$4,225
2209-24-2305	05/21/20	\$17,000	WD	\$17,000	\$6,300	37.06	\$13,683	\$17,000	\$13,683	0.0	0.0	5.00	5.00	#DIV/0!	\$3,400
2211-36-4306	09/21/20	\$25,000	LC	\$25,000	\$6,200	24.80	\$14,250	\$25,000	\$14,250	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	\$13,350	\$15,000	\$13,350	565.0	385.0	5.00	5.00	\$27	\$3,000
2309-16-3201-02	05/14/21	\$24,500	WD	\$24,500	\$8,000	32.65	\$0	\$24,500	\$0	335.5	650.0	5.00	5.00	\$73	\$4,900
2209-16-2107	05/21/21	\$34,000	WD	\$34,000	\$14,800	43.53	\$0	\$34,000	\$0	600.0	1568.0	5.40	1.35	\$57	\$6,296
2411-33-2002-02	10/21/21	\$29,000	WD	\$29,000	\$9,200	31.72	\$14,514	\$29,000	\$14,514	980.0	246.0	5.58	5.58	\$30	\$5,197
Totals:		\$191,900		\$191,900	\$69,300	36.11	\$55,797	\$191,900	\$55,797	3,718.5	Average per FF=>	44.44	40.39	Average per Net Acre=>	Average per SqFt=>

Use \$4,300.00

Sale. Ratio => 36.11
Std. Dev. => 5.92

10 AC

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	
2411-07-4301-03	05/04/21	\$28,246	WD	\$28,246	\$12,000	42.48	\$23,983	\$28,246	\$23,983	0.0	0.0	9.74	9.74	#DIV/0!	\$2,900	
2411-07-3202	12/30/21	\$36,000	WD	\$36,000	\$12,000	33.33	\$23,983	\$36,000	\$23,983	0.0	0.0	10.01	10.01	#DIV/0!	\$3,596	
2412-35-2103	06/05/20	\$22,000	WD	\$22,000	\$11,300	51.36	\$22,680	\$22,000	\$22,680	0.0	0.0	10.01	10.01	#DIV/0!	\$2,198	
2412-21-1103	10/08/21	\$29,900	WD	\$29,900	\$12,000	40.13	\$23,989	\$29,900	\$23,989	0.0	0.0	10.10	10.10	#DIV/0!	\$2,960	
2412-35-1102	01/29/21	\$18,644	WD	\$18,644	\$11,400	61.15	\$23,994	\$18,644	\$23,994	0.0	0.0	10.17	10.17	#DIV/0!	\$1,833	
2412-32-4402	11/05/20	\$19,500	WD	\$19,500	\$11,300	57.95	\$22,613	\$19,500	\$22,613	658.0	675.2	10.20	10.20	#DIV/0!	\$1,912	
2412-22-1108	08/19/21	\$22,000	WD	\$22,000	\$12,000	54.55	\$23,993	\$22,000	\$23,993	0.0	0.0	10.15	10.40	#DIV/0!	\$2,167	
2410-21-3108	11/30/20	\$28,000	WD	\$28,000	\$11,500	41.07	\$28,025	\$28,000	\$28,025	0.0	0.0	10.01	10.01	#DIV/0!	\$2,797	
2311-35-2402-01	04/29/20	\$27,500	WD	\$27,500	\$12,300	44.73	\$26,415	\$27,500	\$26,415	419.4	1184.0	11.40	11.40	#DIV/0!	\$2,412	
2311-35-2402-01	03/23/22	\$30,000	WD	\$30,000	\$13,400	44.67	\$32,070	\$30,000	\$32,070	419.4	1184.0	11.40	11.40	#DIV/0!	\$2,632	
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$27,242	\$41,500	\$27,242	0.0	0.0	13.71	13.71	#DIV/0!	\$3,027	
Totals:		\$303,290		\$303,290	\$132,800	43.79	\$278,987	\$303,290	\$278,987	\$203		Average per FF=>	116.90	117.15	Average per Net Acre=>	2,594.44
						9.40										Average per SqFt=>

Use 2,600.00

15AC

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
2412-06-4301	08/23/22	\$50,000	WD	\$50,000	\$19,100	38.20	\$0	\$50,000	\$0	325.0	1796.0	13.40	13.40	\$154	\$3,731
2412-13-1103-02	07/17/20	\$41,500	WD	\$41,500	\$13,600	32.77	\$35,550	\$41,500	\$35,550	0.0	0.0	13.71	13.71	#DIV/0!	\$3,027
2312-05-2103	08/12/21	\$40,500	WD	\$40,500	\$17,800	43.95	\$0	\$40,500	\$0	600.0	1111.5	15.31	15.31	\$68	\$2,645
2412-20-2302	08/14/20	\$32,000	WD	\$32,000	\$14,900	46.56	\$41,070	\$32,000	\$41,070	0.0	0.0	15.38	15.38	#DIV/0!	\$2,081
2212-10-4101	08/03/20	\$34,000	WD	\$34,000	\$14,700	43.24	\$39,200	\$34,000	\$39,200	948.0	1172.0	15.48	15.48	\$36	\$2,196
2411-07-4102-02	08/28/20	\$43,000	WD	\$43,000	\$16,000	37.21	\$43,044	\$43,000	\$43,044	0.0	0.0	16.70	16.70	#DIV/0!	\$2,575
2309-28-3401	07/24/20	\$35,000	WD	\$35,000	\$18,100	51.71	\$43,680	\$35,000	\$43,680	0.0	0.0	17.42	17.42	#DIV/0!	\$2,009
Totals:		\$276,000		\$276,000	\$114,200		\$202,544	\$276,000	\$202,544	1,873.0		107.40	107.40		
					Sale. Ratio =>	41.38			Average	\$147		Average	per Net Acre=>	2,569.93	Average
					Std. Dev. =>	6.36			per FF=>					\$2,600.00!	per SqFt=>

Use \$2,600.00!

20 AC

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
2212-32-1102	05/26/20	\$40,001	WD	\$40,001	\$17,400	43.50	\$46,500	\$40,001	\$46,500	688.0	1234.0	19.50	19.50	\$58	\$2,051
2211-33-3318	10/21/20	\$42,000	WD	\$42,000	\$18,600	44.29	\$46,560	\$42,000	\$46,560	731.0	1167.0	19.59	19.59	\$57	\$2,144
2109-31-1102	12/01/21	\$60,000	WD	\$60,000	\$19,700	32.83	\$47,880	\$60,000	\$47,880	662.0	1310.6	19.92	19.92	\$91	\$3,012
2212-35-4301	03/26/21	\$70,000	WD	\$70,000	\$18,400	26.29	\$47,250	\$70,000	\$47,250	1693.0	1378.0	20.00	20.00	\$41	\$3,500
2309-20-4102	06/26/20	\$45,000	WD	\$45,000	\$16,000	35.56	\$48,000	\$45,000	\$48,000	1320.0	660.0	20.00	20.00	\$34	\$2,250
2310-35-4402	07/24/20	\$44,900	WD	\$44,900	\$18,500	41.20	\$47,265	\$44,900	\$47,265	0.0	0.0	20.00	20.00	#DIV/0!	\$2,245
2312-30-4301	10/12/20	\$40,000	WD	\$40,000	\$17,000	42.50	\$47,250	\$40,000	\$47,250	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000
2412-12-24/01E01	07/12/21	\$40,000	WD	\$40,000	\$20,000	50.00	\$47,235	\$40,000	\$47,235	675.0	1290.5	20.00	20.00	\$59	\$2,000
2412-12-24/01E01	11/10/21	\$41,000	WD	\$41,000	\$20,000	48.78	\$47,235	\$41,000	\$47,235	675.0	1290.5	20.00	20.00	\$61	\$2,050
2312M-111301	01/11/22	\$48,000	WD	\$48,000	\$20,700	43.13	\$0	\$48,000	\$0	0.0	0.0	20.67	20.67	#DIV/0!	\$2,322
2311-17-4401	09/18/20	\$50,000	WD	\$50,000	\$19,900	39.80	\$45,525	\$50,000	\$45,525	0.0	0.0	21.00	21.00	#DIV/0!	\$2,381
2411-07-4301-02	05/04/21	\$64,380	WD	\$64,380	\$72,200	34.48	\$0	\$64,380	\$0	733.0	1320.0	22.20	22.20	\$88	\$2,900
2412-06-4306	08/14/20	\$72,000	WD	\$72,000	\$34,200	47.50	\$91,366	\$72,000	\$91,366	542.0	1090.0	23.79	23.79	\$133	\$3,026
2112-31-1102	01/21/21	\$72,000	WD	\$72,000	\$36,000	50.00	\$53,436	\$72,000	\$53,436	817.0	1341.0	25.14	25.14	\$88	\$2,864

Totals:	\$729,281	\$729,281	\$298,600	40.94	\$615,502	\$729,281	\$589,994	8,536.0	291.81	291.81	Average per FF=>	\$85	Average per Net Acre=>	2,499.16	Average per SqFt=>
				7.03							Use		\$2,500.00		

30 AC

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
2312-03-1302	05/14/21	\$64,900	WD	\$64,900	\$26,200	40.37	\$0	\$64,900	\$0	60.0	20335.3	28.01	28.01
2309-21-3403	12/29/21	\$70,500	WD	\$70,500	\$37,100	52.62	\$58,404	\$70,500	\$58,404	392.0	3186.0	28.67	28.67
2310-20-1102	11/03/21	\$85,000	WD	\$85,000	\$28,200	33.18	\$59,328	\$85,000	\$59,328	700.0	1858.0	29.97	29.97
2209-30-1404	02/10/21	\$70,000	WD	\$70,000	\$26,600	38.00	\$59,700	\$70,000	\$59,700	665.0	1965.0	30.00	30.00
2412-14-1104	08/24/21	\$79,900	WD	\$79,900	\$26,900	33.67	\$59,556	\$79,900	\$59,556	490.0	2667.0	30.00	30.00
2412-14-1104	03/29/22	\$90,000	WD	\$90,000	\$26,900	29.89	\$59,556	\$90,000	\$59,556	490.0	2667.0	30.00	30.00
2310-03-2201	01/13/21	\$63,500	WD	\$63,500	\$26,200	41.26	\$57,960	\$63,500	\$57,960	988.0	1320.0	30.05	30.05
2412-05-1201-04	07/01/20	\$79,900	WD	\$79,900	\$28,100	35.17	\$61,728	\$79,900	\$61,728	0.0	0.0	31.54	31.54
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
2309-10-3301-02	11/17/20	\$92,000	WD	\$92,000	\$34,900	37.93	\$64,768	\$92,000	\$64,768	1,237.0	1220.0	34.65	34.65
Totals:		\$763,700		\$763,700	\$286,900	37.57	\$481,000	\$763,700	\$481,000	5,865.0	Average	304.79	304.79
											per FF=>	Average	per Net Acre=>
						6.20				\$130		304.79	2,505.66

Use: \$2,500.00

Dollars/FF Dollars/Acre

\$1,082	\$2,317
\$180	\$2,459
\$121	\$2,836
\$105	\$2,333
\$163	\$2,637
\$184	\$3,000
\$64	\$2,113
HDV/OI	\$2,533
\$81	\$2,132
\$74	\$2,655

Average
per SqFt->

40 AC

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/Ft	Dollars/Acre
2310-17-3201	02/24/22	\$90,500	WD	\$90,500	\$30,800	34.03	\$0	\$90,500	\$0	1,335.0	1207.5	37.00	37.00	\$68	\$2,446
2111-24-2201	09/17/21	\$110,000	WD	\$110,000	\$32,300	29.36	\$70,592	\$110,000	\$70,592	1,160.0	1408.0	37.50	37.50	\$95	\$2,933
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
2311-32-4101-01	06/25/21	\$85,000	WD	\$85,000	\$34,000	40.00	\$76,000	\$85,000	\$76,000	1,060.0	1652.0	40.00	40.00	\$80	\$2,125
2310-06-4301	02/08/21	\$100,000	WD	\$100,000	\$37,700	37.70	\$107,016	\$96,684	\$103,700	1,320.0	1320.0	40.00	40.00	\$73	\$2,417
2311-10-1401	05/13/20	\$80,000	WD	\$80,000	\$33,100	41.38	\$76,000	\$80,000	\$76,000	1,056.0	1650.0	40.00	40.00	\$76	\$2,000
2312-06-4201	12/17/21	\$95,000	WD	\$95,000	\$33,700	35.47	\$0	\$95,000	\$0	650.0	2681.0	40.00	40.00	\$146	\$2,375
2312-09-3102	05/15/20	\$90,000	WD	\$90,000	\$35,600	39.56	\$75,200	\$90,000	\$75,200	660.0	2640.0	40.00	40.00	\$136	\$2,250
2312-16-1102	08/06/20	\$124,900	WD	\$124,900	\$31,400	25.14	\$74,400	\$124,900	\$74,400	1,320.0	1390.0	40.00	40.00	\$95	\$3,123
2412-24-1401	03/13/22	\$120,000	WD	\$120,000	\$34,800	29.00	\$0	\$120,000	\$0	1,322.0	1740.0	40.00	39.00	\$91	\$3,000
2312-05-1201	11/05/21	\$110,000	WD	\$110,000	\$32,900	29.91	\$0	\$110,000	\$0	1,460.0	1203.0	40.31	40.31	\$75	\$2,729
2312-05-2102	01/31/22	\$124,900	WD	\$124,900	\$33,600	26.90	\$0	\$124,900	\$0	1,176.0	1493.0	40.31	40.31	\$106	\$3,098
2311-16-2302	08/25/21	\$85,000	WD	\$85,000	\$32,900	38.71	\$66,963	\$85,000	\$66,963	1,315.0	1338.0	40.39	40.39	\$65	\$2,104
2112-19-4201	01/10/22	\$80,000	WD	\$80,000	\$36,000	45.00	\$76,702	\$80,000	\$76,702	1,340.0	1325.5	40.78	40.78	\$60	\$1,962
Totals:		\$1,365,300		\$1,365,300	\$469,600	34.40	\$622,873	\$1,361,984	\$619,557	16,446.0	Average	554.59	553.59	Average	Average
					Sale. Ratio =>	6.47				\$83	per Net Acre=>	2,455.84	Average	per SqFt=>	
					Std. Dev. =>										

Use \$2,500.00

50 Plus AC

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
2110-18-2101	02/02/21	\$126,000	WD	\$126,000	\$63,500	50.40	\$114,257	\$126,000	\$114,257	1,349.0	2235.0	69.21	69.21	\$93	\$1,821
2110-18-2101	03/16/22	\$201,000	WD	\$201,000	\$67,900	33.78	\$114,257	\$201,000	\$114,257	1,349.0	2235.0	69.21	69.21	\$149	\$2,904
2309-15-1201	10/09/20	\$95,000	WD	\$95,000	\$52,700	55.47	\$99,127	\$95,000	\$99,127	0.0	0.0	58.82	58.82	#DIV/0!	\$1,615
2309-14-4201	07/01/20	\$120,000	LC	\$120,000	\$64,600	53.83	\$135,034	\$120,000	\$135,034	2,618.0	1333.0	80.00	80.00	\$46	\$1,500
2309-22-1101-01	06/25/21	\$115,000	WD	\$115,000	\$65,300	56.78	\$118,371	\$115,000	\$118,371	517.0	1586.0	69.63	69.63	\$222	\$1,652
2310-03-4101-01	02/10/22	\$145,000	WD	\$145,000	\$64,900	44.76	\$117,776	\$145,000	\$117,776	983.0	3102.0	70.00	70.00	\$148	\$2,071
2310-20-3201	11/12/21	\$175,000	WD	\$175,000	\$70,200	40.11	\$143,507	\$175,000	\$143,507	2,197.0	1518.5	76.59	76.59	\$80	\$2,285
2310-10-2101	03/17/21	\$150,000	WD	\$150,000	\$67,400	44.93	\$133,195	\$150,000	\$133,195	1,177.0	2927.0	79.10	79.10	\$127	\$1,896
2114-32-4101-04	06/25/21	\$260,000	WD	\$260,000	\$103,000	39.62	\$49,261	\$217,458	\$304,419	3,964.0	5120.0	119.57	160.07	\$55	\$1,819
Totals:		\$1,387,000		\$1,387,000	\$619,500		\$1,524,782	\$1,344,458	\$1,279,940	14,154.0		692.13	632.63		
					Sale. Ratio =>	44.66						Average	Average		
					Std. Dev. =>	7.99						per FF=>	per Net Acre=>	\$95	1,942.49
														Average	Average
														per SqFt=>	per SqFt=>

Use \$1,900,000

E.C.F.s for Neighborhood: 1020 'AG'

Residential ~~1.023~~
Town Homes/Duplexes: 1.023
Mobile Homes: 1.173
Agricultural Bldgs : 0.968
Commercial Bldgs : 0.677
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

~~E.C.F.s for Neighborhood: 2020 'COMMERCIAL'~~

Residential : 0.677
Town Homes/Duplexes: 1.023
Mobile Homes : 1.173
Agricultural Bldgs : 0.968
Commercial Bldgs: 0.677
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4020 'RESIDENTIAL'

Residential : 1.023
Town Homes/Duplexes: 1.023
Mobile Homes : 1.173
Agricultural Bldgs : 0.968
Commercial Bldgs : 0.677
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 9000 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
MN-04-110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$52,400	61.65	\$119,292	\$27,699	\$57,301	\$106,256	0.539
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	03-ARMS LENGTH	\$45,000	\$23,400	52.00	\$58,411	\$6,989	\$38,011	\$59,654	0.637
MN-S-MQ-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	19-MULTI PARCEL ARMS LENGTH	\$181,000	\$95,600	52.82	\$228,841	\$45,127	\$135,873	\$213,125	0.638
2310-39-2206	2020 E 24 RD	05/24/21	\$160,000	WD	03-ARMS LENGTH	\$80,000	\$29,300	36.63	\$102,869	\$8,109	\$71,891	\$109,930	0.654
MN-CC-04-02	304 W MAIN ST	05/01/20	\$185,000	LC	03-ARMS LENGTH	\$185,000	\$92,400	49.95	\$227,447	\$19,597	\$165,403	\$241,125	0.686
MN-RAL-R-22A	305 W MAIN ST	05/21/21	\$300,000	WD	19-MULTI PARCEL ARMS LENGTH	\$280,000	\$123,700	44.18	\$325,048	\$49,792	\$230,208	\$319,323	0.721
2312M-V0715	118 W MESICK AV	12/30/21	\$400,000	WD	19-MULTI PARCEL ARMS LENGTH	\$400,000	\$138,200	34.55	\$398,247	\$84,330	\$315,670	\$364,173	0.867
Totals:						\$1,296,000	\$1,256,000		\$555,000	\$1,460,155	\$1,014,357	\$1,413,587	
						Sale. Ratio =>		44.19			E.C.F. =>		0.718
						Std. Dev. =>		9.59			Ave. E.C.F. =>		0.677

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Trailers													
2311-03-4201	5470 N 19 1/2 RD	09/10/20	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$24,600	51.25	\$72,210	\$20,467	\$27,533	\$38,643	10.712
2311-05-3101	4396 W 16 RD	01/08/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$145,300	47.64	\$359,068	\$214,151	\$90,849	\$112,548	0.807
2311-06-2221	302 E CHURCH ST	06/04/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$17,500	25.00	\$64,759	\$15,840	\$54,160	\$36,534	1.482
2311-06-2222	320 E CHURCH ST	04/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,100	46.31	\$78,905	\$23,640	\$41,360	\$48,273	1.002
2311-08-3302	41710 N 15 RD	08/20/20	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$22,700	34.39	\$64,768	\$21,505	\$44,495	\$32,310	1.377
2311-18-3303	3170 N 13 RD	10/29/21	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$29,700	45.69	\$64,327	\$16,260	\$48,740	\$35,898	1.358
2311-22-2101-02	2851 W M 115 HWY	12/22/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,000	37.00	\$81,560	\$20,582	\$79,418	\$45,540	1.744
2311-26-3103	1400 ROSEMARY DR	07/10/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,400	33.38	\$127,445	\$23,940	\$106,060	\$77,300	1.372
Totals:						\$849,000	\$350,300	41.26	\$913,042	\$492,615	\$420,046		
							Sale. Ratio =>	8.99					E.C.F. => 1.173
							Std. Dev. =>						Ave. E.C.F. => 1.232

