

20 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	
2309-16-3201-04		06/21/21	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$24,000	26.67	\$0	\$90,000	\$0	662.0	1283.1	19.50	20.00	\$136	\$4,615	\$0.11	660.00	
2110-25-1102		07/18/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$23,200	42.18	\$48,900	\$55,000	\$48,900	660.0	1287.0	19.50	20.00	\$83	\$2,821	\$0.06	0.00	
2309-01-3404		07/22/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$20,900	26.13	\$49,714	\$80,000	\$49,714	165.0	5245.7	19.87	20.00	\$485	\$4,026	\$0.09	0.00	
2311-23-1107		02/17/23	\$114,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$114,900	\$29,100	25.33	\$80,269	\$114,900	\$80,269	2,142.0	417.7	20.54	22.16	\$54	\$5,594	\$0.13	1,470.00	
2411-07-4301-02	W 6 RD	05/04/21	\$64,380	WD	03-ARM'S LENGTH	\$64,380	\$22,200	34.48	\$0	\$64,380	\$0	733.0	1320.0	22.20	22.20	\$88	\$2,900	\$0.07	733.00	
2310-08-4201		07/08/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$22,900	45.89	\$51,550	\$49,900	\$51,550	55.0	19324.8	24.40	24.44	\$907	\$2,045	\$0.05	0.00	
2309-18-1301		08/03/21	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$23,600	49.68	\$62,500	\$47,500	\$62,500	825.0	1320.0	25.00	25.00	\$58	\$1,900	\$0.04	825.00	
2309-03-1401-02	5399 N 45 RD	11/04/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$26,000	43.33	\$63,650	\$60,000	\$63,650	877.1	1264.4	25.46	25.46	\$68	\$2,357	\$0.05	877.14	
2211-14-3201	1870 W 32 RD	01/14/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$24,900	20.75	\$0	\$120,000	\$0	215.0	5379.0	26.55	26.55	\$558	\$4,520	\$0.10	215.00	
2312-03-1302		05/14/21	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$26,200	40.37	\$0	\$64,900	\$0	60.0	20335.3	28.01	28.01	\$1,082	\$2,317	\$0.05	60.00	
2309-21-3403		12/29/21	\$52,200	WD	03-ARM'S LENGTH	\$52,200	\$37,100	71.07	\$71,675	\$52,200	\$71,675	392.0	3186.0	28.67	28.67	\$133	\$1,821	\$0.04	392.00	
2309-21-3403		12/29/21	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$37,100	52.62	\$71,675	\$70,500	\$71,675	392.0	3186.0	28.67	28.67	\$180	\$2,459	\$0.06	392.00	
2310-20-1102		11/03/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,200	33.18	\$73,600	\$85,000	\$73,600	700.0	1858.0	29.97	29.97	\$121	\$2,836	\$0.07	700.00	
Totals:						\$954,280	\$345,400		\$573,533	\$954,280	\$573,533	7,878.1		318.34	321.13					
						Sale. Ratio =>	36.19		Average		per FF=>	\$121		Average	per Net Acre=>	2,997.68		Average	per SqFt=>	\$0.07
						Std. Dev. =>	13.84													

use 3,000 per Acre

30 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	
2412-14-1104	7123 W 6 RD	03/29/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$26,900	29.89	\$74,075	\$90,000	\$74,075	490.0	2667.0	30.00	30.00	\$184	\$3,000	\$0.07	490.00	
2412-14-1104	7123 W 6 RD	08/24/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$26,900	33.67	\$74,075	\$79,900	\$74,075	490.0	2667.0	30.00	30.00	\$163	\$2,663	\$0.06	490.00	
2412-25-2401-02	W 10 1/2 RD	08/30/21	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$36,600	26.14	\$81,542	\$140,000	\$81,542	895.0	1505.4	30.93	31.61	\$156	\$4,526	\$0.10	868.00	
2310-17-3201	3424 N 27 RD	02/24/22	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$30,800	34.03	\$92,500	\$90,500	\$92,500	1,335.0	1207.5	37.00	37.00	\$68	\$2,446	\$0.06	1,335.00	
2410-24-3106	8401 BUTTERMIL	04/19/22	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$28,400	31.56	\$20,250	\$90,000	\$20,250	1,909.0	849.5	37.23	37.23	\$47	\$2,417	\$0.06	932.00	
2111-24-2201		09/17/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,300	29.36	\$91,550	\$110,000	\$91,550	1,160.0	1408.0	37.50	37.50	\$95	\$2,933	\$0.07	1,160.00	
2412-10-4401-02	10131 N 9 RD	06/08/22	\$120,652	WD	03-ARM'S LENGTH	\$120,652	\$51,100	42.35	\$106,107	\$120,652	\$106,107	2,493.0	647.0	37.03	38.92	\$48	\$3,258	\$0.07	0.00	
2210-04-2102	2280 E 26 RD	03/08/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$43,400	33.13	\$0	\$131,000	\$0	665.0	2586.0	39.48	39.48	\$197	\$3,318	\$0.08	665.00	
Totals:						\$852,052	\$276,400		\$540,099	\$852,052	\$540,099	9,437.0		279.17	281.74					
						Sale. Ratio =>	32.44		Average		per FF=>	\$90		Average	per Net Acre=>	3,052.09		Average	per SqFt=>	\$0.07
						Std. Dev. =>	4.77													

Use 3,000 per Acre

40 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front	
2412-24-1401		03/13/22	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000	\$34,800	29.00	\$0	\$120,000	\$0	1,320.0	1287.0	39.00	40.00	\$91	\$3,077	\$0.07	1,322.00	
2111-32-4101-01		06/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,000	40.00	\$100,000	\$85,000	\$100,000	1,060.0	1652.0	40.00	40.00	\$80	\$2,125	\$0.05	1,060.00	
2312-06-4201		12/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$33,700	35.47	\$0	\$95,000	\$0	650.0	2681.0	40.00	40.00	\$146	\$2,375	\$0.05	650.00	
2412-04-4301	9398 W 4 RD	02/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,000	26.67	\$95,000	\$150,000	\$95,000	2,640.0	627.0	38.00	40.00	\$57	\$3,947	\$0.09	0.00	
2412-08-1102-02		10/20/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,000	31.67	\$100,000	\$120,000	\$100,000	1,320.0	1320.0	40.00	40.00	\$91	\$3,000	\$0.07	0.00	
2412-15-3301		04/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,900	44.93	\$121,600	\$140,000	\$121,600	2,640.0	627.0	38.00	40.00	\$53	\$3,684	\$0.08	0.00	
2312-05-1201		11/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,900	29.91	\$0	\$110,000	\$0	1,460.0	1203.0	40.31	40.31	\$75	\$2,729	\$0.06	1,460.00	
2312-05-2102	10571 W 14 RD	01/31/22	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$33,600	26.90	\$0	\$124,900	\$0	1,176.0	1493.0	40.31	40.31	\$106	\$3,098	\$0.07	1,176.00	
2311-16-4302	3290 W M-115 H'	08/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,900	38.71	\$74,841	\$85,000	\$74,841	1,315.0	1338.0	40.39	40.39	\$65	\$2,104	\$0.05	1,315.00	
2311-35-1101-01		01/20/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$0	0.00	\$130,285	\$177,000	\$130,285	1,573.0	1219.0	44.02	46.73	\$113	\$4,021	\$0.09	0.00	
Totals:						\$1,206,900	\$342,800		\$621,726	\$1,206,900	\$621,726	15,154.0		400.03	407.74					
						Sale. Ratio =>	28.40		Average		per FF=>	\$80		Average	per Net Acre=>	3,017.02		Average	per SqFt=>	\$0.07
						Std. Dev. =>	12.26													

Use 3,000 per Acre

over 40 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Actual Front
2412-09-4101		07/09/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,000	31.25	\$156,800	\$160,000	\$156,800	1,325.0	1610.9	49.00	50.00	\$121	\$3,265	\$0.07	0.00
2110-18-2101	344 E M-55 HWY	03/16/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$67,900	33.78	\$160,489	\$201,000	\$160,489	1,349.0	2235.0	69.21	69.21	\$149	\$2,904	\$0.07	1,349.00
2309-22-1101-01		04/13/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,900	44.21	\$162,325	\$140,000	\$162,325	517.0	5866.0	69.63	69.63	\$271	\$2,011	\$0.05	517.00
2310-03-4101-01	N 33 RD	02/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,900	44.76	\$162,352	\$145,000	\$162,352	983.0	3102.0	70.00	70.00	\$148	\$2,071	\$0.05	983.00
2312-06-2201-02	W 14 RD	02/23/23	\$232,000	LC	03-ARM'S LENGTH	\$232,000	\$66,400	28.62	\$170,281	\$232,000	\$170,281	647.0	5061.6	75.18	75.67	\$359	\$3,086	\$0.07	0.00
2310-20-3201	1161 E 22 RD	11/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,200	40.11	\$158,689	\$175,000	\$158,689	2,197.0	1518.5	76.59	76.59	\$80	\$2,285	\$0.05	2,197.00
2209-14-4201		01/09/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,200	39.50	\$171,487	\$160,000	\$171,487	2,618.0	1331.0	80.00	80.00	\$61	\$2,000	\$0.05	2,618.00
2411-12-1102		03/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$68,000	27.20	\$171,100	\$250,000	\$171,100	1,320.0	2607.0	79.00	80.00	\$189	\$3,165	\$0.07	0.00
Totals:						\$1,463,000	\$512,500		\$1,313,523	\$1,463,000	\$1,313,523	10,956.0		568.61	571.10				
						Sale. Ratio =>	35.03		Average		per FF=>	\$134		Average	per Net Acre=>	2,572.94		Average	