

2023 AGRICULTURAL RURAL RESIDENTIAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
150-004-400-160-99	10/01/20	\$76,900	PTA	\$76,900	\$38,400	49.93	\$75,828	\$7,972	\$6,900	0.73	0.73	\$10,921
150-004-400-160-99	01/29/21	\$77,000	LC	\$77,000	\$38,400	49.87	\$75,828	\$8,072	\$6,900	0.73	0.73	\$11,058
150-005-400-015-00	03/22/22	\$87,000	PTA	\$87,000	\$41,300	47.47	\$82,500	\$87,000	\$82,500	15.00	15.00	\$5,800
150-013-400-010-02	04/06/20	\$130,000	WD	\$130,000	\$60,400	46.46	\$119,344	\$18,983	\$8,327	2.02	2.02	\$9,398
Totals:		\$370,900		\$370,900	\$178,500		\$353,500	\$122,027	\$104,627	18.48	18.48	
						Sale. Ratio =>	48.13	Average		Average		Average
						Std. Dev. =>	1.74	per FF=>		per Net Acre		6,603.19
												per SqFt=>
												USED 6600 ACRE