

COMMERICAL & INDUSTRIAL LAND VALUE STUDY

Acreeage Table 'A'

Parcel Number	Sale Date	Sale Price	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
16-016-017-00	04/09/19	\$200,000	\$200,000	\$95,400	47.70	\$190,842	\$184,158	\$175,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,604	\$0.11
06-034-012-10	10/21/19	\$192,000	\$192,000	\$207,800	108.23	\$403,844	\$192,000	\$403,844	0.0	0.0	60.90	60.90	#DIV/0!	\$3,153	\$0.07
06-012-004-75	06/10/19	\$181,280	\$181,280	\$135,100	74.53	\$261,480	\$181,280	\$261,480	0.0	0.0	43.58	43.58	#DIV/0!	\$4,160	\$0.10
06-011-035-20	08/14/19	\$300,000	\$300,000	\$167,400	55.80	\$326,850	\$300,000	\$326,850	0.0	0.0	50.00	50.00	#DIV/0!	\$6,000	\$0.14
16-015-009-20	08/17/20	\$454,920	\$454,920	\$295,700	65.00	\$591,049	\$410,303	\$546,432	0.0	0.0	80.00	3.00	#DIV/0!	\$5,129	\$0.12
16-007-012-00	07/28/20	\$402,500	\$402,500	\$455,100	113.07	\$909,312	\$402,500	\$863,840	0.0	0.0	118.00	118.00	#DIV/0!	\$3,411	\$0.08
Totals:		\$1,730,700	\$1,730,700	\$1,356,500		\$2,683,377	\$1,670,241	\$2,577,446	0.0		392.48	315.48			
30 Acres = \$127,650				Sale. Ratio =>	78.38			Average			Average		Average		
				Std. Dev. =>	27.33			per FF=>	#DIV/0!		per Net Acre=>	4,255.61	per SqFt=>	\$0.10	

Parcel Number	Sale Date	Sale Price	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
16-016-017-00	04/09/19	\$200,000	\$200,000	\$95,400	47.70	\$190,842	\$184,158	\$175,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,604	\$0.11
06-034-012-10	10/21/19	\$192,000	\$192,000	\$207,800	108.23	\$403,844	\$192,000	\$403,844	0.0	0.0	60.90	60.90	#DIV/0!	\$3,153	\$0.07
06-012-004-75	06/10/19	\$181,280	\$181,280	\$135,100	74.53	\$261,480	\$181,280	\$261,480	0.0	0.0	43.58	43.58	#DIV/0!	\$4,160	\$0.10
06-011-035-20	08/14/19	\$300,000	\$300,000	\$167,400	55.80	\$326,850	\$300,000	\$326,850	0.0	0.0	50.00	50.00	#DIV/0!	\$6,000	\$0.14
16-015-009-20	08/17/20	\$454,920	\$454,920	\$295,700	65.00	\$591,049	\$410,303	\$546,432	0.0	0.0	80.00	3.00	#DIV/0!	\$5,129	\$0.12
16-007-012-00	07/28/20	\$402,500	\$402,500	\$455,100	113.07	\$909,312	\$402,500	\$863,840	0.0	0.0	118.00	118.00	#DIV/0!	\$3,411	\$0.08
Totals:		\$1,730,700	\$1,730,700	\$1,356,500		\$2,683,377	\$1,670,241	\$2,577,446	0.0		392.48	315.48			
40 Acres = \$170,200				Sale. Ratio =>	78.38			Average			Average		Average		
				Std. Dev. =>	27.33			per FF=>	#DIV/0!		per Net Acre=>	4,255.61	per SqFt=>	\$0.10	

Commerical Rates: Small, Medium & Large Rural \$0.29/Sq Ft

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
15-031-002-60	07/22/19	\$68,000	\$68,000	\$35,100	51.62	\$70,237	\$35,280	\$37,517	0.0	0.0	7.68	7.94	#DIV/0!	\$4,594	\$0.11
06-008-017-00	12/22/18	\$350,000	\$350,000	\$155,400	44.40	\$480,752	\$28,150	\$158,902	496.6	602.0	4.42	4.42	\$57	\$6,366	\$0.15
06-013-024-00	03/24/20	\$3,000	\$3,000	\$9,000	300.00	\$13,191	\$3,000	\$13,191	75.4	156.0	0.27	0.27	\$40	\$11,152	\$0.26
06-013-027-50	09/27/19	\$775,000	\$775,000	\$394,500	50.90	\$772,297	\$333,103	\$330,400	0.0	0.0	27.40	27.40	#DIV/0!	\$12,157	\$0.28
06-013-001-00	04/12/19	\$460,000	\$475,000	\$247,300	52.06	\$474,275	\$141,456	\$140,731	446.8	450.0	3.44	3.44	\$317	\$41,121	\$0.94
Totals:		\$1,656,000	\$1,671,000	\$841,300		\$1,810,752	\$540,989	\$680,741	1,018.7		43.21	43.47			
				Sale. Ratio =>	50.35			Average			Average		Average		
				Std. Dev. =>	111.96			per FF=>	\$531		per Net Acre=>	12,519.71	per SqFt=>	\$0.29	

AG PROPERTY LAND VALUE STUDY

Acreage Table 'A'

Parcel Number	Sale Date	Sale Price	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
06-036-006-58	12/08/20	\$90,000	\$90,000	\$0	0.00	\$145,850	\$90,000	\$142,130	0.0	0.0	19.84	19.84	#DIV/0!	\$4,536	\$0.10
06-021-010-00	03/04/21	\$490,000	\$490,000	\$220,400	44.98	\$423,670	\$500,000	\$423,670	0.0	0.0	80.00	80.00	#DIV/0!	\$6,250	\$0.14
06-016-008-00	08/07/20	\$900,000	\$900,000	\$427,200	47.47	\$853,988	\$900,000	\$811,952	0.0	0.0	120.00	120.00	#DIV/0!	\$7,500	\$0.17
06-032-045-20	06/01/20	\$174,876	\$174,876	\$0	0.00	\$51,018	\$174,876	\$51,018	0.0	0.0	23.01	23.01	#DIV/0!	\$7,600	\$0.17
06-034-007-00	10/24/19	\$1,050,800	\$1,050,800	\$153,300	14.59	\$509,332	\$1,050,800	\$495,420	0.0	0.0	69.80	40.00	#DIV/0!	\$15,054	\$0.35
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
16-015-009-20	08/17/20	\$454,920	\$454,920	\$295,700	65.00	\$591,049	\$435,211	\$546,432	0.0	0.0	80.00	3.00	#DIV/0!	\$5,440	\$0.12
16-032-002-00	10/28/20	\$630,000	\$630,000	\$290,900	46.17	\$581,184	\$630,000	\$551,784	0.0	0.0	76.85	76.85	#DIV/0!	\$8,198	\$0.19
Totals:		\$3,890,696	\$3,890,696	\$1,464,200		\$3,309,391	\$3,880,987	\$3,166,298	0.0		494.01	387.21			
				Sale. Ratio =>	37.63			Average			Average		Average		
				Std. Dev. =>	28.91			per FF=>	#DIV/0!		per Net Acre=>	7,856.09	per SqFt=>	\$0.18	

Meade Ag Properties

100	1.00	\$7,850
95	0.92	\$7,250
90	0.87	\$6,850
85	0.82	\$6,450
80	0.77	\$6,050
75	0.72	\$5,650
70	0.67	\$5,250
65	0.62	\$4,850
60	0.57	\$4,450
55	0.51	\$4,000
50	0.46	\$3,600
45	0.41	\$3,200
Untillable	0.31	\$2,400
Drain	0.00	\$0
Woods	0.00	\$0
Developmental	1.02	\$8,000

FILION, PINNEBOG, RURAL REC, RURAL RESIDENTIAL LAND VALUE STUDY

Acreage Table 1

Parcel Number	Sale Date	Sale Price	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	
16-024-012-00	09/15/20	\$126,000	\$126,000	\$59,600	47.30	\$119,128	\$18,372	\$11,500	100.0	190.0	0.44	0.44	\$184	\$42,138	\$0.97	
06-024-055-00	05/17/19	\$82,000	\$82,000	\$43,700	53.29	\$87,020	\$1,265	\$6,285	62.8	120.0	0.17	0.17	\$20	\$7,667	\$0.18	
06-023-011-01	07/17/19	\$470,000	\$470,000	\$244,800	52.09	\$484,284	\$10,170	\$24,454	187.4	171.0	0.79	0.79	\$54	\$12,825	\$0.29	
06-018-014-00	08/19/20	\$77,177	\$77,177	\$34,400	44.57	\$68,010	\$17,807	\$8,640	0.0	0.0	0.96	0.96	#DIV/0!	\$18,549	\$0.43	
16-036-011-00	07/02/20	\$85,000	\$85,000	\$44,500	52.35	\$88,670	\$4,955	\$8,625	0.0	0.0	0.69	0.69	#DIV/0!	\$7,181	\$0.16	
16-024-014-00	12/12/19	\$32,700	\$32,700	\$20,400	62.39	\$41,320	\$2,720	\$11,340	0.0	0.0	0.84	0.84	#DIV/0!	\$3,238	\$0.07	
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17	
16-030-007-50	08/13/20	\$80,000	\$80,000	\$37,100	46.38	\$73,242	\$23,258	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$11,629	\$0.27	
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28	
Totals:		\$1,135,777	\$1,135,777	\$571,800		\$1,136,196	\$114,585	\$115,004	350.2		9.21	9.21				
					Sale. Ratio =>	50.34	Average				Average		Average			
1 Acre = \$12,435					Std. Dev. =>	5.85	per FF=>		\$327	per Net Acre=>		12,435.97	per SqFt=>		\$0.29	

Parcel Number	Sale Date	Sale Price	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	
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17	
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28	
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11	
06-022-028-00	07/30/19	\$15,000	\$15,000	\$5,500	36.67	\$11,000	\$15,000	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17	
06-034-006-50	01/14/21	\$76,000	\$76,000	\$35,600	46.84	\$73,710	\$11,774	\$9,484	0.0	0.0	1.22	1.22	#DIV/0!	\$9,651	\$0.22	
Totals:		\$289,900	\$289,900	\$141,300		\$285,097	\$78,812	\$74,009	0.0		9.78	9.78				
					Sale. Ratio =>	48.74	Average				Average		Average			
1.5 Acre = \$12,075					Std. Dev. =>	17.02	per FF=>		#DIV/0!	per Net Acre=>		8,058.49	per SqFt=>		\$0.18	

Parcel Number	Sale Date	Sale Price	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	
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17	
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28	
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11	
06-022-028-00	07/30/19	\$15,000	\$15,000	\$5,500	36.67	\$11,000	\$15,000	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17	
06-034-006-50	01/14/21	\$76,000	\$76,000	\$35,600	46.84	\$73,710	\$11,774	\$9,484	0.0	0.0	1.22	1.22	#DIV/0!	\$9,651	\$0.22	
Totals:		\$289,900	\$289,900	\$141,300		\$285,097	\$78,812	\$74,009	0.0		9.78	9.78				
					Sale. Ratio =>	48.74	Average				Average		Average			
2 Acre = \$16,100					Std. Dev. =>	17.02	per FF=>		#DIV/0!	per Net Acre=>		8,058.49	per SqFt=>		\$0.18	

Parcel Number	Sale Date	Sale Price	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
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
06-022-028-00	07/30/19	\$15,000	\$15,000	\$5,500	36.67	\$11,000	\$15,000	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17
06-034-006-50	01/14/21	\$76,000	\$76,000	\$35,600	46.84	\$73,710	\$11,774	\$9,484	0.0	0.0	1.22	1.22	#DIV/0!	\$9,651	\$0.22
Totals:		\$289,900	\$289,900	\$141,300	48.74	\$285,097	\$78,812	\$74,009	0.0	0.0	9.78	9.78	Average per Net Acre=>	Average per SqFt=>	\$0.18
		2.5 Acre = \$20,125		Sale. Ratio =>		Average per FF=>		#DIV/0!		Average per Net Acre=>		8,058.49		Average per SqFt=>	

Parcel Number	Sale Date	Sale Price	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
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
06-022-028-00	07/30/19	\$15,000	\$15,000	\$5,500	36.67	\$11,000	\$15,000	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17
06-034-006-50	01/14/21	\$76,000	\$76,000	\$35,600	46.84	\$73,710	\$11,774	\$9,484	0.0	0.0	1.22	1.22	#DIV/0!	\$9,651	\$0.22
Totals:		\$289,900	\$289,900	\$141,300	48.74	\$285,097	\$78,812	\$74,009	0.0	0.0	9.78	9.78	Average per Net Acre=>	Average per SqFt=>	\$0.18
		3 Acre = \$24,150		Sale. Ratio =>		Average per FF=>		#DIV/0!		Average per Net Acre=>		8,058.49		Average per SqFt=>	

Parcel Number	Sale Date	Sale Price	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
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
16-025-001-80	03/25/20	\$45,000	\$45,000	\$17,900	39.78	\$35,999	\$45,000	\$35,999	0.0	0.0	4.41	4.41	#DIV/0!	\$10,204	\$0.23
06-022-015-00	07/22/20	\$26,500	\$26,500	\$8,600	32.45	\$17,240	\$26,500	\$17,240	0.0	0.0	3.86	3.86	#DIV/0!	\$6,865	\$0.16
06-027-021-50	09/11/19	\$25,000	\$25,000	\$9,700	38.80	\$19,400	\$25,000	\$19,400	0.0	0.0	5.00	5.00	#DIV/0!	\$5,000	\$0.11
16-024-030-40	05/16/19	\$15,000	\$15,000	\$12,700	84.67	\$25,362	\$15,000	\$25,362	0.0	0.0	5.24	5.24	#DIV/0!	\$2,862	\$0.07
16-024-032-30	08/05/19	\$29,500	\$29,500	\$21,900	74.24	\$43,716	\$29,500	\$43,716	0.0	0.0	6.31	6.31	#DIV/0!	\$4,675	\$0.11
16-002-012-50	07/13/20	\$17,000	\$17,000	\$18,600	109.41	\$37,140	\$8,360	\$28,500	0.0	0.0	7.00	7.00	#DIV/0!	\$1,194	\$0.03
Totals:		\$174,000	\$174,000	\$102,300	58.79	\$204,722	\$165,360	\$196,082	0.0	0.0	35.05	35.05	Average per Net Acre=>	Average per SqFt=>	\$0.11
		4 Acre = \$18,860		Sale. Ratio =>		Average per FF=>		#DIV/0!		Average per Net Acre=>		4,717.70		Average per SqFt=>	

Parcel Number	Sale Date	Sale Price	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
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
16-025-001-80	03/25/20	\$45,000	\$45,000	\$17,900	39.78	\$35,999	\$45,000	\$35,999	0.0	0.0	4.41	4.41	#DIV/0!	\$10,204	\$0.23
06-022-015-00	07/22/20	\$26,500	\$26,500	\$8,600	32.45	\$17,240	\$26,500	\$17,240	0.0	0.0	3.86	3.86	#DIV/0!	\$6,865	\$0.16
06-027-021-50	09/11/19	\$25,000	\$25,000	\$9,700	38.80	\$19,400	\$25,000	\$19,400	0.0	0.0	5.00	5.00	#DIV/0!	\$5,000	\$0.11
16-024-030-40	05/16/19	\$15,000	\$15,000	\$12,700	84.67	\$25,362	\$15,000	\$25,362	0.0	0.0	5.24	5.24	#DIV/0!	\$2,862	\$0.07
16-024-032-30	08/05/19	\$29,500	\$29,500	\$21,900	74.24	\$43,716	\$29,500	\$43,716	0.0	0.0	6.31	6.31	#DIV/0!	\$4,675	\$0.11
16-002-012-50	07/13/20	\$17,000	\$17,000	\$18,600	109.41	\$37,140	\$8,360	\$28,500	0.0	0.0	7.00	7.00	#DIV/0!	\$1,194	\$0.03
Totals:		\$174,000	\$174,000	\$102,300	58.79	\$204,722	\$165,360	\$196,082	0.0	0.0	35.05	35.05	Average per Net Acre=>	Average per SqFt=>	\$0.11
		5 Acre = \$23,575		Sale. Ratio =>		Average per FF=>		#DIV/0!		Average per Net Acre=>		4,717.70		Average per SqFt=>	

Parcel Number	Sale Date	Sale Price	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
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
16-025-001-80	03/25/20	\$45,000	\$45,000	\$17,900	39.78	\$35,999	\$45,000	\$35,999	0.0	0.0	4.41	4.41	#DIV/0!	\$10,204	\$0.23
06-022-015-00	07/22/20	\$26,500	\$26,500	\$8,600	32.45	\$17,240	\$26,500	\$17,240	0.0	0.0	3.86	3.86	#DIV/0!	\$6,865	\$0.16
06-027-021-50	09/11/19	\$25,000	\$25,000	\$9,700	38.80	\$19,400	\$25,000	\$19,400	0.0	0.0	5.00	5.00	#DIV/0!	\$5,000	\$0.11
16-024-030-40	05/16/19	\$15,000	\$15,000	\$12,700	84.67	\$25,362	\$15,000	\$25,362	0.0	0.0	5.24	5.24	#DIV/0!	\$2,862	\$0.07
16-024-032-30	08/05/19	\$29,500	\$29,500	\$21,900	74.24	\$43,716	\$29,500	\$43,716	0.0	0.0	6.31	6.31	#DIV/0!	\$4,675	\$0.11
16-002-012-50	07/13/20	\$17,000	\$17,000	\$18,600	109.41	\$37,140	\$8,360	\$28,500	0.0	0.0	7.00	7.00	#DIV/0!	\$1,194	\$0.03

Totals:		\$174,000	\$174,000	\$102,300		\$204,722	\$165,360	\$196,082	0.0		35.05	35.05			
				Sale. Ratio =>	58.79			Average			Average		Average		
7 Acre = \$33,005				Std. Dev. =>	29.06			per FF=>	#DIV/0!		per Net Acre=>	4,717.70	per SqFt=>	\$0.11	

Parcel Number	Sale Date	Sale Price	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
16-014-002-50	08/16/20	\$10,000	\$10,000	\$16,700	167.00	\$33,495	\$10,000	\$33,495	0.0	0.0	10.33	10.33	#DIV/0!	\$968	\$0.02
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$32,245	\$64,226	0.0	0.0	10.33	10.33	#DIV/0!	\$3,121	\$0.07
16-016-012-00	07/23/20	\$79,000	\$79,000	\$52,200	66.08	\$104,311	\$65,689	\$91,000	0.0	0.0	18.00	18.00	#DIV/0!	\$3,649	\$0.08
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
06-003-025-00	04/29/19	\$60,000	\$60,000	\$17,600	29.33	\$35,276	\$60,000	\$35,276	0.0	0.0	17.72	17.72	#DIV/0!	\$3,386	\$0.08

Totals:		\$378,100	\$378,100	\$243,800		\$487,363	\$268,034	\$367,889	0.0		80.89	80.89			
				Sale. Ratio =>	64.48			Average			Average		Average		
10 Acre = \$33,150				Std. Dev. =>	51.59			per FF=>	#DIV/0!		per Net Acre=>	3,313.56	per SqFt=>	\$0.08	

Parcel Number	Sale Date	Sale Price	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
16-014-002-50	08/16/20	\$10,000	\$10,000	\$16,700	167.00	\$33,495	\$10,000	\$33,495	0.0	0.0	10.33	10.33	#DIV/0!	\$968	\$0.02
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$32,245	\$64,226	0.0	0.0	10.33	10.33	#DIV/0!	\$3,121	\$0.07
16-016-012-00	07/23/20	\$79,000	\$79,000	\$52,200	66.08	\$104,311	\$65,689	\$91,000	0.0	0.0	18.00	18.00	#DIV/0!	\$3,649	\$0.08
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
06-003-025-00	04/29/19	\$60,000	\$60,000	\$17,600	29.33	\$35,276	\$60,000	\$35,276	0.0	0.0	17.72	17.72	#DIV/0!	\$3,386	\$0.08

Totals:		\$378,100	\$378,100	\$243,800		\$487,363	\$268,034	\$367,889	0.0		80.89	80.89			
				Sale. Ratio =>	64.48			Average			Average		Average		
15 Acre = \$49,725				Std. Dev. =>	51.59			per FF=>	#DIV/0!		per Net Acre=>	3,313.56	per SqFt=>	\$0.08	

Parcel Number	Sale Date	Sale Price	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
16-014-002-50	08/16/20	\$10,000	\$10,000	\$16,700	167.00	\$33,495	\$10,000	\$33,495	0.0	0.0	10.33	10.33	#DIV/0!	\$968	\$0.02
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$32,245	\$64,226	0.0	0.0	10.33	10.33	#DIV/0!	\$3,121	\$0.07
16-016-012-00	07/23/20	\$79,000	\$79,000	\$52,200	66.08	\$104,311	\$65,689	\$91,000	0.0	0.0	18.00	18.00	#DIV/0!	\$3,649	\$0.08
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
06-003-025-00	04/29/19	\$60,000	\$60,000	\$17,600	29.33	\$35,276	\$60,000	\$35,276	0.0	0.0	17.72	17.72	#DIV/0!	\$3,386	\$0.08

Totals:		\$378,100	\$378,100	\$243,800		\$487,363	\$268,034	\$367,889	0.0		80.89	80.89			
				Sale. Ratio =>	64.48			Average			Average		Average		
20 Acre = \$66,300				Std. Dev. =>	51.59			per FF=>	#DIV/0!		per Net Acre=>	3,313.56	per SqFt=>	\$0.08	

Parcel Number	Sale Date	Sale Price	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
16-014-002-50	08/16/20	\$10,000	\$10,000	\$16,700	167.00	\$33,495	\$10,000	\$33,495	0.0	0.0	10.33	10.33	#DIV/0!	\$968	\$0.02
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$32,245	\$64,226	0.0	0.0	10.33	10.33	#DIV/0!	\$3,121	\$0.07
16-016-012-00	07/23/20	\$79,000	\$79,000	\$52,200	66.08	\$104,311	\$65,689	\$91,000	0.0	0.0	18.00	18.00	#DIV/0!	\$3,649	\$0.08
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
06-003-025-00	04/29/19	\$60,000	\$60,000	\$17,600	29.33	\$35,276	\$60,000	\$35,276	0.0	0.0	17.72	17.72	#DIV/0!	\$3,386	\$0.08
Totals:		\$378,100	\$378,100	\$243,800		\$487,363	\$268,034	\$367,889	0.0	0.0	80.89	80.89			
25 Acre = \$82,875				Sale. Ratio =>	64.48			Average			Average	3,313.56		Average	\$0.08
				Std. Dev. =>	51.59			per FF=>	#DIV/0!		per Net Acre=>			per SqFt=>	

Parcel Number	Sale Date	Sale Price	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
06-025-009-00	10/08/20	\$22,000	\$22,000	\$25,300	115.00	\$50,530	\$22,000	\$50,530	0.0	0.0	33.00	33.00	#DIV/0!	\$667	\$0.02
06-001-011-00	10/28/20	\$350,100	\$350,100	\$273,400	78.09	\$543,356	\$57,344	\$250,600	0.0	0.0	40.00	40.00	#DIV/0!	\$1,434	\$0.03
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07
06-034-012-10	10/21/19	\$192,000	\$192,000	\$207,800	108.23	\$403,844	\$192,000	\$403,844	0.0	0.0	60.90	60.90	#DIV/0!	\$3,153	\$0.07
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07
06-026-004-00	10/25/19	\$325,000	\$325,000	\$273,800	84.25	\$540,913	\$151,487	\$367,400	0.0	0.0	78.00	79.04	#DIV/0!	\$1,942	\$0.04
16-007-012-00	07/28/20	\$402,500	\$402,500	\$455,100	113.07	\$909,312	\$402,500	\$863,840	0.0	0.0	118.00	118.00	#DIV/0!	\$3,411	\$0.08
Totals:		\$1,663,600	\$1,663,600	\$1,621,800		\$3,196,035	\$1,197,331	\$2,662,214	0.0	0.0	454.90	455.94			
30 Acre = \$78,900				Sale. Ratio =>	97.49			Average			Average	2,632.08		Average	\$0.06
				Std. Dev. =>	14.23			per FF=>	#DIV/0!		per Net Acre=>			per SqFt=>	

Parcel Number	Sale Date	Sale Price	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
06-025-009-00	10/08/20	\$22,000	\$22,000	\$25,300	115.00	\$50,530	\$22,000	\$50,530	0.0	0.0	33.00	33.00	#DIV/0!	\$667	\$0.02
06-001-011-00	10/28/20	\$350,100	\$350,100	\$273,400	78.09	\$543,356	\$57,344	\$250,600	0.0	0.0	40.00	40.00	#DIV/0!	\$1,434	\$0.03
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07
06-034-012-10	10/21/19	\$192,000	\$192,000	\$207,800	108.23	\$403,844	\$192,000	\$403,844	0.0	0.0	60.90	60.90	#DIV/0!	\$3,153	\$0.07
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07
06-026-004-00	10/25/19	\$325,000	\$325,000	\$273,800	84.25	\$540,913	\$151,487	\$367,400	0.0	0.0	78.00	79.04	#DIV/0!	\$1,942	\$0.04
16-007-012-00	07/28/20	\$402,500	\$402,500	\$455,100	113.07	\$909,312	\$402,500	\$863,840	0.0	0.0	118.00	118.00	#DIV/0!	\$3,411	\$0.08
Totals:		\$1,663,600	\$1,663,600	\$1,621,800		\$3,196,035	\$1,197,331	\$2,662,214	0.0	0.0	454.90	455.94			
40 Acre = \$105,200				Sale. Ratio =>	97.49			Average			Average	2,632.08		Average	\$0.06
				Std. Dev. =>	14.23			per FF=>	#DIV/0!		per Net Acre=>			per SqFt=>	

Parcel Number	Sale Date	Sale Price	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
06-025-009-00	10/08/20	\$22,000	\$22,000	\$25,300	115.00	\$50,530	\$22,000	\$50,530	0.0	0.0	33.00	33.00	#DIV/0!	\$667	\$0.02
06-001-011-00	10/28/20	\$350,100	\$350,100	\$273,400	78.09	\$543,356	\$57,344	\$250,600	0.0	0.0	40.00	40.00	#DIV/0!	\$1,434	\$0.03
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07
06-034-012-10	10/21/19	\$192,000	\$192,000	\$207,800	108.23	\$403,844	\$192,000	\$403,844	0.0	0.0	60.90	60.90	#DIV/0!	\$3,153	\$0.07
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07
06-026-004-00	10/25/19	\$325,000	\$325,000	\$273,800	84.25	\$540,913	\$151,487	\$367,400	0.0	0.0	78.00	79.04	#DIV/0!	\$1,942	\$0.04
16-007-012-00	07/28/20	\$402,500	\$402,500	\$455,100	113.07	\$909,312	\$402,500	\$863,840	0.0	0.0	118.00	118.00	#DIV/0!	\$3,411	\$0.08
Totals:		\$1,663,600	\$1,663,600	\$1,621,800		\$3,196,035	\$1,197,331	\$2,662,214	0.0	0.0	454.90	455.94			
50 Acre = \$131,500				Sale. Ratio =>	97.49			Average			Average	2,632.08		Average	\$0.06
				Std. Dev. =>	14.23			per FF=>	#DIV/0!		per Net Acre=>			per SqFt=>	

Parcel Number	Sale Date	Sale Price	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	
06-025-009-00	10/08/20	\$22,000	\$22,000	\$25,300	115.00	\$50,530	\$22,000	\$50,530	0.0	0.0	33.00	33.00	#DIV/0!	\$667	\$0.02	
06-001-011-00	10/28/20	\$350,100	\$350,100	\$273,400	78.09	\$543,356	\$57,344	\$250,600	0.0	0.0	40.00	40.00	#DIV/0!	\$1,434	\$0.03	
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07	
06-034-012-10	10/21/19	\$192,000	\$192,000	\$207,800	108.23	\$403,844	\$192,000	\$403,844	0.0	0.0	60.90	60.90	#DIV/0!	\$3,153	\$0.07	
06-033-005-60	09/03/19	\$186,000	\$186,000	\$193,200	103.87	\$374,040	\$186,000	\$363,000	0.0	0.0	62.50	62.50	#DIV/0!	\$2,976	\$0.07	
06-026-004-00	10/25/19	\$325,000	\$325,000	\$273,800	84.25	\$540,913	\$151,487	\$367,400	0.0	0.0	78.00	79.04	#DIV/0!	\$1,942	\$0.04	
16-007-012-00	07/28/20	\$402,500	\$402,500	\$455,100	113.07	\$909,312	\$402,500	\$863,840	0.0	0.0	118.00	118.00	#DIV/0!	\$3,411	\$0.08	
Totals:		\$1,663,600	\$1,663,600	\$1,621,800		\$3,196,035	\$1,197,331	\$2,662,214	0.0		454.90	455.94				
					Sale. Ratio =>	97.49	Average				Average			Average		
100 Acre = \$263,000					Std. Dev. =>	14.23	per FF=>		#DIV/0!	per Net Acre=>		2,632.08	per SqFt=>		\$0.06	

RURAL REC & WOODED RESIDENTIAL LAND VALUE STUDY

Acresage Table 1: Rec/Wood Residential & Acresage Table 2: Recreation/Hunting

Parcel Number	Sale Date	Sale Price	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	
16-024-012-00	09/15/20	\$126,000	\$126,000	\$59,600	47.30	\$119,128	\$18,372	\$11,500	100.0	190.0	0.44	0.44	\$184	\$42,138	\$0.97	
16-036-011-00	07/02/20	\$85,000	\$85,000	\$44,500	52.35	\$88,670	\$4,955	\$8,625	0.0	0.0	0.69	0.69	#DIV/0!	\$7,181	\$0.16	
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17	
06-023-004-07	09/11/19	\$5,000	\$5,000	\$0	0.00	\$8,920	\$5,000	\$8,920	51.3	155.0	0.15	0.15	\$98	\$33,113	\$0.76	
06-024-055-00	05/17/19	\$82,000	\$82,000	\$43,700	53.29	\$87,020	\$1,265	\$6,285	62.8	120.0	0.17	0.17	\$20	\$7,667	\$0.18	
06-023-049-00	07/28/20	\$90,000	\$90,000	\$48,000	53.33	\$94,787	\$12,373	\$17,160	127.1	265.0	0.61	0.61	\$97	\$20,350	\$0.47	
06-024-028-00	05/10/19	\$135,000	\$135,000	\$60,400	44.74	\$127,949	\$28,697	\$21,646	120.3	171.0	0.46	0.46	\$239	\$63,070	\$1.45	
Totals:		\$612,900	\$612,900	\$303,300		\$620,575	\$77,261	\$84,936	461.5		3.41	3.41				
				Sale. Ratio =>	49.49	Average				Average			Average			
1 Acre = \$22,690				Std. Dev. =>	19.40	per FF=>		\$167	per Net Acre=>		22,690.46	per SqFt=>		\$0.52		

Parcel Number	Sale Date	Sale Price	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	
06-018-006-00	02/24/20	\$110,000	\$110,000	\$45,300	41.18	\$89,130	\$30,090	\$9,220	0.0	0.0	1.10	1.10	#DIV/0!	\$27,355	\$0.63	
06-023-011-01	07/17/19	\$470,000	\$470,000	\$244,800	52.09	\$484,284	\$10,170	\$24,454	187.4	171.0	0.79	0.79	\$54	\$12,825	\$0.29	
06-018-014-00	08/19/20	\$77,177	\$77,177	\$34,400	44.57	\$68,010	\$17,807	\$8,640	0.0	0.0	0.96	0.96	#DIV/0!	\$18,549	\$0.43	
06-023-049-00	07/28/20	\$90,000	\$90,000	\$48,000	53.33	\$94,787	\$12,373	\$17,160	127.1	265.0	0.61	0.61	\$97	\$20,350	\$0.47	
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17	
16-030-007-50	08/13/20	\$80,000	\$80,000	\$37,100	46.38	\$73,242	\$23,258	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$11,629	\$0.27	
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28	
Totals:		\$1,010,077	\$1,010,077	\$496,900		\$983,975	\$129,736	\$103,634	314.5		8.79	8.79				
				Sale. Ratio =>	49.19	Average				Average			Average			
1.5 Acre = \$22,140				Std. Dev. =>	4.95	per FF=>		\$413	per Net Acre=>		14,757.82	per SqFt=>		\$0.34		

Parcel Number	Sale Date	Sale Price	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	
06-018-006-00	02/24/20	\$110,000	\$110,000	\$45,300	41.18	\$89,130	\$30,090	\$9,220	0.0	0.0	1.10	1.10	#DIV/0!	\$27,355	\$0.63	
06-023-011-01	07/17/19	\$470,000	\$470,000	\$244,800	52.09	\$484,284	\$10,170	\$24,454	187.4	171.0	0.79	0.79	\$54	\$12,825	\$0.29	
06-018-014-00	08/19/20	\$77,177	\$77,177	\$34,400	44.57	\$68,010	\$17,807	\$8,640	0.0	0.0	0.96	0.96	#DIV/0!	\$18,549	\$0.43	
06-023-049-00	07/28/20	\$90,000	\$90,000	\$48,000	53.33	\$94,787	\$12,373	\$17,160	127.1	265.0	0.61	0.61	\$97	\$20,350	\$0.47	
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17	
16-030-007-50	08/13/20	\$80,000	\$80,000	\$37,100	46.38	\$73,242	\$23,258	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$11,629	\$0.27	
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28	
Totals:		\$1,010,077	\$1,010,077	\$496,900		\$983,975	\$129,736	\$103,634	314.5		8.79	8.79				
				Sale. Ratio =>	49.19	Average				Average			Average			
2 Acre = \$29,520				Std. Dev. =>	4.95	per FF=>		\$413	per Net Acre=>		14,757.82	per SqFt=>		\$0.34		

Parcel Number	Sale Date	Sale Price	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
06-018-006-00	02/24/20	\$110,000	\$110,000	\$45,300	41.18	\$89,130	\$30,090	\$9,220	0.0	0.0	1.10	1.10	#DIV/0!	\$27,355	\$0.63
06-023-011-01	07/17/19	\$470,000	\$470,000	\$244,800	52.09	\$484,284	\$10,170	\$24,454	187.4	171.0	0.79	0.79	\$54	\$12,825	\$0.29
06-018-014-00	08/19/20	\$77,177	\$77,177	\$34,400	44.57	\$68,010	\$17,807	\$8,640	0.0	0.0	0.96	0.96	#DIV/0!	\$18,549	\$0.43
06-023-049-00	07/28/20	\$90,000	\$90,000	\$48,000	53.33	\$94,787	\$12,373	\$17,160	127.1	265.0	0.61	0.61	\$97	\$20,350	\$0.47
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17
16-030-007-50	08/13/20	\$80,000	\$80,000	\$37,100	46.38	\$73,242	\$23,258	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$11,629	\$0.27
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28
Totals:		\$1,010,077	\$1,010,077	\$496,900	49.19	\$983,975	\$129,736	\$103,634	314.5	0.0	8.79	8.79	Average	Average	Average
				Sale. Ratio =>	49.19			per FF=>	\$413		per Net Acre=>	14,757.82		per SqFt=>	\$0.34
				Std. Dev. =>	4.95										

2.5 Acre = \$36,900

Parcel Number	Sale Date	Sale Price	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
06-022-015-00	07/22/20	\$26,500	\$26,500	\$8,600	32.45	\$17,240	\$26,500	\$17,240	0.0	0.0	3.86	3.86	#DIV/0!	\$6,865	\$0.16
06-027-021-50	09/11/19	\$25,000	\$25,000	\$9,700	38.80	\$19,400	\$25,000	\$19,400	0.0	0.0	5.00	5.00	#DIV/0!	\$5,000	\$0.11
06-016-001-00	12/07/20	\$105,000	\$105,000	\$12,300	11.71	\$24,613	\$105,000	\$24,613	0.0	0.0	8.30	8.30	#DIV/0!	\$12,651	\$0.29
16-025-001-80	03/25/20	\$45,000	\$45,000	\$17,900	39.78	\$35,999	\$45,000	\$35,999	0.0	0.0	4.41	4.41	#DIV/0!	\$10,204	\$0.23
16-019-008-40	08/06/20	\$196,000	\$196,000	\$68,500	34.95	\$136,961	\$107,039	\$48,000	0.0	0.0	5.00	5.00	#DIV/0!	\$21,408	\$0.49
Totals:		\$397,500	\$397,500	\$117,000	29.43	\$234,213	\$308,539	\$145,252	0.0	0.0	26.57	26.57	Average	Average	Average
				Sale. Ratio =>	29.43			per FF=>	#DIV/0!		per Net Acre=>	11,612.31		per SqFt=>	\$0.27
				Std. Dev. =>	11.47										

3 Acre = \$34,830

Parcel Number	Sale Date	Sale Price	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
06-022-015-00	07/22/20	\$26,500	\$26,500	\$8,600	32.45	\$17,240	\$26,500	\$17,240	0.0	0.0	3.86	3.86	#DIV/0!	\$6,865	\$0.16
06-027-021-50	09/11/19	\$25,000	\$25,000	\$9,700	38.80	\$19,400	\$25,000	\$19,400	0.0	0.0	5.00	5.00	#DIV/0!	\$5,000	\$0.11
06-016-001-00	12/07/20	\$105,000	\$105,000	\$12,300	11.71	\$24,613	\$105,000	\$24,613	0.0	0.0	8.30	8.30	#DIV/0!	\$12,651	\$0.29
16-025-001-80	03/25/20	\$45,000	\$45,000	\$17,900	39.78	\$35,999	\$45,000	\$35,999	0.0	0.0	4.41	4.41	#DIV/0!	\$10,204	\$0.23
16-019-008-40	08/06/20	\$196,000	\$196,000	\$68,500	34.95	\$136,961	\$107,039	\$48,000	0.0	0.0	5.00	5.00	#DIV/0!	\$21,408	\$0.49
Totals:		\$397,500	\$397,500	\$117,000	29.43	\$234,213	\$308,539	\$145,252	0.0	0.0	26.57	26.57	Average	Average	Average
				Sale. Ratio =>	29.43			per FF=>	#DIV/0!		per Net Acre=>	11,612.31		per SqFt=>	\$0.27
				Std. Dev. =>	11.47										

4 Acre = \$46,400

Parcel Number	Sale Date	Sale Price	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
16-024-032-30	08/05/19	\$29,500	\$29,500	\$21,900	74.24	\$43,716	\$29,500	\$43,716	0.0	0.0	6.31	6.31	#DIV/0!	\$4,675	\$0.11
16-002-012-50	07/13/20	\$17,000	\$17,000	\$18,600	109.41	\$37,140	\$8,360	\$28,500	0.0	0.0	7.00	7.00	#DIV/0!	\$1,194	\$0.03
06-016-001-40	12/07/20	\$105,000	\$105,000	\$4,400	4.19	\$24,613	\$105,000	\$24,613	0.0	0.0	8.30	8.30	#DIV/0!	\$12,651	\$0.29
06-015-006-60	04/30/19	\$272,000	\$272,000	\$106,500	39.15	\$213,890	\$84,067	\$25,957	0.0	0.0	9.74	9.74	#DIV/0!	\$8,631	\$0.20
06-032-041-50	05/17/19	\$310,000	\$310,000	\$76,400	24.65	\$277,057	\$172,563	\$139,620	0.0	0.0	18.60	18.60	#DIV/0!	\$9,278	\$0.21
Totals:		\$733,500	\$733,500	\$227,800	31.06	\$596,416	\$399,490	\$262,406	0.0	0.0	49.95	49.95	Average	Average	Average
				Sale. Ratio =>	31.06			per FF=>	#DIV/0!		per Net Acre=>	7,997.80		per SqFt=>	\$0.18
				Std. Dev. =>	41.76										

5 Acre = \$40,000

Parcel Number	Sale Date	Sale Price	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
16-024-032-30	08/05/19	\$29,500	\$29,500	\$21,900	74.24	\$43,716	\$29,500	\$43,716	0.0	0.0	6.31	6.31	#DIV/0!	\$4,675	\$0.11
16-002-012-50	07/13/20	\$17,000	\$17,000	\$18,600	109.41	\$37,140	\$8,360	\$28,500	0.0	0.0	7.00	7.00	#DIV/0!	\$1,194	\$0.03
06-016-001-40	12/07/20	\$105,000	\$105,000	\$4,400	4.19	\$24,613	\$105,000	\$24,613	0.0	0.0	8.30	2.22	#DIV/0!	\$12,651	\$0.29
06-015-006-60	04/30/19	\$272,000	\$272,000	\$106,500	39.15	\$213,890	\$84,067	\$25,957	0.0	0.0	9.74	9.74	#DIV/0!	\$8,651	\$0.20
06-032-041-50	05/17/19	\$310,000	\$310,000	\$76,400	24.65	\$277,057	\$172,563	\$139,620	0.0	0.0	18.60	3.55	#DIV/0!	\$9,278	\$0.21
Totals:		\$733,500	\$733,500	\$227,800	31.06	\$596,416	\$399,490	\$262,406	0.0	0.0	49.95	28.82			
7 Acre = \$56,000												Average			
												Sale. Ratio =>	41.76		
												Std. Dev. =>			

Parcel Number	Sale Date	Sale Price	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
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$32,245	\$64,226	0.0	0.0	10.33	10.33	#DIV/0!	\$3,121	\$0.07
16-016-012-00	07/23/20	\$79,000	\$79,000	\$52,200	66.08	\$104,311	\$65,689	\$91,000	0.0	0.0	18.00	18.00	#DIV/0!	\$3,649	\$0.08
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
06-032-045-10	06/01/20	\$180,415	\$180,415	\$0	0.00	\$218,725	\$94,964	\$133,274	0.0	0.0	18.57	18.57	#DIV/0!	\$5,114	\$0.12
06-032-041-50	05/17/19	\$310,000	\$310,000	\$76,400	24.65	\$277,057	\$172,563	\$139,620	0.0	0.0	18.60	3.55	#DIV/0!	\$9,278	\$0.21
06-036-006-58	12/08/20	\$90,000	\$90,000	\$0	0.00	\$145,850	\$90,000	\$142,130	0.0	0.0	19.84	19.84	#DIV/0!	\$4,536	\$0.10
06-032-045-20	06/01/20	\$174,876	\$174,876	\$0	0.00	\$51,018	\$174,876	\$51,018	0.0	0.0	23.01	23.01	#DIV/0!	\$7,600	\$0.17
Totals:		\$1,063,391	\$1,063,391	\$285,900	26.89	\$1,111,242	\$730,437	\$765,160	0.0	0.0	132.86	117.81			
10 Acre = \$55,000												Average			
												Sale. Ratio =>	34.65		
												Std. Dev. =>			

Parcel Number	Sale Date	Sale Price	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
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$32,245	\$64,226	0.0	0.0	10.33	10.33	#DIV/0!	\$3,121	\$0.07
16-016-012-00	07/23/20	\$79,000	\$79,000	\$52,200	66.08	\$104,311	\$65,689	\$91,000	0.0	0.0	18.00	18.00	#DIV/0!	\$3,649	\$0.08
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
06-032-045-10	06/01/20	\$180,415	\$180,415	\$0	0.00	\$218,725	\$94,964	\$133,274	0.0	0.0	18.57	18.57	#DIV/0!	\$5,114	\$0.12
06-032-041-50	05/17/19	\$310,000	\$310,000	\$76,400	24.65	\$277,057	\$172,563	\$139,620	0.0	0.0	18.60	3.55	#DIV/0!	\$9,278	\$0.21
06-036-006-58	12/08/20	\$90,000	\$90,000	\$0	0.00	\$145,850	\$90,000	\$142,130	0.0	0.0	19.84	19.84	#DIV/0!	\$4,536	\$0.10
06-032-045-20	06/01/20	\$174,876	\$174,876	\$0	0.00	\$51,018	\$174,876	\$51,018	0.0	0.0	23.01	23.01	#DIV/0!	\$7,600	\$0.17
Totals:		\$1,063,391	\$1,063,391	\$285,900	26.89	\$1,111,242	\$730,437	\$765,160	0.0	0.0	132.86	117.81			
15 Acre = \$82,500												Average			
												Sale. Ratio =>	34.65		
												Std. Dev. =>			

Parcel Number	Sale Date	Sale Price	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
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$32,245	\$64,226	0.0	0.0	10.33	10.33	#DIV/0!	\$3,121	\$0.07
16-016-012-00	07/23/20	\$79,000	\$79,000	\$52,200	66.08	\$104,311	\$65,689	\$91,000	0.0	0.0	18.00	18.00	#DIV/0!	\$3,649	\$0.08
16-021-018-55	10/28/20	\$100,100	\$100,100	\$76,700	76.62	\$153,300	\$100,100	\$143,892	0.0	0.0	24.51	24.51	#DIV/0!	\$4,084	\$0.09
06-032-045-10	06/01/20	\$180,415	\$180,415	\$0	0.00	\$218,725	\$94,964	\$133,274	0.0	0.0	18.57	18.57	#DIV/0!	\$5,114	\$0.12
06-032-041-50	05/17/19	\$310,000	\$310,000	\$76,400	24.65	\$277,057	\$172,563	\$139,620	0.0	0.0	18.60	3.55	#DIV/0!	\$9,278	\$0.21
06-036-006-58	12/08/20	\$90,000	\$90,000	\$0	0.00	\$145,850	\$90,000	\$142,130	0.0	0.0	19.84	19.84	#DIV/0!	\$4,536	\$0.10
06-032-045-20	06/01/20	\$174,876	\$174,876	\$0	0.00	\$51,018	\$174,876	\$51,018	0.0	0.0	23.01	23.01	#DIV/0!	\$7,600	\$0.17
Totals:		\$1,063,391	\$1,063,391	\$285,900	26.89	\$1,111,242	\$730,437	\$765,160	0.0	0.0	132.86	117.81			
20 Acre = \$110,000												Average			
												Sale. Ratio =>	26.89		
												Std. Dev. =>	34.65		

ROLLING MEADOW SUB'D RESIDENTIAL LAND VALUE STUDY

Frontage A: Non Road \$50/FF

Parcel Number	Sale Date	Sale Price	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
06-023-011-01	07/17/19	\$470,000	\$470,000	\$244,800	52.09	\$484,284	\$10,170	\$24,454	187.4	171.0	0.79	0.79	\$54	\$12,825	\$0.29
15-017-132-00	09/25/20	\$65,000	\$65,000	\$41,800	64.31	\$82,847	\$5,099	\$22,946	131.1	130.0	0.34	0.34	\$39	\$14,866	\$0.34
15-017-026-00	02/21/20	\$42,500	\$42,500	\$30,300	71.29	\$63,245	\$4,532	\$25,277	91.9	100.0	0.21	0.21	\$49	\$21,894	\$0.50
15-017-067-00	09/23/20	\$10,000	\$10,000	\$17,800	178.00	\$28,622	\$6,655	\$25,277	117.0	100.0	0.21	0.27	\$57	\$32,150	\$0.74
Totals:		\$587,500	\$587,500	\$334,700		\$658,998	\$26,456	\$97,954	527.4		1.55	1.61			
					Sale. Ratio =>	56.97	Average				Average			Average	
					Std. Dev. =>	58.26	per FF=>		\$50	per Net Acre=>		17,068.39	per SqFt=>		\$0.39

Frontage B: M-53 \$110/FF

Parcel Number	Sale Date	Sale Price	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
06-024-055-00	05/17/19	\$82,000	\$82,000	\$43,700	53.29	\$87,020	\$1,265	\$6,285	62.8	120.0	0.17	0.17	\$20	\$7,667	\$0.18
06-023-049-00	07/28/20	\$90,000	\$90,000	\$48,000	53.33	\$94,787	\$12,373	\$17,160	127.1	265.0	0.61	0.61	\$97	\$20,350	\$0.47
06-024-063-00	04/06/20	\$88,000	\$88,000	\$43,300	49.20	\$85,553	\$11,113	\$8,666	86.7	120.0	0.26	0.26	\$128	\$42,416	\$0.97
06-024-031-00	09/30/19	\$185,000	\$185,000	\$87,300	47.19	\$179,301	\$38,607	\$32,908	182.8	168.0	0.76	0.76	\$211	\$50,533	\$1.16
06-023-011-01	07/17/19	\$470,000	\$470,000	\$244,800	52.09	\$484,284	\$10,170	\$24,454	187.4	171.0	0.79	0.79	\$54	\$12,825	\$0.29
06-023-004-07	09/11/19	\$5,000	\$5,000	\$0	0.00	\$8,920	\$5,000	\$8,920	51.3	155.0	0.15	0.15	\$98	\$33,113	\$0.76
Totals:		\$920,000	\$920,000	\$467,100		\$939,865	\$78,528	\$98,393	698.1		2.74	2.74			
					Sale. Ratio =>	50.77	Average				Average			Average	
					Std. Dev. =>	20.97	per FF=>		\$112	per Net Acre=>		28,628.51	per SqFt=>		\$0.66

Acresage Table 1

Parcel Number	Sale Date	Sale Price	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
16-024-012-00	09/15/20	\$126,000	\$126,000	\$59,600	47.30	\$119,128	\$18,372	\$11,500	100.0	190.0	0.44	0.44	\$184	\$42,138	\$0.97
06-024-055-00	05/17/19	\$82,000	\$82,000	\$43,700	53.29	\$87,020	\$1,265	\$6,285	62.8	120.0	0.17	0.17	\$20	\$7,667	\$0.18
06-023-011-01	07/17/19	\$470,000	\$470,000	\$244,800	52.09	\$484,284	\$10,170	\$24,454	187.4	171.0	0.79	0.79	\$54	\$12,825	\$0.29
06-018-014-00	08/19/20	\$77,177	\$77,177	\$34,400	44.57	\$68,010	\$17,807	\$8,640	0.0	0.0	0.96	0.96	#DIV/0!	\$18,549	\$0.43
16-036-011-00	07/02/20	\$85,000	\$85,000	\$44,500	52.35	\$88,670	\$4,955	\$8,625	0.0	0.0	0.69	0.69	#DIV/0!	\$7,181	\$0.16
16-024-014-00	12/12/19	\$32,700	\$32,700	\$20,400	62.39	\$41,320	\$2,720	\$11,340	0.0	0.0	0.84	0.84	#DIV/0!	\$3,238	\$0.07
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17
16-030-007-50	08/13/20	\$80,000	\$80,000	\$37,100	46.38	\$73,242	\$23,258	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$11,629	\$0.27
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28
Totals:		\$1,135,777	\$1,135,777	\$571,800		\$1,136,196	\$114,585	\$115,004	350.2		9.21	9.21			
					Sale. Ratio =>	50.34	Average				Average			Average	
					Std. Dev. =>	5.85	per FF=>		\$327	per Net Acre=>		12,435.97	per SqFt=>		\$0.29

1 Acre = \$12,435

Parcel Number	Sale Date	Sale Price	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
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
06-022-028-00	07/30/19	\$15,000	\$15,000	\$5,500	36.67	\$11,000	\$15,000	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17
06-034-006-50	01/14/21	\$76,000	\$76,000	\$35,600	46.84	\$73,710	\$11,774	\$9,484	0.0	0.0	1.22	1.22	#DIV/0!	\$9,651	\$0.22
Totals:		\$289,900	\$289,900	\$141,300		\$285,097	\$78,812	\$74,009	0.0		9.78	9.78			
				Sale. Ratio =>	48.74					Average		Average		Average	
1.5 Acre = \$12,075				Std. Dev. =>	17.02					per FF=>	#DIV/0!	per Net Acre=>	8,058.49	per SqFt=>	\$0.18

Parcel Number	Sale Date	Sale Price	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
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
06-022-028-00	07/30/19	\$15,000	\$15,000	\$5,500	36.67	\$11,000	\$15,000	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17
06-034-006-50	01/14/21	\$76,000	\$76,000	\$35,600	46.84	\$73,710	\$11,774	\$9,484	0.0	0.0	1.22	1.22	#DIV/0!	\$9,651	\$0.22
Totals:		\$289,900	\$289,900	\$141,300		\$285,097	\$78,812	\$74,009	0.0		9.78	9.78			
				Sale. Ratio =>	48.74					Average		Average		Average	
2 Acre = \$16,100				Std. Dev. =>	17.02					per FF=>	#DIV/0!	per Net Acre=>	8,058.49	per SqFt=>	\$0.18

Parcel Number	Sale Date	Sale Price	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
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$6,599	\$10,800	0.0	0.0	0.90	0.90	#DIV/0!	\$7,332	\$0.17
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$29,439	\$16,860	0.0	0.0	2.43	2.43	#DIV/0!	\$12,115	\$0.28
16-027-008-50	10/05/20	\$16,000	\$16,000	\$12,900	80.63	\$25,865	\$16,000	\$25,865	0.0	0.0	3.23	3.23	#DIV/0!	\$4,954	\$0.11
06-022-028-00	07/30/19	\$15,000	\$15,000	\$5,500	36.67	\$11,000	\$15,000	\$11,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,500	\$0.17
06-034-006-50	01/14/21	\$76,000	\$76,000	\$35,600	46.84	\$73,710	\$11,774	\$9,484	0.0	0.0	1.22	1.22	#DIV/0!	\$9,651	\$0.22
Totals:		\$289,900	\$289,900	\$141,300		\$285,097	\$78,812	\$74,009	0.0		9.78	9.78			
				Sale. Ratio =>	48.74					Average		Average		Average	
2.5 Acre = \$20,125				Std. Dev. =>	17.02					per FF=>	#DIV/0!	per Net Acre=>	8,058.49	per SqFt=>	\$0.18

AG PROPERTY E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes, Agricultural Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
04-309-008-00	05/27/20	\$125,000	\$125,000	\$55,900	44.72	\$110,768	\$33,900	\$91,100	\$101,812	0.895	
04-003-014-50	07/26/19	\$204,000	\$204,000	\$80,000	39.22	\$158,415	\$24,202	\$179,798	\$191,459	0.939	
23-014-003-00	05/22/20	\$170,000	\$170,000	\$54,400	32.00	\$108,720	\$18,408	\$151,592	\$123,715	1.225	
06-024-039-00	01/17/20	\$195,000	\$195,000	\$73,000	37.44	\$145,548	\$30,034	\$164,966	\$192,845	0.855	
06-024-027-00	06/11/19	\$182,500	\$182,500	\$63,900	35.01	\$128,098	\$14,022	\$168,478	\$186,095	0.905	
06-011-011-00	04/03/20	\$147,000	\$147,000	\$0	0.00	\$110,626	\$9,880	\$137,120	\$167,075	0.821	
06-022-011-00	09/14/20	\$136,000	\$136,000	\$49,700	36.54	\$98,238	\$9,660	\$126,340	\$146,896	0.860	
06-015-005-50	07/10/19	\$237,275	\$237,275	\$74,600	31.44	\$149,638	\$10,489	\$226,786	\$229,241	0.989	
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$17,292	\$75,708	\$136,695	0.554	
16-030-007-50	08/13/20	\$80,000	\$80,000	\$37,100	46.38	\$73,242	\$17,062	\$62,938	\$99,255	0.634	
16-007-005-00	12/14/20	\$128,500	\$128,500	\$41,800	32.53	\$82,952	\$13,276	\$115,224	\$125,769	0.916	
Totals:		\$1,698,275	\$1,698,275	\$570,600		\$1,246,666		\$1,500,050	\$1,700,856		
					Sale. Ratio =>	33.60				E.C.F. =>	0.882
USED 0.871 TO EQUALIZE					Std. Dev. =>	12.52				Ave. E.C.F. =>	0.872

Commerical Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522	
39-008-515-00	03/16/21	\$75,000	\$75,000	\$39,700	52.93	\$79,488	\$4,125	\$70,875	\$123,344	0.575	
39-008-225-00	05/20/20	\$60,000	\$60,000	\$46,000	76.67	\$92,094	\$31,077	\$28,923	\$101,526	0.285	
06-013-001-00	04/12/19	\$460,000	\$460,000	\$247,300	53.76	\$474,275	\$210,579	\$249,421	\$513,027	0.486	
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522	
06-013-023-00	02/26/21	\$475,000	\$475,000	\$157,200	33.09	\$335,891	\$80,542	\$394,458	\$485,454	0.813	
Totals:		\$3,622,310	\$6,324,620	\$2,891,000		\$5,681,656		\$5,688,449	\$10,705,122		
					Sale. Ratio =>	45.71				E.C.F. =>	0.531
USED 0.538 TO EQUALIZE					Std. Dev. =>	18.33				Ave. E.C.F. =>	0.534

Industrial Buildings

None, Not Applicable

COMMERICAL E.C.F.

Agricultural & Commerical Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522	
39-008-515-00	03/16/21	\$75,000	\$75,000	\$39,700	52.93	\$79,488	\$4,125	\$70,875	\$123,344	0.575	
39-008-225-00	05/20/20	\$60,000	\$60,000	\$46,000	76.67	\$92,094	\$31,077	\$28,923	\$101,526	0.285	
06-013-001-00	04/12/19	\$460,000	\$460,000	\$247,300	53.76	\$474,275	\$210,579	\$249,421	\$513,027	0.486	
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522	
06-013-023-00	02/26/21	\$475,000	\$475,000	\$157,200	33.09	\$335,891	\$80,542	\$394,458	\$485,454	0.813	
Totals:		\$3,622,310	\$6,324,620	\$2,891,000		\$5,681,656		\$5,688,449	\$10,705,122		
					Sale. Ratio =>	45.71				E.C.F. =>	0.531
USED 0.538 TO EQUALIZE					Std. Dev. =>	18.33				Ave. E.C.F. =>	0.534

Residential, Town Homes, Mobile Homes, & Industrial Buildings

None, Not Applicable

INDUSTRIAL E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes, Agricultural Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
160-004-151-006-00	04/28/17	\$1,129,961	\$1,129,961				\$256,760	\$873,201	\$956,078	0.913
53-835-217-00	04/29/19	\$290,000	\$290,000	\$98,700	34.03	\$194,370	\$38,958	\$251,042	\$219,199	1.145
04-002-003-50	08/31/20	\$145,000	\$145,000	\$50,600	34.90	\$100,745	\$26,534	\$118,466	\$96,866	1.223
53-835-219-00	09/10/20	\$170,000	\$170,000	\$54,300	31.94	\$109,067	\$28,525	\$141,475	\$113,211	1.250
39-008-183-00	10/02/19	\$47,500	\$47,500	\$20,900	44.00	\$29,843	\$5,280	\$42,220	\$32,620	1.294
53-835-229-00	06/17/19	\$77,000	\$77,000	\$21,700	28.18	\$43,318	\$14,594	\$62,406	\$46,254	1.349
160-015-176-003-00	09/11/19	\$144,000	\$144,000				\$48,192	\$95,808	\$106,288	0.901
100-019-200-040-02	10/2/2019	\$742,665	\$742,665				\$85,412	\$657,253	\$624,656	1.052
080-036-100-075-02	05/09/17	\$176,000	\$176,000				\$22,117	\$153,883	\$173,358	0.888
010-008-100-220-00	11/21/17	\$299,000	\$299,000				\$20,454	\$278,546	\$259,893	1.072
Totals:		\$3,221,126	\$3,221,126	\$246,200		\$477,343		\$2,674,300	\$2,628,423	
				Sale. Ratio =>	7.64				E.C.F. =>	1.017
				Std. Dev. =>	5.85				Ave. E.C.F. =>	1.109

*** USED 1.100 TO EQUALIZE***

Residential, Town Homes/Duplexes, Mobile Homes, Commerical & Industrial Buildings

None, Not Applicable

PINNEBOG, RURAL & VAN DYKE RESIDENTIAL E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes, Agricultural Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-016-015-00	12/23/19	\$65,000	\$65,000	\$41,600	64.00	\$82,719	\$9,136	\$55,864	\$122,028	0.458
06-015-005-00	10/13/20	\$143,000	\$143,000	\$81,300	56.85	\$160,657	\$12,037	\$130,963	\$246,468	0.531
16-024-014-00	12/12/19	\$32,700	\$32,700	\$20,400	62.39	\$41,320	\$11,340	\$21,360	\$60,811	0.351
16-007-010-00	06/04/19	\$89,900	\$89,900	\$47,100	52.39	\$94,101	\$14,319	\$75,581	\$173,063	0.437
16-036-011-00	07/02/20	\$85,000	\$85,000	\$44,500	52.35	\$88,670	\$15,137	\$69,863	\$132,403	0.528
16-001-012-50	05/03/19	\$93,000	\$93,000	\$40,200	43.23	\$80,421	\$17,292	\$75,708	\$136,695	0.554
16-024-012-00	09/15/20	\$126,000	\$126,000	\$59,600	47.30	\$119,128	\$11,500	\$114,500	\$201,929	0.567
16-030-007-50	08/13/20	\$80,000	\$80,000	\$37,100	46.38	\$73,242	\$17,062	\$62,938	\$99,255	0.634
Totals:		\$714,600	\$714,600	\$371,800		\$740,258		\$606,777	\$1,172,652	
					Sale. Ratio =>	52.03			E.C.F. =>	0.517
USED 0.507 ECF					Std. Dev. =>	7.53			Ave. E.C.F. =>	0.507

Commerical Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522
39-008-515-00	03/16/21	\$75,000	\$75,000	\$39,700	52.93	\$79,488	\$4,125	\$70,875	\$123,344	0.575
39-008-225-00	05/20/20	\$60,000	\$60,000	\$46,000	76.67	\$92,094	\$31,077	\$28,923	\$101,526	0.285
06-013-001-00	04/12/19	\$460,000	\$460,000	\$247,300	53.76	\$474,275	\$210,579	\$249,421	\$513,027	0.486
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522
06-013-023-00	02/26/21	\$475,000	\$475,000	\$157,200	33.09	\$335,891	\$80,542	\$394,458	\$485,454	0.813
Totals:		\$3,622,310	\$6,324,620	\$2,891,000		\$5,681,656		\$5,688,449	\$10,705,122	
					Sale. Ratio =>	45.71			E.C.F. =>	0.531
USED 0.538 TO EQUALIZE					Std. Dev. =>	18.33			Ave. E.C.F. =>	0.534

Industrial Buildings

None, Not Applicable

RURAL REC, WOODED REC & FILION RESIDENTIAL E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes, Agricultural Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
16-014-002-60	09/10/20	\$129,000	\$129,000	\$80,600	62.48	\$160,981	\$68,992	\$60,008	\$177,585	0.338	
06-010-014-60	10/05/20	\$139,500	\$139,500	\$92,700	66.45	\$183,376	\$10,820	\$128,680	\$288,071	0.447	
06-003-005-00	11/08/19	\$85,000	\$85,000	\$54,300	63.88	\$109,201	\$14,988	\$70,012	\$155,211	0.451	
06-016-015-00	12/23/19	\$65,000	\$65,000	\$41,600	64.00	\$82,719	\$9,136	\$55,864	\$122,028	0.458	
06-015-005-00	10/13/20	\$143,000	\$143,000	\$81,300	56.85	\$160,657	\$12,037	\$130,963	\$246,468	0.531	
06-032-044-00	08/27/20	\$78,375	\$78,375	\$43,100	54.99	\$85,123	\$17,379	\$60,996	\$112,345	0.543	
Totals:		\$639,875	\$639,875	\$393,600		\$782,057		\$506,523	\$1,101,707		
					Sale. Ratio =>	61.51				E.C.F. =>	0.460
USED 0.459 TO EQUALIZE					Std. Dev. =>	4.50				Ave. E.C.F. =>	0.461

Commerical Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522	
39-008-515-00	03/16/21	\$75,000	\$75,000	\$39,700	52.93	\$79,488	\$4,125	\$70,875	\$123,344	0.575	
39-008-225-00	05/20/20	\$60,000	\$60,000	\$46,000	76.67	\$92,094	\$31,077	\$28,923	\$101,526	0.285	
06-013-001-00	04/12/19	\$460,000	\$460,000	\$247,300	53.76	\$474,275	\$210,579	\$249,421	\$513,027	0.486	
06-023-055-60	10/22/20	\$2,627,310	\$2,627,310	\$1,200,400	45.69	\$2,349,954	\$154,924	\$2,472,386	\$4,740,886	0.522	
06-013-023-00	02/26/21	\$475,000	\$475,000	\$157,200	33.09	\$335,891	\$80,542	\$394,458	\$485,454	0.813	
Totals:		\$3,622,310	\$6,324,620	\$2,891,000		\$5,681,656		\$5,688,449	\$10,705,122		
					Sale. Ratio =>	45.71				E.C.F. =>	0.531
USED 0.538 TO EQUALIZE					Std. Dev. =>	18.33				Ave. E.C.F. =>	0.534

Industrial Buildings

None, Not Applicable