

2023 060 LAND ANALYSIS 101 STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-004-300-010-00	616 N MCGREGOR RD	03/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$54,900
060-006-300-045-00	536 N BARLOW RD	08/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,100
060-032-200-120-00	S KING RD	09/15/22	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$14,300
101-010-300-005-00	1338 W M-72	06/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,700
111-023-300-010-00	2176 N M-65	12/16/20	\$100,000	WD	03-ARM'S LENGTH	\$90,400	\$42,700
111-023-300-080-00	6692 W TOWER RD	08/18/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,600

Totals:		\$905,000	\$895,400	\$367,300
			Sale. Ratio =>	Std. Dev. =>

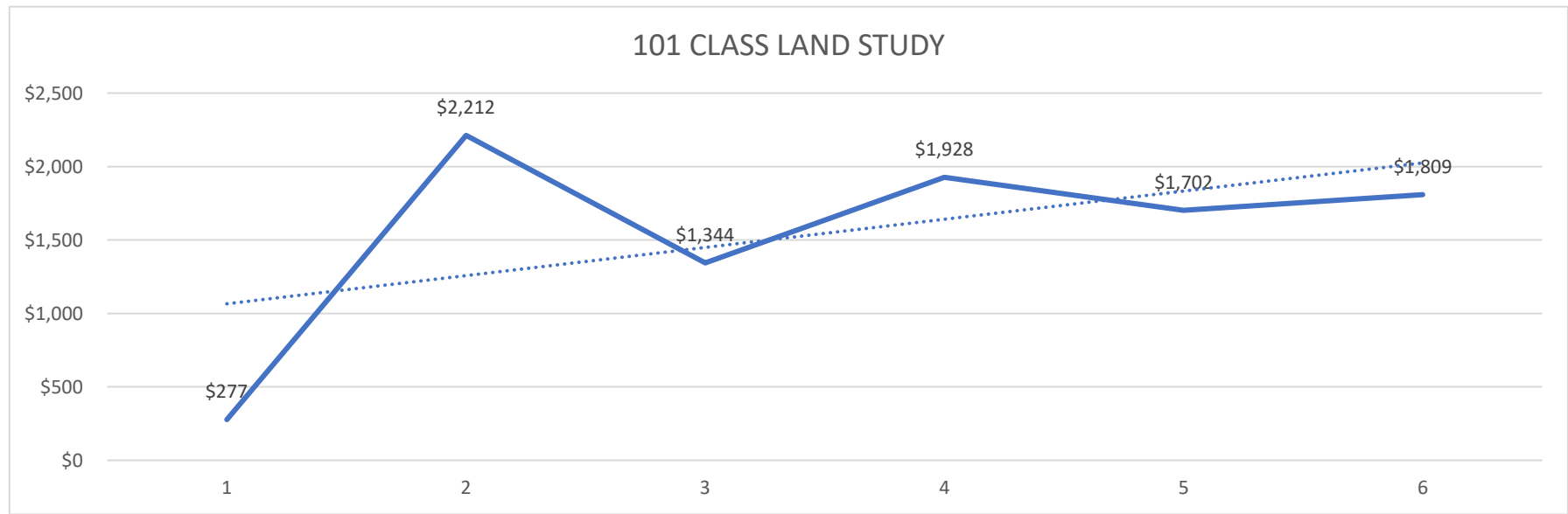
Mean	1545.37
Standard Error	278.9853476
Median	1755.753526
Mode	#N/A
Standard Deviation	683.3717473
Sample Variance	466996.9451
Kurtosis	2.7855241
Skewness	-1.573672677
Range	1935.484346
Minimum	276.9460333
Maximum	2212.43038
Sum	9272.220003
Count	6

2023 060 LAND ANALYSIS 101 STUDY

Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
68.63	\$126,163	\$11,136	\$68,864	\$57,299	0.0	0.0	40.21	40.21	#DIV/0!
35.46	\$192,393	\$174,782	\$65,218	\$127,175	0.0	0.0	79.00	79.00	#DIV/0!
17.88	\$56,345	\$80,000	\$0	\$56,345	0.0	0.0	59.54	20.00	#DIV/0!
41.46	\$153,399	\$149,821	\$35,179	\$118,220	0.0	0.0	77.72	77.72	#DIV/0!
47.23	\$85,361	\$66,389	\$24,011	\$61,350	0.0	0.0	39.00	39.00	#DIV/0!
42.55	\$187,262	\$144,738	\$75,262	\$112,000	0.0	0.0	80.00	80.00	#DIV/0!

	\$800,923	\$626,866	\$532,389	0.0	375.47	335.93
41.02			Average		Average	
16.50			per FF=>	#DIV/0!	per Net Acre=>	1,669.55

USE \$1600/ACRE
 DUE TO LIMMITED #
 OF 101 PARCELS SALES IN 060



2023 060 LAND ANALYSIS 101 STUDY

Dollars/Acre	Dollars/SqFt	% TILLABLE	ADJUSTED \$/ACRE	LAND RESDUAL	*% TILLABLE	TILLBLE ACRES	Liber/Page
\$277	\$0.01	100%	\$ 277	\$	11,136.00	40.21	AGRICULTURAL 101
\$2,212	\$0.05	83%	\$ 1,836	\$	145,069.06	65.00	AGRICULTURAL 101
\$1,344	\$0.05	59%	\$ 789	\$	46,960.00	35.00	2.022E+11
\$1,928	\$0.04	58%	\$ 1,116	\$	86,746.36	45.00	2.021E+11
\$1,702	\$0.04	49%	\$ 829	\$	32,331.44	19.00	2.02E+11
\$1,809	\$0.04	50%	\$ 905	\$	72,369.00		

				\$	394,612	\$	204	
Average per SqFt=>	\$0.04					Average per Tillable Acre=>	\$	1,932

2023 060 LAND ANALYSIS 101 STUDY

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1		1	42591	4/10/1900		101			
0		1	43634	4/10/1900		101			
060-031-100-030-00	AGRICULTURAL 101	0	0	1/2/1996		102			
	AGRICULTURAL 101	0	0	11/11/2015		101			
	RESIDENTIAL 401	1	1	39215		401			
	RESIDENTIAL 401		1	43451		401			



COMMENTS

40.21 ACRES TILLABLE

65 ACRES TILLABLE, 14 ACRES NON TILLABLE

35 ACRES TILLABLE,24.54 ACRES NON TILLABLE,OUTSIDE TIME PERIOD BUT VACANT

45 ACRES TILLABLE, 32.72 NON TILLABLE

AG LIKE PARCEL,19 ACRES TILLABLE,20 ACRES NON TILLABLE

AG LIKE PARCEL40 ACRES TILLABLE,40 ACRES NON TILLABLE

