

2023 AGRICULTURAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
14-130-002-005-01	11/20/20	\$64,000	OTH	\$64,000	\$27,900	43.59	\$55,720	\$64,000	\$55,720	23.60	23.60	\$2,712
14-130-011-039-02	11/23/21	\$255,000	WD	\$255,000	\$94,700	37.14	\$187,031	\$119,138	\$51,169	19.50	19.50	\$6,110
14-130-013-007-00	12/16/20	\$125,000	WD	\$125,000	\$82,200	65.76	\$164,363	\$125,000	\$164,363	25.00	25.00	\$5,000
14-130-013-008-00	01/15/21	\$75,000	WD	\$75,000	\$46,300	61.73	\$89,115	\$75,000	\$89,115	15.00	15.00	\$5,000
14-130-013-018-00	10/13/20	\$125,000	WD	\$125,000	\$47,700	38.16	\$95,337	\$125,000	\$95,337	36.00	36.00	\$3,472
14-130-029-041-00	03/04/22	\$550,000	LC	\$550,000	\$454,500	82.64	\$904,860	\$332,817	\$687,677	152.30	40.00	\$2,185
<b>Totals:</b>		<b>\$1,194,000</b>		<b>\$1,194,000</b>	<b>\$753,300</b>		<b>\$1,496,426</b>	<b>\$840,955</b>	<b>\$1,143,381</b>	<b>271.40</b>	<b>159.10</b>	
					<b>Sale. Ratio =&gt;</b>	<b>63.09</b>			<b>Average</b>	<b>Average</b>		<b>Average</b>
					<b>Std. Dev. =&gt;</b>	<b>18.21</b>			<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>3,098.58</b>	<b>per SqFt=&gt;</b>

USED 3,100 WOODS