

2023 RURAL RESIDENTIAL

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
14-130-002-020-00	11/04/20	\$188,000	WD	\$188,000	\$96,600	51.38	\$190,340	\$19,710	\$22,050	2.50	2.50	\$7,884
14-130-009-030-02	10/08/20	\$690,000	WD	\$690,000	\$258,000	37.39	\$512,479	\$404,871	\$227,350	51.50	51.50	\$7,862
14-130-010-002-02	07/16/20	\$57,500	WD	\$57,500	\$30,500	53.04	\$60,950	\$57,500	\$60,950	11.50	11.50	\$5,000
14-130-011-010-01	05/06/21	\$475,000	WD	\$475,000	\$210,900	44.40	\$418,381	\$194,249	\$137,630	27.90	27.90	\$6,962
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
14-130-015-001-60	05/22/20	\$30,000	WD	\$30,000	\$18,700	62.33	\$37,420	\$30,000	\$37,420	5.40	5.40	\$5,556
14-130-029-027-30	09/03/20	\$18,000	WD	\$18,000	\$9,300	51.67	\$18,690	\$18,000	\$18,690	2.70	2.70	\$6,667
14-130-035-023-10	06/22/21	\$137,500	LC	\$137,500	\$66,500	48.36	\$132,945	\$41,529	\$36,974	4.81	4.81	\$8,634
Totals:		\$1,985,000		\$1,985,000	\$894,600		\$1,775,740	\$1,154,859	\$945,599	205.91	205.91	
					Sale. Ratio =>	45.07			Average	Average		Average
					Std. Dev. =>	9.60			per FF=>	per Net Acre=>	5,608.56	per SqFt=>

USED 5600 LAND VALUE