

Ag land Values 1009,1115,1116,1117 Used for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal
10-011-010-02	3277 16TH ST	10/19/20	\$220,000	LC	03-ARM'S LENGTH	\$220,000	\$108,900	49.50 \$215,014
10-013-003-20	3164 13TH STR	12/02/21	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$159,600	34.18 \$313,421
10-025-002-00	128TH AVE	06/25/21	\$644,400	WD	03-ARM'S LENGTH	\$644,400	\$214,400	33.27 \$428,745
10-025-013-10	1267 126TH A	09/29/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,800	50.29 \$289,972
<b>Totals:</b>			<b>\$1,611,400</b>			<b>\$1,611,400</b>	<b>\$623,700</b>	<b>\$1,247,152</b>
							<b>Sale. Ratio =&gt;</b>	<b>38.71</b>
							<b>Std. Dev. =&gt;</b>	<b>9.35</b>

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Front	FF Area	Liber/Page
\$220,000	\$215,014	984.0	1320.0	38.60	38.60	\$224	\$5,699	\$0.13	983.96	4005	4525/719
\$393,995	\$240,416	660.0	2700.7	40.92	40.92	\$597	\$9,628	\$0.22	660.00	4005	4709/439
\$644,400	\$428,745	2,200.0	2197.8	71.59	71.59	\$293	\$9,001	\$0.21	2,200.00	4000	4651/948
\$111,916	\$121,888	690.0	1262.6	20.00	20.00	\$162	\$5,596	\$0.13	690.00	4000	4681/990
<b>\$1,370,311</b>	<b>\$1,006,063</b>	<b>4,534.0</b>		<b>171.11</b>	<b>171.11</b>						
	<b>Average</b>			<b>Average</b>			<b>Average</b>				
	<b>per FF=&gt;</b>	<b>\$302</b>		<b>per Net Acre</b>	<b>8,008.36</b>		<b>per SqFt=&gt;</b>	<b>\$0.18</b>			

Land Table	Grave'ave'	Class
1015 AG NE	0 0	102
1015 AG NE	0 0	101
1009 AG SE	0 1	102
1009 AG SE	1 0	101

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