

	A	B	C	D	E	F	G
1	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
2	070-011-400-011-10	6043 RUTLEDGE	10/12/18	\$182,000	WD	03-ARM'S LENGTH	\$182,000
3	070-012-102-001-00	E M-30	05/26/21	\$36,000	LC	03-ARM'S LENGTH	\$36,000
4	070-013-400-001-02	5679 BENSCH	02/15/21	\$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$70,000
5	070-028-300-005-00	4650 N M-30	11/22/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000
6	070-028-300-007-00	4746 N M-30	04/20/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000
7	070-028-400-002-01	CEDAR LAKE	05/14/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900
8	<b>Totals:</b>			<b>\$707,900</b>			<b>\$707,900</b>
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1	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Cur. Appraisal</b>	<b>Land Residual</b>	<b>Est. Land Value</b>	<b>Effec. Front</b>	<b>Depth</b>	<b>Net Acres</b>	<b>Total Acres</b>
2	\$70,100	38.52	\$160,805	\$61,395	\$40,200	0.0	0.0	18.00	18.00
3	\$20,000	55.56	\$40,032	\$36,000	\$40,032	0.0	0.0	20.16	20.16
4	\$34,000	48.57	\$69,486	\$53,014	\$52,500	0.0	0.0	15.00	10.00
5	\$40,200	42.32	\$76,124	\$53,876	\$35,000	0.0	0.0	10.00	10.00
6	\$101,400	39.76	\$213,476	\$100,024	\$58,500	0.0	0.0	45.00	45.00
7	\$19,900	28.47	\$39,640	\$69,900	\$39,640	0.0	0.0	19.10	19.10
8	<b>\$285,600</b>		<b>\$599,563</b>	<b>\$374,209</b>	<b>\$265,872</b>	<b>0.0</b>		<b>127.26</b>	<b>122.26</b>
9	<b>Sale. Ratio =&gt;</b>	<b>40.34</b>		<b>Average</b>				<b>Average</b>	
10	<b>Std. Dev. =&gt;</b>	<b>9.24</b>		<b>per FF=&gt;</b>	<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>	<b>2,940.51</b>
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**Acreage Table 'A'** ✕

Description:

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**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="5,000"/>	3 Acre: <input type="text" value="15,000"/>	10 Acre: <input type="text" value="30,000"/>	30 Acre: <input type="text" value="90,000"/>
1.5 Acre: <input type="text" value="7,500"/>	4 Acre: <input type="text" value="20,000"/>	15 Acre: <input type="text" value="45,000"/>	40 Acre: <input type="text" value="100,000"/>
2 Acre: <input type="text" value="10,000"/>	5 Acre: <input type="text" value="25,000"/>	20 Acre: <input type="text" value="60,000"/>	50 Acre: <input type="text" value="125,000"/>
2.5 Acre: <input type="text" value="12,500"/>	7 Acre: <input type="text" value="27,500"/>	25 Acre: <input type="text" value="75,000"/>	100 Acre: <input type="text" value="150,000"/>



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