

	A	B	C	D	E	F	G
1	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
2	070-012-102-001-00	E M-30	05/26/21	\$36,000	LC	03-ARM'S LENGTH	\$36,000
3	070-012-200-004-00	6294 RUTLEDGE	09/24/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
4	070-012-201-001-01	E M-30	04/02/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000
5	070-028-300-007-00	4746 N M-30	04/20/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000
6	Totals:			\$681,000			\$681,000
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	H	I	J	K	L	M	N	O	P
1	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
2	\$20,000	55.56	\$40,032	\$36,000	\$40,032	0.0	0.0	20.16	20.16
3	\$137,800	45.93	\$223,495	\$292,505	\$216,000	0.0	0.0	120.00	120.00
4	\$0	0.00	\$66,092	\$90,000	\$66,092	0.0	0.0	36.72	36.72
5	\$101,400	39.76	\$213,476	\$100,024	\$58,500	0.0	0.0	45.00	45.00
6	\$259,200		\$543,095	\$518,529	\$380,624	0.0		221.88	221.88
7	Sale. Ratio =>	38.06		Average				Average	
8	Std. Dev. =>	24.42		per FF=>	#DIV/0!			per Net Acre=>	2,337.00
9									
10									lack of Ag sales, included residential sales of similar sized parcels
11									
12									used \$2300/acre
13									
14									
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Acreage Table 'A' X

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="3,000"/>	3 Acre: <input type="text" value="9,000"/>	10 Acre: <input type="text" value="30,000"/>	30 Acre: <input type="text" value="69,000"/>
1.5 Acre: <input type="text" value="4,500"/>	4 Acre: <input type="text" value="12,000"/>	15 Acre: <input type="text" value="45,000"/>	40 Acre: <input type="text" value="92,000"/>
2 Acre: <input type="text" value="6,000"/>	5 Acre: <input type="text" value="15,000"/>	20 Acre: <input type="text" value="50,000"/>	50 Acre: <input type="text" value="115,000"/>
2.5 Acre: <input type="text" value="7,500"/>	7 Acre: <input type="text" value="21,000"/>	25 Acre: <input type="text" value="57,500"/>	100 Acre: <input type="text" value="220,000"/>

