

2022 COUNTRY RES LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
002 012 008 21	08/31/20	\$300,000	WD	\$300,000	\$154,600	51.53	\$303,446	\$70,540	\$73,986	19.74	19.74	\$3,373	COUNTRY RESD.
002 017 001 01	12/06/19	\$150,000	WD	\$150,000	\$52,400	34.93	\$104,725	\$150,000	\$104,725	31.35	31.35	\$3,285	COUNTRY RESD.
002 022 004 00	09/30/19	\$297,000	WD	\$297,000	\$106,800	35.96	\$212,022	\$196,978	\$112,000	41.00	41.00	\$3,604	COUNTRY RESD.
Totals:		\$747,000		\$747,000	\$313,800		\$620,193	\$417,518	\$290,711	92.09	92.09		
					Sale. Ratio =>	42.01			Average	Average		Average	
					Std. Dev. =>	9.30			per FF=>	per Net Acre=>	3,444.84	per SqFt=>	

USED 3400 EXCELLENT