

2023 120 LAND ANALYSIS 1 ACRE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-010-400-061-01	E BEAVER HILL DR	05/26/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$8,900
060-010-400-063-00	E M-72	09/15/20	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$9,600
072-135-000-017-00	E FAIRWAY DR	05/16/20	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$6,100
072-135-000-018-00	E FAIRWAY DR	12/16/21	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000	\$7,600
072-135-000-023-00	E FAIRWAY DR	06/18/21	\$3,500	WD	03-ARM'S LENGTH	\$3,500	\$7,600
072-140-001-023-01	247 W MT MARIA RD	08/21/20	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$6,400
072-140-002-012-13	N HUBBARD LAKE RD	07/16/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$0
072-170-000-006-00	MT MARIA BLVD	10/15/20	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,000	\$2,500
072-170-000-047-00	SITZMARK DR	03/13/21	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000	\$7,500
100-007-100-010-00	W DEER TRL	08/03/20	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$2,300
113-032-100-026-01		10/08/20	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$8,900
060-007-300-035-00	180 N BARLOW RD	10/16/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$8,900
060-022-100-005-50	4877 E SPRINGPORT RD	11/06/20	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$11,300
060-023-400-022-00	884 S US-23	12/21/21	\$129,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$129,900	\$53,300
060-026-200-025-00	5105 E WALLACE RD	10/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,800
061-165-000-010-00	579 S US-23	08/04/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$37,000
070-001-400-035-00	252 W MT MARIA RD	06/17/21	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$10,000
072-170-000-075-01	430 SITZMARK DR	06/05/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,800
072-190-000-027-00	1657 W ALMOND RD	10/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500
101-035-200-008-01	831 W PROCUNIER RD	09/03/21	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$19,100
111-015-100-035-00	2793 N M-65	07/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,300
120-120-013-182-05	130 S SCHOOL DR	01/06/21	\$84,000	WD	03-ARM'S LENGTH	\$83,300	\$48,100

Totals: \$910,400

\$909,700

\$441,500

Sale. Ratio =>

Std. Dev. =>

Mean	6485.888301
Standard Error	680.8975361
Median	6105.545528
Mode	3000
Standard Deviation	3193.692534
Sample Variance	10199672
Kurtosis	-1.238496553
Skewness	0.264735691
Range	9885.293609
Minimum	1865.671642
Maximum	11750.96525
Sum	142689.5426
Count	22

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
46.84	\$17,719	\$19,000	\$0	\$17,719	0.0	0.0	4.25	4.25	#DIV/0!	\$4,471
64.00	\$19,875	\$15,000	\$0	\$19,875	0.0	0.0	5.00	5.00	#DIV/0!	\$3,000
110.91	\$12,208	\$5,500	\$0	\$12,208	152.6	285.5	1.00	1.00	\$36	\$5,500
63.33	\$61,040	\$12,000	\$0	\$61,040	610.4	1141.9	4.00	1.00	\$20	\$3,000
217.14	\$15,260	\$3,500	\$0	\$15,260	152.6	285.5	1.00	1.00	\$23	\$3,500
53.33	\$12,800	\$12,000	\$0	\$12,800	160.0	300.0	1.10	1.10	\$75	\$10,889
0.00	\$16,000	\$12,000	\$0	\$16,000	160.0	300.0	1.10	1.10	\$75	\$10,889
35.71	\$4,900	\$7,000	\$0	\$4,900	0.0	0.0	1.00	0.59	#DIV/0!	\$7,000
62.50	\$28,683	\$12,000	\$0	\$28,683	382.4	601.0	1.88	0.69	\$31	\$6,393
76.67	\$4,686	\$3,000	\$0	\$4,686	213.0	328.9	1.61	1.61	\$14	\$1,866
98.89	\$17,719	\$9,000	\$0	\$17,719	0.0	0.0	4.55	4.55	#DIV/0!	\$1,978
46.84	\$20,227	\$3,923	\$15,077	\$5,150	0.0	0.0	1.01	1.01	#DIV/0!	\$3,880
46.12	\$24,048	\$20,327	\$4,173	\$19,875	0.0	0.0	5.00	5.00	#DIV/0!	\$4,065
41.03	\$122,122	\$25,414	\$104,486	\$17,636	230.0	431.8	2.28	1.44	\$110	\$11,146
35.06	\$67,678	\$30,747	\$54,253	\$13,425	0.0	0.0	2.98	2.98	#DIV/0!	\$10,318
51.03	\$81,446	\$12,174	\$60,326	\$21,120	132.0	342.0	1.04	1.04	\$92	\$11,751
48.78	\$20,087	\$13,913	\$6,587	\$13,500	0.0	0.0	3.00	3.00	#DIV/0!	\$4,638
50.26	\$115,639	\$14,061	\$100,939	\$14,700	0.0	0.0	1.86	1.86	#DIV/0!	\$7,552
53.13	\$88,549	\$13,051	\$66,949	\$21,600	576.0	125.0	1.65	1.65	\$23	\$7,895
47.75	\$37,800	\$11,694	\$28,306	\$9,494	0.0	0.0	2.01	2.46	#DIV/0!	\$5,818
43.31	\$118,184	\$21,641	\$108,359	\$9,825	0.0	0.0	2.22	2.22	#DIV/0!	\$9,748
57.74	\$94,492	\$13,808	\$69,492	\$25,000	125.0	651.0	1.87	1.87	\$110	\$7,392

	\$1,001,162	\$290,753		\$382,215	2,894.0		51.41	46.42		
48.53			Average			Average			Average	
41.18			per FF=>		\$100	per Net Acre=>		5,655.68	per SqFt=>	

USE \$5650 PER ACRE



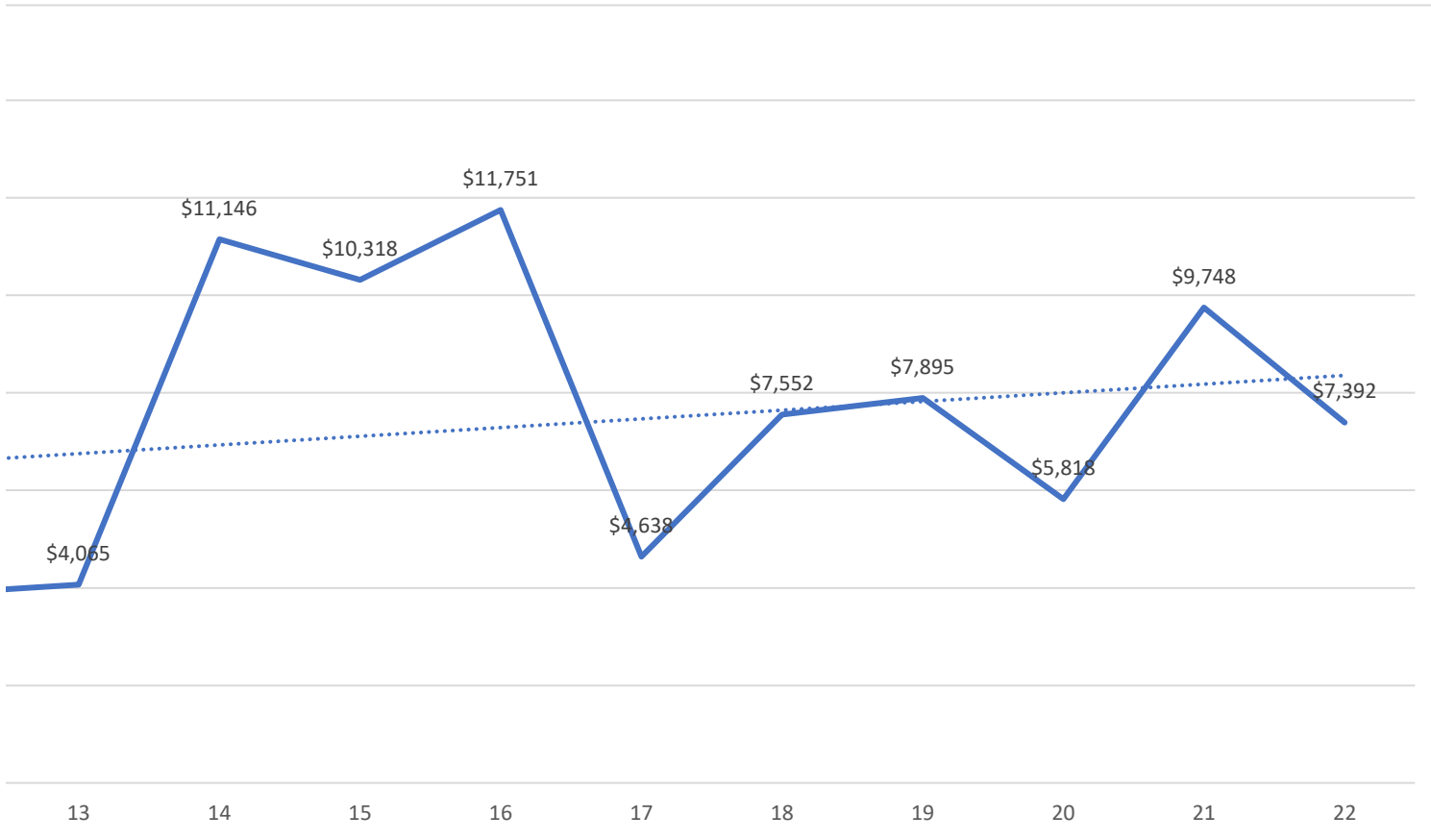
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Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
\$0.10	0.00	401	2.021E+11		RESIDENTIAL 401	0
\$0.07	0.00	401	2.02E+11		RESIDENTIAL 401	0
\$0.13	152.60	401	2.02E+11		RESIDENTIAL 401	0
\$0.07	610.40	401	2.021E+11	072-135-000-019-00, 072-135-000-020-00, 072-135-000-021-00	RESIDENTIAL 401	0
\$0.08	152.60	401	2.021E+11		RESIDENTIAL 401	0
\$0.25	160.00	401	2.02E+11		RESIDENTIAL 401	0
\$0.25	160.00	401	2.021E+11		RESIDENTIAL 401	0
\$0.16	0.00	401	2.02E+11	072-170-000-007-00	RESIDENTIAL 401	0
\$0.15	331.00	401	2.021E+11	072-170-000-048-00, 072-170-000-049-00	RESIDENTIAL 401	0
\$0.04	212.98	401	2.02E+11		RESIDENTIAL 401	0
\$0.05	0.00	401	2.02E+11		RESIDENTIAL 401	1
\$0.09	0.00	401MH	2.021E+11		RESIDENTIAL 401	0
\$0.09	0.00	401	2.02E+11		RESIDENTIAL 401	0
\$0.26	66.00	401		060-023-400-025-00	RESIDENTIAL 401	0
\$0.24	0.00	401	2.021E+11		RESIDENTIAL 401	0
\$0.27	132.00	401	2.02E+11		RESIDENTIAL 401	0
\$0.11	0.00	401MH	2.021E+11		RESIDENTIAL 401	0
\$0.11	0.00	401	2.02E+11		RESIDENTIAL 401	0
\$0.18	576.00	401	2.021E+11		RESIDENTIAL 401	0
\$0.13	0.00	401MH	2.021E+11	101-035-200-008-05, 101-035-200-005-01	RESIDENTIAL 401	0
\$0.22	0.00	401	2.021E+11		RESIDENTIAL 401	0
\$0.17	125.00	401	2.021E+11		RESIDENTIAL 401	0

\$0.13

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Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	8/15/2016		402			
0	8/15/2016		402			
0	12/2/2021		402	S.E. H.L. AREA		
0	8/30/2016		402	S.E. H.L. AREA		
0	8/30/2016		402	S.E. H.L. AREA		
0	12/2/2021		401	S.E. H.L. AREA		
1	8/30/2016		402	S.E. H.L. AREA		
0	8/30/2016		402	RURAL 401 LOTS		
0	8/30/2016		402	RURAL 401 LOTS		
0	9/14/2021		402	NON LAKE FRONT.		
0	9/7/2020		402			
0	8/15/2016		401			
0	9/28/2014		401			
1	11/1/1993		401			
0	10/7/2022		401			
1	11/5/2013		401	NON LAKE F/F		
0	9/1/2016		401			
0	8/30/2016		401	RURAL 401 LOTS	RURAL 401 LOTS	RURAL 401 LOTS
1	8/31/2016		401	BARTON CTY SUBS	BARTON CTY SUBS	
0	8/24/2016		401			
1	11/3/2008		401			
0	12/4/2021		401	OTHER STREETS		