

VACANT LAND SALES ONLY

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class	
07-004-028-00	122ND AVE	8/3/2022	\$344,000	WD	03-ARM'S I	\$344,000	\$104,600	30.41	\$209,108	\$344,000	\$209,108	42.59	42.59	\$8,077	AGA	4788/590	AGRICULTURAL	102	
07-021-025-00	6661 116TH AVE	8/24/2021	\$233,000	WD	03-ARM'S I	\$233,000	\$88,200	37.85	\$176,384	\$233,000	\$176,384	37.46	37.46	\$6,220	AGA	4664/502	AGRICULTURAL	102	
07-023-001-01	62ND	12/29/2022	\$90,000	WD	32-SPLIT V/	\$90,000	\$39,400	43.78	\$78,772	\$90,000	\$78,772	9.78	9.78	\$9,202	AGB	4827/389	AGRICULTURAL	102	
07-025-001-04	116TH AVE	8/12/2022	\$254,000	WD	32-SPLIT V/	\$254,000	\$99,200	39.06	\$198,464	\$254,000	\$198,464	50.6	50.6	\$5,020	AGB	4789/567	AGRICULTURAL	102	
07-028-003-10	6690 116TH AVE	4/13/2021	\$190,000	WD	03-ARM'S I	\$190,000	\$93,300	49.11	\$186,613	\$190,000	\$186,613	37.33	37.33	\$5,090	AGB	4616/617	AGRICULTURAL	102	
Totals:			\$1,111,000			\$1,111,000	\$424,700		\$849,341	\$1,111,000	\$849,341	177.76	177.76						
								Sale. Ratio =>	38.23			Average							
								Std. Dev. =>	6.98			per Net Acre=>		\$6,250					
								Median =>	39.06										
								Abs Diff =>	24.62										
								COD =>	12.61										
								COV =>	17.42										

CORRECTED LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class	
07-004-028-00	122ND AVE	8/3/2022	\$344,000	WD	03-ARM'S I	\$344,000	\$176,200	51.22	\$352,438	\$344,000	\$352,438	42.59	42.59	\$8,077	AGA	4788/590	AGRICULTURAL	102	
07-021-025-00	6661 116TH AVE	8/24/2021	\$233,000	WD	03-ARM'S I	\$233,000	\$112,300	48.20	\$224,500	\$233,000	\$224,500	37.46	37.46	\$6,220	AGA	4664/502	AGRICULTURAL	102	
07-023-001-01	62ND	12/29/2022	\$90,000	WD	32-SPLIT V/	\$90,000	\$46,000	51.11	\$92,081	\$90,000	\$92,081	9.78	9.78	\$9,202	AGB	4827/389	AGRICULTURAL	102	
07-025-001-04	116TH AVE	8/12/2022	\$254,000	WD	32-SPLIT V/	\$254,000	\$126,300	49.72	\$198,464	\$254,000	\$198,464	50.6	50.6	\$5,020	AGB	4789/567	AGRICULTURAL	102	
07-028-003-10	6690 116TH AVE	4/13/2021	\$190,000	WD	03-ARM'S I	\$190,000	\$110,100	57.95	\$220,256	\$190,000	\$220,256	37.33	37.33	\$5,090	AGB	4616/617	AGRICULTURAL	102	
Totals:			\$1,111,000			\$1,111,000	\$570,900		\$1,087,739	\$1,111,000	\$1,087,739	177.76	177.76						
								Sale. Ratio =>	51.39			Average							
								Std. Dev. =>	3.73			per Net Acre=>		\$6,250					
								Median =>	51.11										
								Abs Diff =>	11.25										
								COD =>	4.40										
								COV =>	7.23										