

RURAL ACREAGE-B ANALYSIS

RAW SALES

Parcel Number	Street Add	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acre:	Dollars/FF	Dollars/Acr	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Group	Rate Group	Rate Group 3
07-022-012-01	65TH ST	8/31/2020	75000	WD	03-ARM'S I	75000	44800	59.73333	89513	75000	89513	0	0	15.87	15.87	#DIV/0!	4725.898	0.108492	0	RUAB	4509/22		RURAL AC	0	0	NOT INSPECTED	402				
07-028-018-20	1429 68TH	8/13/2021	85000	WD	03-ARM'S I	85000	28000	32.94118	56000	85000	56000	0	0	7	7	#DIV/0!	12142.86	0.278762	0	RUAB	4659/835		RURAL AC	0	0	NOT INSPECTED	402				
07-033-010-01	68TH ST	5/25/2021	89900	WD	03-ARM'S I	89900	41900	46.60734	83785	89900	83785	0	0	14.42	14.42	#DIV/0!	6234.397	0.143122	0	RUAB	4630/570		RURAL AC	0	0	NOT INSPECTED	402				
07-036-004-21	60TH ST	2/22/2021	100000	WD	03-ARM'S I	100000	53700	53.7	107480	100000	107480	0	0	20.62	20.62	#DIV/0!	4849.661	0.111333	0	RUAB	4582/583		RURAL AC	0	0	NOT INSPECTED	402				
Totals:						349900		349900	168400	336778	349900	336778	0		57.91	57.91															
					Sale. Ratio =>			48.12804	Average				Average																		
					Std. Dev. =>			11.52718	per FF=>				#DIV/0!	per Net Ac	6042.134	per SqFt=>		0.138708													

CORRECTED LAND VALUES

Parcel Number	Street Add	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acre:	Dollars/FF	Dollars/Acr	Dollars/Sq	Actual Fron	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Group	Rate Group	Rate Group 3
07-022-012-01	65TH ST	44074	75000	WD	03-ARM'S I	75000	46300	61.73333	92610	75000	92610	0	0	15.87	15.87	#DIV/0!	4725.898	0.108492	0	RUAB	4509/22		RURAL AC	0	0	NOT INSPECTED	402				
07-028-018-20	1429 68TH	44421	85000	WD	03-ARM'S I	85000	37500	44.11765	56000	85000	75000	0	0	7	7	#DIV/0!	12142.86	0.278762	0	RUAB	4659/835		RURAL AC	0	0	NOT INSPECTED	402				
07-033-010-01	68TH ST	44341	89900	WD	03-ARM'S I	89900	44700	49.72191	89420	89900	89420	0	0	14.42	14.42	#DIV/0!	6234.397	0.143122	0	RUAB	4630/570		RURAL AC	0	0	NOT INSPECTED	402				
07-036-004-21	60TH ST	44249	100000	WD	03-ARM'S I	100000	53700	53.7	107480	100000	107480	0	0	20.62	20.62	#DIV/0!	4849.661	0.111333	0	RUAB	4582/583		RURAL AC	0	0	NOT INSPECTED	402				
Totals:						349900		349900	182200	345510	349900	364510	0		57.91	57.91															
					Sale. Ratio =>			52.07202	Average				Average																		
					Std. Dev. =>			7.405941	per FF=>				#DIV/0!	per Net Ac	6042.134	per SqFt=>		0.138708													