

RURAL ACREAGE-A ANALYSIS

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$	Si	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fror	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Group	Rate Group	Rate Group 3			
07-003-031-63	SHEFFIELD LN	2/19/2021	110000	WD	03-ARM'S	110000	51200	46.54545		102300	110000	72300	0	0	7.5	4.3	#DIV/0!	14666.67	0.3367	0	RUAA	4638/482	07-003-03	RURAL ACF	0	0	NOT INSPECTED	402							
07-003-031-65	SHEFFIELD LN	6/18/2021	53000	WD	03-ARM'S	53000	27900	52.64151		55800	53000	40800	0	0	3.7	3.7	#DIV/0!	14324.32	0.328841	0	RUAA	4636/397		RURAL ACF	0	0	NOT INSPECTED	402							
07-009-021-40	122ND AVE	8/6/2021	39000	WD	03-ARM'S	39000	15000	38.46154		30000	39000	30000	0	0	2	2	#DIV/0!	19500	0.447658	0	RUAA	4656/989		RURAL ACF	0	1	NOT INSPECTED	402							
07-010-024-00	6561 120TH AVE	7/17/2020	59000	WD	03-ARM'S	59000	28800	48.81356		57500	59000	57500	0	0	7.5	7.5	#DIV/0!	7866.667	0.180594	0	RUAA	4489/221		RURAL ACF	0	0	NOT INSPECTED	402							
07-010-024-00	6561 120TH AVE	8/24/2021	86500	WD	03-ARM'S	86500	28800	33.2948		57500	86500	57500	0	0	7.5	7.5	#DIV/0!	11533.33	0.264769	0	RUAA	4666/808		RURAL ACF	0	0	NOT INSPECTED	402							
07-012-019-32	62ND ST	11/19/2021	65000	WD	32-SPLIT V	65000	19200	29.53846		38400	65000	38400	0	0	3.1	3.1	#DIV/0!	20967.74	0.481353	0	RUAA	4704/733		RURAL ACF	0	0	NOT INSPECTED	402							
07-012-019-40	62ND ST	4/23/2020	50500	WD	03-ARM'S	50500	24300	48.11881		48680	50500	48680	0	0	5.17	5.17	#DIV/0!	9767.892	0.22424	0	RUAA	4456/860		RURAL ACF	0	1	NOT INSPECTED	402							
07-016-010-12	120TH AVE	8/6/2021	44000	WD	32-SPLIT V	44000	17100	38.86364		34160	44000	34160	0	0	2.52	2.52	#DIV/0!	17460.32	0.400834	0	RUAA	4656/597		RURAL ACF	0	0	NOT INSPECTED	402							
07-016-010-13	BLUE STAR HWY	6/15/2021	44000	WD	32-SPLIT V	44000	17300	39.31818		34640	44000	34640	0	0	2.58	2.58	#DIV/0!	17054.26	0.391512	0	RUAA	4634/306		RURAL ACF	0	0	NOT INSPECTED	402							
07-016-010-14	BLUE STAR HWY	8/27/2021	42000	WD	32-SPLIT V	42000	17100	40.71429		34240	42000	34240	0	0	2.53	2.53	#DIV/0!	16600.79	0.381102	0	RUAA	4665/843		RURAL ACF	0	0	NOT INSPECTED	402							
07-020-032-00	ADAMS RD	8/21/2020	64000	WD	03-ARM'S	64000	31000	48.4375		62000	64000	62000	0	0	9	9	#DIV/0!	7111.111	0.163249	0	RUAA	4502/679		RURAL ACF	0	0	NOT INSPECTED	402							
07-021-026-40	66TH ST	2/12/2021	49500	WD	03-ARM'S	49500	26500	53.53535		53040	49500	53040	0	0	6.26	6.26	#DIV/0!	7907.348	0.181528	0	RUAA	4579/78		RURAL ACF	0	0	NOT INSPECTED	102							
Totals:			758500			758500	319200			638180	758500	593180	0	0	61.35	58.15																			
											Average		Average		Average																				
											per FF=>		per Net Ac		per SqFt=>		0.283827																		
											Sale. Ratio = 42.08306		Average		Average																				
											Std. Dev. = 8.303974		per FF=>		per Net Ac		#DIV/0!																		

CORRECTED LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$	Si	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fror	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Group	Rate Group	Rate Group 3			
07-003-031-63	SHEFFIELD LN	2/19/2021	110000	WD	03-ARM'S	110000	51200	46.54545		102300	110000	72300	0	0	7.5	4.3	#DIV/0!	14666.67	0.3367	0	RUAA	4638/482	07-003-03	RURAL ACF	0	0	NOT INSPECTED	402							
07-003-031-65	SHEFFIELD LN	6/18/2021	53000	WD	03-ARM'S	53000	34300	64.71698		68500	53000	53500	0	0	3.7	3.7	#DIV/0!	14324.32	0.328841	0	RUAA	4636/397		RURAL ACF	0	0	NOT INSPECTED	402							
07-009-021-40	122ND AVE	8/6/2021	39000	WD	03-ARM'S	39000	21200	40.76923		42450	39000	42450	0	0	1.99	1.99	#DIV/0!	26130.65	0.599877	0	RUAA	4677/158		RURAL ACF	0	0	NOT INSPECTED	402							
07-009-021-40	122ND AVE	8/6/2021	39000	WD	03-ARM'S	39000	21300	54.61538		42500	39000	42500	0	0	2	2	#DIV/0!	19500	0.447658	0	RUAA	4656/989		RURAL ACF	0	1	NOT INSPECTED	402							
07-012-019-32	62ND ST	11/19/2021	65000	WD	32-SPLIT V	65000	25300	38.92308		50500	65000	50500	0	0	3.1	3.1	#DIV/0!	20967.74	0.481353	0	RUAA	4704/733		RURAL ACF	0	0	NOT INSPECTED	402							
07-012-019-40	62ND ST	4/23/2020	50500	WD	03-ARM'S	50500	32900	65.14851		65850	50500	65850	0	0	5.17	5.17	#DIV/0!	9767.892	0.22424	0	RUAA	4456/860		RURAL ACF	0	1	NOT INSPECTED	402							
07-016-010-12	120TH AVE	8/6/2021	44000	WD	32-SPLIT V	44000	22600	51.36364		50200	44000	45200	0	0	2.52	2.52	#DIV/0!	17460.32	0.400834	0	RUAA	4656/597		RURAL ACF	0	0	NOT INSPECTED	402							
07-016-010-13	BLUE STAR HWY	6/15/2021	44000	WD	32-SPLIT V	44000	22900	52.04545		50800	44000	45800	0	0	2.58	2.58	#DIV/0!	17054.26	0.391512	0	RUAA	4634/306		RURAL ACF	0	0	NOT INSPECTED	402							
07-016-010-14	BLUE STAR HWY	8/27/2021	42000	WD	32-SPLIT V	42000	22700	54.04762		45300	42000	45300	0	0	2.53	2.53	#DIV/0!	16600.79	0.381102	0	RUAA	4665/843		RURAL ACF	0	0	NOT INSPECTED	402							
07-020-032-00	ADAMS RD	8/21/2020	64000	WD	03-ARM'S	64000	40800	63.75		81667	64000	81667	0	0	9	9	#DIV/0!	7111.111	0.163249	0	RUAA	4502/679		RURAL ACF	0	0	NOT INSPECTED	402							
07-021-026-40	66TH ST	2/12/2021	49500	WD	03-ARM'S	49500	35700	72.12121		71300	49500	71300	0	0	6.26	6.26	#DIV/0!	7907.348	0.181528	0	RUAA	4579/78		RURAL ACF	0	0	NOT INSPECTED	102							
Totals:			613000			613000	330900			671367	613000	616367	0	0	46.35	43.15																			
											Average		Average		Average																				
											Sale. Ratio = 53.98042		Average		Average																				
											Std. Dev. = 10.5948		per FF=>		per Net Ac		13225.46																		
											per FF=>		per Net Ac		#DIV/0!																				