

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND TYPE
14-090-017-078-04	SHERMAN RD	8/28/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	12.75	\$6,275	TILLABLE
14-070-009-004/033-00	31272 US 12	11/6/20	\$200,000	WD	20-MULTI PARCEL SALE REF	\$200,000	\$79,004	20.00	\$3,950	20-TILL//11-WDS
14-070-018-090-02/06		11/17/20	\$336,000	OTH	20-MULTI PARCEL SALE REF	\$336,000	\$336,000	28.00	\$12,000	TILLABLE
14-070-018-090-08	33268 REDFIELD ST	10/4/19	\$110,000	OTH	31-SPLIT IMPROVED	\$110,000	\$110,000	10.09	\$10,902	TILLABLE
14-060-003-045-00		5/29/20	\$292,000			\$247,508	\$247,508	78.59	\$3,149	TILLABLE
14-060-017-311-00		10/9/20	\$233,300			\$207,583	\$207,583	23.75	\$8,740	TILLABLE
14-010-033-581-01		12/18/20	\$220,000			\$188,056	\$188,056	33.48	\$5,617	TILLABLE
Totals:			\$1,471,300			\$1,369,147	\$1,248,151	206.66		

Average per Net Acre=>	\$6,040	TILLABLE
USE ==>	\$6,000	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	LAND TYPE
14-090-011-043-05		8/5/20	\$1,266,000	WD	20-MULTI PARCEL SALE REF	\$1,266,000	\$1,209,269	172.00	\$7,031	TILL-IRR
14-090-013-031-00	MAY ST	8/5/20	INCL	WD	INCL	INCL	INCL	INCL	#VALUE!	INCL
14-090-014-001-00	MAY ST	8/5/20	INCL	WD	INCL	INCL	INCL	INCL	#VALUE!	INCL
14-140-023-007-01		2/27/20	\$176,700				\$157,297	21.11	\$7,451	TILL-IRR
14-040-033-014-51		3/23/20	\$538,000				\$533,860	73.18	\$7,295	TILL-IRR
Totals:			\$1,980,700			\$1,266,000	\$1,900,426	266.29		

Average per Net Acre=>	\$7,137	TILL-IRR
USE ==>	\$7,100	

SITE VALUE FROM AVERAGE OF 1 & 2 ACRE VALUES FROM RURAL RESIDENTIAL ANALYSIS

USE ==>	\$6,000	TILLABLE
	\$0	ROW
	\$3,100	WOODS
	\$2,200	PASTURE/SCRUB
	\$1,400	SWAMP/LOW/WET
	\$7,100	TILL-IRRIGATED
	\$20,000	SITE-UP TO 2 ACRES