

2023 110 LAND ANALYSIS 101 CLASS

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
060-004-300-010-00	616 N MCGREGOR RD	03/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$54,900
060-032-200-120-00	S KING RD	09/15/22	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$14,300
111-023-300-010-00	2176 N M-65	12/16/20	\$100,000	WD	03-ARM'S LENGTH	\$90,400	\$42,700
111-023-300-080-00	6692 W TOWER RD	08/18/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,600
Totals:			\$480,000			\$470,400	\$205,500
							Sale. Ratio =>
							Std. Dev. =>

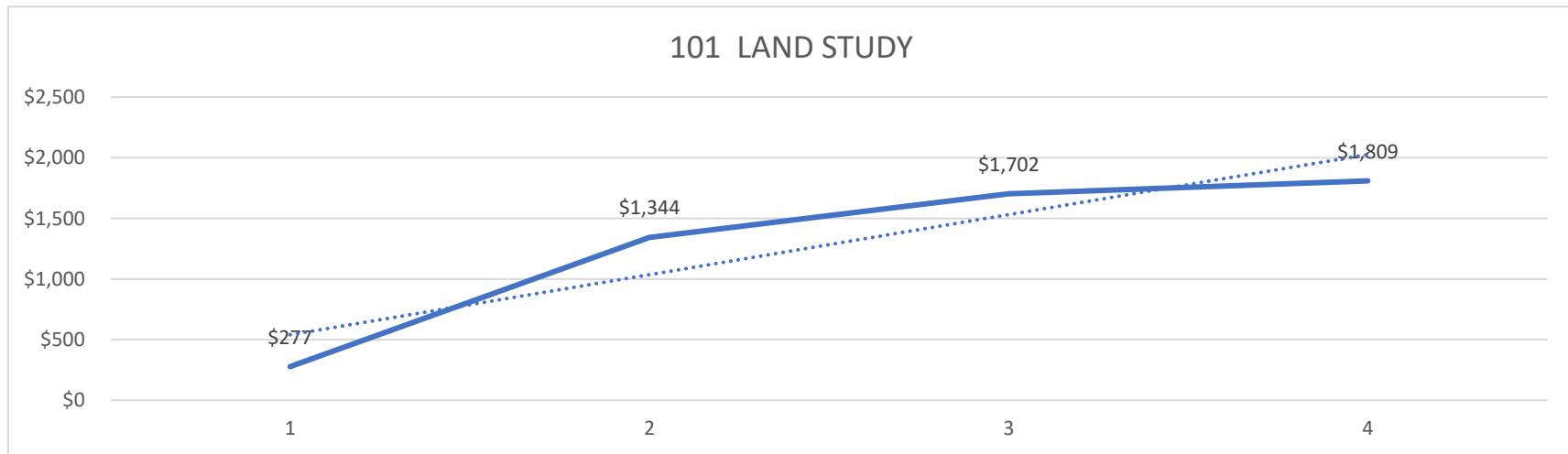
Mean	1283.021904
Standard Error	349.8251132
Median	1522.958291
Mode	#N/A
Standard Deviation	699.6502263
Sample Variance	489510.4392
Kurtosis	2.2485928
Skewness	-1.554746406
Range	1532.278967
Minimum	276.9460333
Maximum	1809.225
Sum	5132.087616
Count	4

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
68.63	\$126,163	\$11,136	\$68,864	\$57,299	0.0	0.0	40.21	40.21
17.88	\$56,345	\$80,000	\$0	\$56,345	0.0	0.0	59.54	20.00
47.23	\$85,361	\$66,389	\$24,011	\$61,350	0.0	0.0	39.00	39.00
42.55	\$187,262	\$144,738	\$75,262	\$112,000	0.0	0.0	80.00	80.00
	\$455,131	\$302,263		\$286,994	0.0		218.75	179.21
43.69				Average			Average	
20.83				per FF=>	#DIV/0!		per Net Acre=>	1,381.77

VERY INCONSISTANT DATA AND LIMITED DATA FOR MITCHELL TWP
USE 1350 PER ACRE



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Dollars/FF	Dollars/Acre	Dollars/SqFt	% TILLABLE	ADJUSTED \$/ACRE	LAND RESDUAL	*% TILLABLE	TILLBLE ACRES	
#DIV/0!	\$277	\$0.01	100%	276.95	\$	11,136.00	40.21	
#DIV/0!	\$1,344	\$0.05	59%	788.71	\$	46,960.00	35.00	
#DIV/0!	\$1,702	\$0.04	49%	829.01	\$	32,331.44	19.00	
#DIV/0!	\$1,809	\$0.04	50%	904.61	\$	72,369.00		
					\$	382,160	\$ 94	
Average per SqFt=>		\$0.03					Average per Tillable Acre=>	

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Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
		AGRICULTURAL 101	1	1	4/10/1900		101	
2.022E+11	060-031-100-030-00	AGRICULTURAL 101	0	0	1/2/1996		102	
2.022E+11		RESIDENTIAL 401	1	1	5/13/2007		401	
		RESIDENTIAL 401		1	12/17/2018		401	
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Rate Group 2	Rate Group 3	COMMENTS
		40.21 ACRES TILLABLE
		35 ACRES TILLABLE,24.54 ACRES NON TILLABLE
		AG LIKE PARCEL,19 ARES TILLABLE,20 ACRES NON TILLABLE
		AG LIKE PARCEL40 ACRES TILLABLE,40 ACRES NON TILLABLE
