

2023 110 LAND ANALYSIS 1 ACRE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-010-400-061-01	E BEAVER HILL DR	05/26/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000
060-010-400-063-00	E M-72	09/15/20	\$15,000	WD	03-ARM'S LENGTH	\$15,000
072-135-000-017-00	E FAIRWAY DR	05/16/20	\$5,500	WD	03-ARM'S LENGTH	\$5,500
072-135-000-018-00	E FAIRWAY DR	12/16/21	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000
072-135-000-023-00	E FAIRWAY DR	06/18/21	\$3,500	WD	03-ARM'S LENGTH	\$3,500
072-170-000-006-00	MT MARIA BLVD	10/15/20	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,000
072-170-000-047-00	SITZMARK DR	03/13/21	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000
100-007-100-010-00	W DEER TRL	08/03/20	\$3,000	WD	03-ARM'S LENGTH	\$3,000
113-032-100-026-01		10/08/20	\$9,000	WD	03-ARM'S LENGTH	\$9,000
060-007-300-035-00	180 N BARLOW RD	10/16/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000
060-022-100-005-50	4877 E SPRINGPORT RD	11/06/20	\$24,500	WD	03-ARM'S LENGTH	\$24,500
070-001-400-035-00	252 W MT MARIA RD	06/17/21	\$20,500	WD	03-ARM'S LENGTH	\$20,500
072-170-000-075-01	430 SITZMARK DR	06/05/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000
072-190-000-027-00	1657 W ALMOND RD	10/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000
101-035-200-008-01	831 W PROCUNIER RD	09/03/21	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000
120-120-013-182-05	130 S SCHOOL DR	01/06/21	\$84,000	WD	03-ARM'S LENGTH	\$83,300
Totals:			\$469,000			\$468,300

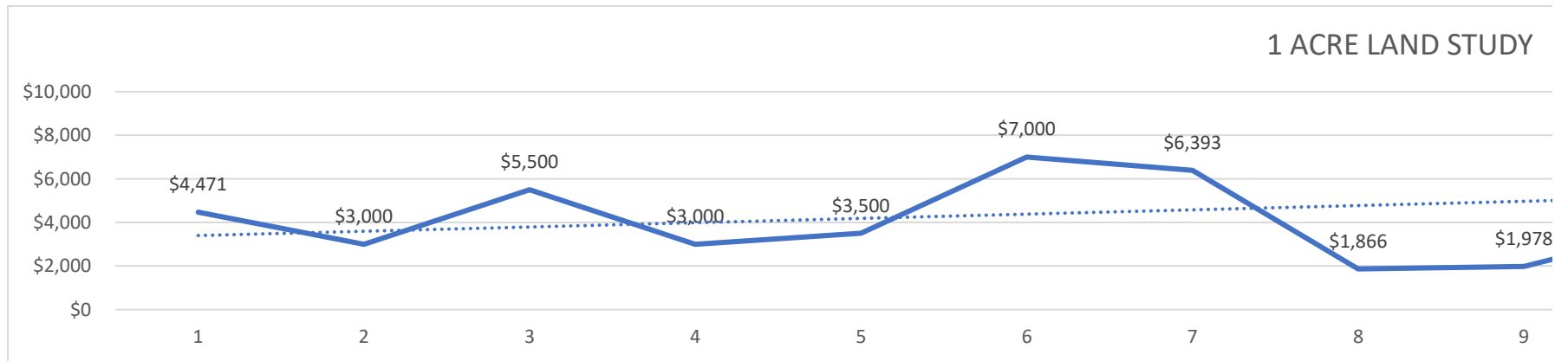
Mean	4871.719895
Standard Error	495.6317145
Median	4554.127451
Mode	3000
Standard Deviation	1982.526858
Sample Variance	3930412.742
Kurtosis	-1.234735837
Skewness	0.082970649
Range	6029.670161
Minimum	1865.671642
Maximum	7895.341803
Sum	77947.51832
Count	16

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$8,900	46.84	\$17,719	\$19,000	\$0	\$17,719	0.0	0.0	4.25
\$9,600	64.00	\$19,875	\$15,000	\$0	\$19,875	0.0	0.0	5.00
\$6,100	110.91	\$12,208	\$5,500	\$0	\$12,208	152.6	285.5	1.00
\$7,600	63.33	\$61,040	\$12,000	\$0	\$61,040	610.4	1141.9	4.00
\$7,600	217.14	\$15,260	\$3,500	\$0	\$15,260	152.6	285.5	1.00
\$2,500	35.71	\$4,900	\$7,000	\$0	\$4,900	0.0	0.0	1.00
\$7,500	62.50	\$28,683	\$12,000	\$0	\$28,683	382.4	601.0	1.88
\$2,300	76.67	\$4,686	\$3,000	\$0	\$4,686	213.0	328.9	1.61
\$8,900	98.89	\$17,719	\$9,000	\$0	\$17,719	0.0	0.0	4.55
\$8,900	46.84	\$20,227	\$3,923	\$15,077	\$5,150	0.0	0.0	1.01
\$11,300	46.12	\$24,048	\$20,327	\$4,173	\$19,875	0.0	0.0	5.00
\$10,000	48.78	\$20,087	\$13,913	\$6,587	\$13,500	0.0	0.0	3.00
\$57,800	50.26	\$115,639	\$14,061	\$100,939	\$14,700	0.0	0.0	1.86
\$42,500	53.13	\$88,549	\$13,051	\$66,949	\$21,600	576.0	125.0	1.65
\$19,100	47.75	\$37,800	\$11,694	\$28,306	\$9,494	0.0	0.0	2.01
\$48,100	57.74	\$94,492	\$13,808	\$69,492	\$25,000	125.0	651.0	1.87
\$258,700		\$582,932	\$176,777		\$291,409	2,212.0		40.69
Sale. Ratio =>	55.24				Average			Average
Std. Dev. =>	43.91				per FF=>	\$80		per Net Acre=>

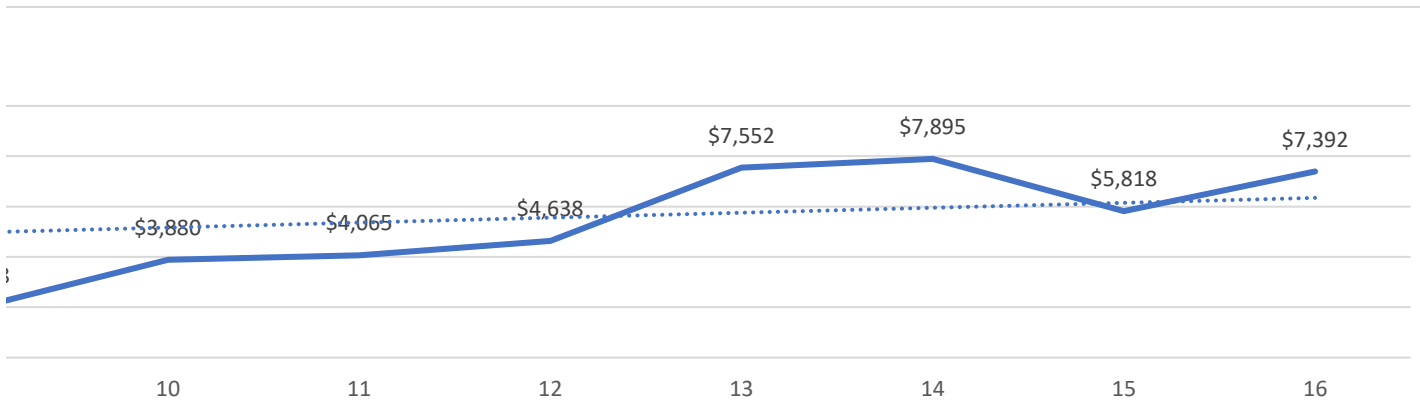
USE \$4350 PER ACRE

1 ACRE LAND STUDY



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Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
4.25	#DIV/0!	\$4,471	\$0.10	0.00	401	2.021E+11
5.00	#DIV/0!	\$3,000	\$0.07	0.00	401	2.02E+11
1.00	\$36	\$5,500	\$0.13	152.60	401	2.02E+11
1.00	\$20	\$3,000	\$0.07	610.40	401	2.021E+11
1.00	\$23	\$3,500	\$0.08	152.60	401	2.021E+11
0.59	#DIV/0!	\$7,000	\$0.16	0.00	401	2.02E+11
0.69	\$31	\$6,393	\$0.15	331.00	401	2.021E+11
1.61	\$14	\$1,866	\$0.04	212.98	401	2.02E+11
4.55	#DIV/0!	\$1,978	\$0.05	0.00	401	2.02E+11
1.01	#DIV/0!	\$3,880	\$0.09	0.00	401MH	2.021E+11
5.00	#DIV/0!	\$4,065	\$0.09	0.00	401	2.02E+11
3.00	#DIV/0!	\$4,638	\$0.11	0.00	401MH	2.021E+11
1.86	#DIV/0!	\$7,552	\$0.11	0.00	401	2.02E+11
1.65	\$23	\$7,895	\$0.18	576.00	401	2.021E+11
2.46	#DIV/0!	\$5,818	\$0.13	0.00	401MH	2.021E+11
1.87	\$110	\$7,392	\$0.17	125.00	401	2.021E+11
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36.54						
		Average				
4,344.59		per SqFt=>	\$0.10			



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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
	RESIDENTIAL 401	0	0	8/15/2016	
	RESIDENTIAL 401	0	0	8/15/2016	
	RESIDENTIAL 401	0	0	12/2/2021	
072-135-000-019-00, 072-135-000-020-00, 072-135-000-021-00	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	8/30/2016	
072-170-000-007-00	RESIDENTIAL 401	0	0	8/30/2016	
072-170-000-048-00, 072-170-000-049-00	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	9/14/2021	
	RESIDENTIAL 401	1	0	9/7/2020	
	RESIDENTIAL 401	0	0	8/15/2016	
	RESIDENTIAL 401	0	0	9/28/2014	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	1	8/31/2016	
101-035-200-008-05, 101-035-200-005-01	RESIDENTIAL 401	0	0	8/24/2016	
	RESIDENTIAL 401	0	0	12/4/2021	

Class	Rate Group 1	Rate Group 2	Rate Group 3
402			
402			
402	S.E. H.L. AREA		
402	S.E. H.L. AREA		
402	S.E. H.L. AREA		
402	RURAL 401 LOTS		
402	RURAL 401 LOTS		
402	NON LAKE FRONT.		
402			
401			
401			
401			
401	RURAL 401 LOTS	RURAL 401 LOTS	RURAL 401 LOTS
401	BARTON CTY SUBS	BARTON CTY SUBS	
401			
401	OTHER STREETS		
