

2023

Rural Residential Land Summary

| Land Type | Price per Acre |
|---------------------|----------------|
| Tillable land | \$5,900 |
| Woods/Scrub/Pasture | \$3,200 |
| low WetWoods, swamp | \$2,300 |
| Site Value | \$18,000 |
| ECF | 1.010 |

Used woods/ Scrub/ Low Wet Woods/ Swamp / Pasture from Agriculture Land Value Studies.

2 Rural Residential ECF 2023

ECF Table: Rural Residential Res.

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|------------------|-----------------|-----------|------------|--------|-----------------|--------------|-------------|---------------|----------------|-------------|----------------|--------------|--------|
| 80-11-017-015-00 | 66599 RED ARROV | 05/14/20 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$74,500 | 55.19 | \$148,909 | \$70,020 | \$64,980 | \$82,867 | 0.784 |
| 80-11-012-014-00 | 55806 59 1/2 ST | 06/10/20 | \$148,000 | WD | 03-ARM'S LENGTH | \$148,000 | \$57,200 | 38.65 | \$114,399 | \$27,492 | \$120,508 | \$91,289 | 1.320 |
| 80-11-023-003-30 | 61101 62ND ST | 06/22/20 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$83,900 | 40.93 | \$167,720 | \$36,532 | \$168,468 | \$137,803 | 1.223 |
| 80-11-005-019-10 | 66579 CR 372 | 07/23/20 | \$249,000 | WD | 03-ARM'S LENGTH | \$249,000 | \$107,800 | 43.29 | \$215,563 | \$53,638 | \$195,362 | \$170,089 | 1.149 |
| 80-11-021-001-10 | 61139 66TH ST | 08/14/20 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$124,200 | 50.69 | \$248,354 | \$102,000 | \$143,000 | \$153,733 | 0.930 |
| 80-11-024-001-01 | 60106 CR 681 | 08/18/20 | \$150,000 | QC | 03-ARM'S LENGTH | \$150,000 | \$69,900 | 46.60 | \$139,852 | \$17,740 | \$132,260 | \$128,269 | 1.031 |
| 80-11-023-004-10 | 60209 62ND AVE | 10/06/20 | \$254,650 | WD | 03-ARM'S LENGTH | \$254,650 | \$126,700 | 49.75 | \$253,375 | \$40,500 | \$214,150 | \$223,608 | 0.958 |
| 80-11-012-024-00 | 59040 BUTCHER R | 10/07/20 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$115,900 | 38.63 | \$231,719 | \$36,180 | \$263,820 | \$205,398 | 1.284 |
| 80-11-016-042-00 | 58686 65TH ST | 10/28/20 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$43,100 | 53.88 | \$86,233 | \$15,364 | \$64,636 | \$74,442 | 0.868 |
| 80-11-017-029-00 | 66114 RED ARROV | 11/01/20 | \$38,000 | LC | 03-ARM'S LENGTH | \$38,000 | \$26,100 | 68.68 | \$52,152 | \$16,029 | \$21,971 | \$45,180 | 0.486 |
| 80-11-013-030-00 | 59361 RED ARROV | 12/14/20 | \$110,000 | PTA | 03-ARM'S LENGTH | \$110,000 | \$89,300 | 81.18 | \$178,535 | \$65,252 | \$44,748 | \$121,083 | 0.370 |
| 80-11-010-015-00 | 63026 54TH AVE | 12/17/20 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$49,300 | 39.44 | \$98,545 | \$26,500 | \$98,500 | \$75,678 | 1.302 |
| 80-11-012-021-00 | 58916 RED ARROV | 12/30/20 | \$30,000 | LC | 03-ARM'S LENGTH | \$30,000 | \$22,500 | 75.00 | \$45,038 | \$7,250 | \$22,750 | \$39,693 | 0.573 |
| 80-11-017-054-20 | 67552 RED ARROV | 01/19/21 | \$95,000 | WD | 03-ARM'S LENGTH | \$95,000 | \$49,900 | 52.53 | \$99,713 | \$27,740 | \$67,260 | \$75,602 | 0.890 |
| 80-11-004-011-10 | 64135 48TH AVE | 05/06/21 | \$267,700 | WD | 03-ARM'S LENGTH | \$267,700 | \$119,900 | 44.79 | \$239,758 | \$26,240 | \$241,460 | \$234,635 | 1.029 |
| 80-11-035-007-01 | 71699 62ND ST | 06/11/21 | \$128,000 | WD | 03-ARM'S LENGTH | \$128,000 | \$57,900 | 45.23 | \$115,770 | \$20,503 | \$107,497 | \$104,689 | 1.027 |
| 80-11-001-008-40 | 48350 59 1/2 ST | 06/30/21 | \$191,000 | WD | 03-ARM'S LENGTH | \$191,000 | \$73,800 | 38.64 | \$147,641 | \$14,650 | \$176,350 | \$146,144 | 1.207 |
| 80-11-031-007-17 | 69980 CR 362 | 10/08/21 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$109,600 | 57.68 | \$219,042 | \$26,839 | \$163,161 | \$211,212 | 0.772 |
| 80-11-017-018-00 | 59314 66TH ST | 01/25/22 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$36,200 | 55.69 | \$72,448 | \$17,774 | \$47,226 | \$53,602 | 0.881 |
| 80-11-031-003-30 | 69125 68TH AVE | 02/04/22 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$149,500 | 42.71 | \$299,074 | \$98,840 | \$251,160 | \$209,450 | 1.199 |

Totals: \$3,356,350

\$3,356,350

\$1,587,200

47.29

\$3,173,840

\$2,609,267

\$2,584,466

Sale. Ratio =>

12.16

E.C.F. =>

1.010

Std. Dev. =>

Ave. E.C.F. =>

0.964

Use

1.010

2 Rural Residential Land Value 2023

Land Table: Res.

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre |
|------------------|-----------------|-----------|------------|--------|-----------------|-------------------|-------------|---------------|----------------|---------------|-----------------|-----------|--------------|
| 80-11-017-015-00 | 66599 RED ARROY | 05/14/20 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$74,500 | 55.19 | \$148,909 | \$56,111 | \$70,020 | 14.88 | \$3,771 |
| 80-11-012-006-00 | 53817 60TH ST | 05/21/20 | \$217,000 | WD | 03-ARM'S LENGTH | \$202,000 | \$62,300 | 30.84 | \$124,587 | \$128,621 | \$51,208 | 10.13 | \$12,697 |
| 80-11-023-003-30 | 61101 62ND ST | 06/22/20 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$83,900 | 40.93 | \$167,720 | \$73,812 | \$36,532 | 8.05 | \$9,169 |
| 80-11-005-019-10 | 66579 CR 372 | 07/23/20 | \$249,000 | WD | 03-ARM'S LENGTH | \$249,000 | \$107,800 | 43.29 | \$215,563 | \$87,075 | \$53,638 | 19.80 | \$4,398 |
| 80-11-021-001-10 | 61139 66TH ST | 08/14/20 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$124,200 | 50.69 | \$248,354 | \$98,646 | \$102,000 | 15.00 | \$6,576 |
| 80-11-023-004-10 | 60209 62ND AVE | 10/06/20 | \$254,650 | WD | 03-ARM'S LENGTH | \$254,650 | \$126,700 | 49.75 | \$253,375 | \$41,775 | \$40,500 | 8.00 | \$5,222 |
| 80-11-012-024-00 | 59040 BUTCHER R | 10/07/20 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$115,900 | 38.63 | \$231,719 | \$104,461 | \$36,180 | 6.42 | \$16,271 |
| 80-11-012-027-01 | 53080 59 1/2 ST | 11/05/20 | \$289,000 | WD | 03-ARM'S LENGTH | \$289,000 | \$104,800 | 36.26 | \$209,699 | \$132,041 | \$52,740 | 23.09 | \$5,719 |
| 80-11-030-009-15 | 68805 66TH AVE | 12/08/20 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$66,000 | 35.68 | \$132,057 | \$65,095 | \$12,152 | 6.47 | \$10,061 |
| 80-11-016-030-00 | 57828 65 1/2 ST | 12/14/20 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$82,000 | 74.55 | \$164,092 | \$36,408 | \$90,500 | 20.00 | \$1,820 |
| 80-11-010-015-00 | 63026 54TH AVE | 12/17/20 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$49,300 | 39.44 | \$98,545 | \$52,955 | \$26,500 | 4.00 | \$13,239 |
| 80-11-017-054-20 | 67552 RED ARROY | 01/19/21 | \$95,000 | WD | 03-ARM'S LENGTH | \$95,000 | \$49,900 | 52.53 | \$99,713 | \$23,027 | \$27,740 | 4.31 | \$5,343 |
| 80-11-029-001-10 | 64290 66TH ST | 01/21/21 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 | \$85,500 | 31.09 | \$170,979 | \$175,861 | \$71,840 | 16.05 | \$10,957 |
| 80-11-035-008-00 | 69951 62ND ST | 01/22/21 | \$66,000 | WD | 03-ARM'S LENGTH | \$66,000 | \$34,200 | 51.82 | \$68,460 | \$66,000 | \$68,460 | 14.49 | \$4,555 |
| 80-11-020-004-20 | 60628 67 1/2 ST | 02/18/21 | \$46,500 | WD | 03-ARM'S LENGTH | \$46,500 | \$16,100 | 34.62 | \$32,142 | \$46,500 | \$32,142 | 25.30 | \$1,838 |
| 80-11-029-001-30 | 66TH ST | 03/18/21 | \$45,000 | WD | 03-ARM'S LENGTH | \$45,000 | \$26,800 | 59.56 | \$53,562 | \$45,000 | \$53,562 | 11.24 | \$4,004 |
| 80-11-004-013-00 | 65536 CR 372 | 03/31/21 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$24,800 | 41.33 | \$49,690 | \$35,448 | \$25,138 | 46.30 | \$766 |
| 80-11-029-001-80 | 66422 66TH AVE | 06/10/21 | \$20,000 | WD | 03-ARM'S LENGTH | \$20,000 | \$14,500 | 72.50 | \$28,938 | \$20,000 | \$28,938 | 5.00 | \$4,000 |
| 80-11-026-018-01 | 60520 66TH AVE | 06/15/21 | \$45,000 | WD | 03-ARM'S LENGTH | \$45,000 | \$26,400 | 58.67 | \$52,840 | \$45,000 | \$52,840 | 11.39 | \$3,951 |
| 80-11-005-039-85 | 48429 68TH ST | 08/20/21 | \$290,100 | WD | 03-ARM'S LENGTH | \$290,100 | \$88,000 | 30.33 | \$176,033 | \$143,137 | \$29,070 | 8.03 | \$17,825 |
| 80-11-016-030-00 | 57828 65 1/2 ST | 10/28/21 | \$189,000 | WD | 03-ARM'S LENGTH | \$189,000 | \$78,600 | 41.59 | \$157,124 | \$118,726 | \$86,850 | 20.00 | \$5,936 |
| 80-11-023-003-30 | 61101 62ND ST | 01/06/22 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$80,000 | 35.56 | \$160,034 | \$100,321 | \$35,355 | 8.05 | \$12,462 |
| 80-11-017-043-50 | 66210 RED ARROY | 01/10/22 | \$302,000 | WD | 03-ARM'S LENGTH | \$302,000 | \$88,300 | 29.24 | \$176,656 | \$171,878 | \$46,534 | 15.00 | \$11,459 |
| 80-11-031-003-30 | 69125 68TH AVE | 02/04/22 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$149,500 | 42.71 | \$299,074 | \$149,766 | \$98,840 | 20.00 | \$7,488 |
| 80-11-008-007-36 | 56TH AVE | 04/01/22 | \$40,000 | WD | 03-ARM'S LENGTH | \$40,000 | \$16,400 | 41.00 | \$32,824 | \$40,000 | \$32,824 | 6.80 | \$5,882 |

| | | | | | | | | | | |
|----------------|--------------------|--------------------|--------------------------|--------------|--------------------|--------------------|--------------------|---------------|----------------------|-----------------|
| Totals: | \$4,363,250 | \$4,348,250 | \$1,776,400 | 40.85 | \$3,552,689 | \$2,057,664 | \$1,262,103 | 347.80 | Average | Average |
| | | | Sale. Ratio => | | | | per FF=> | | per Net Acre: | Average |
| | | | | 12.32 | | | | | | 5,916.23 |

Use **\$5,900**

2 Rural Residential Site Value 2023

Land Table: Res.

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | nf. Adj. Sale | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre |
|------------------|-----------------|-----------|------------|--------|----------------|---------------|-------------|---------------|----------------|---------------|-----------------|-----------|--------------|
| 80-11-012-014-00 | 55806 59 1/2 ST | 06/10/20 | \$148,000 | WD | 03-ARM'S LENGT | \$148,000 | \$57,200 | 38.65 | \$114,399 | \$53,821 | \$20,220 | 2.43 | \$22,149 |
| 80-11-024-001-01 | 60106 CR 681 | 08/18/20 | \$150,000 | QC | 03-ARM'S LENGT | \$150,000 | \$69,900 | 46.60 | \$139,852 | \$27,888 | \$17,740 | 2.30 | \$12,125 |
| 80-11-016-042-00 | 58686 65TH ST | 10/28/20 | \$80,000 | WD | 03-ARM'S LENGT | \$80,000 | \$43,100 | 53.88 | \$86,233 | \$8,267 | \$14,500 | 0.99 | \$8,351 |
| 80-11-004-011-10 | 64135 48TH AVE | 05/06/21 | \$267,700 | WD | 03-ARM'S LENGT | \$267,700 | \$119,900 | 44.79 | \$239,758 | \$54,182 | \$26,240 | 3.61 | \$15,009 |
| 80-11-035-007-01 | 71699 62ND ST | 06/11/21 | \$128,000 | WD | 03-ARM'S LENGT | \$128,000 | \$57,900 | 45.23 | \$115,770 | \$32,732 | \$20,502 | 2.81 | \$11,648 |
| 80-11-031-003-13 | 68165 70TH ST | 09/21/21 | \$170,000 | WD | 03-ARM'S LENGT | \$170,000 | \$54,900 | 32.29 | \$109,858 | \$77,832 | \$17,690 | 1.97 | \$39,509 |
| 80-11-017-018-00 | 59314 66TH ST | 01/25/22 | \$65,000 | WD | 03-ARM'S LENGT | \$65,000 | \$36,200 | 55.69 | \$72,448 | \$9,552 | \$17,000 | 0.74 | \$12,908 |

Totals: \$1,008,700

\$1,008,700

\$439,100

\$878,318

\$264,274

Average \$133,892

Average 14.85

Average \$17,796.23

Sale. Ratio => 43.53

Std. Dev. => 8.13

Average per FF=>

Average per Net Ac

Use in Rural Residential & Agriculture

Use

\$ 18,000