

## 2023 070 LAND ANALYSIS 1 ACRE STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
060-010-400-061-01	E BEAVER HILL DR	05/26/21	\$19,000	WD	03-ARM'S LENGTH
060-010-400-063-00	E M-72	09/15/20	\$15,000	WD	03-ARM'S LENGTH
072-135-000-017-00	E FAIRWAY DR	05/16/20	\$5,500	WD	03-ARM'S LENGTH
072-135-000-018-00	E FAIRWAY DR	12/16/21	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH
072-135-000-023-00	E FAIRWAY DR	06/18/21	\$3,500	WD	03-ARM'S LENGTH
072-140-001-023-01	247 W MT MARIA RD	08/21/20	\$12,000	WD	03-ARM'S LENGTH
072-140-002-012-13	N HUBBARD LAKE RD	07/16/21	\$12,000	WD	03-ARM'S LENGTH
072-170-000-006-00	MT MARIA BLVD	10/15/20	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH
072-170-000-047-00	SITZMARK DR	03/13/21	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH
100-007-100-010-00	W DEER TRL	08/03/20	\$3,000	WD	03-ARM'S LENGTH
113-032-100-026-01		10/08/20	\$9,000	WD	03-ARM'S LENGTH
060-007-300-035-00	180 N BARLOW RD	10/16/21	\$19,000	WD	03-ARM'S LENGTH
060-022-100-005-50	4877 E SPRINGPORT RD	11/06/20	\$24,500	WD	03-ARM'S LENGTH
060-023-400-022-00	884 S US-23	12/21/21	\$129,900	PTA	19-MULTI PARCEL ARM'S LENGTH
060-026-200-025-00	5105 E WALLACE RD	10/25/21	\$85,000	WD	03-ARM'S LENGTH
070-001-400-035-00	252 W MT MARIA RD	06/17/21	\$20,500	WD	03-ARM'S LENGTH
072-170-000-075-01	430 SITZMARK DR	06/05/20	\$115,000	WD	03-ARM'S LENGTH
072-190-000-027-00	1657 W ALMOND RD	10/29/21	\$80,000	WD	03-ARM'S LENGTH
101-035-200-008-01	831 W PROCUNIER RD	09/03/21	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH
111-015-100-035-00	2793 N M-65	07/26/21	\$130,000	WD	03-ARM'S LENGTH
120-120-013-182-05	130 S SCHOOL DR	01/06/21	\$84,000	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$837,900</b>		

Mean	6235.170351
Standard Error	663.9564448
Median	5817.910448
Mode	3000
Standard Deviation	3042.630667
Sample Variance	9257601.374
Kurtosis	-1.14399995
Skewness	0.310525638
Range	9280.819586
Minimum	1865.671642
Maximum	11146.49123
Sum	130938.5774
Count	21

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth
\$19,000	\$8,900	46.84	\$17,719	\$19,000	\$0	\$17,719	0.0	0.0
\$15,000	\$9,600	64.00	\$19,875	\$15,000	\$0	\$19,875	0.0	0.0
\$5,500	\$6,100	110.91	\$12,208	\$5,500	\$0	\$12,208	152.6	285.5
\$12,000	\$7,600	63.33	\$61,040	\$12,000	\$0	\$61,040	610.4	1141.9
\$3,500	\$7,600	217.14	\$15,260	\$3,500	\$0	\$15,260	152.6	285.5
\$12,000	\$6,400	53.33	\$12,800	\$12,000	\$0	\$12,800	160.0	300.0
\$12,000	\$0	0.00	\$16,000	\$12,000	\$0	\$16,000	160.0	300.0
\$7,000	\$2,500	35.71	\$4,900	\$7,000	\$0	\$4,900	0.0	0.0
\$12,000	\$7,500	62.50	\$28,683	\$12,000	\$0	\$28,683	382.4	601.0
\$3,000	\$2,300	76.67	\$4,686	\$3,000	\$0	\$4,686	213.0	328.9
\$9,000	\$8,900	98.89	\$17,719	\$9,000	\$0	\$17,719	0.0	0.0
\$19,000	\$8,900	46.84	\$20,227	\$3,923	\$15,077	\$5,150	0.0	0.0
\$24,500	\$11,300	46.12	\$24,048	\$20,327	\$4,173	\$19,875	0.0	0.0
\$129,900	\$53,300	41.03	\$122,122	\$25,414	\$104,486	\$17,636	230.0	431.8
\$85,000	\$29,800	35.06	\$67,678	\$30,747	\$54,253	\$13,425	0.0	0.0
\$20,500	\$10,000	48.78	\$20,087	\$13,913	\$6,587	\$13,500	0.0	0.0
\$115,000	\$57,800	50.26	\$115,639	\$14,061	\$100,939	\$14,700	0.0	0.0
\$80,000	\$42,500	53.13	\$88,549	\$13,051	\$66,949	\$21,600	576.0	125.0
\$40,000	\$19,100	47.75	\$37,800	\$11,694	\$28,306	\$9,494	0.0	0.0
\$130,000	\$56,300	43.31	\$118,184	\$21,641	\$108,359	\$9,825	0.0	0.0
\$83,300	\$48,100	57.74	\$94,492	\$13,808	\$69,492	\$25,000	125.0	651.0
<b>\$837,200</b>	<b>\$404,500</b>		<b>\$919,716</b>	<b>\$278,579</b>		<b>\$361,095</b>	<b>2,762.0</b>	
	<b>Sale. Ratio =&gt;</b>	<b>48.32</b>			<b>Average</b>			
	<b>Std. Dev. =&gt;</b>	<b>42.13</b>			<b>per FF=&gt;</b>		<b>\$101</b>	



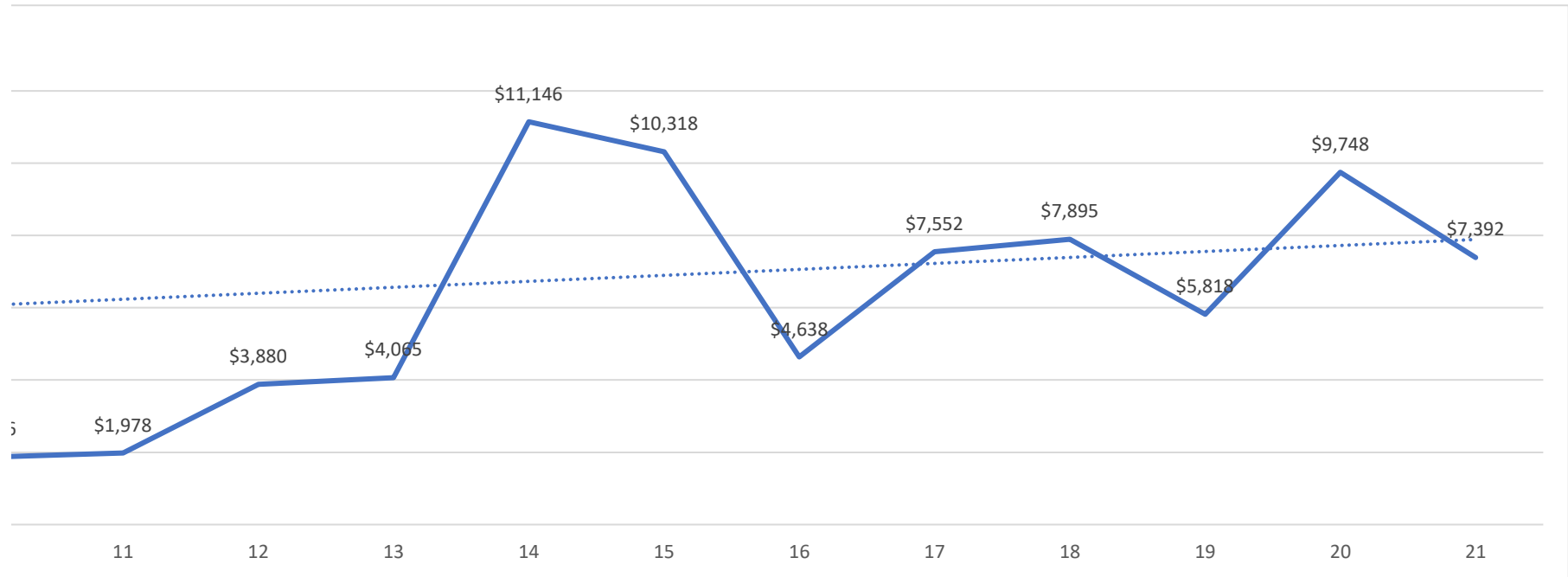
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Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
4.25	4.25	#DIV/0!	\$4,471	\$0.10	0.00	401	2.021E+11
5.00	5.00	#DIV/0!	\$3,000	\$0.07	0.00	401	2.02E+11
1.00	1.00	\$36	\$5,500	\$0.13	152.60	401	2.02E+11
4.00	1.00	\$20	\$3,000	\$0.07	610.40	401	2.021E+11
1.00	1.00	\$23	\$3,500	\$0.08	152.60	401	2.021E+11
1.10	1.10	\$75	\$10,889	\$0.25	160.00	401	2.02E+11
1.10	1.10	\$75	\$10,889	\$0.25	160.00	401	2.021E+11
1.00	0.59	#DIV/0!	\$7,000	\$0.16	0.00	401	2.02E+11
1.88	0.69	\$31	\$6,393	\$0.15	331.00	401	2.021E+11
1.61	1.61	\$14	\$1,866	\$0.04	212.98	401	2.02E+11
4.55	4.55	#DIV/0!	\$1,978	\$0.05	0.00	401	2.02E+11
1.01	1.01	#DIV/0!	\$3,880	\$0.09	0.00	401MH	2.021E+11
5.00	5.00	#DIV/0!	\$4,065	\$0.09	0.00	401	2.02E+11
2.28	1.44	\$110	\$11,146	\$0.26	66.00	401	
2.98	2.98	#DIV/0!	\$10,318	\$0.24	0.00	401	2.021E+11
3.00	3.00	#DIV/0!	\$4,638	\$0.11	0.00	401MH	2.021E+11
1.86	1.86	#DIV/0!	\$7,552	\$0.11	0.00	401	2.02E+11
1.65	1.65	\$23	\$7,895	\$0.18	576.00	401	2.021E+11
2.01	2.46	#DIV/0!	\$5,818	\$0.13	0.00	401MH	2.021E+11
2.22	2.22	#DIV/0!	\$9,748	\$0.22	0.00	401	2.021E+11
1.87	1.87	\$110	\$7,392	\$0.17	125.00	401	2.021E+11
<b>50.37</b>	<b>45.38</b>						
<b>Average</b>			<b>Average</b>				
<b>per Net Acre=&gt;</b>	<b>5,530.32</b>		<b>per SqFt=&gt;</b>	<b>\$0.13</b>			

USE \$5525 PER ACRE

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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	
072-135-000-019-00, 072-135-000-020-00, 072-135-000-021-00	RESIDENTIAL 401	0	0	12/2/2021	
	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	12/2/2021	
072-170-000-007-00	RESIDENTIAL 401	0	1	8/30/2016	
	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	
060-023-400-025-00	RESIDENTIAL 401	0	0	9/28/2014	
	RESIDENTIAL 401	0	1	11/1/1993	
	RESIDENTIAL 401	0	0	10/7/2022	
	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	1	11/3/2008	
	RESIDENTIAL 401	0	0	12/4/2021	





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Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMENTS
402				USED IN 5 ACRE STUDY
402				USED IN 5 ACRE STUDY
402 S.E. H.L. AREA				SUBDIVISION PARCEL
402 S.E. H.L. AREA				USED IN 5 ACRE STUDY
402 S.E. H.L. AREA				SUBDIVISION PARCEL
401 S.E. H.L. AREA				SUBDIVISION PARCEL
402 S.E. H.L. AREA				SUBDIVISION PARCEL
402 RURAL 401 LOTS				SUBDIVISION PARCEL
402 RURAL 401 LOTS				SUBDIVISION PARCEL
402 NON LAKE FRONT.				WOODED,OWNES CONTIGOUS PARCEL
402				USED IN 5 ACRE STUDY
401				FEEW TREES AROUND HOUSE,VALUED IN ACREAGE TABLES
401				USED IN 5 ACRE STUDY
401				USED IN 5 ACRE STUDY
401				WOODED, VALUED IN ACREAGE TABLES
401				USED IN 5 ACRE STUDY
401 RURAL 401 LOTS	RURAL 401 LOTS	RURAL 401 LOTS	RURAL 401 LOTS	SUBDIVISION PARCEL
401 BARTON CTY SUBS	BARTON CTY SUBS			SUBDIVISION PARCEL
401				PARTLY WOODED VALUED IN ACREAGE TABLED
401				WOODED, VALUED IN ACREAGE TABLES
401 OTHER STREETS				SUBDIVISION PARCEL