

2023 070 LAND ANALYSIS 50 ACRE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
070-023-300-020-00		07/15/21	\$88,900	WD
070-023-300-020-00		03/04/22	\$88,000	WD
070-035-100-005-01	W RITCHIE RD	06/18/21	\$150,000	LC
071-005-200-010-00	E SUCKER CREEK ROAD	08/11/20	\$50,000	LC
071-015-300-040-00	2503 N SHARBONEAU RD	10/21/22	\$165,900	WD
071-016-300-005-02	E MILLER RD	01/08/21	\$90,000	WD
101-006-100-030-01	2719 W TRASK LAKE RD	01/08/21	\$114,000	WD
101-008-100-005-00	W WALKER RD	08/19/20	\$70,000	LC
112-035-100-045-00		01/10/21	\$85,000	WD
060-028-400-010-00	4341 E PROCUNIER RD	10/28/21	\$168,000	WD
071-014-200-040-00	E MILLER RD	06/16/21	\$100,000	WD
071-016-300-005-05	1011 E MILLER RD	11/05/20	\$122,500	WD
101-019-100-100-01	640 S STOUT RD	05/12/21	\$240,000	LC
111-023-300-080-00	6692 W TOWER RD	08/18/20	\$220,000	WD
112-010-100-010-00	7600 FRUCHEY RANCH RD	07/02/21	\$205,000	WD
113-021-100-004-02	4700 W ALTBOCK TRAIL	06/22/21	\$200,000	WD
071-022-200-005-00	1710 E MILLER RD	10/21/22	\$179,100	WD
070-024-300-010-75	N HUBBARD LAKE RD	05/11/22	\$130,000	WD

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**Totals:                    \$2,466,400**

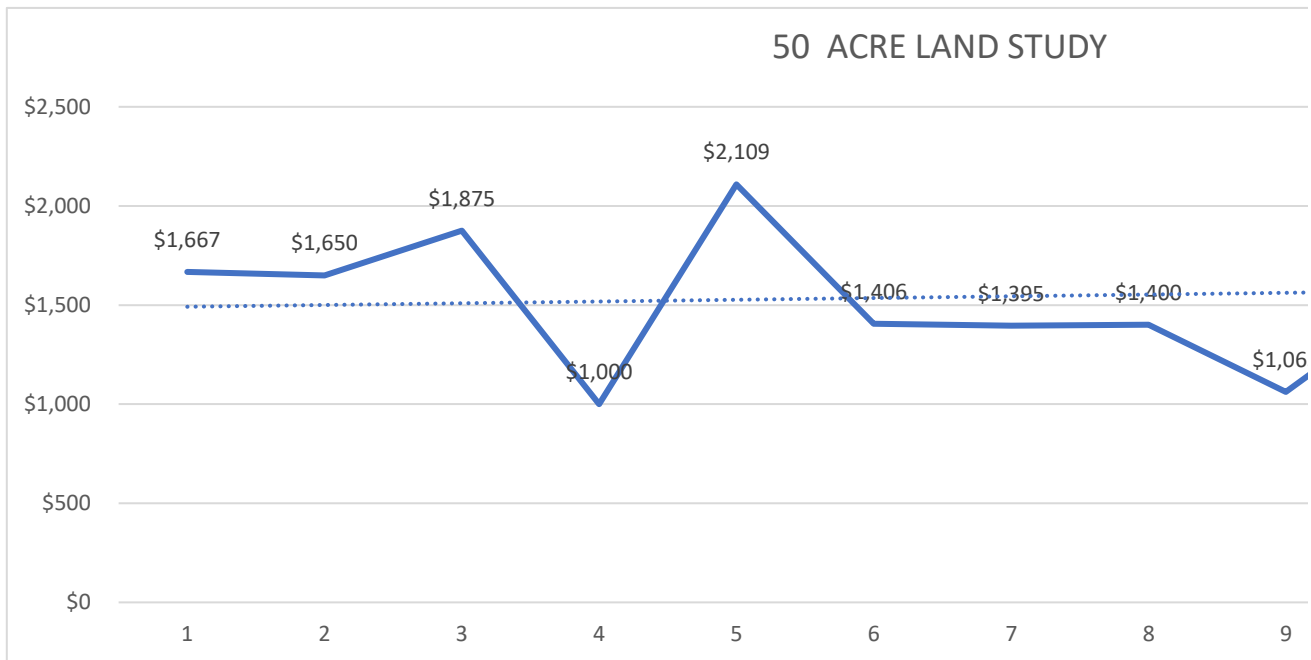
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Mean	1566.205208
Standard Error	79.1507143
Median	1566.217188
Mode	#N/A
Standard Deviation	335.8080409
Sample Variance	112767.0403
Kurtosis	-1.051925595
Skewness	-0.04098482
Range	1108.808949
Minimum	1000
Maximum	2108.808949
Sum	28191.69374
Count	18

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Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	
03-ARM'S LENGTH	\$88,900	\$45,300	50.96	\$91,102	
03-ARM'S LENGTH	\$88,000	\$45,300	51.48	\$85,329	
03-ARM'S LENGTH	\$150,000	\$57,000	38.00	\$114,000	
03-ARM'S LENGTH	\$50,000	\$32,500	65.00	\$65,000	
19-MULTI PARCEL ARM'S LENGTH	\$165,900	\$62,200	37.49	\$124,381	
03-ARM'S LENGTH	\$90,000	\$41,600	46.22	\$95,200	
03-ARM'S LENGTH	\$114,000	\$57,100	50.09	\$114,180	
03-ARM'S LENGTH	\$70,000	\$36,900	52.71	\$73,750	
03-ARM'S LENGTH	\$85,000	\$56,000	65.88	\$112,000	
03-ARM'S LENGTH	\$168,000	\$75,200	44.76	\$156,799	
19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$37,600	37.60	\$75,263	
19-MULTI PARCEL ARM'S LENGTH	\$121,500	\$59,100	48.64	\$139,185	
03-ARM'S LENGTH	\$240,000	\$0	0.00	\$257,131	
03-ARM'S LENGTH	\$220,000	\$93,600	42.55	\$187,262	
03-ARM'S LENGTH	\$205,000	\$80,500	39.27	\$162,718	
03-ARM'S LENGTH	\$200,000	\$80,900	40.45	\$166,078	
03-ARM'S LENGTH	\$179,100	\$68,600	38.30	\$139,370	
19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$67,900	52.23	\$137,656	
<b>\$2,465,400</b>				<b>\$997,300</b>	<b>\$2,296,404</b>
			<b>Sale. Ratio =&gt;</b>	<b>40.45</b>	
			<b>Std. Dev. =&gt;</b>	<b>14.72</b>	



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Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres
\$88,900	\$0	\$82,663	0.0	0.0	53.33
\$88,000	\$0	\$85,329	0.0	0.0	53.33
\$150,000	\$0	\$114,000	0.0	0.0	80.00
\$50,000	\$0	\$65,000	0.0	0.0	50.00
\$165,900	\$0	\$121,216	0.0	0.0	78.67
\$90,000	\$0	\$95,200	0.0	0.0	64.00
\$114,000	\$0	\$114,180	0.0	0.0	81.71
\$70,000	\$0	\$73,750	0.0	0.0	50.00
\$85,000	\$0	\$112,000	0.0	0.0	80.00
\$125,201	\$42,799	\$114,000	0.0	0.0	80.00
\$68,987	\$31,013	\$44,250	0.0	0.0	58.00
\$100,315	\$21,185	\$118,000	0.0	0.0	64.00
\$101,158	\$138,842	\$118,289	0.0	0.0	83.65
\$144,738	\$75,262	\$112,000	0.0	0.0	80.00
\$154,282	\$50,718	\$112,000	0.0	0.0	80.00
\$120,422	\$79,578	\$86,500	0.0	0.0	60.00
\$157,730	\$21,370	\$118,000	0.0	0.0	80.00
\$110,344	\$19,656	\$118,000	0.0	0.0	80.00
<b>\$1,984,977</b>		<b>\$1,804,377</b>	<b>0.0</b>		<b>1,256.69</b>
		<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>		<b>Average per Net Acre=&gt;</b>

USE \$1575 PER ACRE



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Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
53.33	#DIV/0!	\$1,667	\$0.04	0.00	401	2.021E+11
53.33	#DIV/0!	\$1,650	\$0.04	0.00	401	2.022E+11
80.00	#DIV/0!	\$1,875	\$0.04	0.00	401	2.021E+11
50.00	#DIV/0!	\$1,000	\$0.02	0.00	0	2.02E+11
38.67	#DIV/0!	\$2,109	\$0.05	0.00	401	2.022E+11
64.00	#DIV/0!	\$1,406	\$0.03	0.00	401	2.021E+11
81.71	#DIV/0!	\$1,395	\$0.03	0.00	401	2.021E+11
50.00	#DIV/0!	\$1,400	\$0.03	0.00	0	2.02E+11
80.00	#DIV/0!	\$1,063	\$0.02	0.00	401	2.021E+11
80.00	#DIV/0!	\$1,565	\$0.04	0.00	401MH	2.021E+11
18.00	#DIV/0!	\$1,189	\$0.03	0.00	401	2.021E+11
32.00	#DIV/0!	\$1,567	\$0.04	0.00	401MH	2.02E+11
83.65	#DIV/0!	\$1,209	\$0.03	0.00	401	2.021E+11
80.00	#DIV/0!	\$1,809	\$0.04	0.00	401	2.02E+11
80.00	#DIV/0!	\$1,929	\$0.04	0.00	401	2.021E+11
60.00	#DIV/0!	\$2,007	\$0.05	0.00	401	2.021E+11
80.00	#DIV/0!	\$1,972	\$0.05	0.00	401	2.022E+11
0.00	#DIV/0!	\$1,379	\$0.03	0.00	401	2.022E+11
<hr/>						
<b>1,064.69</b>						
		<b>Average</b>				
<b>1,579.53</b>		<b>per SqFt=&gt;</b>	<b>\$0.04</b>			

NOTE  
 WITH VACANT PROPERTY BY ITSELF OF \$1525 PER ACRE

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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
	RESIDENTIAL 401	0	0	9/6/2016		402
	RESIDENTIAL 401	0	0	9/6/2016		402
	RESIDENTIAL 401	0	0	9/7/2016		402
	RESIDENTIAL 401	0	0	10/14/2021		402
071-015-300-030-00	RESIDENTIAL 401	0	0	5/1/1992		402
	RESIDENTIAL 401	0	0	9/2/2020		402
	RESIDENTIAL 401	0	0	9/14/2021		402
	RESIDENTIAL 401	0	0	9/14/2021		402
	RESIDENTIAL 401	0	0	9/8/2020		402
	RESIDENTIAL 401	0	0	12/20/2021		401
071-015-100-060-00	RESIDENTIAL 401	0	0	NOT INSPECTED		401
071-016-300-005-04	RESIDENTIAL 401	0	0	12/3/2021		401
	RESIDENTIAL 401	0	0	8/19/2016		401
	RESIDENTIAL 401	0	1	12/17/2018		401
	RESIDENTIAL 401	1	0	6/29/2007		401
	RESIDENTIAL 401	0	0	9/5/2016		401
	RESIDENTIAL 401	0	0	10/1/1993		401
070-024-300-010-00	RESIDENTIAL 401	0	0	9/8/2016	BLD ON QFP	401

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Rate Group 1	Rate Group 2	Rate Group 3	diffrence from net \$ per acre	% adjustment
			\$87.45	6%
			\$70.58	4%
			\$295.47	19%
			(\$579.53)	-37%
			\$529.28	34%
			(\$173.28)	-11%
			(\$184.35)	-12%
			(\$179.53)	-11%
			(\$517.03)	-33%
			(\$14.52)	-1%
			(\$390.10)	-25%
			(\$12.11)	-1%
			(\$370.23)	-23%
			\$229.70	15%
			\$349.00	22%
			\$427.51	27%
			\$392.10	25%
			(\$200.23)	-13%
			<b>(\$239.81)</b>	<b>-15%</b>

**COMMENTS**

PERVIOUSLY TIMBERED

PERVIOUSLY TIMBERED, RESOLD APX. 5.5 MONTHS PREVIOUSLY

NICE HARDWOODS

APX. 20 % PERVIOUSLY TIMBERED, GAS WELL ON PROP.

50% WET,CREEK INF. PREVIOUSLY THINNED

PERVIOUSLY TIMBERED

APX. 20 % PERVIOUSLY TIMBERED

PERVIOUSLY TIMBERED

NICE WOODED PARCEL

50 % WOODED , 50% SCRUB

+CREEK VALUE CANCELS -SWAMP VALUE 20%

NICLY WOODED

PERVIOUSLY TIMBERED EXCEPT ALONG THE CREEK

3 PONDS,SOME OPEN FIELDS,CREEK

GAS WELL ON PROP. 50% PINE PLANTIATIONS ,50% TIMBERED THINNED

25 % SWAMP

30% WET,PREVIOUSLY THINNED

SOME PINE PLANTITION, NICLT WOODED

