

2023 070 BARTON CITY SUBS/LOTS F/F LAND STUDY

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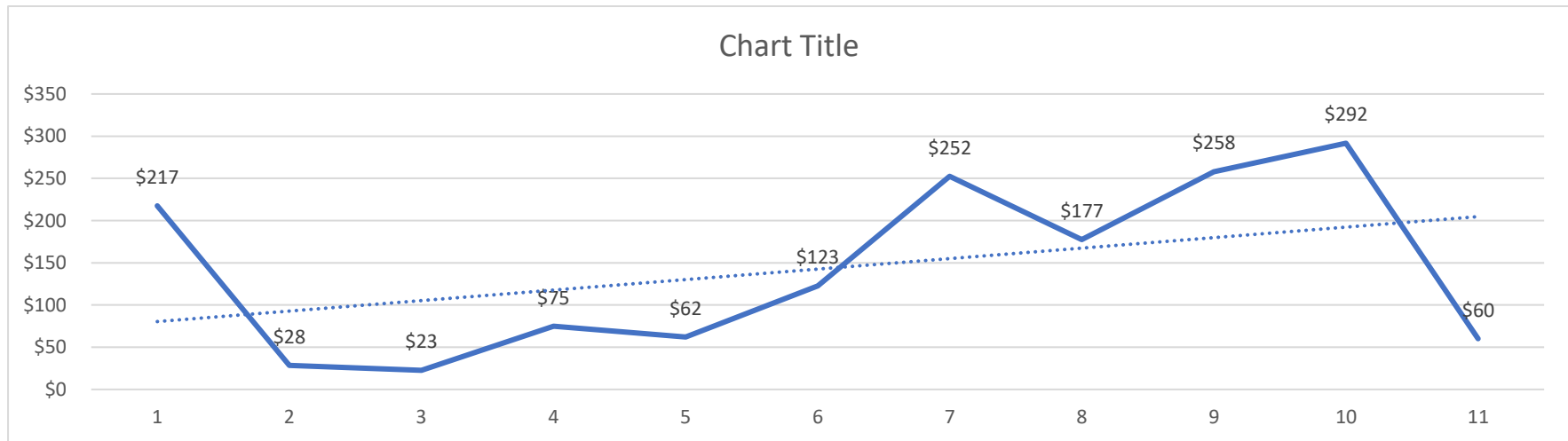
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
070-033-300-100-00	1030 N RICHARDSON RD	07/20/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$22,400
072-190-000-020-00	W ALMOND RD	05/20/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$2,600
072-190-000-027-00	1657 W ALMOND RD	10/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500
072-190-000-099-00	1151 N MONTANA RD	05/21/21	\$69,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$69,900	\$25,100
072-191-000-140-01	1140 E STUVE RANCH RD	10/23/21	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$53,400
102-180-000-009-00	1277 W BURGER DR	12/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$9,900
102-280-000-044-00	1814 N JEWELL LAKE DR	12/03/20	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$47,300
102-280-000-047-00	1806 N JEWELL LAKE DR	09/10/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,200
102-280-000-058-00	1660 N JEWELL LAKE DR	10/30/20	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$12,100
102-280-000-059-00	1650 N JEWELL LAKE DR	07/01/21	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$3,800
102-400-000-001-00	W TRASK LAKE RD	08/06/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$2,500
Totals:			\$651,400			\$651,400	\$254,800
							Sale. Ratio =>
							Std. Dev. =>

Mean	142.5365967
Standard Error	30.16969935
Median	122.75
Mode	#N/A
Standard Deviation	100.0615728
Sample Variance	10012.31835
Kurtosis	-1.721756212
Skewness	0.248852985
Range	269.0086806
Minimum	22.65798611
Maximum	291.6666667
Sum	1567.902564
Count	11

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
32.00	\$46,503	\$35,872	\$34,128	\$12,375	165.0	264.0	1.00	1.00	\$217
43.33	\$5,275	\$6,000	\$0	\$5,275	211.0	125.0	0.61	0.61	\$28
53.13	\$88,549	\$13,051	\$66,949	\$21,600	576.0	125.0	1.65	1.65	\$23
35.91	\$50,139	\$24,761	\$45,139	\$5,000	330.0	121.0	0.92	0.29	\$75
45.06	\$110,898	\$39,262	\$79,238	\$31,660	633.2	103.3	1.50	1.50	\$62
39.60	\$20,635	\$7,365	\$17,635	\$3,000	60.0	100.0	0.14	0.14	\$123
39.25	\$93,442	\$30,298	\$90,202	\$3,240	120.0	100.0	0.28	0.28	\$252
33.20	\$69,413	\$42,587	\$57,413	\$12,000	240.0	100.0	1.10	0.55	\$177
31.84	\$24,139	\$15,481	\$22,519	\$1,620	60.0	100.0	0.14	0.14	\$258
21.71	\$7,500	\$17,500	\$0	\$3,000	60.0	100.0	0.14	0.14	\$292
41.67	\$5,000	\$6,000	\$0	\$5,000	100.0	193.0	0.44	0.44	\$60
\$521,493		\$238,177	\$103,770		2,555.2	7.91		6.73	
39.12			Average				Average		
8.31			per FF=>		\$93		per Net Acre=>		30,110.87

USE \$90 PER F/F



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Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$35,872	\$0.82	165.00	401	2.021E+11		RESIDENTIAL 401	0	0
\$9,917	\$0.23	211.00	402	2.02E+11		RESIDENTIAL 401	0	0
\$7,895	\$0.18	576.00	401	2.021E+11		RESIDENTIAL 401	0	1
\$27,002	\$0.62	100.00	401	2.021E+11	072-190-000-100-00, 072-191-000-142-01	RESIDENTIAL 401	0	1
\$26,157	\$0.60	633.19	401	2.021E+11		RESIDENTIAL 401	0	0
\$53,370	\$1.23	60.00	401	2.021E+11		RESIDENTIAL 401	0	0
\$110,175	\$2.53	120.00	401	2.02E+11		RESIDENTIAL 401	0	0
\$38,645	\$0.89	240.00	401	2.021E+11		RESIDENTIAL 401	0	0
\$112,181	\$2.58	60.00	401	2.02E+11		RESIDENTIAL 401	0	0
\$126,812	\$2.91	60.00	401	2.021E+11		RESIDENTIAL 401	0	0
\$13,544	\$0.31	100.00	401	2.021E+11		RESIDENTIAL 401	0	0

**Average
per SqFt=> \$0.69**

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Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMEMENTS
9/8/2016		401	RURAL 401 LOTS			N RICHARDSON RD
8/31/2016		402	BARTON CTY SUBS			W ALMOND RD
8/31/2016		401	BARTON CTY SUBS	BARTON CTY SUBS		W ALMOND RD
8/31/2016		401	BARTON CTY SUBS			N MONTANA RD
8/31/2016		401	BARTON CTY SUBS	BARTON CTY SUBS	RURAL 401 LOTS	E STUVE RANCH RD
6/18/2012		401	NON LAKE FRONT.			W BURGER DR
6/22/2012		401	NON LAKE FRONT.			N JEWELL LAKE DR
12/18/2019		401	NON LAKE FRONT.			N JEWELL LAKE DR
12/17/2021		401	NON LAKE FRONT.			N JEWELL LAKE DR
6/25/2012		401	NON LAKE FRONT.			N JEWELL LAKE DR
9/15/2021		402	NON LAKE FRONT.			W TRASK LAKE RD