

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisa	Land Residua	
11-014-002-00	144TH AVE	7/17/2019	\$117,000	WD	03-ARM'S	\$117,000	\$68,300	58.38	\$136,670	\$117,000
11-014-007-52	4356 MEADOW LN	9/18/2020	\$530,000	WD	03-ARM'S	\$530,000	\$258,100	48.70	\$481,286	\$147,934
11-014-042-00	6271 142ND AVE	7/28/2019	\$212,000	WD	03-ARM'S	\$212,000	\$110,800	52.26	\$221,594	\$212,000
Totals:			\$859,000			\$859,000	\$437,200		\$839,550	\$476,934
							Sale. Ratio =>	50.90		
							Std. Dev. =>	4.89		

Existing Land Valuation Supported, Land Table Combined with Prins Acres and changed to Acreage Table. Site having less than 1 Acre of land assigned a Site Value of \$45,000

Acreage Table 'A' ✕

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="50,000"/>	3 Acre: <input type="text" value="85,000"/>	10 Acre: <input type="text" value="140,000"/>	30 Acre: <input type="text" value="300,000"/>
1.5 Acre: <input type="text" value="60,000"/>	4 Acre: <input type="text" value="90,000"/>	15 Acre: <input type="text" value="180,000"/>	40 Acre: <input type="text" value="400,000"/>
2 Acre: <input type="text" value="70,000"/>	5 Acre: <input type="text" value="95,000"/>	20 Acre: <input type="text" value="220,000"/>	50 Acre: <input type="text" value="600,000"/>
2.5 Acre: <input type="text" value="80,000"/>	7 Acre: <input type="text" value="100,000"/>	25 Acre: <input type="text" value="260,000"/>	100 Acre: <input type="text" value="1,000,000"/>

Est. Land Val	Net Acres	Total Acres	Dollars/Acre
\$136,670	10.04	10.04	\$11,653
\$99,220	5.48	2.98	\$26,995
\$221,594	18.89	18.89	\$11,223
\$457,484	34.41	31.91	
Average per Net Acre=>		\$13,860	