

Agricultural Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-25-300-007	W LIBERTY RD	10/06/20	\$254,100	WD	03-ARM'S LENGTH	\$254,100	\$94,400	37.15
G -07-33-100-009	1906 S LIMA CENTER RD	04/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,100	43.15
<b>Totals:</b>			<b>\$384,100</b>			<b>\$384,100</b>	<b>\$150,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.18</b>
							<b>Std. Dev. =&gt;</b>	<b>4.24</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$201,162	\$254,100	\$201,162	0.0	0.0	40.00	40.00	#DIV/0!	\$6,353	\$0.15
\$112,212	\$130,000	\$112,212	0.0	0.0	20.04	20.04	#DIV/0!	\$6,487	\$0.15
<b>\$313,374</b>	<b>\$384,100</b>	<b>\$313,374</b>	<b>0.0</b>		<b>60.04</b>	<b>60.04</b>			
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>6,397.40</b>		<b>per SqFt=&gt;</b>	<b>\$0.15</b>

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	101	5381-793		AG LAND	1	0	12/11/2009		102	
0.00	300	5423/413		DEXTER GENERAL	0	0	NOT INSPECTED		402	

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Rate Group 2 Rate Group 3

