

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
008-030-012-01	10200 HANSEN TRAIL	10/08/20	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$162,800	38.31	\$328,002	\$124,022	\$300,978	\$271,973	1.107	1,398	\$215.29	415	20.5281	1.25-1.75 STY	\$103,802	008-030-011-80	405 WATER	401	80	
008-030-019-10	10780 S JOHNSON RD	09/26/19	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$107,900	45.91	\$214,557	\$129,124	\$105,876	\$132,454	0.799	1,428	\$74.14	403	10.2024	1.25-1.75 STY	\$102,650	008-030-019-01	403 RES #3	401	82	
008-033-038-10	11901 S GREENVILLE RD	04/01/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,600	39.20	\$287,898	\$136,590	\$163,410	\$204,747	0.798	1,827	\$89.44	4033	10.3257	1-STORY	\$108,299		403 RES #3	401	56	
Totals:			\$960,000			\$960,000	\$388,300		\$830,457		\$570,264	\$609,175			\$126.29		3.4762							
								Sale. Ratio =>	40.45					E.C.F. =>	0.936	Std. Deviation=>	0.17777971							
								Std. Dev. =>	4.16					Ave. E.C.F. =>	0.901	Ave. Variance=>	13.6854	Coefficient of Var=>	15.18299367					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
008-004-002-42	9201 W WISE RD	07/08/20	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$220,700	44.14	\$441,356	\$481,263	\$422,619	122.5	660.0	141.60	125.62	\$3,929	\$3,399	\$0.08	33.00	415	2020R-07356	008-004-026-10, 008-004-005-00	416 FLAT RIVER 200 & 640	0	0	10/1/2019	001	001	
008-004-026-10	9401 W WISE RD	07/08/20	\$500,000	WD	20-MULTI PARCEL SALE REF	\$500,000	\$220,700	44.14	\$441,356	\$481,263	\$422,619	122.5	660.0	141.60	15.00	\$3,929	\$3,399	\$0.08	33.00	415	2020R-07356	008-004-002-42, 008-004-005-00	416 FLAT RIVER 200 & 640	1	0	10/1/2019	001	001	
008-006-002-06	6380 S JOHNSON RD	02/28/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$39,400	31.52	\$95,824	\$125,000	\$95,824	0.0	0.0	28.46	28.46	#DIV/0!	\$4,392	\$0.10	0.00	415	2020R-03857		405 WATER	0	0	10/1/2019	402	402	
008-022-014-63	RIVER RUN TR	07/15/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$43,400	24.11	\$127,380	\$180,000	\$127,380	0.0	0.0	33.00	33.00	#DIV/0!	\$5,455	\$0.13	0.00	415	2019R-07550		403 RES #	0	0	10/1/2019	001	001	
008-030-012-01	10200 HANSEN TRAIL	10/08/20	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$162,800	38.31	\$328,002	\$200,800	\$103,802	506.3	1607.0	18.00	11.86	\$397	\$11,156	\$0.26	220.00	415	2020R-12631	008-030-011-80	405 WATER	0	0	10/1/2019	001	001	
008-030-019-10	10780 S JOHNSON RD	09/26/19	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$107,900	45.91	\$214,557	\$123,093	\$102,650	236.5	189.5	30.16	1.74	\$520	\$4,082	\$0.09	200.00	403	2019R-10390	008-030-019-01	403 RES #3	0	1	1/30/2021	401	401	
008-033-038-10	11901 S GREENVILLE RD	04/01/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,600	39.20	\$287,898	\$120,401	\$108,299	0.0	0.0	27.64	29.27	#DIV/0!	\$4,356	\$0.10	0.00	4033	2019R-04142		403 RES #3	0	0	10/17/2012	401	401	
Totals:			\$2,265,000			\$2,265,000	\$912,500		\$1,936,373	\$1,711,820	\$1,383,193	987.8		420.45	244.95														
							Sale. Ratio =>	40.29			Average			Average															
							Std. Dev. =>	7.90			per FF=>	\$1,733		per Net Acre=>	4,071.43			Average											
																		per SqFt=>	\$0.09										

Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value
\$2,265,000	\$1,936,373	\$1,711,820	\$1,383,193

Neighboring County Ag Land Values

Unit	PNUM	Sale Date	Sale Price	Acres	\$/Acre
Eureka	008-007-018-02	05/17/19	\$160,600	38.36	4,187
Fairplains	010-008-014-00	12/18/19	\$75,000	21.43	3,500
Fairplains	010-013-023-00	12/01/20	\$138,500	35.18	3,937
Sidney	019-017-008-04	01/29/21	\$115,000	34.58	3,326
Sidney	019-022-035-01/027-008-00	10/12/20	\$310,000	62.39	4,969
Sidney	019-033-009-10	04/05/19	\$98,000	34.39	2,850
			\$897,100	226.33	3,964

Tillable AG land rates were increased from 3,500/acre to 4,000/acre. Front Foot and Acreage tables were increased by 5%. An estimated ECF of 1.000 was applied due to lack of sales to support ECF analysis.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	
008-004-007-21	6091 KYBEC DR	05/22/19	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$24,500	44.55	\$62,077	\$30,901	\$37,978	797.1	506.3	6.39	6.39	\$39	\$4,836	\$0.11	549.73	4033	2019R-05665	403 RES #3	NOT INSPECTED	401	
008-006-002-05	6176 S JOHNSON RD	02/14/20	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$18,800	35.14	\$49,536	\$53,500	\$49,536	0.0	0.0	12.15	12.15	#DIV/0!	\$4,403	\$0.10	0.00	4033	2020R-01864	403 RES #3	NOT INSPECTED	402	
008-006-006-01	11819 W WISE RD	11/03/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,100	41.44	\$206,356	\$49,053	\$40,409	0.0	0.0	8.43	8.77	#DIV/0!	\$5,822	\$0.13	0.00	4033	2020R-12613	403 RES #3	12/31/2020	401	
008-008-023-01	7447 S SATTERLEE RD	07/20/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$142,600	43.21	\$331,228	\$42,332	\$43,560	0.0	0.0	6.00	6.00	#DIV/0!	\$7,055	\$0.16	0.00	4033	2020R-08179	403 RES #3	12/31/2020	401	
008-019-014-20	11790 SLAWSON LAKE RD	07/17/20	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$151,800	44.91	\$336,935	\$50,653	\$49,588	516.5	353.2	6.50	6.82	\$98	\$7,794	\$0.18	420.41	4033	2020R-07865	403 RES #3	12/31/2020	401	
008-020-004-21	10501 BALDWIN RD	09/19/19	\$104,647	WD	03-ARM'S LENGTH	\$104,647	\$47,800	45.68	\$115,839	\$41,168	\$52,360	890.5	676.5	9.75	10.00	\$46	\$4,222	\$0.10	660.00	4033	2019R-09946	403 RES +	6/17/2013	001	
008-021-044-00	9707 S GREENVILLE RD	06/14/19	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$207,400	44.13	\$500,400	\$41,260	\$71,660	69.0	50.0	12.86	13.00	\$598	\$3,208	\$0.07	0.00	4033	2019R-06415	403 RES #3	8/13/2013	401	
008-026-001-60	7467 KARNER DR	01/07/20	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$14,100	34.81	\$36,580	\$40,500	\$36,580	469.0	473.1	6.01	6.45	\$86	\$6,743	\$0.15	553.00	4033	2020R-00557	403 RES #3	NOT INSPECTED	402	
008-028-025-00	10472 S GREENVILLE RD	02/11/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$83,000	37.73	\$224,996	\$56,069	\$61,065	0.0	0.0	14.92	15.30	#DIV/0!	\$3,758	\$0.09	0.00	4033	2020R-01595	403 RES #3	4/16/2020	401	
008-031-008-20	11447 S WEST CO LINE RD	03/30/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,800	47.72	\$446,389	\$29,074	\$50,463	0.0	0.0	8.67	9.02	#DIV/0!	\$3,353	\$0.08	0.00	4033	2020R-04367	403 RES #3	5/4/2020	401	
008-031-012-11	11641 S JOHNSON RD	02/05/21	\$132,000	OTH	03-ARM'S LENGTH	\$132,000	\$81,300	61.59	\$176,254	(\$9,070)	\$35,184	451.1	465.5	4.82	5.00	(\$20)	(\$1,880)	(\$0.04)	234.02	4033	2021R-01988	403 RES #3	12/12/2011	401	
008-031-012-31	11671 S JOHNSON RD	12/17/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$17,000	28.33	\$44,956	\$60,000	\$44,956	0.0	0.0	10.88	10.88	#DIV/0!	\$5,515	\$0.13	0.00	4033	2019R-00250	403 RES #3	NOT INSPECTED	402	
008-033-038-10	11901 S GREENVILLE RD	04/01/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,600	39.20	\$287,898	\$120,401	\$108,299	0.0	0.0	27.64	29.27	#DIV/0!	\$4,356	\$0.10	0.00	4033	2019R-04142	403 RES #3	10/17/2012	401	
Totals:			\$2,743,647			\$2,743,647	\$1,197,800		\$2,819,444	\$605,841	\$681,638	3,193.2		135.02	139.05										
								Sale. Ratio =>	43.66					Average			Average			Average					
								Std. Dev. =>	7.97					per FF=>	\$190	Average	per Net Acre=>	4,487.11	Average	per SqFt=>	\$0.10				

Adj. Sale \$	Cur. Appraisal		Land Residual	Est. Land Value	
\$2,743,647	\$2,819,444	3%	\$605,841	\$681,638	13%