

2021 Rural Residential

0 - 1.25

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
7/2/2020	13-0017-0008-12-2	155000	146061	8939	1.03	8679	32760	3121	119119	101375	1.175
12/16/2020	13-0231-0012-01-2	125000	149000	-24000	0.86	-27907	27353	2059	95588	59596	1.604
7/17/2020	13-0231-0021-04-6	65000	73400	-8400	0.99	-8485	31488		33512	52047	0.644
5/15/2020	13-0336-0072-15-2	97500		97500	0.61	159836	19402				
7/23/2020	13-0336-0080-13-9	399000	443800	-44800	0.35	-128000	11132	21	387847	314689	1.232
8/13/2020	13-0336-0084-01-1	380000	363600	16400	0.45	36444	14313	44292	321395	226377	1.420
3/5/2021	13-0336-0020-21-0	120100		120100	0.488	246107	15521				
09/21/20	13-3750-0015-00-8	\$290,000	301400	-11400	0.86	-13256	27353	1058	261589	212986	1.228
08/19/21	13-0231-0005-01-6	\$660,000	160000	500000	0.87	574713	27671	2275			
07/28/21	13-0011-0008-01-8	\$37,000	71600	-34600	0.95	-36421	30216	3858			
12/08/20	13-0336-0048-01-4	\$160,000	136200	23800	0.97	24536	30852	457	128691	96266	1.337
10/01/21	13-0017-0012-05-7	\$187,000	125200	61800	1	61800	31806	4562	150632	85460	1.763
05/18/21	13-0022-0006-01-1	\$123,000	146600	-23600	1	-23600	31806	3389	87805	101616	0.864
11/18/20	13-0231-0013-02-7	\$85,000	103600	-18600	1	-18600	31806	535	52659	73111	0.720
12/20/21	13-7900-0008-00-0	\$1,325,000	515400	809600	1.04	778462	33078	3071			
04/20/22	13-0014-0010-02-5	\$334,000	111600	222400	1.11	200360	35305	1849			
				110939	3.488	31806	61536				

1.26 - 1.75

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
8/10/2020	13-0335-0008-25-1	525000			1.31						
							50538				

8/17/2020	13-0231-0039-01-8	375000	216491	158509	4.89	32415	100441	25039	249520	151946	1.642
8/10/2020	13-0335-0008-24-3	525000		525000	4.65						
	13-0335-0008-25-1			683509	9.54	20540	102700				

6.01 - 8.5

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
4/2/2021	13-0020-0004-01-1	58000		58000	8	7250					
				58000	8	7250	50750				

8.51 - 12.5

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
9/1/2020	13-0020-0003-01-0	35000		35000	11.03	3173					
4/24/2020	13-0020-0003-02-0	57000		57000	12.373	4607					
				92000	23.403	3931	96775				

12.51 - 17.5

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
4/30/2020	13-0013-0012-04-6	125000	19087	105913	16		162639	19087			
11/9/2020	13-0014-0007-00-8	116000		116000	13.16						

12/30/2020	13-0118-0010-02-0	200000		200000	15.14						
12/30/2020	13-0118-0010-03-0	189000		189000	15.8						
				610913	60.1	10165	142800				

17.51 - 22.5

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val #REF!	Ac Size #REF!	Price/AC #REF!	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
							157260				

22.51 - 27.5

10/2/2020	13-0001-0003-04-3	150000	119196	30804	23.09	1334	206886.4	34097			
				30804	23.09	8960	203630				

27.51 - 35.0

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
						8333	250000				

35.01 - 45.0

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
							340000				

45.01 - 75

Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Estimated Land Value	Imp val	Residual Value	Cost Manual Value	ECF
							387900				

75.01 -

Estimated	Residual	Cost Manual
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Sale Date	Parcel Number	Sale Price	Imp Val	Rem Val	Ac Size	Price/AC	Land Value	Imp val	Value	Value	ECF
							860000				
									2374862	1938279	1.225