

Rural Residential Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-5600-0010-00-0	13235 LUBKE RD	07/15/21	\$42,900	WD	32-SPLIT VACANT	\$42,900	\$14,850
13-0016-0013-04-7	12346 LUBKE RD	07/27/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,930
13-0118-0003-07-9	WHISPERING WIND	06/24/22	\$2,120,000	WD	03-ARM'S LENGTH	\$2,120,000	\$64,466
13-0107-0001-03-8	9032 W US 12	07/11/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$53,146
13-0020-0004-01-1	19782 SHEDD RD	04/08/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$118,059
13-0020-0003-02-0	19339 SHEDD RD	05/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$139,598
13-0017-0015-00-5	13147 WILSON RD	05/25/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,324
13-0012-0023-02-3	10099 MAUDLIN RD	11/12/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$191,203
13-0119-0004-05-0	LAKESIDE RD	05/26/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$204,650
13-0012-0001-02-0	BEHNER RD	11/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$717,992

Final Conclusion \$69928/1 acre

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
\$42,900	\$14,850	0.34	0.34	\$126,176	
\$55,000	\$41,930	1.06	1.06	\$51,887	
\$97,900		1.40			
		69,928.57			
\$2,120,000	\$64,466	3.30	3.30	\$642,424	
\$75,000	\$53,146	5.38	5.38	\$13,941	13-0107-0001-04-6
\$58,000	\$118,059	8.00	8.00	\$7,250	
\$2,253,000		16.68			
		135,071.94			
\$80,000	\$139,598	12.37	12.37	\$6,466	
\$175,000	\$100,324	22.20	22.20	\$7,883	13-0017-0015-10-2, 13-0017-0015-11-1
\$265,000	\$191,203	23.66	24.66	\$11,200	
\$325,000	\$204,650	25.11	25.11	\$12,943	
\$845,000		83.34			
		10,138.82			
\$300,000	\$717,992	84.96	85.96	\$3,531	
\$300,000		84.96	188.38		
			3,531.07		