

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 003 300 007 03 5 4	ANDERSON RD	08/03/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$55,500	28.76
01 004 100 002 04 5 4	11831 RIKER RD	11/14/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$160,900	34.23
02 018 200 002 18 5 3	W LITCHFIELD RD	09/29/23	\$3,178,381	OTH	03-ARM'S LENGTH	\$3,178,381	\$670,100	21.08
02 030 200 009 30 5 3	W STERLING RD	10/20/23	\$125,640	MLC	03-ARM'S LENGTH	\$125,640	\$50,100	39.88
01 009 100 005 09 5 4	W MOSHERVILLE RD	09/13/23	\$703,800	OTH	03-ARM'S LENGTH	\$703,800	\$199,000	28.28
01 017 300 001 17 5 4	HADLEY RD	05/10/24	\$194,300	WD	03-ARM'S LENGTH	\$194,300	\$61,200	31.50
01 025 200 004 25 5 4	RAINEY RD	02/20/24	\$440,440	WD	03-ARM'S LENGTH	\$440,440	\$163,300	37.08
Totals:			\$5,305,561			\$5,305,561	\$1,360,100	
							Sale. Ratio =>	25.64
							Std. Dev. =>	6.26

CITY OF JONESVILLE AG LAND \$8099 CALCULATED, \$6850 APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$110,925	\$193,000	\$110,925	0.0	0.0	24.79	24.79	#DIV/0!	\$7,785	\$0.18	0.00
\$329,194	\$336,906	\$196,100	0.0	0.0	48.76	48.76	#DIV/0!	\$6,909	\$0.16	0.00
\$1,608,494	\$3,178,381	\$1,608,494	0.0	0.0	341.21	130.00	#DIV/0!	\$9,315	\$0.21	0.00
\$100,156	\$125,640	\$100,156	0.0	0.0	20.94	20.94	#DIV/0!	\$6,000	\$0.14	0.00
\$398,030	\$703,800	\$398,030	0.0	0.0	93.94	93.94	#DIV/0!	\$7,492	\$0.17	0.00
\$122,484	\$194,300	\$122,484	0.0	0.0	28.87	28.87	#DIV/0!	\$6,730	\$0.15	0.00
\$333,448	\$440,440	\$333,448	0.0	0.0	80.10	76.60	#DIV/0!	\$5,499	\$0.13	0.00
\$3,002,731	\$5,172,467	\$2,869,637	0.0		638.61	423.90				
		Average			Average			Average		
		per FF=>	#DIV/0!		per Net Acre=>	8,099.57		per SqFt=>	\$0.19	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
1001	1855-0613		1001 AGRICULTURAL	102
1001	1861-0693		1001 AGRICULTURAL	101
001	1859-0246	02 007 400 005 07 5 3, 02 008 300 005 08 5 3, 02 008 300 003 08 5 3, 02 008 400 004 08 5 3	1001 AG	102
001	1861-0359		1001 AG	102
1001	1858-0572	01 009 100 007 09 5 4, 01 009 100 006 09 5 4, 01 009 100 008 09 5 4	1001 AGRICULTURAL	102
1001	1871-0173		1001 AGRICULTURAL	102
1001	1866-0484	01 025 200 006 25 5 4	1001 AGRICULTURAL	102
