

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
002-008-045-00	7285 E CARSON CITY RD	10/2/2023	\$800,000	OTH	03-ARM'S LENGTH	\$800,000	\$295,300
002-016-017-00	8813 S CRYSTAL RD	9/24/2024	\$400,266	MLC	03-ARM'S LENGTH	\$400,266	\$253,000
003-022-010-01	CASTLE RD	06/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,500
002-019-010-20	S SLOAN RD	8/26/2024	\$268,160	LC	03-ARM'S LENGTH	\$268,160	\$163,300
003-022-018-00	S CASTLE RD	02/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,000
002-022-008-01		5/3/2024	\$240,000	MLC	03-ARM'S LENGTH	\$240,000	\$101,500
		Totals:	\$2,123,426			\$2,123,426	\$965,600
							Sale. Ratio =>
							Std. Dev. =>

CARSON CITY AG LAND \$4887 CALCULATED, \$4800 PER ACRE APPLIED

Asd/Adj. Sale	Current Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
36.91	\$719,497	\$658,003	\$577,500	0.0	0.0	119.00	119.00	#DIV/0!	\$5,529
63.21	\$510,321	\$294,945	\$405,000	0.0	0.0	81.80	81.80	#DIV/0!	\$3,606
32.89	\$125,020	\$190,000	\$125,020	0.0	0.0	35.72	35.72	#DIV/0!	\$5,319
60.90	\$320,200	\$268,160	\$320,200	0.0	0.0	67.04	67.04	#DIV/0!	\$4,000
40.00	\$180,000	\$225,000	\$180,000	0.0	0.0	40.00	40.00	#DIV/0!	\$5,625
42.29	\$199,000	\$240,000	\$199,000	0.0	0.0	40.30	40.30	#DIV/0!	\$5,955
	\$2,054,038	\$1,876,108	\$1,806,720	0.0		383.86	383.86		
45.47			Average			Average			Average
12.82			per FF=>	#DIV/0!		per Net Acre=>	4,887.48		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class
\$0.13	0.00	'4000	202309718	4000 AGRICULTURAL	0	1	01/10/2000	101
\$0.08	0.00	'4000	2024R-09280	4000 AGRICULTURAL	0	1	01/10/2000	101
\$0.12	0.00	4001	2023R-06590	AG. TOWNSHIP	0	0	NOT INSPECTED	402
\$0.09	0.00	'4000	2024R-09170	4000 AGRICULTURAL	0	0	NOT INSPECTED	102
\$0.13	0.00	1001	2024R-00965	AG. TOWNSHIP	0	0	1/1/1994	102
\$0.14	0.00	'4000	2024R-04264	4000 AGRICULTURAL	0	0	01/12/2000	102

\$0.11
