

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
090-009-000-045-10	8415 BORDEN RD	06/30/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,500	42.60
060-010-000-030-14		05/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$200,000	50.00
080-029-000-020-01		06/01/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,000	50.00
150-002-000-040-00		09/06/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$67,500	48.55
060-036-000-020-02		05/18/22	\$476,080	WD	03-ARM'S LENGTH	\$476,080	\$236,000	49.57
Totals:			\$1,603,580			\$1,603,580	\$780,000	
Sale. Ratio =>								48.64
Std. Dev. =>								3.16

NORTHPLAINS TILLABLE AG LAND \$5500 PER ACRE APPLIED

090-012-000-010-20	11761 STONEYBROOK TRAIL	12/09/22	\$358,000	PTA	03-ARM'S LENGTH	\$358,000	\$229,600	64.13
090-012-000-010-20	11761 STONEYBROOK TRAIL	02/16/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$229,600	55.33
011-027-000-020-38		11/17/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$88,500	46.57
150-012-000-040-00		10/31/23	\$158,760	WD	03-ARM'S LENGTH	\$158,760	\$73,000	46.00

NON TILLABLE AG ALND \$3200 APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$212,941	\$103,164	\$66,105	0.0	0.0	16.72	16.72	#DIV/0!	\$6,170	\$0.14	0.00
\$400,000	\$400,000	\$358,000	0.0	0.0	67.66	67.66		\$5,912	\$0.13	0.00
\$340,000	\$340,000	\$322,000	0.0	0.0	54.13	54.13		\$6,281	\$0.14	0.00
\$135,000	\$137,500	\$135,000	0.0	0.0	27.56	27.56		\$4,989	\$0.11	0.00
\$472,000	\$476,080	\$472,000	0.0	0.0	98.02	98.02		\$4,857	\$0.11	0.00
\$1,559,941	\$1,456,744	\$1,353,105	0.0		264.09	264.09				
		Average			Average			Average		
		per FF=>	#DIV/0!		per Net Acre=>	5,516.09		per SqFt=>	\$0.13	

\$459,285	\$32,900	\$134,185	0.0	0.0	24.27	24.27	#DIV/0!	\$1,356	\$0.03	0.00
\$459,285	\$89,900	\$134,185	0.0	0.0	24.27	24.27	#DIV/0!	\$3,704	\$0.09	0.00
\$177,000	\$190,000	\$177,000	0.0	0.0	49.61	49.61		\$3,830	\$0.09	0.00
\$146,000	\$158,760	\$146,000	0.0	0.0	40.00	40.00		\$3,969	\$0.09	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
NP-AG	0675/4317		AGRICULTURAL	0	0	12/1/2015		101

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NP-AG			AGRICULTURAL	0	0	NOT INSPECTED		101
NP-AG	0677/7780		AGRICULTURAL	0	0	NOT INSPECTED		101