

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
08-021-00	09/21/20	\$4,000	MLC	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67	\$24,242
08-150-022-00	09/21/20	\$4,000	MLC	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67	\$24,242
02-522-009-00	05/26/21	\$15,000	LC	\$15,000	\$2,000	13.33	\$3,978	\$15,000	\$3,978	110.0	540.0	1.25	1.25	\$136	\$12,000
2111-14-3401-05	03/17/21	\$32,900	MLC	\$32,900	\$15,000	45.59	\$30,000	\$32,900	\$30,000	0.0	0.0	5.00	5.00	\$136	\$6,580
08-004-003-05	08/24/21	\$21,900	MLC	\$21,900	\$3,500	15.98	\$6,960	\$21,900	\$6,960	0.0	0.0	1.74	1.74	\$136	\$12,586
08-036-004-01	10/04/19	\$9,900	LC	\$9,900	\$3,900	39.39	\$9,960	\$9,900	\$9,960	0.0	0.0	2.61	2.61	\$136	\$3,793
08-036-001-06	05/08/20	\$12,500	MLC	\$12,500	\$5,100	40.80	\$10,120	\$12,500	\$10,120	0.0	0.0	3.10	3.10	\$136	\$4,032
10-007-125-13	12/03/21	\$32,900	MLC	\$32,900	\$9,400	28.57	\$18,823	\$32,900	\$18,823	0.0	0.0	3.81	3.81	\$136	\$8,635
08-017-002-20	08/11/21	\$32,900	MLC	\$32,900	\$4,400	13.37	\$18,520	\$32,900	\$18,520	0.0	0.0	4.84	4.84	\$136	\$6,798
Totals:		\$166,000		\$166,000	\$47,300	28.49	\$107,001	\$166,000	\$107,001	230.0	22.68	20.54			
Average										per FF=>		Average		Average	
										\$722		per Net Acre=>		7,319.22	
										per FF=>		per Net Acre=>		per SqFt=>	

08-016-005-95	12/08/21	\$39,900	MLC	\$39,900	\$21,200	53.13	\$42,310	\$39,900	\$42,310	0.0	0.0	7.31	7.31	\$136	\$5,458
10-027-475-15	04/29/21	\$21,000	MLC	\$21,000	\$12,800	60.95	\$25,605	\$21,000	\$25,605	0.0	0.0	8.07	8.07	\$136	\$2,602
08-016-005-40	04/01/19	\$38,900	LC	\$38,900	\$8,500	21.85	\$18,467	\$38,900	\$18,467	0.0	0.0	8.16	8.16	\$136	\$4,767
08-016-005-55	05/21/21	\$37,900	LC	\$37,900	\$21,700	57.26	\$43,440	\$37,900	\$43,440	0.0	0.0	8.44	8.44	\$136	\$4,491
10-126-475-50	08/24/20	\$32,900	MLC	\$32,900	\$22,300	67.78	\$44,733	\$32,900	\$44,733	0.0	0.0	8.77	4.77	\$136	\$3,751
07-475-20	09/15/20	\$25,900	MLC	\$25,900	\$21,600	83.40	\$43,044	\$25,900	\$43,044	0.0	0.0	9.72	5.29	\$136	\$2,665
08-004-003-20	04/16/21	\$44,900	LC	\$44,900	\$11,000	24.50	\$21,950	\$44,900	\$21,950	0.0	0.0	9.85	9.85	\$136	\$4,558
08-016-004-40	05/03/21	\$35,000	WD	\$35,000	\$0	0.00	\$22,000	\$35,000	\$22,000	0.0	0.0	10.00	10.00	\$136	\$3,500
08-016-004-45	05/14/21	\$34,000	WD	\$34,000	\$0	0.00	\$22,000	\$34,000	\$22,000	0.0	0.0	10.00	10.00	\$136	\$3,400
08-016-004-55	07/23/21	\$48,500	WD	\$48,500	\$0	0.00	\$22,000	\$48,500	\$22,000	0.0	0.0	10.00	10.00	\$136	\$4,850
16-023-005-50	09/29/21	\$40,000	LC	\$40,000	\$14,000	27.50	\$22,000	\$40,000	\$22,000	0.0	0.0	10.00	10.00	\$136	\$4,000
02-019-001-11	11/30/20	\$26,900	MLC	\$26,900	\$10,200	37.92	\$22,440	\$26,900	\$22,440	0.0	0.0	10.20	10.20	\$136	\$2,637
08-015-004-30	08/22/20	\$45,900	LC	\$45,900	\$16,900	36.82	\$50,670	\$45,900	\$50,670	0.0	0.0	11.26	11.26	\$136	\$4,076
08-017-002-08	12/21/21	\$56,900	LC	\$56,900	\$12,600	22.14	\$25,256	\$56,900	\$25,256	0.0	0.0	11.48	11.48	\$136	\$4,956
08-016-005-70	05/01/19	\$63,500	LC	\$63,500	\$24,000	37.95	\$48,133	\$63,500	\$48,133	0.0	0.0	13.01	8.87	\$136	\$4,881
08-015-004-10	08/30/21	\$78,900	MLC	\$78,900	\$39,300	49.81	\$78,660	\$78,900	\$78,660	0.0	0.0	13.76	7.78	\$136	\$5,734
08-015-004-35	07/01/19	\$58,900	LC	\$58,900	\$17,900	30.39	\$73,035	\$58,900	\$73,035	0.0	0.0	16.23	16.23	\$136	\$3,629

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
08-015-004-35	07/12/21	\$59,900	MLC	\$59,900	\$36,500	60.93	\$73,035	\$59,900	\$73,035	0.0	0.0	16.23	16.23	#DIV/0!	\$3,691
Totals:		\$789,800		\$789,800	\$287,600	36.41	\$698,778	\$789,800	\$698,778	0.0	0.0	192.49	173.94	Average	Average
					Sale. Ratio =>	36.41								#DIV/0!	per FF=>
					Std. Dev. =>	24.17								per Net Acres=>	4,103.07
															4,000.00
															per SqrFt=>

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
08-026-012-00	12/04/19	\$60,000	MLC	\$60,000	\$28,000	46.67	\$70,812	\$60,000	\$70,812	0.0	0.0	40.00	40.00	#DIV/0!	\$1,500
08-016-005-51	07/01/19	\$174,500	LC	\$174,500	\$74,200	42.52	\$148,374	\$174,500	\$148,374	0.0	0.0	42.29	4.18	#DIV/0!	\$4,126
02-514-061-40	02/09/21	\$135,000	WD	\$135,000	\$48,700	36.07	\$104,299	\$135,000	\$104,299	0.0	0.0	46.71	9.72	#DIV/0!	\$2,890
Totals:		\$504,500		\$504,500	\$199,600	39.56	\$427,784	\$504,500	\$427,784	0.0	0.0	175.71	63.62	Average	Average
					Sale. Ratio =>	39.56								#DIV/0!	per FF=>
					Std. Dev. =>	5.20								per Net Acres=>	2,871.21
															2,900.00
															per SqrFt=>

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre Dollars/SqFt

WKrh/ellsworth

01-038-01	01/12/21	\$7,400	WD	\$7,400	\$0	0.00	\$102,482	\$7,400	\$100,844	510.0	0.0	1.16	1.16	\$15	\$6,379	\$0.15
10-321-702-27	01/20/22	\$23,000	WD	\$23,000	\$9,900	43.04	\$19,888	\$8,992	\$5,880	98.0	284.0	0.64	0.64	\$92	\$14,072	\$0.32
10-461-705-25	09/14/21	\$63,000	WD	\$63,000	\$28,800	45.71	\$57,576	\$11,424	\$6,000	100.0	180.0	0.41	0.41	\$114	\$27,661	\$0.64
16-110-001-01	12/16/21	\$62,000	WD	\$62,000	\$33,800	54.52	\$67,517	\$3,195	\$8,712	134.0	260.0	0.80	0.80	\$24	\$3,994	\$0.09
44-208-001-00	11/02/20	\$1,500	CC	\$1,500	\$900	60.00	\$2,178	\$1,500	\$2,178	66.0	132.0	0.20	0.20	\$23	\$7,500	\$0.17
44-209-002-00	06/12/19	\$2,500	WD	\$2,500	\$1,400	56.00	\$2,178	\$2,500	\$2,178	66.0	132.0	0.20	0.20	\$38	\$12,500	\$0.29

Totals: \$159,400 \$159,400 \$74,800 46.93 \$251,819 \$35,011 Average \$125,792 974.0 Average 3.41 3.41 Average \$12,500 \$0.24

Sale. Ratio => 22.12 \$36 Average per Net Acre=> 10,261.14 Average per SqFt=>



2022 for 2023 Ellsworth Study
 Agricultural Land Rates
 10.00 - 19.99 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	County
08-027-001-00	10/21/21	40,000	WD	\$40,000	\$13,900	34.75	\$33,568	\$40,000	\$33,568	18.50	20.00	\$2,162	\$0.05	Lake
09-027-017-02	08/07/20	45,000		\$45,000				\$45,000		19.48	20.00	\$2,310	\$0.05	Osceola
13-036-011-00	01/06/22	44,900		\$44,900				\$44,900		19.50	19.50	\$2,303	\$0.05	Osceola
01-017-005-01	12/23/20	342,000	WD	\$342,000	\$0	0.00	\$342,626	\$34,620	\$35,246	19.55	20.00	\$1,771	\$0.04	Lake
2412-01-1108	08/19/21	22,000	WD	\$22,000	\$9,600	43.64	\$19,200	\$22,000	\$19,500	9.90	10.15	\$2,222	\$0.05	Wexford
2412-01-1106	05/29/20	269,000	WD	\$269,000	\$64,500	23.98	\$238,200	\$27,258	\$32,963	10.49	11.24	\$2,598	\$0.06	Wexford
11-003-008-50	05/29/20	40,000		\$40,000				\$40,000		19.76	20.52	\$2,024	\$0.05	Osceola
\$802,900										117.18	121.41	\$2,166	\$0.05	

AVG \$\$/ACRE => \$2,199
 MEDIAN \$\$/ACRE => \$2,222
 <= AVG \$\$/SQFT
 <= MEDIAN \$\$/SQFT

2022 for 2023
 Agricultural Land Rates
 20.00 - 49.99 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	County
04-014-009-00	08/11/20	67,500		\$67,500				\$67,500		26.63	28.19	\$2,535	\$0.06	Osceola
10-001-005-00	05/26/21	50,000		\$50,000				\$50,000		26.90	27.50	\$1,859	\$0.04	Osceola
10-001-00	05/08/20	70,000		\$70,000				\$70,000		33.21	35.00	\$2,108	\$0.05	Osceola
09-035-022-10	05/07/21	275,000	WD	\$275,000	\$79,500	28.91	\$266,476	\$65,616	\$57,092	33.99	34.35	\$1,930	\$0.04	Lake
16-011-019-00	04/28/20	67,500	WD	\$67,500	\$32,700	48.44	\$60,030	\$67,500	\$60,030	36.00	37.50	\$1,875	\$0.04	Lake
14-030-008-02	05/20/21	83,000		\$83,000				\$83,000		36.12	36.17	\$2,298	\$0.05	Osceola
08-027-014-00	04/20/20	50,000		\$50,000				\$50,000		37.44	39.13	\$1,335	\$0.03	Osceola
05-005-004-00	10/16/20	60,000		\$60,000				\$60,000		39.00	40.00	\$1,538	\$0.04	Osceola
10-019-015-05	10/16/20	65,000		\$65,000				\$65,000		39.00	40.00	\$1,667	\$0.04	Osceola
\$788,000										308.29	317.84	\$1,877	\$0.04	

AVG \$\$/ACRE => \$1,905
 MEDIAN \$\$/ACRE => \$1,875
 <= AVG \$\$/SQFT
 <= MEDIAN \$\$/SQFT

2022 to 2023
Agricultural Land Rates
50.00 Acres and Above

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	County
01-026-004-04	12/18/20	59,400	WD	\$59,400	\$28,000	47.14	\$126,110	\$59,400	\$126,110	52.48	43.29	\$1,132	\$0.03	Lake
13-026-019-30	09/25/20	135,450		\$135,450				\$135,450		62.09	64.50	\$2,182	\$0.05	Osceola
01-026-005-51	11/13/20	180,000	WD	\$180,000	\$70,700	39.28	\$184,472	\$99,810	\$104,282	68.18	70.01	\$1,464	\$0.03	Lake
08-024-005-00	01/17/22	140,000	M/LC	\$140,000	\$52,500	37.50	\$106,707	\$140,000	\$106,707	70.00	70.00	\$2,000	\$0.05	Lake
16-024-007-01	06/30/20	160,000	WD	\$160,000	\$82,900	51.81	\$136,707	\$134,942	\$111,649	73.71	76.33	\$1,831	\$0.04	Lake
13-018-012-20	07/14/20	75,000		\$75,000				\$75,000		74.38	75.00	\$1,008	\$0.02	Osceola
01-017-005-10	11/13/20	170,000	WD	\$170,000	\$0	0.00	\$182,952	\$170,000	\$144,967	99.27	99.27	\$1,713	\$0.04	Lake
13-009-004-00	04/16/21	250,000	WD	\$250,000	\$86,000	34.40	\$154,417	\$241,589	\$146,006	99.50	100.00	\$2,428	\$0.06	Lake
16-010-008-00	04/27/21	340,000	WD	\$340,000	\$156,600	46.06	\$424,847	\$210,331	\$295,178	153.24	80.00	\$1,373	\$0.03	Lake
04-006-018-02	08/28/20	382,500		\$382,500				\$382,500		189.00	191.25	\$2,024	\$0.05	Osceola
03-035-012-12	08/24/20	390,000		\$390,000				\$390,000		193.63	196.63	\$2,014	\$0.05	Osceola

\$2,282,350

\$2,039,022

1,135.48

1,066.28

\$1,796

\$0.04

AVG \$\$/ACRE => \$1,799
 MEDIAN \$\$/ACRE => \$1,915
 <=< AVG \$\$/SQFT
 <=< MEDIAN \$\$/SQFT

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
250-021-00	09/21/20	\$4,000	M/C	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67
250-022-00	09/21/20	\$4,000	M/C	\$4,000	\$2,000	50.00	\$4,320	\$4,000	\$4,320	60.0	120.0	0.17	0.17	\$67
10-261-706-13	05/14/21	\$94,900	WD	\$94,900	\$45,700	48.16	\$91,341	\$18,559	\$15,000	200.0	0.0	0.00	0.00	\$93
10-261-710-07	05/05/21	\$44,000	WD	\$44,000	\$21,000	47.73	\$41,904	\$9,146	\$7,050	94.0	170.0	0.37	0.37	\$97
08-300-001-00	07/23/19	\$17,500	WD	\$17,500	\$7,200	41.14	\$15,611	\$17,500	\$15,611	332.0	627.0	4.78	4.78	\$53
08-400-040-00	02/03/21	\$4,000	WD	\$4,000	\$0	0.00	\$7,200	\$4,000	\$7,200	100.0	0.0	0.00	0.00	\$40
09-170-007-00	07/09/21	\$9,000	WD	\$9,000	\$7,600	84.44	\$15,000	\$9,000	\$15,000	200.0	600.0	1.38	0.69	\$45
Totals:		\$177,400		\$177,400	\$85,500		\$179,696	\$66,205	\$68,501	1,046.0		6.85	6.17	
					Sale. Ratio =>	48.20			Average	\$63		Average		
					Std. Dev. =>	24.69			per FF=>			per Net Acre=>	9,659.32	

0

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre Dollars/Sqft

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft
10-004-50	01/07/22	\$3,000	WD	\$3,000	\$2,300	76.67	\$4,520	\$3,000	\$4,520	0.0	0.0	1.13	1.13	#DIV/0!	\$2,655	\$0.06
16-005-015-00	10/13/20	\$6,000	WD	\$6,000	\$4,400	73.33	\$8,800	\$6,000	\$8,800	0.0	0.0	2.20	2.20	#DIV/0!	\$2,727	\$0.06
16-023-007-15	02/02/22	\$14,000	WD	\$14,000	\$4,600	41.82	\$9,200	\$14,000	\$9,200	0.0	0.0	2.30	2.30	#DIV/0!	\$4,783	\$0.11
15-023-007-02	11/09/22	\$7,350	WD	\$7,350	\$4,900	66.67	\$9,840	\$7,350	\$9,840	0.0	0.0	2.46	2.46	#DIV/0!	\$2,988	\$0.07
08-036-004-01	10/04/19	\$9,900	LC	\$9,900	\$3,900	39.39	\$9,960	\$9,900	\$9,960	0.0	0.0	2.61	2.61	#DIV/0!	\$3,793	\$0.09
Totals:		\$39,250		\$39,250	\$21,900	55.80	\$45,880	\$39,250	\$45,880	0.0	0.0	11.73	11.73	Average per FF=>	Average per Net Acre=>	Average per SqFt=>
						20.13										\$0.08

using \$4000

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
08-036-001-06	05/08/20	\$12,500	M/L	\$12,500	\$5,100	40.80	\$10,120	\$12,500	\$10,120	0.0	0.0	3.10	0.96	#DIV/0!	\$4,032
513-008-20	05/19/20	\$15,900	WD	\$15,900	\$7,000	44.03	\$12,536	\$15,900	\$12,536	0.0	0.0	4.89	4.89	#DIV/0!	\$3,252
13-008-40	07/01/21	\$23,500	WD	\$23,500	\$6,300	26.81	\$12,576	\$23,500	\$12,576	0.0	0.0	4.89	4.89	#DIV/0!	\$4,806
02-513-008-10	06/22/20	\$15,900	WD	\$15,900	\$7,000	44.03	\$12,560	\$15,900	\$12,560	0.0	0.0	4.90	4.90	#DIV/0!	\$3,245
Totals:		\$139,100		\$139,100	\$40,000		\$78,186	\$139,100	\$78,186			32.74	30.60		
					Sale. Ratio =>	28.76			Average			per Net Acres=>	4,248.76		Average
					Std. Dev. =>	12.97			per FF=>	\$419		using	4,000.00		per SqFt=>

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

5-9/AC

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
02-010-30	06/15/21	\$21,500	P/A	\$21,500	\$8,600	40.00	\$17,326	\$21,500	\$17,326	0.0	0.0	7.40	7.02	#DIV/0!	\$2,905
07-002-10	07/16/21	\$35,900	WD	\$35,900	\$0	0.00	\$21,807	\$35,900	\$21,807	0.0	0.0	9.42	9.42	#DIV/0!	\$3,811
08-007-002-15	08/19/21	\$37,500	WD	\$37,500	\$0	0.00	\$21,807	\$37,500	\$21,807	0.0	0.0	9.42	9.42	#DIV/0!	\$3,981
08-007-002-05	08/27/21	\$33,900	WD	\$33,900	\$0	0.00	\$21,813	\$33,900	\$21,813	0.0	0.0	9.44	9.44	#DIV/0!	\$3,591
02-534-002-29	06/18/21	\$40,000	WD	\$40,000	\$10,600	26.50	\$21,237	\$40,000	\$21,237	0.0	0.0	9.78	9.78	#DIV/0!	\$9,090
08-011-013-25	05/03/19	\$27,000	WD	\$27,000	\$9,400	34.81	\$44,949	\$5,795	\$23,744	0.0	0.0	9.90	9.90	#DIV/0!	\$585
Totals:		\$195,800		\$195,800	\$28,600	14.61	\$148,939	\$174,595	\$127,734	0.0	0.0	55.36	54.98	Average per Net Acre=>	Average per Sqt=>

Sale. Ratio =>
Std. Dev. =>

Average per FF=>

#DIV/0!

Average per Net Acre=>

3,153.81

Average per Sqt=>

Using 3,000.00

Parcel Number 20 AC Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal, Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
09-004-005-20	06/19/20	\$40,000	WD	\$40,000	\$19,600	49.00	\$39,145	\$40,000	\$39,145	0.0	0.0	20.00	10.00	#DIV/0!	\$2,000
03-011-00	02/18/21	\$49,500	WD	\$49,500	\$21,000	42.42	\$42,000	\$49,500	\$42,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,475
08-027-001-00	10/24/21	\$40,000	WD	\$40,000	\$19,900	47.5	\$27,780	\$40,000	\$27,780	0.0	0.0	20.00	20.00	#DIV/0!	\$2,000
09-004-042-00	06/22/22	\$55,000	WD	\$55,000	\$17,100	31.09	\$34,173	\$55,000	\$34,173	0.0	0.0	20.02	10.01	#DIV/0!	\$2,747
09-003-034-00	12/13/21	\$68,500	WD	\$68,500	\$16,100	23.50	\$32,220	\$68,500	\$32,220	0.0	0.0	22.13	10.50	#DIV/0!	\$3,095
Totals:		\$253,000		\$253,000	\$87,700		\$175,318	\$253,000	\$175,318	0.0		102.15	70.51		
					Sale. Ratio =>	34.66						Average			
					Std. Dev. =>	9.90						Average			
												per FF=>	2,476.75		Average
													per Net Acre=>	2,400.00	Average
															per SqFt=>

2,400.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd./Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/FP Dollars/Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FP	Dollars/Acre
07-010-00	04/02/20	\$60,000	WD	\$60,000	\$28,500	47.50	\$57,000	\$60,000	\$57,000	0.0	0.0	30.00	30.00	#DIV/0!	\$2,000
06-010-01	04/05/22	\$109,000	WD	\$109,000	\$29,700	27.25	\$59,480	\$109,000	\$59,480	660.0	1975.5	30.00	30.00	\$165	\$3,633
09-036-002-10	08/26/21	\$100,000	WD	\$100,000	\$22,000	22.00	\$44,002	\$100,000	\$44,002	0.0	0.0	31.43	31.43	#DIV/0!	\$3,182
02-029-012-00	10/18/22	\$95,000	P/A	\$95,000	\$33,800	35.58	\$67,640	\$95,000	\$67,640	0.0	0.0	37.00	37.00	#DIV/0!	\$2,568
08-017-002-11	07/16/20	\$72,000	P/A	\$72,000	\$36,300	50.42	\$22,662	\$72,000	\$71,220	0.0	0.0	39.60	19.80	#DIV/0!	\$1,818
09-001-006-50	07/29/20	\$74,900	WD	\$74,900	\$26,700	35.65	\$62,521	\$74,900	\$62,521	0.0	0.0	39.89	39.89	#DIV/0!	\$1,878
Totals:		\$510,900		\$510,900	\$177,000		\$363,305	\$510,900	\$361,863	.660.0		Average	207.92	188.12	Average
					Sale Ratio =>	34.64						Average	2,457.20		Average
					Std. Dev. =>	11.06						per FF =>	\$774		per Net Acre =>
															per SqFt =>

2400000

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effic. Front Depth Net Acres Total Acres Dollars/Ft Dollars/Acre

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre
4-003-50	01/02/21	\$70,000	WD	\$70,000			\$36,000		\$36,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,750
16-015-006-00	08/25/22	\$135,000	WD	\$135,000			\$37,200		\$37,200	0.0	0.0	40.00	40.00	#DIV/0!	\$3,375
09-011-005-00	06/12/20	\$80,000	WD	\$80,000			\$29,900		\$29,900	0.0	0.0	40.00	40.00	#DIV/0!	\$2,000
08-026-012-00	04/04/19	\$60,000	MILE	\$60,000			\$28,000		\$28,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,500
08-028-009-00	06/21/19	\$58,500	WD	\$58,500			\$28,000		\$28,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,463
09-029-001-02	01/28/22	\$100,000	WD	\$100,000			\$30,000		\$30,000	0.0	0.0	40.43	40.43	#DIV/0!	\$2,473
16-005-009-10	03/31/22	\$175,000	WD	\$175,000			\$39,300		\$39,300	0.0	0.0	46.63	46.63	#DIV/0!	\$3,753
Totals:		\$678,500		\$678,500			\$228,400		\$228,400			287.06	287.06		
							Sale. Ratio =>					33.66			
							Std. Dev. =>					11.30			
							Average					287.06			
							per FF=>					\$513,880			
							#DIV/0!					2,363.62			
							Average					2,400.00			
							per Net Acre=>					2,400.00			
							Average					2,400.00			
							per SqFt=>					2,400.00			

2,400.00

Parcel Number Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/Acre

08-017-005-01	10/18/19	\$78,000	WD	\$78,000	\$0	0.00	\$83,504	\$78,000	\$83,504	0.0	0.0	52.19	52.19	#DIV/0!	\$1,495
08-017-005-01	08/12/19	\$110,000	WD	\$110,000	\$39,000	35.45	\$95,200	\$110,000	\$95,200	0.0	0.0	60.00	60.00	#DIV/0!	\$1,833
09-035-021-05	11/12/21	\$174,400	WD	\$174,400	\$95,800	54.93	\$191,608	\$174,400	\$191,608	0.0	0.0	109.49	109.49	#DIV/0!	\$1,593
02-524-006-00	03/31/21	\$540,000	WD	\$540,000	\$302,000	55.93	\$604,048	\$540,000	\$604,048	0.0	0.0	379.00	154.50	#DIV/0!	\$1,425

Totals: \$902,400 \$902,400 \$436,800 48.40 \$974,360 \$902,400 \$974,360 0.0 Average 600.68 376.18 Average 1,502.30 Average 1,500.00

Sale. Ratio => 26.14 Std. Dev. => Average per FF=> #DIV/0! Average per Net Acre=> Average per SqFt=>

1,500.00

2022 to 2023 Newkirk Study
Agricultural ECFs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
09 002 004 00	OSCEOLA COUNTY	10/12/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000				\$181,943	\$58,057	\$118,799	0.489			
04 012 004 01	OSCEOLA COUNTY	3/8/2021	\$110,000	WD	03-ARM'S LENGTH	\$110,000				\$26,506	\$83,494	\$144,787	0.577			
09 029 010 01	OSCEOLA COUNTY	7/30/2020	\$123,000	WD	03-ARM'S LENGTH	\$123,000				\$68,181	\$54,819	\$91,227	0.601			
02 019 003 00	OSCEOLA COUNTY	8/26/2021	\$110,000	WD	03-ARM'S LENGTH	\$110,000				\$74,729	\$35,271	\$55,528	0.635			
04 025 005 00	OSCEOLA COUNTY	6/26/2020	\$129,000	WD	03-ARM'S LENGTH	\$129,000				\$85,044	\$43,956	\$67,837	0.648			
16 036 002 00	OSCEOLA COUNTY	7/30/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000				\$73,439	\$96,561	\$135,413	0.713			
04 022 006 00	OSCEOLA COUNTY	5/29/2020	\$98,435	WD	03-ARM'S LENGTH	\$98,435				\$74,996	\$23,439	\$27,809	0.843			
07 022 007 10	OSCEOLA COUNTY	2/4/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000				\$125,272	\$149,728	\$151,469	0.989			
01-017-005-01	7368 E 9 MILE RD	12/23/20	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$159,800	46.73	\$323,863	\$272,995	\$69,005	\$58,875	1.172			
Totals:						\$1,597,435	\$342,000	\$159,800	46.73	\$323,863	\$614,330	\$851,744	0.721			

Sale. Ratio => 46.73
Std. Dev. => 0.00

Beginning ECF=> 0.931
Beginning StdDev=> 0.324
Minimum ECF=> 0.445
Maximum ECF=> 1.417

Parcel Number Street Address Sale Date Sale Price Instr. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F.

all trailers:												
07-514-035-09	4205 E ECKER DR	07/09/20	\$23,000	QC	\$23,000	\$11,300	49.13	\$26,931	\$13,830	\$9,170	\$15,269	0.601
02-300-019-00	10584 N FORMAN RD	08/14/21	\$69,900	WD	\$69,900	\$35,500	50.79	\$75,925	\$17,086	\$52,814	\$68,577	0.770
08-250-023-00		09/21/20	\$6,400	M/LC	\$6,400	\$3,200	50.00	\$6,755	\$3,120	\$3,280	\$3,925	0.836
08-300-008-00	4537 N HAWKINS	04/13/20	\$85,000	LC	\$85,000	\$39,900	46.94	\$88,607	\$25,116	\$59,884	\$68,565	0.873
43-501-003-00	1023 STATE ST	04/16/21	\$30,000	WD	\$30,000	\$13,400	44.67	\$28,776	\$2,165	\$27,835	\$31,015	0.897
02-603-009-00	3397 N "C" AVE	09/02/21	\$50,000	WD	\$50,000	\$21,500	43.00	\$46,534	\$1,600	\$48,400	\$52,371	0.924
44-018-020-20	6226 E OLD M 63	10/15/21	\$90,000	WD	\$90,000	\$34,600	38.44	\$73,571	\$10,520	\$79,480	\$68,090	1.167
Totals:			\$354,300		\$354,300	\$159,400		\$347,099		\$280,863	\$307,812	

Sale. Ratio => 44.99 E.C.F. => 0.912
 Std. Dev. => 4.42 Ave. E.C.F. => 0.867

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
02-505-003-00	1340 E OLD M-63	07/01/21	\$230,000	WD	\$230,000	\$110,700	48.13	\$270,321	\$151,784	\$78,216	\$147,434	0.531
08-026-004-00	10361 E OLD M-63	12/18/20	\$294,000	WD	\$294,000	\$101,500	34.52	\$343,834	\$231,657	\$62,343	\$112,285	0.555
02-001-021-00	11618 N STATE RD	10/08/20	\$175,000	WD	\$175,000	\$87,000	49.71	\$215,570	\$83,904	\$91,096	\$163,764	0.556
08-011-009-46	10081 E 5 MILE	07/30/21	\$59,900	WD	\$59,900	\$21,800	36.39	\$75,164	\$44,199	\$15,701	\$27,722	0.566
08-028-006-00	8245 E OLD M-63	12/18/20	\$235,000	WD	\$235,000	\$100,800	42.89	\$330,341	\$134,817	\$100,183	\$176,150	0.569
08-019-005-50	2910 N STATE	08/18/20	\$45,000	WD	\$45,000	\$32,600	72.44	\$79,344	\$3,440	\$41,560	\$67,953	0.612
08-023-006-25		07/02/20	\$70,000	WD	\$70,000	\$29,700	42.43	\$87,740	\$47,548	\$22,452	\$35,982	0.624
02-511-003-01	4591 N QUEENS HWY	04/21/20	\$123,000	WD	\$123,000	\$58,300	47.40	\$142,240	\$51,503	\$71,497	\$112,857	0.634
02-007-007-00	10661 N TWIN CREEK RD	04/14/21	\$72,500	WD	\$72,500	\$34,200	47.17	\$79,049	\$24,507	\$47,993	\$67,838	0.707
02-507-003-01	371 E OLD M-63	09/29/20	\$78,000	WD	\$78,000	\$37,600	48.21	\$85,155	\$20,144	\$57,856	\$80,859	0.716
08-014-007-00	10710 E 3 MILE	11/17/21	\$125,000	WD	\$125,000	\$73,600	58.88	\$178,858	\$17,520	\$107,480	\$144,439	0.744
08-004-006-00	8574 E 5 MILE	12/30/21	\$55,000	WD	\$55,000	\$11,000	20.00	\$67,201	\$24,667	\$30,333	\$38,079	0.797
08-016-003-02	3479 N FLYNN	08/24/20	\$155,000	WD	\$155,000	\$61,900	39.94	\$188,245	\$71,886	\$83,114	\$104,171	0.798
08-020-003-00	7738 E 2 1/2 MILE	11/23/21	\$135,000	QC	\$135,000	\$66,400	49.19	\$164,446	\$58,488	\$76,512	\$94,859	0.807
08-013-021-80	3179 N LAKOLA	04/21/20	\$120,000	WD	\$120,000	\$49,000	40.83	\$137,866	\$33,115	\$86,885	\$103,714	0.838
02-527-001-02	3927 E KINGS-2 HWY	04/14/20	\$82,400	WD	\$82,400	\$39,500	47.94	\$78,884	\$33,897	\$48,503	\$57,235	0.847
02-503-005-50	3176 E OLD M-63	12/29/21	\$68,000	QC	\$68,000	\$26,600	39.12	\$53,504	\$9,082	\$58,918	\$66,800	0.882
02-010-002-00	3076 E 10 MILE RD	09/30/21	\$149,000	WD	\$149,000	\$51,800	34.77	\$142,228	\$96,000	\$53,000	\$57,498	0.922
08-034-006-00	519 N HAWKINS	09/10/20	\$87,500	WD	\$87,500	\$32,300	36.91	\$95,636	\$46,950	\$40,550	\$43,586	0.930
08-014-003-26	10221 E CARPENTER LN	05/07/21	\$189,900	WD	\$189,900	\$90,700	47.76	\$223,601	\$15,270	\$174,630	\$186,509	0.936
511-013-20	4141 E JOST DR	09/29/21	\$89,000	WD	\$89,000	\$34,300	38.54	\$79,163	\$27,370	\$61,630	\$64,419	0.957
02-534-003-20	507 N KINGS	09/03/21	\$82,500	WD	\$82,500	\$29,300	35.52	\$68,119	\$4,350	\$78,150	\$79,315	0.985
02-006-004-26	56 E 11 MILE RD	01/25/22	\$195,000	WD	\$195,000	\$68,900	35.33	\$162,042	\$24,006	\$170,994	\$171,687	0.996
02-513-008-60	5395 E 3 1/2 MILE RD	11/11/20	\$37,000	WD	\$37,000	\$14,900	40.27	\$32,811	\$15,532	\$21,468	\$21,491	0.999
08-009-008-00	8291 E 4 1/2 MILE	06/30/20	\$150,000	WD	\$150,000	\$50,500	33.67	\$156,515	\$48,176	\$101,824	\$96,991	1.050
02-527-007-00	1722 N KINGS HWY	11/06/20	\$90,000	WD	\$90,000	\$31,100	34.56	\$73,641	\$25,542	\$64,458	\$59,825	1.077
02-001-020-00	11592 N STATE RD	08/09/21	\$142,000	WD	\$142,000	\$45,800	32.25	\$106,337	\$3,255	\$138,745	\$128,211	1.082
02-007-003-20	10797 N TWIN CREEK RD	03/08/20	\$58,500	WD	\$58,500	\$20,200	34.53	\$53,235	\$22,425	\$36,075	\$33,272	1.084
02-007-001-00	955 E 11 MILE RD	07/17/20	\$138,000	WD	\$138,000	\$45,200	32.75	\$102,735	\$10,482	\$127,518	\$114,743	1.111
08-014-004-55	3445 N KILGORE	08/19/21	\$80,000	WD	\$80,000	\$32,500	40.63	\$79,373	\$25,042	\$54,958	\$48,640	1.130
02-006-006-00	220 E 11 MILE RD	07/30/21	\$185,000	WD	\$185,000	\$62,000	33.51	\$129,857	\$15,997	\$169,003	\$144,127	1.173
02-006-009-00	E 11 MILE RD	07/30/21	\$185,000	WD	\$185,000	\$62,000	33.51	\$129,857	\$15,997	\$169,003	\$144,127	1.173

08-027-001-75	1773 N HAWKINS	14/16/21	\$130,000	WD	\$130,000	\$47,800	36.77	\$121,266	\$3,400	\$126,600	\$105,520	1.200
01-003-70	5018 N RAYMOND	06/05/20	\$397,500	WD	\$397,500	\$101,000	25.41	\$259,349	\$83,700	\$313,800	\$261,331	1.201
08-034-011-00	387 N HAWKINS	12/27/21	\$200,000	LC	\$200,000	\$74,600	37.30	\$187,813	\$25,610	\$174,390	\$145,213	1.201
02-514-035-00	3152 N KINGS HWY	06/07/21	\$22,000	WD	\$22,000	\$6,700	30.45	\$15,753	\$3,440	\$18,560	\$15,205	1.221
08-014-004-55	3445 N KILGORE	08/19/21	\$85,000	MLC	\$85,000	\$32,500	38.24	\$79,373	\$25,042	\$59,958	\$48,640	1.233
Totals:			\$4,815,700		\$4,815,700	\$1,876,300	38.96	\$4,876,466	\$3,235,956	\$3,572,491	\$3,572,491	0.906
						Sale. Ratio =>	38.96					0.906
						Std. Dev. =>	9.30					0.904

Platted												
02-601-002-01	3324 N KINGS HWY	02/15/20	\$70,000	WD	\$70,000	\$35,900	51.29	\$90,420	\$30,808	\$39,192	\$76,820	0.510
02-505-003-00	1340 E OLD M-63	07/01/21	\$230,000	WD	\$230,000	\$110,700	48.13	\$270,321	\$151,784	\$78,216	\$147,434	0.531
02-702-072-00	5454 N MAY RD	04/17/20	\$53,500	WD	\$53,500	\$27,900	52.15	\$53,539	\$6,778	\$46,722	\$70,317	0.664
02-602-007-00	3434 N KINGS HWY	06/17/21	\$75,000	WD	\$75,000	\$28,200	37.60	\$55,077	\$2,305	\$72,695	\$79,356	0.916
08-300-003-01	9726 E 4 1/2 MILE	09/25/20	\$159,000	WD	\$159,000	\$68,500	39.94	\$152,598	\$29,765	\$129,235	\$140,541	0.920
02-601-005-00	4073 E "A" AVE	09/17/20	\$75,000	WD	\$75,000	\$30,400	40.53	\$58,863	\$22,508	\$52,492	\$54,669	0.960
02-702-058-00	5192 N MAY RD (SN)	09/24/21	\$75,000	WD	\$75,000	\$20,900	27.87	\$41,121	\$5,063	\$69,937	\$54,223	1.290
02-702-031-00	5263 N MAY	09/24/21	\$150,000	WD	\$150,000	\$38,700	25.80	\$74,608	\$3,640	\$146,360	\$106,719	1.371
Totals:			\$887,500		\$887,500	\$356,200	40.14	\$796,547	\$634,849	\$730,079	\$730,079	0.870
						Sale. Ratio =>	40.14					0.870
						Std. Dev. =>	9.96					0.895

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Village												
44-018-019-20	100 PINE	08/27/20	\$136,000	WD	\$136,000	\$50,000	36.76	\$156,552	\$62,081	\$73,919	\$108,104	0.684
44-215-005-00	201 GARFIELD	06/11/21	\$69,010	WD	\$69,010	\$41,700	60.43	\$90,227	\$3,006	\$66,004	\$99,795	0.661
44-018-025-01	96 LINCOLN	01/28/22	\$119,500	MLC	\$119,500	\$54,700	45.77	\$118,846	\$6,564	\$112,936	\$128,469	0.879
44-205-004-00	507 LINCOLN	01/25/21	\$105,500	WD	\$105,500	\$0	0.00	\$103,089	\$10,915	\$94,585	\$105,462	0.897
44-018-008-30	3985 N DOUGLAS	03/29/22	\$200,000	WD	\$200,000	\$67,800	33.90	\$149,992	\$30,402	\$169,598	\$137,853	1.230

43-211-002-00	711 PINE	01/31/22	\$85,000	WD	\$85,000	\$21,100	60.29	\$45,166	\$5,360	\$29,640	\$46,394	0.639
04-001-00	507 GARFIELD	05/01/21	\$199,000	WD	\$199,000	\$0	0.00	\$171,932	\$11,737	\$187,263	\$183,289	1.022
44-204-001-00	507 GARFIELD	10/28/21	\$219,000	PTA	\$219,000	\$0	0.00	\$171,932	\$11,737	\$207,263	\$183,289	1.131
Totals:			\$1,083,010		\$1,083,010	\$235,300		\$1,007,736		\$941,208	\$992,657	
						Sale. Ratio =>	21.73				E.C.F. =>	0.948
						Std. Dev. =>	26.33				Ave. E.C.F. =>	0.893

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-012-014801	11788 E 4 MILE	11/16/20	\$85,000	WD	\$85,000	\$28,609	33.65	\$69,474	\$21,216	\$63,784	\$49,394	1.291
08-029-001-76	1662 N FRANK SMITH	11/11/21	\$119,900	WD	\$119,900	\$38,700	32.28	\$81,615	\$22,434	\$97,466	\$60,574	1.609
44-018-020-20	6226 E OLD M-63	10/15/21	\$90,000	WD	\$90,000	\$34,600	38.44	\$73,503	\$10,520	\$79,480	\$64,466	1.233
08-300-008-00	4537 N HAWKINS	04/11/20	\$85,000	LC	\$85,000	\$39,900	46.94	\$89,570	\$24,744	\$60,256	\$66,352	0.908
Totals:			\$379,900		\$379,900	\$141,800		\$314,162		\$300,986	\$240,786	
						Sale. Ratio =>	37.33				E.C.F. =>	1.250
						Std. Dev. =>	6.63				Ave. E.C.F. =>	1.260

