

1001 Agricultural per Acre Value for 2024

Scrub Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Tillable Acres	Tillable %	Tillable Value	Scrub Residual	Scrub Acres	% Scrub	Total Acres	Dollars/Acre	Land Table	Class
03-0010-0015-14-0	3188 EASY ST	07/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$120,000	36.92	\$244,380	\$325,000	0.000	0.00	\$0	\$325,000	58.520	100.00	58.52	5,553.66	1001 AG	102
03-0012-0008-08-0	ROSLIN RD	01/28/13	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$43,600	18.17	\$112,100	\$240,000	0.000	0.00	\$0	\$240,000	94.316	100.00	94.31	2,544.76	1001 AG	102
03-0035-0003-01-0	3338 MEADOWBROOK RD	05/18/21	\$66,825	WD	03-ARM'S LENGTH	\$66,825	\$48,500	72.58	\$82,024	\$66,825	16.103	54.20	\$38,293	\$28,532	13.607	45.80	29.71	2,249.24	1001 AG	102
16-0008-0002-02-1	HOCHBERGER RD	11/19/21	\$36,000	OTH	03-ARM'S LENGTH	\$36,000	\$30,600	85.00	\$70,800	\$36,000	0.000	0.00	\$0	\$36,000	15.933	99.37	16.03	2,245.23	AG	102
16-0025-0008-03-8	CLAWSON RD	04/23/20	\$186,600	WD	03-ARM'S LENGTH	\$186,600	\$104,900	56.22	\$237,600	\$186,600	25.169	40.07	\$59,852	\$126,748	37.649	59.93	62.82	2,970.49	AG	102
Totals:			\$854,425			\$854,425	\$347,600		\$746,904	\$854,425				\$756,280	220.025		261.39	15,563.37		
								Sale. Ratio =>	40.68											
								Std. Dev. =>	26.86											
																	Scrub Average per Net Acre=>	3,268.73		

Used 3,268 per acre for 1001 AG Scrub Acres

Tillable \$2,378

1001 AG Scrub Acreage