

1001 Agricultural per Acre Value for 2024

Tillable 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	Scrub/Wet Acres	Scrub/Wet%	Scrub/Wet Value	Tillable Residual	Est. Land Value	Tillable Acres	% Tillable	Total Acres	Dollars/Acre	Dollars/Tillable Acre	Land Table	Class			
01-0014-0013-02-1	N ARENT RD	04/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,500	45.25	\$195,000	\$198,059	22.570	\$44	\$94,297	\$103,762	\$95,599	28.155	55.51	50.73	\$3,905	\$3,685	AG PARCELS IN TWP	101			
01-0028-0002-00-3	MORGAN RD	01/31/23	\$95,708	WD	03-ARM'S LENGTH	\$95,708	\$42,000	43.88	\$84,000	\$95,708	0.332	\$2	\$1,387	\$94,321	\$107,413	19.198	98.31	19.53	\$4,901	\$4,913	AG PARCELS IN TWP	102			
01-0026-0008-55-2	E NAPIER AVE	04/22/22	\$82,368	WD	03-ARM'S LENGTH	\$82,368	\$22,400	27.20	\$49,600	\$82,368	1.010	\$9	\$0	\$82,368	\$82,368	10.368	91.12	11.38	\$7,239	\$7,944	AG PARCELS IN TWP	102			
01-0021-0013-03-2	S BAINBRIDGE CENTER	07/18/22	\$125,000	LC	03-ARM'S LENGTH	\$125,000	\$30,000	24.00	\$66,300	\$125,000	0.000	\$0	\$0	\$125,000	\$125,000	14.667	100.00	14.67	\$8,523	\$8,523	AG PARCELS IN TWP	102			
01-0028-0001-02-3	E EMPIRE AVE	01/31/23	\$44,087	WD	03-ARM'S LENGTH	\$44,087	\$17,800	40.37	\$35,600	\$44,087	0.720	\$8	\$0	\$44,087	\$44,087	8.589	92.27	9.31	\$4,736	\$5,133	AG PARCELS IN TWP	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	\$99,604	\$66,825	13.607	\$46	\$56,850	\$9,975	\$99,604	16.103	54.20	29.71	\$2,249	\$619	1001 AG	102			
Totals:			\$613,988			\$613,988	\$251,200		\$530,104	\$612,047				\$459,512	\$554,071	97.080		135.32	\$31,553						
								Sale. Ratio =>			40.91														
								Std. Dev. =>			17.29														
																						Tillable Average per Net Acre=>		4,733.34	

Used \$4,733 per acre for 1001 AG

Tillable

Scrub/Wet \$4,178