

Co. increase of 4%

2024 db ag land value

Parcel Number	reet/Addr	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acr
4703-20-400-012	DEAN RD	02/13/23	\$250,000	\$73,500	29.40	\$168,500	\$250,000	25.00	25.00	\$10,000
4703-22-100-014	CENTER RI	03/23/22	\$962,000	\$485,600	50.48	\$971,193	\$962,000	148.13	148.13	\$6,494
4703-22-300-003	5157 DEAI	01/24/23	\$530,000	\$127,700	24.09	\$622,675	\$442,025	66.00	66.00	\$6,697
Totals:			\$1,742,000	\$686,800	39.43	\$1,762,368	\$1,654,025	239.13	239.13	Average
			Sale. Ratio =>							per Net Ac 6,916.84
			Std. Dev. =>							

Ag Price per Acre

DF 2023 Land Value
CO 2024 Land Value

6494
6697 (Median) 6697
10,500
23,191 ÷ 3 = 7730 Mean PPAC
N/A made

8300 10,500
7,500 ⇒ 10,600
Co. Range

8550
8500
8500
8100
8145
8190
7200
6005
5915
5005
4095

Tillable
1000
95
90
80
75
65
55
45

6050
6000
9050
8500
8100
7200
6400
5800
5000
4900
4100

4095
4073
4978
5883
6788
7240
8145
8598
9050

6494 ⇒ 10,500
Range

Co. ecf for DF
 what is

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLDG. VALUE PER S.T.C.	E.C.F.
03-11-200-029	328,000	11/4/2021	WD	70,000	19,361	238,639	179,608	1.33
03-09-100-007	270,000	1/21/2021	WD	55,000	13,229	201,771	177,444	1.14
03-16-400-004	209,900	12/27/2021	WD	55,000	19,067	135,833	122,885	1.11
03-06-400-010	235,500	6/30/2021	WD	55,000	2,331	178,169	204,933	0.87
03-20-400-004	325,000	11/30/2021	WD	70,000	46,565	208,435	213,240	0.98
03-17-400-004	244,400	1/14/2021	WD	55,000	11,158	178,242	210,414	0.85
03-01-200-005	297,000	4/29/2022	WD	60,000	42,148	194,852	232,318	0.84
03-11-200-021	280,000	11/16/2022	WD	70,000	2,642	207,358	251,383	0.82
03-19-400-024	287,125	1/5/2023	WD	75,000	82,278	129,847	130,984	0.99
03-23-100-002	275,000	3/8/2023	WD	60,000	1,987	213,013	160,123	1.33
03-27-100-012	285,000	7/4/2022	WD	75,000	0	210,000	269,793	0.78
04-05-200-011	248,500	7/1/2022	WD	55,000	11,389	182,111	174,674	1.04
04-09-200-011	225,000	12/22/2022	WD	75,000	14,773	135,227	126,371	1.07
04-15-300-022	315,000	5/2/2022	WD	70,000	10,628	234,372	221,240	1.06
04-30-400-004	305,000	12/27/2022	WD	60,000	9,071	235,929	185,506	1.27
04-34-200-028	140,000	9/9/2022	WD	75,000	7,658	57,342	48,803	1.17
04-35-100-011	252,500	3/31/2022	WD	70,000	30,610	151,890	119,244	1.27
04-26-300-004	319,000	6/18/2021	WD	65,000	17,456	236,544	257,969	0.92
04-05-400-001	187,500	9/28/2021	WD	55,000	6,931	125,569	167,897	0.75
04-12-400-013	330,000	6/9/2021	WD	65,000	0	265,000	350,810	0.76
04-25-200-020	301,000	4/9/2021	WD	65,000	58,704	177,296	249,586	0.71
TOTALS						3,457,029	3,698,173	0.93
DEERFIELD & TYRONE TOWNSHIP								

removed

Co ecf
 .78
 .82
 .84
 .85
 .87
 .98
 .99
 1.11
 1.14
 1.33
 1.33
 11.04 / " = 1.004

Range .78 → 1.33
 Made 1.33

MEAN: 1.00
 STDEV: 0.19
 PLUS 2 SD: 1.39
 MINUS 2 SD: 0.61

Deerfield Ave
 some as
 no sales

ecf mean
 1.004

.98
 median