

2025 Land Analysis
Agricultural Land Table
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Land Residual	Total Acres	Price per Total Acres	Tillable Acres	Untill Acres	Aux Acres	Wet Acres	Total Acres	Prop Class
4703-22-100-014	Center	03/23/22	\$ 962,000	\$ 962,000	148.13	\$ 6,494	115.06	31.67	-	1.40	148.13	102
4703-22-300-003	5157 Dean	01/24/23	\$ 530,000	\$ 460,834	66.00	\$ 6,982	50.00	11.00	1.00	4.00	66.00	101
4703-27-400-016	Faussett	08/30/22	\$ 87,761	\$ 87,761	10.00	\$ 8,776	3.00	7.00	-	-	10.00	102
4703-20-400-012	Dean	02/13/23	\$ 250,000	\$ 250,000	25.37	\$ 9,854	23.87	1.50	-	-	25.37	102
Totals:			<u>\$ 1,829,761</u>	<u>\$ 1,760,595</u>	<u>249.50</u>		<u>191.93</u>	<u>51.17</u>	<u>1.00</u>	<u>5.40</u>	<u>249.50</u>	

\$6,494-\$9,854 ECF Range
1 Results as Price Per "Total Acres":
\$ 7,056 Aggregate
\$ 8,027 Mean
\$ 7,879 Median
n/a Mode

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Land Residual	Tillable Acres	PP Tillable Acres	Tillable Acres	Untill Acres	Aux Acres	Wet Acres	Total Acres	Prop Class
4703-22-100-014	CENTER RD	03/23/22	\$ 962,000	\$ 962,000	115.06	\$ 8,361	115.06	31.67	-	1.40	148.13	102
4703-22-300-003	5157 Dean	01/24/23	\$ 530,000	\$ 460,834	50.00	\$ 9,217	50.00	11.00	1.00	4.00	66.00	101
4703-20-400-012	DEAN RD	02/13/23	\$ 250,000	\$ 250,000	23.87	\$ 10,473	3.00	7.00	-	-	10.00	102
4703-27-400-016	vl Faussett	08/30/22	\$ 87,761	\$ 87,761	3.00	\$ 29,254	23.87	1.50	-	-	25.37	102
Totals:			<u>\$ 1,829,761</u>	<u>\$ 1,760,595</u>	<u>191.93</u>		<u>191.93</u>	<u>51.17</u>	<u>1.00</u>	<u>5.40</u>	<u>249.50</u>	

\$8,361-\$29,254 Range
2 Results as Price Per "Tillable Acres":
\$ 9,173 Aggregate
\$ 14,326 Mean
\$ 9,845 Median
n/a Mode

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Land Residual	Not Wetlands Acres	Not Wet PP Acre	Tillable Acres	Untill Acres	Aux Acres	Wet Acres	Total Acres	Prop Class
4703-22-100-014	CENTER RD	03/23/22	\$ 962,000	\$ 962,000	146.73	\$ 6,556	115.06	31.67	-	1.40	148.13	102
4703-22-300-003	5157 Dean	01/24/23	\$ 530,000	\$ 460,834	62.00	\$ 7,433	50.00	11.00	1.00	4.00	66.00	101
4703-27-400-016	vl Faussett	08/30/22	\$ 87,761	\$ 87,761	10.00	\$ 8,776	3.00	7.00	-	-	10.00	102
4703-20-400-012	DEAN RD	02/13/23	\$ 250,000	\$ 250,000	25.37	\$ 9,854	23.87	1.50	-	-	25.37	102
Totals:			<u>\$ 867,761</u>	<u>\$ 798,595</u>	<u>97.37</u>		<u>191.93</u>	<u>51.17</u>	<u>1.00</u>	<u>5.40</u>	<u>249.50</u>	

\$6,556 - \$9,854 Range
3 Results as Price Per "Not Wet Acres":
\$ 8,202 Aggregate
\$ 8,155 Mean
\$ 8,166 Median
n/a Mode
\$ 10,500 County
\$ 8,500 2024

Value Conclusion using #3 Results PP Not Wet acreage

Agricultural PP Acre Tillable Land set at:	\$ 8,800
Agricultural PP Acre Un-Tillable Land set at:	\$ 8,700
Agricultural PP acre Wet Land set at:	\$ 400

-per discussion with 2 farmers, the only significant reduction to Ag value or selling price was, if property was wet, other conditions could be remedied.