

2022 Land Values

8400 RURAL PARCELS

	2017	2018	2019	2020	2021	2022
SITE A	\$ 60,000	\$ 68,000	\$ 72,000	\$ 72,000	\$ 87,000	\$ 89,000
SITE B	\$ 50,000	\$ 55,000	\$ 57,000	\$ 60,000	\$ 66,000	\$ 59,000
SITE C	\$ 90,000	\$ 77,000	\$ 77,000	\$ 77,000	\$ 100,000	\$ 119,000
SITE D	\$ 95,000	\$ 110,000	\$ 115,000	\$ 130,000	\$ 133,000	\$ 134,000
SITE E	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 175,000	\$ 175,000
SITE F	\$ 90,000	\$ 90,000	\$ 77,000	\$ 77,000	\$ 100,000	\$ 119,000
SITE G	\$ 90,000	\$ 90,000	\$ 90,000	\$ 92,000	\$ 104,000	\$ 104,000
Value by acreage						
RR Over 10 A	\$ 10,000	\$ 10,000	\$ 9,500	\$ 11,300	\$ 12,000	\$ 13,000
RR Zone	\$ 14,000	\$ 14,000	\$ 14,000	\$ 11,300	\$ 12,000	\$ 13,000
Ag Zone	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,000	\$ 8,000

Same as Site C

SITE A OVER 2 AND LESS THAN 5

	SALE DATE	SALE PRICE	BUILDING VALUE	LAND VALUE	ACREAGE	S/ACRE	COMMENTS
70-07-21-200-075	7/19/2017	\$ 75,000		\$ 75,000	2.4	\$ 31,250	
70-07-10-400-012	11/16/2017	\$ 81,000		\$ 81,000	4.58	\$ 17,686	
70-07-15-300-038	5/11/2018	\$ 132,500		\$ 132,500	4.93	\$ 26,876	
70-07-13-200-012	7/8/2018	\$ 65,000		\$ 65,000	4.8	\$ 13,542	
70-07-21-200-079	11/26/2019	\$ 87,333		\$ 87,333	3.1	\$ 28,172	multi parcel sale
70-07-21-200-080	11/26/2019	\$ 87,333		\$ 87,333	3.1	\$ 28,172	multi parcel sale
70-07-21-200-081	11/26/2019	\$ 87,333		\$ 87,333	4	\$ 21,833	multi parcel sale
70-07-26-200-034	10/7/2020	\$ 75,000		\$ 75,000	4.508	\$ 16,637	
70-07-15-100-016	3/19/2021	\$ 112,000		\$ 112,000	4.349	\$ 25,753	
	AVERAGE			\$ 89,167		\$ 23,325	

SITE B LESS THAN 2 ACRES

70-07-11-200-018	06/06/19	\$ 65,000		\$ 65,000	2	\$ 32,500	
70-07-26-300-012	08/28/19	\$ 100,000		\$ 100,000	0.862	\$ 116,009	
70-07-21-200-057	10/25/19	\$ 70,000		\$ 70,000	1.102	\$ 63,521	
70-07-13-300-019	08/14/20	\$ 41,900		\$ 41,900	1.22	\$ 34,344	
70-07-13-300-028	09/09/20	\$ 52,000		\$ 52,000	1.38	\$ 37,681	
70-07-21-200-055	11/06/20	\$ 82,500		\$ 82,500	1.102	\$ 74,864	
70-07-26-300-054	02/23/21	\$ 40,000		\$ 40,000	1.72	\$ 23,256	multi parcel sale
70-07-26-300-055	02/23/21	\$ 40,000		\$ 40,000	1.72	\$ 23,256	multi parcel sale
70-07-26-300-053	02/23/21	\$ 40,000		\$ 40,000	1.72	\$ 23,256	multi parcel sale
	AVERAGE			\$ 59,044		\$ 47,632	

SITE C

70-07-33-400-014	8/16/2019	\$ 130,000		\$ 130,000	5.044	\$ 25,773	
70-07-23-300-032	11/22/2019	\$ 103,700		\$ 103,700	7.185	\$ 14,433	
70-07-13-200-014	12/2/2019	\$ 102,555		\$ 102,555	5.02	\$ 20,429	
70-07-14-400-034	9/25/2020	\$ 140,000		\$ 140,000	9.834	\$ 14,236	
	AVERAGE			\$ 119,064		\$ 18,718	

SITE D 10 ACRES & OVER

70-07-13-400-011	10/4/2019	\$ 127,000		\$ 127,000	10.31	\$ 12,318	
70-07-13-400-013	10/21/2019	\$ 160,000		\$ 160,000	10.28	\$ 15,564	
70-07-13-400-009	11/21/2019	\$ 127,000		\$ 127,000	10.3	\$ 12,330	
70-07-13-400-008	12/13/2019	\$ 127,000		\$ 127,000	10.3	\$ 12,330	
70-07-13-400-010	3/6/2020	\$ 129,900		\$ 129,900	10.31	\$ 12,599	
	AVERAGE			\$ 134,180		\$ 13,028	

SITE E PREMIUM LOT

70-07-16-400-048	10/4/2018	\$ 572,000	\$ 482,540	\$ 89,460			
70-07-33-400-010	2/19/2019	\$ 567,000	\$ 318,720	\$ 248,280	5.044	\$ 49,223	
70-07-21-100-030	4/5/2019	\$ 485,000	\$ 227,279	\$ 257,721	10.091	\$ 25,540	
70-07-23-300-032	11/22/2019	\$ 103,700		\$ 103,700	7.185	\$ 14,433	
	AVERAGE			\$ 174,790		\$ 29,732	

SITE F 7 TO 9 ACRES

SAME AS SITE C

SITE G PREMIUM SMALL

70-07-33-400-038	7/15/2016	\$ 100,000		\$ 100,000	1.91	\$ 52,356	
70-07-33-400-037	12/27/2016	\$ 92,000		\$ 92,000	1.83	\$ 50,273	
70-07-21-200-050	10/24/2018	\$ 407,000	\$ 288,131	\$ 118,869	2.298	\$ 51,727	
	AVERAGE			\$ 103,623		\$ 51,452	

AG ZONE

70-07-15-200-002	6/15/2018	\$ 312,000	\$ 105,653	\$ 206,347	20	\$ 10,317	
70-07-15-200-001	6/28/2018	\$ 220,000	\$ 93,902	\$ 126,098	20	\$ 6,305	
70-07-34-200-035	9/19/2019	\$ 159,900		\$ 159,900	31.3	\$ 5,109	
70-07-24-100-008	1/2/2019	\$ 315,000	\$ 64,596	\$ 250,404	34.99	\$ 7,156	
70-07-22-300-014	1/23/2020	\$ 246,000	\$ 143,143	\$ 102,857	10.06	\$ 10,224	
	AVERAGE			\$ 169,121		\$ 7,822	