

WEIGHTED SELECTIVE AVERAGE	\$5,337	\$5,304	\$3,684	\$2,806	\$2,902	\$1,495	\$0	\$2,806	\$4,019	\$0
CURRENT YEAR LAND VALUES	\$5,300	\$5,300	\$3,700	\$2,800	\$2,900	\$1,500		\$2,800	\$4,000	\$10,000
LAND VALUES LAST YEAR	\$5,600	\$5,600	\$4,000	\$3,000	\$3,000	\$1,500	\$0	\$3,000	\$4,400	\$10,000

\$2,902	\$3,684	\$3,684	\$5,070
\$2,900	\$3,700	\$3,700	\$5,000
\$3,000	\$4,000	\$4,000	\$5,320

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTUR/SCRE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
01-11-451-010	10/27/2020	\$140,000	39.64			27.14	12.5							39.64
ADJ TO RESID VAL		\$146,060		\$0	\$0	\$108,560	\$37,500	\$0	\$0	\$0	\$0	\$0	\$0	
FACTOR	0.9585102	\$140,000		\$0	\$0	\$3,834	\$2,876	\$0	\$0	\$0	\$0	\$0	\$0	

NON TILL	POND	REC	TILL FAIR RESIDUAL
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PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
01-19-101-015	4/17/2020	\$105,000	42.49				10			2				12
ADJ TO RESID VAL		\$92,232		\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	
FACTOR	0.85902219	\$25,771		\$0	\$0	\$0	\$2,577	\$0	\$0	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
01-16-126-011	7/23/2021	\$140,000	28.45										28.45	28.45
ADJ TO RESID VAL		\$284,500		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,500	
FACTOR	0.49209139	\$140,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,921	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
01-04-301-010+	8/14/2019	\$608,593	153.58	103.13		32.25	13.6		4.4	0.2				153.58
ADJ TO RESID VAL		\$753,928		\$577,528	\$0	\$129,000	\$40,800	\$0	\$6,600	\$0	\$0	\$0	\$0	
FACTOR	0.8072296	\$608,593		\$4,520	\$0	\$3,229	\$2,422	\$0	\$1,211	\$0	\$0	\$0	\$0	

01-04-326-011, 04-455-020, 05-426-010, IRM FROM 2019 TO 2021 TO ADJUST SALE PRICE FROM \$589,000

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
01-20-351-019	1/15/2019	\$247,983	63	62.2						0.8				63
ADJ TO RESID VAL		\$348,320		\$348,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
FACTOR	0.71194017	\$247,983		\$3,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

USED IRM FROM 2019 TO 2021 TO ADJUST \$240,000 SALES PRICE

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
01-25-301-010	12/17/2019	\$237,651	69.56			9.11				0.95		59.5		69.56
ADJ TO RESID VAL		\$136,379		\$0	\$0	\$36,440	\$0	\$0	\$0	\$0	\$0	\$261,800	\$0	
FACTOR	0.54680306	\$163,079		\$0	\$0	\$2,187	\$0	\$0	\$0	\$0	\$0	\$2,406	\$0	

USED IRM 2019 TO 2021 ADJUST SALE PRICE \$230,000

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
02-23-176-010+	5/29/2020	\$1,422,250	282.05	132.44		12.49	46.14	12				78.98		282.05
ADJ TO RESID VAL		\$82,395		\$741,664	\$0	\$49,960	\$138,420	\$36,000	\$0	\$0	\$0	\$347,512	\$0	
FACTOR	1.01883949	\$1,338,303		\$5,706	\$0	\$4,075	\$3,057	\$3,057	\$0	\$0	\$0	\$4,483	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
04-02-230-012+	7/30/2020	\$240,000	81.43	27.74		23.14	24.85					5.7		81.43
ADJ TO RESID VAL		\$347,534		\$155,344	\$0	\$92,560	\$74,550	\$0	\$0	\$0	\$0	\$25,080	\$0	
FACTOR	0.69057991	\$240,000		\$3,867	\$0	\$2,762	\$2,072	\$0	\$0	\$0	\$0	\$3,039	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
12-26-205-011	8/31/2020	\$247,500	52.69	40.94		3.45			8.3					52.69
ADJ TO RESID VAL		\$255,514		\$229,264	\$0	\$13,800	\$0	\$0	\$12,450	\$0	\$0	\$0	\$0	
FACTOR	0.96863577	\$247,500		\$5,424	\$0	\$3,875	\$0	\$0	\$1,453	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
12-28-430-021	3/9/2021	\$260,000	63.72	24.26		6.02	33.06		0.38					63.72
ADJ TO RESID VAL		\$259,686		\$135,856	\$0	\$24,080	\$99,180	\$0	\$570	\$0	\$0	\$0	\$0	
FACTOR	1.00120915	\$260,000		\$5,607	\$0	\$4,005	\$3,004	\$0	\$1,502	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
12-33-230-011+	10/14/2020	\$435,000	82.77	46.25		17.31	16.9							80.46
ADJ TO RESID VAL		\$189,658		\$259,000	\$0	\$69,240	\$50,700	\$0	\$0	\$0	\$0	\$0	\$0	
FACTOR	0.76503962	\$289,904		\$4,284	\$0	\$3,060	\$2,295	\$0	\$0	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
13-01-401-010	6/25/2020	\$1,882,992	300.79	264.12		21.03	2.88		5.81			6.95		300.79
ADJ TO RESID VAL	\$16,000	\$1,611,127		\$1,479,072	\$0	\$84,120	\$8,640	\$0	\$8,715	\$0	\$0	\$30,580	\$0	
	FACTOR	1.15724956	\$1,864,476	\$6,481	\$0	\$4,629	\$3,472	\$0	\$1,736	\$0	\$0	\$5,092	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
13-31-101-011	6/10/2020	\$471,240	72.34	52.19		3.37	3.18		9.1		4.5			72.34
ADJ TO RESID VAL	\$342,434			\$292,264	\$0	\$13,480	\$9,540	\$0	\$13,650	\$0	\$13,500	\$0	\$0	
	FACTOR	1.3761484	\$471,240	\$7,706	\$0	\$5,505	\$4,128	\$0	\$2,064	\$0	\$4,128	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
15-16-400-002+	12/29/2020	\$1,720,000	237	187.13		13.47	29.37		2.78					232.75
ADJ TO RESID VAL	\$256,005	\$1,194,088		\$1,047,928	\$0	\$53,880	\$88,110	\$0	\$4,170	\$0	\$0	\$0	\$0	
	FACTOR	1.18613082	\$1,416,345	\$6,642	\$0	\$4,745	\$3,558	\$0	\$1,779	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
03-07-426-011+	9/17/2021	\$560,000	147.13	85.88		23.99	10.79		4.9			21.57		147.13
ADJ TO RESID VAL	\$711,516			\$480,928	\$0	\$95,960	\$32,370	\$0	\$7,350	\$0	\$0	\$94,908	\$0	
	FACTOR	0.78705187	\$560,000	\$4,407	\$0	\$3,148	\$2,361	\$0	\$1,181	\$0	\$0	\$3,463	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
12-20-230-013	2/10/2022	\$283,200	45.51	32.51			6	7						45.51
ADJ TO RESID VAL	\$221,056			\$182,056	\$0	\$0	\$18,000	\$21,000	\$0	\$0	\$0	\$0	\$0	
	FACTOR	1.28112334	\$283,200	\$7,174	\$0	\$0	\$3,843	\$3,843	\$0	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
12-20-455-050+	6/7/2021	\$443,644	75.3	62.42		6.05	4.44							72.91
ADJ TO RESID VAL	\$146,602	\$387,072		\$349,552	\$0	\$24,200	\$13,320	\$0	\$0	\$0	\$0	\$0	\$0	
	FACTOR	0.83130151	\$321,774	\$4,655	\$0	\$3,325	\$2,494	\$0	\$0	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
12-29-205-016	7/21/2021	\$365,000	51.81	50.39										50.39
ADJ TO RESID VAL	\$160,095	\$282,184		\$282,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	FACTOR	0.82527093	\$232,878	\$4,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
16-28-201-017	12/15/2021	\$460,000	65.55	22.63		15.01	23.62		1.79					63.05
ADJ TO RESID VAL	\$247,446	\$260,313		\$126,728	\$0	\$60,040	\$70,860	\$0	\$2,685	\$0	\$0	\$0	\$0	
	FACTOR	0.9059416	\$235,828	\$5,073	\$0	\$3,624	\$2,718	\$0	\$1,359	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
16-36-101-020	7/7/2021	\$436,800	76.01	55.57		13.04			5.85					74.46
ADJ TO RESID VAL	\$189,127	\$372,127		\$311,192	\$0	\$52,160	\$0	\$0	\$8,775	\$0	\$0	\$0	\$0	
	FACTOR	0.77825726	\$289,611	\$4,358	\$0	\$3,113	\$0	\$0	\$1,167	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
08-32-151-018	7/24/2020	\$364,000	71.14		68.01	0.87				2.26				71.14
ADJ TO RESID VAL	\$384,336			\$0	\$380,856	\$3,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	FACTOR	0.94708796	\$364,000	\$0	\$5,304	\$3,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
08-29-455-036	12/16/2021	\$90,000	20.16	17.66		2.5								20.16
ADJ TO RESID VAL	\$108,896			\$98,896	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	FACTOR	0.82647664	\$90,000	\$4,628	\$0	\$3,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

PARCEL #	SALE DATE	SALE PRICE	ACRES	TILL	TILL-IRR	WD	WD-WET	PASTURE	SWAMP	ROW	PAST-WET	TILL #2-POOR	GRAVEL PIT	TOTALS
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