

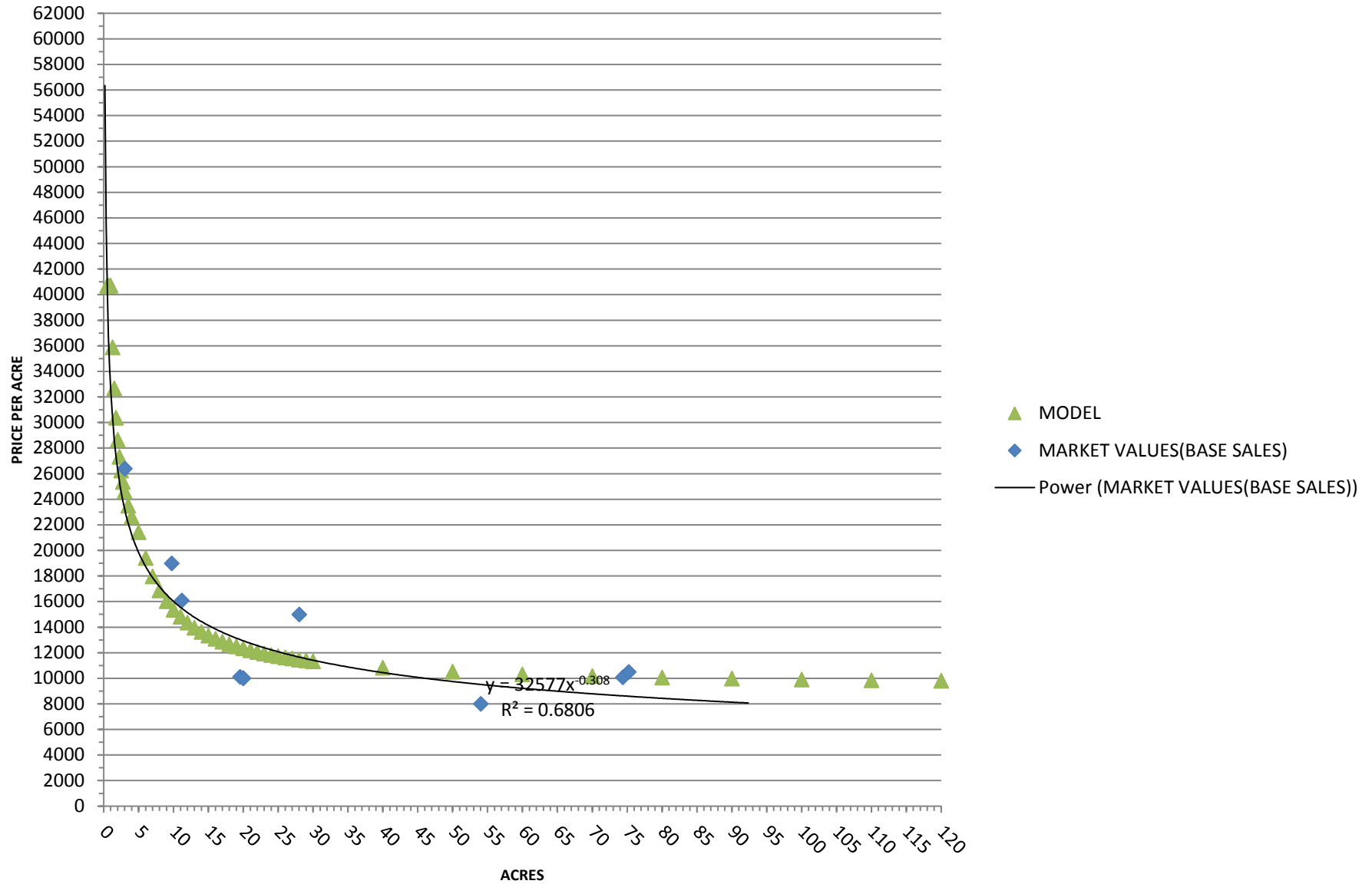
2018 FARM HOME SITE MODEL

ACRES	VALUE	\$ PER ACRE
0.5	20350	40700
0.75	30525	40700
1	40700	40700
1.25	44850	35880
1.5	49000	32667
1.75	53150	30371
2	57300	28650
2.25	61450	27311
2.5	65600	26240
2.75	69750	25364
3	73900	24633
3.5	82200	23486
4	90500	22625
5	107100	21420
6	116400	19400
7	125700	17957
8	135000	16875
9	144300	16033
10	153600	15360
11	162900	14809
12	172200	14350
13	181500	13962
14	190800	13629
15	200100	13340
16	209400	13088
17	218700	12865
18	228000	12667
19	237300	12489
20	246600	12330
21	255900	12186
22	265200	12055
23	274500	11935
24	283800	11825
25	293100	11724
26	302400	11631
27	311700	11544
28	321000	11464
29	330300	11390
30	339600	11320
40	432600	10815
50	525600	10512
60	618600	10310
70	711600	10166
80	804600	10058
90	897600	9973
100	990600	9906
110	1083600	9851
120	1176600	9805
130	1269600	9766
150	1455600	9704
175	1688100	9646
200	1920600	9603
225	2153100	9569
250	2385600	9542
275	2618100	9520
300	2850600	9502

40700 1ST
 16600 2ND & 3RD & 4TH & 5TH
 9300 6TH +

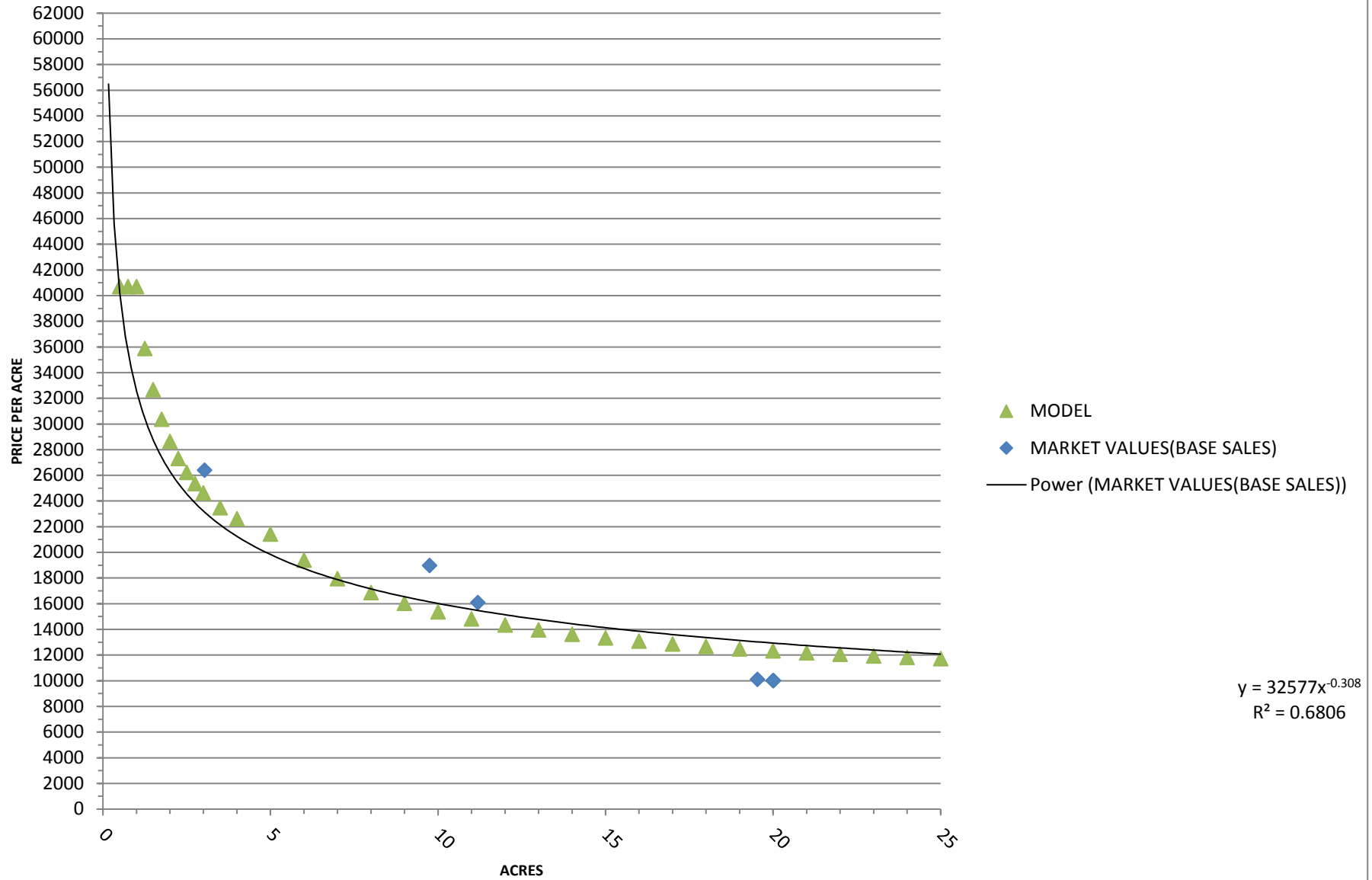
FARM HOME SITE MODEL
MARKET VALUE (BASE SALES)

SCATTER GRAPH SHOWING RELATIONSHIP IN SELLING PRICE PER ACRE
TO VALUATION MODEL PRICE PER ACRE
ZERO TO 120 ACRES



FARM HOME SITE MODEL
MARKET VALUE (BASE SALES)

SCATTER GRAPH SHOWING RELATIONSHIP IN SELLING PRICE PER ACRE
TO VALUATION MODEL PRICE PER ACRE
ZERO TO 25 ACRES



FARM HOME SITE MODEL
 MARKET VALUES (ALL NON-SUBDIVISION SALES)

SALES AND STATISTICAL ANALYSIS FOR 2018 RURAL LAND MODEL WSALES DATED 10/01/2014 THRU 09/30/2017																												
PARCEL #	BOOK	PAGE	SALE DATE	SALE PRICE	TOTAL ACRES	SALE PRICE PER ACRE	NBHD	SID	PAVED COUNTY STREET	PAVED SUBDIV STREET	CITY/SID WATER	SPECIAL VALUE (GREENBELT)	LEGAL	BASE MODEL CALC	BASE MODEL\$ PER AC	BASE RATIO	BASE DEV	BASE ABS	MKT ADJ	ADJUSTED MKT VALUE CALC	ADJ MODEL\$ PER AC	RATIO	DEV	ABS				
011591869	2016	6067	03/21/2016	\$80,000	3.03	\$26,403	FRM	N	Y	N/A	N	Y	IRREG 3.03 AC IN NW COR OF SW1/4 PER DEED 2009-39895 36-13	\$74,398	\$24,554	0.93	-0.05	0.05	1.00	\$74,398	\$24,554	0.93	-0.05	0.05	BASE MODEL			
011574018	2017	17730	07/25/2017	\$185,000	9.75	\$18,974	FRM	N	N	N/A	N	Y	TAX LOT 11 25-13-11 (9.75 AC)	\$151,275	\$15,515	0.82	-0.17	0.17	1.00	\$151,275	\$15,515	0.82	-0.17	0.17	40700	1ST		
011136464	2016	17514	07/20/2016	\$180,000	11.19	\$16,086	AACR	N	Y	N/A	N	N	TAX LOT 12 10-12-11 (11.19 AC)	\$164,667	\$14,716	0.91	-0.07	0.07	1.00	\$164,667	\$14,716	0.91	-0.07	0.07	16600	2ND&3RD&4TH&5TH		
011587141	2015	15689	06/29/2015	\$197,500	19.53	\$10,113	FRM	N	N	N/A	N	Y	TAX LOT 2 7-12-11 (19.53 AC)	\$242,229	\$12,403	1.23	0.24	0.24	1.00	\$242,229	\$12,403	1.23	0.24	0.24	9300	6TH		
010421599	2015	2225	01/26/2015	\$200,200	20.00	\$10,010	FRM	N	N	N	N	Y	W 658.52 FT OF E 1645.77 FT S1/2 SW1/4 6-12-11 (20.00 AC)	\$246,600	\$12,330	1.23	0.25	0.25	1.00	\$246,600	\$12,330	1.23	0.25	0.25				
011596120	2015	2223	01/26/2015	\$200,200	20.01	\$10,005	FRM	N	N	N	N	Y	W 658.28 FT OF E 987.33 FT OF S1/2 SW1/4 6-12-11 (20.01 AC)	\$246,693	\$12,328	1.23	0.25	0.25	1.00	\$246,693	\$12,328	1.23	0.25	0.25				
010974199	2014	27826	12/09/2014	\$432,000	54.05	\$7,993	FRM	N	Y	N/A	N	Y	TAX LOT 4 22-13-12 (54.05 AC)	\$563,265	\$10,421	1.30	0.32	0.32	1.00	\$563,265	\$10,421	1.30	0.32	0.32				
11589314	2016	31349	12/2/2017	\$420,000	28.01	\$14,995	FRMB	N	N	N/A	N	Y	TAX LOT 16 30-13-13 (28.01 AC)	\$321,093	\$11,464	0.76	-0.22	0.22	1.00	\$321,093	\$11,464	0.76	-0.22	0.22	ADJUSTED MODEL STATS			
010394036	2015	10976	05/15/2015	\$750,000	74.39	\$10,082	FRM	N	Y	N/A	N	Y	TAX LOT 9 14-13-11 (74.39 AC)	\$752,427	\$10,115	1.00	0.02	0.02	1.00	\$752,427	\$10,115	1.00	0.02	0.02		MEDIAN	0.98	
010391657	2016	26715	09/23/2016	\$790,000	75.22	\$10,503	FRM	N	N	N/A	N	Y	E1/2 SE1/4 20-13-11 (75.22 AC)	\$760,146	\$10,106	0.96	-0.02	0.02	1.00	\$760,146	\$10,106	0.96	-0.02	0.02		MEAN	1.04	
			TOTAL	\$3,434,900									TOTAL	\$3,522,793			AVERAGE	0.16	TOTAL	\$3,522,793			AVERAGE	0.16		WGHT MEAN	1.03	
																											PRD	1.01
																											COD	16.37
																											BASE MODEL STATS	
																											MEDIAN	0.98
																											MEAN	1.04
																											WGHT MEAN	1.03
																											PRD	1.01
																											COD	16.37