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Amboy Agricultural Land analysis

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total
10/10/22	18 001 200	1	1836/993	\$ 79,900	pta		\$ -	\$ 79,900	13.38	0.00	\$ -	\$ -
3/13/23	18 002 400	1	1845/1096	#####		X	\$ -	#####	20.00	13.00	\$ 6,161	\$ 80,090
11/9/23	11 012 300	1	1861/313	#####	rps	X	\$ -	#####	24.98	8.25	\$ 8,951	\$ 73,844
8/5/22	15 012 300	1	1832/438	#####	pta		\$ -	#####	29.34	0.00	\$ -	\$ -
7/6/23	10 036 200	1	1853/347	#####	pta	X	\$ -	#####	30.71	18.00	\$ 5,499	\$ 98,984
11/4/22	15 015 300	1	1838/1169	#####	pta	X	\$ -	#####	52.00	51.23	\$ 7,105	#####
6/24/22	14 002 300	1	1830/682	#####	rps	X	\$ -	#####	65.87	63.84	\$ 5,159	#####
11/22/22	15 016 100	1	1839/1031	#####	pta/rps	X	\$ -	#####	66.93	65.93	\$ 6,134	#####
5/3/22	15 012 300	1	1825/932	#####	pta		\$ -	#####	69.69	41.00	\$ 4,744	#####
3/18/24	14 014 200	1	1868/475	#####	pta	X	\$ -	#####	72.56	39.25	\$ 6,937	#####
6/13/23	10 014 300	1	1852/450	#####		X	\$ -	#####	74.00	73.50	\$ 6,122	#####
9/15/23	14 004 300	1	1858/135	#####	rps	X	\$ -	#####	80.00	14.00	\$ 775	\$ 10,845
11/29/22	15 015 100	3	1840/326	#####		X		#####	84.00	57.60	\$ 6,543	#####
5/8/23	11 031 300	1	1849/449	#####	pta	X	\$ -	#####	95.00	88.49	\$ 5,368	#####
11/1/22	15 011 200	2	1838/394	#####	rps	X	\$ -	#####	211.00	142.77	\$ 5,204	#####

#####

\$ - ##### 989.46 676.86 \$ 5,722 #####

Sale Count = 15

Total AVE/Acre = \$ 5,397 ← Includes ROW Acres

Acreage Analysis	
Sale Count	15
Ave Acres/Sale	65.96
Ave ABS DEV Acres	30.06
C.O.D.	0.4557

Tillable Analysis	
Sale Count	13
Ave Tillable	\$ 5,722
Ave ABS DEV Tillable	\$ 1,191
C.O.D.	0.2081

Use \$ 5,720

Non-	
Sale Count	Ave Non-Till
	Ave ABS DE
	C.O.D.

Known = Non-Till

total assessable acres	966.27	Sale Count
total sale price of all sa	#####	Ave \$/Acre
Value/Assessable Acre	\$ 5,526	Ave ABS DEV \$/Acre
Use	\$ 5,520	C.O.D.

[illegible]

Tillable Analysis	
10	
lable	\$ 5,067
V Non-Tillat	\$ 197
	0.0388
Use	\$ 5,060

15	
\$ 5,526	\$
594	\$
0.1074	

ABS DEV
\$/Acre

634.3484
263.452
792.7716
242.4712
214.3733
1579.19
367.0305
607.7565
687.0737
524.8894
596.4273
1306.339
538.9602
158.1835
392.2099

Amboy Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16 004 200 017 04 8 2	5791 SQUAWFIELD RD	09/07/23	\$650,000	MLC	03-ARM'S LENGTH	\$650,000	\$271,300
16 005 300 010 05 8 2	8820 S LAKE PLEASANT RD	05/02/23	\$346,492	WD	03-ARM'S LENGTH	\$346,492	\$164,100
16 010 100 005 10 8 2	9271 S BIRD LAKE RD	09/23/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,600
Totals:			\$1,291,492			\$1,291,492	\$563,000

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
41.74	\$588,380	\$430,332	\$219,668	\$224,500	0.978	2,628	\$83.59	16001
47.36	\$369,480	\$301,400	\$45,092	\$96,705	0.466	1,144	\$39.42	16001
43.25	\$351,341	\$207,800	\$87,200	\$203,893	0.428	960	\$90.83	16001
	\$1,309,201		\$351,960	\$525,098			\$71.28	
43.59				E.C.F. =>	0.670		Std. Deviation=>	0.30746626
2.91				Ave. E.C.F. =>	0.624		Ave. Variance=>	23.6221

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
35.4331	TWO-STORY		\$430,332	No	//		RANSOM AGRICULTURE
15.7859	MOBILE HOME		\$301,400	No	//		RANSOM AGRICULTURE
19.6471	FARM HOUSE		\$207,800	No	//		RANSOM AGRICULTURE
4.6129							

Coefficient of Var=> 37.84702503

Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
101	73						
101	46						
101	90						