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Amboy Agricultural Land analysis

Sale Date	Parcel Number	# of Pcls	Lib/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres
10/10/22	18 001 200 011 01 9	1	1836/993	\$ 79,900	pta		\$ -	\$ 79,900	13.38	0.00
3/13/23	18 002 400 007 02 9	1	1845/1096	\$ 110,000		X	\$ -	\$ 110,000	20.00	13.00
11/9/23	11 012 300 030 12 7	1	1861/313	\$ 155,000	rps		\$ -	\$ 155,000	24.98	8.25
8/5/22	15 012 300 053 12 8	1	1832/438	\$ 150,000	pta		\$ -	\$ 150,000	29.34	0.00
7/6/23	10 036 200 006 36 7	1	1853/347	\$ 150,479	pta	X	\$ -	\$ 150,479	30.71	18.00
11/4/22	15 015 300 006 15 8	1	1838/1169	\$ 364,000	pta	X	\$ -	\$ 364,000	52.00	51.23
6/24/22	14 002 300 007 02 8	1	1830/682	\$ 329,350	rps	X	\$ -	\$ 329,350	65.87	63.84
11/22/22	15 016 100 008 16 8	1	1839/1031	\$ 404,400	pta/rps	X	\$ -	\$ 404,400	66.93	65.93
5/3/22	15 012 300 048 12 8	1	1825/932	\$ 327,500	pta		\$ -	\$ 327,500	69.69	41.00
3/18/24	14 014 200 005 14 8	1	1868/475	\$ 435,000	pta	X	\$ -	\$ 435,000	72.56	39.25
6/13/23	10 014 300 003 14 7	1	1852/450	\$ 450,000		X	\$ -	\$ 450,000	74.00	73.50
9/15/23	14 004 300 001 04 9	1	1858/135	\$ 325,000	rps		\$ -	\$ 325,000	80.00	14.00
11/29/22	15 015 100 007 15 8	3	1840/326	\$ 504,000		X	\$ -	\$ 504,000	84.00	57.60
5/8/23	11 031 300 006 31 7	1	1849/449	\$ 475,000	pta	X	\$ -	\$ 475,000	95.00	88.49
11/1/22	15 011 200 003 11 8	2	1838/394	\$ 1,080,000	rps	X	\$ -	\$ 1,080,000	211.00	142.77
Sale Count = 15				\$ 5,339,629			\$ -	\$ 5,339,629	989.46	676.86
									Total AVE/Acre = \$ 5,397	← Includes

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	

total assessable acres	966.27
total sale price of all sales	#####
Value/Assessable Acre	\$ 5.526
Use	\$ 5,520

Known = Non-Till

Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments		\$ per acre
\$ -	\$ -	12.97	\$ 6,160	\$ 79,900	0.41		\$ 79,900	13.38 \$ 5,972
\$ 6,161	\$ 80,090	6.00	\$ 4,985	\$ 29,910	1.00	pa260	\$ 110,000	20.00 \$ 5,500
\$ 8,951	\$ 73,844	16.28	\$ 4,985	\$ 81,156	0.45	pa260?	\$ 155,000	24.98 \$ 6,205
\$ -	\$ -	28.39	\$ 5,284	\$ 150,000	0.95	some tillable, adj owner	\$ 150,000	29.34 \$ 5,112
\$ 5,499	\$ 98,984	10.33	\$ 4,985	\$ 51,495	2.38	pa260, Cambria 1 Ext #14a	\$ 150,479	30.71 \$ 4,900
\$ 7,105	\$ 364,000	0.00	\$ -	\$ -	0.77	pa260, some non-till	\$ 364,000	52.00 \$ 7,000
\$ 5,159	\$ 329,350	0.00	\$ -	\$ -	2.03	pa260, some non-till, Drain	\$ 329,350	65.87 \$ 5,000
\$ 6,134	\$ 404,400	0.00	\$ -	\$ -	1.00	pa260, some non-till, Drain	\$ 404,400	66.93 \$ 6,042
\$ 4,744	\$ 194,500	26.68	\$ 4,985	\$ 133,000	2.01		\$ 327,500	69.69 \$ 4,699
\$ 6,937	\$ 272,290	32.64	\$ 4,985	\$ 162,710	0.67	pa260	\$ 435,000	72.56 \$ 5,995
\$ 6,122	\$ 450,000	0.00	\$ -	\$ -	0.50	pa260, some non-till	\$ 450,000	74.00 \$ 6,081
\$ 775	\$ 10,845	63.02	\$ 4,985	\$ 314,155	2.98	pa260, 2 cons programs	\$ 325,000	80.00 \$ 4,063
\$ 6,543	\$ 376,883	25.50	\$ 4,985	\$ 127,118	0.90	pa260	\$ 504,000	84.00 \$ 6,000
\$ 5,368	\$ 475,000	0.00	\$ -	\$ -	6.51	pa260, Cambria Drain #1	\$ 475,000	95.00 \$ 5,000
\$ 5,204	\$ 743,014	67.60	\$ 4,985	\$ 336,986	0.63	pa260, Nevins-Hopkins #72	\$ 1,080,000	211.00 \$ 5,118
\$ 5,722	\$ 3,873,200	289.41	\$ 5,067	\$ 1,466,429	23.19			

ROW Acres

Non-Tillable Analysis		
Sale Count		10
Ave Non-Tillable		\$ 5,067
Ave ABS DEV Non-Tillable		\$ 197
C.O.D.		0.0388
Use \$	\$ 5,060	

Sale Count	15
Ave \$/Acre	\$ 5,526
Ave ABS DEV \$/Acre	\$ 594
C.O.D.	0.1074

ACREAGE	SALE PRICE	ABS DEV			
		Acreage	Tillable	Non-Till	\$/Acre
ok	ok	52.58 \$	-	1,093	634.3484
ok	ok	45.96 \$	438	82	263.452
ok	ok	40.98 \$	3,229	82	792.7716
ok	ok	36.62 \$	-	217	242.4712
ok	ok	35.25 \$	223	82	214.3733
ok	ok	13.96 \$	1,383	-	1579.19
ok	ok	0.09 \$	563	-	367.0305
ok	ok	0.97 \$	411	-	607.7565
ok	ok	3.73 \$	978	82	687.0737
ok	ok	6.60 \$	1,215	82	524.8894
ok	ok	8.04 \$	400	-	596.4273
ok	ok	14.04 \$	4,948	82	1306.339
ok	ok	18.04 \$	821	82	538.9602
ok	ok	29.04 \$	354	-	158.1835
ok	ok	145.04 \$	518	82	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						