

Values used may be adjusted for Equalization.

Neighborhood #1 - Flowerfield, Park, Fabius & Lockport

Tillable Non-Irrigated, Scrub, Wet

Parcel #	Sale Date	Conf.	Sale Price	Building Value	Residual Value	Total Acres	Tillable Acres	Scrub Acres	Equals 66% Equivalent Tillable Acres (Scrub)	Wet Acres	Equals 33% Equivalent Tillable Acres (Wet)	ROW	Ditch/Drain	Total Equivalent Tillable Acres	Tillable \$ per Acre	Scrub \$ per Acre	Wet \$ per Acre	
007-016-010-00	7/19/2023	No	\$163,500	\$0	\$163,500	40.00	0	38.02	25.09	0.00	0.00	1.98	0.00	25.09	\$6,516	\$4,346	\$2,173	
007-035-001-00	1/23/2024	No	\$616,000	\$0	\$616,000	117.53	74.12	37.87	24.99	0.00	0.00	2.58	2.98	99.11	\$6,215	\$4,145	\$2,073	
004-011-018-01	3/25/2024	No	\$240,000	\$0	\$240,000	40.09	20.04	12.00	7.92	7.05	2.33	1.00	0.00	30.29	\$7,924	\$5,286	\$2,643	
			\$1,019,500	\$0	\$1,019,500		94.16		58.01		2.33			154.49	\$6,599			
															Non-Irrigated	Tillable	Scrub	Wet
																\$6,600	\$4,400	\$2,200

Tillable Irrigated

Parcel #	Sale Date	Conf.	Sale Price	Building Value	Residual Value	Total Acres	Tillable Acres	Scrub Acres	Equals 66% Equivalent Tillable Acres (Scrub)	Wet Acres	Equals 33% Equivalent Tillable Acres (Wet)	ROW	Ditch/Drain	Total Equivalent Tillable Acres	Tillable \$ per Acre	
009-034-004-00	12/27/2023	No	\$1,620,000	\$251,625	\$1,368,375	132.85	121.62	10.23	6.75	0.00	0.00	1.00	0.00	128.37	\$10,659	
007-028-010-20	1/29/2024	Yes	\$160,000	\$0	\$160,000	17.38	14.78	0.87	0.57	0.00	0.00	1.28	0.00	15.35	\$10,421	
007-012-003-00	2/8/2024	Yes	\$597,500	\$125,654	\$471,846	71.75	36.15	19.22	12.69	14.50	4.79	1.42	0.00	53.62	\$8,800	
			\$2,377,500	\$377,279	\$2,000,221		172.55		20.01		4.79			197.35	\$10,136	
															Irrigated	Tillable
																\$10,100

Other parcels in sale: 009-034