

Parcel Number	Street Address	Sale Date
022-008-200-015-00	N SCHOOL RD	02/16/22
070-003-000-006-01	9587 S ROGERS RD	02/16/21
070-035-000-005-00	14502 ELOWSKY RD	08/04/21
070-015-000-008-03	1370 E WILK HWY	06/11/21
110-013-000-010-00		11/13/20
110-008-000-008-01		04/06/21

Totals:

Caledonia AG Land Values \$1850 per acre

Do to lack of sales within the Towqnsnip, the Assessor used sales from similar townships to calculate the per acre values for the Ag Class

Metz 070 parcel prefix

Posen 100 parcel prefix

Sale Date	>= 4/1/2020 AND <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= AGRICULTURAL-IMPROVED OR AGRICULTURAL-VACANT	AND
Neighborhood	= AGRICULTURAL	AND
Land Tables	= AG LAND	AND
Sale Type	= Conventional	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$70,200	WD	03-ARM'S LENGTH	\$70,200	\$34,600	49.29	\$69,100
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,100	44.44	\$142,145
\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,500	40.85	\$67,031
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,600	36.33	\$87,101
\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,200	52.00	\$62,400
\$61,200	WD	03-ARM'S LENGTH	\$61,200	\$0	0.00	\$67,677
\$553,400			\$553,400	\$214,000		\$495,454
				Sale. Ratio =>	38.67	
				Std. Dev. =>	#DIV/0!	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$70,200	\$63,100	0.0	0.0	39.00	39.00	#DIV/0!
\$72,855	\$55,000	0.0	0.0	35.00	35.00	#DIV/0!
\$76,969	\$62,000	0.0	0.0	40.00	40.00	#DIV/0!
\$94,899	\$62,000	0.0	0.0	40.00	40.00	#DIV/0!
\$60,000	\$62,400	0.0	0.0	39.00	39.00	#DIV/0!
\$61,200	\$67,677	0.0	0.0	39.81	39.81	#DIV/0!
\$436,123	\$372,177	0.0		232.81	232.81	
Average per FF=>		#DIV/0!		Average per Net Acre=>	1,873.30	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$1,800	\$0.04	0.00	101AG	20220000440
\$2,082	\$0.05	0.00	00001 647/327	
\$1,924	\$0.04	0.00	00001 655/556	
\$2,372	\$0.05	0.00	00001 653/590	
\$1,538	\$0.04	0.00	00001 642/355	
\$1,537	\$0.04	0.00	00001 650/086	

**Average
per SqFt=>**

\$0.04

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
	AG LAND	0	0	8/10/2021
	Farmland	1	0	9/12/2017
	Farmland	1	0	9/13/2017
	Farmland	1	0	11/5/2008
AG 101	102			
AG 101	102			

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	102			
	401			
	101			
	101			
