

2024 Rural Acreage LV

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	sd. when Sold/Adj. Sal	Cur. Appraisal	Land Residua	st. Land Valu	Total Acres	Dollars/Acre	
1 to 2 Acres..Building Sites												
14-008-007-00	265 TERPAK RD	03/07/22	\$465,000	03-ARM'S LENGTH	\$465,000	\$144,600	31.10	\$475,879	\$19,170	\$30,049	1.99	\$6,433
14-008-021-03	778 HEATHER RD	11/14/22	\$17,000	03-ARM'S LENGTH	\$17,000	\$6,500	38.24	\$18,875	\$17,000	\$18,875	1.99	\$8,543
14-008-029-00	818 SKOCELAS RD	03/02/23	\$94,000	03-ARM'S LENGTH	\$94,000	\$30,800	32.77	\$87,143	\$21,957	\$15,100	1.00	\$21,957
14-009-033-00	8493 KING RD	03/11/22	\$94,900	03-ARM'S LENGTH	\$94,900	\$31,900	33.61	\$99,783	\$13,992	\$18,875	1.25	\$11,194
14-011-015-00	10432 BIG BUCK DR	07/14/23	\$153,000	19-MULTI PARCEL AL	\$153,000	\$42,300	27.65	\$85,735	\$104,335	\$37,070	1.00	\$18,304
14-030-001-05	VACANT	11/17/21	\$16,000	03-ARM'S LENGTH	\$16,000	\$6,400	40.00	\$18,875	\$16,000	\$18,875	1.25	\$16,000
14-114-002-00	4765 CABERFAE HWY	05/05/22	\$170,000	03-ARM'S LENGTH	\$170,000	\$57,300	33.71	\$174,882	\$10,218	\$15,100	1.00	\$10,218
14-115-007-05	VACANT	08/12/22	\$12,500	03-ARM'S LENGTH	\$12,500	\$6,500	52.00	\$15,100	\$12,500	\$15,100	1.00	\$12,500
											Use 15,500	\$15,015
3 TO 5 Acres												
14-001-027-30	452 HUFF RD	09/28/23	\$629,000	19-MULTI PARCEL AL	\$629,000	\$86,700	13.78	\$179,714	\$512,536	\$63,250	4.60	111,421 CR
14-002-002-30	10918 PINE CREEK RD	05/16/23	\$301,000	03-ARM'S LENGTH	\$301,000	\$108,900	36.18	\$311,783	\$15,323	\$26,106	4.58	\$3,346
14-002-002-35	10856 PINE CREEK RD	01/14/22	\$123,000	03-ARM'S LENGTH	\$123,000	\$31,700	25.77	\$140,000	\$50,648	\$67,648	4.48	\$11,305
14-021-350-10	VACANT	12/01/22	\$20,340	03-ARM'S LENGTH	\$20,340	\$11,300	55.56	\$21,620	\$20,340	\$21,620	4.70	\$4,328
14-029-009-15	VACANT	07/27/21	\$33,000	03-ARM'S LENGTH	\$33,000	\$0	0.00	\$26,904	\$33,000	\$26,904	4.72	\$6,992
											Use 6,600	\$6,492
6 TO 10 Acres												
14-003-004-35	VACANT	05/07/21	\$39,900	03-ARM'S LENGTH	\$39,900	\$17,100	42.86	\$44,850	\$39,900	\$44,850	9.75	\$4,092
14-005-002-00	7719 GUENTHARDT RD	04/26/21	\$192,000	03-ARM'S LENGTH	\$192,000	\$87,300	45.47	\$221,264	\$10,250	\$39,514	8.59	\$1,193
14-005-011-30	486 SKOCELAS RD	08/11/22	\$385,000	19-MULTI PARCEL AL	\$385,000	\$87,000	22.60	\$292,910	\$172,040	\$79,950	9.75	\$8,823
14-008-019-00	7043 PINE CREEK RD	09/28/22	\$174,000	03-ARM'S LENGTH	\$174,000	\$43,100	24.77	\$137,513	\$76,875	\$40,388	8.78	\$8,756
14-011-001-00	82 HORSESHOE BEND RD	11/05/21	\$155,000	03-ARM'S LENGTH	\$155,000	\$23,800	15.35	\$63,047	\$135,653	\$43,700	9.50	\$14,279
14-011-001-05	10775 PINE CREEK RD	05/19/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$113,600	45.44	\$283,663	\$10,037	\$43,700	9.50	\$1,057
14-011-003-00	10726 CABERFAE HWY	01/20/23	\$80,000	03-ARM'S LENGTH	\$80,000	\$30,300	37.88	\$74,569	\$54,605	\$49,174	10.69	\$5,108
14-018-005-00	1718 MARZINSKI RD	08/20/21	\$210,000	03-ARM'S LENGTH	\$210,000	\$56,900	27.10	\$158,768	\$97,232	\$46,000	10.00	\$9,723
14-021-350-40	VACANT	12/22/21	\$46,000	03-ARM'S LENGTH	\$46,000	\$17,500	38.04	\$46,000	\$46,000	\$46,000	10.00	\$4,600
14-026-008-00	3601 MADISON RD	11/19/21	\$135,000	03-ARM'S LENGTH	\$135,000	\$59,200	43.85	\$150,599	\$29,251	\$44,850	9.75	\$3,000
14-027-001-10	4102 SKOCELAS RD	07/21/23	\$300,000	03-ARM'S LENGTH	\$300,000	\$79,100	26.37	\$245,905	\$100,095	\$46,000	10.00	\$10,010
14-030-005-05	VACANT	03/17/23	\$42,500	03-ARM'S LENGTH	\$42,500	\$19,200	45.18	\$37,000	\$42,500	\$37,000	10.00	\$4,250
14-030-005-20	8877 NINE MILE BRIDGE	05/25/23	\$54,000	03-ARM'S LENGTH	\$54,000	\$16,000	29.63	\$55,888	\$44,112	\$46,000	10.00	\$4,411
14-115-005-20	3104 STEINBERG RD	02/28/22	\$260,000	03-ARM'S LENGTH	\$260,000	\$64,800	24.92	\$244,764	\$60,086	\$44,850	9.75	\$6,163
14-122-013-20	3202 OLD STRONACH RD	11/12/21	\$223,000	03-ARM'S LENGTH	\$223,000	\$64,800	29.06	\$247,261	\$19,899	\$44,160	9.60	\$2,073
											Use 5,900	\$5,835
15 Acres +-												
14-006-007-00	6856 PINE CREEK RD	08/11/21	\$189,500	03-ARM'S LENGTH	\$189,500	\$69,200	36.52	\$188,643	\$47,657	\$46,800	14.63	\$3,259
14-029-009-05	VACANT	08/30/21	\$30,000	03-ARM'S LENGTH	\$30,000	\$0	0.00	\$45,184	\$30,000	\$45,184	14.12	\$2,125
14-029-009-10	7140 SIX MILE BRIDGE RD	09/30/22	\$237,500	03-ARM'S LENGTH	\$237,500	\$47,100	19.83	\$217,962	\$89,090	\$69,552	15.12	\$5,892
14-029-018-00	7504 SIX MILE BRIDGE RD	10/29/21	\$230,000	19-MULTI PARCEL AL	\$230,000	\$31,500	13.70	\$244,511	\$55,995	\$70,506	11.34	\$3,381
14-029-018-00	7504 SIX MILE BRIDGE RD	12/28/21	\$250,000	19-MULTI PARCEL AL	\$250,000	\$31,500	12.60	\$244,511	\$75,995	\$70,506	11.34	\$4,589
											Use 3,950	\$3,849
20 Acres												
14-001-014-10	497 HORSESHOE BEND RD	02/25/22	\$72,900	03-ARM'S LENGTH	\$72,900	\$39,300	53.91	\$89,708	\$46,296	\$63,104	19.72	\$2,348
14-016-007-00	VACANT	09/20/21	\$78,500	03-ARM'S LENGTH	\$78,500	\$29,400	37.45	\$64,928	\$78,500	\$64,928	20.29	\$3,869
14-018-010-00	VACANT	05/21/21	\$62,000	03-ARM'S LENGTH	\$62,000	\$28,300	45.65	\$93,600	\$62,000	\$93,600	19.50	\$3,179
14-018-010-00	VACANT	04/22/22	\$83,900	03-ARM'S LENGTH	\$83,900	\$25,400	30.27	\$93,600	\$83,900	\$93,600	19.50	\$4,303
14-021-002-20	2215 S SKOCELAS RD	08/06/21	\$85,000	03-ARM'S LENGTH	\$85,000	\$29,500	34.71	\$65,056	\$85,000	\$65,056	20.33	\$4,181
14-133-003-10	VACANT	05/20/22	\$80,000	03-ARM'S LENGTH	\$80,000	\$25,400	31.75	\$62,400	\$80,000	\$62,400	19.50	\$4,101
											Use 3,800	\$3,663
30 Acres												
14-011-009-00	10438 BIG BUCK DR	12/06/21	\$139,900	03-ARM'S LENGTH	\$139,900	\$42,500	30.38	\$100,993	\$139,900	\$85,000	34.00	\$4,115
											Use 3,700	\$4,115
40 Acres												
14-007-011-00	566 MARZINSKI RD	09/23/23	\$310,000	03-ARM'S LENGTH	\$310,000	\$65,200	21.03	\$281,812	\$207,588	\$179,400	39.00	\$5,323
14-009-001-00	8811 PINE CREEK RD	04/21/21	\$343,900	03-ARM'S LENGTH	\$343,900	\$114,700	33.35	\$294,980	\$136,320	\$87,400	38.00	\$3,587
14-126-003-00	VACANT	07/29/21	\$90,000	03-ARM'S LENGTH	\$90,000	\$44,900	49.89	\$89,700	\$90,000	\$89,700	39.00	\$2,308
14-134-007-20	N CUSTER	04/05/23	\$139,900	03-ARM'S LENGTH	\$139,900	\$41,100	29.38	\$90,137	\$139,900	\$90,137	39.19	\$3,570
											Use 3,600	\$3,697
80+- Acres												
14-005-012-10	7672 PINE CREEK RD	06/08/20	\$175,000	03-ARM'S LENGTH	\$175,000	\$66,200	37.83	\$144,946	\$175,000	\$144,946	63.02	\$2,777
14-136-005-00	5413 S COUNTY LINE RD	04/15/22	\$292,000	03-ARM'S LENGTH	\$292,000	\$94,100	32.23	\$265,736	\$219,639	\$193,375	77.35	\$2,840
											Use 2,900	\$2,808
100+- Acres												
NO SALES												
											Use 2,000	
Totals:			\$7,565,140		\$7,565,140	#####		\$6,638,701	\$3,628,334	\$2,685,902	694.17	
							Sale. Ratio =	28.68	Average		#REF!	Average
							Std. Dev. =>	12.47	per FF=>			per SqFt=>