

402 Rural Res Sales 4/01/2020 - 3/31/22

County Cluster: Oakfield, Spencer, Grattan, Solon, Nelson, Tyrone

Created 7/6/22

MSM

Site Value =< 1 Acre

\$25,000

Acreage Rate Table

$$y=22984x^{-0.523}$$

Acres	\$/Acre	Calc. Value	Applied Value	Acres	\$/Acre	Calc. Value	Applied Value
1.0	\$22,984	\$22,984	\$25,000	10	\$6,893	\$68,933	\$69,000
1.5	\$18,592	\$27,888	\$28,000	15	\$5,576	\$83,641	\$84,000
2.0	\$15,995	\$31,990	\$32,000	20	\$4,797	\$95,944	\$96,000
2.5	\$14,233	\$35,583	\$36,000	25	\$4,269	\$106,719	\$107,000
3.0	\$12,939	\$38,816	\$39,000	30	\$3,881	\$116,416	\$117,000
4.0	\$11,131	\$44,525	\$45,000	40	\$3,338	\$133,539	\$134,000
5.0	\$9,905	\$49,526	\$50,000	50	\$2,971	\$148,537	\$149,000
7.0	\$8,307	\$58,148	\$58,000	100	\$2,067	\$206,741	\$207,000

4400RR

402 Metes & Bounds*

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Class
41-02-03-226-022	3011 RAU DR NE	08/15/21	\$25,000	\$25,000	\$25,000	1.30	\$19,231	001
41-02-03-201-022	17935 SIMMONS AVE NE	07/31/20	\$30,000	\$30,000	\$30,000	1.37	\$21,898	402
41-02-05-400-018	17306 VIOLET RUTH DR NE	09/10/20	\$30,000	\$30,000	\$30,000	1.53	\$19,608	402
41-02-15-100-020	16020 ALGOMA AVE NE	09/22/21	\$25,000	\$25,000	\$25,000	1.74	\$14,368	001
41-12-10-281-005	7320 PINE RIDGE DR NE	04/28/21	\$30,000	\$30,000	\$30,000	1.94	\$15,464	402
41-03-35-200-025	13701 TISDEL	08/19/21	\$30,000	\$30,000	\$30,000	1.95	\$15,385	402
41-08-09-400-052	11976 NE SANDY	02/22/22	\$25,000	\$25,000	\$25,000	2.00	\$12,500	402
41-04-25-400-031	14277 NE 17 MILE	01/11/22	\$25,000	\$25,000	\$25,000	2.00	\$12,500	402
41-08-01-301-041	12653 NE MORGAN MILLS	07/20/21	\$35,000	\$35,000	\$35,000	2.96	\$11,824	402
41-08-01-200-039	13169 NE MONTCALM	03/09/22	\$44,600	\$44,600	\$44,600	3.12	\$14,295	402
41-04-12-100-029	17000 NE LARSEN	10/14/21	\$35,000	\$35,000	\$35,000	4.06	\$8,621	001
41-02-14-200-010	3909 EGNER ST NE	07/08/21	\$67,000	\$67,000	\$67,000	4.28	\$15,654	402
41-03-16-300-055	15750 SHANER AVE	08/07/20	\$49,300	\$49,300	\$49,300	4.36	\$11,307	402
41-04-35-251-010	13504 NE PINWOOD	03/12/21	\$30,000	\$30,000	\$30,000	4.50	\$6,667	402

400RR

402 Metes & Bounds (cont)*

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Class
41-08-11-251-017	12190 NE STACEY WOODS	07/20/20	\$65,000	\$65,000	\$65,000	4.79	\$13,570	402
41-08-15-200-039	11350 NE PODUNK	12/03/21	\$60,000	\$60,000	\$60,000	4.90	\$12,245	402
41-08-11-300-003	12875 NE OLD 14 MILE	04/01/21	\$69,000	\$69,000	\$69,000	6.70	\$10,299	402
41-12-19-100-037	7 MILE ROAD	05/05/21	\$60,000	\$60,000	\$60,000	5.34	\$11,236	402
41-03-16-400-003	15775 MYERS LAKE AVE	05/11/21	\$80,000	\$80,000	\$80,000	8.00	\$10,000	402
41-03-28-300-037	14300 SHANER AVE	12/03/20	\$89,000	\$89,000	\$89,000	8.79	\$10,125	402
41-04-34-200-050	12650 NE 17 MILE	06/30/20	\$58,000	\$58,000	\$58,000	10.00	\$5,800	402
41-04-17-300-019	15677 NE HATCH	08/03/20	\$62,250	\$62,250	\$62,250	10.00	\$6,225	402
41-04-24-400-019	14925 NE MONTCALM	10/14/21	\$74,000	\$74,000	\$74,000	10.00	\$7,400	402
41-04-17-300-019	15677 NE HATCH	07/16/21	\$75,000	\$75,000	\$75,000	10.00	\$7,500	402
41-04-34-200-050	12650 NE 17 MILE	09/22/21	\$79,000	\$79,000	\$79,000	10.00	\$7,900	402
41-08-14-101-022	12935 NE 14 MILE	03/14/22	\$86,000	\$86,000	\$86,000	10.05	\$8,557	402
41-03-16-400-025	15875 MYERS LAKE AVE	05/11/21	\$100,000	\$100,000	\$100,000	10.06	\$9,940	402
41-03-16-400-029	6809 19 MILE RD NE	07/21/21	\$90,000	\$90,000	\$90,000	10.07	\$8,937	402
41-03-16-400-026	15825 MYERS LAKE AVE	05/11/21	\$100,000	\$100,000	\$100,000	10.13	\$9,872	402
41-04-32-200-011	10813 NE MORAN	09/17/20	\$75,000	\$75,000	\$75,000	10.60	\$7,075	402
41-04-24-300-030	15230 NE LARSEN	04/29/21	\$46,000	\$46,000	\$46,000	10.82	\$4,251	402
41-04-24-300-030	15230 NE LARSEN	04/29/21	\$55,000	\$55,000	\$55,000	10.82	\$5,083	402
41-12-05-200-026	8283 WABASIS AVE NE	09/25/20	\$71,000	\$71,000	\$71,000	12.38	\$5,735	402
41-12-05-200-026	8283 WABASIS AVE NE	03/11/21	\$78,000	\$78,000	\$78,000	12.38	\$6,300	402
41-12-16-100-023	11582 BELDING RD NE	10/23/20	\$30,000	\$30,000	\$30,000	13.20	\$2,273	402
41-12-15-100-035	BELDING RD NE	08/04/21	\$82,500	\$82,500	\$82,500	13.55	\$6,089	402
41-03-09-200-021	17149 MYERS LAKE AVE	06/23/20	\$69,900	\$69,900	\$69,900	15.08	\$4,635	402
41-04-16-400-048	15880 NE FORCE	10/02/20	\$77,500	\$77,500	\$77,500	15.14	\$5,119	402
41-12-17-400-004	6336 FARBROOK AVE NE	11/04/20	\$129,000	\$129,000	\$129,000	18.89	\$6,829	402
41-04-13-400-004	14350 NE STEFFENSEN	07/01/21	\$80,000	\$80,000	\$80,000	20.00	\$4,000	402
41-03-15-100-019	16295 SIPPLE AVE NE	04/05/21	\$90,000	\$90,000	\$90,000	20.00	\$4,500	402
41-04-34-300-010	13471 NE PODUNK	11/05/20	\$115,000	\$115,000	\$115,000	25.30	\$4,545	402
41-04-20-400-026	15200 NE WHITBECK	12/03/21	\$185,000	\$185,000	\$185,000	27.33	\$6,769	402
41-02-30-301-037	14156 DIVISION AVE NE	06/08/20	\$155,000	\$155,000	\$155,000	30.02	\$5,163	402

400RR

402 Metes & Bounds (cont)*

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Class
41-03-02-300-011	8356 21 MILE RD	09/29/21	\$102,000	\$102,000	\$102,000	40.00	\$2,550	402
41-04-17-300-033	10430 NE WALANDER	06/22/21	\$175,000	\$175,000	\$175,000	60.00	\$2,917	402
41-08-05-400-025	10925 NE 15 MILE	12/16/21	\$82,419	\$82,419	\$82,419	65.52	\$1,258	402
41-08-05-400-025	10925 NE 15 MILE	03/25/22	\$199,900	\$199,900	\$199,900	65.52	\$3,051	402
Totals:			\$3,306,369	\$3,306,369	\$3,306,369	639	\$296,118	

\$5,177

*excluded outliers, multiparcel sales, residuals >\$5,000 and <-\$5,000

2 Acre Site Value Calculations

Count	3	Median	\$25,000
Mode	\$25,000	Mean	\$21,667
Mode Frequency	2	Weighted Avg	\$22,500

400RR

<= 2.00 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Class
41-08-10-100-027	12315 NE PODUNK	12/22/21	\$25,000	\$25,000	\$25,000	0.50	\$50,000	402
41-02-36-100-082	17 MILE RD NE	05/26/21	\$25,000	\$25,000	\$25,000	0.58	\$43,103	001
41-12-04-400-029	7828 LESSITER AVE NE	09/14/20	\$15,000	\$15,000	\$15,000	1.00	\$15,000	402
Totals:			\$65,000	\$65,000	\$65,000	2	\$108,103	

\$31,250