

Emerson Township Agricultural Land Analysis for 2024 ASSESSMENT ROLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres
04-009-005-25	2232 E VAN BUREN	02/14/22	\$454,025	WD	32-SPLIT VACANT	\$454,025	\$194,200	42.77	\$382,106	\$454,025	\$382,106	0.0	63.51	63.51
04-005-014-10	N ROYCE	07/30/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$781,800	45.99	\$1,920,757	\$1,700,000	\$1,896,385	0.0	253.00	253.02
04-028-004-00	E POLK/N BAGLEY RD	05/13/21	\$1,080,000	WD	03-ARM'S LENGTH	\$1,080,000	\$339,000	31.39	\$826,474	\$1,080,000	\$826,674	0.0	110.27	110.27
04-036-004-53	N BLAIR RD	06/10/21	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$32,900	30.60	\$75,763	\$107,500	\$75,763	0.0	11.41	11.41

Totals:	\$3,341,525	\$3,341,525	\$1,347,900	\$3,205,100	\$3,341,525	\$3,180,928	0.0	438.19	438.21
			Sale. Ratio =>	40.34				Average per Net Acre=>	7,626
			Std. Dev. =>	7.84					

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="7,626"/>	3 Acre: <input type="text" value="22,878"/>	10 Acre: <input type="text" value="76,260"/>	30 Acre: <input type="text" value="228,780"/>
1.5 Acre: <input type="text" value="11,439"/>	4 Acre: <input type="text" value="30,504"/>	15 Acre: <input type="text" value="114,390"/>	40 Acre: <input type="text" value="305,040"/>
2 Acre: <input type="text" value="15,252"/>	5 Acre: <input type="text" value="38,130"/>	20 Acre: <input type="text" value="152,520"/>	50 Acre: <input type="text" value="381,300"/>
2.5 Acre: <input type="text" value="19,065"/>	7 Acre: <input type="text" value="53,382"/>	25 Acre: <input type="text" value="190,650"/>	100 Acre: <input type="text" value="700,000"/>

AGRICULTURE ACREAGE TABLE A			AGRICULTURE ACREAGE TABLE B		
ACRES	PRICE PER ACRE	TOTAL	ACRES	PRICE PER ACRE	TOTAL
1.00	\$7,626	\$7,626	1.00	\$5,400	\$5,400
1.50	\$7,626	\$11,439	1.50	\$5,400	\$8,100
2.00	\$7,626	\$15,252	2.00	\$5,400	\$10,800
2.50	\$7,626	\$19,065	2.50	\$5,400	\$13,500
3.00	\$7,626	\$22,878	3.00	\$5,400	\$16,200
4.00	\$7,626	\$30,504	4.00	\$5,400	\$21,600
5.00	\$7,626	\$38,130	5.00	\$5,400	\$27,000
7.00	\$7,626	\$53,382	7.00	\$5,400	\$37,800
10.00	\$7,626	\$76,260	10.00	\$5,400	\$54,000
15.00	\$7,626	\$114,390	15.00	\$5,400	\$81,000
20.00	\$7,626	\$152,520	20.00	\$5,400	\$108,000
25.00	\$7,626	\$190,650	25.00	\$5,400	\$135,000
30.00	\$7,626	\$228,780	30.00	\$5,400	\$162,000
40.00	\$7,626	\$305,040	40.00	\$5,400	\$216,000
50.00	\$7,626	\$381,300	50.00	\$5,400	\$270,000
100.00	\$7,000	\$700,000	100.00	\$5,400	\$540,000

