

# SARPY COUNTY RURAL SITE VALUATION

PROBLEM:

Determine primary, secondary and residual land values  
 Site range is typically one to ten acres  
 Sort sales by size  
 Determine if any adjustments are needed  
 Graph sales to determine values of primary, secondary and residual land  
 ( See Scatter graph and sales grid )

ACRE	SALES RANGE IN SALE PRICE*	SALES RANGE IN ACRES	NUMBER OF SALES	AVERAGE SALE PRICE	MODEL CALCULATION	ASSESSED RATIO
0.5	40,000 TO 44,000	.63 TO .68	2	\$42,450	\$32,000	75.4%
1	63,000 TO 78,000	1.00 TO 1.03	5	\$67,000	\$64,000	95.5%
2	67,000 TO 82,000	1.56 TO 1.88	2	\$74,750	\$73,000	97.7%
3	65,000 TO 156,000	2.54 TO 3.30	14	\$83,000	\$82,000	98.8%
4	53,000 TO 145,000	3.93 TO 4.37	22	\$105,000	\$88,500	84.3%
5	62,000 TO 160,000	4.58 TO 5.33	53	\$105,000	\$95,000	90.5%
6	100,000 TO 135,000	5.76 TO 6.41	4	\$112,000	\$101,500	90.6%
7	100,000 TO 118,000	6.91 TO 7.51	3	\$115,000	\$108,000	93.9%
8	115,000	7.51	1	\$115,000	\$114,500	99.6%
9	110,000 TO 184,000	9.02 TO 9.15	3	\$152,000	\$121,000	79.6%
10	100,000 TO 315,000	9.71 TO 10.45	10	\$149,900	\$127,500	85.1%
<b>WEIGHTED MEAN</b>				\$1,121,100	\$1,007,000	89.8%
						<b>MEDIAN RATIO</b> 90.1%

<b>Model</b>	64000 1ST acre 9000 2ND & 3RD acres 6500 4TH acre and above
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\*Sales included all sales dated from 07/01/2004-06/12/2009