

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	59,000 TO 78,000	1.00 TO 1.03	6	\$67,250	\$64,000	95.2%
2	67,000	1.88	1	\$67,000	\$73,000	109.0%
3	65,000 TO 156,000	2.54 TO 3.30	14	\$90,885	\$82,000	90.2%
4	53,000 TO 107,500	3.93 TO 4.37	6	\$83,783	\$88,500	105.6%
5	62,000 TO 155,000	4.63 TO 5.33	40	\$99,673	\$95,000	95.3%
6	110,000 TO 135,000	5.78 TO 6.41	3	\$119,666	\$101,500	84.8%
7	100,000 TO 118,000	6.91 TO 7.51	3	\$111,166	\$108,000	97.2%
8	115,000	7.51	1	\$115,000	\$114,500	99.6%
9	110,000 TO 184,000	9.02 TO 9.15	3	\$148,983	\$121,000	81.2%
10	100,000 TO 315,000	9.71 TO 10.45	10	\$159,110	\$127,500	80.1%
WEIGHTED MEAN				\$1,104,966	\$1,007,000	91.1%
				MEDIAN RATIO		92.1%

Model	64000 1ST acre
	9000 2ND & 3RD acres
	6500 4TH acre and above

*Sales used in this example are dated 07/01/2004-06/12/2009 excluding Copper Ridge and Prairie Ridge