

## 2023 Ag Land - Irving

### Tillable

PCL NUMBER	ADDRESS	S/P	DATE	SITE + IMP		Gross ACRES		Net Acres	\$/Net Ac.
				VAL	RES. LAND	LAND-Site	\$/Acre		
14-021-003-10	CHERRY VALLEY RD	\$260,000	1/21/2021	\$0	\$260,000	26.9	\$9,665	25.387	\$10,241
14-017-008-00	11490 GACKLER RD	\$600,000	4/29/2021	\$428,718	\$171,282	40.32	\$4,248	38.44	\$4,456
14-017-008-10	GACKLER RD	\$450,000	4/29/2021	\$0	\$450,000	60	\$7,500	59	\$7,627
14-017-015-00	FINKBEINER RD	\$1,000,000	6/16/2021	\$0	\$1,000,000	102.012	\$9,803	98.19	\$10,184
16-006-003-10	BASS RD	\$78,000	3/29/2022	\$0	\$78,000	13.01	\$5,995	12.51	\$6,235
08-027-012-00	WOOD SCHOOL RD	\$300,000	11/11/2020	\$0	\$300,000	40	\$7,500	38	\$7,895
					\$2,259,282	282.242	\$8,005	271.527	\$8,321
								<b>USED:</b>	<b>\$8,200</b>

### Non-Tillable

08-024-009-00	WOOD SCHOOL RD	\$100,000	10/14/2020	0	\$100,000	18	\$5,556	17.625	\$5,674
14-024-001-00	ROBERTSON RD	\$500,000	8/16/2021	0	\$500,000	74.38	\$6,722	73.65	\$6,789
14-002-021-00	WHITNEYVILLE RD	\$183,700	3/25/2020	0	\$183,700	33.4	\$5,500	32.868	\$5,589
08-008-016-00	GARBOW RD	\$235,000	1/16/2020	0	\$235,000	40	\$5,875	39	\$6,026
					\$1,018,700	165.78	\$6,145	163.143	\$6,244
								<b>USED:</b>	<b>\$6,100</b>

COMM/IND LAND - IRVING - 2023 ROLL

<u>PARCEL</u>	<u>ADDRESS</u>	<u>Date</u>	<u>Sale Price</u>	<u>Improvements</u>	<u>acreage</u>	<u>sqft</u>	<u>net acres</u>	<u>Land Resid</u>	<u>FF</u>	<u>\$/FF</u>	<u>\$/acre</u>
43-107-003-10	204 DIVISION ST	6/12/2020	\$45,000	\$35,228	0.083	3615	0.080	\$9,772	31.50	\$310.22	
51-110-207-00	145 N MAIN-WOODLAND	9/16/2020	\$43,000	\$31,643	0.060	2614	0.060	\$11,357	22.00	\$516.23	
12-031-012-52	12125 M-89	6/9/2021	\$215,000	\$164,486	2.754	119964	2.754	\$50,514	160.00	\$315.71	\$18,342.05

\$71,643  
213.50 \$335.56  
*Used \$350/FF for 2023*

<u>PARCEL</u>	<u>ADDRESS</u>	<u>Date</u>	<u>Sale Price</u>	<u>Improvements</u>	<u>acreage</u>	<u>sqft</u>	<u>net acres</u>	<u>Land Resid</u>	<u>FF</u>	<u>\$/FF</u>	<u>\$/acre</u>
06-029-045-00	2295 S M-37	1/13/2022	\$158,500	\$128,195	0.950	41382	0.950	\$30,305	IRREG	N/A	\$31,900.00
03-006-008-60	12120 S M-43	12/9/2020	\$175,000	\$141,540	0.948	41295	0.923	\$33,460	147.50	\$226.85	\$36,251.35
12-031-012-52	12125 M-89	6/9/2021	\$215,000	\$164,486	2.754	119964	2.754	\$50,514	160.00	\$315.71	\$18,342.05
08-031-022-00	2275 MCCANN RD	10/1/2020	\$200,000	\$98,436	9.8	426888	9.246	\$101,564	LARGE	N/A	\$10,984.64

FREEPORT RES LAND

FREEPORT RES 4/1/2020 TO 3/31/2022

PARCEL ID	ADDRESS	SALE PRICE	DATE	BLDG+IMP	LAND RES.	FRONTAGE	AREA	\$/SQFT	\$\$/FF
43-302-001-00	317 DIVISION	\$115,000	5/19/2020	\$87,527	\$27,473	198.00	25134.12	\$1.09	\$138.75
43-104-001-00	144 OAK	\$100,000	5/22/2020	\$70,326	\$29,674	66.00	8712.00	\$3.41	\$449.61
43-207-006-00	247 S CRESSY	\$105,000	7/8/2020	\$81,847	\$23,153	66.00	8712.00	\$2.66	\$350.80
43-210-007-00	233 S WARREN	\$118,000	12/18/2020	\$81,024	\$36,976	66.00	8712.00	\$4.24	\$560.24
43-206-001-00	178 S EAST	\$106,000	3/1/2021	\$67,386	\$38,614	66.00	8712.00	\$4.43	\$585.06
43-103-005-00	129 OAK	\$87,500	3/5/2021	\$63,862	\$23,638	66.00	8712.00	\$2.71	\$358.15
43-206-003-00	360 CHERRY	\$107,000	7/8/2021	\$67,488	\$39,512	66.00	8712.00	\$4.54	\$598.67
43-104-003-50	123 N STATE	\$122,000	7/14/2021	\$71,825	\$50,175	66.00	8712.00	\$5.76	\$760.23
43-207-002-00	216 S EAST	\$95,000	3/18/2022	\$62,249	\$32,751	66.00	8712.00	\$3.76	\$496.23
					\$301,966	726.00	94830.12	\$3.18	<b>\$415.93</b>
									<b>Used: \$400.00</b>

**Irving Township Land**

2 Year -4/1/2020 to 3/31/2022

PARCEL	ADDRESS	SALE PRICE	DATE	IMPROV. VALUE	RESID LAND	GROSS ACRE	NET ACRE	\$/ACRE	NOTES
08-125-037-00	pauevly dr	\$39,500	8/3/2020	\$0	\$39,500	1.22	1.22	\$32,377.05	development
08-125-001-00	autumn ridge	\$48,900	8/3/2020	\$0	\$39,900	1.30	1.30	\$30,692.31	development
08-120-023-00	foxglove dr	\$48,000	8/6/2021	\$0	\$48,000	1.32	1.32	\$36,563.64	development
08-125-001-00	autumn ridge	\$55,000	10/13/2021	\$0	\$55,000	1.30	1.30	\$42,307.69	development
		\$182,400			\$182,400	5.14	5.14	\$35,486.38	
08-125-022-00	autumn ridge	\$42,000	10/14/2020	\$0	\$42,000	1.39	1.39	\$30,215.83	development
08-030-011-06	flat creek ct	\$64,000	9/29/2021	\$0	\$60,000	1.69	1.69	\$35,502.96	small development
08-030-011-07	flat creek ct	\$64,500	12/22/2021	\$0	\$64,500	2.15	1.70	\$37,896.59	small development
					\$166,500	4.78	4.78	\$34,818.07	
08-030-006-52	w state rd	\$57,000	7/29/2021	\$0	\$57,000	2.18	1.99	\$28,657.62	split - wooded pd
08-032-028-41-42	grange rd	\$49,800	10/28/2020	\$0	\$49,800	2.00	2.00	\$24,900.00	2 - 1 acre sites
08-031-004-07-sp	benzel ct	\$65,000	2/24/2022	\$0	\$65,000	2.10	2.01	\$33,306.16	small development
08-030-011-02sp	flat creek ct	\$60,000	6/29/2021	\$0	\$60,000	2.13	2.13	\$28,169.01	small development
08-030-011-03sp	flat creek ct	\$60,000	6/29/2021	\$0	\$60,000	2.20	2.20	\$27,272.73	small development
08-031-004-04	benzel ct	\$99,900	4/6/2022	\$0	\$99,900	2.29	2.29	\$43,624.45	small development-waterfront
08-030-011-04	flat creek ct	\$61,800	11/2/2021	\$0	\$61,800	2.31	2.31	\$26,753.25	small development
08-031-017-80	backwater dr	\$64,500	2/1/2022	\$0	\$64,500	2.36	2.36	\$27,330.51	small development
08-031-017-80	backwater dr	\$57,000	9/9/2020	\$0	\$57,000	2.36	2.36	\$24,152.54	small development
08-031-017-90	backwater dr	\$63,900	11/22/2021	\$0	\$63,900	2.60	2.45	\$26,102.94	small development
					\$570,700	24.36	24.36	\$23,425.83	
08-031-017-70	backwater dr	\$57,000	9/9/2020	\$0	\$57,000	2.65	2.65	\$21,509.43	same buyer
08-031-017-70	backwater dr	\$65,000	11/4/2021	\$0	\$65,000	2.65	2.65	\$24,528.30	small development
08-008-016-60	north ridge ct	\$54,900	3/5/2021	\$0	\$54,900	2.75	2.75	\$19,963.64	small development
08-036-029-11	willits rd	\$53,000	11/3/2021	\$0	\$53,000	2.93	2.76	\$19,182.05	small development
08-008-016-70	north ridge ct	\$57,000	11/5/2020	\$0	\$57,000	3.29	2.87	\$19,860.63	small development
					\$286,900	13.68	13.68	\$20,676.62	
08-030-011-01sp	flat creek ct	\$74,900	8/11/2021	\$0	\$74,900	3.24	2.81	\$26,702.32	small development
08-008-016-70	north ridge ct	\$57,000	11/5/2020	\$0	\$57,000	3.29	2.87	\$19,860.63	small development
08-008-016-70	north ridge ct	\$55,000	3/25/2022	\$0	\$55,000	3.29	2.87	\$19,163.76	small development
08-008-016-30	north ridge ct	\$74,400	11/9/2020	\$0	\$74,400	3.48	3.48	\$21,379.31	small development
08-008-016-50	north ridge ct	\$59,900	10/28/2020	\$0	\$59,900	3.74	3.74	\$16,016.04	small development
08-031-017-60	backwater dr	\$88,500	9/16/2020	\$0	\$88,500	4.71	4.71	\$18,789.81	small development
					\$409,700	20.48	20.48	\$20,009.77	
08-031-017-40	backwater dr	\$108,500	1/25/2021	\$0	\$108,500	4.71	4.71	\$23,036.09	small development
08-031-017-50	backwater dr	\$105,000	9/22/2021	\$0	\$105,000	4.92	4.92	\$21,341.46	small development-waterfront
08-016-004-06	benzel ct	\$93,800	2/24/2022	\$0	\$93,800	5.43	5.43	\$17,274.40	small development-waterfront to buyer
08-016-004-40	hidden hills dr	\$62,500	3/19/2021	\$0	\$62,500	5.69	5.69	\$10,984.18	small development
					\$69,800	20.75	20.75	\$17,821.69	
08-031-017-30	backwater dr	\$109,900	6/17/2020	\$0	\$109,900	5.51	5.51	\$19,945.55	small development-waterfront
08-031-017-20	backwater dr	\$107,900	11/24/2021	\$0	\$107,900	5.71	5.71	\$18,886.67	small development-waterfront
					\$217,800	11.22	11.22	\$19,411.76	
08-010-004-07	glen clay ct	\$76,500	12/21/2021	\$0	\$76,500	6.76	6.29	\$12,162.16	small development
08-010-004-08sp	sisson rd	\$89,900	3/17/2021	\$0	\$89,900	6.67	6.34	\$14,177.57	small development
08-010-004-09sp	sisson rd	\$94,900	5/17/2021	\$0	\$94,900	6.71	6.39	\$14,862.96	small development
08-010-004-10sp	sisson rd	\$92,000	4/9/2021	\$0	\$92,000	7.23	6.39	\$14,402.00	small development
08-010-004-06sp	glen clay ct	\$89,000	6/8/2021	\$0	\$89,000	6.42	6.42	\$13,862.93	small development
08-033-020-40	grange rd	\$50,000	1/19/2022	\$0	\$50,000	6.88	6.60	\$7,581.50	small development
08-018-012-11	6409 garbow rd	\$180,000	3/28/2022	\$20,176	\$159,824	7.00	6.82	\$23,420.87	rolling/wooded
08-008-016-10	north ridge ct	\$79,900	3/13/2021	\$0	\$79,900	7.50	6.93	\$11,524.59	small development
08-031-014-60	sydney trl	\$79,900	8/4/2020	\$0	\$79,900	7.19	7.19	\$11,112.66	small development
08-031-014-70	sydney trl	\$110,000	11/6/2020	\$0	\$110,000	7.50	7.50	\$14,656.67	small development
08-008-016-40	north ridge ct	\$95,000	10/23/2020	\$0	\$95,000	7.80	7.80	\$12,179.49	small development
08-020-007-22	red pearl ln	\$115,000	5/21/2021	\$0	\$115,000	8.00	8.00	\$14,375.00	small development
08-020-007-21sp	crane rd	\$110,000	10/5/2020	\$0	\$110,000	8.00	8.00	\$13,750.00	small development
					\$1371,924	99.40	99.40	\$13,801.64	
08-031-017-10	backwater dr	\$109,900	6/17/2020	\$0	\$109,900	6.82	6.82	\$16,114.37	riverfrontage
08-004-016-30	eckert rd	\$80,000	10/28/2020	\$0	\$80,000	9.87	9.62	\$8,313.42	
43-350-050-22	s state st	\$80,000	7/30/2021	\$0	\$80,000	9.70	9.70	\$8,247.42	Freeport Village pd
08-030-006-10	w state rd	\$120,000	1/4/2021	\$0	\$120,000	10.00	9.75	\$12,307.69	small development
08-010-004-05sp	glen clay ct	\$112,000	6/11/2021	\$0	\$112,000	10.06	10.06	\$11,133.20	small development
08-017-004-30	crane rd	\$130,000	8/19/2021	\$0	\$130,000	10.19	10.15	\$12,807.88	small development
08-008-016-20	north ridge ct	\$112,000	10/28/2020	\$0	\$112,000	10.89	10.89	\$10,284.66	small development
					\$634,000	60.17	60.17	\$10,536.29	
08-024-009-00sp	hammond rd	\$100,000	10/14/2020	\$0	\$100,000	18.00	17.63	\$5,673.76	some low & wet
08-010-004-04sp	glen clay ct	\$169,000	3/17/2021	\$0	\$169,000	22.89	22.89	\$7,383.14	small development
					\$269,000	40.52	40.52	\$6,699.52	
08-010-005-20	cain creek dr	\$112,500	7/2/2020	\$0	\$112,500	24.70	24.70	\$4,554.66	small development
08-010-004-03	glen clay ct	\$240,000	10/16/2021	\$0	\$240,000	27.87	27.87	\$8,611.41	small development
					\$352,500	52.57	52.57	\$6,705.35	

USED AG NON-TILLABLE VALUE OF \$6200/ACRE FOR PARCELS 30 ACRES & UP