

County: 91 Book: 2018 Page: 2061 Sale Date: 10/05/2018 Rcrd Date: 10/11/2018 Record #: 1 of 175

Seller: STITT, JULIE D. & HOIT, ROXINE K. R Buyer: HOIT, TERRY W. & FAWN L.  
 Legal Desc: A TRACT OF LAND NE1/4 25-2-10 Unif/Learning Comm: DOC-STAMP: 18.00

Location ID: 001501101 Sale No: 242 School: 91-0002 Parcel Number: 1  
 Usability: 1 Code #: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 4373 2 10 25 1 00000 1 000 4925  
 Address of Property: 25-2-10

Assr. Comments : joint tenancy warranty deed they ar  
 e brother and sister but the paid do  
 c stamp and the amount is comparabl  
 e to assessed value

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
City Size Parcel Size			
			9
Value			
Dwelling	0		
Outbdlg	16,160		
Impr. Total	16,160		

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (13,840 + 16,160) / (8,000 + 0) = 375%  
 Adj. Sale Price: \$8,000 Price/Acre: (8,000 + 0) - 16,160 - 13,840 / (1.42) = \$ -15,493  
 Majority Land Use : 100% GRASS

**Form 521:** Assessed Value/Date of Sale:  
 Land: \$ 7,785  
 Imprint: \$ 6,005  
 Total: \$ 13,790

Assessed Value/Current Year:  
 Land: \$ 16,725  
 Imprint: \$ 16,160  
 Total: \$ 32,885

Non-Agricultural  
 Real Property Land: (100%)  
 Acres Value

Home Site	1.00	5,765
Farm Site		
Recreation		
WRP		
Non Ag Other	0.38	
Roads		
Non-Agland	1.38	13,840
Agland Tot.	1.42	2,885
TOT. LAND	2.80	16,725

Agricultural Land Acres:						
Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		3G: 0.05 4G: 1.37				
Irgr:	Dry:	Grs: 1.42	Crp:	Timbr:	Other:	
<b>Ratio Formula:</b> AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 2885/(8000 - 16160 - 5765 + 0) Ratio: -20.72						

County: 91 Book: 2018 Page: 2120 Sale Date: 10/15/2018 Rcrd Date: 10/19/2018 Record #: 2 of 175

Seller: MARY BETH GOVIER, PR -ESTATE OF JOA Buyer: PATRICK M. GLOBE  
 Legal Desc: 15-04-09 NE1/4 15-4-9

Location ID: 001317000 Sale No: 259 School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 0.00  
 Usability: 4 Code #: 07 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Assessor Location: Val\_Grp: 4135 4 9 15 1 00000 1 000 3060  
 Address of Property: 15-4-9  
 Assr. Comments : exempt #15

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size Parcel Size			
			9
Value			
Dwelling	0		
Outbdlg	0		
Impr. Total	0		

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (81,250 + 0) = 0%  
 Adj. Sale Price: \$81,250 Price/Acre: (81,250 + 0) / (156,00) = \$ 521  
 Majority Land Use : 60.26% DRY

**Form 521:** Assessed Value/Date of Sale:  
 Land: \$ 304,650  
 Imprint: \$ 0  
 Total: \$ 304,650

Assessed Value/Current Year:  
 Land: \$ 295,490  
 Imprint: \$ 0  
 Total: \$ 295,490

Non-Agricultural  
 Real Property Land: (100%)  
 Acres Value

Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other	4.00	
Roads		
Non-Agland	4.00	0
Agland Tot.	156.00	295,490
TOT. LAND	160.00	295,490

Agricultural Land Acres:						
Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1D : 36.00 3D : 58.00 2G : 11.00 3G : 6.00 4G : 35.00			Wst. : 10.00	
Irgr:	Dry:	Grs: 52.00	Crp:	Timbr:	Other:	
<b>Ratio Formula:</b> AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 295490/(81250 - 0 - 0 + 0) Ratio: 363.68						

County: 91 Book: 2018 Page: 2116-2 Sale Date: 10/15/2018 Rcd Date: 10/19/2018 Record #: 3 of 175

Seller: SVOBODA, ARLENE & ROBERT J TRUST Buyer: DISHMAN, JERRY P & JOLENE K DISHMAN  
 Legal Desc: NE1/4 15-4-9 THIS 521 IS BEING USED FOR THE TOTAL SALE PRICE. INFORMATION ON EACH IS IN MIPS SYSTEM

Location ID: 001317000 Sale No: 257 School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 735.75

Usability: 4

Code #: 1

Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4135	4	9	15	1	00000	1	000	3060

Address of Property : 15-4-9

Assr. Comments :

trustees deed-257-2018-216-2117 81  
 250 trustees deed-258-2018-2118-21  
 19 81,250 deed of distr pr-259 2018  
 -2120-2121 special warranty -260 20  
 18-2122-2123 162,500 total sale amo

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Assr Adj. Amount: \$0  
 Price/Acre : (325,000 + 0) / (156,00) = \$ 2,083  
 Adj. Sale Price: \$325,000  
 Majority Land Use : 60.26% DRY

Form 521: Assessed Value/Current Year:

Total Purchase Price: \$ 325,000  
 Land: \$ 304,650  
 Non-Real Property: \$ 0  
 Imprmt: \$ 0  
 Adj. Purchase Price: \$ 325,000  
 Total: \$ 304,650

Non-Agricultural Real Property Land: (100%)

Acres	Value
4.00	0
156.00	295,490
TOT. LAND	160.00 295,490

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 36.00 3D : 58.00	2G : 11.00 3G : 6.00 4G : 35.00			Wst. : 10.00	
Irrg.:	Dry : 94.00	Grs : 52.00	Crp :	Tmbr:	Other : 10.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 295490/(325000 - 0 - 0 + 0) Ratio: 90.92

County: 91 Book: 2018 Page: 2118-2 Sale Date: 10/15/2018 Rcd Date: 10/19/2018 Record #: 4 of 175

Seller: SVOBODA, ARLENE & ROBERT J TRUST Buyer: DISHMAN, JERRY P. & JOLENE K. DISHM

Legal Desc: 15-04-09 NE1/4 15-4-9

Location ID: 001317000

Sale No: 258

School: 65-0005

Unif/Learning Comm: 652005 DOC-STAMP: 184.50

Usability: 4

Code #: 07

Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4135	4	9	15	1	00000	1	000	3060

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Address of Property : 15-4-9

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

NonAg % of SaleAmt : (0 + 0) / (81,250 + 0) = 0%

Price/Acre : (81,250 + 0) / (156,00) = \$ 521

Majority Land Use : 60.26% DRY

Form 521:

Total Purchase Price: \$ 81,250  
 Land: \$ 304,650  
 Non-Real Property: \$ 0  
 Imprmt: \$ 0  
 Adj. Purchase Price: \$ 81,250  
 Total: \$ 304,650

Assessed Value/Current Year:

Land:	Imprmt:	Total:
\$ 304,650	\$ 0	\$ 295,490
Total:	\$ 304,650	\$ 295,490

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 36.00 3D : 58.00	2G : 11.00 3G : 6.00 4G : 35.00			Wst. : 10.00	
Irrg.:	Dry : 94.00	Grs : 52.00	Crp :	Tmbr:	Other : 10.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 295490/(81250 - 0 - 0 + 0) Ratio: 363.68

Non-Agricultural Real Property Land: (100%)

Acres	Value
4.00	0
156.00	295,490
TOT. LAND	160.00 295,490

**County:** 91    **Book:** 2018    **Page:** 2122-2    **Sale Date:** 10/15/2018    **Rcd Date:** 10/19/2018    **Record #:** 5 of 175

**Seller:** PATRICK M. GLOEB    **Buyer:** DISHMAN, JERRY P. & JOLENE K. DISHM

**Legal Desc:** 15-04-09 NE1/4 15-4-9    **Sale No:** 257-260    **School:** 65-0005    **Unit/Learning Comm:** 652005    **DOC-STAMP:** 366.75

**Location ID:** 001317000    **Code #:** 07    **Parcel Number:**

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4135	4	9	15	1	00000	1	000	3060

**Assessor Location:** RURAL (RUR)    **Val\_Grp:** 6

**Address of Property:** 15-4-9

**Assr. Comments:**

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

**Assr Adj. Amount:** \$0    **NonAg % of SaleAmt:** (0 + 0) / (162,500 + 0) = 0%

**Adj. Sale Price:** \$162,500    **Price/Acre:** (162,500 + (0)) / (156,00) = \$ 1,042

**Majority Land Use:** 60.26% DRY

**Form 521:**

<b>Assessed Value/Date of Sale:</b>	<b>Assessed Value/Current Year:</b>
Land: \$304,650	Land: \$295,490
Imprmt: \$0	Imprmt: \$0
Total: \$304,650	Total: \$295,490

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 36.00 3D : 58.00	2G : 11.00 3G : 6.00 4G : 35.00			Wst. : 10.00	
<b>Irrg:</b>	<b>Dry: 94.00</b>	<b>Grs: 52.00</b>	<b>Crp:</b>	<b>Timbr:</b>	<b>Othr: 10.00</b>	

Home Site	4.00	0
Farm Site	156.00	295,490
Recreation		
WRP		
Non Ag Other	4.00	
Roads		
<b>Non-Agland</b>	<b>4.00</b>	<b>0</b>
<b>Agland Tot.</b>	<b>156.00</b>	<b>295,490</b>
<b>TOT. LAND</b>	<b>160.00</b>	<b>295,490</b>

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)    **Ratio:** 181.84

**County:** 91    **Book:** 2018    **Page:** 2135    **Sale Date:** 10/17/2018    **Rcd Date:** 10/19/2018    **Record #:** 6 of 175

**Seller:** PARDEKARA    **Buyer:** PAULEY, THOMAS R. AND COLLEEN J.

**Legal Desc:** E1/2NE1/4 33-1-10    **Sale No:**    **School:** 91-0002    **Unit/Learning Comm:**    **DOC-STAMP:** 0.00

**Location ID:** 001413800    **Code #:**    **Parcel Number:**

**Usability:** 1    **Geo**    **Twn**    **Rng**    **Sec**    **Qtr**    **Subdiv**    **Area**    **Blk**    **Parcel**

**Assessor Location:** RURAL (RUR)    **Val\_Grp:** 6    **4489**    **1**    **10**    **33**    **1**    **00000**    **1**    **000**    **4385**

**Address of Property:** 33-1-10

**Assr. Comments:** joint tenancy warranty deed

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

**Assr Adj. Amount:** \$0    **NonAg % of SaleAmt:** (0 + 0) / (160,000 + 0) = 0%

**Adj. Sale Price:** \$160,000    **Price/Acre:** (160,000 + (0)) / (77.84) = \$ 2,055

**Majority Land Use:** 65.6% DRY

**Form 521:**

<b>Assessed Value/Date of Sale:</b>	<b>Assessed Value/Current Year:</b>
Land: \$137,500	Land: \$133,325
Imprmt: \$0	Imprmt: \$0
Total: \$137,500	Total: \$133,325

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 21.48 2D : 17.12 4D : 12.46	2G1: 0.97 2G : 2.68		1T : 0.35 3T : 1.24 4T : 21.54		
<b>Irrg:</b>	<b>Dry: 51.06</b>	<b>Grs: 3.65</b>	<b>Crp:</b>	<b>Timbr:</b> 23.13	<b>Othr:</b>	

Home Site	2.00	0
Farm Site	77.84	133,325
Recreation		
WRP		
Non Ag Other	2.00	
Roads		
<b>Non-Agland</b>	<b>2.00</b>	<b>0</b>
<b>Agland Tot.</b>	<b>77.84</b>	<b>133,325</b>
<b>TOT. LAND</b>	<b>79.84</b>	<b>133,325</b>

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)    **Ratio:** 83.33

County: 91 Book: 2018 Page: 2187 Sale Date: 10/24/2018 Rcrd Date: 10/30/2018 Record #: 7 of 175  
 Seller: LEWIS, KEITH ALLEN & KEVIN GEORGE Buyer: GORSUCH, LEVI  
 Legal Desc: 29-01-10 N1/2SW1/4 29-1-10  
 Location ID: 001412500 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 326.25  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 29-1-10 4489 1 10 29 3 00000 1 000 0000  
 Assr. Comments : wd to levi t gorsuch  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Assr Adj. Amount: \$0 NonAg % of Saleamt: (13,840 + 1,385) / (145,000 + 0) = 10.5%  
 Adj. Sale Price: \$145,000 Price/Acre: (145,000 + 0) - 1,385 - 13,840) / (77.72) = \$ 1,670  
 Majority Land Use : 76.85% GRASS  
**Form 521:** Assessed Value/Date of Sale: Assessed Value/Current Year:  
 Total Purchase Price: \$ 145,000 Land: \$ 130,855 Land: \$ 132,110  
 Non-Real Property: \$ 0 Imprmt: \$ 1,380 Imprmt: \$ 1,385  
 Adj. Purchase Price: \$ 145,000 Total: \$ 132,235 Total: \$ 133,495  
**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Dwelling	0
Outbldg	1,385
Impr. Total	1,385

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	3D : 7.52 4D1 : 4.57 4D : 5.90	3G : 12.96 4G1 : 2.29 4G : 44.48				
Irrg:	Dry : 17.99	Grs: 59.73	Crp :	Tmbr:	Othr:	

Home Site	Acres	Value
Home Site	1.00	5,765
Farm Site		
Recreation		
WRP		
Non Ag Other		
Roads	1.00	
Non-Agland	2.00	13,840
Agland Tot	77.72	118,270
TOT. LAND	79.72	132,110

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 118270/(145000 - 1385 - 5765 + 0) Ratio: 85.80  
 County: 91 Book: 2018 Page: 2238 Sale Date: 11/01/2018 Rcrd Date: Record #: 8 of 175

Seller: PAULEY KIDS CORP A NE CORP Buyer: JEBT, LTD  
 Legal Desc: 17-04-12 E1/2 17-4-12 & W1/2NW1/4 AND W1/2SW1/4  
 Location ID: 002501200 Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 6,120.00  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 17-4-12 4129 4 12 17 0 00000 1 000 2842  
 Assr. Comments : add locids: 002501000 - cnt: 1 co  
 proportion warranty deed  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount: \$-162,500 NonAg % of Saleamt: (0 + 0) / (2,719,808 + -162,500) = 0%  
 Adj. Sale Price: \$2,557,308 Price/Acre: (2,719,808 + (-162,500)) / (473.68) = \$ 5,399  
 Majority Land Use : 82.27% RRRGTD  
**Form 521:** Assessed Value/Date of Sale: Assessed Value/Current Year:  
 Total Purchase Price: \$ 2,719,808 Land: \$ 2,018,270 Land: \$ 1,864,420  
 Non-Real Property: \$ 0 Imprmt: \$ 0 Imprmt: \$ 0  
 Adj. Purchase Price: \$ 2,719,808 Total: \$ 2,018,270 Total: \$ 1,864,420

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 200.70 2A1 : 60.70 3A : 49.50 4A1 : 43.80 4A : 35.00		1G : 28.75 2G1 : 11.90 3G : 11.50 4G1 : 19.33 4G : 12.50				
Irrg: 389.70	Dry :	Grs: 83.98	Crp :	Tmbr:	Othr:	

Home Site	Acres	Value
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other		
Roads	12.00	
Non-Agland	12.00	0
Agland Tot	473.68	1,864,420
TOT. LAND	485.68	1,864,420

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1864420/(2719808 - 0 - 0 + -162500) Ratio: 72.91

County: 91 Book: 2018 Page: 2396

Sale Date: 11/30/2018 Rcrd Date:

Record #: 9 of 175

Seller: PAULEY KIDS CORP A NE CORP

Buyer: HEINRICH, RICHARD D., TRUSTEE

Legal Desc: NW1/4 18-4-12

Location ID: 002501600

Sale No:

School: 01-0123

Unit/Learning Comm:

DOC-STAMP: 1,602.00

Usability: 1

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val\_Grp: 6

4129 4 12 18 2 00000 1 000 3525

Address of Property : 18-4-12

Assr. Comments : corporation warranty deed, adj for pivot

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Asst Adj. Amount: \$-95,000

NonAg % of SaleAmt: (0 + 0) / (711,238 + 95,000) = 0%

Adj. Sale Price: \$616,238

Price/Acre : (711,238 + (-95,000)) / (146.20) = \$ 4,215

Majority Land Use : 80.85% IRRGTD

Form 521:

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Land: \$ 621,085

Imprmt: \$ 0

Total: \$ 621,085

Non-Agricultural Real Property Land: (100%)

Acres Value

Home Site

Farm Site

Recreation

WRP

Non Ag Other

Roads

Non-Agland 2.00 0

Agland Tot. 146.20 562,250

TOT. LAND 148.20 562,250

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 16.40			1C : 3.10			
2A1 : 5.90			2C1 : 6.10			
2A : 7.90			2C : 3.70			
4A1 : 52.00			4C1 : 9.70			
4A : 36.00			4C : 5.40			

Irrg: 118.20 Dry: Grs: Crp: 28.00 Tmbr: Othr:

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)

562250/(711238 - 0 - 0 + -95000)

Ratio: 91.24

County: 91 Book: 2019 Page: 1754

Sale Date: 12/14/2018 Rcrd Date: 07/24/2019

Record #: 10 of 175

Seller: ALBER, GERALD & REBECCA

Buyer: ALBER, TIMOTHY M

Legal Desc: 11-03-10 SE1/4 11-3-10

Location ID: 001604100

Sale No:

School: 91-0074

Unit/Learning Comm:

DOC-STAMP: 135.00

Usability: 4

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val\_Grp: 6

4243 3 10 11 4 00000 1 000 5470

Address of Property : 11-3-10

Assr. Comments : wd - between parents & child

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

NonAg % of SaleAmt: (0 + 0) / (60,000 + 0) = 0%

Price/Acre : (60,000 + (0)) / (156.00) = \$ 385

Majority Land Use : 100% GRASS

Form 521:

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Land: \$ 222,300

Imprmt: \$ 0

Total: \$ 222,300

Land: \$ 221,030

Imprmt: \$ 0

Total: \$ 221,030

Non-Agricultural Real Property Land: (100%)

Acres Value

Dwelling 0

Outbldg 0

Impr. Total 0

Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads

4.00

Non-Agland 4.00 0

Agland Tot. 156.00 221,030

TOT. LAND 160.00 221,030

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		2G1 : 38.00				
		2G : 16.00				
		3G1 : 11.00				
		3G : 38.00				
		4G1 : 20.00				
		4G : 33.00				

Irrg: Dry: Grs: 156.00 Crp: Tmbr: Othr:

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)

221030/(60000 - 0 - 0 + 0)

Ratio: 368.38

County: 91 Book: 2019 Page: 5 Sale Date: 12/20/2018 Rcd Date: 01/02/2019 Record #: 11 of 175  
 Seller: ZF FARMS, LLC Buyer: ZUELLNER, HEATH & TERRA  
 Legal Desc: 19-04-12 LOT 1 & 2 & Pt 3 IN NW1/4 LESS 2.35 ACRE TRACT 19-4-12  
 Location ID: 002511200 School: 01-0123 Unif/Learning Comm: DOC-STAMP: 348.75  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 19-4-12 4129 4 12 19 2 00000 1 000 3595  
 Assr. Comments: jswd  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$154,200

NonAg % of SaleAmt: (0 + 0) / (154,200 + 0) = 0%  
Price/Acre: (154,200 + (0)) / (80.86) = \$ 1,907  
Majority Land Use: 20.84% GRASS

**Form 521:**

Total Purchase Price: \$ 154,200  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 154,200

Assessed Value/Date of Sale:  
Land: \$ 131,320  
Imprmt: \$ 0  
Total: \$ 131,320

Assessed Value/Current Year:  
Land: \$ 127,035  
Imprmt: \$ 0  
Total: \$ 127,035

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	1A : 9.77 4A1 : 2.40 4A : 0.29	1G: 7.70 1G : 6.63 2G: 2.52			Ac: 4.59 Wst: 31.33								1.83	80.86	82.69
Irrg: 12.46	Dry: 15.29	Grs: 16.85	Crp: 35.92	Timbr: 35.92	Other: 35.92								1.83	80.86	82.69

Ratio Formula: AgLandTot/Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj) 127035/(154200 - 0 - 0 + 0) Ratio: 82.38

County: 91 Book: 2018 Page: 2532 Sale Date: 12/21/2018 Rcd Date: 12/27/2018 Record #: 12 of 175

Seller: ALEXANDER, SUSAN%

Buyer: HYNEM, MICHAEL L.

Legal Desc: NE1/4 36-2-9  
Location ID: 001115400

Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 756.00

Usability: 1 Code #: Parcel Number:  
Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property: 36-2-9 Val\_Grp: 6 4375 2 9 36 1 00000 1 000 1755  
Assr. Comments: wd

Property Classification Code/Current Assessment Year:  
Status Prop Type Zoning Location City Size Parcel Size

2	05	5	3		9
---	----	---	---	--	---

Assr Adj. Amount: \$0  
Adj. Sale Price: \$336,000

NonAg % of SaleAmt: (0 + 0) / (336,000 + 0) = 0%  
Price/Acre: (336,000 + (0)) / (156.00) = \$ 2,154  
Majority Land Use: 89.1% GRASS

**Form 521:**

Total Purchase Price: \$ 336,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 336,000

Assessed Value/Date of Sale:  
Land: \$ 238,180  
Imprmt: \$ 0  
Total: \$ 238,180

Assessed Value/Current Year:  
Land: \$ 231,745  
Imprmt: \$ 0  
Total: \$ 231,745

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	1D : 5.00 3D : 4.00 4D : 8.00	1G: 79.00 2G: 50.00 2G : 10.00											4.00	156.00	160.00
Irrg: 17.00	Dry: 17.00	Grs: 139.00	Crp: 139.00	Timbr: 139.00	Other: 139.00								4.00	156.00	160.00

Ratio Formula: AgLandTot/Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj) 231745/(336000 - 0 - 0 + 0) Ratio: 68.97

County: 91 Book: 2018 Page: 2542 Sale Date: 12/28/2018 Rcrd Date: 12/31/2018 Record #: 13 of 175  
 Seller: MILLER, ARTHUR C & SANDRA D Buyer: DACI FARMS, LLC  
 Legal Desc: E1/2 17-2-11  
 Location ID: 001902000 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,579.50  
 Usability: 4 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 17-2-11 4371 2 11 17 0 00000 1 000 8550  
 Assr. Comments : wd substantially improved  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount: \$0  
Adj. Sale Price: \$702,000

NonAg % of SaleAmt: (0 + 0) / (702,000 + 0) = 0%  
Price/Acre : (702,000 + (0)) / (314,00) = \$ 2,236  
Majority Land Use : 95.54% GRASS

**Form 521:**

Total Purchase Price: \$ 702,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 702,000

**Assessed Value/Date of Sale:**  
Land: \$ 461,100  
Imprmt: \$ 0  
Total: \$ 461,100

**Assessed Value/Current Year:**  
Land: \$ 549,790  
Imprmt: \$ 0  
Total: \$ 549,790

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	2D1 : 12.00 4D : 2.00	1G : 19.00 2G1: 57.00 3G : 74.00 4G1: 10.00 4G : 140.00											6.00	314.00	549,790
Irrg:	Dry : 14.00	Grs: 300.00	Crp :	Timbr:	Othr:										549,790

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 549790/(702000 - 0 - 0 + 0) **Ratio:** 78.32  
 County: 91 Book: 2018 Page: 2551 Sale Date: 12/31/2018 Rcrd Date: Record #: 14 of 175

Seller: MINO, JOHN A -TRUSTEE Buyer: BOHRER, ROGER L & LILAJ  
 Legal Desc: LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION RED CLOUD  
 Location ID: 000171100 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 15.75  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : empty lots, but have a greenbelt so  
 Assr. Comments : add locids: 000171300;000171500;00  
 0171900 - cnt: 3; trustees deed-4  
 parcels involved in sale, these are  
 empty lots, but have a greenbelt so  
 priced like ag  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	1	1	6	3

Assr Adj. Amount: \$0  
Adj. Sale Price: \$6,500

NonAg % of SaleAmt: (0 + 0) / (6,500 + 0) = 0%  
Price/Acre : (6,500 + (0)) / (5.26) = \$ 1,236  
Majority Land Use : 81.37% DRY

**Assessed Value/Date of Sale:**  
Land: \$ 11,090  
Imprmt: \$ 0  
Total: \$ 11,090

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	2D : 4.28	2G : 0.98											0.00	5.26	13,600
Irrg:	Dry : 4.28	Grs: 0.98	Crp :	Timbr:	Othr:										13,600

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 13600/(6500 - 0 - 0 + 0) **Ratio:** 209.23

County: 91 Book: 2019 Page: 44 Sale Date: 01/07/2019 Rctd Date: 01/08/2019 Record #: 15 of 175

Seller: GRANSTROM, JAMES J. Buyer: GRANSTROM, JAMES J  
 Legal Desc: 33-03-11 NE1/4 33-11  
 Location ID: 0020005501 School: 91-0002 Unfl/Learning Comm: DOC-STAMP: 2,193.75  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 33-3-11 4245 3 11 33 0 00000 1 000 9885  
 Assr. Comments: wd  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$975,000

NonAg % of Saleamt: (0 + 0) / (975,000 + 0) = 0%  
 Price/Acre: (975,000 + (0)) / (156.37) = \$ 6,235  
 Majority Land Use: 82.16% RRRGTD

**Form 521:**  
 Total Purchase Price: \$ 1,020,500  
 Non-Real Property: \$ 45,500  
 Adj. Purchase Price: \$ 975,000

**Assessed Value/Date of Sale:**  
 Land: \$ 614,835  
 Imprmt: \$ 0  
 Total: \$ 614,835

**Assessed Value/Current Year:**  
 Land: \$ 625,950  
 Imprmt: \$ 0  
 Total: \$ 625,950

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	3.99
Roads	
<b>Non-Agland</b>	<b>3.99</b>
<b>Agland Tot.</b>	<b>156.37</b>
<b>TOT. LAND</b>	<b>160.36</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 37.79 3A1 : 3.07 3A : 20.88 4A1 : 19.83 4A : 46.90	ID : 12.48 3D1 : 0.12 3D : 7.78 4D1 : 1.68 4D : 5.84					

Irrg: 128.47 Dry: 27.90 Grs: Crp: Tmbr: Othr:

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 625950/(975000 - 0 - 0 + 0) **Ratio: 64.20**

County: 91 Book: 2019 Page: 50 Sale Date: 01/11/2019 Rctd Date: Record #: 16 of 175

Seller: HOFSTETTER, WILLIAM & LYNETTE (%) Buyer: HERZ, KENNETH R. & GLENDAS.

Legal Desc: TRACT IN SE1/4 35-4-9

Location ID: 001316600 Sale No: School: 65-0005 Unfl/Learning Comm: 652005 DOC-STAMP: 346.00

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 35-4-9 4135 4 9 35 4 00000 1 000 3560

Asstr. Comments: wd

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Asstr Adj. Amount: \$0  
 NonAg % of Saleamt: (0 + 0) / (153,900 + 0) = 0%

Adj. Sale Price: \$153,900  
 Price/Acre: (153,900 + (0)) / (54.65) = \$ 2,816  
 Majority Land Use: 87.54% DRY

**Form 521:**

**Assessed Value/Date of Sale:**

Land: \$ 104,745  
 Imprmt: \$ 0  
 Total: \$ 104,745

**Assessed Value/Current Year:**  
 Land: \$ 125,770  
 Imprmt: \$ 0  
 Total: \$ 125,770

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Dwelling	0
Outldg	0
Impr. Total	0
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.32
Roads	
<b>Non-Agland</b>	<b>2.32</b>
<b>Agland Tot.</b>	<b>54.65</b>
<b>TOT. LAND</b>	<b>125,770</b>

Total Purchase Price: \$ 153,900

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 153,900

**Agricultural Land Acres:**

**Irrigated** Dry Grass CRP Timber Other Misc.

ID : 27.90 2D : 18.57 4D : 1.37				1T : 0.14 3T : 0.35 4T : 6.60		
---------------------------------------	--	--	--	-------------------------------------	--	--

Irrg: Dry: 47.84 Grs: Crp: Tmbr: 7.09 Othr:

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 125770/(153900 - 0 - 0 + 0) **Ratio: 81.72**



**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

County 91 Webster

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

Run Date: 04/11/2022

Page: 9 of 88

County: 91 Book: 2019 Page: 56

Sale Date: 01/11/2019 Rcd Date:

Record #: 17 of 175

Seller: HOFSTETTER, WILLIAM & LYNETTE (%)

Buyer: HUBL, EUGENE & ELLEN

Legal Desc: 13-04-09 NW1/4 & N1/2SW1/4 13-4-9

Location ID: 001306600

School: 65-0005

Unif/Learning Comm: 652005 DOC-STAMP: 2,061.00

Usability: 1

Sale No:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4135 4 9 13 0 00000 1 990 0000

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Address of Property : 13-4-9

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Asst Adj. Amount: \$0

NonAg % of Saleamt: (0 + 0) / (915,906 + 0) = 0%

Price/Acre: (915,906 + (0)) / (288.58) = \$ 3,174

Majority Land Use : 71.5% DRY

Adj. Sale Price: \$915,906

**Form 521:**

Assessed Value/Date of Sale:

Land: \$ 592,170

Imprmt: \$ 0

Land: \$ 677,555

Total: \$ 592,170

Imprmt: \$ 0

Total: \$ 592,170

Total: \$ 677,555

Non-Real Property: \$ 0

Non-Agricultural Real Property Land: (100%)

Adj. Purchase Price: \$ 915,906

Acres Value

Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Non-Agland	Agland Tot.	TOT. LAND
	ID1 : 113.00 ID : 86.48 3D : 8.00	1GH: 2.00 1G : 6.00 3G : 10.00 4GH: 3.50 4G : 59.60					7.20	288.58	295.78

Irrg:	Dry : 207.48	Grass: 81.10	CRP :	Timbr:	Other:	Value
						0

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 677555/(915906 - 0 - 0 + 0)

Ratio: 73.98

County: 91 Book: 2019 Page: 75

Sale Date: 02/06/2019 Rcd Date: 01/17/2019 Record #: 18 of 175

Seller: BOHRER, ROGER L & LILA J

Buyer: GARY L MEYER AND BEVERLY K MEYER

Legal Desc: LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION RED CLOUD

Location ID: 000171100

School: 91-0002

Unif/Learning Comm: DOC-STAMP: 33.75

Usability: 1

Sale No:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4491 1 11 00 0 10125 1 001 0000

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Address of Property : LOTS

Asst. Comments : addl locids: 000171300;000171500;90

0171900 - cont 3, wd -also includes

000171300; 000171500; 000171900

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	1	1	6	3

Asst Adj. Amount: \$0

NonAg % of Saleamt: (+ 0) / (15,000 + 0) = 0%

Price/Acre: (15,000 + (0)) / (5.49) = \$ 2,732

Majority Land Use : 80.15% DRY

Adj. Sale Price: \$15,000

**Form 521:**

Assessed Value/Date of Sale:

Land: \$ 9,730

Imprmt: \$ 0

Land: \$ 13,600

Total: \$ 9,730

Imprmt: \$ 0

Total: \$ 9,730

Total: \$ 13,600

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Non-Agricultural Real Property Land: (100%)
	2D : 4.40	2G : 1.09					Acres Value
							Home Site Farm Site Recreation WRP Non Ag Other Roads
							Non-Agland 0.00 Agland Tot. 5.49 TOT. LAND 5.49

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(15000 - 0 - 0 + 0)

Ratio: 0.01

County: 91 Book: 2019 Page: 310 Sale Date: 02/07/2019 Rcd Date: Record #: 19 of 175

Seller: KNEHANS, DOUGLAS L & LINDA Buyer: SCHRINER, HAROLD D & GAIL M

Legal Desc: N1/2 26-3-9 LESS A TRACT

Location ID: 001211301 Sale No: 44 School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,314.00

Usability: 1

Code #:

Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
0000	00	00	00	0	00000	1	000	0000

Address of Property:

Assr. Comments: wd

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		6

Assr Adj. Amount: \$0  
Adj. Sale Price: \$583,050

NonAg % of SaleAmt: (0+0)/(583,050+0) = 0%  
Price/Acre: (583,050+(0))/(303.30) = \$ 1,972  
Majority Land Use: 55.49% GRASS

**Form 521:**

Total Purchase Price: \$ 583,050  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 583,050

Assessed Value/Date of Sale:	
Land:	\$ 508,995
Imprmt:	\$ 0
Total:	\$ 508,995

Assessed Value/Current Year:	
Land:	\$ 565,265
Imprmt:	\$ 0
Total:	\$ 565,265

Non-Agricultural Real Property Land: (100%)	
Acres	Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 62.41 2D1 : 13.57 2D : 39.47 4D1 : 0.15 4D : 13.93	1G1: 105.50 1G : 22.97 2G1: 39.84			Wst : 5.45	

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
				6.71	

Non-Agland	Agland Tot	TOT. LAND
6.71	303.30	310.01
0	565,265	565,265

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 565265/(583050 - 0 - 0 + 0) Ratio: 96.95

County: 91 Book: 2019 Page: 414 Sale Date: 02/18/2019 Rcd Date: 02/22/2019 Record #: 20 of 175

Seller: MCCAULEY, WILLIAM DEFOREST JR. -TRUS

Buyer: JOHNSON, LEE C & LINDA A L & L JOHN

Legal Desc: 21-04-09 N1/2SE1/4 & NE1/4 21-4-9 (FARM 4717)

Location ID: 001310000

School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 956.25

Usability: 1

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4135	4	9	21	0	00000	1	000	3185

Address of Property: 21-4-9

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

NonAg % of SaleAmt: (0+0)/(424,694+0) = 0%

Price/Acre: (424,694+(0))/(237.32) = \$ 1,790  
Majority Land Use: 55.64% DRY

**Form 521:**

Total Purchase Price: \$ 424,694  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 424,694

Assessed Value/Date of Sale:	
Land:	\$ 390,455
Imprmt:	\$ 0
Total:	\$ 390,455

Assessed Value/Current Year:	
Land:	\$ 456,025
Imprmt:	\$ 0
Total:	\$ 456,025

Non-Agricultural Real Property Land: (100%)	
Acres	Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D1 : 9.40 2D : 104.70 4D1 : 11.65 4D : 6.30	1G1: 95.41 2G1: 9.05			Wst : 7.00	

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
				3.01	

Non-Agland	Agland Tot	TOT. LAND
3.01	237.32	240.33
0	456,025	456,025

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 456025/(424694 - 0 - 0 + 0) Ratio: 107.38

**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

Run Date: 04/11/2022

Page: 11 of 88

County: 91 Book: 2019 Page: 494 Sale Date: 03/01/2019 Rcrd Date: Record #: 21 of 175

Seller: ECKHARDT, JOHN ECKHARDT, LAWRENCE R Buyer: ECKHARDT, GORDON

Legal Desc: 07-01-12-PT LOTS 10 & 11 & ALL 12 & 13 IN SW1/4-7-1-12 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 407.25

Location ID: 002201700

Sale No:

Unif/Learning Comm:

DOC-STAMP: 407.25

Usability: 1 Code #:

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 407.25

Assessor Location: RURAL (RUR) Val\_Grp: 6

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

4493 1 12 7 3 00000 1 000 1075

Address of Property: 7-1-12

Assr. Comments: wd

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0

Adj. Sale Price: \$180,700

NonAg % of SaleAmt: (0 + 0) / (180,700 + 0) = 0%  
Price/Acre: (180,700 + (0)) / (137.00) = \$ 1,319  
Majority Land Use: 86.66% GRASS

**Form 521:**

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Total Purchase Price: \$180,700  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$180,700

Land: \$131,130  
Imprmt: \$ 0  
Total: \$131,130

Land: \$126,880  
Imprmt: \$ 0  
Total: \$126,880

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot	137.00
TOT. LAND	139.00

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G: 60.00 4G: 30.00 4G: 29.00			Act: 1.00 Wst: 17.00	
Irrg:	Dry:	Grs: 119.00	Crp:	Timbr:	Other: 18.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 126880/(180700 - 0 - 0 + 0)

Ratio: 70.22

County: 91 Book: 2019 Page: 635 Sale Date: 03/15/2019 Rcrd Date: 03/20/2019 Record #: 22 of 175

Seller: L & L JOHNSON FARMS INC Buyer: MOHLING, BRETTW & HEATHER L

Legal Desc: 03-03-11 NE1/4 3-11

Location ID: 002006800

Sale No:

Unif/Learning Comm:

DOC-STAMP: 648.00

Usability: 1 Code #:

School: 01-0123

Unif/Learning Comm:

DOC-STAMP: 648.00

Assessor Location: RURAL (RUR) Val\_Grp: 6

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

4245 3 11 3 1 00000 1 000 9250

Address of Property: 3-3-11

Assr. Comments: wd

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

NonAg % of SaleAmt: (0 + 0) / (288,000 + 0) = 0%

Price/Acre: (288,000 + (0)) / (151.00) = \$ 1,907

Majority Land Use: 97.35% GRASS

**Form 521:**

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Total Purchase Price: \$288,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$288,000

Land: \$201,375  
Imprmt: \$ 0  
Total: \$201,375

Land: \$206,920  
Imprmt: \$ 0  
Total: \$206,920

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	4.00
Non-Agland	4.00
Agland Tot	151.00
TOT. LAND	155.00

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G: 91.00 2G: 54.00 3G: 2.00			Wst: 4.00	
Irrg:	Dry:	Grs: 147.00	Crp:	Timbr:	Other: 4.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 206920/(288000 - 0 - 0 + 0)

Ratio: 71.85

County: 91 Book: 2019 Page: 976

Sale Date: 04/11/2019 Rcrd Date: 04/22/2019

Record #: 23 of 175

Seller: TRAMBLY, NELSON P & KELLY E

Buyer: INAVALE GRAIN, INC.

Legal Desc: 30-03-12 A TRACT OF LAND IN SW1/4 30-3-12  
Location ID: 002403702

School: 01-0123 Unif/Learning Comm:

DOC-STAMP: 112.50

Usability: 4

Sale No: 94  
Code #: 4

Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
0000	3	12	30	0	00000	1	000	0000

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Address of Property:

Assr. Comments: qcd went from personal to corporation

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2		05	5	3	

Asst Adj. Amount: \$0  
Adj. Sale Price: \$50,000

NonAg % of SaleAmt: (0 + 0) / (50,000 + 0) = 0%  
Price/Acre: (50,000 + (0)) / (4.85) = \$ 10,309  
Majority Land Use: 100% IRRGTD

Assessed Value/Current Year:  
Land: \$ 22,215  
Imprmt: \$ 0  
Total: \$ 22,215

Total Purchase Price: \$ 50,000

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 50,000

Assessed Value/Date of Sale:  
Land: \$ 21,560  
Imprmt: \$ 0  
Total: \$ 21,560

Assessed Value/Current Year:  
Land: \$ 22,215  
Imprmt: \$ 0  
Total: \$ 22,215

Form 521:

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Agricultural Land Acres:

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	0.48
Roads	
Non-Agland	0.48
Agland Tot.	4.85
TOT. LAND	5.33

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 4.85						
Irrg: 4.85	Dry:	Grss:	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 22215/(50000 - 0 - 0 + 0)

Ratio: 44.43

County: 91 Book: 2020 Page: 96

Sale Date: 04/11/2019 Rcrd Date: 01/10/2020

Record #: 24 of 175

Seller: STITT, JULIE D.

Buyer: HOIT, TERRY W & FAWN L HOIT, PATRIC

Legal Desc: 01-01-11 LOT 23 BLK 5 KALEY JACKSONS ADD 1-1-11

Location ID: 001800200

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 495.00

Usability: 4

Sale No:

Parcel Number:

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4491	1	11	1	1	00000	1	000	0000

Address of Property: 1-1-11

Assr. Comments: add locids: 001800300 - cnt: 1, jtw: sale between brother & sister; includes parcel 18003

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2		05	5	3	

Asst Adj. Amount: \$0  
Adj. Sale Price: \$220,000

NonAg % of SaleAmt: (0 + 0) / (220,000 + 0) = 0%  
Price/Acre: (220,000 + (0)) / (105.03) = \$ 2,095  
Majority Land Use: 49.81% IRRGTD

Assessed Value/Date of Sale:

Land: \$ 260,390  
Imprmt: \$ 0  
Total: \$ 260,390

Assessed Value/Current Year:

Land: \$ 325,505  
Imprmt: \$ 0  
Total: \$ 325,505

Impr. Total: 0

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Total Purchase Price: \$ 220,000

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 220,000

Form 521:

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	1.56
Roads	
Non-Agland	1.56
Agland Tot.	105.03
TOT. LAND	106.59

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 40.52 2A1 : 3.99 2A : 7.81	ID1 : 48.33	2G1: 0.61 2G : 3.77				
Irrg: 52.32	Dry: 48.33	Grss: 4.38	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 325505/(220000 - 0 - 0 + 0)

Ratio: 147.96

County: 91 Book: 2019 Page: 2547 Sale Date: 04/24/2019 Rcrd Date: 10/17/2019 Record #: 25 of 175

Seller: VANBOENING, CHARLES & MARY Buyer: VANBOENING, THOMAS

Legal Desc: 14-04-11 LESS A TRACT IN SE1/4 14-4-11 Unif/Learning Comm: DOC-STAMP: 90.00

Location ID: 002110100 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 90.00

Usability: 4 Code #: 05 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4131 4 11 14 4 00000 1 000 0335

Address of Property: 1184/RD X Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Asst Adj. Amount: \$0 NonAg % of Saleamt: (0 + 0) / (40,000 + 0) = 0%  
 Adj. Sale Price: \$40,000 Price/Acre: (40,000 + (0)) / (143.63) = \$ 278  
 Majority Land Use: 61.68% GRASS

Form 521:	Assessed Value/Date of Sale:	Assessed Value/Current Year:	Non-Agricultural Real Property Land: (100%)
Total Purchase Price: \$ 40,000	Land: \$ 239,180	Land: \$ 262,630	Acres
Non-Real Property: \$ 0	Imprmt: \$ 0	Imprmt: \$ 0	Value
Adj. Purchase Price: \$ 40,000	Total: \$ 239,180	Total: \$ 262,630	

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Non-Agland
	ID1 : 18.51 ID : 30.64 4D1 : 0.71 4D : 0.71	IG1: 0.28 IG : 29.35 2G1: 6.13 3G : 2.82 4G1: 27.41 4G : 22.60			Wst. : 4.47		Home Site Farm Site Recreation WRP Non Ag Other Roads	2.85
Irrg:	Dry : 50.57	Grs: 88.59	Crp :	Tmbr:	Othr : 4.47			0
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)							262630/(40000 - 0 - 0 + 0)	
							Ratio: 656.58	

County: 91 Book: 2019 Page: 988 Sale Date: 04/26/2019 Rcrd Date: 04/29/2019 Record #: 26 of 175

Seller: JESSKE, JUDSON Buyer: JESSKE FARMS, L.L.C.

Legal Desc: 09-04-10 LOT 8 IN SW1/4 9-4-10 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 110.25

Location ID: 001705200 Sale No: Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 9 0 00000 1 000 6380

Address of Property: 9-4-10 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Asst Adj. Amount: \$0 NonAg % of Saleamt: (0 + 0) / (48,840 + 0) = 0%  
 Adj. Sale Price: \$48,840 Price/Acre: (48,840 + (0)) / (24.00) = \$ 2,035  
 Majority Land Use : 100% GRASS

Form 521:	Assessed Value/Date of Sale:	Assessed Value/Current Year:	Non-Agricultural Real Property Land: (100%)
Total Purchase Price: \$ 48,840	Land: \$ 32,760	Land: \$ 34,665	Acres
Non-Real Property: \$ 0	Imprmt: \$ 0	Imprmt: \$ 0	Value
Adj. Purchase Price: \$ 48,840	Total: \$ 32,760	Total: \$ 34,665	

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Non-Agland
		IG : 6.00 4G1: 8.00 4G : 10.00					Home Site Farm Site Recreation WRP Non Ag Other Roads	0
Irrg:	Dry :	Grs: 24.00	Crp :	Tmbr:	Othr :			0
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)							34665/(48840 - 0 - 0 + 0)	
							Ratio: 70.98	

County: 91 Book: 2019 Page: 1009 Sale Date: 04/30/2019 Rcd Date: Record #: 27 of 175

Seller: BOHRER, ROGER L & LILA J Buyer: FOUNTAINE, ROBERT L & JACKIE L  
 Legal Desc: LOTS 1-11 SHUCKS SUBDIVISION OF ANNEX LOT #1 RED CLOUD  
 Location ID: 000167600 Sale No: 98 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 13.50  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 4371 2 11 00 0 10110 1 000 0000  
 Assr. Comments: jwvd  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	1	1	6	3

Assr Adj. Amount: \$0  
Adj. Sale Price: \$5,500

NonAg % of SaleAmt: (3,050 + 0) / (5,500 + 0) = 55.45%  
Price/Acre : Error: Total Ag\_Acre = 0  
Majority Land Use : 0% 1 zeros!

**Form 521: Assessed Value/Date of Sale:**

Total Purchase Price: \$ 5,500  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 5,500

Land: \$ 5,765  
Imprmt: \$ 1,885  
Total: \$ 7,650

Land: \$ 3,050  
Imprmt: \$ 0  
Total: \$ 3,050

**Non-Agricultural Real Property Land: (100%)**  
Acres Value  
Home Site 0.90 5,765  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																
Irrg:	Dry:	Grs:	Crp:	Tmbr:	Other:																	
<p><b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(5500 - 0 - 5765 + 0) Ratio: -.38</p>																						
<p>County: 91 Book: 2019 Page: 1039 Sale Date: 05/01/2019 Rcd Date: 05/03/2019 Record #: 28 of 175</p>																						
<p>Seller: MUHLHEISEN, LAVERN, TRUSTEE C O CARL Buyer: JESSE, JUDSON SELF-DIRECTED IRA</p>																						
<p>Legal Desc: 28-04-10 A TRACT IN NE1/4 28-4-10</p>																						
<p>Location ID: 001710401 Sale No: 100 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 405.00</p>																						
<p>Usability: 1 Code #: Parcel Number: 0000 4 10 28 0 00000 1 000 0000</p>																						
<p>Assessor Location: RURAL (RUR) Val_Grp: 6 Address of Property: Assr. Comments: wd</p>																						
<p><b>Property Classification Code/Current Assessment Year:</b></p>																						
<table border="1"> <thead> <tr> <th>Status</th> <th>Prop Type</th> <th>Zoning</th> <th>Location</th> <th>City Size</th> <th>Parcel Size</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>05</td> <td>5</td> <td>3</td> <td></td> <td>9</td> </tr> </tbody> </table>							Status	Prop Type	Zoning	Location	City Size	Parcel Size	2	05	5	3		9				
Status	Prop Type	Zoning	Location	City Size	Parcel Size																	
2	05	5	3		9																	
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	Value																					
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<table border="1"> <thead> <tr> <th></th> <th>Non-Agricultural Real Property Land: (100%)</th> <th>Acres</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Non-Agland</td> <td>0.00</td> <td></td> <td>0</td> </tr> <tr> <td>Agland Tot.</td> <td>46.12</td> <td></td> <td>118,005</td> </tr> <tr> <td>TOT. LAND</td> <td>46.12</td> <td></td> <td>118,005</td> </tr> </tbody> </table>								Non-Agricultural Real Property Land: (100%)	Acres	Value	Non-Agland	0.00		0	Agland Tot.	46.12		118,005	TOT. LAND	46.12		118,005
	Non-Agricultural Real Property Land: (100%)	Acres	Value																			
Non-Agland	0.00		0																			
Agland Tot.	46.12		118,005																			
TOT. LAND	46.12		118,005																			

Assr Adj. Amount: \$0  
Adj. Sale Price: \$180,000

NonAg % of SaleAmt: (0 + 0) / (180,000 + 0) = 0%  
Price/Acre : (180,000 + (0)) / (46.12) = \$ 3,903  
Majority Land Use : 100% DRY

**Form 521: Assessed Value/Date of Sale:**

Total Purchase Price: \$ 180,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 180,000

Land: \$ 103,335  
Imprmt: \$ 0  
Total: \$ 103,335

Land: \$ 118,005  
Imprmt: \$ 0  
Total: \$ 118,005

**Non-Agricultural Real Property Land: (100%)**  
Acres Value  
Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
Irrg:	Dry: 46.12	Grs:	Crp:	Tmbr:	Other:	
<p><b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 118005/(180000 - 0 - 0 + 0) Ratio: 65.56</p>						

ID1: 1.95  
ID : 35.79  
4D1: 4.96  
4D : 3.42

County: 91 Book: 2019 Page: 1041 Sale Date: 05/01/2019 Rcd Date: 05/03/2019 Record #: 29 of 175

Seller: MUHLEISEN, LAVERN, TRUSTEE C O CARL Buyer: JESSKE, JUDSON J  
Legal Desc: 28-04-10 A TRACT IN NE1/4 LESS 28-4-10  
Location ID: 001710400 Sale No: School: 91-0074 Unit/Learning Comm: DOC-STAMP: 495.00  
Usability: 1 Code #: Parcel Number:  
Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property : 28-4-10 4133 4 10 28 1 00000 1 379,605  
Assr. Comments : wd Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0  
Adj. Sale Price: \$220,000

NonAg % of SaleAmt: (0 + 0) / (220,000 + 0) = 0%  
Price/Acre: (220,000 + (0)) / (81.17) = \$ 2,710  
Majority Land Use : 98.64% DRY

**Form 521:**

Total Purchase Price: \$ 220,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 220,000

Assessed Value/Date of Sale:  
Land: \$ 185,735  
Imprmt: \$ 0  
Total: \$ 185,735

Assessed Value/Current Year:  
Land: \$ 217,300  
Imprmt: \$ 0  
Total: \$ 217,300

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	80.07	1.10					1.96						1.96	81.17	83.13
													0	217,300	217,300

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 217300/(220000 - 0 - 0 + 0) Ratio: 98.77

County: 91 Book: 2019 Page: 1081 Sale Date: 05/01/2019 Rcd Date: 05/09/2019 Record #: 30 of 175

Seller: MUHLEISEN, LAVERN, TRUSTEE C O CARL Buyer: HUBL, JOSEPH R & LISA A

Legal Desc: 14-04-11 NW/4 14-4-11  
Location ID: 002102400 Sale No: School: 01-0123 Unit/Learning Comm: DOC-STAMP: 1,152.00  
Usability: 4 Code #: Parcel Number:  
Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property : 14-4-11 Val\_Grp: 6 4131 4 11 14 2 00000 1 0330  
Assr. Comments : wd; previous renter w/ adjoining farm ground Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0  
Adj. Sale Price: \$512,000

NonAg % of SaleAmt: (0 + 0) / (512,000 + 0) = 0%  
Price/Acre: (512,000 + (0)) / (156.00) = \$ 3,282  
Majority Land Use : 64.74% DRY

**Form 521:**

Total Purchase Price: \$ 512,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 512,000

Assessed Value/Date of Sale:  
Land: \$ 304,680  
Imprmt: \$ 0  
Total: \$ 304,680

Assessed Value/Current Year:  
Land: \$ 379,605  
Imprmt: \$ 0  
Total: \$ 379,605

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	101.00	55.00					4.00						4.00	156.00	160.00
													0	379,605	379,605

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 379605/(512000 - 0 - 0 + 0) Ratio: 74.14

County: 91 Book: 2019 Page: 2548 Sale Date: 05/06/2019 Rcrd Date: 10/17/2019 Record #: 31 of 175

Seller: VANBOENING, CHARLES W Buyer: VANBOENING, THOMAS

Legal Desc: 14-04-11 LESS A TRACT IN SE1/4 14-4-11 Unif/Learning Comm: DOC-STAMP: 90.00

Location ID: 002110100 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 90.00

Usability: 4 Code #: 05 Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4131 4 11 14 4 00000 1 000 0335

Address of Property : 1184/RD X Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (40,000 + 0) = 0%  
Adj. Sale Price: \$40,000 Price/Acre : (40,000 + (0)) / (143.63) = \$ 278  
Majority Land Use : 61.68% GRASS

Form 521:		Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Total Purchase Price:	Land:	Imprmt:	Total:	Acres	Value
\$ 40,000	\$ 239,180	\$ 0	\$ 262,630		
Non-Real Property: \$ 0	Imprmt: \$ 0				
Adj. Purchase Price: \$ 40,000	Total: \$ 239,180	Total: \$ 262,630			

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	AglLand Tot.	TOT. LAND
	50.57	88.59			4.47						2.85	2.85	143.63	146.48
												0	262,630	262,630

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 262630/(40000 - 0 - 0 + 0) Ratio: 656.58

County: 91 Book: 2019 Page: 1586 Sale Date: 05/18/2019 Rcrd Date: 07/02/2019 Record #: 32 of 175

Seller: FAIMON, DONALD (LE) FAIMON, MARLENE Buyer: FAIMON, DONALD (LE) FAIMON, LARRY J

Legal Desc: 14-04-09 SE1/4 14-4-9 Unif/Learning Comm: 652005 DOC-STAMP: 342.00

Location ID: 001307300 Sale No: School: 65-0005

Usability: 1 Code #: Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4135 4 9 14 4 00000 1 000 3035

Address of Property : 144-9 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Form 521:		Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Total Purchase Price:	Land:	Imprmt:	Total:	Acres	Value
\$ 151,158	\$ 264,735	\$ 0	\$ 268,130		
Non-Real Property: \$ 0	Imprmt: \$ 0				
Adj. Purchase Price: \$ 151,158	Total: \$ 264,735	Total: \$ 268,130			

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	AglLand Tot.	TOT. LAND
	28.23	67.01	60.59								3.97	3.97	155.83	159.80
												0	268,130	268,130

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Reviewer Adj.) 268130/(151158 - 0 - 0 + 0) Ratio: 177.38



County: 91 Book: 2019 Page: 1205 Sale Date: 05/20/2019 Rcrd Date: 05/20/2019 Record #: 33 of 175  
 Seller: GROWLING BEAR HOLDINGS, LLC Buyer: HELDT, JASON & STACIE  
 Legal Desc: 07-01-10 W1/2SE1/4 LESS A 2 ACRE TRACT 7-1-10  
 Location ID: 001403303 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 41625  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 0000 1 10 7 0 00000 1 1,194,560  
 Assr. Comments : wd Property Classification Code/Current Assessment Year:  
 Status Prop Type Zoning Location City Size Parcel Size  
 1 05 5 3 9

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (13,840 + 17,545) / (185,000 + 0) = 16.96%  
 Adj. Sale Price: \$185,000 Price/Acre: (185,000 + 0) - 17,545 - 13,840) / (76.04) = \$ 2,020  
 Majority Land Use : 100% GRASS

Form 521: Assessed Value/Date of Sale: Assessed Value/Current Year:

Land: \$109,560	Land: \$120,295
Imprmt: \$25,310	Imprmt: \$17,545
Total: \$134,870	Total: \$137,840

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G : 3.06 4G1: 22.25 4G : 50.73				
Irrg: 182.33	Dry: 152.72	Grs: 147.66	Crp: 1	Tmbr: 1	Other: 05	

  

Non-Agricultural Real Property Land: (100%)	Acres	Value
Home Site	1.00	5,765
Farm Site		
Recreation		
WRP		
Non Ag Other	1.44	
Roads		
Non-Agland	2.44	13,840
Agland Tot.	76.04	106,455
TOT. LAND	78.48	120,295

Ratio Formula: AgLAndTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 106455/(185000 - 17545 - 5765 + 0) Ratio: 65.84  
 County: 91 Book: 2019 Page: 1714 Sale Date: 05/20/2019 Rcrd Date: 07/18/2019 Record #: 34 of 175

Seller: SIMPSON, TERRY & CRAIG Buyer: SIMPSON, TERRY & CRAIG  
 Legal Desc: 04-01-11 W1/2NE1/4 & NW1/4 4-1-11  
 Location ID: 001803000 Sale No: School: 91-0002 Unit/Learning Comm: DOC-STAMP: 0.00  
 Usability: 4 Code #: 10 Parcel Number:  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 913 /HWY 136 4491 1 11 4 0 00000 1 1,194,560  
 Assr. Comments : addl locids: 001912600 - cnt: 1, wd  
 - for highway purposes; also incl des 1912600 Property Classification Code/Current Assessment Year:  
 Status Prop Type Zoning Location City Size Parcel Size  
 1 05 5 3 10

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (38,840 + 86,375) / (20,890 + 0) = 599.4%  
 Adj. Sale Price: \$20,890 Price/Acre: (20,890 + 0) - 86,375 - 38,840) / (531.63) = \$ -196  
 Majority Land Use : 36.58% GRASS

Form 521: Assessed Value/Date of Sale: Assessed Value/Current Year:

Land: \$1,018,640	Land: \$1,233,400
Imprmt: \$65,030	Imprmt: \$86,375
Total: \$1,083,670	Total: \$1,319,775

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 100.82 3A1 : 67.78 4A1 : 10.55 4A : 3.18	1D : 27.10 2D1 : 26.70 3D1 : 27.62 4D1 : 35.35 4D : 35.95	1G : 2.84 2G1: 5.64 3G1: 15.66 3G : 0.30 4G1: 52.04 4G : 71.18		1T : 0.07 2T1 : 0.63 3T1 : 0.21 4T1 : 2.44 4T : 43.48	Wst. : 2.09	
Irrg: 182.33	Dry: 152.72	Grs: 147.66	Crp: 1	Tmbr: 46.83	Other: 2.09	

  

Non-Agricultural Real Property Land: (100%)	Acres	Value
Home Site	1.00	10,000
Farm Site	1.00	5,765
Recreation		
WRP		
Non Ag Other	6.66	0
Roads	5.90	
Non-Agland	14.56	38,840
Agland Tot.	531.63	1,194,560
TOT. LAND	546.19	1,233,400

Ratio Formula: AgLAndTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1194560/(20890 - 86375 - 15765 + 0) Ratio: -1470.23

County: 91 Book: 2019 Page: 1314 Sale Date: 05/30/2019 Rcrd Date: Record #: 35 of 175

Seller: HERZ, KENNETH R. & GLENDA S. Buyer: HERZ, AARON M & LAURA A

Legal Desc: 35-04-09 TRACT IN SE1/4 35-4-9

Location ID: 001316600 Sale No: School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 346.50

Usability: 4 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4135 4 9 35 4 00000 1 000 3560

Address of Property : 35-4-9

Assr. Comments : wd - between parents & child

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
9	9		

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (153,900 + 0) = 0%  
Adj. Sale Price: \$153,900 Price/Acre: (153,900 + (0) / (54.65) = \$ 2,816  
Majority Land Use : 86% DRY

**Form 521:**

Total Purchase Price: \$ 153,900  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 153,900

Assessed Value/Date of Sale:	
Land: \$ 104,745	Imprmt: \$ 0
Total: \$ 104,745	

Assessed Value/Current Year:	
Land: \$ 125,770	Imprmt: \$ 0
Total: \$ 125,770	

Non-Agricultural Real Property Land: (100%)	
Acres	Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 30.00 3D : 17.00				Wst. : 7.65	
Irrg:	Dry : 47.00	Grs:	Crp :	Tmbr:	Other: 7.65	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.35
Roads	

Non-Agland	2.35	0
Agland Tot.	54.65	125,770
TOT. LAND	57.00	125,770

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 125770/(153900 - 0 - 0 + 0) Ratio: 81.72

County: 91 Book: 2019 Page: 1363 Sale Date: 06/06/2019 Rcrd Date: Record #: 36 of 175

Seller: LAIRD, CRYSTOL Buyer: RUPPRECHT, LUKAS & HANNAH

Legal Desc: 23-02-12 SW1/4 23-2-12

Location ID: 002303700 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 522.00

Usability: 1 Code #:

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4369 2 12 23 3 00000 1 000 2050

Address of Property : 23-2-12

Assr. Comments : addl locids: 002303701 - cnt: 1, jt  
wd; also includes parcel 23037.01

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
City Size	Parcel Size		
9	9		

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	219,955
Outbldg	0
Impr. Total	219,955

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (25,000 + 219,955) / (232,000 + 0) = 105.58%  
Adj. Sale Price: \$232,000 Price/Acre: (232,000 + (0) - 219,955 - 25,000) / (156.00) = \$ -83  
Majority Land Use : 100% GRASS

**Form 521:**

Total Purchase Price: \$ 232,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 232,000

Assessed Value/Date of Sale:	
Land: \$ 212,940	Imprmt: \$ 0
Total: \$ 212,940	

Assessed Value/Current Year:	
Land: \$ 223,600	Imprmt: \$ 219,955
Total: \$ 443,555	

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		2G : 24.00 4G1: 27.00 4G : 105.00				
Irrg:	Dry: 156.00	Grs: 156.00	Crp :	Tmbr:	Other:	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	4.00
Roads	

Non-Agland	4.00	25,000
Agland Tot.	156.00	198,600
TOT. LAND	160.00	223,600

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 198600/(232000 - 219955 - 0 + 0) Ratio: 1648.82

County: 91 Book: 2019 Page: 1573 Sale Date: 07/01/2019 Rcd Date: 07/02/2019 Record #: 37 of 175

Seller: J-HAJENTOURAGE, LLC  
Legal Desc: 35-04-10 E1/2NE1/4 35-4-10  
Location ID: 001718400  
Usability: 1  
Assessor Location: RURAL (RUR)  
Address of Property: 1987 RD 1800  
Assr. Comments: wd  
Buyer: HERRINGER, DONETTE J & KIM N  
School: 91-0074 Unit/Learning Comm: DOC-STAMP: 50625  
Parcel Number:  
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4133 4 10 35 1 00000 1 000 7210

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$225,000  
NonAg % of Saleamt: (13,840 + 46,670) / (225,000 + 0) = 26.89%  
Price/Acre: (225,000 + 0) - 46,670 - 13,840) / (75.79) = \$ 2,170  
Majority Land Use: 76.43% GRASS

Form 521:		Assessed Value/Current Year:	
Total Purchase Price:	\$ 225,000	Land:	\$ 136,360
Non-Real Property:	\$ 0	Imprmt:	\$ 46,670
Adj. Purchase Price:	\$ 225,000	Total:	\$ 183,030

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	1.00 5,765
Recreation	
WRP	
Non Ag Other	
Roads	2.98
Non-Agland	3.98 13,840
Agland Tot.	75.79 122,520
TOT. LAND	79.77 136,360

Agricultural Land Acres:		Grass		CRP		Timber		Other		Misc.	
Irrigated	Dry	3D : 15.40 4D : 2.46	1G : 5.19 3G : 10.09 4G : 42.65								
Irrg:	Dry : 17.86	Grs: 57.93	Crp :	Timbr:	Other:						

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 122520/(225000 - 46670 - 5765 + 0) Ratio: 71.00  
County: 91 Book: 2019 Page: 1793 Sale Date: 07/20/2019 Rcd Date: 07/30/2019 Record #: 38 of 175

Seller: WILHELMIS, GARY  
Legal Desc: 19-04-09 E1/2SE1/4 19-4-9  
Location ID: 001309400  
Usability: 1  
Assessor Location: RURAL (RUR)  
Address of Property: 19-4-9  
Assr. Comments: wd  
Buyer: KOHMETSCHER, TRENT  
School: 91-0074 Unit/Learning Comm: DOC-STAMP: 42525  
Parcel Number:  
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4135 4 9 19 4 00000 1 000 3155

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdge	0
Impr. Total	0

Assr Adj. Amount: \$0  
Adj. Sale Price: \$188,640  
Form 521:  
Total Purchase Price: \$ 188,640  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 188,640  
NonAg % of Saleamt: (0 + 0) / (188,640 + 0) = 0%  
Price/Acre: (188,640 + (0)) / (79.51) = \$ 2,373  
Majority Land Use: 50.42% DRY

Assessed Value/Current Year:	
Land:	\$ 121,895
Imprmt:	\$ 0
Total:	\$ 121,895

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	5.53
Non-Agland	5.53 0
Agland Tot.	79.51 148,925
TOT. LAND	85.04 148,925

Agricultural Land Acres:		Grass		CRP		Timber		Other		Misc.	
Irrigated	Dry	ID : 1.90 2D1 : 2.52 2D : 32.33 3D1 : 2.84 4D : 0.50	1Gt: 34.74 2Gt: 1.68								
Irrg:	Dry : 40.09	Grs: 36.42	Crp :	Timbr:	Other:						

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 148925/(188640 - 0 - 0 + 0) Ratio: 78.95

County: 91 Book: 2019 Page: 1813 Sale Date: 07/26/2019 Rcrd Date: 07/31/2019 Record #: 39 of 175

Seller: JOHNSON, LEE C & LINDA A L & L IOHNN Buyer: JOHNSON, TIMOTHY L & JILL M

Legal Desc: 21-04-09 N1/2SE1/4 & NE1/4 21-4-9 (FARM 4717)

Location ID: 001310000 Sale No: School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 479.25

Usability: 4

Code #: 05

Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4135	4	9	21	0	00000	1	000	3185

Address of Property : 937 N SEWARD ST

Assr. Comments : trustee's deed between parents & c

hld: 1/2 interest

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			10

Assr Adj. Amount: \$0

NonAg % of Saleamt: (0 + 0) / (212,347 + 0) = 0%

Price/Acre: (212,347 + (0)) / (235.40) = \$ 902

Majority Land Use : 55.23% DRY

Adj. Sale Price: \$212,347

**Form 521:**

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Total Purchase Price: \$ 212,347  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 212,347

Land: \$ 390,455  
 Imprmt: \$ 0  
 Total: \$ 390,455

Land: \$ 456,025  
 Imprmt: \$ 0  
 Total: \$ 456,025

Non-Agricultural  
 Real Property Land: (100%)  
 Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D1 : 9.30 2D : 0.70 3D : 101.80 4D1 : 11.50 4D : 6.70	2G1: 47.70 2G : 9.00 3G : 10.70 4G : 31.00			Wst. : 7.00	

Home Site	Non-Agland
Farm Site	4.54
Recreation	0
WRP	456,025
Non Ag Other	456,025
Roads	
TOT. LAND	239.94

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 456025/(212347 - 0 - 0 + 0) Ratio: 214.75

County: 91 Book: 2019 Page: 2100 Sale Date: 08/29/2019 Rcrd Date: 09/03/2019 Record #: 40 of 175

Seller: HEIL, DENNIS

Buyer: HEIL, RICHARD

Legal Desc: 36-04-09 NE1/4 36-4-9 UNDIVIDED 24.7619% INTEREST

Location ID: 001316700

Sale No:

School: 65-0005

Unif/Learning Comm: 652005 DOC-STAMP: 247.50

Usability: 1

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4135	4	9	36	1	00000	1	000	3565

Address of Property : 1985 RD 2500

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Assr Adj. Amount: \$0  
 NonAg % of Saleamt: (38,840 + 11,670) / (110,000 + 0) = 45.92%  
 Price/Acre: (110,000 + (0) - 11,670 - 38,840) / (153.92) = \$ 386  
 Majority Land Use : 62.85% DRY

**Form 521:**

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Total Purchase Price: \$ 110,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 110,000

Land: \$ 310,395  
 Imprmt: \$ 9,570  
 Total: \$ 319,965

Land: \$ 373,225  
 Imprmt: \$ 11,670  
 Total: \$ 384,895

Non-Agricultural  
 Real Property Land: (100%)  
 Acres Value

Home Site	Non-Agland
Home Site	1.00
Farm Site	1.00
Recreation	5.765
WRP	38,840
Non Ag Other	38,840
Roads	
TOT. LAND	153.92

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 9.38 1D : 80.96 3D : 2.54 4D : 3.86	1G1: 4.07 1G : 4.81 3G : 0.43 4G : 42.27			Wst. : 5.60	

Home Site	Non-Agland
Home Site	1.00
Farm Site	1.00
Recreation	5.765
WRP	38,840
Non Ag Other	38,840
Roads	
TOT. LAND	159.90

Irrig: Dry: 96.74

Grass: 51.58

CRP:

Timbr:

Other: 5.60

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 334385/(110000 - 11670 - 15765 + 0) Ratio: 0405.00

County: 91 Book: 2019 Page: 2149 Sale Date: 08/30/2019 Rcd Date: 09/06/2019 Record #: 41 of 175

Seller: HARVEY, DIANE  
Legal Desc: 03-04-11 E1/2NE1/4 3-4-11  
Location ID: 002100400  
Sale No: School: 01-0123 Unit/Learning Comm: DOC-STAMP: 1,026.00  
Usability: 1 Code #: Parcel Number:  
Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property: 3-4-11 4131 4 11 3 0 00000 1 7004  
Assr. Comments: wd  
Buyer: KRUEGER, PAUL D & BARBARA J, REV TR

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size Parcel Size			
			9

Assr Adj. Amount: \$0		NonAg % of Saleamt: (0 + 0) / (456,000 + 0) = 0%	
Adj. Sale Price:	\$456,000	Price/Acre:	(456,000 + (0)) / (81.40) = \$ 5,602
<b>Form 521:</b>		Majority Land Use:	82.56% DRRGTD
Total Purchase Price:	\$ 456,000	<b>Assessed Value/Current Year:</b>	
Non-Real Property:	\$ 0	Land:	\$ 340,695
Adj. Purchase Price:	\$ 456,000	Imprmt:	\$ 0
		Total:	\$ 340,695
		<b>Non-Agricultural Real Property Land: (100%)</b>	
		Acre:	Value
		Dwelling	0
		Outbldg	0
		Impr. Total	0

Agricultural Land Acres:		Non-Agricultural Real Property Land: (100%)	
Irrigated	Dry	Home Site	Value
IA1: 7.00	ID1: 0.50	Farm Site	
IA : 50.80	ID : 11.99	Recreation	
4A1: 9.40	4D1: 1.00	WRP	
		Non Ag Other	
		Roads	3.00
		Non-Agland	3.00
		Agland Tot	81.40
		TOT. LAND	84.40
			340,695

Agricultural Land Acres:		Non-Agricultural Real Property Land: (100%)	
Irrigated	Dry	Home Site	Value
IA1: 7.00	ID1: 0.50	Farm Site	
IA : 50.80	ID : 11.99	Recreation	
4A1: 9.40	4D1: 1.00	WRP	
		Non Ag Other	
		Roads	3.00
		Non-Agland	3.00
		Agland Tot	81.40
		TOT. LAND	84.40
			340,695

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 340695/(456000 - 0 - 0 + 0) Ratio: 74.71  
County: 91 Book: 2019 Page: 2375 Sale Date: 10/01/2019 Rcd Date: 10/02/2019 Record #: 42 of 175

Seller: DEISLEY, HOWARD A  
Legal Desc: 30-01-10 TRACT IN NE1/4 30-1-10  
Location ID: 001412901  
Sale No: School: 91-0002 Unit/Learning Comm: DOC-STAMP: 231.75  
Usability: 1 Code #: Parcel Number:  
Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property: 277 RD 1400 4489 1 10 30 1 00000 1 430  
Assr. Comments: wd  
Buyer: FURR, BRANDON & BRANDY

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
City Size Parcel Size			
			7

Assr Adj. Amount: \$0		NonAg % of Saleamt: (77,685 + 49,935) / (102,500 + 0) = 124.51%	
Adj. Sale Price:	\$102,500	Price/Acre:	(102,500 + (0) - 49,935 - 77,685) / (12.47) = \$ -2,014
<b>Form 521:</b>		Majority Land Use:	86.37% GRASS
Total Purchase Price:	\$ 102,500	<b>Assessed Value/Current Year:</b>	
Non-Real Property:	\$ 0	Land:	\$ 77,685
Adj. Purchase Price:	\$ 102,500	Imprmt:	\$ 49,935
		Total:	\$ 127,620
		<b>Non-Agricultural Real Property Land: (100%)</b>	
		Acre:	Value
		Dwelling	38,760
		Outbldg	11,175
		Impr. Total	49,935

Agricultural Land Acres:		Non-Agricultural Real Property Land: (100%)	
Irrigated	Dry	Home Site	Value
ID : 1.70	IGL: 6.77	Farm Site	15,000
	ZGL: 4.00	Recreation	8,650
		WRP	
		Non Ag Other	
		Roads	1.50
		Non-Agland	3.50
		Agland Tot	12.47
		TOT. LAND	15.97
			77,685

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(102500 - 49935 - 15765 + 0) Ratio: .00

County: 91 Book: 2020 Page: 813 Sale Date: 10/05/2019 Rcrd Date: 04/06/2020 Record #: 43 of 175

Seller: SCHRINER, HAROLD D Buyer: MEYER, SHANE & ALISON

Legal Desc: 34-03-09 NE1/4 34-3-9 School: 65-0011 Unif/Learning Comm: DOC-STAMP: 303.75

Location ID: 001215400 Sale No: Code #: 05 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Usability: 4 Val\_Grp: 6 4241 3 9 34 1 00000 1 000 2595

Assessor Location: RURAL (RUR)  
Address of Property: 34-3-9  
Assr. Comments: w/d, between parent & child; satisfi  
ction of contract

Property Classification Code/Current Assessment Year:				
Status	Prop Type	Zoning	Location	City Size
2	05	5	3	
Parcel Size				
				Value

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (135,000 + 0) = 0%  
Adj. Sale Price: \$135,000 Price/Acre: (135,000 + 0) / (156.00) = \$ 865  
Majority Land Use: 100% GRASS

**Form 521:**

Total Purchase Price: \$ 135,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 135,000

Assessed Value/Date of Sale:  
Land: \$ 212,940  
Imprmt: \$ 0  
Total: \$ 212,940

Assessed Value/Current Year:  
Land: \$ 218,400  
Imprmt: \$ 0  
Total: \$ 218,400

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G : 22.00 3G : 74.00 4G : 60.00				
Irrg:	Dry:	Grs: 156.00	Crp :	Tmbr:	Othr:	
Ratio Formula: AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 218400/(135000 - 0 - 0 + 0) Ratio: 161.78						
Home Site Farm Site Recreation WRP Non Ag Other Roads						
Non-Agl Land 4.00 0 Agl Land Tot 156.00 218,400 TOT. LAND 160.00 218,400						

County: 91 Book: 2019 Page: 2638 Sale Date: 10/25/2019 Rcrd Date: Record #: 44 of 175

Seller: MITTERA, JAMES C & MARY J Buyer: RK OUTDOORS, LLC

Legal Desc: 01-01-12 PT OF LOT 1 LYING N OF THE RIVER 1-1-12

Location ID: 002205600

Usability: 1 Sale No: Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property: 1-1-12

Assr. Comments: add locids: 002205700;002316400;00

2316401 - cnt: 3, w/d; also includes  
parcels 22057, & 2316401

Property Classification Code/Current Assessment Year:				
Status	Prop Type	Zoning	Location	City Size
1	05	5	3	
Parcel Size				
				Value

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (13,840 + 3,695) / (255,000 + 0) = 6.88%  
Adj. Sale Price: \$255,000 Price/Acre: (255,000 + 0) - 3,695 - 13,840 / (201.01) = \$ 1,181  
Majority Land Use: 52.35% DRY

Assessed Value/Date of Sale:  
Land: \$ 309,400  
Imprmt: \$ 3,660  
Total: \$ 313,060

Assessed Value/Current Year:  
Land: \$ 220,635  
Imprmt: \$ 3,695  
Total: \$ 224,330

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G: 15.89 1G : 14.52 2D1 : 26.19 2D : 8.94 3D1 : 10.65 4D : 4.79		1T : 4.95 2T1 : 6.81 4T1 : 0.12 4T : 21.32	Acr : 6.53 Wst : 18.56	
Irrg:	Dry: 105.23	Grs: 37.52	Crp :	Tmbr: 33.20	Othr: 25.09	
Ratio Formula: AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 206795/(255000 - 3695 - 5765 + 0) Ratio: 84.22						
Home Site Farm Site Recreation WRP Non Ag Other Roads						
Non-Agl Land 6.41 13,840 Agl Land Tot 201.01 206,795 TOT. LAND 207.42 220,635						

County: 91 Book: 2019 Page: 2699 Sale Date: 11/01/2019 Rcd Date: 11/06/2019 Record #: 45 of 175

Seller: THALLMAN, RICHARD MARK & CHERYL JAN Buyer: TERWEY, BRENT & MICHELLE

Legal Desc: 19-03-09 NE1/4NW1/4 & A 202' X 470' TR IN NE COR NW1/4NW1/4 19-3-9

Location ID: 001207901 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 672.75

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 1927 ROAD R 4241 3 9 19 2 00000 1 000 6220

Asst. Comments : wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		6

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$299,000

NonAg % of SaleAmt: (38,840 + 134,755) / (299,000 + 0) = 58.06%  
 Price/Acre : (299,000 + 0) - 134,755 - 38,840 / (39.03) = \$ 3,213  
 Majority Land Use : 69.25% GRASS

Assessed Value/Date of Sale:

Total Purchase Price: \$ 299,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 299,000

Land: \$ 76,180  
 Imprmt: \$ 70,795  
 Total: \$ 146,975

Assessed Value/Current Year:  
 Land: \$ 105,660  
 Imprmt: \$ 134,755  
 Total: \$ 240,415

Non-Agricultural Real Property Land: (100%)

Acres	Value
Home Site 1.00	15,000
Farm Site 1.00	8,650
Recreation	
WRP	
Non Ag Other	
Roads 1.15	
<b>Non-Agland</b>	<b>38,840</b>
<b>Agland Tot.</b>	<b>39.03</b>
<b>TOT. LAND</b>	<b>42.18</b>

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D : 12.00	IG1: 27.03				
Irrg:	Dry : 12.00	Grs: 27.03	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 66820/(299000 - 134755 - 15765 + 0) Ratio: 45.00

County: 91 Book: 2019 Page: 2785 Sale Date: 11/08/2019 Rcd Date: 11/14/2019 Record #: 46 of 175

Seller: BURROWS, MARLYN S & STEPHEN N Buyer: KOERTNER, ROGER L & DEBORAH I

Legal Desc: 15-04-11 NW1/4 15-4-11

Location ID: 002110300

Sale No: School: 01-0123

Unif/Learning Comm: DOC-STAMP: 393.75

Usability: 4

Code #: 05

Parcel Number:

Assessor Location: RURAL (RUR)  
 Address of Property : 15-4-11

Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 4131 4 11 15 2 00000 1 000 0355

Asst. Comments : wd; between brothers & sisters

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$175,000

NonAg % of SaleAmt: (0 + 0) / (175,000 + 0) = 0%  
 Price/Acre : (175,000 + 0) / (156.00) = \$ 1,122  
 Majority Land Use : 100% DRY

Form 521:

Total Purchase Price: \$ 175,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 175,000

Assessed Value/Date of Sale:  
 Land: \$ 351,330  
 Imprmt: \$ 0  
 Total: \$ 351,330

Assessed Value/Current Year:  
 Land: \$ 401,640  
 Imprmt: \$ 0  
 Total: \$ 401,640

Non-Agricultural Real Property Land: (100%)

Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads 4.00	
<b>Non-Agland</b>	<b>4.00</b>
<b>Agland Tot.</b>	<b>401,640</b>
<b>TOT. LAND</b>	<b>401,640</b>

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 86.00 1D : 40.00 3D : 6.00 4D1 : 24.00					
Irrg:	Dry : 156.00	Grs:	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 401640/(175000 - 0 - 0 + 0) Ratio: 229.51

**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

County 91 Webster

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

Run Date: 04/11/2022 Page: 24 of 88

County: 91 Book: 2019 Page: 2786 Sale Date: 11/08/2019 Rcrd Date: 11/14/2019 Record #: 47 of 175

Seller: KOERTNER, RODNEY G & SUSAN E Buyer: KOERTNER, ROGER L & DEBORAH I

Legal Desc: 15-04-11 NW/4 15-4-11 Doc-Stamp: 393.75

Location ID: 002110300 Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 393.75

Usability: 4 Code #: 05 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4131 4 11 15 2 00000 1 000 0355

Address of Property : 15-4-11

Assr. Comments : w/d, between brothers & sisters

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 351,330	\$ 0		
Total:	\$ 351,330		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 401,640	\$ 0		
Total:	\$ 401,640		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (0 + 0) / (175,000 + 0) = 0%  
 Price/Acre : (175,000 + (0)) / (156.00) = \$ 1,122  
 Majority Land Use : 100% DRY

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$175,000

Total Purchase Price: \$175,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 175,000

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 86.00 1D : 40.00 3D : 6.00 4D1 : 24.00					
Irrg:	Dry : 156.00	Grs:	Crp :	Tmbr:	Othr:	
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 401640/(175000 - 0 - 0 + 0) <b>Ratio:</b> 229.51						

County: 91 Book: 2019 Page: 2812 Sale Date: 11/18/2019 Rcrd Date: 11/21/2019 Record #: 48 of 175

Seller: WHITE, LARRY Buyer: WHITE, KEENEN J

Legal Desc: 20-04-10 660' X 990' IN E1/2SE1/4 20-4-10 Unif/Learning Comm: DOC-STAMP: 112.50

Location ID: 001713000 Sale No: School: 91-0074 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Code #: 05 4133 4 10 20 4 00000 1 000 6855

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 1484 /HWY 4

Assr. Comments : w/d, between grandparent & grandchil

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
			Parcel Size
			7

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 77,840	\$ 43,930		
Total:	\$ 121,770		

Asstr Adj. Amount: \$0  
 Adj. Sale Price: \$50,000  
 Total Purchase Price: \$50,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 50,000

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

NonAg % of SaleAmt : (77,840 + 43,930) / (50,000 + 0) = 243.54%  
 Price/Acre : (50,000 + (0)) - 43,930 - 77,840) / (10.97) = \$ -6,542  
 Majority Land Use : 54.42% DRY

Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Land:	Imprmt:	Acres	Value
\$ 36,530	\$ 20,515		
Total:	\$ 57,045		

Assessed Value/Current Year:	
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County: 91 Book: 2019 Page: 2863 Sale Date: 11/25/2019 Rcrd Date: 12/02/2019 Record #: 49 of 175

Seller: HEIL, ROBERT & SHERYL Buyer: HEIL, JOCELYNE% HEIL, JOCELYNE AND

Legal Desc: 36-04-09 NE1/4 36-4-9

Location ID: 001316700 Sale No: School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 247.50

Usability: 4 Code #: 05

Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4135 4 9 36 1 00000 1 000 3565

Address of Property : 1935 RD 2500

Assr. Comments : wd. sale between brothers & sisters

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Asst Adj. Amount: \$0  
Adj. Sale Price: \$110,000

NonAg % of SaleAmt: (38,840 + 11,670) / (110,000 + 0) = 45.92%  
Price/Acre: (110,000 + 0) - 11,670 - 38,840) / (153.92) = \$ 386  
Majority Land Use : 62.83% DRY

Assessed Value/Date of Sale:

Total Purchase Price: \$110,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$110,000

Land: \$310,395  
Imprmt: \$9,570  
Total: \$319,965

Land: \$373,225  
Imprmt: \$11,670  
Total: \$384,895

Non-Agricultural  
Real Property Land: (100%)

Acre	Value
Home Site	1.00 10,000
Farm Site	1.00 5,765
Recreation	
WRP	
Non Ag Other	
Roads	3.98
Non-Agland	5.98 38,840
AglLand Tot.	153.92 334,385
TOT. LAND	159.90 373,225

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 9.38 1D : 80.96 3D : 2.54 4D : 3.86	1G1: 4.07 1G : 4.81 3G : 0.43 4G : 42.27			Wst. : 5.60	

Irrg: Dry : 96.74 Grs: 51.58 Crp: Tmbr: Othr: 5.60

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 334385/(110000 - 11670 - 15765 + 0) Ratio: 0405.00

County: 91 Book: 2019 Page: 2944 Sale Date: 12/10/2019 Rcrd Date: 12/11/2019 Record #: 50 of 175

Seller: SMITH, WADE & REBECCA Buyer: SUCHSLAND, BENJAMIN E JOBMAN, ERIN

Legal Desc: 25-04-11 TRACT IN SW1/4 25-4-11

Location ID: 002113500 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 562.50

Usability: 1 Code #: 6

Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4131 4 11 25 3 00000 1 000 0635

Address of Property : 2020 /HWY 281

Assr. Comments : survivorship wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		7

Asst Adj. Amount: \$0  
Adj. Sale Price: \$250,000

NonAg % of SaleAmt: (73,160 + 189,085) / (250,000 + 0) = 104.9%  
Price/Acre: (250,000 + 0) - 189,085 - 73,160) / (11.00) = \$ -1,113  
Majority Land Use : 100% GRASS

Assessed Value/Date of Sale:

Total Purchase Price: \$250,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$250,000

Land: \$30,780  
Imprmt: \$181,790  
Total: \$212,570

Land: \$73,160  
Imprmt: \$189,085  
Total: \$262,245

Non-Agricultural  
Real Property Land: (100%)

Acre	Value
Dwelling	1.00 135,500
Outbdg	53,585
Impr. Total	189,085
Home Site	1.00 10,000
Farm Site	1.00 5,765
Recreation	
WRP	
Non Ag Other	
Roads	
Non-Agland	2.00 73,160
AglLand Tot.	11.00 0
TOT. LAND	13.00 73,160

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G : 5.00 4G : 6.00				

Irrg: Dry: Grs: 11.00 Crp: Tmbr: Othr:

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(250000 - 189085 - 15765 + 0) Ratio: .00

County: 91 Book: 2019 Page: 3026 Sale Date: 12/20/2019 Rcrd Date: 12/23/2019 Record #: 51 of 175

Seller: HERRINGER, DONETTE J & KIM N Buyer: HERRINGER, ASHLEY L

Legal Desc: 35-04-10 E1/2NE1/4 35-4-10 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 436.50

Location ID: 001718400 Sale No: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Usability: 4 Code #: 05 4133 4 10 35 1 00000 1 000 7210  
 Assessor Location: RURAL (RUR) Val\_Grp: 6  
 Address of Property : 1987 RD 1800

Assr. Comments : wtd; between parents & child

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (13,840 + 46,670) / (194,000 + 0) = 31.19%  
 Adj. Sale Price: \$194,000 Price/Acre : (194,000 + (0) - 46,670 - 13,840) / (75.79) = \$ 1,761  
 Majority Land Use : 76.43% GRASS

Form 521:

Total Purchase Price: \$ 194,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 194,000

Assessed Value/Date of Sale:

Land: \$ 119,680  
 Imprmt: \$ 48,845  
 Total: \$ 168,525

Assessed Value/Current Year:

Land: \$ 136,360  
 Imprmt: \$ 46,670  
 Total: \$ 183,030

Non-Agricultural Real Property Land: (100%)

Acres	Value
Home Site	1.00
Farm Site	5.765
Recreation	
WRP	
Non Ag Other	
Roads	2.98
<b>Non-Agland</b>	<b>3.98</b>
<b>Agland Tot.</b>	<b>75.79</b>
<b>TOT. LAND</b>	<b>79.77</b>

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	3D : 15.40 4D : 2.46	1G : 5.19 3G : 10.09 4G : 42.65				
Irrg:	Dry : 17.86	Grs: 57.93	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 122520/(194000 - 5765 + 0) Ratio: 86.55

County: 91 Book: 2020 Page: 264 Sale Date: 12/30/2019 Rcrd Date: 02/07/2020 Record #: 52 of 175

Seller: IMHOFF, LINDA Buyer: IMHOFF, DAVID DUANE

Legal Desc: 07-01-09 GOV LOT 5-6-7 IN SE1/4 S OF RIVER 7-1-9

Location ID: 001002900

Usability: 4

Assessor Location: RURAL (RUR)

Address of Property : 7-1-9

Assr. Comments : addl locs: 001003800;001003900;001008100; - cnt: 5; wtd; between brot her & sister; also includes parcel 10038, 10039, 10081, 10082 & 14060

School: 65-0011

Unif/Learning Comm: DOC-STAMP: 495.00

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 4487 1 9 7 4 00000 1 000 0170

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (38,840 + 43,060) / (220,000 + 0) = 37.23%  
 Adj. Sale Price: \$220,000 Price/Acre : (220,000 + (0) - 43,060 - 38,840) / (349.31) = \$ 395  
 Majority Land Use : 59.07% GRASS

Form 521:

Total Purchase Price: \$ 220,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 220,000

Assessed Value/Date of Sale:

Land: \$ 448,060  
 Imprmt: \$ 40,830  
 Total: \$ 488,890

Assessed Value/Current Year:

Land: \$ 577,140  
 Imprmt: \$ 43,060  
 Total: \$ 620,200

Non-Agricultural Real Property Land: (100%)

Acres	Value
Home Site	1.00
Farm Site	1.00
Recreation	
WRP	
Non Ag Other	
Roads	4.52
<b>Non-Agland</b>	<b>6.52</b>
<b>Agland Tot.</b>	<b>349.31</b>
<b>TOT. LAND</b>	<b>355.83</b>

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 14.91 2D1 : 6.64 2D : 109.89 4D : 8.18	1G : 19.66 3G : 10.99 4G1: 1.92 4G : 39.28	2C : 16.20 3C : 2.37	2T1 : 19.06 2T : 55.75 4T1 : 2.21 4T : 38.88	Acrr : 2.22 Wst : 1.15	
Irrg:	Dry : 139.62	Grs: 71.85	Crp : 18.57	Tmbr: 115.90	Othr : 3.37	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 538300/(220000 - 43060 - 23650 + 0) Ratio: 351.16

**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**  
CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

County: 91 Book: 2020 Page: 3 Sale Date: 01/02/2020 Rcrd Date: Record #: 53 of 175

Seller: KUDRNA, RICHARD & BARBARA Buyer: GRANSTROM, JAMES J  
Legal Desc: 33-03-11 SE/4 33-3-11

Location ID: 002005500 Sale No: 91-0002 Unit/Learning Comm: DOC-STAMP: 2.283.75

Usability: 3 Code #: Parcel Number: School: 91-0002

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo: 4245 Parcel Number: 3 Tw n Rng 11 Sect 33 Qtr 0 Subdiv 1 Area 1 Blk 000 Parcel 9885

Address of Property: 33-3-11

Assr. Comments: wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Assr Adj. Amount: \$0  
Adj. Sale Price: \$1,014,250

NonAg % of SaleAmt: (0 + 0) / (1,014,250 + 0) = 0%  
Price/Acre: (1,014,250 + (0)) / (157.89) = \$ 6,424  
Majority Land Use: 83.9% IRRGTD

**Form 521:** Assessed Value/Date of Sale:

Land:	\$ 541,165	Assessed Value/Current Year:	Land:	\$ 637,170
Imprmt:	\$ 0		Imprmt:	\$ 0
Total:	\$ 541,165		Total:	\$ 637,170

Total Purchase Price: \$1,014,250  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 1,014,250

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot.	157.89
TOT. LAND	159.89

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 30.02 3A1 : 14.67 3A : 16.27 4A1 : 19.64 4A : 51.87	ID : 13.62 3D1 : 8.55 4D1 : 1.89 4D : 1.36					

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot.	157.89
TOT. LAND	159.89

**Ratio Formula:** AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 637170/(1014250 - 0 - 0 + 0) Ratio: 62.82

County: 91 Book: 2020 Page: 69 Sale Date: 01/06/2020 Rcrd Date: 01/07/2020 Record #: 54 of 175

Seller: HEINRICH, RICHARD D., TRUSTEE Buyer: TIMM, RODNEY W

Legal Desc: 18-04-12 NW1/4 18-4-12

Location ID: 002501600 Sale No: 01-0123 Unit/Learning Comm: DOC-STAMP: 1,368.00

Usability: 4 Code #: Parcel Number: School: 01-0123

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo: 4129 Parcel Number: 4 Tw n Rng 12 Sect 18 Qtr 2 Subdiv 1 Area 1 Blk 000 Parcel 3525

Address of Property: 18-4-12

Assr. Comments: trustee's deed; prior association

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

NonAg % of SaleAmt: (0 + 0) / (608,000 + 0) = 0%  
Price/Acre: (608,000 + (0)) / (146.20) = \$ 4,159  
Majority Land Use: 80.83% IRRGTD

**Form 521:** Assessed Value/Date of Sale:

Land:	\$ 485,355	Assessed Value/Current Year:	Land:	\$ 562,250
Imprmt:	\$ 0		Imprmt:	\$ 0
Total:	\$ 485,355		Total:	\$ 562,250

Total Purchase Price: \$ 608,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 608,000

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 16.40 2A1 : 5.90 2A : 7.90 4A1 : 52.00 4A : 36.00			1C : 3.10 2C1 : 6.10 2C : 3.70 4C1 : 9.70 4C : 5.40			

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot.	146.20
TOT. LAND	148.20

Irrg: 118.20	Dry :	Grss:	Crp : 28.00	Timbr:	Ohtr:	Non-Agland	Agland Tot.	TOT. LAND
						2.00	146.20	148.20
							Ratio:	92.48

**Ratio Formula:** AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 562250/(608000 - 0 - 0 + 0)

**County:** 91 **Book:** 2020 **Page:** 145 **Ratio:** 146  
**Sale Date:** 01/15/2020 **Rcd Date:** 01/16/2020 **Record #:** 55 of 175  
**Seller:** BLACK, JANICE L **Buyer:** TIMM, CHAD  
**Legal Desc:** 06-01-10 LOT 2 IN SE1/4 6-1-10  
**Location ID:** 001403000  
**Assessor Location:** RURAL (RUR)  
**Address of Property:** 6-1-10  
**Assr. Comments:** wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$68,000  
 NonAg % of SaleAmt: (13,840 + 16,905) / (68,000 + 0) = 45.21%  
 Price/Acre: (68,000 + 0) - 16,905 - 13,840 / (65,905) = \$ 565  
 Majority Land Use : 59.18% DRY

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 103,455	Land:	\$ 132,285
Imprmt:	\$ 13,100	Imprmt:	\$ 16,905
Total:	\$ 116,555	Total:	\$ 149,190

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	16,905
Impr. Total	16,905

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		2D1 : 18.04 2D : 20.29 4D : 0.67	2G1 : 3.79 2G : 2.82	2T1 : 1.44 2T : 13.74 4T1 : 0.02	Acrr : 5.09		1.00	4.765			0.27		13,840	118,445	132,285
<b>Irrg:</b>	<b>Dry :</b>	<b>39.00</b>	<b>Grs :</b>	<b>6.61</b>	<b>Crp :</b>	<b>15.20</b>	<b>Timbr :</b>	<b>15.20</b>	<b>Othr :</b>	<b>5.09</b>					

**Ratio Formula:** AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 118445/(68000 - 16905 - 4765 + 0) **Ratio:** 255.66

**County:** 91 **Book:** 2020 **Page:** 146 **Sale Date:** 01/15/2020 **Rcd Date:** 01/16/2020 **Record #:** 56 of 175  
**Seller:** BLACK, JANICE L, TRUSTEE **Buyer:** TIMM, CHAD  
**Legal Desc:** 06-01-10 LOT 2 IN SE1/4 6-1-10  
**Location ID:** 001403000  
**Usability:** 1  
**Assessor Location:** RURAL (RUR)  
**Address of Property:** 6-1-10  
**Assr. Comments:** trustee's deed

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 103,455	Land:	\$ 132,285
Imprmt:	\$ 13,100	Imprmt:	\$ 16,905
Total:	\$ 116,555	Total:	\$ 149,190

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	16,905
Impr. Total	16,905

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$69,000  
 NonAg % of SaleAmt: (13,840 + 16,905) / (69,000 + 0) = 44.56%  
 Price/Acre: (69,000 + 0) - 16,905 - 13,840 / (65,905) = \$ 581  
 Majority Land Use : 59.18% DRY

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		2D1 : 18.04 2D : 20.29 4D : 0.67	2G1 : 3.79 2G : 2.82	2T1 : 1.44 2T : 13.74 4T1 : 0.02	Acrr : 5.09		1.00	4.765			0.27		13,840	118,445	132,285
<b>Irrg:</b>	<b>Dry :</b>	<b>39.00</b>	<b>Grs :</b>	<b>6.61</b>	<b>Crp :</b>	<b>15.20</b>	<b>Timbr :</b>	<b>15.20</b>	<b>Othr :</b>	<b>5.09</b>					

**Ratio Formula:** AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 118445/(69000 - 16905 - 4765 + 0) **Ratio:** 250.25

**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

County: 91 Book: 2020 Page: 174 Sale Date: 01/16/2020 Rcrd Date: 01/17/2020 Record #: 57 of 175

Seller: WELLS FARGO, N.A. Buyer: KARR, JAMES R & JANET M

Legal Desc: 36-04-12 SE1/4NE1/4 & NE1/4SW1/4 & S1/2SW1/4 & SE1/4 36-4-12 Unif/Learning Comm: DOC-STAMP: 2,628.00

Location ID: 002504600 Sale No: School: 01-0123 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Code #: 4129 4 12 36 0 00000 1 000 3975

Assessor Location: RURAL (RUR) Val\_Grp: 6 Property Classification Code/Current Assessment Year:

Address of Property : 36-4-12 Status Prop Type Zoning Location City Size Parcel Size

Assr. Comments : trustee's deed 2 05 5 3 Value

Dwelling	0
Outbdg	0
Impr. Total	0

Assr Adj. Amount: \$0  
Adj. Sale Price: \$1,168,000

NonAg % of SaleAmt: (0 + 0) / (1,168,000 + 0) = 0%  
Price/Acre : (1,168,000 + (0)) / (313.80) = \$ 3,722  
Majority Land Use : 99.19% DRY

**Form 521:**  
Total Purchase Price: \$1,168,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$1,168,000

<b>Assessed Value/Date of Sale:</b>	
Land: \$700,525	Assessed Value/Current Year: \$803,320
Imprmt: \$0	Imprmt: \$0
Total: \$700,525	Total: \$803,320

<b>Non-Agricultural Real Property Land: (100%)</b>	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	7.97
Roads	
Non-Agland	7.97
Agland Tot.	313.80
TOT. LAND	321.77

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		4Qt: 2.54				
	ID1 : 175.41 ID : 62.87 2D1 : 6.45 3D1 : 0.45 3D : 19.05 4D1 : 46.64 4D : 0.39					

Irrg:	Dry : 311.26	Grs: 2.54	Crp :	Tmbr:	Othr:
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**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 803320/(1168000 - 0 - 0 + 0) **Ratio:** 68.78

County: 91 Book: 2020 Page: 209 Sale Date: 01/27/2020 Rcrd Date: Record #: 58 of 175

Seller: CORNETT, CONNIE MOSER, ALEX Buyer: OHMSTEDE CATTLE COMPANY, LLC

Legal Desc: LOTS 12 & 13 & THAT PART LYING WEST OF MINNIE CREEK IN LOT 14 & 15 OF BLK 1 GUIDE ROCK VANCES 2ND ADD

Location ID: 000614200 Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 2.25

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4487 1 9 00 0 40015 1 001 0000

Address of Property : S NEBRASKA ST

Assr. Comments : wd Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	1	1	7	6

Dwelling	0
Outbdg	0
Impr. Total	0

Assr Adj. Amount: \$0  
Adj. Sale Price: \$1,000  
Form 521:  
Total Purchase Price: \$1,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$1,000

NonAg % of SaleAmt: (0 + 0) / (1,000 + 0) = 0%  
Price/Acre : (1,000 + (0)) / (5.50) = \$ 182  
Majority Land Use : 18.18% DRY

<b>Assessed Value/Date of Sale:</b>	
Land: \$3,145	Assessed Value/Current Year: \$4,005
Imprmt: \$0	Imprmt: \$0
Total: \$3,145	Total: \$4,005

<b>Non-Agricultural Real Property Land: (100%)</b>	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	
Non-Agland	0.00
Agland Tot.	5.50
TOT. LAND	5.50

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 1.00				Wst : 4.50	
Irrg:	Dry : 1.00	Grs:	Crp :	Tmbr:	Othr: 4.50	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 4005/(1000 - 0 - 0 + 0) **Ratio:** 400.50

County: 91 Book: 2020 Page: 213

Sale Date: 01/28/2020 Rcrd Date:

Record #: 59 of 175

Seller: KRUEGER, MARIEL J 1%

Buyer: KOHMEITSCHER, TRENT J KOHMEITSCHER, T

Legal Desc: 36-04-10 PT OF E1/2 NE1/4 36-4-10

School: 91-0074 Unif/Learning Comm:

DOC-STAMP: 567.00

Location ID: 001718802

Usability: 1

Sale No:  
Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4133 4 10 36 1 00000 1 000 0000

Assr. Comments : wd

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Assr Adj. Amount: \$0

NonAg % of SaleAmt: (0 + 0) / (251,172 + 0) = 0%

Price/Acre: (251,172 + (0) / (67,34) = \$ 3,730

Majority Land Use : 100% DRY

Adj. Sale Price: \$251,172

**Form 521:**

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Land: \$ 146,345

Imprmt: \$ 0

Total: \$ 146,345

Total Purchase Price: \$ 251,172

Land: \$ 166,310

Imprmt: \$ 0

Total: \$ 166,310

Non-Real Property: \$ 0

**Non-Agricultural Real Property Land: (100%)**

Acres Value

Home Site

Farm Site

Recreation

WRP

Non Ag Other

Roads

2.43

Non-Agland 2.43

Agland Tot. 67.34

TOT. LAND 69.77

166,310

166,310

Ratio: 66.21

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 40.92 3D1 : 9.62 3D : 2.68 4D : 14.12					
Irrg:	Dry : 67.34	Grs:	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 166310/(251172 - 0 - 0 + 0)

Ratio: 66.21

County: 91 Book: 2020 Page: 374

Sale Date: 01/28/2020

Rcrd Date: 02/20/2020

Record #: 60 of 175

Seller: BROWN, JAMES

Buyer: BROWN, HENRY L (%)

Legal Desc: 26-02-12 PT SE1/4 LYINGS OF BOSTWICK IRR CANAL 26-2-12

Location ID: 002310600

Sale No:

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 99.00

Usability: 4

Code # : 05

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4369 2 12 26 4 00000 1 000 2105

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Address of Property : 576/RD H

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		

Assr Adj. Amount: \$0

NonAg % of SaleAmt : Error, SaleAmt+AdjAmt=0

Price/Acre : (0 + (0) - 10,685 - 38,840) / (16,000) = \$ -3,095

Majority Land Use : 100% GRASS

Adj. Sale Price: \$0

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Land: \$ 45,490

Imprmt: \$ 9,940

Total: \$ 55,430

Land: \$ 61,240

Imprmt: \$ 10,685

Total: \$ 71,925

Total Purchase Price: \$ 0

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 0

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Non-Agricultural Real Property Land: (100%)

Acres	Value
Home Site	10,000
Farm Site	5,765
Recreation	
WRP	
Non Ag Other	
Roads	
Non-Agland	38,840
Agland Tot.	22,400
TOT. LAND	61,240

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	4G : 16.00					
Irrg:	Dry : 16.00	Grs:	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)

22400/(0 - 10685 - 23650 + 44000)

Ratio: 231.76

County: 91 Book: 2020 Page: 240 Sale Date: 01/30/2020 Recd Date: Record #: 61 of 175

Seller: HOIT, TERRY W & FAWN L Buyer: SHEL TROWN, AARON & SHERIKA  
 Legal Desc: 05-01-10 A 5 07 AC TRACT IN NE1/4NW1/4 5-1-10  
 Location ID: 001402400 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 38.25  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 1435 /HWY 136 4489 1 10 5 0 00000 1 3700  
 Assr. Comments : jwcd  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		6

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$17,000

NonAg % of SaleAmt: (26,540 + 4,230) / (17,000 + 0) = 181%  
 Price/Acre: (17,000 + 0) - 4,230 - 26,540 / (4.63) = \$ -2,974  
 Majority Land Use : 100% GRASS

**Form 521:** Assessed Value/Date of Sale:

Total Purchase Price: \$17,000  
 Non-Real Property: \$0  
 Adj. Purchase Price: \$17,000

Land: \$14,970  
 Imprmt: \$4,230  
 Total: \$19,200

Land: \$26,540  
 Imprmt: \$4,230  
 Total: \$30,770

**Non-Agricultural  
 Real Property Land: (100%)**  
 Acres Value

Home Site	1.00	8,650
Farm Site		
Recreation		
WRP		
Non Ag Other		
Roads		
<b>Non-Agland</b>	<b>1.00</b>	<b>26,540</b>
<b>Agland Tot.</b>	<b>4.63</b>	<b>0</b>
<b>TOT. LAND</b>	<b>5.63</b>	<b>26,540</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 4.63				
Irrg:	Dry:	Grs: 4.63	Crp:	Tmbr:	Othr:	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(17000 - 4230 - 8650 + 0) Ratio: 0.02

County: 91 Book: 2020 Page: 697 Sale Date: 02/11/2020 Recd Date: 03/30/2020 Record #: 62 of 175

Seller: NIKODYM, JIM F & MIRIAM I -TRUSTEES Buyer: KOSSE, DONALD S & JAMIE L

Legal Desc: 14-02-11 W1/2NE1/4 & N 959 85' OF E1/2NE1/4 A.K.A. TRACT B 14-2-11

Location ID: 001907300

Sale No:

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 625.50

Usability: 1

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

4371 2 11 14 1 00000 1 8490

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

4371 2 11 14 1 00000 1 8490

Address of Property : 1097 /HWY 281

Assr. Comments : trustee's jwcd

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

NonAg % of SaleAmt: (38,840 + 154,330) / (277,004 + 0) = 69.74%  
 Price/Acre: (277,004 + 0) - 154,330 - 38,840 / (104.54) = \$ 802  
 Majority Land Use : 65.67% GRASS

**Form 521:** Assessed Value/Date of Sale:  
 Land: \$192,520  
 Imprmt: \$135,415  
 Total: \$327,935

**Assessed Value/Current Year:**  
 Land: \$208,720  
 Imprmt: \$154,330  
 Total: \$363,050

**Non-Agricultural  
 Real Property Land: (100%)**  
 Acres Value

Dwelling	1.00	148,730
Outbldg		5,600
<b>Impr. Total</b>		<b>154,330</b>

Total Purchase Price: \$277,004  
 Non-Real Property: \$0  
 Adj. Purchase Price: \$277,004

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 26.87 2G1: 16.51 4G : 25.27				
Irrg:	Dry: 35.89	Grs: 68.65	Crp:	Tmbr:	Othr:	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 169880/(277004 - 154330 - 23650 + 0) Ratio: 171.55

County: 91 Book: 2020 Page: 714 Sale Date: 02/11/2020 Rcd Date: 03/30/2020 Record #: 63 of 175

Seller: NIKODYM, JOHN & JANICE Buyer: ARMSTRONG, RICHARD L

Legal Desc: 11-02-11 W1/2SE1/4 11-2-11

Location ID: 001906201 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 387.00

Usability: 1 Code #: 6

Assessor Location: RURAL (RUR) Val\_Grp: 6 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
0000 2 11 11 0 00000 1 000 0000

Address of Property :

Assr. Comments : wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$172,000  
NonAg % of SaleAmt: (0 + 0) / (172,000 + 0) = 0%  
Price/Acre: (172,000 + (0) / (79.99) = \$ 2,150  
Majority Land Use : 61.3% DRY

Assessed Value/Date of Sale:  
Land: \$ 147,560  
Imprmt: \$ 0  
Total: \$ 147,560

Total Purchase Price: \$ 172,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 172,000

Assessed Value/Current Year:  
Land: \$ 157,395  
Imprmt: \$ 0  
Total: \$ 157,395

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Home Site	0.00	0
Farm Site	79.99	157,395
Recreation		
WRP		
Non Ag Other		
Roads		
<b>Non-Agland</b>	<b>0.00</b>	<b>0</b>
<b>Agland Tot</b>	<b>79.99</b>	<b>157,395</b>
<b>TOT. LAND</b>	<b>79.99</b>	<b>157,395</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 33.41 4D : 15.62	1G1: 21.16 1G : 0.32 2G1: 1.56 4G1: 1.98 4G : 4.05			Wst. : 1.89	
Irrg:	Dry : 49.03	Grs: 29.07	Crp :	Timbr:	Ohtr: 1.89	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 157395/(172000 - 0 - 0 + 0) Ratio: 91.51

County: 91 Book: 2020 Page: 1255 Sale Date: 02/11/2020 Rcd Date: 05/12/2020 Record #: 64 of 175

Seller: NIKODYM, JOHN & JANICE Buyer: ARMSTRONG FAMIL Y FARMS, LLC C O JUS

Legal Desc: 11-02-11 S 759' OF E1/2SE1/4 11-2-11

Location ID: 001906200 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 765.00

Usability: 1 Code #: 6

Assessor Location: RURAL (RUR) Val\_Grp: 6 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property : 1111 HWY 281 4371 2 11 11 4 00000 1 000 8420

Assr. Comments : wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
			Parcel Size
			9

NonAg % of SaleAmt: (20,920 + 315,520) / (340,000 + 0) = 98.95%  
Price/Acre: (340,000 + (0) - 315,520 - 20,920) / (19.92) = \$ 179  
Majority Land Use : 62.55% GRASS

Assessed Value/Date of Sale:  
Land: \$ 46,430  
Imprmt: \$ 354,765  
Total: \$ 401,195

Assessed Value/Current Year:  
Land: \$ 36,535  
Imprmt: \$ 315,520  
Total: \$ 352,055

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Home Site	1.00	15,000
Farm Site	2.00	13,075
Recreation		
WRP		
Non Ag Other		
Roads		
<b>Non-Agland</b>	<b>3.00</b>	<b>20,920</b>
<b>Agland Tot</b>	<b>19.92</b>	<b>15,615</b>
<b>TOT. LAND</b>	<b>22.92</b>	<b>36,535</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		2G1: 10.08 4G : 2.38			Wst. : 7.46	
Irrg:	Dry :	Grs: 12.46	Crp :	Timbr:	Ohtr: 7.46	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 15615/(340000 - 315520 - 28075 + 0) Ratio: -434.35



County: 91 Book: 2020 Page: 333 Sale Date: 02/19/2020 Rcd Date: Record #: 65 of 175

Seller: DUFFY, SHARON Buyer: DUFFY, DERRICK & JOLENE  
Legal Desc: LOTS 1 THRU 11 BLK 14 GUIDE ROCK VANCES ADDITION  
Location ID: 000612800 School: 65-0011 Unif/Learning Comm: DOC-STAMP: 9.00  
Usability: 1 Code #: Parcel Number:  
Assessor Location: RURAL (RUR) Geo: 1 9 00 0 Subdiv Area Blk Parcel  
Address of Property: 100 BLK NEBRASKA ST 4487 1 9 00 0 40010 1 0990 0000  
Assr. Comments: jwcd

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2		05	1	7	4

Assr Adj. Amount: \$0  
Adj. Sale Price: \$3,500

NonAg % of SaleAmt: (890 + 0) / (3,500 + 0) = 25.43%  
Price/Acre : Error: Total\_Ag\_Acre = 0  
Majority Land Use : 0% 1 zeroes!

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 3,500  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 3,500

Land: \$ 2,580  
Imprmt: \$ 0  
Total: \$ 2,580

Land: \$ 890  
Imprmt: \$ 0  
Total: \$ 890

Non-Agricultural  
Real Property Land: (100%)  
Acre: 1.89 Value: 890

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																								
Irrg:	Dry:	Grs:	Crp:	Tmbr:	Othr:																									
<table border="1"> <thead> <tr> <th colspan="2">Non-Agricultural Real Property Land: (100%)</th> </tr> <tr> <th>Acre</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Home Site</td> <td>1.89</td> </tr> <tr> <td>Farm Site</td> <td>890</td> </tr> <tr> <td>Recreation</td> <td></td> </tr> <tr> <td>WRP</td> <td></td> </tr> <tr> <td>Non Ag Other</td> <td></td> </tr> <tr> <td>Roads</td> <td></td> </tr> <tr> <td>Non-Agland</td> <td>1.89</td> </tr> <tr> <td>Agland Tot.</td> <td>0.00</td> </tr> <tr> <td>TOT. LAND</td> <td>1.89</td> </tr> <tr> <td></td> <td>890</td> </tr> </tbody> </table>							Non-Agricultural Real Property Land: (100%)		Acre	Value	Home Site	1.89	Farm Site	890	Recreation		WRP		Non Ag Other		Roads		Non-Agland	1.89	Agland Tot.	0.00	TOT. LAND	1.89		890
Non-Agricultural Real Property Land: (100%)																														
Acre	Value																													
Home Site	1.89																													
Farm Site	890																													
Recreation																														
WRP																														
Non Ag Other																														
Roads																														
Non-Agland	1.89																													
Agland Tot.	0.00																													
TOT. LAND	1.89																													
	890																													

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(3500 - 0 - 0 + 0) Ratio: 0.03

County: 91 Book: 2020 Page: 391 Sale Date: 02/21/2020 Rcd Date: 02/24/2020 Record #: 66 of 175

Seller: WILHELMS, GARY WILHELMS, LUELLA Buyer: OAK HILL CAPITAL, LLC

Legal Desc: 29-04-09 LOTS 3-6 IN NW 1/4 29-4-9

Location ID: 001313900 Sale No: 37 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 967.50

Usability: 3 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo: 4 9 29 2 Subdiv Area Blk Parcel  
Address of Property: 29-4-9 4135 4 9 29 2 00000 1 000 3405

Assr. Comments: addl locds: 001314001;001313401;00

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		6

Assr Adj. Amount: \$0  
Adj. Sale Price: \$430,000

NonAg % of SaleAmt: (17,290 + 123,895) / (430,000 + 0) = 32.83%  
Price/Acre : (430,000 + (0) - 123,895 - 17,290) / (205.68) = \$1,404  
Majority Land Use : 56.16% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 430,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 430,000

Land: \$ 346,650  
Imprmt: \$ 1,950  
Total: \$ 348,600

Land: \$ 386,780  
Imprmt: \$ 123,895  
Total: \$ 510,675

Non-Agricultural  
Real Property Land: (100%)  
Acre: 1.32 Value: 3,320

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																								
Irrg:	Dry:	Grs:	Crp:	Tmbr:	Othr:																									
<table border="1"> <thead> <tr> <th colspan="2">Non-Agricultural Real Property Land: (100%)</th> </tr> <tr> <th>Acre</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Home Site</td> <td>0.00</td> </tr> <tr> <td>Farm Site</td> <td>3,320</td> </tr> <tr> <td>Recreation</td> <td></td> </tr> <tr> <td>WRP</td> <td></td> </tr> <tr> <td>Non Ag Other</td> <td></td> </tr> <tr> <td>Roads</td> <td>1.32</td> </tr> <tr> <td>Non-Agland</td> <td>1.32</td> </tr> <tr> <td>Agland Tot.</td> <td>205.68</td> </tr> <tr> <td>TOT. LAND</td> <td>207.00</td> </tr> <tr> <td></td> <td>386,780</td> </tr> </tbody> </table>							Non-Agricultural Real Property Land: (100%)		Acre	Value	Home Site	0.00	Farm Site	3,320	Recreation		WRP		Non Ag Other		Roads	1.32	Non-Agland	1.32	Agland Tot.	205.68	TOT. LAND	207.00		386,780
Non-Agricultural Real Property Land: (100%)																														
Acre	Value																													
Home Site	0.00																													
Farm Site	3,320																													
Recreation																														
WRP																														
Non Ag Other																														
Roads	1.32																													
Non-Agland	1.32																													
Agland Tot.	205.68																													
TOT. LAND	207.00																													
	386,780																													

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 369490/(430000 - 123895 - 3450 + 0) Ratio: 122.08

**County:** 91 **Book:** 2020 **Page:** 501 **Sale Date:** 03/02/2020 **Rcd Date:** 03/03/2020 **Record #:** 67 of 175  
**Seller:** PEASE, JANE A JEAN **Buyer:** LEONARD IV, DANIEL GORSUCH, LEVI T  
**Legal Desc:** 32-01-12 NW1/4 32-1-12  
**Location ID:** 002205200 **Sale No:** School: 91-0002 **Unit/Learning Comm:** DOC-STAMP: 59625  
**Usability:** 1 **Code #:** Parcel Number:  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo** Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 4493 1 12 32 2 00000 1 000 1510  
**Address of Property:** 32-1-12  
**Assr. Comments:** personal representative's deed  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$265,000

NonAg % of SaleAmt: (0+0)/(265,000+0) = 0%  
 Price/Acre: (265,000+(0))/(158,00) = \$ 1,677  
 Majority Land Use: 100% GRASS

**Form 521:**

**Total Purchase Price:** \$ 265,000  
**Non-Real Property:** \$ 0  
**Adj. Purchase Price:** \$ 265,000

**Assessed Value/Date of Sale:**  
 Land: \$ 215,670  
 Imprmt: \$ 0  
 Total: \$ 215,670

**Assessed Value/Current Year:**  
 Land: \$ 221,200  
 Imprmt: \$ 0  
 Total: \$ 221,200

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
<b>Non-Agland</b>	<b>2.00</b>
<b>Agland Tot</b>	<b>158.00</b>
<b>TOT. LAND</b>	<b>160.00</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 46.00 2G1: 50.00 3G1: 62.00				
<b>Irrg:</b>	<b>Dry:</b>	<b>Grs: 158.00</b>	<b>Crp:</b>	<b>Timbr:</b>	<b>Othr:</b>	

**Ratio Formula:** AgLandTot/(Adj.PurPrice - Imprv. - NonTotAmt + Assessor Adj.) 221200/(265000 - 0 - 0 + 0)

**Ratio:** 83.47

**County:** 91 **Book:** 2020 **Page:** 573 **Sale Date:** 03/03/2020 **Rcd Date:** 03/16/2020 **Record #:** 68 of 175

**Seller:** PIEL, ROBERT & BRENDA (DN)

**Buyer:** ONKEN, BENJAMIN W & ARMESHA D

**Legal Desc:** 30-04-10 SW1/4 30-4-10  
**Location ID:** 001717101

**Sale No:** 57 **School:** 91-0074 **Unit/Learning Comm:** DOC-STAMP: 945.00

**Usability:** 1

**Code #:**

**Parcel Number:**

**Assessor Location:** RURAL (RUR)  
**Address of Property:**

**Val\_Grp:** 6

**Geo** Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 0000 4 10 30 0 00000 1 000 0000

**Assr. Comments:** jpw

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$420,000

NonAg % of SaleAmt: (0+0)/(420,000+0) = 0%  
 Price/Acre: (420,000+(0))/(156,45) = \$ 2,685  
 Majority Land Use: 88.11% DRY

**Form 521:**

**Total Purchase Price:** \$ 420,000  
**Non-Real Property:** \$ 0  
**Adj. Purchase Price:** \$ 420,000

**Assessed Value/Date of Sale:**  
 Land: \$ 316,765  
 Imprmt: \$ 0  
 Total: \$ 316,765

**Assessed Value/Current Year:**  
 Land: \$ 346,730  
 Imprmt: \$ 0  
 Total: \$ 346,730

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	3.98
<b>Non-Agland</b>	<b>3.98</b>
<b>Agland Tot</b>	<b>156.45</b>
<b>TOT. LAND</b>	<b>160.43</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 7.25 1G: 0.41 2G1: 2.00 2D: 0.04 3D1: 34.89 4D1: 31.28 4D: 6.77		1T1: 0.11 1T: 2.07 3T1: 0.12 4T1: 2.47 4T: 1.63		
<b>Irrg:</b>	<b>Dry:</b>	<b>Grs: 12.20</b>	<b>Crp:</b>	<b>Timbr:</b>	<b>Othr:</b>	

**Ratio Formula:** AgLandTot/(Adj.PurPrice - Imprv. - NonTotAmt + Assessor Adj.) 346730/(420000 - 0 - 0 + 0)

**Ratio:** 82.55

County: 91 Book: 2020 Page: 1019 Sale Date: 03/25/2020 Rcrd Date: 04/15/2020 Record #: 69 of 175

Seller: MOHLMAN, DAVID D, TRUST MOHLMAN, SE Buyer: MOHLMAN, ANDREW C & MARLA

Legal Desc: 10-02-11 A PARCEL OF LAND IN THE EAST HALF OF THE NE1/4 10-2-11 Unif/Learning Comm: DOC-STAMP: 180.00

Location ID: 001905701

Sale No:

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 180.00

Usability: 4

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

4371 2 11 10 1 1 00000 1 000 8376

Address of Property : RURAL 10-2-11

Val\_Grp: 6

Assr. Comments : trustee's wd. distribution of estat

e/family

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size
			9

Asst Adj. Amount: \$0  
Adj. Sale Price: \$79,500

NonAg % of SaleAmt: (0 + 0) / (79,500 + 0) = 0%  
Price/Acre : (79,500 + (0)) / (47.82) = \$ 1,662  
Majority Land Use : 99.98% GRASS

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Total Purchase Price: \$ 79,500  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 79,500

Land: \$ 65,300  
Imprmt: \$ 0  
Total: \$ 65,300

Land: \$ 66,975  
Imprmt: \$ 0  
Total: \$ 66,975

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.60
Non-Agland	2.60
Agland Tot.	47.82
TOT. LAND	50.42

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
2A : 0.01		1G: 32.02 1G : 8.70 2G: 7.09				
Irrg: 0.01	Dry :	Grs: 47.81	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 66975/(79500 - 0 - 0 + 0) Ratio: 84.25

County: 91 Book: 2020 Page: 836 Sale Date: 03/26/2020 Rcrd Date: 04/08/2020 Record #: 70 of 175

Seller: MEYER, TERRY L & BECKY L -CONTR Buyer: MEYER, TERRY L MEYER, BECKY S

Legal Desc: 21-01-12 N1/2SW1/4 & SE1/4SW1/4 21-1-12

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 213.75

Location ID: 002209500

Sale No:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

4493 1 12 21 3 1 00000 1 000 1330

Usability: 4

Code #:

Val\_Grp: 6

Assessor Location: RURAL (RUR)

Code #:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

332 RD 300

Assr. Comments : add lccids: 002211300 - cnt: 1, tr

trustee's deed; between parent & chil  
d; satisfaction of contract; also i  
ncludes parcel 22113

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size
			9

Asst Adj. Amount: \$0  
Adj. Sale Price: \$95,000

NonAg % of SaleAmt: (0 + 0) / (95,000 + 0) = 0%  
Price/Acre : (95,000 + (0)) / (157.00) = \$ 605  
Majority Land Use : 49.04% DRY

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Total Purchase Price: \$ 95,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 95,000

Land: \$ 260,075  
Imprmt: \$ 0  
Total: \$ 260,075

Land: \$ 261,580  
Imprmt: \$ 0  
Total: \$ 261,580

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 20.00 4D1 : 46.00 4D : 11.00	1G : 11.00 2G1: 19.00 2G : 41.00 3G : 6.00			Wst. : 3.00	
Irrg:	Dry : 77.00	Grs: 77.00	Crp :	Tmbr:	Othr: 3.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 261580/(95000 - 0 - 0 + 0) Ratio: 275.35

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	3.00
Non-Agland	3.00
Agland Tot.	157.00
TOT. LAND	160.00

County: 91 Book: 2020 Page: 665 Sale Date: 03/27/2020 Rcrd Date: Record #: 71 of 175

Seller: MOHLMAN, MARLA & ANDREW Buyer: JANZEN, ANDREW S & AMY A

Legal Desc: 04-02-11 NW1/4 4-2-11 Buy: JANZEN, ANDREW S & AMY A DOC-STAMP: 2,025.00

Location ID: 001904800 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 2,025.00

Usability: 4 Code #: Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4371 2 11 4 0 00000 1 000 8285

Address of Property : 935 /RD MN

Assr. Comments : jtwed setting estate

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
10	10		

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (900,000 + 0) = 0%  
Adj. Sale Price: \$900,000 Price/Acre : (900,000 + (0)) / (159.89) = \$ 5,629

**Form 521:**

Total Purchase Price: \$ 900,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 900,000

Assessed Value/Date of Sale:	
Land: \$ 526,620	Assessed Value/Current Year:
Imprmt: \$ 0	Land: \$ 620,360
Total: \$ 526,620	Imprmt: \$ 0
	Total: \$ 620,360

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	
2.02	
Non-Agland	2.02
Agland Tot.	159.89
TOT. LAND	161.91

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 11.48 1A : 3.20 2A1 : 2.79 2A : 3.726 3A1 : 13.22 4A : 62.17	1D : 3.84 2D : 6.65 3D1 : 0.79 4D : 1.88	1G1: 8.35 1G : 8.08 2G1: 0.18				

Irrg: 130.12 Dry: 13.16 Grs: 16.61 Crp: Tmbr: Other:  
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 620360/(900000 - 0 - 0 + 0) Ratio: 68.93

County: 91 Book: 2020 Page: 757 Sale Date: 04/01/2020 Rcrd Date: Record #: 72 of 175

Seller: WILCOXSON, BRUCE Buyer: DINKLER, SCOTT JOHN & LACI LYNN, TR

Legal Desc: 27-03-12 SE1/4 27-3-12

Location ID: 002410600 Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 0.00

Usability: 1 Code #: Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4247 3 12 27 3 00000 1 000 2960

Address of Property : 27-3-12

Assr. Comments : notice of sale of real estate

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
9	9		

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (287,500 + 0) = 0%  
Adj. Sale Price: \$287,500 Price/Acre : (287,500 + (0)) / (151.00) = \$ 1,904

Assessed Value/Date of Sale:	
Land: \$ 282,180	Assessed Value/Current Year:
Imprmt: \$ 0	Land: \$ 288,445
Total: \$ 282,180	Imprmt: \$ 0
	Total: \$ 288,445

**Form 521:**

Total Purchase Price: \$ 287,500  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 287,500

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1D1 : 2.00 1D : 15.00 2D : 23.00 3D1 : 5.00 4D1 : 19.00 4D : 65.00		1G1: 18.00 2G1: 3.00			Wst: 1.00	

Irrg: Dry: 129.00 Grs: 21.00 Crp: Tmbr: Other: 1.00  
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 288445/(287500 - 0 - 0 + 0) Ratio: 100.33

Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads  
4.00  
Non-Agland 4.00  
Agland Tot. 151.00  
TOT. LAND 155.00  
288,445

**County:** 91 **Book:** 2020 **Page:** 760 **Ratio:** 760  
**Sale Date:** 04/01/2020 **Rcd Date:** 04/02/2020 **Record #:** 73 of 175  
**Seller:** MOHLMAN, THOMAS L. MOHLMAN, THOMAS **Buyer:** MOHLMAN, ANDREW C & MARIAS  
**Legal Desc:** 10-02-11 THE SW1/4 10-2-11  
**Location ID:** 001905702  
**Sale No:** 91-0002  
**Parcel Number:** Geo Twn Rang Sect Qtr Subdiv Area Blk Parcel  
4371 2 11 10 1 00000 1 000 8377  
**Assessor Location:** RURAL (RUR)  
**Address of Property:** RURAL 10-2-11  
**Assr. Comments:** jwvd settling estate  
**Property Classification Code/Current Assessment Year:** Status Prop Type Zoning Location City Size Parcel Size  
2 05 5 3 9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$825,000

NonAg % of SaleAmt: (0+0)/(825,000+0) = 0%  
Price/Acre: (825,000+(0))/(159.08) = \$ 5,186  
Majority Land Use: 85.97% RRRGTD

**Form 521:**  
Total Purchase Price: \$ 825,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 825,000

**Assessed Value/Date of Sale:**  
Land: \$ 539,890  
Imprmt: \$ 0  
Total: \$ 539,890

**Assessed Value/Current Year:**  
Land: \$ 636,205  
Imprmt: \$ 0  
Total: \$ 636,205

**Non-Agricultural Real Property Land: (100%)**  
Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.01
Roads	
<b>Non-Agland</b>	<b>2.01</b>
<b>Agland Tot.</b>	<b>159.08</b>
<b>TOT. LAND</b>	<b>161.09</b>

**Agricultural Land Acres:**

<b>Irrigated</b>	<b>Dry</b>	<b>Grass</b>	<b>CRP</b>	<b>Timber</b>	<b>Other</b>	<b>Misc.</b>
1A1: 19.17 1A : 38.16 2A : 28.58 4A1: 5.96 4A : 44.89	ID : 0.55 4D1: 5.16	IGH: 3.06 IG : 13.10 2GI: 0.45				

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) = 636205/(825000 - 0 - 0 + 0) **Ratio:** 77.12  
**Irrg:** 136.76 **Dry:** 5.71 **Grs:** 16.61 **Crp:** **Timbr:** **Othr:**

**County:** 91 **Book:** 2020 **Page:** 1020 **Sale Date:** 04/02/2020 **Rcd Date:** 04/15/2020 **Record #:** 74 of 175  
**Seller:** HERRICK, KEVIN & KANDICE R. **Buyer:** MITCHELL, GREGORY L & JOYCE M  
**Legal Desc:** 04-02-09 S1/2SW1/4 LESS A 2.33 AC TR IN E1/2SW1/4 4-2-9  
**Location ID:** 001101800  
**Sale No:** 65-0011  
**Parcel Number:** Geo Twn Rang Sect Qtr Subdiv Area Blk Parcel  
4375 2 9 4 3 00000 1 000 0970  
**Assessor Location:** RURAL (RUR)  
**Address of Property:** 4-2-9  
**Assr. Comments:** wd  
**Property Classification Code/Current Assessment Year:** Status Prop Type Zoning Location City Size Parcel Size  
2 05 5 3 9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$158,170

NonAg % of SaleAmt: (0+0)/(158,170+0) = 0%  
Price/Acre: (158,170+(0))/(72.67) = \$ 2,177  
Majority Land Use: 70.46% DRY

**Form 521:**  
Total Purchase Price: \$ 158,170  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 158,170

**Assessed Value/Date of Sale:**  
Land: \$ 133,185  
Imprmt: \$ 0  
Total: \$ 133,185

**Assessed Value/Current Year:**  
Land: \$ 133,685  
Imprmt: \$ 0  
Total: \$ 133,685

**Non-Agricultural Real Property Land: (100%)**  
Acres Value

Dwelling	0
Outbdge	0
<b>Impr. Total</b>	<b>0</b>
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	3.00
Roads	
<b>Non-Agland</b>	<b>3.00</b>
<b>Agland Tot.</b>	<b>72.67</b>
<b>TOT. LAND</b>	<b>75.67</b>

**Agricultural Land Acres:**

<b>Irrigated</b>	<b>Dry</b>	<b>Grass</b>	<b>CRP</b>	<b>Timber</b>	<b>Other</b>	<b>Misc.</b>
	ID : 11.83 2D : 15.73 3D1: 12.73 4D : 10.91	IGH: 4.58 2GI: 1.94		1T : 0.60 3T : 0.67 4T : 15.64		

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) = 133685/(158170 - 0 - 0 + 0) **Ratio:** 84.52  
**Irrg:** 51.20 **Dry:** 51.20 **Grs:** 6.52 **Crp:** **Timbr:** 16.91 **Othr:**

County: 91 Book: 2020 Page: 848 Sale Date: 04/06/2020 Rcrd Date: 04/08/2020 Record #: 75 of 175

Seller: NIKODYM, JIM F -ETAL Buyer: TC ACCOMMODATOR 202, LLC

Legal Desc: 12-02-11 NW/4 12-2-11 Doc-Stamp: 1,995.75

Location ID: 001906500 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,995.75

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4371 2 11 12 0 00000 1 000 8435

Address of Property : 12-2-11 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Asst Adj. Amount: \$0  
Adj. Sale Price: \$887,000

NonAg % of SaleAmt: (0 + 0) / (887,000 + 0) = 0%  
Price/Acre : (887,000 + (0)) / (155,000) = \$ 5,723  
Majority Land Use : 83.23% IRRGTTD

**Form 521:**

Total Purchase Price: \$ 912,000  
Non-Real Property: \$ 25,000  
Adj. Purchase Price: \$ 887,000

Assessed Value/Date of Sale:  
Land: \$ 528,705  
Imprmt: \$ 0  
Total: \$ 528,705

Assessed Value/Current Year:  
Land: \$ 618,475  
Imprmt: \$ 0  
Total: \$ 618,475

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated Dry Grass CRP Timber Other Misc.  
1A : 31.00 1D : 13.00  
2A : 18.00 2D : 2.00  
4A1 : 26.00 4D1 : 3.00  
4A : 54.00 4D : 8.00

Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads  
5.00

Non-Agland 5.00 0  
Agland Tot. 155.00 618,475  
TOT. LAND 160.00 618,475

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 618475/(887000 - 0 - 0 + 0) Ratio: 69.73

County: 91 Book: 2020 Page: 849 Sale Date: 04/06/2020 Rcrd Date: 04/08/2020 Record #: 76 of 175

Seller: JNJK, LLC Buyer: TC ACCOMMODATOR 202, LLC

Legal Desc: 12-02-11 SW/4 12-2-11

Location ID: 001906501 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,995.75

Usability: 4 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4371 2 11 12 0 00000 1 000 8440

Address of Property : 12-2-11

Assr. Comments : wd: transfer between corporate name  
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Asst Adj. Amount: \$0  
Adj. Sale Price: \$887,000

NonAg % of SaleAmt: (0 + 0) / (887,000 + 0) = 0%  
Price/Acre : (887,000 + (0)) / (155,000) = \$ 5,723  
Majority Land Use : 83.23% IRRGTTD

**Form 521:**

Total Purchase Price: \$ 912,000  
Non-Real Property: \$ 25,000  
Adj. Purchase Price: \$ 887,000

Assessed Value/Date of Sale:  
Land: \$ 521,605  
Imprmt: \$ 0  
Total: \$ 521,605

Assessed Value/Current Year:  
Land: \$ 605,165  
Imprmt: \$ 0  
Total: \$ 605,165

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated Dry Grass CRP Timber Other Misc.  
1A1 : 1.00 1D : 7.50 2G1 : 2.00  
1A : 18.50 4D1 : 4.00 4G : 4.00  
2A : 27.00 4D : 8.50  
4A1 : 5.00  
4A : 77.50

Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads  
5.00

Non-Agland 5.00 0  
Agland Tot. 155.00 605,165  
TOT. LAND 160.00 605,165

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 605165/(887000 - 0 - 0 + 0) Ratio: 68.23

County: 91 Book: 2020 Page: 835 Sale Date: 04/08/2020 Rcrd Date: Record #: 77 of 175

Seller: WILHELMS, GARY Buyer: PG KOHNHETSCHER FARM, LLC

Legal Desc: 29-04-09 EAST PT OF LOT 1 IN NE1/4-29-4-9

Location ID: 001314000 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 549.00

Usability: 3 Code #: Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4135	4	9	29	1	00000	1	000	3410

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 340/W 11TH AVE

Assr. Comments : w/d grass to dry for 2022

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2		05	5	3	9

Asst Adj. Amount: \$0  
Adj. Sale Price: \$243,845

NonAg % of SaleAmt: (0 + 0) / (243,845 + 0) = 0%  
Price/Acre: (243,845 + (0)) / (76.25) = \$ 3,198  
Majority Land Use : 94.03% DRY

**Form 521:**

Total Purchase Price: \$ 243,845  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 243,845

Assessed Value/Date of Sale:  
Land: \$ 134,425  
Imprmt: \$ 0  
Total: \$ 134,425

Assessed Value/Current Year:  
Land: \$ 160,225  
Imprmt: \$ 0  
Total: \$ 160,225

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D1 : 7.67 2D : 39.95 4D : 24.08			2T1 : 3.29 3T : 0.54 4T : 0.72		
Irrg:	Dry : 71.70	Grs: 0.00	Crp :	Tmbr: 4.55	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 160225/(243845 - 0 - 0 + 0) Ratio: 65.71

County: 91 Book: 2020 Page: 914 Sale Date: 04/08/2020 Rcrd Date: 04/13/2020 Record #: 78 of 175

Seller: KARR, JAMES R & JANET M

Buyer: PLAINVIEW FARMS, LLC

Legal Desc: 36-04-12 SE1/4NE1/4 & NE1/4SW1/4 & S1/2SW1/4 & SE1/4 36-4-12

Location ID: 002504600 Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 2,628.00

Usability: 4 Code #:

Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4129	4	12	36	0	00000	1	000	3975

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 36-4-12

Assr. Comments : w/d transfer to corporation

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2		05	5	3	10

Asst Adj. Amount: \$0  
Adj. Sale Price: \$1,168,000

NonAg % of SaleAmt: (0 + 0) / (1,168,000 + 0) = 0%  
Price/Acre: (1,168,000 + (0)) / (313.80) = \$ 3,722  
Majority Land Use : 99.19% DRY

**Form 521:**

Total Purchase Price: \$ 1,168,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 1,168,000

Assessed Value/Date of Sale:  
Land: \$ 700,525  
Imprmt: \$ 0  
Total: \$ 700,525

Assessed Value/Current Year:  
Land: \$ 803,320  
Imprmt: \$ 0  
Total: \$ 803,320

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Agricultural Land Acres:	
Irrigated	Dry
	ID1 : 175.41 ID : 62.87 2D1 : 6.45 2D : 19.05 3D1 : 0.45 4D1 : 46.64 4D : 0.39
Irrg:	Dry : 311.26
	Grs: 2.54
	Crp :
	Tmbr:
	Othr:

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 803320/(1168000 - 0 - 0 + 0) Ratio: 68.78

County: 91 Book: 2020 Page: 2203 Sale Date: 04/08/2020 Rcrd Date: 08/18/2020 Record #: 79 of 175

Seller: HOLTZEN, DENNIS & MILDRED Buyer: RHOADES, TIMOTHY W & NORA L (CONTRA

Legal Desc: 27-01-12 SW1/4 27-1-12

Location ID: 002211100 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 0.00

Usability: 4 Code #: Parcel Number:

Geo	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
4493	1	12	27	3	00000	1	000	1445

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 27-1-12

Assr. Comments : add locids: 002211200;002211500;00

2211700; - cnt: 5; real estate agree

ement; also includes parcel 22112,

22115, 22117, 22125 & 22126 agrcmn

cnt

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (38,840 + 16,600) / (1,320,000 + 0) = 4.2%

Adj. Sale Price: \$1,320,000 Price/Acre: (1,320,000 + (0)) / (1,286.50) = \$1,026

Majority Land Use : 77.73% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$1,320,000 Land: \$ 2,067,610

Non-Real Property: \$ 0 Imprmt: \$ 15,665

Adj. Purchase Price: \$ 1,320,000 Total: \$ 2,083,275

Assessed Value/Current Year:

Land: \$ 2,207,860

Imprmt: \$ 16,600

Total: \$ 2,224,460

Non-Agricultural Real Property Land: (100%)

Acres Value

Home Site 1.00 15,000

Farm Site 1.00 8,650

Recreation

WRP

Non Ag Other

Roads 27.50

Non-Agland 29.50 38,840

AglLand Tot. 1286.50 2,169,020

TOT. LAND 1316.00 2,207,860

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 2169020/(1320000 - 16600 - 23650 + 0) Ratio: 169.49

County: 91 Book: 2021 Page: 17 Sale Date: 04/08/2020 Rcrd Date: 01/05/2021 Record #: 80 of 175

Seller: HOLTZEN, DENNIS D & MILDRED ELAINE Buyer: RHOADES, TIMOTHY WYATT & NORA L

Legal Desc: 27-01-12 SW1/4 27-1-12

Location ID: 002211100 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 2,970.00

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 27-1-12

Assr. Comments : add locids: 002211200;002211500;00

2211700; - cnt: 5; jtwd 002211100 0

02211200 002211500 002211700 002212

500 002212600

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (38,840 + 16,600) / (2,640,000 + 0) = 2.1%

Adj. Sale Price: \$2,640,000 Price/Acre: (2,640,000 + (0)) / (1,286.50) = \$2,052

Majority Land Use : 77.73% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 2,640,000 Land: \$ 2,067,610

Non-Real Property: \$ 0 Imprmt: \$ 15,665

Adj. Purchase Price: \$ 2,640,000 Total: \$ 2,083,275

Assessed Value/Current Year:

Land: \$ 2,207,860

Imprmt: \$ 16,600

Total: \$ 2,224,460

Non-Agricultural Real Property Land: (100%)

Acres Value

Home Site 1.00 15,000

Farm Site 1.00 8,650

Recreation

WRP

Non Ag Other

Roads 27.50

Non-Agland 29.50 38,840

AglLand Tot. 1286.50 2,169,020

TOT. LAND 1316.00 2,207,860

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 2169020/(2640000 - 16600 - 23650 + 0) Ratio: 83.43

Agricultural Land Acres:		CRP		Timber		Other		Misc.	
Irrigated	Dry	Grass	CRP	Timber	Other	Misc.			
1A : 46.00 4A1 : 9.00 4A : 7.00	1D : 102.00 2D : 30.00 4D1 : 59.00 4D : 19.00	1G1: 459.00 1G : 83.00 2G1: 262.00 2G : 160.00 3G : 36.00			Wst : 14.50				
Irrg: 62.00	Dry: 210.00	Grs: 1000.00	Crp :	Tmbr:	Othr: 14.50				

Property Classification Code/Current Assessment Year:		Zoning		Location		City Size		Parcel Size	
Status	Prop Type	Zoning	Location	City Size	Parcel Size				
1	05	5	3		9				
Dwelling				6,435					
Outbldg				10,165					
Impr. Total				16,600					



**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

County 91 Webster

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

Run Date: 04/11/2022

Page: 41 of 88

County: 91 Book: 2020 Page: 1222 Sale Date: 04/10/2020 Rcrd Date: 05/07/2020 Record #: 81 of 175

Seller: CRAIG, JAMES M. & ANNE L. TRUSTEES; Buyer: MORRIS, TERRY & DIANA

Legal Desc: 19-02-12 SE1/4 19-2-12

Location ID: 002308800 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 360.00

Usability: 1 Code #: Parcel Number:

Geo	Tw	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4369	2	12	19	4	00000	1	000	1985

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 19-2-12

Assr. Comments : jwvd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (160,000 + 0) = 0%  
 Adj. Sale Price: \$160,000 Price/Acre: (160,000 + (0)) / (153.10) = \$ 1,045  
 Majority Land Use : 100% GRASS

**Form 521:**

Total Purchase Price: \$ 160,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 160,000

**Assessed Value/Date of Sale:**  
 Land: \$ 208,980  
 Imprmt: \$ 0  
 Total: \$ 208,980

**Assessed Value/Current Year:**  
 Land: \$ 189,900  
 Imprmt: \$ 0  
 Total: \$ 189,900

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	3.94
Roads	
<b>Non-Agland</b>	<b>3.94</b>
<b>Agland Tot.</b>	<b>153.10</b>
<b>TOT. LAND</b>	<b>157.04</b>

Agricultural Land Acres:	Dry	Grass	CRP	Timber	Other	Misc.
Irrigated		1G1: 32.10 1G : 1.93 2G1: 57.97 4G : 61.10				
Dry						
<b>Irrg:</b>	<b>Dry:</b>	<b>Grs: 153.10</b>	<b>Crp:</b>	<b>Timbr:</b>	<b>Othr:</b>	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 189900/(160000 - 0 - 0 + 0) **Ratio:** 118.69

County: 91 Book: 2020 Page: 3310 Sale Date: 04/22/2020 Rcrd Date: 12/23/2020 Record #: 82 of 175

Seller: MORRIS, TERRY & DIANA Buyer: MONTGOMERY, ROSS L & COURTNEY C

Legal Desc: 19-02-12 SE1/4 19-2-12

Location ID: 002308800 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 360.00

Usability: 4 Code #: 05 Parcel Number:

Geo	Tw	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4369	2	12	19	4	00000	1	000	1985

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 19-2-12

Assr. Comments : jwvd; sale between parent & child 0

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (160,000 + 0) = 0%  
 Adj. Sale Price: \$160,000 Price/Acre: (160,000 + (0)) / (153.10) = \$ 1,045  
 Majority Land Use : 100% GRASS

**Form 521:**

Total Purchase Price: \$ 160,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 160,000

**Assessed Value/Date of Sale:**  
 Land: \$ 208,980  
 Imprmt: \$ 0  
 Total: \$ 208,980

**Assessed Value/Current Year:**  
 Land: \$ 189,900  
 Imprmt: \$ 0  
 Total: \$ 189,900

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	3.94
Roads	
<b>Non-Agland</b>	<b>3.94</b>
<b>Agland Tot.</b>	<b>153.10</b>
<b>TOT. LAND</b>	<b>157.04</b>

Agricultural Land Acres:	Dry	Grass	CRP	Timber	Other	Misc.
Irrigated		1G1: 32.10 1G : 1.93 2G1: 57.97 4G : 61.10				
Dry						
<b>Irrg:</b>	<b>Dry:</b>	<b>Grs: 153.10</b>	<b>Crp:</b>	<b>Timbr:</b>	<b>Othr:</b>	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 189900/(160000 - 0 - 0 + 0) **Ratio:** 118.69

County: 91 Book: 2020 Page: 1132 Sale Date: 04/28/2020 Rcd Date: 04/29/2020 Record #: 83 of 175  
 Seller: DOUGHMAN, LELA - CO-TRUSTEE Buyer: ELYS INC.  
 Legal Desc: LOTS 1-26 BLK 7 & 7-13 BLK 8 & 1-13 BLK 9 & 1-26 BLK 10 & 1-16 BLK 15 & 1-8 BLK 16  
 Location ID: 000603400 School: 65-0011 Unif/Learning Comm: DOC-STAMP: 45.00  
 Usability: 1 Code #: Parcel Number: Geo Twn Rang Sect Qtr Subdiv Area Blk Parcel  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 4487 1 9 00 0 40005 1 007 0000  
 Address of Property : CENTER ST 300 BLK  
 Assr. Comments : addl locids: 000603900 - cnt: 1, tr  
 trustee's deed; also includes parcel  
 6039

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (315 + 640) / (20,000 + 0) = 4.78%  
 Adj. Sale Price: \$20,000 Price/Acre : (20,000 + (0)) / (7.47) = \$ 2,677  
 Majority Land Use : 100% DRY

**Form 521:**

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 16,040	Land:	\$ 20,820
Imprmt:	\$ 640	Imprmt:	\$ 640
Total:	\$ 16,680	Total:	\$ 21,460

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D1 : 7.47					
Irrg:	Dry : 7.47	Grss:	Crp :	Tmbr:	Othr:	

  

Non-Agricultural Real Property Land: (100%)		Acres		Value	
Home Site					
Farm Site					
Recreation					
WRP					
Non Ag Other					
Roads					
Non-Agland	0.00			315	
Agland Tot	7.47			20,505	
TOT. LAND	7.47			20,820	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 20505/(20000 - 640 - 0 + 0) Ratio: 105.91

County: 91 Book: 2020 Page: 1232 Sale Date: 05/08/2020 Rcd Date: Record #: 84 of 175  
 Seller: BROWN, HENRY L (%) Buyer: FITZ, TERRY C & CATHERINE L  
 Legal Desc: 26-02-12 PT SE1/4 LYNGS OF BOSTWICK IRR CANAL 26-2-12  
 Location ID: 002310600 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 90.00  
 Usability: 1 Code #: Parcel Number: Geo Twn Rang Sect Qtr Subdiv Area Blk Parcel  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 4369 2 12 26 4 00000 1 000 2105  
 Address of Property : 576/RD H  
 Assr. Comments : wd

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		7

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (38,840 + 10,685) / (40,000 + 0) = 123.81%  
 Adj. Sale Price: \$40,000 Price/Acre : (40,000 + (0)) - 10,685 - 38,840) / (16.00) = \$ -595  
 Majority Land Use : 100% GRASS

**Form 521:**

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 45,490	Land:	\$ 61,240
Imprmt:	\$ 9,940	Imprmt:	\$ 10,685
Total:	\$ 55,430	Total:	\$ 71,925

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 16.00				
Irrg:	Dry : 16.00	Grss:	Crp :	Tmbr:	Othr:	

  

Non-Agricultural Real Property Land: (100%)		Acres		Value	
Home Site					
Farm Site					
Recreation					
WRP					
Non Ag Other					
Roads					
Non-Agland	2.00			38,840	
Agland Tot	16.00			22,400	
TOT. LAND	18.00			61,240	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 22400/(40000 - 10685 - 23650 + 0) Ratio: 395.41

**County:** 91 **Book:** 2020 **Page:** 1400 **Sale Date:** 05/27/2020 **Rcd Date:** 05/28/2020 **Record #:** 85 of 175  
**Seller:** ENGEL, CAROL A, TRUSTEE **Buyer:** NIEMEYER, DAREN O NIEMEYER TRUST  
**Legal Desc:** 08-03-11 E1/2NE1/4 AND E1/2SE1/4 8-3-11 **School:** 01-0123 **Unif/Learning Comm:** DOC-STAMP: 936.00  
**Location ID:** 002001600 **Assessor Location:** RURAL (RUR) **Code #:** **Parcel Number:**  
 Usability: 1 **Val\_Grp:** 6 **Geo** **Twn** **Rng** **Sec** **Qtr** **Subdv** **Area** **Blk** **Parcel**  
 Address of Property : 8-3-11 4245 3 11 8 0 00000 1 000 9365  
**Assr. Comments :** special w/d  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$416,000  
 NonAg % of SaleAmt: (0 + 0) / (416,000 + 0) = 0%  
 Price/Acre: (416,000 + (0)) / (154,000) = \$ 2,701  
 Majority Land Use : 71.43% DRY

**Form 521:** **Assessed Value/Date of Sale:**

Total Purchase Price: \$ 416,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 416,000

Land:	\$ 298,390	Assessed Value/Current Year:	Land:	\$ 338,555
Imprmt:	\$ 0		Imprmt:	\$ 0
Total:	\$ 298,390		Total:	\$ 338,555

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		1G1: 3.00 1G: 35.00			Wst.: 6.00								6.00	154.00	160.00
Irfg:	Dry: 110.00	Grs: 38.00	Crp:	Tmbr:	Other: 6.00								0	338,555	338,555

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 338555/(416000 - 0 - 0 + 0) **Ratio:** 81.38

**County:** 91 **Book:** 2020 **Page:** 1526 **Sale Date:** 06/04/2020 **Rcd Date:** 06/04/2020 **Record #:** 86 of 175  
**Seller:** DUVAL FARMS, LLC **Buyer:** JONES, TROY & RENAE  
**Legal Desc:** 17-03-11 NW1/4 17-3-11  
**Location ID:** 002010700 **Sale No:** **School:** 01-0123 **Unif/Learning Comm:** DOC-STAMP: 470.25  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo** **Twn** **Rng** **Sec** **Qtr** **Subdv** **Area** **Blk** **Parcel**  
**Address of Property :** 17-3-11 4245 3 11 17 2 00000 1 000 9590  
**Assr. Comments :** jw/d  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$208,320  
 NonAg % of SaleAmt: (0 + 0) / (208,320 + 0) = 0%  
 Price/Acre: (208,320 + (0)) / (156,000) = \$ 1,335  
 Majority Land Use : 75.64% GRASS

**Form 521:** **Assessed Value/Date of Sale:**

Total Purchase Price: \$ 208,320  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 208,320

Land:	\$ 249,050	Assessed Value/Current Year:	Land:	\$ 268,850
Imprmt:	\$ 0		Imprmt:	\$ 0
Total:	\$ 249,050		Total:	\$ 268,850

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		1G1: 94.00 1G: 14.00 2G: 24.00											4.00	156.00	160.00
Irfg:	Dry: 38.00	Grs: 118.00	Crp:	Tmbr:	Other:								0	268,850	268,850

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 268850/(208320 - 0 - 0 + 0) **Ratio:** 129.06

**County:** 91 **Book:** 2020 **Page:** 1672 **Sale Date:** 06/22/2020 **Rcd Date:** Record #: 87 of 175  
**Seller:** HERRICK, KEVIN & KANDICE R. **Buyer:** BOHATY, ANTHONY J  
**Legal Desc:** 05-02-09 WEST 1/654' OF THE NE1/4 5-2-9  
**Location ID:** 001102201 **Sale No:** 143 **School:** 65-0011 **Unif/Learning Comm:** DOC-STAMP: 461.25  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo** **Tw** **Rng** **Sec** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
**Address of Property:** **0000** **2** **9** **5** **0** **00000** **1** **000** **0000**  
**Assr. Comments:** wd  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$205,000  
 NonAg % of SaleAmt: (0 + 0) / (205,000 + 0) = 0%  
 Price/Acre : (205,000 + (0)) / (98.87) = \$ 2,073  
 Majority Land Use : 70.4% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**  
 Land: \$ 152,795  
 Imprmt: \$ 0  
 Total: \$ 152,795

**Total Purchase Price:** \$ 205,000  
**Non-Real Property:** \$ 0  
**Adj. Purchase Price:** \$ 205,000

**Assessed Value/Current Year:**  
 Land: \$ 167,935  
 Imprmt: \$ 0  
 Total: \$ 167,935

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	1.25
Roads	
<b>Non-Agland</b>	<b>1.25</b>
<b>Agland Tot.</b>	<b>98.87</b>
<b>TOT. LAND</b>	<b>100.12</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 1.28 2D : 27.11 4D : 0.88	1G1: 20.79 1G : 18.27 2G1: 29.88 3G1: 0.66				

Irrg:	Dry:	Grs:	Crp:	Timbr:	Othr:
	29.27	69.60			

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 167935/(205000 - 0 - 0 + 0) **Ratio:** 81.92

**County:** 91 **Book:** 2020 **Page:** 1724 **Sale Date:** 06/26/2020 **Rcd Date:** 06/26/2020 **Record #:** 88 of 175

**Seller:** TIMM, RODNEY W **Buyer:** HEINRICH, RICHARD D, TRUSTEE

**Legal Desc:** 05-04-11 SE1/4 5-4-11

**Location ID:** 002100900

**Usability:** 4 **Sale No:** **School:** 01-0123 **Unif/Learning Comm:** DOC-STAMP: 3,487.50

**Assessor Location:** RURAL (RUR) **Code #:** **Parcel Number:**

**Address of Property:** 5-4-11 **Val\_Grp:** 6 **Geo** **Tw** **Rng** **Sec** **Qtr** **Subdiv** **Area** **Blk** **Parcel**

**Assr. Comments:** addl locds: 002107300 - cnt: 1, wd

; also includes parcel 21073 prior association

Property Classification Code/Current Assessment Year:	Location	City Size	Parcel Size
Status	Prop Type	Zoning	Location
1	05	5	3

NonAg % of SaleAmt: (13,840 + 13,745) / (1,550,000 + 0) = 1.78%  
 Price/Acre : (1,550,000 + (0)) / (313.00) = \$ 4,952  
 Majority Land Use : 43.83% IRRGTTD

**Form 521:**  
**Assessed Value/Date of Sale:**  
 Land: \$ 846,125  
 Imprmt: \$ 11,615  
 Total: \$ 857,740

**Assessed Value/Current Year:**  
 Land: \$ 984,855  
 Imprmt: \$ 13,745  
 Total: \$ 998,600

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Dwelling	0
Outbdlg	13,745
<b>Impr. Total</b>	<b>13,745</b>
Home Site	
Farm Site	1.00
Recreation	
WRP	
Non Ag Other	8.00
Roads	
<b>Non-Agland</b>	<b>9.00</b>
<b>Agland Tot.</b>	<b>313.00</b>
<b>TOT. LAND</b>	<b>322.00</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 108.20 2A1 : 1.00 4A1 : 28.00	ID1 : 58.00 ID : 18.00 2D1 : 3.00 4D1 : 13.00 4D : 25.00	1G1: 48.00			Wst : 10.80	

Irrg:	Dry:	Grs:	Crp:	Timbr:	Othr:
137.20	117.00	48.00			10.80

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 971015/(1550000 - 13745 - 8650 + 0) **Ratio:** 63.56

County: 91 Book: 2020 Page: 1833 Sale Date: 07/02/2020 Rcrd Date: 07/06/2020 Record #: 89 of 175  
 Seller: LAMMERS, STEVEN J Buyer: LAMMERS, CASEY LAMMERS, COREY  
 Legal Desc: 29-02-11 SE1/4 29-2-11 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 355.50  
 Location ID: 0019111600 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 4371 2 11 29 4 00000 1 000 8805  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 Property Classification Code/Current Assessment Year:  
 Address of Property : 29-2-11 Status Prop Type Zoning Location City Size Parcel Size  
 Assr. Comments : wd: dry to grass and crop to timber for 2022  
 2 05 5 3

Assr Adj. Amount: \$0 NonAg % of SaleAmt : Error, SaleAmt+AdjAmt=0  
 Adj. Sale Price: \$0 Price/Acre : (0 + (0)) / (158.00) = \$ 0  
 Majority Land Use : 100.53% GRASS  
**Form 521:** Assessed Value/Date of Sale: Land: \$ 277,245 Imprint: \$ 0  
 Total Purchase Price: \$ 0 Total: \$ 277,245  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 0

Land:	\$ 277,245
Imprint:	\$ 0
Total:	\$ 277,245

Land:	\$ 221,190
Imprint:	\$ 0
Total:	\$ 221,190

<b>Non-Agricultural</b>	
Real Property Land: (100%)	Acres Value
Dwelling	0
Outbldg	0
Impr. Total	0

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
			2C1 : 6.13 2C : 5.52 3C : 55.68 4C1 : 0.16 4C : 61.64	2T1 : 4.49 3T : 0.20 4T : 25.01		

Irrg:	Dry:	Grs:	Crp:	Tmbr:	Othr:	Non-Agland	2.00	0
			129.13	29.70		Agland Tot.	158.00	221,190
						TOT. LAND	160.00	221,190

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 221190/(0 - 0 - 0 + 158000) Ratio: 139.99  
 County: 91 Book: 2020 Page: 1918 Sale Date: 07/13/2020 Rcrd Date: Record #: 90 of 175  
 Seller: MAENDELE, BRANNDON L. HAWLEY, MATTHE Buyer: NOVAK, TRACI  
 Legal Desc: 35-04-09 NW1/4 35-4-9 School: 65-0005 Unit/Learning Comm: 652005 DOC-STAMP: 765.00  
 Location ID: 001316500 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Usability: 1 Val\_Grp: 6 4135 4 9 35 2 00000 1 000 0000  
 Assessor Location: RURAL (RUR)  
 Address of Property : 35-4-9  
 Assr. Comments : wd

Assr Adj. Amount:	\$0	NonAg % of SaleAmt : (0 + (0)) / (340,000 + 0) = 0%
Adj. Sale Price:	\$340,000	Price/Acre : (340,000 + (0)) / (158.00) = \$ 2,152
		Majority Land Use : 85.74% GRASS
<b>Form 521:</b> Assessed Value/Date of Sale: Land: \$ 167,130 Imprint: \$ 0		
Total Purchase Price: \$ 340,000 Total: \$ 167,130		
Non-Real Property: \$ 0		
Adj. Purchase Price: \$ 340,000		

Land:	\$ 167,130
Imprint:	\$ 0
Total:	\$ 167,130

Land:	\$ 249,120
Imprint:	\$ 0
Total:	\$ 249,120

<b>Non-Agricultural</b>	
Real Property Land: (100%)	Acres Value
Dwelling	0
Outbldg	0
Impr. Total	0

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 17.76 2D : 4.46 4D : 0.21	1G1: 89.95 2G1: 45.52				

Irrg:	Dry:	Grs:	Crp:	Tmbr:	Othr:	Non-Agland	2.00	0
	22.43	135.47				Agland Tot.	158.00	249,120
						TOT. LAND	160.00	249,120

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 249120/(340000 - 0 - 0 + 0) Ratio: 73.27

County: 91 Book: 2020 Page: 2041 Sale Date: 07/23/2020 Rcd Date: 07/27/2020 Record #: 91 of 175

Seller: ENGEL, DANIEL Buyer: COOPERATIVE PRODUCERS, INC.

Legal Desc: 22-04-11 7 ACRES IN SW1/4SW1/4SE1/4

Location ID: 002103601 Sale No: 172 School: 01-0123 Unit/Learning Comm: DOC-STAMP- 135.00

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 0000 4 11 22 0 00000 1 000 0000

Address of Property: Property Classification Code/Current Assessment Year:

Assr. Comments : wd

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		6

Asst Adj. Amount: \$0  
Adj. Sale Price: \$60,000

NonAg % of Saleamt: (0 + 408,310) / (60,000 + 0) = 680.52%  
Price/Acre: (60,000 + (0) - 408,310 - 0) / (7.00) = \$ -49,759  
Majority Land Use : 100% DRY

Assessed Value/Date of Sale: Assessed Value/Current Year:

Total Purchase Price: \$ 60,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 60,000

Land: \$ 16,345  
Imprmt: \$ 0  
Total: \$ 16,345

Land: \$ 19,215  
Imprmt: \$ 408,310  
Total: \$ 427,525

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																											
	ID1 : 3.00 ID : 4.00																																
Irrg :	Dry : 7.00	Grs :	Crp :	Timbr :	Other :																												
<table border="1"> <thead> <tr> <th>Home Site</th> <th>Farm Site</th> <th>Recreation</th> <th>WRP</th> <th>Non Ag Other</th> <th>Roads</th> <th>Non-Agland</th> <th>Agland Tot.</th> <th>TOT. LAND</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.00</td> <td>7.00</td> <td>7.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>19,215</td> <td>19,215</td> </tr> </tbody> </table>							Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND							0.00	7.00	7.00							0	19,215	19,215
Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND																									
						0.00	7.00	7.00																									
						0	19,215	19,215																									

Ratio Formula: AqLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 19215/(60000 - 408310 - 0 + 0) Ratio: -5.52

County: 91 Book: 2020 Page: 1987 Sale Date: 07/24/2020 Rcd Date: Record #: 92 of 175

Seller: PALANZA, DEBORAH L Buyer: CRYSTAL LAND COMPANY, LLC

Legal Desc: 10-03-11 NE1/4 10-3-11

Location ID: 0020088800 Sale No: School: 01-0123 Unit/Learning Comm: DOC-STAMP: 238.50

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4245 3 11 10 0 00000 1 000 0000

Address of Property : 1061 ROAD T Property Classification Code/Current Assessment Year:

Assr. Comments : wd

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Asst Adj. Amount: \$0  
Adj. Sale Price: \$106,000

NonAg % of Saleamt: (13,840 + 1,830) / (106,000 + 0) = 14.78%  
Price/Acre: (106,000 + (0) - 1,830 - 13,840) / (155.27) = \$ 582  
Majority Land Use : 56.15% GRASS

Assessed Value/Date of Sale: Assessed Value/Current Year:

Total Purchase Price: \$ 106,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 106,000

Land: \$ 271,305  
Imprmt: \$ 1,830  
Total: \$ 273,135

Land: \$ 307,295  
Imprmt: \$ 1,830  
Total: \$ 309,125

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																											
	ID1 : 20.71 ID : 17.37 2D : 16.27 3D1 : 10.34 4D1 : 0.09 4D : 1.06	1Gh : 67.13 1G : 8.39 2Gh : 11.44 3Gh : 0.22			Wst : 2.25																												
Irrg :	Dry : 65.84	Grs : 87.18	Crp :	Timbr :	Other : 2.25																												
<table border="1"> <thead> <tr> <th>Home Site</th> <th>Farm Site</th> <th>Recreation</th> <th>WRP</th> <th>Non Ag Other</th> <th>Roads</th> <th>Non-Agland</th> <th>Agland Tot.</th> <th>TOT. LAND</th> </tr> </thead> <tbody> <tr> <td></td> <td>1.00</td> <td></td> <td></td> <td></td> <td>3.99</td> <td>4.99</td> <td>155.27</td> <td>293.455</td> </tr> <tr> <td></td> <td>8,650</td> <td></td> <td></td> <td></td> <td></td> <td>13,840</td> <td>293,455</td> <td>307,295</td> </tr> </tbody> </table>							Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND		1.00				3.99	4.99	155.27	293.455		8,650					13,840	293,455	307,295
Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND																									
	1.00				3.99	4.99	155.27	293.455																									
	8,650					13,840	293,455	307,295																									

Ratio Formula: AqLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 293455/(106000 - 1830 - 8650 + 0) Ratio: 307.22

**County:** 91 **Book:** 2020 **Page:** 1988 **Sale Date:** 07/24/2020 **Rcld Date:** 07/24/2020 **Record #:** 93 of 175  
**Seller:** STRASBURG, CRYSTAL C & PATRICK **Buyer:** CRYSTAL LAND COMPANY, LLC  
**Legal Desc:** 10-03-11 NE1/4 10-3-11  
**Location ID:** 002008800 **Sale No:** School: 01-0123 **Unif/Learning Comm:** DOC-STAMP: 240.75  
**Usability:** 1 **Code #:** Parcel Number: **Geo** Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 4245 3 11 10 0 00000 1 000 0000  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6  
**Address of Property:** 1061 ROAD T  
**Assr. Comments:** wd  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	9	

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$106,667  
 NonAg % of SaleAmt: (13,840 + 1,830) / (106,667 + 0) = 14.69%  
 Price/Acre: (106,667 + 0) - 1,830 - 13,840 / (155.27) = \$ 86  
 Majority Land Use: 56.15% GRASS

**Form 521:**

Total Purchase Price: \$ 106,667  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 106,667

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 271,305	Land:	\$ 307,295
Imprmt:	\$ 1,830	Imprmt:	\$ 1,830
Total:	\$ 273,135	Total:	\$ 309,125

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	1,830
Impr. Total	1,830

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1 : 20.71 ID : 17.37 2D : 16.27 3D1 : 10.34 4D1 : 0.09 4D : 1.06	1G1: 67.13 1G : 8.39 2G1: 11.44 3G1: 0.22			Wst. : 2.25	
Irrg:	Dry : 65.84	Grs: 87.18	Crp :	Timbr:	Other: 2.25	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 293455/(106667 - 1830 - 8650 + 0) **Ratio:** 305.09

**County:** 91 **Book:** 2020 **Page:** 2682-2 **Sale Date:** 07/29/2020 **Rcld Date:** 10/26/2020 **Record #:** 94 of 175

**Seller:** VANCE, WALLACE B & LOIS R **Buyer:** SNELL, STEVEN A & BARBARA J

**Legal Desc:** 26-02-11 SE1/4 L6SS 3 TRACTS 26-2-11

**Location ID:** 001910400

**Usability:** 1 **Sale No:** School: 91-0002 **Unif/Learning Comm:** DOC-STAMP: 585.00

**Assessor Location:** RURAL (RUR) **Code #:** Parcel Number:

**Address of Property:** 813 HWY 281 **Geo** Twn Rng Sect Qtr Subdiv Area Blk Parcel

**Assr. Comments:** 001910400 **4371** **2** **11** **26** **4** **00000** **1** **000** **8740**

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3

NonAg % of SaleAmt: (38,840 + 131,590) / (260,000 + 0) = 65.55%  
 Price/Acre: (260,000 + 0) - 131,590 - 38,840 / (11.83) = \$ 7,571  
 Majority Land Use: 100% GRASS

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 39,800	Land:	\$ 55,405
Imprmt:	\$ 144,095	Imprmt:	\$ 131,590
Total:	\$ 183,895	Total:	\$ 186,995

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	108,335
Outbldg	23,235
Impr. Total	131,590

**Form 521:**  
 Total Purchase Price: \$ 260,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 260,000

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 6.35 1G : 0.02 2G1: 5.46				
Irrg:	Dry :	Grs: 11.83	Crp :	Timbr:	Other:	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 16565/(260000 - 131590 - 23650 + 0) **Ratio:** 15.81

County: 91 Book: 2020 Page: 2200 Sale Date: 08/17/2020 Rcrd Date: Record #: 95 of 175  
 Seller: BOHRER, ROGER L & LILA J Buyer: HOBBS, BENJAMIN  
 Legal Desc: PT OF THE S1/2NW1/4 36-2-11  
 Location ID: 001916403 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 218.25  
 Usability: 3 Code #: Parcel Number:  
 Assessor Location: Val\_Grp: 6 Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 0000 00 00 00 0 00000 1 000 0000  
 Assr. Comments : wtd. from dry to irrigated  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	2	5	8

Assr Adj. Amount: \$0  
Adj. Sale Price: \$96,425

NonAg % of SaleAmt: (0 + 0) / (96,425 + 0) = 0%  
Price/Acre : (96,425 + (0)) / (27.66) = \$ 3,486  
Majority Land Use : 90.53% IRRGTTD

**Form 521:**

Total Purchase Price: \$ 96,425  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 96,425

Assessed Value/Date of Sale:	
Land:	\$ 66,830
Imprmt:	\$ 0
Total:	\$ 66,830

Assessed Value/Current Year:	
Land:	\$ 59,105
Imprmt:	\$ 0
Total:	\$ 59,105

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	
Non-Agland	0.00
Agland Tot.	27.66
TOT. LAND	27.66

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 13.52 2A1 : 1.41 4A : 10.11				4T : 2.62		
Irrg: 25.04	Dry :	Grs:	Crp :	Tmbr: 2.62	Othr:	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 59105/(96425 - 0 - 0 + 0) **Ratio:** 61.30

County: 91 Book: 2020 Page: 2259 Sale Date: 09/03/2020 Rcrd Date: Record #: 96 of 175

Seller: SHOLTZ, MARK E & TANDRA K Buyer: SHOLTZ, RILEY

Legal Desc: 24-01-09 W1/2 & NE1/4 24-1-9

Location ID: 001010500 Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,350.00

Usability: 4 Code #: Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4487 1 9 24 0 00000 1 000 0695

Address of Property: 24-1-9  
Assr. Comments : addl locids: 001010600 - cnt: 1, wtd : sale between parent & child; also includes parcel #10106

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Assr Adj. Amount: \$0  
Adj. Sale Price: \$600,000  
Total Purchase Price: \$ 600,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 600,000

NonAg % of SaleAmt: (0 + 0) / (600,000 + 0) = 0%  
Price/Acre : (600,000 + (0)) / (629.04) = \$ 954  
Majority Land Use : 100% GRASS

Assessed Value/Date of Sale:	
Land:	\$ 887,845
Imprmt:	\$ 0
Total:	\$ 887,845

Assessed Value/Current Year:	
Land:	\$ 852,945
Imprmt:	\$ 0
Total:	\$ 852,945

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 287.78 IG : 1.36 ZG1: 130.59	1C : 16.21 3C : 5.78 4C1 : 110.79 4C : 37.83	4T1 : 2.88 4T : 35.82		
Irrg:	Dry :	Grs: 419.73	Crp : 170.61	Tmbr: 38.70	Othr:	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 852945/(600000 - 0 - 0 + 0) **Ratio:** 142.16



County: 91 Book: 2020 Page: 2467

Sale Date: 09/28/2020 Rcrd Date:

Record #: 97 of 175

Seller: KRUEGER, SONJA

Buyer: KRUEGER, ELMER R (CONTRACT)

Legal Desc: 08-03-10 NW CORNER SOUTH 598', EAST 33' (EAST EDGE OF ROAD) TO POB S 242', E 360', N 242', W 360' TO

Location ID: 001602901

Sale No:

School: 91-0074

Unif/Learning Comm:

DOC-STAMP: 0.00

Usability: 4

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val\_Grp: 6

4243 3 10 8 2

00000 1 000 0000

Address of Property : 1784 RD 1400

Assr. Comments : contract between parent & child 001602901

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		

Assr Adj. Amount: \$0  
Adj. Sale Price: \$60,000

NonAg % of SaleAmt: (38,840 + 67,355) / (60,000 + 0) = 176.99%  
Price/Acre : (60,000 + (0) - 67,355 - 38,840) / (1,00) = \$ -46,195  
Majority Land Use : 100% GRASS

	Value
Dwelling	61,550
Outbldg	5,805
Impr. Total	67,355

Form 521:

Total Purchase Price: \$ 60,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 60,000

Assessed Value/Date of Sale:	Assessed Value/Current Year:
Land: \$ 16,365	Land: \$ 38,840
Imprmt: \$ 49,665	Imprmt: \$ 67,355
Total: \$ 66,030	Total: \$ 106,195

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	1.00 15,000
Farm Site	
Recreation	
WRP	
Non Ag Other	0.17
Roads	
Non-Agland	1.17 38,840
Agland Tot.	1.00 0
TOT. LAND	2.17 38,840

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 1.00				
Irrg:	Dry:	Grs: 1.00	Crp:	Tmbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(60000 - 67355 - 15000 + 0) Ratio: .00

County: 91 Book: 2020 Page: 2474

Sale Date: 09/28/2020 Rcrd Date: 09/30/2020

Record #: 98 of 175

Seller: TC ACCOMMODATOR 202, LLC

Buyer: JACKSON, JEFFREY M, TRUSTEE %

Legal Desc: 12-02-11 NW1/4 12-2-11

Location ID: 001906500

Sale No:

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 0.00

Usability: 4

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val\_Grp: 6

4371 2 11 12 0

00000 1 000 8435

Address of Property : 12-2-11

Assr. Comments : add locids: 001906501 - cnt: 1, wd  
: also includes parcel 1906501 0019  
06500 001906501 trf between affilia  
ted corp

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Assr Adj. Amount: \$0  
Adj. Sale Price: \$1,774,000

NonAg % of SaleAmt: (0 + 0) / (1,774,000 + 0) = 0%  
Price/Acre : (1,774,000 + (0)) / (310,00) = \$ 5,723  
Majority Land Use : 83.23% IRRGTD

	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Form 521:

Total Purchase Price: \$ 1,824,000  
Non-Real Property: \$ 50,000  
Adj. Purchase Price: \$ 1,774,000

Assessed Value/Date of Sale:	Assessed Value/Current Year:
Land: \$ 1,050,310	Land: \$ 1,223,640
Imprmt: \$ 0	Imprmt: \$ 0
Total: \$ 1,050,310	Total: \$ 1,223,640

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	10.00
Roads	
Non-Agland	10.00 0
Agland Tot.	310.00 1,223,640
TOT. LAND	320.00 1,223,640

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 1.00 1A : 49.50 2A : 45.00 4A1 : 31.00 4A : 131.50	1D : 20.50 2D : 2.00 4D1 : 7.00 4D : 16.50	2G1: 2.00 4G : 4.00				
Irrg: 258.00	Dry: 46.00	Grs: 6.00	Crp:	Tmbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1223640/(1774000 - 0 - 0 + 0) Ratio: 68.98

County: 91 Book: 2020 Page: 2476 Sale Date: 09/30/2020 Rcrd Date: Record #: 99 of 175

Seller: KUDRNA, RICHARD & BARBARA Buyer: PAULEY, THOMAS R

Legal Desc: 15-01-11 PT OF LOT 1B IN NW1/4 15-1-11 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 506.25

Location ID: 001814001 Sale No: 224 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Code #: 0000 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 0000 1 11 15 0 00000 1 1 0000 0000

Address of Property: Property Classification Code/Current Assessment Year:

Assr. Comments :	addl locids: 001814101 - cnt. 1. wd 001814001 001814101 house being a ddee1				
Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		6

Assr Adj. Amount:	\$0	NonAg % of SaleAmt: (25,000 + 21,355) / (225,000 + 0) = 20.6%	Dwelling	0
Adj. Sale Price:	\$225,000	Price/Acre: (225,000 + 0) - 21,355 - 25,000 / (108.81) = \$ 1,642	Outbldg	21,355
		Majority Land Use : 69.76% GRASS	Impr. Total	21,355

<b>Form 521:</b>		<b>Assessed Value/Current Year:</b>	
Total Purchase Price:	\$ 225,000	Land:	\$ 214,470
Non-Real Property:	\$ 0	Imprmt:	\$ 21,355
Adj. Purchase Price:	\$ 225,000	Total:	\$ 235,825

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	Agland Tot.	TOT. LAND
	1D : 31.49 4D : 1.41	1G1: 43.37 2G1: 12.83 2G : 15.90		1T1 : 3.81			4.20					4.20	108.81	113.01
Irrg.:	Dry : 32.90	Grs: 72.10	Crp : 0	Tmbr: 3.81	Other:							25,000	189,470	214,470

Ratio Formula: AglAndTot/(Adj.Pur.Price - Imprv. - NonTotLamt + Assessor Adj.) 189470/(225000 - 21355 - 0 + 0) Ratio: 93.04

County: 91 Book: 2020 Page: 2537 Sale Date: 10/02/2020 Rcrd Date: 10/06/2020 Record #: 100 of 175

Seller: HABA, MARLYS Buyer: SCHMIEDING, MERLE A & JANIS K

Legal Desc: 01-04-09 TRACT IN NE1/4 1-4-9 School: 65-0005 Unit/Learning Comm: 652005 DOC-STAMP: 4.50

Location ID: 001300200 Sale No: 0000 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Code #: 4135 4 9 1 1 00000 1 1 0000 0000

Assessor Location: RURAL (RUR) Val\_Grp: 6 Property Classification Code/Current Assessment Year:

Assr. Comments :	wd 001300200 adjoining property				
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		4

Assr Adj. Amount:	\$0	NonAg % of SaleAmt: (0 + 0) / (2,000 + 0) = 0%	Dwelling	0
Adj. Sale Price:	\$2,000	Price/Acre: (2,000 + 0) / (1.59) = \$ 1,258	Outbldg	0
		Majority Land Use : 0% 1 zeroes!	Impr. Total	0

<b>Form 521:</b>		<b>Assessed Value/Current Year:</b>	
Total Purchase Price:	\$ 2,000	Land:	\$ 0
Non-Real Property:	\$ 0	Imprmt:	\$ 0
Adj. Purchase Price:	\$ 2,000	Total:	\$ 0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	Agland Tot.	TOT. LAND
					Wst. : 1.59		0.13					0.13	0.13	0
Irrg.:	Dry : 0	Grs: 0	Crp : 0	Tmbr: 0	Other: 1.59							0.13	1.59	1.72

Ratio Formula: AglAndTot/(Adj.Pur.Price - Imprv. - NonTotLamt + Assessor Adj.) 1/(2000 - 0 - 0 + 0) Ratio: 0.05

County: 91 Book: 2020 Page: 2601 Sale Date: 10/13/2020 Rctd Date: Record #: 101 of 175

Seller: GROWLING BEAR HOLDINGS, LLC Buyer: KAISER, THOMAS J & MARY E  
 Legal Desc: 07-01-10 SW1/4SW1/4(GOV LOT9) & S1/220 A(GOV LOT 8 & S1/2NE1/4SW1/4 & SE1/4 SW1/4 & W1/2SE1/4 LESS  
 Location ID: 001403302 Sale No: School: 91-0002 Unit/Learning Comm: DOC-STAMP: 607.50  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 7-1-10 4489 1 10 7 0 63775 1 000 0000  
 Assr. Comments : jtwd 001403302 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount: \$0  
Adj. Sale Price: \$270,000

NonAg % of SaleAmt: (38,840 + 119,730) / (270,000 + 0) = 58.73%  
Price/Acre: (270,000 + (0) - 119,730 - 38,840) / (117.33) = \$ 950  
Majority Land Use : 100% GRASS

**Form 521:**

Total Purchase Price: \$ 270,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 270,000

Assessed Value/Date of Sale:  
Land: \$ 160,155  
Imprmt: \$ 0  
Total: \$ 160,155

Assessed Value/Current Year:  
Land: \$ 200,125  
Imprmt: \$ 119,730  
Total: \$ 319,855

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 47.76 1G : 11.84 2G1: 29.22 2G : 28.51				
Irrg:	Dry:	Grs: 117.33	Crp:	Tmbr:	Othr:	

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	Agland Tot.	TOT. LAND
				4.48	4.48	117.33	121.81
					38,840	161,285	200,125

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 161285/(270000 - 119730 - 0 + 0) Ratio: 107.33

County: 91 Book: 2020 Page: 2874 Sale Date: 10/16/2020 Rctd Date: 10/30/2020 Record #: 102 of 175

Seller: LEWIS, KURT S Buyer: DANEHEY, PATRICK L & DIANNE M, TRUS

Legal Desc: 09-03-11 E1/2NE1/4-9-3-11

Location ID: 002008600 Sale No: School: 01-0123 Unit/Learning Comm: DOC-STAMP: 1,010.35

Usability: 4 Code #:

Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4245 3 11 9 0 00000 1 000 9415

Address of Property : 9-3-11

Property Classification Code/Current Assessment Year:

Assr. Comments : addl locids: 002008900 - cnt: 1, wd  
: between brother & sister; also in  
cludes parcel #20089 002008600 0020  
08900

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$448,571

NonAg % of SaleAmt: (0 + 0) / (448,571 + 0) = 0%  
Price/Acre: (448,571 + (0)) / (233.00) = \$ 1,925  
Majority Land Use : 85.84% GRASS

**Form 521:**

Total Purchase Price: \$ 448,571  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 448,571

Assessed Value/Date of Sale:  
Land: \$ 346,940  
Imprmt: \$ 0  
Total: \$ 346,940

Assessed Value/Current Year:  
Land: \$ 410,070  
Imprmt: \$ 0  
Total: \$ 410,070

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 26.00 4D1 : 7.00	1G1: 121.00 1G : 8.00 2G1: 71.00				
Irrg:	Dry:	Grs: 200.00	Crp:	Tmbr:	Othr:	

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	Agland Tot.	TOT. LAND
				7.00	7.00	233.00	240.00
					0	410,070	410,070

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 410070/(448571 - 0 - 0 + 0) Ratio: 91.42

**County:** 91 **Book:** 2020 **Page:** 2993 **Sale Date:** 10/30/2020 **Rcd Date:** 11/09/2020 **Record #:** 103 of 175  
**Seller:** LEWIS, CECTA A -LE **Buyer:** POWERS, DANIEL POWERS, JEFFERY  
**Legal Desc:** 30-01-10 SE1/4 30-1-10  
**Location ID:** 001413100 **School:** 91-0002 **Unit/Learning Comm:** DOC-STAMP: 843-75  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
**Address of Property:** 30-1-10 **4489** **1** **10** **30** **4** **00000** **1** **000** **4340**  
**Assr. Comments:** wd 001413100  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$375,000  
 NonAg % of SaleAmt: (0+0)/(375,000+0) = 0%  
 Price/Acre: (375,000 + (0))/(158.27) = \$ 2,369  
 Majority Land Use: 50.98% DRY

**Form 521:** **Assessed Value/Date of Sale:**

**Total Purchase Price:** \$ 375,000  
**Non-Real Property:** \$ 0  
**Adj. Purchase Price:** \$ 375,000

**Land:** \$ 259,360  
**Imprmt:** \$ 0  
**Total:** \$ 259,360

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	1D : 2.20 2D : 40.46 4D1 : 24.22 4D : 13.81	1G1: 59.82 2G1: 1.32		3T : 0.70 4T1 : 5.08 4T : 10.66									2.00	158.27	259,360
<b>Irrg:</b>	<b>Dry:</b> 80.69	<b>Grs:</b> 61.14	<b>Crp:</b>	<b>Timbr:</b> 16.44	<b>Other:</b>										

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 259360/(375000 - 0 - 0 + 0) **Ratio:** 69.16

**County:** 91 **Book:** 2020 **Page:** 2993 **Sale Date:** 11/10/2020 **Rcd Date:** 11/12/2020 **Record #:** 104 of 175  
**Seller:** SULLIVAN, TERESA (%) **Buyer:** MCKELL, MARK & JAMI Z  
**Legal Desc:** 14-01-09 GOV LOTS 5, 6, 7 & 8 IN NE1/4 & NW1/4 LESS U.S.A TRACTS 14-1-9  
**Location ID:** 001006700 **Sale No:** **School:** 65-0011 **Unit/Learning Comm:** DOC-STAMP: 1,113.75  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
**Address of Property:** 14-1-9 **4487** **1** **9** **14** **0** **00000** **1** **000** **0440**  
**Assr. Comments:** addl locs: 001007400 - cnt: 1, j: **Property Classification Code/Current Assessment Year:**  
 wd 001006700 001007400

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$495,000  
 NonAg % of SaleAmt: (0+0)/(495,000+0) = 0%  
 Price/Acre: (495,000 + (0))/(182.22) = \$ 2,716  
 Majority Land Use: 54.44% GRASS

**Form 521:** **Assessed Value/Date of Sale:**

**Total Purchase Price:** \$ 505,000  
**Non-Real Property:** \$ 10,000  
**Adj. Purchase Price:** \$ 495,000

**Land:** \$ 226,860  
**Imprmt:** \$ 0  
**Total:** \$ 226,860

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	1A1 : 52.23 1A : 3.03 2A1 : 9.22	ID1 : 8.75 ID : 2.14		1T : 4.00 2T1 : 0.15 2T : 80.54 4T1 : 0.11 4T : 14.40	Act : 7.60 Wst : 0.05								3.95	182.22	292,840
<b>Irrg:</b> 64.48	<b>Dry:</b> 10.89	<b>Grs:</b>	<b>Crp:</b>	<b>Timbr:</b> 99.20	<b>Other:</b> 7.65										

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 292840/(495000 - 0 - 0 + 0) **Ratio:** 59.16

County: 91 Book: 2020 Page: 3125 Sale Date: 11/30/2020 Rcd Date: 12/02/2020 Record #: 105 of 175

Seller: UDEN, FAYEL Buyer: SINDT, STEVEN R & KIMBERLY K

Legal Desc: 30-01-12 E1/2SE1/4 & E1/2NE1/4 30-1-12 Unif/Learning Comm: DOC-STAMP: 540.00

Location ID: 002204700

Sale No: School: 91-0002 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Code #: 6 4493 1 12 30 0 00000 1 1 Blk 000 Parcel 1485

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 30-1-12

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Assr Adj. Amount: \$0		NonAg % of SaleAmt: (0 + 0) / (240,000 + 0) = 0%	
Adj. Sale Price:	\$240,000	Price/Acre :	(240,000 + (0)) / (155.00) = \$ 1,548
		Majority Land Use :	96.77% GRASS

Form 521:		Assessed Value/Date of Sale:	
Total Purchase Price:	\$ 240,000	Land:	\$ 211,400
Non-Real Property:	\$ 0	Imprmt:	\$ 0
Adj. Purchase Price:	\$ 240,000	Total:	\$ 211,400

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)		Ratio: 88.08	
AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)	211400/(240000 - 0 - 0 + 0)	Non-Agricultural Real Property Land: (100%)	Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																												
		1G1: 28.00 2G1: 45.00 2G : 28.00 3G1: 49.00			Wst. : 5.00																													
Irrg:	Dry :	Grs: 150.00	Crp :	Tmbr:	Othr: 5.00																													
<table border="1"> <thead> <tr> <th colspan="2">Non-Agricultural Real Property Land: (100%)</th> <th colspan="2">Acres Value</th> </tr> </thead> <tbody> <tr> <td>Home Site</td> <td></td> <td>Non-Agland</td> <td>5.00</td> </tr> <tr> <td>Farm Site</td> <td></td> <td>AgLand Tot.</td> <td>155.00</td> </tr> <tr> <td>Recreation</td> <td></td> <td>TOT. LAND</td> <td>160.00</td> </tr> <tr> <td>WRP</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Non Ag Other</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Roads</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Non-Agricultural Real Property Land: (100%)		Acres Value		Home Site		Non-Agland	5.00	Farm Site		AgLand Tot.	155.00	Recreation		TOT. LAND	160.00	WRP				Non Ag Other				Roads			
Non-Agricultural Real Property Land: (100%)		Acres Value																																
Home Site		Non-Agland	5.00																															
Farm Site		AgLand Tot.	155.00																															
Recreation		TOT. LAND	160.00																															
WRP																																		
Non Ag Other																																		
Roads																																		

County: 91 Book: 2020 Page: 3148 Sale Date: 12/04/2020 Rcd Date: Record #: 106 of 175

Seller: MEENTS, WAYNE & JOANNE % CONNIE KEL Buyer: BONIFAS, WAYNE P & CHERIE D

Legal Desc: PT OF NW1/4 32-4-9

Location ID: 001315301 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 598.50

Usability: 1 Code #: 6

Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property : 0000 00 00 00 0 00000 1 1 Blk 000 Parcel

Assr. Comments : jwvd 001315301

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Assr Adj. Amount: \$0		NonAg % of SaleAmt: (0 + 0) / (265,050 + 0) = 0%	
Adj. Sale Price:	\$265,050	Price/Acre :	(265,050 + (0)) / (91.13) = \$ 2,908
		Majority Land Use :	99.87% DRY

Form 521:		Assessed Value/Date of Sale:	
Total Purchase Price:	\$ 265,050	Land:	\$ 176,820
Non-Real Property:	\$ 0	Imprmt:	\$ 0
Adj. Purchase Price:	\$ 265,050	Total:	\$ 176,820

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)		Ratio: 74.21	
AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)	196705/(265050 - 0 - 0 + 0)	Non-Agricultural Real Property Land: (100%)	Acres Value

Agricultural Land Acres:		Non-Agricultural Real Property Land: (100%)																													
Irrigated	Dry	Grass	CRP																												
		1G1: 0.11 3G1: 0.01																													
Irrg:	Dry : 91.01	Grs: 0.12	Crp :																												
<table border="1"> <thead> <tr> <th colspan="2">Non-Agricultural Real Property Land: (100%)</th> <th colspan="2">Acres Value</th> </tr> </thead> <tbody> <tr> <td>Home Site</td> <td></td> <td>Non-Agland</td> <td>2.81</td> </tr> <tr> <td>Farm Site</td> <td></td> <td>AgLand Tot.</td> <td>91.13</td> </tr> <tr> <td>Recreation</td> <td></td> <td>TOT. LAND</td> <td>93.94</td> </tr> <tr> <td>WRP</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Non Ag Other</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Roads</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Non-Agricultural Real Property Land: (100%)		Acres Value		Home Site		Non-Agland	2.81	Farm Site		AgLand Tot.	91.13	Recreation		TOT. LAND	93.94	WRP				Non Ag Other				Roads			
Non-Agricultural Real Property Land: (100%)		Acres Value																													
Home Site		Non-Agland	2.81																												
Farm Site		AgLand Tot.	91.13																												
Recreation		TOT. LAND	93.94																												
WRP																															
Non Ag Other																															
Roads																															

**County:** 91 **Book:** 2020 **Page:** 3153 **Sale Date:** 12/04/2020 **Rcrd Date:** 12/04/2020 **Record #:** 107 of 175  
**Seller:** MEBENTS, WAYNE & JOANNE % CONNIE KEL **Buyer:** BONIFAS, SCOTT E & STEPHANIE M  
**Legal Desc:** 32-04-09 PT OF NW1/4 32-4-9  
**Location ID:** 001315300 **School:** 91-0074 **Unif/Learning Comm:** DOC-STAMP: 600.75  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
**Address of Property:** 1970 RD 2000 4135 4 9 32 2 00000 1 000 3485  
**Assr. Comments:** jwvd 001315300 **Property Classification Code/Current Assessment Year:**

Stans	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	9	

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$267,000  
 NonAg % of SaleAmt: (45,920 + 168,115) / (267,000 + 0) = 80.16%  
 Price/Acre: (267,000 + (0) - 168,115 - 45,920) / (61.18) = \$ 866  
 Majority Land Use: 69.27% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**

Total Purchase Price: \$ 267,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 267,000

Land: \$ 123,535  
 Imprmt: \$ 138,225  
 Total: \$ 261,760

Land: \$ 149,505  
 Imprmt: \$ 168,115  
 Total: \$ 317,620

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Home Site	15,000
Farm Site	13,075
Recreation	
WRP	
Non Ag Other	
Roads	1.15
<b>Non-Agland</b>	<b>4.15</b>
<b>Agland Tot.</b>	<b>61.18</b>
<b>TOT. LAND</b>	<b>149,505</b>

Agricultural Land Acres:		Grass		CRP		Timber		Other		Misc.	
Irrigated	Dry	Irrigated	Dry	Irrigated	Dry	Irrigated	Dry	Irrigated	Dry	Irrigated	Dry
	18.80		42.38								
		1G1: 36.97	1G1: 4.51								
		2D1: 0.16	2G1: 0.01								
		2D: 0.39	3G1: 0.89								
		3D1: 12.77									
		4D: 2.96									
<b>Irrg:</b>	<b>Dry:</b> 18.80	<b>Grs:</b> 42.38	<b>Crp:</b>	<b>Timbr:</b>	<b>Othr:</b>						

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 103585/(267000 - 168115 - 28075 + 0) **Ratio:** 146.29

**County:** 91 **Book:** 2021 **Page:** 273 **Sale Date:** 12/22/2020 **Rcrd Date:** 02/04/2021 **Record #:** 108 of 175  
**Seller:** THAYER, VICTOR R & VIRGINIA L -TRUS **Buyer:** SHEL TROWN, DONALD A & SHERIKA A  
**Legal Desc:** 16-02-09 5.05 ACRE TRACT IN SW1/4 NW1/4 16-2-9  
**Location ID:** 001107700 **Sale No:** **Unif/Learning Comm:** DOC-STAMP: 69.75  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
**Address of Property:** 1070 ROAD 2100 4375 2 9 16 2 00000 1 000 6131  
**Assr. Comments:** jwvd 001107700 **Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	9	

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$30,625  
 NonAg % of SaleAmt: (25,000 + 14,910) / (30,625 + 0) = 130.32%  
 Price/Acre: (30,625 + (0) - 14,910 - 25,000) / (4.05) = \$ -2,293  
 Majority Land Use: 100% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**

Total Purchase Price: \$ 30,625  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 30,625

Land: \$ 17,505  
 Imprmt: \$ 13,120  
 Total: \$ 30,625

Land: \$ 27,815  
 Imprmt: \$ 14,910  
 Total: \$ 42,725

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Home Site	15,000
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	0.58
<b>Non-Agland</b>	<b>1.58</b>
<b>Agland Tot.</b>	<b>2.815</b>
<b>TOT. LAND</b>	<b>27,815</b>

Agricultural Land Acres:		Grass		CRP		Timber		Other		Misc.	
Irrigated	Dry	Irrigated	Dry	Irrigated	Dry	Irrigated	Dry	Irrigated	Dry	Irrigated	Dry
			1.50				2.55				
		1G: 0.03	2G1: 1.47			1T: 0.19	3T: 2.25				
						4T: 0.11					
<b>Irrg:</b>	<b>Dry:</b>	<b>Grs:</b> 1.50	<b>Crp:</b>	<b>Timbr:</b> 2.55	<b>Othr:</b>						

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 2815/(30625 - 14910 - 15000 + 0) **Ratio:** 393.71

**County:** 91 **Book:** 2020 **Page:** 3357 **Sale Date:** 12/29/2020 **Rcd Date:** **Record #:** 109 of 175  
**Seller:** BOHATY, ANTHONY J & CARMEN M **Buyer:** VIE CO  
**Legal Desc:** 05-02-09 WEST 1654' OF THE NE1/4 5-2-9  
**Location ID:** 001102201 **Sale No:** **School:** 65-0011 **Unit/Learning Comm:** DOC-STAMP: 450.00  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo** Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 0000 2 2 5 0 00000 1 000 0000  
**Address of Property:**  
**Assr. Comments :** wd 001102201  
**Property Classification Code/Current Assessment Year:**  

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$200,000

NonAg % of SaleAmt: (0 + 0) / (200,000 + 0) = 0%  
Price/Acre : (200,000 + (0)) / (98.87) = \$ 2,023  
Majority Land Use : 70.4% GRASS

**Form 521:**  
Total Purchase Price: \$200,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$200,000

**Assessed Value/Date of Sale:**  
Land: \$152,795  
Imprmt: \$0  
Total: \$152,795

**Assessed Value/Current Year:**  
Land: \$167,935  
Imprmt: \$0  
Total: \$167,935

Dwelling	0	Value
Outbldg	0	
<b>Impr. Total</b>	<b>0</b>	

**Non-Agricultural Real Property Land: (100%)**  
Acres Value

Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other	1.25	
Roads		

Non-Agland	1.25	0
Agl and Tot.	98.87	167,935
<b>TOT. LAND</b>	<b>100.12</b>	<b>167,935</b>

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 1.28 2D : 27.11 4D : 0.88	1G1: 20.79 1G : 18.27 2G1: 29.88 3G1: 0.66				
<b>Irrg:</b>	<b>Dry : 29.27</b>	<b>Grs: 69.60</b>	<b>Crp :</b>	<b>Timbr:</b>	<b>Othr:</b>	

**Ratio Formula:** AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 167935/(200000 - 0 - 0 + 0) **Ratio:** 83.97

**County:** 91 **Book:** 2020 **Page:** 3374 **Sale Date:** 12/30/2020 **Rcd Date:** 12/31/2020 **Record #:** 110 of 175

**Seller:** TOEPFER, KEVIN W, PR **Buyer:** TOEPFER, KEVIN W  
**Legal Desc:** 22-04-10 A 2.35 ACRE TRACT IN SE1/4 22-4-10  
**Location ID:** 001714000 **Sale No:** **School:** 91-0074 **Unit/Learning Comm:** DOC-STAMP: 130.50  
**Usability:** 4 **Code #:** 05 **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo** Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 1680 /HWY 4 4133 4 10 22 4 00000 1 000 6910  
**Assr. Comments :** personal rep deed; between parent & child 001714000  
**Property Classification Code/Current Assessment Year:**  

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$57,325

NonAg % of SaleAmt: (39,930 + 254,725) / (57,325 + 0) = 514.01%  
Price/Acre : (57,325 + (0) - 254,725 - 39,930) / (.35) = \$ -678,086  
Majority Land Use : 100% GRASS

**Form 521:**  
Total Purchase Price: \$57,325  
Non-Real Property: \$0  
Adj. Purchase Price: \$57,325

**Assessed Value/Date of Sale:**  
Land: \$24,130  
Imprmt: \$199,480  
Total: \$223,610

**Assessed Value/Current Year:**  
Land: \$39,930  
Imprmt: \$254,725  
Total: \$294,655

Dwelling	240,065	Value
Outbldg	14,660	
<b>Impr. Total</b>	<b>254,725</b>	

**Non-Agricultural Real Property Land: (100%)**  
Acres Value

Home Site	1.00	15,000
Farm Site	1.00	8,650
Recreation		
WRP		
Non Ag Other		
Roads		

Non-Agland	2.00	39,930
Agl and Tot.	0.35	0
<b>TOT. LAND</b>	<b>2.35</b>	<b>39,930</b>

**Ratio Formula:** AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(57325 - 254725 - 23650 + 0) **Ratio:** .00

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 0.31 1G : 0.04				
<b>Irrg:</b>	<b>Dry :</b>	<b>Grs: 0.35</b>	<b>Crp :</b>	<b>Timbr:</b>	<b>Othr:</b>	

**County:** 91 **Book:** 2021 **Page:** 303 **Sale Date:** 01/01/2021 **Recd Date:** 02/10/2021 **Record #:** 111 of 175  
**Seller:** MAYS, HAROLD & BERNICE TRUSTEES **Buyer:** JORDENNING, TYSON & NICOLE  
**Legal Desc:** 11-02-11 E1/2SW/4 11-2-11  
**Location ID:** 001901300 **Sale No.:** 91-0002 **Unit/Learning Comm:** DOC-STAMP: 929.25  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Geo:** TwN **Rng:** 11 **Sect:** 11 **Qtr:** 3 **Subdiv:** Area **Area:** 1 **Blk:** 000 **Parcel:** 8400  
**Address of Property:** 11-2-11 **Val\_Grp:** 6  
**Assr. Comments:** adal locids: 001901400 - cnt: 1, jr  
wtd 001901300 001901400  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$412,500

NonAg % of SaleAmt: (0 + 0) / (412,500 + 0) = 0%  
 Price/Acre: (412,500 + (0)) / (157.97) = \$2,611  
 Majority Land Use: 82.38% DRY

**Form 521:**

**Total Purchase Price:** \$412,500  
**Non-Real Property:** \$0  
**Adj. Purchase Price:** \$412,500

Assessed Value/Date of Sale:	
Land:	\$272,870
Imprmnt:	\$0
<b>Total:</b>	<b>\$272,870</b>

Assessed Value/Current Year:	
Land:	\$304,935
Imprmnt:	\$0
<b>Total:</b>	<b>\$304,935</b>

Non-Agricultural Real Property Land: (100%)	
Acres	Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 6.01 2D1 : 24.54 2D : 49.93 4D : 49.65	1G1: 2.08 1G : 0.82 2G1: 1.01 4G1: 4.05		1T : 0.24 2T1 : 6.02 3T : 0.10 4T : 9.89	Wst. : 3.63	
<b>Irrg:</b>	<b>Dry : 130.13</b>	<b>Grass : 7.96</b>	<b>CRP :</b>	<b>Timbr: 16.25</b>	<b>Other: 3.63</b>	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.01
Roads	
<b>Non-Agland</b>	<b>2.01</b>
<b>Agland Tot.</b>	<b>157.97</b>
<b>TOT. LAND</b>	<b>159.98</b>

**Ratio Formula:** AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 304935/(412500 - 0 - 0 + 0) **Ratio:** 73.92

**County:** 91 **Book:** 2021 **Page:** 168 **Sale Date:** 01/05/2021 **Recd Date:** 01/29/2021 **Record #:** 112 of 175  
**Seller:** LOVEJOY, KENNETH E & BONNIE D **Buyer:** JONES, TROY & RENAE  
**Legal Desc:** 16-03-11 NW/4 16-3-11  
**Location ID:** 002010500  
**Usability:** 1 **Sale No.:** **School:** 01-0123 **Unit/Learning Comm:** DOC-STAMP: 461.25  
**Assessor Location:** RURAL (RUR) **Code #:** **Parcel Number:**  
**Address of Property:** 16-3-11 **Val\_Grp:** 6 **Geo:** TwN **Rng:** 11 **Sect:** 16 **Qtr:** 2 **Subdiv:** Area **Area:** 1 **Blk:** 000 **Parcel:** 9580  
**Assr. Comments:** jhwtd 002010500

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
<b>Impr. Total</b>	<b>0</b>

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$205,000

NonAg % of SaleAmt: (0 + 0) / (205,000 + 0) = 0%  
 Price/Acre: (205,000 + (0)) / (156.00) = \$1,314  
 Majority Land Use: 100% GRASS

Assessed Value/Date of Sale:	
Land:	\$202,020
Imprmnt:	\$0
<b>Total:</b>	<b>\$202,020</b>

Assessed Value/Current Year:	
Land:	\$218,400
Imprmnt:	\$0
<b>Total:</b>	<b>\$218,400</b>

**Form 521:**

Non-Agricultural Real Property Land: (100%)	
Acres	Value

Agricultural Land Acres:						
Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 103.00 2G1: 47.00 2G : 6.00				
<b>Irrg:</b>	<b>Dry:</b>	<b>Grass: 156.00</b>	<b>CRP :</b>	<b>Timbr:</b>	<b>Other:</b>	

**Total Purchase Price:** \$205,000  
**Non-Real Property:** \$0  
**Adj. Purchase Price:** \$205,000

**Ratio Formula:** AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 218400/(205000 - 0 - 0 + 0) **Ratio:** 106.54



County: 91 Book: 2021 Page: 351 Sale Date: 01/06/2021 Rcd Date: 02/17/2021 Record #: 113 of 175

Seller: IMHOFF, LARRY & MARYBETH Buyer: IMHOFF, DAVID DUANE & DONNA RAE

Legal Desc: 13-01-10 PT LOT 3 IN THE NE1/4 & S1/2NE1/4 13-1-10

Location ID: 001406000 Sale No.: School: 65-0011 Unit/Learning Comm: DOC-STAMP: 573.75

Usability: 4 Code #: 05 Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6 4489 1 10 13 1 1 Subdiv Area Blk Parcel  
00000 1 4.52 000 3945

Address of Property: 1830/RIVER RD

Assr. Comments: addl locids: 001002900,001003800,00

1003900; - cnt: 3; wtd: sale between

brothers & sisters 001406000 00100

2900 001003800 001003900 001008100

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
			Value
			35,500
			7,560
			43,060

Assr Adj. Amount: \$0 NonAg % of Saleamt: (38,840 + 43,060) / (255,000 + 0) = 32.12%  
Adj. Sale Price: \$255,000 Price/Acre: (255,000 + 0) - 43,060 - 38,840) / (349.31) = \$ 496  
Majority Land Use : 57.69% GRASS

**Form 521:** Assessed Value/Date of Sale: Assessed Value/Current Year:

Total Purchase Price: \$255,000 Land: \$ 503,425  
Non-Real Property: \$ 0 Imprmt: \$ 28,155  
Adj. Purchase Price: \$ 255,000 Total: \$ 531,580

Non-Agricultural	
Real Property Land: (100%)	Value
Acres	
Home Site	15,000
Farm Site	8,650
Recreation	
WRP	
Non Ag Other	
Roads	4.52
Non-Agland	38,840
Agl and Tot.	538,300
TOT. LAND	577,140

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 123.09 2D1 : 6.68 3D1 : 1.67 4D : 8.18	IG1: 11.41 IG : 42.40 2G1: 12.91	2C : 18.57	2T1 : 19.06 2T : 55.75 4T1 : 2.21 4T : 38.88	Act. : 2.22 Wst. : 6.28	
Irrg:	Dry : 139.62	Grs: 66.72	Crp : 18.57	Tmbr: 115.90	Othr: 8.50	

**Ratio Formula:** AGLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 538300/(255000 - 43060 - 23650 + 0) Ratio: 285.89

County: 91 Book: 2021 Page: 960 Sale Date: 01/06/2021 Rcd Date: 04/22/2021 Record #: 114 of 175

Seller: THE KORT FAMILY REVOCABLE TRUST KOR Buyer: AUTEN, GREG W & ANN M

Legal Desc: 21-04-10 S1/2NW1/4 21-4-10

Location ID: 001709900 Sale No.: School: 91-0074 Unit/Learning Comm: DOC-STAMP: 175.50

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 21 2 1 Subdiv Area Blk Parcel  
00000 1 1 000 6865

Address of Property: 21-4-10

Assr. Comments: jwvd 001709900 combined 2021-961.2

021-962 with this sale

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Value
			0
			0
			0

Assr Adj. Amount: \$0 NonAg % of Saleamt: (0 + 0) / (77,200 + 0) = 0%  
Adj. Sale Price: \$77,200 Price/Acre: (77,200 + 0) / (77.00) = \$ 1,003  
Majority Land Use : 57.79% GRASS

**Form 521:** Assessed Value/Date of Sale: Assessed Value/Current Year:

Total Purchase Price: \$77,200 Land: \$ 133,905  
Non-Real Property: \$ 0 Imprmt: \$ 0  
Adj. Purchase Price: \$ 77,200 Total: \$ 133,905

Non-Agricultural	
Real Property Land: (100%)	Value
Acres	
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.00
Roads	1.00
Non-Agland	3.00
Agl and Tot.	77.00
TOT. LAND	80.00

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 25.50 3D1 : 4.00 4D1 : 3.00	IG1: 11.50 IG : 27.00 2G : 3.00 3G1: 3.00				
Irrg:	Dry : 32.50	Grs: 44.50	Crp :	Tmbr:	Othr:	

**Ratio Formula:** AGLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Reviewer Adj.) 144725/(77200 - 0 - 0 + 0) Ratio: 187.47

**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

County 91 Webster

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

Run Date: 04/11/2022

Page: 58 of 88

County: 91 Book: 2021 Page: 961 Sale Date: 01/06/2021 Rcrd Date: 04/22/2021 Record #: 115 of 175

Seller: KORT, ROGER Buyer: AUTEN, GREG W & ANN M

Legal Desc: 21-04-10 S1/2NW1/4 21-4-10

Location ID: 001709900 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 175.50

Usability: 4 Code #: Parcel Number:

Geo	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
4133	4	10	21	2	00000	1	000	6865

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 21-4-10 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (77,200 + 0) = 0%  
Adj. Sale Price: \$77,200 Price/Acre: (77,200 + (0)) / (77.00) = \$ 1,003  
Majority Land Use : 57.79% GRASS

**Form 521:**

Total Purchase Price: \$ 77,200  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 77,200

Assessed Value/Date of Sale:	
Land:	\$ 133,905
Imprmt:	\$ 0
Total:	\$ 133,905

Assessed Value/Current Year:	
Land:	\$ 144,725
Imprmt:	\$ 0
Total:	\$ 144,725

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.00
Roads	1.00
Non-Agland	3.00
Agland Tot.	77.00
TOT. LAND	80.00

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 25.50 3D1 : 4.00 4D1 : 3.00	1G1: 11.50 1G : 27.00 2G : 3.00 3G1: 3.00				
Irrg:	Dry : 32.50	Grs: 44.50	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 144725/(77200 - 0 - 0 + 0) Ratio: 187.47

County: 91 Book: 2021 Page: 962 Sale Date: 01/06/2021 Rcrd Date: 04/22/2021 Record #: 116 of 175

Seller: KORT, RICK & BARBARA Buyer: AUTEN, GREG W & ANN M

Legal Desc: 21-04-10 S1/2NW1/4 21-4-10

Location ID: 001709900 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 175.50

Usability: 4 Code #: Parcel Number:

Geo	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
4133	4	10	21	2	00000	1	000	6865

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 21-4-10 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (77,200 + 0) = 0%  
Adj. Sale Price: \$77,200 Price/Acre: (77,200 + (0)) / (77.00) = \$ 1,003  
Majority Land Use : 57.79% GRASS

**Form 521:**

Total Purchase Price: \$ 77,200  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 77,200

Assessed Value/Date of Sale:	
Land:	\$ 133,905
Imprmt:	\$ 0
Total:	\$ 133,905

Assessed Value/Current Year:	
Land:	\$ 144,725
Imprmt:	\$ 0
Total:	\$ 144,725

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.00
Roads	1.00
Non-Agland	3.00
Agland Tot.	77.00
TOT. LAND	80.00

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 25.50 3D1 : 4.00 4D1 : 3.00	1G1: 11.50 1G : 27.00 2G : 3.00 3G1: 3.00				
Irrg:	Dry : 32.50	Grs: 44.50	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 144725/(77200 - 0 - 0 + 0) Ratio: 187.47

County: 91 Book: 2021 Page: 963 Sale Date: 01/06/2021 Rcrd Date: 04/22/2021 Record #: 117 of 175  
Seller: KORT, RICK & BARBARA Buyer: AUTEN, TYLER E

Legal Desc: 11-04-10 SW1/4 LESS TRACT IN S1/2SW1/4 11-4-10

Location ID: 001707001 Sale No: School: 91-0074 Unit/Learning Comm: DOC-STAMP: 481.50

Usability: 4 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 11 3 00000 1 000 6595

Address of Property :

Assr. Comments : wd 001707001 partial interest beave on family

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
9	9		

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (640,800 + 0) = 0%  
Adj. Sale Price: \$640,800 Price/Acre: (640,800 + (0)) / (125.42) = \$ 5,109  
Majority Land Use : 84.51% IRRGTTD

**Form 521:**

Total Purchase Price: \$ 640,800  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 640,800

Assessed Value/Date of Sale:	
Land:	\$ 517,450
Imprmt:	\$ 0
Total:	\$ 517,450

Assessed Value/Current Year:	
Land:	\$ 522,715
Imprmt:	\$ 0
Total:	\$ 522,715

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.74
Non-Agland	2.74
Agland Tot.	125.42
TOT. LAND	128.16

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 9.25 2A1 : 70.01 4A1 : 0.10 4A : 26.63	ID1 : 9.22 2D1 : 4.25 4D : 1.53	1G1 : 0.92 1G : 1.00 2G1 : 2.51				

Irrg: 105.99	Dry: 15.00	Grs: 4.43	Crp:	Timbr:	Other:	Ratio: 81.57
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)						522715/(640800 - 0 - 0 + 0)

County: 91 Book: 2021 Page: 965 Sale Date: 01/06/2021 Rcrd Date: 04/22/2021 Record #: 118 of 175

Seller: KORT, BETTY J, TRUSTEE KORT FAMILY Buyer: AUTEN, TYLER E

Legal Desc: 11-04-10 SW1/4 LESS TRACT IN S1/2SW1/4 11-4-10

Location ID: 001707001 Sale No: School: 91-0074

Usability: 4 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 11 3 00000 1 000 6595

Address of Property :

Assr. Comments : wd 001707001 combined with 2021-963

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
9	9		

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (213,600 + 0) = 0%  
Adj. Sale Price: \$213,600 Price/Acre: (213,600 + (0)) / (125.42) = \$ 1,703  
Majority Land Use : 84.51% IRRGTTD

**Form 521:**

Total Purchase Price: \$ 213,600  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 213,600

Assessed Value/Date of Sale:	
Land:	\$ 517,450
Imprmt:	\$ 0
Total:	\$ 517,450

Assessed Value/Current Year:	
Land:	\$ 522,715
Imprmt:	\$ 0
Total:	\$ 522,715

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.74
Non-Agland	2.74
Agland Tot.	125.42
TOT. LAND	128.16

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 9.25 2A1 : 70.01 4A1 : 0.10 4A : 26.63	ID1 : 9.22 2D1 : 4.25 4D : 1.53	1G1 : 0.92 1G : 1.00 2G1 : 2.51				

Irrg: 105.99	Dry: 15.00	Grs: 4.43	Crp:	Timbr:	Other:	Ratio: 244.72
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)						522715/(213600 - 0 - 0 + 0)

County: 91 Book: 2021 Page: 967 Sale Date: 01/06/2021 Rcrd Date: 04/22/2021 Record #: 119 of 175

Seller: KORTI, ROGER Buyer: AUTEN, TYLER E

Legal Desc: 11-04-10 SW1/4 LESS TRACT N S1/2SW1/4 11-4-10

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 481.50

Location ID: 001707001

Sale No: Code #:

Parcel Number:	Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4133	4	10	11	3	00000	1	000	000	6595

Assessor Location: RURAL (RUR)

Address of Property: Val\_Grp: 6

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

Assr Adj. Amount: \$0  
Adj. Sale Price: \$213,600

NonAg % of Saleamt: (0 + 0) / (213,600 + 0) = 0%  
Price/Acre: (213,600 + (0)) / (125.42) = \$ 1,703  
Majority Land Use : 84.51% IRRGTD

Assessed Value/Date of Sale:

Total Purchase Price: \$ 213,600  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 213,600

Land: \$ 517,450  
Imprmt: \$ 0  
Total: \$ 517,450

Land: \$ 522,715  
Imprmt: \$ 0  
Total: \$ 522,715

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.74
Non-Agland	2.74
Agland Tot.	125.42
TOT. LAND	128.16

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 9.25 2A1 : 70.01 4A1 : 0.10 4A : 26.63	1D1 : 9.22 2D1 : 4.25 4D : 1.53	1G1: 0.92 1G : 1.00 2G1: 2.51				

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.74
Non-Agland	2.74
Agland Tot.	125.42
TOT. LAND	128.16

Irrg: 105.99 Dry: 15.00 Grs: 4.43 Crp: Tmbr: Othr: Ratio: 244.72

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 522715/(213600 - 0 - 0 + 0)

County: 91 Book: 2021 Page: 88 Sale Date: 01/19/2021 Rcrd Date: 01/20/2021 Record #: 120 of 175

Seller: TIMM, RODNEY W Buyer: DIXON, JUDY J, RT

Legal Desc: 33-01-12 NE1/4 33-1-12

Location ID: 002212300 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,800.00

Usability: 1 Code #:

Parcel Number:	Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4493	1	12	33	1	00000	1	000	000	1540

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property: 33-1-12

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

Assr Adj. Amount: \$0  
Adj. Sale Price: \$800,000

NonAg % of Saleamt: (0 + 0) / (800,000 + 0) = 0%  
Price/Acre: (800,000 + (0)) / (319.24) = \$ 2,506  
Majority Land Use : 100% DRY

Assessed Value/Date of Sale:

Total Purchase Price: \$ 800,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 800,000

Land: \$ 557,705  
Imprmt: \$ 0  
Total: \$ 557,705

Land: \$ 623,855  
Imprmt: \$ 0  
Total: \$ 623,855

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot.	319.24
TOT. LAND	321.24

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 11.25 2D : 90.99 4D1 : 98.39 4D : 118.61					

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot.	319.24
TOT. LAND	321.24

Irrg: Dry: 319.24 Grs: Crp: Tmbr: Othr: Ratio: 77.98

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 623855/(800000 - 0 - 0 + 0)

County: 91 Book: 2021 Page: 282 Sale Date: 02/01/2021 Rcd Date: 02/05/2021 Record #: 121 of 175

Seller: DUVAL, GREGORY S & LAWSON, SHELLEY Buyer: SOUCEK, JOHN W & JOYCE

Legal Desc: 29-04-11 W1/2SW1/4 29-4-11

Location ID: 002105103

Sale No: School: 01-0123

Unit/Learning Comm:

DOC-STAMP: 720.00

Usability: 4

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo Twn Rng Sect Qtr

0000 4 11 29 0

Subdiv Area Blk Parcel  
00000 1 000 0000

Address of Property:

Assr. Comments : wd 002105103

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Asst Adj. Amount: \$0  
Adj. Sale Price: \$320,000

NonAg % of SaleAmt: (0 + 0) / (320,000 + 0) = 0%  
Price/Acre : (320,000 + (0)) / (76,90) = \$ 4,161  
Majority Land Use : 100% DRY

**Form 521:**

Total Purchase Price: \$320,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$320,000

**Assessed Value/Date of Sale:**

Land: \$165,580  
Imprmt: \$0  
Total: \$165,580

**Assessed Value/Current Year:**

Land: \$184,455  
Imprmt: \$0  
Total: \$184,455

**Non-Agricultural  
Real Property Land: (100%)**  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																								
	1D1 : 9.99 1D : 34.36 3D1 : 9.67 4D1 : 22.88																													
Irrg:	Dry : 76.90	Grs:	Crp :	Timbr:	Other:																									
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 184455/(320000 - 0 - 0 + 0) <b>Ratio:</b> 57.64																														
<table border="1"> <thead> <tr> <th>Home Site</th> <th>Farm Site</th> <th>Recreation</th> <th>WRP</th> <th>Non Ag Other</th> <th>Roads</th> </tr> </thead> <tbody> <tr> <td>Non-Agland</td> <td>2.96</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Agland Tot.</td> <td>76.90</td> <td>184,455</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOT. LAND</td> <td>79.86</td> <td>184,455</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	2.96	0				Agland Tot.	76.90	184,455				TOT. LAND	79.86	184,455			
Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads																									
Non-Agland	2.96	0																												
Agland Tot.	76.90	184,455																												
TOT. LAND	79.86	184,455																												

County: 91 Book: 2021 Page: 211 Sale Date: 02/02/2021 Rcd Date: 02/03/2021 Record #: 122 of 175

Seller: RBK, LLC

Buyer: TOMAHAWK, LLC

Legal Desc: 04-02-11 NE1/4 4-2-11

Location ID: 001904700

Sale No:

School: 91-0002

Unit/Learning Comm:

DOC-STAMP: 2,324.25

Usability: 1

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo Twn Rng Sect Qtr

4371 2 11 4 1

Subdiv Area Blk Parcel  
00000 1 000 8280

Address of Property: 4-2-11

Assr. Comments : wd 001904700

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Asst Adj. Amount: \$0  
Adj. Sale Price: \$1,033,000

NonAg % of SaleAmt: (0 + 0) / (1,033,000 + 0) = 0%  
Price/Acre : (1,033,000 + (0)) / (159.50) = \$ 6,476  
Majority Land Use : 82.09% IRRGTD

**Form 521:**

Total Purchase Price: \$1,033,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$1,033,000

**Assessed Value/Date of Sale:**

Land: \$622,830  
Imprmt: \$0  
Total: \$622,830

**Assessed Value/Current Year:**

Land: \$633,075  
Imprmt: \$0  
Total: \$633,075

**Non-Agricultural  
Real Property Land: (100%)**  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																								
1A : 33.59 2A : 30.62 3A1 : 13.14 4A1 : 4.44 4A : 49.15	1D : 1.66 2D : 2.74 3D1 : 11.41 4D : 4.82	1G : 3.88 2G1 : 1.78 3G1 : 2.27																												
Irrg: 130.94	Dry : 20.63	Grs: 7.93	Crp :	Timbr:	Other:																									
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 633075/(1033000 - 0 - 0 + 0) <b>Ratio:</b> 61.29																														
<table border="1"> <thead> <tr> <th>Home Site</th> <th>Farm Site</th> <th>Recreation</th> <th>WRP</th> <th>Non Ag Other</th> <th>Roads</th> </tr> </thead> <tbody> <tr> <td>Non-Agland</td> <td>2.03</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Agland Tot.</td> <td>159.50</td> <td>633,075</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOT. LAND</td> <td>161.53</td> <td>633,075</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	2.03	0				Agland Tot.	159.50	633,075				TOT. LAND	161.53	633,075			
Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads																									
Non-Agland	2.03	0																												
Agland Tot.	159.50	633,075																												
TOT. LAND	161.53	633,075																												

County: 91 Book: 2021 Page: 381 Sale Date: 02/05/2021 Rcd Date: 02/18/2021 Record #: 123 of 175

Seller: BOOTON, LOREN & JANET Buyer: SCHRINER, JONATHAN B

Legal Desc: 34-02-11 THE SOUTH 52 ACRES (LOT 2) N1/2NE1/4 34-2-11

Location ID: 001912800 Sale No: School: 91-0002 Unit/Learning Comm: DOC-STAMP: 240.75

Usability: 1 Code #: Parcel Number:

Geo	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
4371	2	11	34	0	00000	1	000	8880

Assessor Location: RURAL (RUR)

Address of Property : 34-2-11

Assr. Comments : wd 001912800

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$107,000

NonAg % of Saleamt: (0 + 0) / (107,000 + 0) = 0%  
Price/Acre: (107,000 + (0)) / (52.52) = \$ 2,037  
Majority Land Use : 100% GRASS

**Form 521:**

Total Purchase Price: \$107,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 107,000

Assessed Value/Date of Sale:  
Land: \$ 68,015  
Imprmt: \$ 0  
Total: \$ 68,015

Assessed Value/Current Year:  
Land: \$ 73,530  
Imprmt: \$ 0  
Total: \$ 73,530

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 9.13 1G : 19.32 2G1: 24.07				
Irrg:	Dry:	Grs: 52.52	Crp:	Timbr:	Other:	
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 73530/(107000 - 0 - 0 + 0) <b>Ratio:</b> 68.72						

County: 91 Book: 2021 Page: 331 Sale Date: 02/12/2021 Rcd Date: Record #: 124 of 175

Seller: PAULEY, THOMAS R AND COLLEEN J. Buyer: TIMM, CHAD R

Legal Desc: 33-01-10 E1/2NE1/4 33-1-10

Location ID: 001413800 Sale No: School: 91-0002 Unit/Learning Comm: DOC-STAMP: 450.00

Usability: 1 Code #: Parcel Number:

Geo	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
4489	1	10	33	1	00000	1	000	4385

Assr. Comments : wd 001413800

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$200,000

NonAg % of Saleamt: (0 + 0) / (200,000 + 0) = 0%  
Price/Acre: (200,000 + (0)) / (77.83) = \$ 2,570  
Majority Land Use : 65.6% DRY

**Form 521:**

Total Purchase Price: \$ 200,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 200,000

Assessed Value/Date of Sale:  
Land: \$ 122,190  
Imprmt: \$ 0  
Total: \$ 122,190

Assessed Value/Current Year:  
Land: \$ 133,325  
Imprmt: \$ 0  
Total: \$ 133,325

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Agricultural Land Acres:			
Irrigated	Dry	Grass	CRP
	1D : 21.48 2D : 17.12 4D : 12.46	2G1: 0.97 2G : 2.68	
Irrg:	Dry: 51.06	Grs: 3.65	Crp:
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 133325/(200000 - 0 - 0 + 0) <b>Ratio:</b> 66.66			

Home Site	
Home Site	2.00
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00

Non-Agricultural	
Non-Agland	2.00
Agland Tot	77.83
TOT. LAND	79.83

County: 91 Book: 2021 Page: 388 Sale Date: 02/12/2021 Rcd Date: 02/19/2021 Record #: 125 of 175  
 Seller: STROBL, RON & LARA STROBL, ALLIAN & Buyer: VAVRICKA, E JOE  
 Legal Desc: 26-03-11 NE1/4 26-3-11 Buyer: VAVRICKA, E JOE  
 Location ID: 002004400 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 900.00  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 1449 /HWY 281 4245 3 11 26 0 00000 1 1 000 9745  
 Assr. Comments : wd 002004400  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Assr Adj. Amount: \$0 NonAg % of Saleamt: (13,840 + 10,600) / (400,000 + 0) = 6.11%  
 Adj. Sale Price: \$400,000 Price/Acre : (400,000 + (0) - 10,600 - 13,840) / (154,800) = \$ 2,459  
 Majority Land Use : 70.13% GRASS  
**Form 521:** Assessed Value/Date of Sale: Assessed Value/Current Year:  
 Total Purchase Price: \$ 400,000 Land: \$ 248,775 Imprmt: \$ 10,600  
 Non-Real Property: \$ 0 Imprmt: \$ 10,600  
 Adj. Purchase Price: \$ 400,000 Total: \$ 259,375

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D : 17.00 4D : 24.00	1G1: 65.00 2G1: 43.00			Wst. : 5.00	
Irrg:	Dry : 41.00	Grs: 108.00	Crp :	Timbr:	Other: 5.00	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	1.00   8,650
Recreation	
WRP	
Non Ag Other	
Roads	5.00
Non-Agland	6.00   13,840
Agland Tot	154.00   234,935
TOT. LAND	160.00   248,775

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 234935/(400000 - 10600 - 8650 + 0) Ratio: 61.70  
 County: 91 Book: 2021 Page: 390 Sale Date: 02/12/2021 Rcd Date: 02/19/2021 Record #: 126 of 175

Seller: VAVRICKA, E JOE & GLORIA Buyer: HARRFIELD, DALE & DIANA  
 Legal Desc: 29-03-10 W1/40 ACRES OF NW1/4 29-3-10  
 Location ID: 001611600 Sale No: School: 91-0074 Unit/Learning Comm: DOC-STAMP: 558.00  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 29-3-10 4243 3 10 29 2 00000 1 1 000 5870  
 Assr. Comments : wd 001611600  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0 NonAg % of Saleamt: (0 + 0) / (248,000 + 0) = 0%  
 Adj. Sale Price: \$248,000 Price/Acre : (248,000 + (0) / (138,000) = \$ 1,797  
 Majority Land Use : 98.9% GRASS  
**Form 521:** Assessed Value/Date of Sale: Assessed Value/Current Year:  
 Total Purchase Price: \$ 248,000 Land: \$ 154,840 Imprmt: \$ 0  
 Non-Real Property: \$ 0 Imprmt: \$ 0  
 Adj. Purchase Price: \$ 248,000 Total: \$ 163,220

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 51.43 1G : 4.70 2G1: 16.85 2G : 4.00 4G1: 59.50			Wst. : 5.51	
Irrg:	Dry :	Grs: 136.48	Crp :	Timbr:	Other: 5.51	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00   0
Agland Tot	138.00   163,220
TOT. LAND	140.00   163,220

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 163220/(248000 - 0 - 0 + 0) Ratio: 65.81

County: 91 Book: 2021 Page: 434 Sale Date: 02/19/2021 Rcrd Date: 02/22/2021 Record #: 127 of 175

Seller: DEJUNG, TIMOTHY, PR ZURMILLER, ESTA Buyer: SCHMIDT, SHIRLEY M, TRUSTEE

Legal Desc: 25-04-11 NW1/4 LESS 4.84 ACRE TRACT 25-4-11 Doc-STAMP: 1,037.25

Location ID: 002104200 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 1,037.25

Usability: 4 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4131 4 11 25 2 00000 1 000 0605

Address of Property : 25-4-11

Assr. Comments : personal rep deed, sale between ste p parent & step child 002104200

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (0+0)/(461,000+0) = 0%  
Adj. Sale Price: \$461,000 Price/Acre : (461,000+(0))/(135.20) = \$ 3,410  
Majority Land Use : 85.8% DRY

Form 521:		Assessed Value/Current Year:	
Total Purchase Price:	\$ 461,000	Land:	\$ 343,980
Non-Real Property:	\$ 0	Imprmt:	\$ 0
Adj. Purchase Price:	\$ 461,000	Total:	\$ 343,980

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	19.96
Roads	
Non-Agland	19.96
Agland Tot.	135.20
TOT. LAND	155.16

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 112.00 3D1 : 4.00	1G1: 4.00 1G : 15.20				
Irrg:	Dry : 116.00	Grs: 19.20	Crp :	Timbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 343980/(461000 - 0 - 0 + 0) Ratio: 74.62

County: 91 Book: 2021 Page: 445 Sale Date: 02/22/2021 Rcrd Date: 02/23/2021 Record #: 128 of 175

Seller: MAHIN, TODD & LISA Buyer: KARR, DAVID R & LISA M

Legal Desc: 16-04-12 SE1/4 LESS 7.12 ACRE TRACT 16-4-12

Location ID: 002510500 Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 247.50

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4129 4 12 16 4 00000 1 000 3500

Address of Property : 16-4-12

Assr. Comments : addl locds: 002510501 - cnt: 1, ji w/d 002510500 002510501

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

NonAg % of SaleAmt: (0+0)/(330,000+0) = 0%  
Price/Acre : (330,000+(0))/(160.64) = \$ 2,054  
Majority Land Use : 57.23% GRASS

Form 521:		Assessed Value/Current Year:	
Total Purchase Price:	\$ 330,000	Land:	\$ 250,780
Non-Real Property:	\$ 0	Imprmt:	\$ 0
Adj. Purchase Price:	\$ 330,000	Total:	\$ 250,780

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 8.90 2D : 18.93 3D1 : 2.66 4D1 : 23.09 4D : 4.39	1G1: 34.46 1G : 22.43 2G1: 29.90 3G1: 3.57		3T : 0.60 4T : 0.97	Acrr : 10.74	
Irrg:	Dry : 57.97	Grs: 90.36	Crp :	Timbr: 1.57	Other: 10.74	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 250780/(330000 - 0 - 0 + 0) Ratio: 75.99

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.01
Roads	
Non-Agland	2.01
Agland Tot.	160.64
TOT. LAND	162.65



County: 91 Book: 2021 Page: 446 Sale Date: 02/22/2021 Recd Date: 02/23/2021 Record #: 129 of 175

Seller: MAHIN, MONTE Buyer: KARR, DAVID R & LISA M

Legal Desc: 16-04-12 SE1/4 LESS 7.12 ACRES TRACT 16-4-12

Location ID: 002510500

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property : 16-4-12

Assr. Comments : addl locds: 002510501 - cont. 1, ji  
wd 002510500 002510501

School: 01-0123 Unif/Learning Comm: DOC-STAMP: 247.50

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4129 4 12 16 4 00000 1 000 3500

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0  
Adj. Sale Price: \$110,000  
NonAg % of SaleAmt: (0+0)/(110,000+0) = 0%  
Price/Acre: (110,000+(0))/(160.64) = \$ 685  
Majority Land Use : 50.46% GRASS

**Form 521:**

Total Purchase Price: \$110,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$110,000

Assessed Value/Date of Sale:  
Land: \$ 218,140  
Imprmt: \$ 0  
Total: \$ 218,140

Assessed Value/Current Year:  
Land: \$ 250,780  
Imprmt: \$ 0  
Total: \$ 250,780

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		1G1: 32.08 1G : 18.98 2G1: 26.43 3G1: 3.57			Actr : 10.74 Wst. : 10.87							2.01	2.01	160.64	250,780
Irrg:	Dry : 57.97	Grs: 81.06	Crp :	Timbr:	Other: 21.61										

Ratio Formula: AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Reviewer Adj.) 250780/(110000 - 0 - 0 + 0) Ratio: 227.98

County: 91 Book: 2021 Page: 447 Sale Date: 02/22/2021 Recd Date: 02/23/2021 Record #: 130 of 175

Seller: MAHIN, DENNIS L & HEIDI Buyer: KARR, DAVID R & LISA M

Legal Desc: 16-04-12 SE1/4 LESS 7.12 ACRES TRACT 16-4-12

Location ID: 002510500

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property : 16-4-12

Assr. Comments : addl locds: 002510501 - cont. 1, ji  
wd 002510500 002510501

School: 01-0123 Unif/Learning Comm: DOC-STAMP: 247.50

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4129 4 12 16 4 00000 1 000 3500

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0  
Adj. Sale Price: \$110,000  
NonAg % of SaleAmt: (0+0)/(110,000+0) = 0%  
Price/Acre: (110,000+(0))/(160.64) = \$ 685  
Majority Land Use : 50.46% GRASS

**Form 521:**

Total Purchase Price: \$110,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$110,000

Assessed Value/Date of Sale:  
Land: \$ 218,140  
Imprmt: \$ 0  
Total: \$ 218,140

Assessed Value/Current Year:  
Land: \$ 250,780  
Imprmt: \$ 0  
Total: \$ 250,780

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		1G1: 32.08 1G : 18.98 2G1: 26.43 3G1: 3.57			Actr : 10.74 Wst. : 10.87							2.01	2.01	160.64	250,780
Irrg:	Dry : 57.97	Grs: 81.06	Crp :	Timbr:	Other: 21.61										

Ratio Formula: AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Reviewer Adj.) 250780/(110000 - 0 - 0 + 0) Ratio: 227.98

County: 91 Book: 2021 Page: 534 Sale Date: 03/04/2021 Rcd Date: Record #: 131 of 175

Seller: ORD, WENDELL J & DIANA L ORD Buyer: HOIT, TERRY W HOIT, PATRICK D

Legal Desc: 19-02-09 S1/2S1/2NE1/4 & SE1/4 & PT SW1/4 AKA TRACT B 19-2-9

Location ID: 001109200 Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 2,585.25

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4375 2 9 19 0 00000 1 000 1375

Address of Property: 19-2-9

Assr. Comments: wd 001109200; adj for pivot

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			10

Assr Adj. Amount: \$ 65,000  
Adj. Sale Price: \$1,084,000

NonAg % of SaleAmt: (0+0)/(1,149,000+-65,000)=0%  
Price/Acre: (1,149,000+(-65,000))/(226.80) = \$ 4,780  
Majority Land Use: 63.71% BRRGTD

**Form 521:**

Total Purchase Price: \$ 1,149,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 1,149,000

Assessed Value/Date of Sale:  
Land: \$ 732,050  
Imprmnt: \$ 0  
Total: \$ 732,050

Assessed Value/Current Year:  
Land: \$ 740,640  
Imprmnt: \$ 0  
Total: \$ 740,640

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 11.10 1A: 20.80 2A1: 2.80 2A: 61.20 4A1: 13.90 4A: 34.70	1D1: 0.10 1D: 1.80 2D1: 8.90 2D: 2.90 4D1: 9.20 4D: 39.12	1G1: 19.88 2G1: 0.40				

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
Non-Agland 2.50	0	0	0	0	0
Agland Tot 226.80	740,640				
TOT. LAND 229.30	740,640				

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 740640/(1149000 - 0 - 0 + -65000) Ratio: 68.32

County: 91 Book: 2021 Page: 810 Sale Date: 03/06/2021 Rcd Date: 04/14/2021 Record #: 132 of 175

Seller: DELAY, ESTATE OF ROBERT WATSON, MAR Buyer: MENKE, CHARLES & JANICE

Legal Desc: 02-02-09 W1/2NW1/4 2-2-9

Location ID: 001100700

Usability: 1 Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 427.50

Assessor Location: RURAL (RUR) Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property: 2-2-9 Val\_Grp: 6 4375 2 9 2 2 00000 1 000 0920

Assr. Comments: personal rep deed 001100700

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Dwelling	Outbldg	Impr. Total	Value
0	0	0	0

Assr Adj. Amount: \$0  
Adj. Sale Price: \$190,000

NonAg % of SaleAmt: (0+0)/(190,000+0)=0%  
Price/Acre: (190,000+(0))/(77.40) = \$ 2,455  
Majority Land Use: 70.93% DRY

Assessed Value/Date of Sale:  
Land: \$ 150,820  
Imprmnt: \$ 0  
Total: \$ 150,820

Assessed Value/Current Year:  
Land: \$ 166,805  
Imprmnt: \$ 0  
Total: \$ 166,805

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
ID: 21.58 2D: 26.98 4D: 6.34		1G1: 13.06 1G: 8.59 2G1: 0.85				

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
Non-Agland 2.99	0	0	0	0	0
Agland Tot 77.40	166,805				
TOT. LAND 80.39	166,805				

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 166805/(190000 - 0 - 0 + 0) Ratio: 87.79

County: 91 Book: 2021 Page: 563 Sale Date: 03/10/2021 Recd Date: 03/11/2021 Record #: 133 of 175  
 Seller: SOUCEK, MITCHELL J & CINDY Buyer: TIMM, CHAD R  
 Legal Desc: 05-04-11 NW1/4 5-4-11  
 Location ID: 002107301 School: 01-0123 Unit/Learning Comm: DOC-STAMP: 393.75  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 5-4-11 4131 4 11 5 0 00000 1 000 0000  
 Assr. Comments : wd 002107301  
**Property Classification Code/Current Assessment Year:**  
 Status Prop Type Zoning Location City Size Parcel Size  
 2 05 5 3 10

Assr Adj. Amount: \$0  
Adj. Sale Price: \$175,000

NonAg % of Saleamt : (0 + 0) / (175,000 + 0) = 0%  
Price/Acre : (175,000 + (0)) / (159.60) = \$ 1,101  
Majority Land Use : 94.09% IRRGTD

**Form 521:**

Total Purchase Price: \$175,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$175,000

**Assessed Value/Date of Sale:**  
Land: \$ 697,170  
Imprmt: \$ 0  
Total: \$ 697,170

**Assessed Value/Current Year:**  
Land: \$ 699,090  
Imprmt: \$ 0  
Total: \$ 699,090

**Non-Agricultural  
Real Property Land: (100%)**  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																								
LA1 : 139.60 4A : 10.00	ID : 6.00				Wst. : 3.40																									
Irrg : 149.60	Dry : 6.00	Grs :	Crp :	Tmbr :	Othr : 3.40																									
<table border="1"> <thead> <tr> <th>Home Site</th> <th>Farm Site</th> <th>Recreation</th> <th>WRP</th> <th>Non Ag Other</th> <th>Roads</th> </tr> </thead> <tbody> <tr> <td>Non-Agland 5.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Agl Land Tot. 159.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOT. LAND 164.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland 5.00						Agl Land Tot. 159.00						TOT. LAND 164.00					
Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads																									
Non-Agland 5.00																														
Agl Land Tot. 159.00																														
TOT. LAND 164.00																														

**Ratio Formula:** AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Reviewer Adj.) 699090/(175000 - 0 - 0 + 0) **Ratio:** 399.48

County: 91 Book: 2021 Page: 603 Sale Date: 03/12/2021 Recd Date: Record #: 134 of 175

Seller: VANTASSEL, SUSAN Buyer: VANBOENING, DANIEL K  
 Legal Desc: 03-03-11 S1/2 3-3-11 LESS 12.59 ACRE TRACT  
 Location ID: 002007000 Sale No: School: 01-0123 Unit/Learning Comm: DOC-STAMP: 1,462.50  
 Usability: 3 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property: 3-3-11 Val\_Grp: 6 4245 3 11 3 0 00000 1 000 9260  
 Assr. Comments : wd 002007000, grass to dry for 2022  
**Property Classification Code/Current Assessment Year:**  
 Status Prop Type Zoning Location City Size Parcel Size  
 2 05 5 3 9 10

Assr Adj. Amount: \$0  
Adj. Sale Price: \$650,000

NonAg % of Saleamt : (0 + 0) / (650,000 + 0) = 0%  
Price/Acre : (650,000 + (0)) / (300.01) = \$ 2,167  
Majority Land Use : 96.53% DRY

**Form 521:**

Total Purchase Price: \$650,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$650,000

**Assessed Value/Date of Sale:**  
Land: \$ 385,230  
Imprmt: \$ 0  
Total: \$ 385,230

**Assessed Value/Current Year:**  
Land: \$ 611,725  
Imprmt: \$ 0  
Total: \$ 611,725

**Non-Agricultural  
Real Property Land: (100%)**  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																								
	ID1 : 23.96 ID : 12.60 2D : 88.50 3D1 : 18.48 4D1 : 37.05 4D : 109.00				Wst. : 6.20																									
Irrg :	Dry : 289.59	Grs :	Crp :	Tmbr :	Othr : 6.20																									
<table border="1"> <thead> <tr> <th>Home Site</th> <th>Farm Site</th> <th>Recreation</th> <th>WRP</th> <th>Non Ag Other</th> <th>Roads</th> </tr> </thead> <tbody> <tr> <td>Non-Agland 7.40</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Agl Land Tot. 300.01</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOT. LAND 307.41</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland 7.40						Agl Land Tot. 300.01						TOT. LAND 307.41					
Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads																									
Non-Agland 7.40																														
Agl Land Tot. 300.01																														
TOT. LAND 307.41																														

**Ratio Formula:** AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 611725/(650000 - 0 - 0 + 0) **Ratio:** 94.11

County: 91 Book: 2021 Page: 650 Sale Date: 03/24/2021 Rcrd Date: Record #: 135 of 175

Seller: SCHULTZ, KEVIN T & ANN R Buyer: HYNEK, MICHAEL L

Legal Desc: 13-02-09 SW1/4NE1/4 & S1/2NW1/4 13-2-9 Doc-STAMP: 1,710.00

Location ID: 001105900 Sale No: School: 65-0011 Unit/Learning Comm:

Usability: 1 Code #: Parcel Number: Geo Twin 2 Rng 9 Sect 13 Qtr 0 Subdiv Area 1 Blk 000 Parcel 1220

Assessor Location: RURAL (RUR) Val\_Grp: 6 4375 2 9 13 0 00000 1 00000

Address of Property : 13-2-9 Property Classification Code/Current Assessment Year: Status Prop Type Zoning Location City Size Parcel Size

Assr. Comments : addl locids: 001106200 - cnt: 1, wd 2 05 5 3 Value

Assr Adj. Amount: \$0 NonAg % of SaleAmt : (0+0)/(760,000+0) = 0%  
Adj. Sale Price: \$760,000 Price/Acre : (760,000+(0))/(275.72) = \$ 2,756  
Majority Land Use : 53.76% GRASS

**Form 521:** Assessed Value/Date of Sale: Land: \$ 520,250 Imprint: \$ 0  
Total Purchase Price: \$ 760,000 Imprint: \$ 0 Total: \$ 520,250  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 760,000 Total: \$ 520,250

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	Agland Tot.	TOT. LAND
	Dry : 127.48	Grass : 148.24	CRP :	Timbr:	Other:		1.22				1.22	1.22	275.72	276.94
												0	520,250	520,250

**Ratio Formula:** AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 520250/(760000 - 0 - 0 + 0) Ratio: 68.45

County: 91 Book: 2021 Page: 687 Sale Date: 03/25/2021 Rcrd Date: 03/26/2021 Record #: 136 of 175

Seller: ARMSTRONG, RICHARD L & KAREN L Buyer: ARMSTRONG FAMILY FARMS, LLC

Legal Desc: 11-02-11 W1/2SE1/4 11-2-11 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 393.75

Location ID: 001906201 Sale No: Code #: Parcel Number: Geo Twin 2 Rng 11 Sect 11 Qtr 0 Subdiv Area 1 Blk 000 Parcel 0000

Usability: 4 Val\_Grp: 6 0000 2 11 11 0 00000 1 00000

Assessor Location: RURAL (RUR) Address of Property : wtd: between parents & child 0019062

Assr. Comments : 01 Property Classification Code/Current Assessment Year: Status Prop Type Zoning Location City Size Parcel Size

Property Classification Code/Current Assessment Year:	Status	Prop Type	Zoning	Location	City Size	Parcel Size
	2	05	5	3		9
						Value
						Dwelling 0
						Outbdge 0
						Impr. Total 0

Assr Adj. Amount: \$0 NonAg % of SaleAmt : (0+0)/(175,000+0) = 0%  
Adj. Sale Price: \$175,000 Price/Acre : (175,000+(0))/(79.99) = \$ 2,188  
Majority Land Use : 61.3% DRY

**Form 521:** Assessed Value/Date of Sale: Land: \$ 142,130 Imprint: \$ 0  
Total: \$ 142,130  
Assessed Value/Current Year: Land: \$ 157,395 Imprint: \$ 0  
Total: \$ 157,395

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Non-Agland	Agland Tot.	TOT. LAND
	Dry : 49.03	Grass : 29.07	CRP :	Timbr:	Other: 1.89		0.00				0.00	0.00	79.99	79.99
												0	157,395	157,395

**Ratio Formula:** AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 157395/(175000 - 0 - 0 + 0) Ratio: 89.94

County: 91 Book: 2021 Page: 691 Sale Date: 03/26/2021 Rcd Date: 03/29/2021 Record #: 137 of 175

Seller: TOEPPER, KEVIN W Buyer: TOEPPER, KYLE R

Legal Desc: 22-04-10 A 2.35 ACRE TRACT IN SE1/4 22-4-10 School: 91-0074 Unit/Learning Comm: DOC-STAMP: 517.50

Location ID: 001714000

Sale No: Code #: 05

Usability: 4

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 22 4 00000 1 000 6910

Address of Property: 1680 /HWY 4  
Assr. Comments: wd: transfer between parent & child  
001714000

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
			City Size
			9
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$229,299

NonAg % of SaleAmt: (39,930 + 254,725) / (229,299 + 0) = 128.5%  
Price/Acre: (229,299 + 0) - 254,725 - 39,930 / (.35) = \$ -186,731  
Majority Land Use: 100% GRASS

**Form 521:**

Total Purchase Price: \$229,299  
Non-Real Property: \$0  
Adj. Purchase Price: \$229,299

Assessed Value/Date of Sale:	
Land:	\$ 24,100
Imprmt:	\$ 205,930
Total:	\$ 230,030

Assessed Value/Current Year:	
Land:	\$ 39,930
Imprmt:	\$ 254,725
Total:	\$ 294,655

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	1.00 15,000
Farm Site	1.00 8,650
Recreation	
WRP	
Non Ag Other	
Roads	
Non-Agland	2.00 39,930
Agland Tot.	0.35 0
TOT. LAND	2.35 39,930

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 0.31 IG : 0.04				
Irrg:	Dry:	Grs: 0.35	Crp:	Timbr:	Other:	

**Ratio Formula:** AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(229299 - 254725 - 23650 + 0) Ratio: .00

County: 91 Book: 2021 Page: 927 Sale Date: 04/10/2021 Rcd Date: 04/21/2021 Record #: 138 of 175

Seller: ARDMAR, LLC Buyer: SHIPMAN, DENNIS D, TRUSTEE SHIPMAN,

Legal Desc: 32-01-09 N1/2SE1/4 32-1-9

Location ID: 001013301 Sale No: School: 65-0011 Unit/Learning Comm: DOC-STAMP: 279.00

Usability: 1 Code #: 6

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4497 1 9 32 4 00000 1 000 0830

Address of Property: 32-1-9

Assr. Comments: wd 001013301

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			9
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$124,000

NonAg % of SaleAmt: (0 + 0) / (124,000 + 0) = 0%  
Price/Acre: (124,000 + 0) / (78.56) = \$ 1,578  
Majority Land Use: 100% GRASS

**Form 521:**

Total Purchase Price: \$124,000  
Non-Real Property: \$0  
Adj. Purchase Price: \$124,000

Assessed Value/Date of Sale:	
Land:	\$ 101,735
Imprmt:	\$ 0
Total:	\$ 101,735

Assessed Value/Current Year:	
Land:	\$ 109,985
Imprmt:	\$ 0
Total:	\$ 109,985

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0 0
Outbldg	0 0
Impr. Total	0 0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 48.87 IG : 2.16 2GI: 27.13 3GI: 0.40				
Irrg:	Dry:	Grs: 78.56	Crp:	Timbr:	Other:	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	1.00
Non-Agland	1.00 0
Agland Tot.	78.56 109,985
TOT. LAND	79.56 109,985

**Ratio Formula:** AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 109985/(124000 - 0 - 0 + 0) Ratio: 88.70

County: 91 Book: 2021 Page: 879 Sale Date: 04/12/2021 Recd Date: 04/19/2021 Record #: 139 of 175

Seller: JIS FARMS, LLC Buyer: SHIPMAN, DENNIS, TRUSTEE SHIPMAN, D

Legal Desc: 32-01-09 S1/2SW1/4 32-1-9 Unif/Learning Comm: DOC-STAMP: 558.00

Location ID: 001013200 School: 65-0011 Unif/Learning Comm: DOC-STAMP: 558.00

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4487 1 9 32 3 00000 1 000 0820

Address of Property : 32-1-9  
Assr. Comments : add'l locs: 001013300 - cat. 1, wd  
001013200 001013300  
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Assr Adj. Amount: \$0  
Adj. Sale Price: \$248,000  
NonAg % of SaleAmt: (0 + 0) / (248,000 + 0) = 0%  
Price/Acre : (248,000 + (0)) / (155,000) = \$ 1,600  
Majority Land Use : 100% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 248,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 248,000

Land:	\$ 200,720	Assessed Value/Current Year:
Imprmt:	\$ 0	Land:
Total:	\$ 200,720	Imprmt:
		Total:
		\$ 217,000

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 89.60 1G : 9.00 2G1: 33.70 2G : 6.60 3G1: 16.10				

Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads  
5.00

Non-Agland	5.00	0
Agl and Tot.	155.00	217,000
TOT. LAND	160.00	217,000

Ratio Formula: Agl and Tot / (Adj. Pur. Price - Imprv. - Non Tot Amt + Assessor Adj.) 217000 / (248000 - 0 - 0 + 0) Ratio: 87.50

County: 91 Book: 2021 Page: 1026 Sale Date: 04/16/2021 Recd Date: 04/23/2021 Record #: 140 of 175

Seller: SORENSEN, RICK (%) Buyer: SORENSEN, RYAN L & MICHELLE M

Legal Desc: 17-04-10 PT OF NE1/4 17-4-10

Location ID: 001711801 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 1,471.50

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 17 0 00000 1 000 6770

Address of Property : 17-4-10

Assr. Comments : special wd 001711801  
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Assr Adj. Amount: \$0  
Adj. Sale Price: \$653,684  
NonAg % of SaleAmt: (0 + 0) / (653,684 + 0) = 0%  
Price/Acre : (653,684 + (0)) / (77.48) = \$ 8,437  
Majority Land Use : 95.96% DRY

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 653,684  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 653,684

Land:	\$ 184,555	Assessed Value/Current Year:
Imprmt:	\$ 0	Land:
Total:	\$ 184,555	Imprmt:
		Total:
		\$ 206,130

Non-Agricultural  
Real Property Land: (100%)  
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 63.68 2D : 6.30 3D1 : 4.37	1G : 3.04 2G1: 0.09				

Home Site  
Farm Site  
Recreation  
WRP  
Non Ag Other  
Roads  
1.01

Non-Agland	1.01	0
Agl and Tot.	77.48	206,130
TOT. LAND	78.49	206,130

Ratio Formula: Agl and Tot / (Adj. Pur. Price - Imprv. - Non Tot Amt + Reviewer Adj.) 206130 / (653684 - 0 - 0 + 0) Ratio: 31.53

County: 91 Book: 2021 Page: 1038 Sale Date: 04/16/2021 Rcrd Date: 04/23/2021 Record #: 141 of 175  
 Seller: RS AG-LAND, INC. Buyer: AG-LAND FARMS, INC.  
 Legal Desc: 17-04-10 W/12 & WEST 25' OF THE NE1/4 17-4-10  
 Location ID: 001711800 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 114.75  
 Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 17 0 00000 1 000 0000  
 Address of Property: 174-10  
 Assr. Comments: special w/d 001711800  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Asst Adj. Amount: \$0  
Adj. Sale Price: \$51,748

NonAg % of SaleAmt: (0 + 0) / (51,748 + 0) = 0%  
Price/Acre: (51,748 + (0)) / (326.55) = \$ 158  
Majority Land Use: 68.22% DRY

**Form 521:**

Total Purchase Price: \$ 51,748  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 51,748

**Assessed Value/Date of Sale:**  
Land: \$ 668,605  
Imprmt: \$ 0  
Total: \$ 668,605

**Assessed Value/Current Year:**  
Land: \$ 800,145  
Imprmt: \$ 0  
Total: \$ 800,145

**Non-Agricultural Real Property Land: (100%)**  
Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	8.13
Roads	
<b>Non-Agland</b>	<b>8.13</b>
<b>Agland Tot</b>	<b>326.55</b>
<b>TOT. LAND</b>	<b>334.68</b>

Agricultural Land Acres:		Irrigated		Dry	
Grass	CRP	1D1 : 74.61 1D : 123.91 2D : 5.38 3D1 : 5.12 4D1 : 2.10 4D : 11.64	Grass	CRP	1G1: 27.09 1G : 39.04 2G1: 19.69 3G1: 17.97
Timber	Other		Timber	Other	
Misc.	Misc.		Misc.	Misc.	
Irrg:	Dry:	222.76	Grs:	103.79	Crp:

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Reviewer Adj.) 800145/(51748 - 0 - 0 + 0) Ratio: 1546.23

County: 91 Book: 2021 Page: 904 Sale Date: 04/19/2021 Rcrd Date: 04/20/2021 Record #: 142 of 175

Seller: KOTTWITZ LAND HOLDINGS, LLC Buyer: HIMMELBERG, CHARLES R

Legal Desc: 03-04-10 NE1/4 3-4-10

Location ID: 001700900

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property: 3-4-10

Assr. Comments: w/d 001700900

Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 1,206.00

Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Val\_Grp: 6 4133 4 10 3 1 00000 1 000 6105

Assr. Comments: w/d 001700900

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

NonAg % of SaleAmt: (0 + 0) / (536,000 + 0) = 0%  
Price/Acre: (536,000 + (0)) / (167.48) = \$ 3,200  
Majority Land Use: 100% DRY

**Form 521:**

Asst Adj. Amount: \$0  
Adj. Sale Price: \$536,000

**Assessed Value/Date of Sale:**  
Land: \$ 380,490  
Imprmt: \$ 0  
Total: \$ 380,490

**Assessed Value/Current Year:**  
Land: \$ 423,345  
Imprmt: \$ 0  
Total: \$ 423,345

**Non-Agricultural Real Property Land: (100%)**  
Acres Value

Dwelling	0
Outbldg	0
Impr. Total	0

Total Purchase Price: \$ 536,000

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 536,000

Agricultural Land Acres:		Irrigated		Dry	
Grass	CRP	1D1 : 101.96 1D : 12.98 2D : 25.13 4D1 : 0.50 4D : 26.91	Grass	CRP	
Timber	Other		Timber	Other	
Misc.	Misc.		Misc.	Misc.	
Irrg:	Dry:	167.48	Grs:		Crp:

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 423345/(536000 - 0 - 0 + 0) Ratio: 78.98

County: 91 Book: 2021 Page: 930 Sale Date: 04/21/2021 Rcrd Date: 04/22/2021 Record #: 143 of 175

Seller: OLSON, TRACI Buyer: TIMM, CHAD

Legal Desc: 05-04-11 NW1/4-5-4-11 Unif/Learning Comm: DOC-STAMP: 373.50

Location ID: 002107301 Sale No: School: 01-0123 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Code #: 05 4131 4 11 5 0 00000 1 000 0000

Assessor Location: RURAL (RUR) Val\_Grp: 6 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (166,000 + 0) = 0%  
Adj. Sale Price: \$166,000 Price/Acre: (166,000 + (0)) / (159,000) = \$ 1,044  
Majority Land Use : 94.09% RRRGTTD

**Form 521:**

Total Purchase Price: \$ 166,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 166,000

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 697,170	Land:	\$ 699,090
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 697,170	Total:	\$ 699,090

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Non-Agricultural Real Property Land: (100%)
1A1 : 139.60	ID : 6.00				Wst. : 3.40		Farm Site	Acres
4A : 10.00							Recreation	Value
							WRP	
							Non Ag Other	
							Roads	
Irrg: 149.60	Dry: 6.00	Grss:	Crp :	Timbr:	Othr: 3.40		Non-Agland	5.00
							Agland Tot.	159.00
							TOT. LAND	164.00
								699,090

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 699090/(166000 - 0 - 0 + 0) Ratio: 421.14

County: 91 Book: 2021 Page: 1042 Sale Date: 04/23/2021 Rcrd Date: Record #: 144 of 175

Seller: LAMMERS, COREY & ASHTYN LAMMERS, CA Buyer: KEISER, MARK J & PEGGY O KEISER, KE

Legal Desc: 29-02-11 SE1/4 29-2-11

Location ID: 001911600 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 731.25

Usability: 3 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4371 2 11 29 4 00000 1 000 8805

Address of Property : 29-2-11  
Assr. Comments : wd 001911600; from dry to grass and  
cwp to timber for 2022

Property Classification Code/Current Assessment Year:			City Size	Parcel Size
Status	Prop Type	Zoning	Location	9
2	05	5	3	

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 265,160	Land:	\$ 221,190
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 265,160	Total:	\$ 221,190

Non-Agricultural Real Property Land: (100%)		Acres	Value
Dwelling	0		
Outbdg	0		
Impr. Total	0		

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site	2.00		
Farm Site			
Recreation			
WRP			
Non Ag Other			
Roads	2.00		
Non-Agland	2.00		
Agland Tot.	158.00		
TOT. LAND	160.00		

Agricultural Land Acres:		Home Site	Non-Agricultural Real Property Land: (100%)
Irrigated	Dry	Farm Site	Acres
		Recreation	Value
		WRP	
		Non Ag Other	
		Roads	
		Non-Agland	2.00
		Agland Tot.	158.00
		TOT. LAND	160.00

Agricultural Land Acres:		Home Site	Non-Agricultural Real Property Land: (100%)
Irrigated	Dry	Farm Site	Acres
		Recreation	Value
		WRP	
		Non Ag Other	
		Roads	
		Non-Agland	2.00
		Agland Tot.	158.00
		TOT. LAND	160.00

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 221190/(325000 - 0 - 0 + 0) Ratio: 68.06



**County:** 91 **Book:** 2021 **Page:** 1335 **Sale Date:** 04/27/2021 **Rcd Date:** 05/19/2021 **Record #:** 145 of 175  
**Seller:** PARR, LARRY & MARCIA **Buyer:** KENNY, MATTHEW L & CASEY R  
**Legal Desc:** A TRACT IN THE NE1/4 2-2-11  
**Location ID:** 001903901 **Sale No:** School: 91-0002 **Unit/Learning Comm:** DOC-STAMP: 33.75  
**Usability:** 1 **Code #:** Parcel Number:  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel**  
 0000 00 00 00 0 00000 1 000 0000  
**Address of Property:**  
**Assr. Comments:** jtwd 001903901  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$15,000  
 NonAg % of SaleAmt: (0+0)/(15,000+0) = 0%  
 Price/Acre: (15,000+(0))/(7.55) = \$1,987  
 Majority Land Use: 89.54% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**

Land:	\$ 9,965	Assessed Value/Current Year:	Land:	\$ 10,820
Imprmnt:	\$ 0		Imprmnt:	\$ 0
Total:	\$ 9,965		Total:	\$ 10,820

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	0.42
Roads	
Non-Agland	0.42
Agland Tot.	7.55
TOT. LAND	7.97

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	4D : 0.79	1G1: 2.58 1G : 4.18				
<b>Irrg:</b>	<b>Dry:</b> 0.79	<b>Grs:</b> 6.76	<b>Crp:</b>	<b>Timbr:</b>	<b>Other:</b>	<b>Other:</b>

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 10820/(15000 - 0 - 0 + 0) **Ratio:** 72.13

**County:** 91 **Book:** 2021 **Page:** 1113 **Sale Date:** 04/28/2021 **Rcd Date:** 05/03/2021 **Record #:** 146 of 175  
**Seller:** TRAUSSCH, THOMAS & **Buyer:** BONIFAS, KEVIN J & KIMBERLY D  
**Legal Desc:** 04-03-10 SE1/4 4-3-10  
**Location ID:** 001601201 **Sale No:** School: 91-0074 **Unit/Learning Comm:** DOC-STAMP: 733.50  
**Usability:** 1 **Code #:** Parcel Number:  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel**  
 0000 0000 3 10 4 0 00000 1 000 0000  
**Address of Property:**  
**Assr. Comments:** survy/worship w/d 001601201  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$325,400  
 NonAg % of SaleAmt: (0+0)/(325,400+0) = 0%  
 Price/Acre: (325,400+(0))/(149.46) = \$2,177  
 Majority Land Use: 93.37% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**

Land:	\$ 193,545	Assessed Value/Current Year:	Land:	\$ 198,150
Imprmnt:	\$ 0		Imprmnt:	\$ 0
Total:	\$ 193,545		Total:	\$ 198,150

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outblde	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 42.44 1G : 21.76 2G1: 75.35			Wst : 9.91	
<b>Irrg:</b>	<b>Dry:</b>	<b>Grs:</b> 139.55	<b>Crp:</b>	<b>Timbr:</b>	<b>Other:</b> 9.91	<b>Misc:</b>

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 198150/(325400 - 0 - 0 + 0) **Ratio:** 60.89

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	3.88
Roads	
Non-Agland	3.88
Agland Tot.	149.46
TOT. LAND	153.34

**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

County 91 Webster

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

Run Date: 04/11/2022

Page: 74 of 88

County: 91 Book: 2021 Page: 1135 Sale Date: 05/03/2021 Rcrd Date: 05/05/2021 Record #: 147 of 175

Seller: TRAUSSCH, THOMAS & Buyer: BONIFAS, ALAN M & NICOLE A

Legal Desc: 04-03-10 NE1/4 4-3-10

Location ID: 001601200 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 1,464.75

Usability: 3 Code #: Parcel Number:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
4243	3	10	4	0	00000	1	000	5300

Assessor Location: RURAL (RUR)

Address of Property : 4-3-10

Assr. Comments : addl locids: 001711000 - cat: L, su rtyovrship wd 001601200 001711000; converted dry to grass

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1		5			10

Assr Adj. Amount: \$0  
Adj. Sale Price: \$650,800

NonAg % of Saleamt: (13,840 + 16,685) / (650,800 + 0) = 4.69%  
Price/Acre: (650,800 + (0)) / (308.21) = \$ 2,112  
Majority Land Use : 98.73% DRY

**Form 521:**

Total Purchase Price: \$ 650,800  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 650,800

Assessed Value/Date of Sale:

Land: \$ 464,730  
Imprmt: \$ 28,655  
Total: \$ 493,385

Assessed Value/Current Year:

Land: \$ 669,295  
Imprmt: \$ 16,685  
Total: \$ 685,980

Non-Agricultural  
Real Property Land: (100%)

Acres	Value
Home Site	
Farm Site	1.00
Recreation	
WRP	
Non Ag Other	0.00
Roads	2.79
Non-Agland	3.79
Agland Tot.	308.21
TOT. LAND	312.00

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 49.82 2D1 : 26.75 2D : 59.94 3D1 : 15.49 4D1 : 52.53 4D : 99.76				Wst. : 4.22	

Irrg: Dry : 304.29 Grs: Crp : Tmbr: Othr: 4.22

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 655455/(650800 - 16685 - 8650 + 0) Ratio: 104.79

County: 91 Book: 2021 Page: 1123 Sale Date: 05/04/2021 Rcrd Date: Record #: 148 of 175

Seller: PETSCH, DAVID & LOUISE

Buyer: GEBBERS, DAVID & SHERRY GEBBERS, STEV

Legal Desc: 02-01-09 PT OF THE NE1/4 LESS A 5.44 ACRE TRACT 2-1-9

Location ID: 001000301 Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,912.50

Usability: 1 Code #:

Geo	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
0000	1	9	2	0	00000	1	000	0000

Assessor Location: Val\_Grp:

Address of Property :

Assr. Comments : wd 001000301

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2		05			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$850,000

NonAg % of Saleamt: (0 + 0) / (850,000 + 0) = 0%  
Price/Acre: (850,000 + (0)) / (151.56) = \$ 5,608  
Majority Land Use : 86.5% IRRGTTD

**Form 521:**

Total Purchase Price: \$ 875,000  
Non-Real Property: \$ 25,000  
Adj. Purchase Price: \$ 850,000

Assessed Value/Date of Sale:

Land: \$ 594,925  
Imprmt: \$ 0  
Total: \$ 594,925

Assessed Value/Current Year:

Land: \$ 597,470  
Imprmt: \$ 0  
Total: \$ 597,470

Non-Agricultural  
Real Property Land: (100%)

Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	1.65
Non-Agland	1.65
Agland Tot.	151.56
TOT. LAND	153.21

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 2.51 1A : 33.36 2A1 : 29.71 2A : 12.78 3A1 : 12.96 4A1 : 14.79 4A : 24.99	1D : 1.16 2D1 : 1.09 2D : 1.30 3D1 : 0.33 4D : 1.97	1G1: 0.08 3G1: 0.10			Wst. : 14.43	

Irrg: 131.10 Dry: 5.85 Grs: 0.18 Crp : Tmbr: Othr: 14.43

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 597470/(850000 - 0 - 0 + 0) Ratio: 70.29

**County:** 91 **Book:** 2021 **Page:** 1170 **Sale Date:** 05/06/2021 **Recd Date:** 05/07/2021 **Record #:** 149 of 175  
**Seller:** DIETZ, NICOLE S & JAMES D TUBBS, VO **Buyer:** KARR, MICHAEL R & DIANE R  
**Legal Desc:** 01-04-11 NE1/4 & E1/2SE1/4 LESS TRACTS 1-4-11  
**Location ID:** 002106100 **Sale No:** **School:** 91-0074 **Unit/Learning Comm:** DOC-STAMP: 1,350.00  
**Usability:** 4 **Code #:** 05 **Parcel Number:** **Geo** **Twn** **Rng** **Sec** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
 4131 4 11 1 4 00000 1 1  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Address of Property:** 1-4-11  
**Assr. Comments:** addl locids: 002109500;002109600 -  
 cnt: 2, jtwtd: sale between brother  
 & sisters 002106100 002109500 002109600  
**Property Classification Code/Current Assessment Year:**  

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

**Assr Adj. Amount:** \$0 **NonAg % of SaleAmt:** (11,430 + 0) / (600,000 + 0) = 1.91%  
**Adj. Sale Price:** \$600,000 **Price/Acre:** (600,000 + (0)) / (315.38) = \$ 1,902  
**Majority Land Use:** 63.7% IRRGTD

**Form 521:**  
**Assessed Value/Date of Sale:**  

Land:	\$ 1,168,085	Assessed Value/Current Year:	Land:	\$ 1,200,355
Imprmt:	\$ 0		Imprmt:	\$ 0
Total:	\$ 1,168,085		Total:	\$ 1,200,355

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 49.44	1D1 : 33.84	1G : 11.72			Wst. : 0.02	
1A : 99.79	1D : 49.08	2G : 4.98				
2A : 12.48	2D : 12.00					
3A : 1.00	3D1 : 0.36					
4A1 : 3.26	4D : 2.48					
4A : 34.93						

**Irrg: 200.90** **Dry: 97.76** **Grass: 16.70** **CRP:** **Timbr:** **Other: 0.02**  
**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1188925/(600000 - 0 - 7145 + 0) **Ratio:** 200.54

**County:** 91 **Book:** 2021 **Page:** 1173 **Sale Date:** 05/06/2021 **Recd Date:** 05/07/2021 **Record #:** 150 of 175

**Seller:** SHANNON, CYNTHIA **Buyer:** TRAMBLY, NELSON P & KELLY E  
**Legal Desc:** 34-02-12 W1/2SW1/4 34-2-12  
**Location ID:** 002313800 **Sale No:** **School:** 91-0002 **Unit/Learning Comm:** DOC-STAMP: 677.25  
**Usability:** 1 **Code #:** **Parcel Number:** **Geo** **Twn** **Rng** **Sec** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
 4369 2 12 34 3 00000 1 1  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6  
**Address of Property:** 418 /HWY 136  
**Assr. Comments:** jtwtd 002313800

**Assr Adj. Amount:** \$0 **NonAg % of SaleAmt:** (38,840 + 107,730) / (301,000 + 0) = 48.69%  
**Adj. Sale Price:** \$301,000 **Price/Acre:** (301,000 + (0) - 107,730 - 38,840) / (74.63) = \$ 2,069  
**Majority Land Use:** 73.21% IRRGTD  
**Form 521:**  
**Assessed Value/Date of Sale:**  

Land:	\$ 255,240	Assessed Value/Current Year:	Land:	\$ 275,000
Imprmt:	\$ 86,255		Imprmt:	\$ 107,730
Total:	\$ 341,495		Total:	\$ 382,730

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 12.49	1D1 : 4.88	1G : 3.18				
1A : 33.77	1D : 1.77	1G : 0.10				
2A1 : 1.28	2D1 : 5.99					
4A : 7.10	4D : 4.07					

**Total Purchase Price:** \$ 301,000 **Non-Agricultural**  
**Non-Real Property:** \$ 0 **Imprmt:** \$ 86,255  
**Adj. Purchase Price:** \$ 301,000 **Total:** \$ 341,495

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 236160/(301000 - 107730 - 23650 + 0) **Ratio:** 139.23

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site	1.00	15,000	
Farm Site	1.00	8,650	
Recreation			
WRP			
Non Ag Other	1.97		
Roads			
Non-Agland	3.97	38,840	
Agland Tot.	74.63	236,160	
TOT. LAND	78.60	275,000	

County: 91 Book: 2021 Page: 1232 Sale Date: 05/12/2021 Rcrd Date: Record #: 151 of 175

Seller: KARR, DANIEL R & AMANDA Buyer: KARR, MICHAEL R & DIANE R

Legal Desc: 12-04-11 SE1/4SE1/4 12-4-11 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 900.00

Location ID: 002109500 Sale No: Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 4 Code #: 4131 4 11 12 0 00000 1 Blk 000 0290

Assessor Location: RURAL (RUR) Val\_Grp: 6 4131 4 11 12 0 00000 1 1 000 0290

Address of Property : 12-4-11 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (11,430 + 0) / (400,000 + 0) = 2.869%  
Adj. Sale Price: \$400,000 Price/Acre: (400,000 + (0)) / (315.38) = \$ 1,268  
Majority Land Use : 63.7% IRRGTD

Form 521:		Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Total Purchase Price:	Land:	Imprmt:	Total:	Acres	Value
\$ 400,000	\$ 1,168,085	\$ 0	\$ 1,200,355		
Non-Real Property: \$ 0	Imprmt: \$ 0				
Adj. Purchase Price: \$ 400,000	Total: \$ 1,168,085	Total: \$ 1,200,355			

Agricultural Land Acres:						
Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 49.44 1A : 99.79 2A : 12.48 3A : 1.00 4A1 : 3.26 4A : 34.93	1D1 : 33.84 1D : 49.08 2D : 12.00 3D1 : 0.36 4D : 2.48	1G : 11.72 2G1 : 4.98			Wst. : 0.02	

Irrg:	Dry:	Grs:	Crp:	Timbr:	Other:	Misc:
200.90	97.76	16.70			0.02	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1188925/(400000 - 0 - 7145 + 0) Ratio: 302.64

County: 91 Book: 2021 Page: 1316 Sale Date: 05/18/2021 Rcrd Date: 05/19/2021 Record #: 152 of 175

Seller: FUNKE, PATRICIA Buyer: GREENHALGH, LANNY & KRISTIN

Legal Desc: 12-02-10 NW1/4 12-2-10 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 675.00

Location ID: 001555100 Sale No: Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 1 Code #: 4373 2 10 12 2 00000 1 1 000 4680

Assessor Location: RURAL (RUR) Val\_Grp: 6 4373 2 10 12 2 00000 1 1 000 4680

Address of Property : 12-2-10 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Form 521:		Assessed Value/Current Year:		Non-Agricultural Real Property Land: (100%)	
Total Purchase Price:	Land:	Imprmt:	Total:	Acres	Value
\$ 300,000	\$ 332,705	\$ 0	\$ 332,705		
Non-Real Property: \$ 0	Imprmt: \$ 0				
Adj. Purchase Price: \$ 300,000	Total: \$ 332,705	Total: \$ 332,705			

Agricultural Land Acres:						
Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 79.00 2D : 43.78	1G1 : 0.32 1G : 7.73 2G1 : 7.82 4G : 13.20		1T : 5.36		

Irrg:	Dry:	Grs:	Crp:	Timbr:	Other:	Misc:
	122.78	29.07		5.36	0.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 359510/(300000 - 0 - 0 + 0) Ratio: 119.84

**County:** 91 **Book:** 2021 **Page:** 1366 **Sale Date:** 05/21/2021 **Rctd Date:** **Record #:** 153 of 175  
**Seller:** SOUCEK, ESTATE OF JEFFREY V TIMM, C **Buyer:** TIMM, CHAD R  
**Legal Desc:** 05-04-11 NW1/4 5-4-11  
**Location ID:** 002107301 **Sale No:** **School:** 01-0123 **Unit/Learning Comm:** DOC-STAMP: 450.00  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo** **Twn** **Rng** **Sec** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
**Address of Property:** 5-4-11 **4131** **4** **11** **5** **0** **00000** **1** **000** **0000**  
**Assr. Comments:** personal rep deed 002107301  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$200,000  
 NonAg % of Saleamt: (0 + 0) / (200,000 + 0) = 0%  
 Price/Acre: (200,000 + (0)) / (159.00) = \$ 1,258  
 Majority Land Use : 94.09% RRRGTD

**Form 521:**  
**Assessed Value/Date of Sale:**  
 Land: \$ 697,170  
 Imprmt: \$ 0  
 Total: \$ 697,170

**Assessed Value/Current Year:**  
 Land: \$ 699,090  
 Imprmt: \$ 0  
 Total: \$ 699,090

**Total Purchase Price:** \$ 200,000  
**Non-Real Property:** \$ 0  
**Adj. Purchase Price:** \$ 200,000

**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	1A1 : 139.60 4A : 10.00				Wst : 3.40							5.00	5.00	159.00	699,090
														164.00	699,090

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Reviewer Adj.) 699090/(200000 - 0 - 0 + 0) **Ratio:** 349.55

**County:** 91 **Book:** 2021 **Page:** 1426 **Sale Date:** 06/01/2021 **Rctd Date:** **Record #:** 154 of 175  
**Seller:** WENTWORTH, WILLIAM GARTH & KATHERIN **Buyer:** DELKA, MICHAEL D & MARY M  
**Legal Desc:** 22-02-12 NE1/4 22-2-12  
**Location ID:** 002303400 **Sale No:** **School:** 91-0002 **Unit/Learning Comm:** DOC-STAMP: 528.75  
**Usability:** 1 **Code #:** **Parcel Number:**  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6 **Geo** **Twn** **Rng** **Sec** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
**Address of Property:** 22-2-12 **4369** **2** **12** **22** **1** **00000** **1** **000** **2020**  
**Assr. Comments:** jwcd 002303400  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$235,000  
 NonAg % of Saleamt: (0 + 0) / (235,000 + 0) = 0%  
 Price/Acre: (235,000 + (0)) / (152.00) = \$ 1,546  
 Majority Land Use : 100% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**  
 Land: \$ 189,525  
 Imprmt: \$ 0  
 Total: \$ 189,525

**Assessed Value/Current Year:**  
 Land: \$ 205,200  
 Imprmt: \$ 0  
 Total: \$ 205,200

**Total Purchase Price:** \$ 235,000  
**Non-Real Property:** \$ 0  
**Adj. Purchase Price:** \$ 235,000  
**Non-Agricultural Real Property Land: (100%)**  
 Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		1G1 : 85.00 1G : 5.00 2G1 : 43.00 4G : 19.00										3.00	3.00	205,200	205,200
														155.00	205,200

Irrg:	Dry:	Grass:	CRP:	Timbr:	Othr:	Non-Agricultural Real Property Land: (100%)
		1G1 : 85.00 1G : 5.00 2G1 : 43.00 4G : 19.00				Acres Value
						Home Site Farm Site Recreation WRP Non Ag Other Roads
						Non-Agland 3.00 0 Agland Tot. 152.00 205,200 TOT. LAND 155.00 205,200

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 205200/(235000 - 0 - 0 + 0) **Ratio:** 87.32

County: 91 Book: 2021 Page: 1519 Sale Date: 06/04/2021 Rctd Date: 06/09/2021 Record #: 155 of 175

Seller: KORT, ELNA -TRUSTEE Buyer: KORT, RYAN P

Legal Desc: SW1/4 & S1/2NW1/4 LESS A TRACT 23-4-10 Doc-STAMP: 3,712.50

Location ID: 001714501 Sale No: School: 91-0074 Unit/Learning Comm:

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 0000 00 00 0 00000 1 000 0000

Address of Property: addl locid(s): 001716700 - cnt: 1, tr

Assr. Comments: trustee's deed, sale between aunt & nephew 001714501 001716700

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size			
			Parcel Size
			10

Assr Adj. Amount: \$0  
Adj. Sale Price: \$1,650,000

NonAg % of SaleAmt: (0 + 0) / (1,650,000 + 0) = 0%  
Price/Acre: (1,650,000 + (0)) / (374.37) = \$ 4,407  
Majority Land Use : 35.43% IRRGTD

**Form 521:**

Total Purchase Price: \$ 1,650,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 1,650,000

Assessed Value/Date of Sale:  
Land: \$ 1,297,425  
Imprmt: \$ 0  
Total: \$ 1,297,425

Assessed Value/Current Year:  
Land: \$ 1,296,345  
Imprmt: \$ 0  
Total: \$ 1,296,345

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	5.00
Roads	6.59
Non-Agland	11.59
Agland Tot.	374.37
TOT. LAND	385.96

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 72.33 1A : 73.71 2A : 13.04 3A1: 12.52 4A : 35.92	ID1 : 57.00 ID : 68.90 2D : 2.59 4D1 : 0.07 4D : 0.03	1G1: 5.07 1G : 21.81 2G1: 11.38				

Irrg:	Dry:	Grass:	CRP:	Timbr:	Other:	Non-Agland	Agland Tot.	TOT. LAND
207.52	128.59	38.26				11.59	374.37	385.96

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1296345/(1650000 - 0 - 0 + 0) Ratio: 78.57

County: 91 Book: 2021 Page: 1555 Sale Date: 06/04/2021 Rctd Date: 06/09/2021 Record #: 156 of 175

Seller: KORT, ELNA -TRUSTEE Buyer: KORT, RYAN P

Legal Desc: 23-04-10 A 8.17 ACRE TRAT IN S1/2NW1/4 OF 23-4-10

Location ID: 001714500 Sale No: School: 91-0074 Unit/Learning Comm: DOC-STAMP: 18.00

Usability: 4 Code #: 05 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4133 4 10 23 0 00000 1 000 6950

Address of Property: 2158/RD 1700

Assr. Comments: trustee's deed, sale between aunt & nephew 001714500

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
City Size			
			Parcel Size
			6

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	26,450
Outbldg	39,585
Impr. Total	66,035

Assr Adj. Amount: \$0  
Adj. Sale Price: \$8,000  
Total Purchase Price: \$ 8,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 8,000

NonAg % of SaleAmt: (38,840 + 66,035) / (8,000 + 0) = 1310.94%  
Price/Acre: (8,000 + (0) - 66,035 - 38,840) / (5.79) = \$ -16,731  
Majority Land Use : 100% GRASS

Assessed Value/Date of Sale:  
Land: \$ 31,150  
Imprmt: \$ 69,715  
Total: \$ 100,865

Assessed Value/Current Year:  
Land: \$ 46,940  
Imprmt: \$ 66,035  
Total: \$ 112,975

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 1.78 1G : 1.78 2G1: 2.23				

Irrg:	Dry:	Grass:	CRP:	Timbr:	Other:	Non-Agland	Agland Tot.	TOT. LAND
		5.79				2.38	5.79	8.17

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 8100/(8000 - 66035 - 23650 + 0) Ratio: -9.92

County: 91 Book: 2021 Page: 1579 Sale Date: 06/10/2021 Rcd Date: 06/14/2021 Record #: 157 of 175  
 Seller: SHELTRONW, DONALD A & SHERIKA A Buyer: SHELTRONW, LUKE P & BRENNNA H  
 Legal Desc: 16-02-09 5.05 ACRE TRACT IN SW1/4 NW1/4 16-2-9  
 Location ID: 001107700 School: 65-0011 Unit/Learning Comm: DOC-STAMP: 108.00  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 1070 ROAD 2100 4375 2 9 16 2 00000 1 000 6131  
 Assr. Comments : wd 001107700  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		9

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$48,000  
 NonAg % of SaleAmt: (25,000 + 14,910) / (48,000 + 0) = 83.15%  
 Price/Acre : (48,000 + (0) - 14,910 - 25,000) / (4.05) = \$ 1,998  
 Majority Land Use : 100% GRASS

**Form 521:**  
 Assessed Value/Date of Sale:  
 Land: \$17,455  
 Imprmt: \$11,870  
 Total: \$29,325

Total Purchase Price: \$48,000  
 Non-Real Property: \$0  
 Adj. Purchase Price: \$48,000

Assessed Value/Current Year:  
 Land: \$27,815  
 Imprmt: \$14,910  
 Total: \$42,725

Non-Agricultural  
 Real Property Land: (100%)  
 Acres Value  
 Home Site 1.00 15,000  
 Farm Site  
 Recreation  
 WRP  
 Non Ag Other  
 Roads 0.58

Non-Agland 1.58 25,000  
 Agland Tot. 4.05 2,815  
 TOT. LAND 5.63 27,815

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G : 0.03 2G1: 1.47		1T : 0.19 3T : 2.25 4T : 0.11		
Irrg :	Dry :	Grs : 1.50	Crp :	Tmbr: 2.55	Other:	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotLam + Assessor Adj.) 2815/(48000 - 14910 - 15000 + 0) **Ratio: 15.56**

County: 91 Book: 2021 Page: 1600 Sale Date: 06/15/2021 Rcd Date: Record #: 158 of 175

Seller: ENGELHARDT, MEREDITH & CHERYL Buyer: ENGELHARDT, TIMOTHY M & MELANIE

Legal Desc: 08-03-11 W1/2NW1/4 LESS TRACT 8-3-11

Location ID: 002008200 Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 270.00

Usability: 4 Code #: 05

Assessor Location: RURAL (RUR) Val\_Grp: 6 Parcel Number: Geo Twin Rng Sect Qtr Subdiv Area Blk Parcel  
 4245 3 11 8 2 00000 1 000 9375

Address of Property : 8-3-11

Assr. Comments : jwvd: sale between parent & child 0  
 02008200

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$120,000  
 NonAg % of SaleAmt: (0 + 0) / (120,000 + 0) = 0%  
 Price/Acre : (120,000 + (0)) / (75.88) = \$ 1,581  
 Majority Land Use : 86.76% DRY

**Form 521:**  
 Assessed Value/Date of Sale:  
 Land: \$159,560  
 Imprmt: \$0  
 Total: \$159,560

Assessed Value/Current Year:  
 Land: \$177,620  
 Imprmt: \$0  
 Total: \$177,620

Non-Agricultural  
 Real Property Land: (100%)  
 Acres Value  
 Dwelling 0  
 Outbldg 0  
 Impr. Total 0

Home Site  
 Farm Site  
 Recreation  
 WRP  
 Non Ag Other  
 Roads 2.83

Non-Agland 2.83 0  
 Agland Tot. 75.88 177,620  
 TOT. LAND 78.71 177,620

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 2.80 1G : 2.24		1T1 : 0.04 4T : 4.97		
Irrg :	Dry : 65.83	Grs: 5.04	Crp :	Tmbr: 5.01	Other:	

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotLam + Assessor Adj.) 177620/(120000 - 0 - 0 + 0) **Ratio: 148.02**

County: 91 Book: 2021 Page: 1756 Sale Date: 06/21/2021 Rcd Date: 06/23/2021 Record #: 159 of 175

Seller: LINTZ, ANNETTE C MOSER MOSER, AARON Buyer: TOEPFER, BRADLEY W

Legal Desc: 23-04-11 300' X 500' IN THE NE1/4 23-4-11 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 450.00

Location ID: 002112600 Sale No: Code #:

Usability: 1 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4131 4 11 23 1 00000 1 000 0565

Assessor Location: RURAL (RUR) Val\_Grp: 6

Address of Property : 1153 /RD X

Assr. Comments : wd, sale between cousins 002112600

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
			City Size
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$200,000

NonAg % of SaleAmt: (38,840 + 88,470) / (200,000 + 0) = 63.66%  
Price/Acre : (200,000 + 0) - 88,470 - 38,840) / (1.04) = \$ 69,894  
Majority Land Use : 100% GRASS

**Form 521:**

Total Purchase Price: \$ 200,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 200,000

Assessed Value/Date of Sale:	
Land:	\$ 25,000
Imprmt:	\$ 76,170
Total:	\$ 101,170

Assessed Value/Current Year:	
Land:	\$ 40,295
Imprmt:	\$ 88,470
Total:	\$ 128,765

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	1.00 15,000
Farm Site	1.00 8,650
Recreation	
WRP	
Non Ag Other	
Roads	0.38
Non-Agland	2.38 38,840
Agland Tot.	1.04 1,455
TOT. LAND	3.42 40,295

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G : 1.03 2G1: 0.01				
Irrg:	Dry:	Grs: 1.04	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1455/(200000 - 88470 - 23650 + 0) Ratio: 1.66

County: 91 Book: 2021 Page: 1690 Sale Date: 06/22/2021 Rcd Date: Record #: 160 of 175

Seller: KNEHANS, ERICH A & CHERYL INABHOLZ Buyer: ARMSTRONG FAMILY FARMS, LLC

Legal Desc: 15-02-12 S1/2 15-2-12

Location ID: 002308000

Usability: 3

Assessor Location: RURAL (RUR)

Address of Property : 442 /RD K

Assr. Comments : wd 002308000

Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 2,733.75

Code #: Parcel Number:

Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4369 2 12 15 0 00000 1 000 1915

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size
			10

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

Assr Adj. Amount: \$0  
Adj. Sale Price: \$1,215,000

NonAg % of SaleAmt: (0 + 0) / (1,215,000 + 0) = 0%  
Price/Acre : (1,215,000 + (0)) / (311.04) = \$ 3,906  
Majority Land Use : 36.59% GRASS

**Form 521:**

Total Purchase Price: \$ 1,215,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 1,215,000

Assessed Value/Date of Sale:	
Land:	\$ 753,805
Imprmt:	\$ 0
Total:	\$ 753,805

Assessed Value/Current Year:	
Land:	\$ 793,105
Imprmt:	\$ 0
Total:	\$ 793,105

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 8.69 1A : 31.80 3A1 : 18.80 4A : 24.31	1D1 : 20.05 1D : 44.99 2D : 2.78 3D1 : 1.98 4D1 : 14.83 4D : 28.99	1G1: 74.16 2G1: 39.66				
Irrg: 83.60	Dry: 113.62	Grs: 113.82	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 793105/(1215000 - 0 - 0 + 0) Ratio: 65.28



County: 91 Book: 2021 Page: 1806 Sale Date: 07/01/2021 Rcrd Date: Record #: 161 of 175

Seller: SCHMIDT, LULU M, TRUSTEE Buyer: SCHMIDT, SCOTT A & TERESA L

Legal Desc: 29-03-12 NW1/4 29-3-12

Location ID: 002411300

Sale No: School: 01-0123

Unif/Learning Comm:

DOC-STAMP: 135.00

Usability: 4

Code #: 05

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4247 3 12 29 2 00000 1 000 0000

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4247 3 12 29 2 00000 1 000 0000

Address of Property : 29-3-12

Assr. Comments : jtwc; sale between grandparent & gr  
andchld 002411300

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$60,000

NonAg % of SaleAmt : (0 + 0) / (60,000 + 0) = 0%  
Price/Acre : (60,000 + (0)) / (156,000) = \$ 385  
Majority Land Use : 84.1% IRRGTD

Assessed Value/Date of Sale:

Land: \$ 638,210  
Imprmt: \$ 0  
Total: \$ 638,210

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

Total Purchase Price: \$ 60,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 60,000

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 40.00 1A : 23.00 2A : 27.00 4A : 41.20	1D1 : 2.00 1D : 9.00 2D : 5.00 4D : 8.80					

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	4.00
Roads	
Non-Agland	4.00
Agland Tot.	156.00
TOT. LAND	160.00

Irrg: 131.20 Dry: 24.80

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 638210/(60000 - 0 - 0 + 0)

County: 91 Book: 2021 Page: 1831 Sale Date: 07/02/2021 Rcrd Date: Record #: 162 of 175

Seller: WHITEFOOT, MICHAELA FLETCHER, SANDR

Buyer: SCHNASE, DAVID J SCHNASE, SHAYLA M

Legal Desc: 01-04-12 NW1/4SE1/4 1-4-12 LESS 660' X 460'

Location ID: 002507700

Sale No:

School: 01-0123

Unif/Learning Comm:

DOC-STAMP: 121.50

Usability: 1

Code #:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
4129 4 12 1 4 00000 1 000 0000

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Address of Property : 2449 RD 700

Assr. Comments : qcd 002507700

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
1	05	5	3
			Parcel Size
			8

Assr Adj. Amount: \$0  
Adj. Sale Price: \$53,435

NonAg % of SaleAmt : (38,840 + 3,520) / (53,435 + 0) = 79.27%  
Price/Acre : (53,435 + (0)) - 3,520 - 38,840) / (30.94) = \$ 358  
Majority Land Use : 93.6% GRASS

Assessed Value/Date of Sale:

Land: \$ 49,915  
Imprmt: \$ 3,520  
Total: \$ 53,435

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	700
Outbdg	2,820
Impr. Total	3,520

Total Purchase Price: \$ 53,435  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 53,435

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 5.82 1G : 6.51 2G1: 6.37		3T : 1.72 4T : 8.54	Ac. : 1.98	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	1,000
Farm Site	1,000
Recreation	8,650
WRP	
Non Ag Other	
Roads	
Non-Agland	2.00
Agland Tot.	30.94
TOT. LAND	32.94

Irrg: Dry: Crs: 18.70 Crp: Tmbr: 10.26 Othr: 1.98

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 29060/(53435 - 3520 - 22650 + 0) Ratio: 110.64

County: 91 Book: 2021 Page: 1996 Sale Date: 07/23/2021 Recd Date: Record #: 163 of 175

Seller: SMALL, RUTH P. Buyer: HENRY, JIM & SHIRLEY  
Legal Desc: LOTS 13-34 BLOCK 4 GARBERS SECOND ADDITION RED CLOUD  
Location ID: 000158500 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 27.00  
Usability: 1 Code #: Parcel Number:  
Assessor Location: RED CLOUD (RC) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property: Val\_Grp: 5 4491 1 11 00 0 10070 1 004 0000  
Assr. Comments : jtwd 000158500

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location City Size Parcel Size
2	05	1	1 6 4

Assr Adj. Amount: \$0  
Adj. Sale Price: \$12,000

NonAg % of SaleAmt: (0 + 0) / (12,000 + 0) = 0%  
Price/Acre : (12,000 + (0)) / (2.06) = \$ 5,825  
Majority Land Use : 100% DRY

**Form 521:** Assessed Value/Date of Sale:

Total Purchase Price: \$ 12,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 12,000

Land: \$ 5,090  
Imprmt: \$ 0  
Total: \$ 5,090

Land: \$ 5,655  
Imprmt: \$ 0  
Total: \$ 5,655

Non-Agricultural Real Property Land: (100%)	
Acres	Value
0.00	0
2.06	5,655
<b>TOT. LAND 2.06</b>	<b>5,655</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
	1D : 2.06											
Irrg:	Dry : 2.06	Grs:	Crp :	Timbr:	Other:		Non-Agland	0.00	0			
							Agl and Tot.	2.06	5,655			
							<b>TOT. LAND 2.06</b>	<b>2.06</b>	<b>5,655</b>			

Ratio Formula: Agl and Tot / (Adj. Pur. Price - Imprv. - NonTotAmt + Assessor Adj.) 5655 / (12000 - 0 - 0 + 0) Ratio: 47.13

County: 91 Book: 2021 Page: 2013 Sale Date: 07/26/2021 Recd Date: 07/27/2021 Record #: 164 of 175

Seller: KNEHANS, JANICE Buyer: THE SCULLY ESTATES LIMITED PARTNERS

Legal Desc: 25-03-09 NW1/4 25-3-9

Location ID: 001210900

Usability: 1 Sale No: School: 65-0011 Unit/Learning Comm: DOC-STAMP: 1,293.75

Assessor Location: RURAL (RUR) Code #: Parcel Number:

Address of Property : 25-3-9 Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assr. Comments : wd 001210900 4241 3 9 25 2 00000 1 365 0000

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location City Size Parcel Size
2	05	5	3 3 9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$575,000  
Form 521:  
Total Purchase Price: \$ 575,000  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 575,000

NonAg % of SaleAmt: (0 + 0) / (575,000 + 0) = 0%  
Price/Acre : (575,000 + (0)) / (156.00) = \$ 3,686  
Majority Land Use : 67.31% DRY

Assessed Value/Date of Sale:  
Land: \$ 305,630  
Imprmt: \$ 0  
Total: \$ 305,630

Non-Agricultural Real Property Land: (100%)	
Acres	Value
0	0
0	0
<b>Impr. Total</b>	<b>0</b>

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
	1D1 : 19.00 1D : 19.00 2D : 67.00	1G1: 21.00 2G1: 30.00										
Irrg:	Dry : 105.00	Grs: 51.00	Crp :	Timbr:	Other:		Non-Agland	4.00	0			
							Agl and Tot.	156.00	337,515			
							<b>TOT. LAND 160.00</b>	<b>160.00</b>	<b>337,515</b>			

Ratio Formula: Agl and Tot / (Adj. Pur. Price - Imprv. - NonTotAmt + Assessor Adj.) 337515 / (575000 - 0 - 0 + 0) Ratio: 58.70

County: 91 Book: 2021 Page: 2331 Sale Date: 07/26/2021 Rcd Date: 08/31/2021 Record #: 165 of 175

Seller: ELLIOTT, BILL & KAREN % Buyer: SMITH, TRACY G & LAURIL  
 Legal Desc: 26-02-11 TRACT IN NE1/4SE1/4 26-2-11  
 Location ID: 001910500 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,068.75  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 829 /HWY 281 4371 2 11 26 4 00000 1 000 8745  
 Assr. Comments : jwvd 001910500

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	8	

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$475,000  
 NonAg % of Saleamt: (45,920 + 389,625) / (475,000 + 0) = 91.69%  
 Price/Acre : (475,000 + 0) - 389,625 - 45,920 / (16,84) = \$ 2,343  
 Majority Land Use : 58.14% GRASS

**Form 521:**

Total Purchase Price: \$ 475,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 475,000

**Assessed Value/Date of Sale:**

Land: \$ 42,165  
 Imprint: \$ 325,235  
 Total: \$ 367,400

**Assessed Value/Current Year:**

Land: \$ 61,600  
 Imprint: \$ 389,625  
 Total: \$ 451,225

**Non-Agricultural Real Property Land: (100%)**

Acres Value  
 Home Site 1.00 15,000  
 Farm Site 2.00 13,075  
 Recreation  
 WRP  
 Non Ag Other  
 Roads

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 1.61 2G1: 8.18			Wst.: 7.05	
Irrg:	Dry:	Grs: 9.79	Crp:	Tmbr:	Other: 7.05	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 15680/(475000 - 389625 - 28075 + 0) Ratio: 27.36

County: 91 Book: 2021 Page: 2698 Sale Date: 08/20/2021 Rcd Date: 10/05/2021 Record #: 166 of 175

Seller: SHOEMAKER, D CHARLES FRIEDEWALD, LY Buyer: KARR, TREVOR & JENNIFER  
 Legal Desc: 12-04-12 A 300' X 900' TRACT IN SE COR SE1/4 12-4-12  
 Location ID: 002507100 School: 01-0123 Unif/Learning Comm: DOC-STAMP: 67.50  
 Usability: 1 Code #: Parcel Number:  
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 Address of Property : 686 RD Y 4129 4 12 12 4 00000 1 000 0000  
 Assr. Comments : wvd 002507100

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	6	

NonAg % of Saleamt: (38,840 + 67,345) / (30,000 + 0) = 353.95%  
 Price/Acre : (30,000 + 0) - 67,345 - 38,840 / (3.52) = \$ -21,643  
 Majority Land Use : 100% GRASS

**Form 521:**

Assr Adj. Amount: \$0  
 Adj. Sale Price: \$30,000  
 Total Purchase Price: \$ 30,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 30,000

**Assessed Value/Date of Sale:**

Land: \$ 28,210  
 Imprint: \$ 61,545  
 Total: \$ 89,755

**Assessed Value/Current Year:**

Land: \$ 43,765  
 Imprint: \$ 67,345  
 Total: \$ 111,110

**Non-Agricultural Real Property Land: (100%)**

Acres Value  
 Home Site 1.00 15,000  
 Farm Site 1.00 8,650  
 Recreation  
 WRP  
 Non Ag Other  
 Roads

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 0.84 IG : 2.68				
Irrg:	Dry:	Grs: 3.52	Crp:	Tmbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 4925/(30000 - 67345 - 23650 + 0) Ratio: -8.07

**County:** 91 **Book:** 2021 **Page:** 2405 **Sale Date:** 09/01/2021 **Rctd Date:** 09/02/2021 **Record #:** 167 of 175  
**Seller:** KUCERA, RICHARD & KATHLEEN **Buyer:** DAVIS, AARON JOHN & KATHERINE NICOL  
**Legal Desc:** 34-02-11 10 A IN SW1/4 34-2-11  
**Location ID:** 001913100 **Sale No:** 91-0002 **Unif/Learning Comm:** DOC-STAMP: 596.25  
**Usability:** 1 **Code #:** **Parcel Number:**  
 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 4371 2 11 34 0 00000 1 000 8895  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6  
**Address of Property:** 1044 HWY 136  
**Assr. Comments:** jfwd 001913100  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	7	

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$265,000  
 NonAg % of SaleAmt: (38,840 + 161,315) / (265,000 + 0) = 75.53%  
 Price/Acre: (265,000 + (0) - 161,315 - 38,840) / (8.00) = \$ 8,106  
 Majority Land Use : 100% DRY

**Form 521:**

Total Purchase Price: \$ 265,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 265,000

**Assessed Value/Date of Sale:**

Land:	\$ 43,410
Imprmt:	\$ 133,815
Total:	\$ 177,225

**Assessed Value/Current Year:**

Land:	\$ 60,800
Imprmt:	\$ 161,315
Total:	\$ 222,115

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Dwelling	129,355
Outbldg	31,960
Impr. Total	161,315

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 8.00					
Irrg:	Dry : 8.00	Grs:	Crp :	Timbr:	Othr:	

  

Non-Agland	2.00	38,840
Agland Tot.	8.00	21,960
TOT. LAND	10.00	60,800

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 21960/(265000 - 161315 - 23650 + 0) **Ratio:** 27.44

**County:** 91 **Book:** 2021 **Page:** 2872 **Sale Date:** 09/21/2021 **Rctd Date:** 10/22/2021 **Record #:** 168 of 175  
**Seller:** FEESE, MARK S & LISA, CO-TRUSTEES S **Buyer:** JAMES FARMS, INC.  
**Legal Desc:** 31-02-12 SW1/4 31-2-12  
**Location ID:** 002304300 **Sale No:** **School:** 91-0002 **Unif/Learning Comm:** DOC-STAMP: 900.00  
**Usability:** 1 **Code #:** **Parcel Number:**  
 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
 4369 2 12 31 3 00000 1 000 0000  
**Assessor Location:** RURAL (RUR) **Val\_Grp:** 6  
**Address of Property:** 31-2-12  
**Assr. Comments:** trustee's wtd 002304300  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Asst Adj. Amount: \$0  
 Adj. Sale Price: \$400,000  
 NonAg % of SaleAmt: (0 + 0) / (400,000 + 0) = 0%  
 Price/Acre: (400,000 + (0)) / (146.52) = \$ 2,730  
 Majority Land Use : 55.94% RRRGTD

**Assessed Value/Date of Sale:**

Land:	\$ 374,040
Imprmt:	\$ 0
Total:	\$ 374,040

**Assessed Value/Current Year:**

Land:	\$ 382,570
Imprmt:	\$ 0
Total:	\$ 382,570

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

**Form 521:**

Total Purchase Price: \$ 400,000  
 Non-Real Property: \$ 0  
 Adj. Purchase Price: \$ 400,000

**Assessed Value/Date of Sale:**

Land:	\$ 374,040
Imprmt:	\$ 0
Total:	\$ 374,040

**Assessed Value/Current Year:**

Land:	\$ 382,570
Imprmt:	\$ 0
Total:	\$ 382,570

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
IA1 : 29.28 IA : 28.99 4A1 : 20.39 4A : 3.31	ID : 6.10 2D : 2.88 4D1 : 3.79 4D : 0.12	IG1: 39.61 2G1: 12.05				
Irrg: 81.97	Dry : 12.89	Grs: 51.66	Crp :	Timbr:	Othr:	

**Non-Agricultural Real Property Land: (100%)**

Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	6.80
Roads	1.97
Non-Agland	8.77
Agland Tot.	146.52
TOT. LAND	155.29

**Ratio Formula:** AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 382570/(400000 - 0 - 0 + 0) **Ratio:** 95.64

**PAD: QUALIFIED AND NON-QUALIFIED AG SALE ROSTER :2022**

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

County: 91 Book: 2021 Page: 2609 Sale Date: 09/22/2021 Rcrd Date: 09/28/2021 Record #: 169 of 175

Seller: SIMPSON, CRAIG E Buyer: HOBBS, BENJAMIN R

Legal Desc: 33-02-11 S1/2 33-2-11 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,755.00

Location ID: 001912600 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 3 Code #: 4371 2 11 33 0 00000 1 3.82 8865

Assessor Location: RURAL (RUR) Val\_Grp: 6 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount:	NonAg % of SaleAmt: (0 + 0) / (780,000 + 0) = 0%	Price/Acre: (780,000 + (0)) / (303.47) = \$ 2,570	Majority Land Use: 45.66% GRASS
\$0			
Adj. Sale Price:			
\$780,000			

Form 521:	Assessed Value/Date of Sale:	Assessed Value/Current Year:	Non-Agricultural Real Property Land: (100%)
Total Purchase Price: \$ 780,000	Land: \$ 596,770	Land: \$ 640,750	Acres
Non-Real Property: \$ 0	Imprmt: \$ 0	Imprmt: \$ 0	Value
Adj. Purchase Price: \$ 780,000	Total: \$ 596,770	Total: \$ 640,750	

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	AgLand Tot.	TOT. LAND
1A1: 1.65	1D: 17.60	1G1: 75.81		1T: 0.01	Wst.: 2.09								10.48	303.47	640,750
1A: 26.00	2D1: 22.45	2G1: 23.22		2T1: 0.04											
3A1: 35.21	3D1: 12.07	3G1: 13.67		4T1: 0.89											
4A1: 11.61	4D1: 14.52	4G: 7.03		4T: 17.90							6.66	0			
4A: 8.58	4D: 13.12										3.82				
Irrg: 83.05	Dry: 79.76	Grs: 119.73	Crp: 18.84	Tmbr: 18.84	Othr: 2.09										

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 640750/(780000 - 0 - 0 + 0) Ratio: 82.15

County: 91 Book: 2021 Page: 2820 Sale Date: 09/22/2021 Rcrd Date: 10/21/2021 Record #: 170 of 175

Seller: GOTTSCHE, CINDY FAMILY, LLC Buyer: STATE OF NEBRASKA DEPARTMENT OF TRA

Legal Desc: 06-02-10 NW1/4 6-2-10

Location ID: 001552600 Sale No: 91-0002 Unif/Learning Comm: DOC-STAMP: 0.00

Usability: 4 Code #: 10 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val\_Grp: 6 4373 2 10 6 0 00000 1 4560

Address of Property: 6-2-10 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount:	NonAg % of SaleAmt: (0 + 0) / (2,310 + 0) = 0%	Price/Acre: (2,310 + (0)) / (155.92) = \$ 15	Majority Land Use: 86.63% RRRGTD
\$0			
Adj. Sale Price:			
\$2,310			

Form 521:	Assessed Value/Date of Sale:	Assessed Value/Current Year:	Non-Agricultural Real Property Land: (100%)
Total Purchase Price: \$ 2,310	Land: \$ 619,535	Land: \$ 624,070	Acres
Non-Real Property: \$ 0	Imprmt: \$ 0	Imprmt: \$ 0	Value
Adj. Purchase Price: \$ 2,310	Total: \$ 619,535	Total: \$ 624,070	

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	AgLand Tot.	TOT. LAND
1A1: 3.62	1D: 0.08				Wst.: 3.77								1.97	155.92	624,070
2A1: 19.44	2D1: 1.36														
2A: 53.28	2D: 6.84														
4A1: 0.27	4D1: 0.51														
4A: 58.46	4D: 8.29														
Irrg: 135.07	Dry: 17.08	Grs:	Crp:	Tmbr:	Othr: 3.77										

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 624070/(2310 - 0 - 0 + 0) Ratio: 27016.02

County: 91 Book: 2021 Page: 2824 Sale Date: 09/24/2021 Rcrd Date: 10/21/2021 Record #: 171 of 175

Seller: LAZY T MILLIRON CORP  
Buyer: STATE OF NEBRASKA DEPARTMENT OF TRA  
Legal Desc: 01-02-11 NE1/4 1-2-11  
Location ID: 001903600  
Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 0.00  
Usability: 4 Code #: 10 Parcel Number:  
Assessor Location: RURAL (RUR) Val\_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel  
Address of Property: 1-2-11 4371 2 11 1 0 00000 1 000 8225  
Assr. Comments: wdt. highway purposes 001903600  
**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0  
Adj. Sale Price: \$1,300

NonAg % of SaleAmt: (0 + 0) / (1,300 + 0) = 0%  
Price/Acre: (1,300 + 0) / (155.01) = \$ 8  
Majority Land Use: 84.54% IRRGTTD

**Form 521:** Assessed Value/Date of Sale:

Total Purchase Price: \$ 1,300  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 1,300

Land: \$ 619,060  
Imprmt: \$ 0  
Total: \$ 619,060

Land: \$ 623,485  
Imprmt: \$ 0  
Total: \$ 623,485

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	1.98
Non-Agland	1.98
Agland Tot.	155.01
TOT. LAND	156.99

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 37.61 2A : 54.20 4A : 39.23	1D : 7.36 2D : 4.90	1G1: 6.77 2G1: 4.94				

Irrg:	131.04	Dry:	12.26	Grss:	11.71	Crp:	Timbr:	Othr:	Ratio:
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)									623485/(1300 - 0 - 0 + 0)
<b>Ratio:</b> 47960.38									

County: 91 Book: 2021 Page: 2828 Sale Date: 09/24/2021 Rcrd Date: 10/21/2021 Record #: 172 of 175

Seller: LAZY T MILLIRON CORP  
Buyer: STATE OF NEBRASKA DEPARTMENT OF TRA

Legal Desc: 31-03-10 ALL 31-3-10

Location ID: 001612500

Sale No:

School: 91-0002

Unif/Learning Comm:

DOC-STAMP: 0.00

Usability: 4

Code #: 10

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val\_Grp: 6

4243 3 10 31 0 00000 1 000 5915

Address of Property: 31-3-10

Assr. Comments: wdt. highway purposes 001612500

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3		10

Assr Adj. Amount: \$0  
Adj. Sale Price: \$200  
NonAg % of SaleAmt: (13,840 + 48,025) / (200 + 0) = 30932.59%  
Price/Acre: (200 + 0) - 48,025 - 13,840 / (633.70) = \$ -97  
Majority Land Use: 94.01% IRRGTTD

**Form 521:** Assessed Value/Date of Sale:

Total Purchase Price: \$ 200  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 200

Land: \$ 2,681,805  
Imprmt: \$ 83,290  
Total: \$ 2,765,095

Land: \$ 2,696,230  
Imprmt: \$ 48,025  
Total: \$ 2,744,255

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	48,025
Impr. Total	48,025

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 25.77 1A : 40.63 2A1: 65.85 2A : 224.34 4A1: 7.74 4A : 231.38	1D : 4.93 2D1 : 2.09 2D : 16.86 4D : 14.11					

Irrg:	595.71	Dry:	37.99	Grss:	Crp:	Timbr:	Othr:	Ratio:
<b>Ratio Formula:</b> AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)								
2682390/(200 - 48025 - 8650 + 0)								
<b>Ratio:</b> -4749.69								

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	1.00
Recreation	
WRP	
Non Ag Other	
Roads	9.92
Non-Agland	10.92
Agland Tot.	633.70
TOT. LAND	644.62

**County:** 91 **Book:** 2021 **Page:** 2643 **Sale Date:** 09/28/2021 **Recd Date:** **Record #:** 173 of 175  
**Seller:** HOBBS, BENJAMIN R **Buyer:** FARRIS, JAMIE & MERIE  
**Legal Desc:** 33-02-11 PT OF S1/2S1/2 33-2-11  
**Location ID:** 001912601 **Sale No.:** School: 91-0002 **Unit/Learning Comm:** DOC-STAMP: 164-25  
**Usability:** 1 **Code #:** Parcel Number:  
**Assessor Location:** RURAL (RUR) **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
 Address of Property: **Val\_Grp:** 6 **0000** **2** **11** **33** **0** **00000** **1** **000** **0000**  
**Assr. Comments :** jtwd 001912601 **Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		8

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$72,500  
 NonAg % of SaleAmt: (0 + 37,180) / (72,500 + 0) = 51.28%  
 Price/Acre: (72,500 + (0) - 37,180 - 0) / (38.40) = \$ 920  
 Majority Land Use : 87.58% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**

Land:	\$ 41,820
Imprmnt:	\$ 0
Total:	\$ 41,820

Land:	\$ 46,050
Imprmnt:	\$ 37,180
Total:	\$ 83,230

**Non-Agricultural**  
**Real Property Land: (100%)**  
 Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
	2D1 : 0.09 4D : 4.68	1G1: 18.30 2G1: 7.00		4T1 : 0.89 4T : 7.44									0.68	38.40	46,050
<b>Irrg:</b>	<b>Dry : 4.77</b>	<b>Grs: 25.30</b>	<b>Crp :</b>	<b>Timbr: 8.33</b>	<b>Other:</b>										

**Ratio Formula:** AgLandTot/(Adj.Pur.Pri - Imprv. - NonTotAmt + Assessor Adj.) 46050/(72500 - 37180 - 0 + 0) **Ratio:** 130.38

**County:** 91 **Book:** 2021 **Page:** 3191 **Sale Date:** 09/28/2021 **Recd Date:** 12/01/2021 **Record #:** 174 of 175

**Seller:** HOFFMAN RANCHES INC **Buyer:** SIMPSON, TERRY L & REBECCA L

**Legal Desc:** 30-02-11 N1/2 30-2-11

**Location ID:** 001903000

**Usability:** 1

**Assessor Location:** RURAL (RUR)

**Address of Property :** 30-2-11

**Assr. Comments :** corp jtwd 001903000

**Sale No:** School: 91-0002 **Unit/Learning Comm:** DOC-STAMP: 1,512.00

**Code #:** Parcel Number:

**Val\_Grp:** 6 **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**  
 4371 2 11 30 0 00000 1 000 8815

**Assr. Comments :** corp jtwd 001903000

**Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

**Assr Adj. Amount:** \$0  
**Adj. Sale Price:** \$672,000  
 NonAg % of SaleAmt: (0 + 0) / (672,000 + 0) = 0%  
 Price/Acre: (672,000 + (0) / (312.00) = \$ 2,154  
 Majority Land Use : 100% GRASS

**Form 521:**  
**Assessed Value/Date of Sale:**

Land:	\$ 378,245
Imprmnt:	\$ 0
Total:	\$ 378,245

Land:	\$ 410,000
Imprmnt:	\$ 0
Total:	\$ 410,000

**Non-Agricultural**  
**Real Property Land: (100%)**  
 Acres Value

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot.	TOT. LAND
		1G1: 104.00 1G : 5.00 2G1: 93.00 2G : 43.00 4G1: 4.00 4G : 63.00											8.00	312.00	410,000
<b>Irrg:</b>	<b>Dry:</b>	<b>Grs: 312.00</b>	<b>Crp :</b>	<b>Timbr:</b>	<b>Other:</b>										

**Ratio Formula:** AgLandTot/(Adj.Pur.Pri - Imprv. - NonTotAmt + Assessor Adj.) 410000/(672000 - 0 - 0 + 0) **Ratio:** 61.01

County: 91 Book: 2021 Page: 2892

Sale Date: 09/30/2021 Rctd Date: 10/25/2021

Record #: 175 of 175

Seller: NIKODYM IMPLEMENT INC

Buyer: STATE OF NEBRASKA DEPT OF TRANSPORT

Legal Desc: 05-02-10 E1/2 S-2-10

Sale No:

Unit/Learning Comm:

DOC-STAMP: 0.00

Location ID: 001551900

Code #: 11

School: 91-0002

Parcel Number:

Blk 000 Parcel 4530

Assessor Location: RURAL (RUR)

Val\_Grp: 6

Geo Twin 2

Rng 10 Sect 5 Qtr 4

Subdiv 00000 Area 1

Blk 000 Parcel 4530

Address of Property : 5-2-10

Asst. Comments : w/d, highway purposes 001551900

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
10	10		

Asst Adj. Amount: \$0  
Adj. Sale Price: \$2,270

NonAg % of SaleAmt: (0 + 0) / (2,270 + 0) = 0%  
Price/Acre: (2,270 + (0)) / (322.17) = \$7  
Majority Land Use : 91.86% IRRGTD

**Form 521:**  
Total Purchase Price: \$ 2,270  
Non-Real Property: \$ 0  
Adj. Purchase Price: \$ 2,270

Assessed Value/Date of Sale:	
Land:	\$ 1,334,180
Imprmt:	\$ 0
Total:	\$ 1,334,180

Assessed Value/Current Year:	
Land:	\$ 1,336,980
Imprmt:	\$ 0
Total:	\$ 1,336,980

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbdg	0
Impr. Total	0

**Agricultural Land Acres:**

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Aglnd Tot.	TOT. LAND
1A1 : 30.43 1A : 77.34 2A : 66.92 4A : 121.25	1D : 2.31 2D : 6.17 4D : 9.47			3T : 0.02 4T1 : 4.90 4T : 3.36									2.00	322.17	1,336,980
Irreg: 295.94	Dry: 17.95	Grs:	Crp :	Tmbr: 8.28	Othr:								0	1,336,980	1,336,980

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1336980/(2270 - 0 - 0 + 0) Ratio: 58897.80