

County: 91 Book: 2018 Page: 2061

Run Date: 04/07/2022
Record #: 1 of 95

Seller: STITT, JULIE D. & HOIT, ROXINE K. R
Legal Desc: A TRACT OF LAND NE1/4 25-2-10

Buyer: HOIT, TERRY W. & FAWN L.

Location ID: 001501101

Sale No: 242

School: 91-0002

DOC-STAMP: 18.00

Usability: 1

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo Twn

Subdiv

Blk

Address of Property : 25-2-10

Rng

Sect

Qtr

Area

Parcel

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

Unif/Learning Comm:

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: \$8,000

NonAg % of SaleAmt: $(13,840 + 16,160) / (8,000 + 0) = 375\%$
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:

Total Purchase Price: \$ 8,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 8,000

Assessed Value/Current Year:

Land: \$ 16,725
Imprmnt: \$ 16,160
Total: \$ 32,885

Value	
Dwelling	0
Outldg	16,160
Impr. Total	16,160

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		3G1: 0.05 4G : 1.37 <i>361 0.14</i> <i>16 1.92</i>				
Irrg:	Dry :	Gr: 1.42	Crp :	Tmbr:	Othr :	

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			

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 2885/(8000 - 16160 - 5765 + 0) **Ratio: -20.72**

County: 91 Book: 2018 Page: 2135

Sale Date: 10/17/2018 Rcrd Date: 10/19/2018 Record #: 2 of 95

Seller: PARDE,KARA

Buyer: PAULEY, THOMAS R. AND COLLEEN J.

Legal Desc: E1/2NE1/4 33-1-10

Location ID: 001413800

Sale No:

School: 91-0002

DOC-STAMP: 0.00

Usability: 1

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo Twn

Sect

Qtr

Area

Blk

Address of Property : 33-1-10

Rng

Qtr

Area

Parcel

Assr. Comments : joint tenancy warranty 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: \$160,000

NonAg % of SaleAmt: $(0 + 0) / (160,000 + 0) = 0\%$
Price/Acre : $(160,000 + 0) / (77,84) = $ 2,055$
Majority Land Use : 65.6% DRY

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 160,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 160,000

Assessed Value/Current Year:

Land: \$ 133,325
Imprmnt: \$ 0
Total: \$ 133,325

Value	
Dwelling	0
Outldg	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1D : 21.48 2D : 17.12 4D : 12.46		1T : 0.35 3T : 1.24 4T : 21.54		
Irrg:	Dry : 51.06	Gr: 3.65	Crp :	Tmbr: 23.13	Othr :	

Non-Agricultural Real Property Land: (100%)		Acres		Value	
Home Site					
Farm Site					
Recreation					
WRP					
Non Ag Other	2.00				
Roads					
Non-Agland	2.00	0			
AgLand Tot.	77.84	133,325			
TOT. LAND	79.84	133,325			

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 133325/(160000 - 0 - 0 + 0) **Ratio: 83.33**

THANK YOU

use show good sale not in

Excel

Tuvalu out due to percentage impr ch bld.

County: 91 Book: 2018 Page: 2187 Sale Date: 10/24/2018 Rcrd Date: 10/30/2018 Record #: 3 of 95

Seller: LEWIS, KEITH ALLEN & KEVIN GEORGE
Buyer: GORSUCH, LEVI

Legal Desc: 29-01-10 N1/2SW1/4 29-1-10

Sale No: 273

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 326.25

Location ID: 001412500

Code #: 1

Parcel Number:

Assessor Location: RURAL (RUR)
Address of Property: 29-1-10

Val_Grp: 6

Geo 4489 1 10 29 3 3 00000 1 000 0000

Assr. Comments : wd to levi t. gorsch

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$145,000
NonAg % of SaleAmt: $(13,840 + 1,385) / (145,000 + 0) = 10.5\%$
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:

Total Purchase Price: \$ 145,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 145,000

Assessed Value/Current Year:
Land: \$ 132,110
Imprmt: \$ 1,385
Total: \$ 133,495

Impr. Total 1,385

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site		1.00	5,765
Farm Site			
Recreation			
WRP			
Non Ag Other		1.00	
Roads			
Non-Agland	2.00		13,840
AgLand Tot.	77.72		118,270
TOT. LAND	79.72		132,110

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	Gr: 59.73	Crp :	Tmbr:	Othr :	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 118270/(145000 - 1385 - 5765 + 0) Ratio: 85.80

County: 91 Book: 2018 Page: 2238

Record #: 4 of 95

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

Parcel Number:

Assessor Location: RURAL (RUR)
Address of Property: 17-4-12

Val_Grp: 6

Geo 4129 4 12 17 0 00000 1 000 2842

Assr. Comments : adal locals: 002501000 - cnt: 1. co
operation warranty deed

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$-162,500
Adj. Sale Price: \$2,557,308

NonAg % of SaleAmt: $(0 + 0) / (2,719,808 + -162,500) = 0\%$
Price/Acre: $(2,719,808 + (-162,500)) / (473.68) = \$ 5,399$
Majority Land Use : 82.27% IRRGTD

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 2,719,808
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 2,719,808

Assessed Value/Current Year:
Land: \$ 1,864,420
Imprmt: \$ 0
Total: \$ 1,864,420

Impr. Total 0

Dwelling 0
Outbidg 0

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other		12.00	
Roads			
Non-Agland	12.00		0
AgLand Tot.	473.68		1,864,420
TOT. LAND	485.68		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 :	Gr: 83.98	Crp :	Tmbr:	Othr :	

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 #: 5 of 95

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 Unif/Learning Comm: DOC-STAMP: 1,602.00

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property: 18-4-12

Val_Grp: 6

4129 4 12 18 2 00000 1 000 3525

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	9

Assr Adj. Amount: \$-95,000
Adj. Sale Price: \$616,238

NonAg % of SaleAmt: (0 + 0) / (711,238 + 95,000) = 0%
Price/Acre : (711,238 + (-95,000)) / (146.20) = \$ 4,215
Majority Land Use : 80.85% IRRRGTD

Form 521:

Total Purchase Price: \$ 711,238
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 711,238

Assessed Value/Date of Sale:

Land: \$ 621,085
Imprmt: \$ 0
Total: \$ 621,085

Assessed Value/Current Year:

Land: \$ 562,250
Imprmt: \$ 0
Total: \$ 562,250

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			
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: 5

Sale Date: 12/20/2018 Rcrd Date: 01/02/2019

Record #: 6 of 95

Seller: JZ 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

Sale No:

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 : jfwd

Property Classification Code/Current Assessment Year:

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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 9.77 4A1 : 2.40 4A : 0.29	1D : 10.69 3D : 1.87 4D : 2.73	1G1: 7.70 1G : 6.63 2G1: 2.52			Ac. : 4.59 Wst. : 31.33	
Irrg: 12.46	Dry : 15.29	Grs: 16.85	Crp :	Tmbr:	Othr: 35.92	

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

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/07/2022

Run Date: 04/07/2022

County: 91 Book: 2018 Page: 2532

Record #: 7 of 95

Sale Date: 12/21/2018 Rcrd Date: 12/27/2018

Seller: ALEXANDER, SUSAN%

Buyer: HYNK, MICHAEL L.

Legal Desc: NE1/4 36-2-9

Location ID: 001115400

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property: 36-2-9

Asst. Comments: wd

Sale No: 65-0011

Code #: 2

Val_Grp: 6

Unif/Learning Comm:

Geo Twn: 2

Rng: 9

Sect: 36

Qtr: 1

Subdiv: 00000

Area: 1

Blk: 000

Parcel: 1755

DOC-STAMP: 756.00

Property Classification Code/Current Assessment Year:

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

Asst. 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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 5.00 3D : 4.00 4D : 8.00	1G1: 79.00 2G1: 50.00 2G : 10.00				
Irrg:	Dry : 17.00	Grs: 139.00	Crp :	Tmbr:	Othr:	

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

County: 91 Book: 2018 Page: 2551

Record #: 8 of 95

Sale Date: 12/31/2018 Rcrd Date:

Seller: MINO, JOHN A -TRUSTEE

Buyer: BOHRER, ROGER L & LILA J

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

Location ID: 000171100

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property :

Asst. Comments : add lots: 000171306;000171500;000171900 - cnt: 3, trustess deed-4 parcels involved in sale, these are empty lots, but have a greenbelt so priced like ag

Sale No: 91-0002

Code #: 1

Val_Grp: 6

Unif/Learning Comm:

Geo Twn: 1

Rng: 11

Sect: 00

Qtr: 0

Subdiv: 10125

Area: 1

Blk: 001

Parcel: 0000

DOC-STAMP: 15.75

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
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

Form 521:

Total Purchase Price: \$ 6,500
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 6,500

Assessed Value/Date of Sale:

Land: \$ 11,090
Imprmt: \$ 0
Total: \$ 11,090

Assessed Value/Current Year:

Land: \$ 13,600
Imprmt: \$ 0
Total: \$ 13,600

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D : 4.28	2G : 0.98				
Irrg:	Dry : 4.28	Grs: 0.98	Crp :	Tmbr:	Othr:	

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 Rcrd Date: 01/08/2019 Record #: 9 of 95

Seller: GRANSTROM, JAMES J.
Legal Desc: 33-03-11 NE1/4 33-3-11

Buyer: GRANSTROM, JAMES J

Location ID: 002005501

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 2,193.75

Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 33-3-11

Sale No:
Code #:
Val_Grp: 6

Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4245 3 11 33 0 00000 1 000 9885

Asst. Comments : wd

Property Classification Code/Current Assessment Year:

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

Asst 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% IRRGTD

Form 521:

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

Assessed Value/Current Year:

Land: \$ 625,950
Imprmt: \$ 0
Total: \$ 625,950

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	1D : 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 Rcrd Date: Record #: 10 of 95

Seller: HOFSTETTER, WILLIAM & LYNETTE (%)

Buyer: HERZ, KENNETH R. & GLENDA S.

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

Location ID: 001316600

Sale No:
Code #:
Val_Grp: 6

School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 346.00

Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 35-4-9

Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4135 4 9 35 4 00000 1 000 3560

Asst. Comments : wd

Property Classification Code/Current Assessment Year:

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

Asst Adj. Amount: \$0
Adj. Sale Price: \$153,900

NonAg % of SaleAmt: $(0 + 0) / (153,900 + 0) = 0\%$
Price/Acre: $(153,900 + (0)) / (54.65) = \$ 2,816$
Majority Land Use : 87.54% DRY

Form 521:

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

Assessed Value/Current Year:

Land: \$ 125,770
Imprmt: \$ 0
Total: \$ 125,770

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 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

County: 91 Book: 2019 Page: 56 Sale Date: 01/11/2019 Rcrd Date: 01/11/2019 Record #: 11 of 95

Seller: HOFSTETTER, WILLIAM & LYNETTE (%) Buyer: HUBL, EUGENE & HILBEN

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

Location ID: 001306600 Sale No: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 2,061.00

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property: 13-4-9 Val_Grp: 6 4135 4 9 13 0 00000 1 990 0000

Assr. Comments : addl locids: 001306701 - cnt: 1. wd

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (915,906 + 0) = 0%
 Adj. Sale Price: \$915,906 Price/Acre: (915,906 + 0) / (288.58) = \$ 3,174
 Majority Land Use : 71.9% DRY

Form 521:

Total Purchase Price: \$ 915,906
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 915,906

Assessed Value/Date of Sale:

Land: \$ 592,170
 Imprmt: \$ 0
 Total: \$ 592,170

Assessed Value/Current Year:

Land: \$ 677,555
 Imprmt: \$ 0
 Total: \$ 677,555

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 113.00 1D : 86.48 3D : 8.00	1G1: 2.00 1G : 6.00 3G : 10.00 4G1: 3.50 4G : 59.60				
Irrg:	Dry : 207.48	Grs: 81.10	Crp :	Tmbr:	Othr:	

Non-Agricultural		Value
Real Property Land: (100%)		Value
Acres	Value	
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other	7.20	
Roads		
Non-Agland	7.20	0
AgLand Tot.	288.58	677,555
TOT. LAND	295.78	677,555

Irrg: 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 Rcrd Date: 01/17/2019 Record #: 12 of 95

Seller: BOHRER, ROGER L & LLA J Buyer: GARY L. MEYER AND BEVERLY K. MEYER

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

Location ID: 000171100 Sale No: 91-0002 Unif/Learning Comm: DOC-STAMP: 33.75

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property: LOTS Val_Grp: 6 4491 1 11 00 0 10125 1 001 0000

Assr. Comments : addl locids: 000171300;000171500;000171900 - cnt: 3. wd -also includes 000171500; 000171500; 000171900

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 NonAg % of SaleAmt: (+ 0) / (15,000 + 0) = 0%
 Adj. Sale Price: \$15,000 Price/Acre: (15,000 + 0) / (5.49) = \$ 2,732
 Majority Land Use : 80.15% DRY

Form 521:

Total Purchase Price: \$ 15,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 15,000

Assessed Value/Date of Sale:

Land: \$ 9,730
 Imprmt: \$ 0
 Total: \$ 9,730

Assessed Value/Current Year:

Land: \$ 13,600
 Imprmt: \$ 0
 Total: \$ 13,600

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D : 4.40	2G : 1.09				
Irrg:	Dry : 4.40	Grs: 1.09	Crp :	Tmbr:	Othr:	

Non-Agricultural		Value
Real Property Land: (100%)		Value
Acres	Value	
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other		
Roads		
Non-Agland	0.00	
AgLand Tot.	5.49	
TOT. LAND	5.49	0

Irrg: 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 Rcrd Date:

Record #: 13 of 95

Seller: KNEHANS, DOUGLAS L & LINDA
 Legal Desc: N1/2 26-3-9 LESS A TRACT

Buyer: SCHRINER, HAROLD D & GAIL M

Location ID: 001211301

Sale No: 44

Unit/Learning Comm:

DOC-STAMP: 1,314.00

Usability: 1

Code #: 0000

Parcel Number:

Assessor Location: RURAL (RUR)

Geo: 0000

Twn: 00

Rng: 00

Sect: 00

Qtr: 0

Subdiv: 00000

Area: 1

Blk: 000

Parcel: 0000

Address of Property: wd
 Assr. Comments :

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	6	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) = \$ 1,922
 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
 Imprmnt: \$ 0
 Total: \$ 508,995

Assessed Value/Current Year:

Land: \$ 565,265
 Imprmnt: \$ 0
 Total: \$ 565,265

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 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	
Irrg:	Dry : 129.53	Grs: 168.31	Crp :	Timbr:	Othr : 5.45	

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 Rcrd Date: 02/22/2019 Record #: 14 of 95

Seller: MCCAULEY, WILLIAM DEFOREST JR -TRUS
 Legal Desc: 21-04-09 N1/2SE1/4 & NE1/4 21-4-9 (FARM 4717)

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

Location ID: 001310000

Sale No:

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

Usability: 1

Code #: 4135

Parcel Number:

Assessor Location: RURAL (RUR)

Geo: 4135

Twn: 4

Rng: 9

Sect: 21

Qtr: 0

Subdiv: 00000

Area: 1

Blk: 000

Parcel: 3185

Address of Property: 21-4-9
 Assr. Comments : trustees deed

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
 Adj. Sale Price: \$424,694

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
 Imprmnt: \$ 0
 Total: \$ 390,455

Assessed Value/Current Year:

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

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	
Irrg:	Dry : 132.05	Grs: 104.46	Crp :	Timbr:	Othr : 7.00	

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

County: 91 Book: 2019 Page: 494 Sale Date: 03/01/2019 Rcrd Date: 03/01/2019 Record #: 15 of 95

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

Location ID: 002201700 Sale No: 91-0002 Unif/Learning Comm: DOC-STAMP: 407.25

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR)

Address of Property: 7-1-12

Asst. Comments: wd

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4493 1 12 7 3 00000 1 000 1075

Property Classification Code/Current Assessment Year:

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

Asst. Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (180,700 + 0) = 0%
Adj. Sale Price: \$180,700 Price/Acre: (180,700 + (0)) / (137.00) = \$ 1,319
Majority Land Use: 86.86% GRASS

Form 521: Assessed Value/Date of Sale:

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

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

Value

Dwelling 0

Outblgd 0

Impr. Total 0

Non-Agricultural
Real Property Land: (100%)

Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	
		1G : 60.00 4G1: 30.00 4G : 29.00			Ac. : 1.00 Wst. : 17.00		
Irrg:	Dry :	Grs: 119.00	Crp :	Timbr:	Othr: 18.00		
		Non-Agland 2.00 0		AgLand Tot. 137.00 126,880		TOT. LAND 139.00 126,880	

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 #: 16 of 95

Seller: L & L JOHNSON FARMS INC

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

Location ID: 002006800

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property: 3-3-11

Asst. Comments: wd

Buyer: MOHLING, BRETTW & HEATHER L

Sale No: 01-0123 Unif/Learning Comm: DOC-STAMP: 648.00

Code #: Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4245 3 11 3 1 00000 1 000 9250

Property Classification Code/Current Assessment Year:

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

Asst. Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (288,000 + 0) = 0%
Adj. Sale Price: \$288,000 Price/Acre: (288,000 + (0)) / (151.00) = \$ 1,907
Majority Land Use: 97.35% GRASS

Form 521: Assessed Value/Date of Sale:

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

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

Value

Dwelling 0

Outblgd 0

Impr. Total 0

Non-Agricultural
Real Property Land: (100%)

Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	
		1G: 91.00 2G1: 54.00 3G1: 2.00			Wst. : 4.00		
Irrg:	Dry :	Grs: 147.00	Crp :	Timbr:	Othr: 4.00		
		Non-Agland 4.00 0		AgLand Tot. 151.00 206,920		TOT. LAND 155.00 206,920	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 206920/(288000 - 0 - 0 + 0) Ratio: 71.85

County: 91 Book: 2019 Page: 1009

Sale Date: 04/30/2019 Rcrd Date:

Record #: 17 of 95

Seller: BOHRER, ROGER L & LILA J Buyer: FOUNTAINE, ROBERT L & JACKIE L

Legal Desc: LOTS 1-11 SHUCK'S SUBDIVISION OF ANNEX LOT #1 RED CLOUD

Location ID: 000167600

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 13.50

Usability: 1

Parcel Number:

Assessor Location: RURAL (RUR)

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property:

4371 2 11 00 0 10110 1 000 0000

Asst. Comments : jvwd

Property Classification Code/Current Assessment Year:

FORM SALE SHOWS THIS Status Prop Type Zoning Location City Size Parcel Size
0ax 05001 1 1 6 3

Asst Adj. Amount: \$0 NonAg % of SaleAmt: (3,050 + 0) / (5,500 + 0) = 55.45%
Adj. Sale Price: \$5,500 Price/Acre : Error, Total_Ag_Acre = 0
Majority Land Use : 0% 1 zeroes!

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

Total Purchase Price: \$ 5,500 Land: \$ 3,050
Non-Real Property: \$ 0 Imprmnt: \$ 0
Adj. Purchase Price: \$ 5,500 Total: \$ 3,050

Agricultural Land Acres:

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

Real Property Land: (100%)		Acres	Value
Home Site		0.90	5,765
Farm Site			
Recreation			
WRP			
Non Ag Other			
Roads			
Non-Agland	0.90		3,050
AgLand Tot.	0.00		0
TOT. LAND	0.90		3,050

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(5500 - 0 - 5765 + 0) Ratio: -38

County: 91 Book: 2019 Page: 1039

Sale Date: 05/01/2019 Rcrd Date: 05/03/2019

Record #: 18 of 95

Seller: MUHLEISEN, LAVERN, TRUSTEE C O CARL

Buyer: JESSKE, JUDDSON SELF-DIRECTED IRA

Legal Desc: 28-04-10 A TRACT IN NE1/4 28-4-10

Location ID: 001710401

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 405.00

Usability: 1

Code #:

Assessor Location: RURAL (RUR)

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property:

0000 4 10 28 0 00000 1 000 0000

Asst. Comments : wd

Property Classification Code/Current Assessment Year:

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

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

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

Total Purchase Price: \$ 180,000 Land: \$ 103,335
Non-Real Property: \$ 0 Imprmnt: \$ 0
Adj. Purchase Price: \$ 180,000 Total: \$ 103,335

Agricultural Land Acres:

	Dry	Grass	CRP	Timber	Other	Misc.
Irrigated						
Irrg:	Dry : 46.12	Grs:	Crp :	Tmbr:	Othr:	

Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other			
Roads			
Non-Agland	0.00		0
AgLand Tot.	46.12		118,005
TOT. LAND	46.12		118,005

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 118005/(180000 - 0 - 0 + 0) Ratio: 65.56

THAT PART OF THE ANNEX LOT

Red Cloud Lot

County: 91 Book: 2019 Page: 1041

Sale Date: 05/01/2019 Rcrd Date: 05/03/2019 Record #: 19 of 95

Seller: MUHLHEISEN, LAVERN, TRUSTEE C O CARL
Legal Desc: 28-04-10 A TRACT IN NE1/4 LESS 28-4-10
Location ID: 001710400
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 28-4-10
Assr. Comments: wd

Buyer: JESSKE, JUDSON J

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 495.00
Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4133 4 10 28 1 00000 1 000 7070

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	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: Assessed Value/Date of Sale:

Total Purchase Price: \$220,000	Land: \$185,735
Non-Real Property: \$0	Imprmt: \$0
Adj. Purchase Price: \$220,000	Total: \$185,735

Assessed Value/Current Year:		Land: \$217,300
		Imprmt: \$0
		Total: \$217,300
Non-Agricultural Real Property Land: (100%)		
Acres Value		
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other	1.96	
Roads		
Non-Agland	1.96	0
AgLand Tot.	81.17	217,300
TOT. LAND	83.13	217,300

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1: 23.94 ID : 49.57 2D : 2.70 4D : 3.86	IG1: 0.21 IG : 0.24 2G : 0.01 4G : 0.64				
Irrg:	Dry : 80.07	Gr: 1.10	Crp :	Tmbr:	Othr:	

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

County: 91 Book: 2019 Page: 1205

Sale Date: 05/20/2019 Rcrd Date: 05/20/2019 Record #: 20 of 95

Seller: GROWLING BEAR HOLDINGS, LLC
Legal Desc: 07-01-10 W1/2SE1/4 LESS A 2 ACRE TRACT 7-1-10
Location ID: 001403303
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property:
Assr. Comments: wd

Buyer: HELDT, JASON & STACIE

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 416.25
Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
0000 1 10 7 0 00000 1 000 0000

Property Classification Code/Current Assessment Year:

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

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

Form 521: Assessed Value/Current Year:

Total Purchase Price: \$185,000	Land: \$109,560
Non-Real Property: \$0	Imprmt: \$25,310
Adj. Purchase Price: \$185,000	Total: \$134,870

Assessed Value/Current Year:		Land: \$120,295
		Imprmt: \$17,545
		Total: \$137,840

Non-Agricultural Real Property Land: (100%)		
Acres Value		
Home Site		
Farm Site	1.00	5,765
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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G : 3.06 4G1: 22.25 4G : 50.73				
Irrg:	Dry :	Gr: 76.04	Crp :	Tmbr:	Othr:	

Ratio Formula: $AgLandTot / (Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) = 106455 / (185000 - 17545 - 0)$ Ratio: 65.84

County: 91 Book: 2019 Page: 1363 Sale Date: 06/06/2019 Rcrd Date: Record #: 21 of 95

Seller: LAIRD, CRYSTOL
Legal Desc: 23-02-12 SW1/4 23-2-12

Buyer: RUPPRECHT, LUKAS & HANNAH

Location ID: 002303700

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 522.00

Usability: 1
Assessor Location: RURAL (RUR)

Parcel Number:

Address of Property: 23-2-12

Geo: 4369

Prop Type: 05 Zoning: 5 Location: 3 City Size: 9

Subdiv: 00000 Area: 1 Blk: 000 Parcel: 2050

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

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$232,000

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

Form 521: Assessed Value/Date of Sale:

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

Assessed Value/Current Year:

Land: \$ 223,600
Imprmnt: \$ 219,955
Total: \$ 443,555

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

Home Site
Farm Site
Recreation
WRP
Non Ag Other
Roads
4.00
25,000
198,600
223,600

Agricultural Land Acres:

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

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 Rcrd Date: 07/02/2019 Record #: 22 of 95

Seller: J-HAJ ENTOURAGE, LLC
Legal Desc: 35-04-10 E1/2NE1/4 35-4-10

Buyer: HERRINGER, DONETTE J & KIM N

Location ID: 001718400

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 506.25

Usability: 1
Assessor Location: RURAL (RUR)

Parcel Number:

Address of Property: 1987 RD 1800

Geo: 4133

Prop Type: 05 Zoning: 5 Location: 3 City Size: 9

Subdiv: 00000 Area: 1 Blk: 000 Parcel: 7210

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	9	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/Date of Sale:

Total Purchase Price: \$ 225,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 225,000

Assessed Value/Current Year:

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

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

Home Site
Farm Site
Recreation
WRP
Non Ag Other
Roads
1.00
5,765
2.98
13,840
122,520
136,360

Agricultural Land Acres:

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

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 122520/(225000 - 46670 - 5765 + 0) Ratio: 71.00

FORM SALE STATES
4-Non-Arms Length
DON'T TAKE

DON'T TAKE

could be altered out for value of improvements to land parcel.

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/07/2022

County: 91 Book: 2019 Page: 1793 Sale Date: 07/20/2019 Rcrd Date: 07/30/2019 Record #: 23 of 95

Seller: WILHELMS, GARY

Buyer: KOHMETSCHER, TRENT

Legal Desc: 19-04-09 NE1/4 36-4-9; UNDIVIDED 24.7619% INTEREST

Location ID: 001309400

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 425.25

Usability: 1

Code #: Val_Grp: 6

Assessor Location: RURAL (RUR)

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4135 4 9 19 4 00000 1 000 3155

Address of Property: 19-4-9

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$188,640

Non-Ag % of SaleAmt: (0+0)/(188,640+0) = 0%
Price/Acre: (188,640 + (0) / (79.51) = \$ 2,373
Majority Land Use : 50.42% DRY

Form 521:

Total Purchase Price: \$ 188,640
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 188,640

Assessed Value/Current Year:

Land: \$ 148,925
Imprmnt: \$ 0
Total: \$ 148,925

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 1.90 2D1 : 2.52 2D : 32.33 3D1 : 2.84 4D : 0.50	IG1: 34.74 2G1: 1.68			Wst. : 3.00	
Irrg:	Dry : 40.09	Grs: 36.42	Crp :	Tmbr:	Othr : 3.00	

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

County: 91 Book: 2019 Page: 2100 Sale Date: 08/29/2019 Rcrd Date: 09/03/2019 Record #: 24 of 95

Seller: HEIL, DENNIS

Buyer: HEIL, RICHARD

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

Location ID: 001316700

School: 65-0005 Unif/Learning Comm: 652005 DOC-STAMP: 247.50

Usability: 14

Code #: Val_Grp: 6

Assessor Location: RURAL (RUR)

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

Address of Property: 1985 RD 2500

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

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

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

Non-Ag % 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:

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

Assessed Value/Current Year:

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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1 : 9.38 1D : 80.96 3D : 2.54 4D : 3.86	IG1: 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

DO NOT HAVE

only sold partial interest

I changed 4506.11 they 2-8-22

County: 91 Book: 2019 Page: 2149 Sale Date: 08/30/2019 Rcrd Date: 09/06/2019 Record #: 25 of 95

Seller: HARVEY, DIANE Buyer: KRUEGER, PAUL D & BARBARA J, REV TR

Legal Desc: 03-04-11 E1/2NE1/4 3-4-11

School: 01-0123 Unif/Learning Comm: DOC-STAMP: 1,026.00

Location ID: 002100400

Parcel Number: Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel
4131 4 11 3 0 00000 1 000 7004

Assr. Comments : wd

Property Classification Code/Current Assessment Year:

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

NonAg % of SaleAmt: (0+0)/(456,000+0) = 0%
Price/Acre : (456,000 + 0) / (81.40) = \$ 5,602
Majority Land Use : 82.56% IRRGTD

Form 521: Assessed Value/Date of Sale:

Land: \$ 328,245	Land: \$ 340,695
Imprmnt: \$ 0	Imprmnt: \$ 0
Total: \$ 328,245	Total: \$ 340,695

Agricultural Land Acres:			Non-Agricultural Real Property Land: (100%) Acres Value		
Irrigated	Dry	Misc.	Home Site	Farm Site	Recreation
1A1 : 7.00 1A : 50.80 4A1 : 9.40	1D1 : 0.50 1D : 11.99 4D1 : 1.00	Wst. : 0.71			
Irrg : 67.20	Dry : 13.49	Grass : Crp : Tmbr :	Non Ag Other	Roads	
			3.00	3.00	
			Non-Agland	3.00	0
			AgLand Tot.	81.40	340,695
			TOT. LAND	84.40	340,695
					Ratio: 74.71

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 340695/((456000 - 0 - 0) + 0)

County: 91 Book: 2019 Page: 2375 Sale Date: 10/01/2019 Rcrd Date: 10/02/2019 Record #: 26 of 95

Seller: DEISLEY, HOWARD A

Legal Desc: 30-01-10 TRACT IN NE1/4 30-1-10

Location ID: 001412901

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property : 277 /RD 1400

Assr. Comments : wd

Buyer: FURR, BRANDON & BRANDY

Sale No: 2375

Code #: 1

Val_Grp: 6

Corrected

4-8-2022

Status

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 231.75

Parcel Number:

Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel
4489 1 10 30 1 00000 1 000 4330

Property Classification Code/Current Assessment Year:

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

NonAg % of SaleAmt: (77,685 + 49,935) / (102,500 + 0) = 124.51%
Price/Acre : (102,500 + 0) - 49,935 - 77,685 / (12.47) = \$ -2,014
Majority Land Use : 86.37% GRASS

Form 521: Assessed Value/Date of Sale:

Land: \$ 34,435	Land: \$ 77,685
Imprmnt: \$ 47,320	Imprmnt: \$ 49,935
Total: \$ 81,755	Total: \$ 127,620

Agricultural Land Acres:			Non-Agricultural Real Property Land: (100%) Acres Value		
Irrigated	Dry	Misc.	Home Site	Farm Site	Recreation
	1D : 1.70	IG1: 6.77 2G1: 4.00			
Irrg:	Dry: 1.70	Grass: 10.77	Non Ag Other	Roads	
			1.50	1.50	
			Non-Agland	3.50	77,685
			AgLand Tot.	12.47	0
			TOT. LAND	15.97	77,685
					Ratio: 00

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

to impv. to land value
to land value

County: 91 Book: 2019 Page: 2638 Sale Date: 10/25/2019 Rcrd Date: Record #: 27 of 95

Seller: MITERA, 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

Sale No: -

Unif/Learning Comm: DOC-STAMP: 573.75

Usability: 1

Code #: -

Parcel Number:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo 4493 1 12 1 0 00000 1 000 0920

Address of Property: 1-1-12

Assr. Comments: add'l locids: 002205700;002316400;002316401 - cnt: 3. wd; also includes parcel's 22057, & 2316401

Property Classification Code/Current Assessment Year:

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

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

Form 521: Assessed Value/Date of Sale:

Land:	\$ 309,400
Imprmnt:	\$ 3,660
Total:	\$ 313,060

Assessed Value/Current Year:

Land:	\$ 220,635
Imprmnt:	\$ 3,695
Total:	\$ 224,330

Total Purchase Price: \$ 275,000
Non-Real Property: \$ 20,000
Adj. Purchase Price: \$ 255,000

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 40.14 1D : 14.52 2D1 : 26.19 2D : 8.94 3D1 : 10.65 4D : 4.79	1G1: 15.89 1G : 16.97 2G1: 2.89 3G1: 1.77		1T : 4.95 2T1 : 6.81 4T1 : 0.12 4T : 21.32	Ac. : 6.53 Wst. : 18.56	Home Site Farm Site Recreation WRP Non Ag Other Roads 1.00 5.765
Irrg:	Dry : 105.23	Grs: 37.52	Crp :	Tmbr: 33.20	Othr : 25.09	
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)						Ratio: 84.22

DO NOT HAVE

County: 91 Book: 2019 Page: 2699 Sale Date: 11/01/2019 Rcrd Date: 11/06/2019 Record #: 28 of 95

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: -

Unif/Learning Comm: DOC-STAMP: 672.75

Usability: 1

Code #: -

Parcel Number:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo 4241 3 9 19 2 00000 1 000 6220

Address of Property: 1927 ROAD R

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

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

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

Form 521: Assessed Value/Date of Sale:

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

Assessed Value/Current Year:

Land:	\$ 105,660
Imprmnt:	\$ 134,755
Total:	\$ 240,415

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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D : 12.00	1G1: 27.03				Home Site Farm Site Recreation WRP Non Ag Other Roads 1.00 8,650
Irrg:	Dry : 12.00	Grs: 27.03	Crp :	Tmbr:	Othr :	
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)						Ratio: 45.00

could use due to impr. to land ratio.

County: 91 Book: 2019 Page: 2944 Sale Date: 12/10/2019 Rcrd Date: 12/11/2019 Record #: 29 of 95

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

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 562.50

Usability: 1

Assessor Location: RURAL (RUR)

Code #: Val_Grp: 6

Address of Property: 2020 /HWY 281

Assr. Comments: survivorship wd

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4131 4 11 25 3 00000 1 000 0635

Property Classification Code/Current Assessment Year:

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

Assr 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

Form 521: Assessed Value/Date of Sale:

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

Assessed Value/Current Year:

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

Irrg:	Dry:	Agricultural Land Acres:			Tmbr:	Crp:	Othr:	Misc:	Value
		Grass	CRP	Timber					
		IG : 5.00 4G : 6.00							Home Site 10,000 Farm Site 5,765 Recreation WRP Non Ag Other Roads
		Non-Agland 2.00		AgLand Tot. 11.00		TOT. LAND 13.00		73,160 0 73,160	

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

County: 91 Book: 2020 Page: 145

Sale Date: 01/15/2020 Rcrd Date: 01/16/2020 Record #: 30 of 95

Seller: BLACK, JANICE L

Buyer: TIMM, CHAD

Legal Desc: 06-01-10 LOT 2 IN SE1/4 6-1-10

Location ID: 001403000

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 153.00

Usability: 1

Assessor Location: RURAL (RUR)

Code #: Val_Grp: 6

Address of Property: 6-1-10

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4489 1 10 6 4 00000 1 000 3745

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

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

Assr 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 / (65.90) = \$ 565
Majority Land Use: 59.18% DRY

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 68,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 68,000

Assessed Value/Current Year:

Land: \$ 132,285
Imprmnt: \$ 16,905
Total: \$ 149,190

Irrg:	Dry:	Agricultural Land Acres:			Tmbr:	Crp:	Othr:	Misc:	Value
		Grass	CRP	Timber					
		2D1 : 18.04 2D : 20.29 4D : 0.67		2T1 : 1.44 2T : 13.74 4T1 : 0.02				Home Site 4,765 Farm Site Recreation WRP Non Ag Other Roads	
		Non-Agland 1.27		AgLand Tot. 65.90		TOT. LAND 67.17		13,840 118,445 132,285	

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

Don't have

Don't use this impr to land road to

County: 91 Book: 2020 Page: 146 Sale Date: 01/15/2020 Rcrd Date: 01/16/2020 Record #: 31 of 95

Seller: BLACK, JANICE L, TRUSTEE
Legal Desc: 06-01-10 LOT 2 IN SE1/4 6-1-10

Buyer: TIMM, CHAD

Location ID: 001403000

Sale No: 91-0002

Unif/Learning Comm: DOC-STAMP: 155.25

Usability: 03

Parcel Number:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo 4489 1 10 10 6 4 4 00000 1 000 000 3745

Address of Property: 6-1-10

Asst. Comments: trustee's deed

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	9	9
NonAg % of SaleAmt: (13,840 + 16,905) / (69,000 + 0) = 44.56% Price/Acre: (69,000 + 0) - 16,905 - 13,840 / (65.90) = \$ 581 Majority Land Use: 59.18% DRY					

Added impr. after purchase

Form 521: Assessed Value/Date of Sale:

Land:	\$ 103,455
Imprmnt:	\$ 13,100
Total:	\$ 116,555

Assessed Value/Current Year:

Land:	\$ 132,285
Imprmnt:	\$ 16,905
Total:	\$ 149,190

Total Purchase Price: \$ 69,000

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 69,000

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
2D1 : 18.04 2D : 20.29 4D : 0.67		2G1 : 3.79 2G : 2.82		2T1 : 1.44 2T : 13.74 4T1 : 0.02	Acr. : 5.09	
Irrg:	Dry : 39.00	Grs: 6.61	Crp :	Tmbr: 15.20	Othr: 5.09	

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

County: 91 Book: 2020 Page: 209 Sale Date: 01/27/2020 Rcrd Date: Record #: 32 of 95

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 + 6143

Sale No: 65-0011

Unif/Learning Comm: DOC-STAMP: 2.25

Usability: 04

Code #: 6

Val_Grp: 6

Assessor Location: RURAL (RUR)

Geo 4487 1 9 9 00 0 40015 1 001 0000

Address of Property: S NEBRASKA ST

Asst. Comments: wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	1	1	7	6
NonAg % of SaleAmt: (0 + 0) / (1,000 + 0) = 0% Price/Acre: (1,000 + 0) / (5.50) = \$ 182 Majority Land Use: 18.18% DRY					

Form 521: Assessed Value/Date of Sale:

Land:	\$ 3,145
Imprmnt:	\$ 0
Total:	\$ 3,145

Assessed Value/Current Year:

Land:	\$ 4,005
Imprmnt:	\$ 0
Total:	\$ 4,005

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 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

DRIP HAVE

DON'T HAVE

Code'd out on our side Form 521

County: 91 Book: 2020 Page: 213

Sale Date: 01/28/2020 Rcrd Date:

Record #: 33 of 95

Seller: KRUEGER, MARIEL J %

Buyer: KOHMETSCHER, TRENT J KOHMETSCHER, 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

Sale No:

Parcel Number:

Usability: 1

Code #:

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

Assessor Location: RURAL (RUR)

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	9	9

Assr Adj. Amount: \$0
Adj. Sale Price: \$251,172

NonAg % of SaleAmt: (0 + 0) / (251,172 + 0) = 0%
Price/Acre: (251,172 + (0)) / (67.34) = \$ 3,730
Majority Land Use: 100% DRY

Form 521:

Total Purchase Price: \$ 251,172
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 251,172

Assessed Value/Date of Sale:

Land: \$ 146,345
Imprmnt: \$ 0
Total: \$ 146,345

Assessed Value/Current Year:

Land: \$ 166,310
Imprmnt: \$ 0
Total: \$ 166,310

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:	
<p>Home Site Farm Site Recreation WRP Non Ag Other Roads</p> <p>Non-Agricultural Real Property Land: (100%) Acres Value</p>						
		Non-Agland 2.43		0		
		AgLand Tot. 67.34		166,310		
		TOT. LAND 69.77		166,310		
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 166310/(251172 - 0 - 0 + 0) Ratio: 66.21						

County: 91 Book: 2020 Page: 240

Sale Date: 01/30/2020 Rcrd Date:

Record #: 34 of 95

Seller: HOIT, TERRY W & FAWN L

Buyer: SHELTRON, AARON & SHERIKA

Legal Desc: 05-01-10 A 5.07 AC TRACT IN NE1/4NW1/4 5-1-10

Location ID: 001402400

Sale No:

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 38.25

Usability: 04

Code #:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4489 1 10 5 0 00000 1 000 3700

Assessor Location: RURAL (RUR)

Address of Property: 1435 HWY 136

Assr. Comments: jtwd

Property Classification Code/Current Assessment Year:

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

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

Assessed Value/Date of Sale:

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

Assessed Value/Current Year:

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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 4.63				
Irrg:	Dry:	Grs: 4.63	Crp:	Tmbr:	Othr:	
<p>Home Site Farm Site Recreation WRP Non Ag Other Roads</p> <p>Non-Agricultural Real Property Land: (100%) Acres Value</p>						
		Non-Agland 1.00		8,650		
		AgLand Tot. 4.63		26,540		
		TOT. LAND 5.63		26,540		
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(17000 - 4230 - 8650 + 0) Ratio: 0.02						

DON'T HAVE

coded out on form sale

County: 91 Book: 2020 Page: 697 Sale Date: 02/11/2020 Rcrd Date: 03/30/2020 Record #: 35 of 95

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

School: 91-0002

Unif/Learning Comm: DOC-STAMP: 625.50

Usability: 1

Sale No:

Code #:

Val_Grp: 6

Assessor Location: RURAL (RUR)

Address of Property: 1097 /HWY 281

Asst. Comments: trustee's jtwd

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: \$277,004
 Non-Ag % 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:

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

Assessed Value/Current Year:

Land: \$ 208,720
 Imprmnt: \$ 154,330
 Total: \$ 363,050

Assr Adj. Amount: \$0
 Adj. Sale Price: \$277,004
 Non-Ag % 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:

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

Assessed Value/Current Year:

Land: \$ 208,720
 Imprmnt: \$ 154,330
 Total: \$ 363,050

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 16.70 2D : 4.91 4D : 14.28	IG1: 26.87 2G1: 16.51 4G : 25.27				
Irrg:	Dry : 35.89	Grs: 68.65	Crp :	Tmbr:	Othr:	

Real Property Land: (100%)		Non-Agricultural	
Acres	Value	Acres	Value
Home Site	15,000	1.00	15,000
Farm Site	8,650	1.00	8,650
Recreation			
WRP			
Non Ag Other			
Roads			
Non-Agland	38,840	2.00	38,840
AgLand Tot.	169,880	104.54	169,880
TOT. LAND	208,720	106.54	208,720

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

County: 91 Book: 2020 Page: 714

Record #: 36 of 95

Seller: NIKODYM, JOHN & JANICE

Buyer: ARMSTRONG, RICHARD L

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

Location ID: 001906201

Sale No: 65

School: 91-0002

Unif/Learning Comm: DOC-STAMP: 387.00

Usability: 1

Code #:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
0000	2	11	11	0	00000	1	000	0000

Address of Property: 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: \$172,000
 Non-Ag % of SaleAmt: (0 + 0) / (172,000 + 0) = 0%
 Price/Acre: (172,000 + 0) / (79.99) = \$ 2,150
 Majority Land Use: 61.3% DRY

Form 521: Assessed Value/Date of Sale:

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

Assessed Value/Current Year:

Land: \$ 157,395
 Imprmnt: \$ 0
 Total: \$ 157,395

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 33.41 4D : 15.62	IG1: 21.16 IG : 0.32 2G1: 1.56 4G1: 1.98 4G : 4.05			Wst. : 1.89	
Irrg:	Dry : 49.03	Grs: 29.07	Crp :	Tmbr:	Othr: 1.89	

Real Property Land: (100%)		Non-Agricultural	
Acres	Value	Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other			
Roads			
Non-Agland	0	0.00	0
AgLand Tot.	157,395	79.99	157,395
TOT. LAND	157,395	79.99	157,395

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

DON'T HAVE
Not costed due to percentage
of impr. to land

County: 91 Book: 2020 Page: 1255 Sale Date: 02/11/2020 Rcrd Date: 05/12/2020 Record #: 37 of 95

Seller: NIKODYM, JOHN & JANICE
Legal Desc: 11-02-11 S 75' OF E1/2SE1/4 11-2-11
Location ID: 001906200
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 11111 /HWY 281
Asst. Comments: wd

Buyer: ARMSTRONG FAMILY FARMS, LLC C O JUS
School: 91-0002 Unif/Learning Comm:
Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4371 2 11 11 4 00000 1 000 8420

DOC-STAMP: 765.00

Property Classification Code/Current Assessment Year:

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

Form 521: Assessed Value/Date of Sale:

Land: \$ 46,430
Imprmnt: \$ 354,765
Total: \$ 401,195

Assessed Value/Current Year:

Land: \$ 36,535
Imprmnt: \$ 315,520
Total: \$ 352,055

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 :	Tmbr:	Othr: 7.46	

Non-Agricultural Real Property Land: (100%)

Acres	Value
Home Site	15,000
Farm Site	13,075
Recreation	
WRP	
Non Ag Other	
Roads	

Non-Agland 3.00 20,920
AgLand Tot. 19.92 15,615
TOT. LAND 22.92 36,535

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 15615/(340000 - 315520 - 28075 + 0) Ratio: -434.35

DIFFERENCE OF HOW TO LAND VALUE

County: 91 Book: 2020 Page: 333 Sale Date: 02/19/2020 Rcrd Date:

Record #: 38 of 95

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:

Usability: 1 **04**

Sale No: Code #:

Assessor Location: RURAL (RUR)

Parcel Number:

Address of Property: 100 BLK NEBRASKA ST

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4487 1 9 00 0 40010 1 090 0000

Asst. Comments: jtwd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	1	1	7	4

NonAg % of SaleAmt: (890 + 0) / (3,500 + 0) = 25.43%
Price/Acre : Error, Total_Ag_Acre = 0
Majority Land Use : 0% ! zeroes!

Form 521: Assessed Value/Date of Sale:

Land: \$ 2,580
Imprmnt: \$ 0
Total: \$ 2,580

Assessed Value/Current Year:

Land: \$ 890
Imprmnt: \$ 0
Total: \$ 890

Agricultural Land Acres:

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

Non-Agricultural Real Property Land: (100%)

Acres	Value
Home Site	890
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	

Non-Agland 1.89 890
AgLand Tot. 0.00 0
TOT. LAND 1.89 890

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1/(3500 - 0 - 0 + 0) Ratio: 0.03

CODED OUT ON FORM SALE

Seller: PEASE, JANE JEAN
Legal Desc: 32-01-12 NW1/4 32-1-12

Location ID: 002205200

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property: 32-1-12

Assr. Comments: personal representative's deed

Sale No: 57

Code #: 6

Val_Grp: 6

School: 91-0002 Unif/Learning Comm:

Parcel Number: 4493

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4493 1 12 32 2 00000 1 000 1510

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	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
Imprmnt: \$ 0
Total: \$ 215,670

Assessed Value/Current Year:

Land: \$ 221,200
Imprmnt: \$ 0
Total: \$ 221,200

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 46.00 2G1: 50.00 3G1: 62.00				
Irrg:	Dry:	Grs: 158.00	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLand/Tot(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 221200/(265000 - 0 - 0 + 0) Ratio: 83.47

Seller: PIEL, ROBERT & BRENDA (DN)

Legal Desc: 30-04-10 SW1/4 30-4-10

Location ID: 001717101

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property: jwd

Buyer: ONKEN, BENJAMIN W & ARMESHIA D

Sale No: 57

Code #: 6

Val_Grp: 6

School: 91-0074 Unif/Learning Comm:

Parcel Number: 0000

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
0000 4 10 30 0 00000 1 000 0000

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	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
Imprmnt: \$ 0
Total: \$ 316,765

Assessed Value/Current Year:

Land: \$ 346,730
Imprmnt: \$ 0
Total: \$ 346,730

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 22.58 1D : 40.29 2D1 : 2.00 2D : 0.04 3D1 : 34.89 4D1 : 31.28 4D : 6.77	1G1: 7.25 1G : 0.41 2G1: 4.54		1T1 : 0.11 1T : 2.07 3T1 : 0.12 4T1 : 2.47 4T : 1.63		
Irrg:	Dry:	Grs: 12.20	Crp:	Tmbr: 6.40	Othr:	

Ratio Formula: AgLand/Tot(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 346730/(420000 - 0 - 0 + 0) Ratio: 82.55

County: 91 Book: 2020 Page: 757

Sale Date: 04/01/2020 Rcrd Date:

Record #: 41 of 95

Seller: WILCOXSON, BRUCE

Buyer: DINKLER, SCOTT JOHN & LACILYNN, TR

Legal Desc: 27-03-12 SE1/4 27-3-12

School: 01-0123 Unif/Learning Comm: DOC-STAMP: 0.00

Location ID: 002410600

Sale No: Parcel Number:

Assessor Location: RURAL (RUR)

Code #: Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property: 27-3-12

Val_Grp: 6 4247 3 12 27 3 00000 1 000 2960

Asst. Comments: notice of sale of real estate

Property Classification Code/Current Assessment Year:

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

NonAg % of SaleAmt: (0 + 0) / (287,500 + 0) = 0%
Price/Acre : (287,500 + 0) / (151,00) = \$ 1,904
Majority Land Use : 85.43% DRY

Form 521: Assessed Value/Date of Sale:

Land:	\$ 282,180
Imprmnt:	\$ 0
Total:	\$ 282,180

Assessed Value/Current Year:

Land:	\$ 288,445
Imprmnt:	\$ 0
Total:	\$ 288,445

Dwelling	0	Value
Outbidg	0	
Impr. Total	0	

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.	151.00	288,445	
TOT. LAND	155.00	288,445	

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 :	Timbr:	Othr: 1.00	

Ratio Formula: AgLand/Tot(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 288445/(287500 - 0 - 0 + 0) Ratio: 100.33

County: 91 Book: 2020 Page: 1020

Sale Date: 04/02/2020 Rcrd Date: 04/15/2020

Record #: 42 of 95

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: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 357.75

Usability: 1

Code #: Parcel Number:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Address of Property: 4-2-9

Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel

Asst. Comments: wd

Property Classification Code/Current Assessment Year:

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

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: Assessed Value/Date of Sale:

Land:	\$ 133,185
Imprmnt:	\$ 0
Total:	\$ 133,185

Assessed Value/Current Year:

Land:	\$ 133,685
Imprmnt:	\$ 0
Total:	\$ 133,685

Dwelling	0	Value
Outbidg	0	
Impr. Total	0	

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other	3.00		
Roads			
Non-Agland	3.00	0	
AgLand Tot.	72.67	133,685	
TOT. LAND	75.67	133,685	

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 11.83 2D : 15.73 3D1 : 12.73 4D : 10.91	1G1: 4.58 2G1: 1.94		1T : 0.60 3T : 0.67 4T : 15.64		
Irrg:	Dry : 51.20	Grs: 6.52	Crp :	Timbr: 16.91	Othr:	

Ratio Formula: AgLand/Tot(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 133685/(158170 - 0 - 0 + 0) Ratio: 84.52

Seller: NIKODYM, JIM F -ETAL
Legal Desc: 12-02-11 NW1/4 12-2-11
Location ID: 001906500
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 12-2-11
Asst. Comments: wd

Buyer: IC ACCOMMODATOR 202, LLC

Sale No:
Code #:
Val_Grp: 6

School: 91-0002
Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4371 2 11 12 0 00000 1 000 8435

Asst. Comments: wd

Property Classification Code/Current Assessment Year:

Table with 6 columns: Status, Prop Type, Zoning, Location, City Size, Parcel Size. Values: 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)) / (155.00) = \$ 5,723
Majority Land Use : 83.23% IRRGTD

Form 521:

Total Purchase Price: \$ 912,000
Non-Real Property: \$ 25,000
Adj. Purchase Price: \$ 887,000

Assessed Value/Current Year:

Land: \$ 618,475
Imprmnt: \$ 0
Total: \$ 618,475

Assessed Value/Date of Sale:

Land: \$ 528,705
Imprmnt: \$ 0
Total: \$ 528,705

Agricultural Land Acres:

Table with 6 columns: Irrigated, Dry, Grass, CRP, Timber, Misc. Includes sub-tables for Irrigated and Dry with codes 1A-4A and 1D-4D.

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 618475/((887000 - 0 - 0) Ratio: 69.73

Seller: HOLTZEN, DENNIS D & MILDRED ELAINE
Legal Desc: 27-01-12 SW1/4 27-1-12
Location ID: 002211100
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 27-1-12

Buyer: RHOADES, TIMOTHY WYATT & NORA L

Sale No:
Code #:
Val_Grp: 6

School: 91-0002
Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4493 1 12 27 3 00000 1 000 1445

Asst. Comments: addl locids: 002211200;002211500;00
2211700; - cnt: 5; jwvd 002211100 0
02211200 002211500 002211700 002212
500 002212600

Property Classification Code/Current Assessment Year:

Table with 6 columns: Status, Prop Type, Zoning, Location, City Size, Parcel Size. Values: 1, 05, 5, 3, 9.

Asst Adj. Amount: \$0
Adj. Sale Price: \$2,640,000

NonAg % of SaleAmt: (38,840 + 16,600) / (2,640,000 + 0) = 2.1%
Price/Acre: (2,640,000 + (0)) / (1,286.50) = \$ 2,052
Majority Land Use : 77.73% GRASS

Form 521:

Total Purchase Price: \$ 2,640,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 2,640,000

Assessed Value/Current Year:

Land: \$ 2,207,860
Imprmnt: \$ 16,600
Total: \$ 2,224,460

Assessed Value/Date of Sale:

Land: \$ 2,067,610
Imprmnt: \$ 15,665
Total: \$ 2,083,275

Agricultural Land Acres:

Table with 6 columns: Irrigated, Dry, Grass, CRP, Timber, Misc. Includes sub-tables for Irrigated and Dry with codes 1A-4A and 1D-4D.

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 2169020/(2640000 - 16600 - 23650 + 0) Ratio: 83.43

County: 91 Book: 2020 Page: 1222 Sale Date: 04/10/2020 Rcrd Date: 05/07/2020 Record #: 45 of 95

Seller: CRAIG, JAMES M. & ANNE L. TRUSTEES; Buyer: MORRIS, TERRY & DIANA

Legal Desc: 19-02-12 SE1/4 19-2-12

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 360.00

Location ID: 002308800

Sale No: Code #:

Assessor Location: RURAL (RUR)

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

Address of Property: 19-2-12

4369 2 12 19 4 00000 1 000 1985

Assr. Comments: jtwd

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: \$160,000
Non-Ag % of SaleAmt: (0 + 0) / (160,000 + 0) = 0%
Price/Acre : (160,000 + 0) / (153.10) = \$ 1,045
Majority Land Use : 100% GRASS

Form 521: Assessed Value/Date of Sale:

Land:	\$ 208,980
Imprmnt:	\$ 0
Total:	\$ 208,980

Assessed Value/Current Year:

Land:	\$ 189,900
Imprmnt:	\$ 0
Total:	\$ 189,900

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 32.10 1G : 1.93 2G1: 57.97 4G : 61.10				
Irrg:	Dry :	Grs: 153.10	Crp :	Tmbr:	Othr:	

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 Rcrd Date: 04/29/2020 Record #: 46 of 95

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: 104 Code #:

Assessor Location: RURAL (RUR)

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

Address of Property: CENTER ST 300 BLK

4487 1 9 00 0 40005 1 007 0000

Assr. Comments: addl locids: 000603900 - cnt: 1. tr
ustee's deed; also includes parcel
6039

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$20,000
Non-Ag % of SaleAmt: (315 + 640) / (20,000 + 0) = 4.78%
Price/Acre : (20,000 + 0) / (7.47) = \$ 2,677
Majority Land Use : 100% DRY

Form 521: Assessed Value/Date of Sale:

Land:	\$ 16,040
Imprmnt:	\$ 640
Total:	\$ 16,680

Assessed Value/Current Year:

Land:	\$ 20,820
Imprmnt:	\$ 640
Total:	\$ 21,460

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D1 : 7.47					
Irrg:	Dry : 7.47	Grs:	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 20505/(20000 - 640 - 0 + 0) Ratio: 105.91

DON'T
NAVE

SALE

Codeed over on form

County: 91 Book: 2020 Page: 1232 Sale Date: 05/08/2020 Rcrd Date: Record #: 47 of 95

Seller: BROWN, HENRY L (%)
Legal Desc: 26-02-12 PT SE1/4 LYING S OF BOSTWICK IRR CANAL 26-2-12
Location ID: 002310600
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 576 RD H
Asst. Comments: wd

Buyer: FITZ, TERRY C & CATHERINE L
School: 91-0002 Unif/Learning Comm: DOC-STAMP: 90.00
Code #: Parcel Number:
Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel
4369 2 12 26 4 00000 1 000 2105

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$40,000

Non-Ag % of SaleAmt: (38,840 + 10,685) / (40,000 + 0) = 123.81%	
Price/Acre: (40,000 + 0) - 10,685 - 38,840 / (16.00) = \$ -595	
Majority Land Use : 100% GRASS	

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 40,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 40,000

Assessed Value/Current Year:
Land: \$ 61,240
Imprmnt: \$ 10,685
Total: \$ 71,925

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 16.00				
Irrg:	Dry:	Grs: 16.00	Crp:	Tmbr:	Othr:	

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 Rcrd Date: 05/28/2020 Record #: 48 of 95

Seller: ENGEL, CAROL A., TRUSTEE
Legal Desc: 08-03-11 E1/2NE1/4 AND E1/2SE1/4 8-3-11
Location ID: 002001600
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 8-3-11
Asst. Comments: special wd

Buyer: NIEMEYER, DAREN O NIEMEYER TRUST
School: 01-0123 Unif/Learning Comm: DOC-STAMP: 936.00
Code #: Parcel Number:
Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel
4245 3 11 8 0 00000 1 000 9365

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$416,000

Non-Ag % of SaleAmt: (0 + 0) / (416,000 + 0) = 0%	
Price/Acre: (416,000 + 0) / (154.00) = \$ 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

Assessed Value/Current Year:
Land: \$ 338,555
Imprmnt: \$ 0
Total: \$ 338,555

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1D1: 78.00 1D : 4.00 2D : 15.00 4D1: 13.00			Wst.: 6.00	
Irrg:	Dry:	Grs: 38.00	Crp:	Tmbr:	Othr: 6.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 338555/(416000 - 0 - 0 + 0) Ratio: 81.38

DO NOT
REMOVE

coded out on form SAIF

County: 91 Book: 2020 Page: 1526

Sale Date: 06/04/2020 Rcrd Date: 06/04/2020 Record #: 49 of 95

Seller: DUVAL FARMS, LLC
Legal Desc: 17-03-11,NW1/4 17-3-11
Location ID: 002010700
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 17-3-11
Assr. Comments: jfwd

Buyer: JONES, TROY & RENAE

Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 470.25
Code #: Parcel Number:
Val_Grp: 6 Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel
4245 3 11 17 2 00000 1 000 9590

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$208,320

NonAg % of SaleAmt: (0 + 0) / (208,320 + 0) = 0%
Price/Acre : (208,320 + 0) / (156,00) = \$ 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

Assessed Value/Current Year:

Land: \$ 268,850
Imprmnt: \$ 0
Total: \$ 268,850

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1: 22.00 1D : 14.00 2D : 2.00	1G1: 94.00 2G1: 24.00				
Irrg:	Dry : 38.00	Grs: 118.00	Crp :	Tmbr:	Othr:	

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 Rcrd Date: Record #: 50 of 95

Seller: HERRICK, KEVIN & KANDICE R.
Legal Desc: 05-02-09 WEST 1654 OF THE NE1/4 5-2-9
Location ID: 001102201
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: wd
Assr. Comments :

Buyer: BOHATY, ANTHONY J

Sale No: 143 School: 65-0011 Unif/Learning Comm: DOC-STAMP: 461.25
Code #: Parcel Number:
Val_Grp: 6 Geo TwN Rng Sect Qtr Subdiv Area Blk Parcel
0000 2 9 5 0 00000 1 000 0000

Property Classification Code/Current Assessment Year:

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

Total Purchase Price: \$ 205,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 205,000

Assessed Value/Current Year:

Land: \$ 167,935
Imprmnt: \$ 0
Total: \$ 167,935

Agricultural Land Acres:

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				
Irrg:	Dry : 29.27	Grs: 69.60	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 167935/(205000 - 0 - 0 + 0) Ratio: 81.92

County: 91 Book: 2020 Page: 1918 Sale Date: 07/13/2020 Rcrd Date: Record #: 51 of 95

Seller: MAENDELE, BRANDON L. HAWLEY, MATTHE

Buyer: NOVAK, TRACI

Legal Desc: 35-04-09 NW1/4 35-4-9

Location ID: 001316500

Sale No: 65-0005

Unif/Learning Comm: 652005 DOC-STAMP: 765.00

Usability: 1

Code #: 000000

Assessor Location: RURAL (RUR)

Parcel Number: 4135

Geo 4135 Tw n 4 Rng 9 Sect 35 Qtr 2 Subdiv 000000 Area 1 Blk 000 Parcel 0000

Address of Property: 35-4-9

Asst. Comments: wd

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$340,000

NonAg % of SaleAmt: (0 + 0) / (340,000 + 0) = 0%
Price/Acre: (340,000 + 0) / (158.00) = \$ 2,152
Majority Land Use : 85.74% GRASS

Form 521:

Total Purchase Price: \$ 340,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 340,000

Assessed Value/Date of Sale:

Land: \$ 167,130
Imprmnt: \$ 0
Total: \$ 167,130

Assessed Value/Current Year:

Land: \$ 249,120
Imprmnt: \$ 0
Total: \$ 249,120

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 17.76 2D : 4.46 4D : 0.21					
Irrg:	Dry : 22.43	Grs: 135.47	Crp :	Tmbr:	Othr:	

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 Rcrd Date: 07/27/2020 Record #: 52 of 95

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

Unif/Learning Comm: 135.00

Usability: 1

Code #: 000000

Parcel Number: 0000

Assessor Location: RURAL (RUR)

Geo 0000 Tw n 4 Rng 11 Sect 22 Qtr 0 Subdiv 000000 Area 1 Blk 000 Parcel 0000

Address of Property:

Asst. Comments: wd

Property Classification Code/Current Assessment Year:

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

Assr 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

Form 521:

Total Purchase Price: \$ 60,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 60,000

Assessed Value/Date of Sale:

Land: \$ 16,345
Imprmnt: \$ 0
Total: \$ 16,345

Assessed Value/Current Year:

Land: \$ 19,215
Imprmnt: \$ 408,310
Total: \$ 427,525

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 3.00 1D : 4.00					
Irrg:	Dry : 7.00	Grs:	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 19215/(60000 - 408310 - 0 + 0) Ratio: -5.52

DO NOT HAVE

coded out on form sale

County: 91 Book: 2020 Page: 1987

Sale Date: 07/24/2020 Rcrd Date:

Record #: 53 of 95

Seller: PALANZA, DEBORAH L
Legal Desc: 10-03-11 NE1/4 10-3-11
Location ID: 002008800
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 1061 ROAD T
Asst. Comments: wd

Buyer: CRYSTAL LAND COMPANY, LLC

Sale No: 01-0123 Unif/Learning Comm: DOC-STAMP: 238.50

Code #: Parcel Number:

Val_Grp: 6

Geo TwN 3 Rng 11 Sect 10 Qtr 0 Subdiv 00000 Area 1 Blk 000
4245 3 11 10 0 00000 1 000 0000

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$106,000
Non-Ag % 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

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 106,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 106,000

Assessed Value/Current Year:

Land: \$ 307,295
Imprmt: \$ 1,830
Total: \$ 309,125

Non-Agricultural Real Property Land: (100%)

Acres Value
Home Site 1.00 8,650
Farm Site
Recreation
WRP
Non Ag Other 3.99
Roads
Non-Agland 4.99 13,840
AgLand Tot. 155.27 293,455
TOT. LAND 160.26 307,295

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1: 20.71 1D : 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 :	Tmbr:	Othr: 2.25	

Ratio Formula: Ag.Land/Tot/(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

Seller: STRASBURG, CRYSTAL C & PATRICK

Buyer: CRYSTAL

Legal Desc: 10-03-11 NE1/4 10-3-11

Location ID: 002008800

School: 01-0123

Usability: 1

Parcel Number:

Assessor Location: RURAL (RUR)

Geo TwN 3

Address of Property: 1061 ROAD T

Val_Grp: 6

Asst. Comments: wd

Property Classification

Status	Prop Ty
1	05

Assr Adj. Amount: \$0
Adj. Sale Price: \$106,667
Non-Ag % of SaleAmt: (13,840 + 1,830) / (106,667 + 0) =
Price/Acre: (106,667 + 0) - 1,830 - 13,840 / (155.27) =
Majority Land Use: 56.15% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 106,667
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 106,667

Assessed Value/Current Year:

Land: \$ 307,305
Imprmt: \$ 1,830
Total: \$ 309,135

Non-Agricultural Real Property Land: (100%)

Acres Value
Home Site 1.00 8,650
Farm Site
Recreation
WRP
Non Ag Other 3.99
Roads
Non-Agland 4.99 13,840
AgLand Tot. 155.27 293,455
TOT. LAND 160.26 307,295

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1: 20.71 1D : 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 :	Tmbr:	Othr: 2.25	

Ratio Formula: Ag.Land/Tot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 293455/(106667 - 1830 - 8650 + 0) Ratio: 305.09

DONT HAVE

we had road - debit lease. Needs throw out

DONT HAVE

FORM 521 coded 4 Needs throw out

2020 - 1865
THROWN OUT
FIRST 1/3 PAVED INTO OWN LLC

County: 91 Book: 2020 Page: 2682-2 Sale Date: 07/29/2020 Rcrd Date: 10/26/2020 Record #: 55 of 95

Seller: VANCE, WALLACE B & LOIS R

Buyer: SNELL, STEVEN A & BARBARA J

Legal Desc: 26-02-11 SE1/4 LESS 3 TRACTS 26-2-11

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 585.00

Location ID: 001910400

Usability: 1

Parcel Number:

Assessor Location: RURAL (RUR)

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Address of Property: 813 HWY 281

Val_Grp: 6

4371 2 11 26 4 00000 1 000 8740

Assr. Comments: 001910400

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0

NonAg % of SaleAmt: (38,840 + 131,590) / (260,000 + 0) = 65.55%

Adj. Sale Price: \$260,000

Price/Acre: (260,000 + 0) - 131,590 - 38,840 / (11.83) = \$ 7,571

Majority Land Use: 100% GRASS

Form 521:

Total Purchase Price: \$ 260,000

Land: \$ 39,800

Non-Real Property: \$ 0

Imprmnt: \$ 144,095

Adj. Purchase Price: \$ 260,000

Total: \$ 183,895

Assessed Value/Current Year:

Land: \$ 55,405

Imprmnt: \$ 131,590

Total: \$ 186,995

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 6.35 IG : 0.02 2G1: 5.46				
Irrg:	Dry:	Grs: 11.83	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 16565/(260000 - 131590 - 23650 + 0) Ratio: 15.81

County: 91 Book: 2020 Page: 2601 Sale Date: 10/13/2020 Rcrd Date:

Record #: 56 of 95

Seller: GROWLING BEAR HOLDINGS, LLC

Buyer: KAISER, THOMAS J & MARY E

Legal Desc: 07-01-10 SW1/4SW1/4(GOV LOT9) & S1/2(20 AC)GOV LOT 8 & S1/2NE1/4SW1/4 & SE1/4 SW1/4 & W1/2SE1/4 LESS

Location ID: 001403302

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 607.50

Usability: 1

Code #:

Assessor Location: RURAL (RUR)

Parcel Number:

Address of Property: 7-1-10

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assr. Comments: jwd 001403302

4489 1 10 7 0 63775 1 000 0000

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0

NonAg % of SaleAmt: (38,840 + 119,730) / (270,000 + 0) = 58.73%

Adj. Sale Price: \$270,000

Price/Acre: (270,000 + 0) - 119,730 - 38,840 / (117.33) = \$ 950

Majority Land Use: 100% GRASS

Form 521:

Total Purchase Price: \$ 270,000

Land: \$ 160,155

Non-Real Property: \$ 0

Imprmnt: \$ 0

Adj. Purchase Price: \$ 270,000

Total: \$ 160,155

Assessed Value/Current Year:

Land: \$ 200,125

Imprmnt: \$ 119,730

Total: \$ 319,855

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 47.76 IG : 11.84 2G1: 29.22 2G : 28.51				
Irrg:	Dry:	Grs: 117.33	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 161285/(270000 - 119730 - 0 + 0) Ratio: 107.33

Percentage of impr. to land is higher than rest

County: 91 Book: 2020 Page: 2959

Sale Date: 10/30/2020 Rcrd Date: 11/09/2020 Record #: 57 of 95

Seller: LEWIS, CECIL A -LE
Legal Desc: 30-01-10 SE1/4 30-1-10
Location ID: 001413100
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 30-1-10
Asst. Comments: wd 001413100

Buyer: POWERS, DANIEL POWERS, JEFFERY

Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 843.75
Code #: Parcel Number:
Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4489 1 10 30 4 00000 1 000 4340

Property Classification Code/Current Assessment Year:

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

Total Purchase Price: \$ 375,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 375,000

Assessed Value/Current Year:

Land: \$ 259,360
Imprmnt: \$ 0
Total: \$ 259,360

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	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		
Irrg:	Dry : 80.69	Grs: 61.14	Crp :	Tmbr: 16.44	Othr :	

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other	2.00		
Roads			
Non-Agland	2.00	0	
AgLand Tot.	158.27	259,360	
TOT. LAND	160.27	259,360	

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 Rcrd Date: 11/12/2020 Record #: 58 of 95

Seller: SULLIVAN, TERESA (%)
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
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 14-1-9
Asst. Comments: adal,locids:001007400 - cont. 1, jr
wd 001006700 001007400

Buyer: MCKELL, MARK & JAMI Z

Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,113.75
Code #: Parcel Number:
Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4487 1 9 14 0 00000 1 000 0440

Form 521:

Total Purchase Price: \$ 505,000
Non-Real Property: \$ 10,000
Adj. Purchase 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

Assessed Value/Current Year:

Land: \$ 226,860
Imprmnt: \$ 0
Total: \$ 226,860

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 52.23 1A : 3.05 2A1: 9.22	1D1 : 8.75 1D : 2.14			1T : 4.00 2T1 : 0.15 2T : 80.54 4T1 : 0.11 4T : 14.40	Acr : 7.60 Wst : 0.05	
Irrg: 64.48	Dry : 10.89	Grs:	Crp :	Tmbr: 99.20	Othr : 7.65	

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other	3.95		
Roads			
Non-Agland	3.95	0	
AgLand Tot.	182.22	292,840	
TOT. LAND	186.17	292,840	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 292840/(495000 - 0 - 0 + 0) Ratio: 59.16

County: 91 Book: 2020 Page: 3148 Sale Date: 12/04/2020 Rcrd Date: Record #: 59 of 95

Seller: MEENTS, WAYNE & JOANNE % CONNIE KEL
Legal Desc: PT OF NW1/4 32-4-9
Location ID: 001315301
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property:
Asst. Comments : jwvd001315301

Buyer: BONIFAS, WAYNE P & CHERIE D

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 598.50

Parcel Number:
Geo 0000 Twn 00 Rng 00 Sect 00 Qtr 0 Subdiv 00000 Area 1 Blk 000 Parcel 0000

Property Classification Code/Current Assessment Year:

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

Asst Adj. Amount: \$0
Adj. Sale Price: \$265,050

NonAg % of SaleAmt : (0 + 0) / (265,050 + 0) = 0%
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
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 265,050

Assessed Value/Current Year:

Land: \$ 196,705
Imprmt: \$ 0
Total: \$ 196,705

Non-Agricultural
Real Property Land: (100%)

Acres		Value
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other	2.81	
Roads		
Non-Agland	2.81	0
AgLand Tot.	91.13	196,705
TOT. LAND	93.94	196,705

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D1 : 5.50 2D : 16.90 3D1 : 32.53 4D : 36.08	1G1: 0.11 3G1: 0.01				
Irrg:	Dry : 91.01	Gr: 0.12	Crp :	Tmbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 196705/(265050 - 0 - 0 + 0)

Ratio: 74.21

County: 91 Book: 2020 Page: 3153 Sale Date: 12/04/2020 Rcrd Date: 12/04/2020 Record #: 60 of 95

Seller: MEENTS, WAYNE & JOANNE % CONNIE KEL
Legal Desc: 32-04-09 PT OF NW1/4 32-4-9
Location ID: 001315300
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property : 1970 RD 2000
Asst. Comments : jwvd001315300

Buyer: BONIFAS, SCOTT E & STEPHANIE M

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 600.75

Parcel Number:
Geo 4135 Twn 4 Rng 9 Sect 32 Qtr 2 Subdiv 00000 Area 1 Blk 000 Parcel 3485

Property Classification Code/Current Assessment Year:

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

Asst 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

Assessed Value/Current Year:

Land: \$ 149,505
Imprmt: \$ 168,115
Total: \$ 317,620

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	1.15	
Roads		
Non-Agland	4.15	45,920
AgLand Tot.	61.18	103,585
TOT. LAND	65.33	149,505

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 2.52 2D1 : 0.16 2D : 0.39 3D1 : 12.77 4D : 2.96	1G1: 36.97 1G : 4.51 2G1: 0.01 3G1: 0.89				
Irrg:	Dry : 18.80	Gr: 42.38	Crp :	Tmbr:	Other:	

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 #: 61 of 95

Seller: THAYER, VICTOR R & VIRGINIA L-TRUS
Legal Desc: 16-02-09 5.05 ACRE TRACT IN SW1/4 NW1/4 16-2-9

Buyer: SHELTON, DONALD A & SHERIKA A

Location ID: 001107700

School: 65-0011 Unif/Learning Comm: DOC-STAMP: 69.75

Usability: 1

Parcel Number: 4375

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo 4375 Twn 2 Rng 9 Sect 16 Qtr 2 Subdiv 00000 Area 1 Blk 000 Parcel 6131

Address of Property: 1070 ROAD 2100

Assr. Comments: jfw4 001107700

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

Assessed Value/Current Year:

Land: \$ 27,815
Imprmnt: \$ 14,910
Total: \$ 42,725

Agricultural Land Acres:

	Dry	Grass	CRP	Timber	Other	Misc.
Irrg:	Dry:	IG: 0.03 2GI: 1.47		1T : 0.19 3T : 2.25 4T : 0.11		
		Grs: 1.50	Crp:	Tmbr: 2.55	Othr:	

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 Rcrd Date:

Record #: 62 of 95

Seller: BOHATY, ANTHONY J & CARMEN M
Legal Desc: 05-02-09 WEST 1654' OF THE NE1/4 5-2-9

Buyer: VIE CO

Location ID: 001102201

Sale No:

School: 65-0011 Unif/Learning Comm: DOC-STAMP: 450.00

Usability: 1

Parcel Number:

Assessor Location: RURAL (RUR)

Code #:

Geo 0000 Twn 2 Rng 9 Sect 5 Qtr 0 Subdiv 00000 Area 1 Blk 000 Parcel 0000

Address of Property:

Assr. Comments: wd 001102201

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: Assessed Value/Date of Sale:

Total Purchase Price: \$ 200,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 200,000

Assessed Value/Current Year:

Land: \$ 167,935
Imprmnt: \$ 0
Total: \$ 167,935

Agricultural Land Acres:

	Dry	Grass	CRP	Timber	Other	Misc.
Irrg:	Dry:	1D : 1.28 2D : 27.11 4D : 0.88				
		Grs: 69.60	Crp:	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 167935/(200000 - 0 - 0 + 0) Ratio: 83.97

DONT HAVE

Form Sales coded 4

County: 91 Book: 2021 Page: 303
Seller: MAYS, HAROLD & BERNICE TRUSTEES
Legal Desc: 11-02-11 EU/2SW/4 11-2-11

Sale Date: 01/01/2021 Rcrd Date: 02/10/2021 Record #: 63 of 95

Buyer: JORDENING, TYSON & NICOLE

Location ID: 001901300
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 11-2-11

Sale No: 91-0002
Parcel Number: 00000

Unif/Learning Comm: DOC-STAMP: 929.25
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4371 2 11 11 3 00000 1 000 8400

Assr. Comments : add'l locids: 001901400 - cnt: 1, jf
wd 001901300 001901400

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	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
Total: \$ 272,870

Assessed Value/Current Year:

Land: \$ 304,935
Imprmnt: \$ 0
Total: \$ 304,935

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 6.01 2D1 : 24.54 2D : 49.93 4D : 49.65	IG1: 2.08 IG : 0.82 2G1: 1.01 4G1: 4.05		1T : 0.24 2T1 : 6.02 3T : 0.10 4T : 9.89	Wst. : 3.63	
Irrg:	Dry : 130.13	Gr: 7.96	Crp :	Tmbr: 16.25	Othr: 3.63	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 304935/(412500 - 0 - 0 + 0) **Ratio: 73.92**

County: 91 Book: 2021 Page: 168

Seller: LOVEJOY, KENNETH E & BONNIE D

Legal Desc: 16-03-11 NW1/4 16-3-11

Location ID: 002010500

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property: 16-3-11

Assr. Comments : jpwd 002010500

Sale Date: 01/05/2021 Rcrd Date: 01/29/2021 Record #: 64 of 95

Buyer: JONES, TROY & RENAE

Sale No:

Code #:

Val_Grp: 6

School: 01-0123

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4245 3 11 16 2 00000 1 000 9580

Unif/Learning Comm:

DOC-STAMP: 461.25

Property Classification Code/Current Assessment Year:

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

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

Form 521:

Total Purchase Price: \$ 205,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 205,000

Assessed Value/Date of Sale:

Land: \$ 202,020
Imprmnt: \$ 0
Total: \$ 202,020

Assessed Value/Current Year:

Land: \$ 218,400
Imprmnt: \$ 0
Total: \$ 218,400

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 103.00 2G1: 47.00 2G : 6.00				
Irrg:	Dry :	Gr: 156.00	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 218400/(205000 - 0 - 0 + 0) **Ratio: 106.54**

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

Non-Agricultural Real Property Land: (100%)		Value
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other	4.00	
Roads		
Non-Agland	4.00	0
AgLand Tot.	156.00	218,400
TOT. LAND	160.00	218,400

County: 91 Book: 2021 Page: 88

Sale Date: 01/19/2021 Rcrd Date: 01/20/2021 Record #: 65 of 95

Seller: TIMM, RODNEY W
Legal Desc: 33-01-12 NE1/4 33-1-12

Buyer: DIXON, JUDY J, RT

Location ID: 002212300

Sale No: 91-0002

Unif/Learning Comm: DOC-STAMP: 1,800.00

Usability: 1

Code #: 000000

Area: 1

Assessor Location: RURAL (RUR)

Val_Grp: 6

Blk: 000

Address of Property: 33-1-12

Geo: 4493

Parcel: 1540

Asst. Comments: add'l locids: 002212400 - cnt: 1. wd
002212300 002212400

Property Classification Code/Current Assessment Year:

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

Asst 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

Form 521:

Total Purchase Price: \$ 800,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 800,000

Assessed Value/Date of Sale:

Land: \$ 557,705
Imprmnt: \$ 0
Total: \$ 557,705

Assessed Value/Current Year:

Land: \$ 623,855
Imprmnt: \$ 0
Total: \$ 623,855

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 11.25 2D : 90.99 4D1 : 98.39 4D : 118.61					
Irrg:	Dry : 319.24	Gras:	Crp :	Tmbr:	Othr:	

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other	2.00		
Roads			
Non-Agland	2.00	0	
AgLand Tot.	319.24	623,855	
TOT. LAND	321.24	623,855	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 623855/(800000 - 0 - 0 + 0) Ratio: 77.98

County: 91 Book: 2021 Page: 211

Sale Date: 02/02/2021 Rcrd Date: 02/03/2021 Record #: 66 of 95

Seller: RBK, LLC

Buyer: TOMAHAWK, LLC

Legal Desc: 04-02-11 NE1/4 4-2-11

Location ID: 001904700

Sale No: 91-0002

Unif/Learning Comm: DOC-STAMP: 2,324.25

Usability: 1

Code #: 000000

Area: 1

Assessor Location: RURAL (RUR)

Val_Grp: 6

Blk: 000

Address of Property: 4-2-11

Geo: 4371

Parcel: 8280

Asst. Comments: wd 001904700

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	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
Imprmnt: \$ 0
Total: \$ 622,830

Assessed Value/Current Year:

Land: \$ 633,075
Imprmnt: \$ 0
Total: \$ 633,075

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 33.59 2A : 30.62 3A1 : 13.14 4A1 : 4.44 4A : 49.15	ID : 1.66 2D : 2.74 3D1 : 11.41 4D : 4.82	IG : 3.88 2G1: 1.78 3G1: 2.27				
Irrg: 130.94	Dry : 20.63	Gras: 7.93	Crp :	Tmbr:	Othr:	

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other	2.03		
Roads			
Non-Agland	2.03	0	
AgLand Tot.	159.50	633,075	
TOT. LAND	161.53	633,075	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 633075/(1033000 - 0 - 0 + 0) Ratio: 61.29

County: 91 Book: 2021 Page: 381 Sale Date: 02/05/2021 Rcrd Date: 02/18/2021 Record #: 67 of 95

Seller: BOOTON, LOREN & JANET
Legal Desc: 34-02-11 THE SOUTH 52 ACRES (LOT 2) N1/2NE1/4 34-2-11

Buyer: SCHRINER, JONATHAN B

Location ID: 001912800

Sale No: 91-0002

Unif/Learning Comm: DOC-STAMP: 240.75

Usability: 1

Code #: Parcel Number:

Assessor Location: RURAL (RUR)
Address of Property : 34-2-11

Val_Grp: 6

Geo 4371 2 11 34 0 00000 1 000 8880
Twn Rng Sect Qtr Subdiv Area Blk Parcel

Asst. Comments : wd 001912800

Property Classification Code/Current Assessment Year:

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

Asst 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/Current Year:

Land: \$ 73,530
Imprmt: \$ 0
Total: \$ 73,530

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																																								
		IG1: 9.13 IG : 19.32 2GI: 24.07																																												
Irrg:	Dry:	Gr: 52.52	Crp:	Tmbr:	Other:																																									
<table border="1"> <thead> <tr> <th colspan="2">Non-Agricultural Real Property Land: (100%)</th> <th>Acres</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Home Site</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Farm Site</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Recreation</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WRP</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Non Ag Other</td> <td>0.66</td> <td></td> <td></td> </tr> <tr> <td>Roads</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Non-Agland</td> <td>0.66</td> <td></td> <td>0</td> </tr> <tr> <td>AgLand Tot.</td> <td>52.52</td> <td></td> <td>73,530</td> </tr> <tr> <td>TOT. LAND</td> <td>53.18</td> <td></td> <td>73,530</td> </tr> </tbody> </table>							Non-Agricultural Real Property Land: (100%)		Acres	Value	Home Site				Farm Site				Recreation				WRP				Non Ag Other	0.66			Roads				Non-Agland	0.66		0	AgLand Tot.	52.52		73,530	TOT. LAND	53.18		73,530
Non-Agricultural Real Property Land: (100%)		Acres	Value																																											
Home Site																																														
Farm Site																																														
Recreation																																														
WRP																																														
Non Ag Other	0.66																																													
Roads																																														
Non-Agland	0.66		0																																											
AgLand Tot.	52.52		73,530																																											
TOT. LAND	53.18		73,530																																											

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 73530/(107000 - 0 - 0 + 0) **Ratio: 68.72**

County: 91 Book: 2021 Page: 331 Sale Date: 02/12/2021 Rcrd Date: 02/18/2021 Record #: 68 of 95

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: 91-0002

Unif/Learning Comm: DOC-STAMP: 450.00

Usability: 1

Code #: Parcel Number:

Assessor Location: RURAL (RUR)
Address of Property : 33-1-10

Val_Grp: 6

Geo 4489 1 10 33 1 00000 1 000 4385
Twn Rng Sect Qtr Subdiv Area Blk Parcel

Asst. Comments : wd 001413800

Property Classification Code/Current Assessment Year:

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

Asst 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/Current Year:

Land: \$ 133,325
Imprmt: \$ 0
Total: \$ 133,325

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.																																								
	1D : 21.48 2D : 17.12 4D : 12.46	2GI: 0.97 2G : 2.68		1T : 0.35 3T : 1.10 4T : 21.54																																										
Irrg:	Dry: 51.06	Gr: 3.65	Crp:	Tmbr: 22.99	Other:																																									
<table border="1"> <thead> <tr> <th colspan="2">Non-Agricultural Real Property Land: (100%)</th> <th>Acres</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Home Site</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Farm Site</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Recreation</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WRP</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Non Ag Other</td> <td>2.00</td> <td></td> <td></td> </tr> <tr> <td>Roads</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Non-Agland</td> <td>2.00</td> <td></td> <td>0</td> </tr> <tr> <td>AgLand Tot.</td> <td>77.83</td> <td></td> <td>133,325</td> </tr> <tr> <td>TOT. LAND</td> <td>79.83</td> <td></td> <td>133,325</td> </tr> </tbody> </table>							Non-Agricultural Real Property Land: (100%)		Acres	Value	Home Site				Farm Site				Recreation				WRP				Non Ag Other	2.00			Roads				Non-Agland	2.00		0	AgLand Tot.	77.83		133,325	TOT. LAND	79.83		133,325
Non-Agricultural Real Property Land: (100%)		Acres	Value																																											
Home Site																																														
Farm Site																																														
Recreation																																														
WRP																																														
Non Ag Other	2.00																																													
Roads																																														
Non-Agland	2.00		0																																											
AgLand Tot.	77.83		133,325																																											
TOT. LAND	79.83		133,325																																											

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 133325/(200000 - 0 - 0 + 0) **Ratio: 66.66**

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/07/2022

County: 91 Book: 2021 Page: 388 Sale Date: 02/12/2021 Rcrd Date: 02/19/2021 Record #: 69 of 95

Seller: STROBL, RON & LARA STROBL, ALLAN &
Legal Desc: 26-03-11 NE1/4 26-3-11
Location ID: 002004400
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 1449 HWY 281
Asst. Comments : wd 002004400

Buyer: VAVRICKA, E JOE

Sale No: 91-0002 Unif/Learning Comm: DOC-STAMP: 900.00
Code #: Parcel Number:
Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4245 3 11 26 0 00000 1 000 9745

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	9	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 / (154.00) = \$ 2,439
Majority Land Use : 70.13% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 400,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 400,000

Land: \$ 248,775
Imprmt: \$ 10,600
Total: \$ 259,375

Value

Dwelling 0

Outldg 10,600

Impr. Total 10,600

Non-Agricultural Real Property Land: (100%)

Acres

Home Site	1.00	8,650
Farm Site		
Recreation		
WRP		
Non Ag Other	5.00	
Roads		
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 Rcrd Date: 02/19/2021 Record #: 70 of 95

Seller: VAVRICKA, E JOE & GLORIA

Legal Desc: 29-03-10 W140 ACRES OF NW1/4 29-3-10

Location ID: 001611600

Usability: 1

Assessor Location: RURAL (RUR)

Address of Property: 29-3-10

Asst. Comments : wd 001611600

Buyer: HARRIFELD, DALE & DIANA

Sale No:

Code #:

Val_Grp: 6

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 558.00

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4243 3 10 29 2 00000 1 000 5870

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (248,000 + 0) = 0%
Adj. Sale Price: \$248,000 Price/Acre : (248,000 + 0) / (138.00) = \$ 1,797
Majority Land Use : 98.9% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 248,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 248,000

Land: \$ 163,220
Imprmt: \$ 0
Total: \$ 163,220

Value

Dwelling 0

Outldg 0

Impr. Total 0

Non-Agricultural Real Property Land: (100%)

Acres

Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other	2.00	
Roads		
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: 445 Sale Date: 02/22/2021 Rcrd Date: 02/23/2021 Record #: 71 of 95

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: 01-0123 Unif/Learning Comm: DOC-STAMP: 247.50

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR)

Address of Property: 16-4-12

Assr. Comments: addl locids: 002510501 - cnt: 1, jt: wd 002510500 002510501

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	9

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (330,000 + 0) = 0%
 Adj. Sale Price: \$330,000 Price/Acre: (330,000 + (0)) / (160.64) = \$ 2,054
 Majority Land Use: 57.23% GRASS

Form 521: Assessed Value/Date of Sale: 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.
	ID : 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	Acr. : 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

County: 91 Book: 2021 Page: 534 Sale Date: 03/04/2021 Rcrd Date: Record #: 72 of 95

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: 65-0011 Unif/Learning Comm: DOC-STAMP: 2,585.25

Usability: 1 Code #:

Assessor Location: RURAL (RUR)

Address of Property: 19-2-9

Sale No: 65-0011

Code #: Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 4375 2 9 19 0 00000 1 000 1375

Assr. Comments: wd 001109200; adj for pivot

Assr Adj. Amount: \$-65,000 NonAg % of SaleAmt: (0 + 0) / (1,149,000 + -65,000) = 0%
 Adj. Sale Price: \$1,084,000 Price/Acre: (1,149,000 + (-65,000)) / (226.80) = \$ 4,780
 Majority Land Use: 63.71% IRRGTD

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

Total Purchase Price: \$ 1,149,000	Land: \$ 740,640
Non-Real Property: \$ 0	Imprmt: \$ 0
Adj. Purchase Price: \$ 1,149,000	Total: \$ 740,640

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 111.10 1A : 20.80 2A1: 2.80 2A : 61.20 4A1: 13.90 4A : 34.70	ID1: 0.10 ID : 1.80 2D1: 8.90 2D : 2.90 4D1: 9.20 4D : 39.12	1G1: 19.88 2G1: 0.40				
Irrg: 144.50	Dry : 62.02	Grs: 20.28	Crp :	Timbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 740640/(1149000 - 0 - 0 + -65000) Ratio: 68.32

Dwelling	Value
0	
Outbldg	0
Impr. Total	0

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
	250,780
	250,780

Dwelling	Value
0	
Outbldg	0
Impr. Total	0

Non-Agricultural	
Real Property Land: (100%)	
Acres Value	
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.50
Roads	
Non-Agland	2.50
AgLand Tot.	226.80
TOT. LAND	229.30
	740,640
	740,640

County: 91 Book: 2021 Page: 810 Sale Date: 03/06/2021 Rcrd Date: 04/14/2021 Record #: 73 of 95

Seller: DELAY, ESTATE OF ROBERT WATSON, MAR
Legal Desc: 02-02-09 W1/2NW1/4 2-2-9

Buyer: MENKE, CHARLES & JANICE

Location ID: 001100700
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 2-2-9

Sale No: 65-0011
Code #: 05
Val_Grp: 6
Unif/Learning Comm: DOC-STAMP: 427.50

Asst. Comments : personal rep deed 001100700

Property Classification Code/Current Assessment Year:

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

Asst 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

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

Total Purchase Price: \$ 190,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 190,000

Land: \$ 150,820
Imprmnt: \$ 0
Total: \$ 150,820

Land: \$ 166,805
Imprmnt: \$ 0
Total: \$ 166,805

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 21.58 2D : 26.98 4D : 6.34	1G1: 13.06 1G : 8.59 2G1: 0.85				
Irrg:	Dry : 54.90	Gr: 22.50	Crp :	Tmbr:	Othr :	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 166805/(190000 - 0 - 0 + 0) Ratio: 87.79

County: 91 Book: 2021 Page: 650 Sale Date: 03/24/2021 Rcrd Date:

Record #: 74 of 95

Seller: SCHULTZ, KEVIN T & ANN R

Buyer: HYNNEK, MICHAEL L

Legal Desc: 13-02-09 SW1/4NE1/4 & SW1/2NW1/4 13-2-9

Location ID: 001105900
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 13-2-9

Sale No: 65-0011
Code #: 05
Val_Grp: 6
Unif/Learning Comm: DOC-STAMP: 1,710.00

Asst. Comments : adtl.locids: 001106200 - cont. 1. wd
001105900 001106200

Property Classification Code/Current Assessment Year:

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

Asst Adj. Amount: \$0
Adj. Sale Price: \$760,000

NonAg % of SaleAmt: (0 + 0) / (760,000 + 0) = 0%
Price/Acre : (760,000 + (0)) / (275.72) = \$ 2,756
Majority Land Use : 53.76% GRASS

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

Total Purchase Price: \$ 760,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 760,000

Land: \$ 473,010
Imprmnt: \$ 0
Total: \$ 473,010

Land: \$ 520,250
Imprmnt: \$ 0
Total: \$ 520,250

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 14.10 1D : 51.63 2D : 37.52 4D : 24.23	1G1: 67.78 1G : 36.95 2G1: 43.51				
Irrg:	Dry : 127.48	Gr: 148.24	Crp :	Tmbr:	Othr :	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 520250/(760000 - 0 - 0 + 0) Ratio: 68.45

County: 91 Book: 2021 Page: 927

Sale Date: 04/10/2021 Rcrd Date: 04/21/2021 Record #: 75 of 95

Seller: ARDMAR, LLC

Buyer: SHIPMAN, DENNIS D, TRUSTEE SHIPMAN,

Legal Desc: 32-01-09 N1/2SE1/4 32-1-9

School: 65-0011 Unif/Learning Comm: DOC-STAMP: 279.00

Location ID: 001013301

Sale No: Code #:

Assessor Location: RURAL (RUR)

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

Address of Property: 32-1-9

4497 1 9 32 4 00000 1 000 0830

Asst. Comments : wd 001013301

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	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
Imprmnt: \$ 0
Total: \$ 101,735

Assessed Value/Current Year:

Land: \$ 109,985
Imprmnt: \$ 0
Total: \$ 109,985

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 48.87 IG : 2.16 2G1: 27.13 3G1: 0.40				
Irrg:	Dry:	Grs: 78.56	Crp :	Tmbr:	Other:	
Home Site Farm Site Recreation WRP Non Ag Other Roads Non-Agricultural Real Property Land: (100%) Acres Value Non-Agland 1.00 0 AgLand Tot. 78.56 109,985 TOT. LAND 79.56 109,985 Ratio: 88.70						

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 109985/(124000 - 0 - 0 + 0)

County: 91 Book: 2021 Page: 879

Sale Date: 04/12/2021 Rcrd Date: 04/19/2021 Record #: 76 of 95

Seller: JJS FARMS, LLC

Buyer: SHIPMAN, DENNIS, TRUSTEE SHIPMAN, D

Legal Desc: 32-01-09 S1/2SW1/4 32-1-9

Location ID: 001013200

Sale No: Code #:

Usability: 1

School: 65-0011 Unif/Learning Comm: DOC-STAMP: 558.00

Assessor Location: RURAL (RUR)

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

Address of Property: 32-1-9

4487 1 9 32 3 00000 1 000 0820

Asst. Comments : addl.locids: 001013300 - cnt: 1. wd 001013200 001013300

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$248,000

NonAg % of SaleAmt : (0 + 0) / (248,000 + 0) = 0%
Price/Acre : (248,000 + (0)) / (155.00) = \$ 1,600
Majority Land Use : 100% GRASS

Form 521:

Total Purchase Price: \$ 248,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 248,000

Assessed Value/Date of Sale:

Land: \$ 200,720
Imprmnt: \$ 0
Total: \$ 200,720

Assessed Value/Current Year:

Land: \$ 217,000
Imprmnt: \$ 0
Total: \$ 217,000

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 89.60 IG : 9.00 2G1: 33.70 2G : 6.60 3G1: 16.10				
Irrg:	Dry:	Grs: 155.00	Crp :	Tmbr:	Other:	
Home Site Farm Site Recreation WRP Non Ag Other Roads Non-Agricultural Real Property Land: (100%) Acres Value Non-Agland 5.00 0 AgLand Tot. 155.00 217,000 TOT. LAND 160.00 217,000 Ratio: 87.50						

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 217000/(248000 - 0 - 0 + 0)

DO NOT
RMS

Should be used

County: 91 Book: 2021 Page: 904 Sale Date: 04/19/2021 Rcrd Date: 04/20/2021 Record #: 77 of 95

Seller: KOTTWITZ LAND HOLDINGS, LLC
Legal Desc: 03-04-10 NE1/4 3-4-10
Location ID: 001700900

Buyer: HIMMELBERG, CHARLES R

Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 3-4-10
Asst. Comments: wd 001700900

Sale No: 91-0074
Code #: 1
Val_Grp: 6

Unif/Learning Comm: DOC-STAMP: 1,206.00

Geo: 4133
Twn: 4
Rng: 10
Sect: 3
Qtr: 1
Subdiv: 00000
Area: 1
Blk: 000
Parcel: 6105

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$536,000

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:

Total Purchase Price: \$ 536,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 536,000

Assessed Value/Current Year:

Land: \$ 423,345
Imprmnt: \$ 0
Total: \$ 423,345

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 101.96 1D : 12.98 2D : 25.13 4D1 : 0.50 4D : 26.91					
Irrg:	Dry : 167.48	Grs:	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 423345/(536000 - 0 - 0 + 0) **Ratio: 78.98**

County: 91 Book: 2021 Page: 1335 Sale Date: 04/27/2021 Rcrd Date: 05/19/2021 Record #: 78 of 95

Seller: PARR, LARRY & MARCIA
Legal Desc: A TRACT IN THE NE1/4 2-2-11

Buyer: KENNY, MATTHEW L & CASEY R

Location ID: 001903901

Sale No: 91-0002

DOC-STAMP: 33.75

Usability: 1

Code #: 1

Parcel Number:

Assessor Location: RURAL (RUR)
Address of Property:

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

Asst. Comments: jwcd 001903901

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	0000	0000

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:

Total Purchase Price: \$ 15,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 15,000

Assessed Value/Current Year:

Land: \$ 9,965
Imprmnt: \$ 0
Total: \$ 9,965

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	4D : 0.79	1G1: 2.58 1G : 4.18				
Irrg:	Dry : 0.79	Grs: 6.76	Crp :	Tmbr:	Othr:	

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 Rcrd Date: 05/03/2021 Record #: 79 of 95

Seller: TRAUSCH, THOMAS &
Legal Desc: 04-03-10 SE1/4 4-3-10

Buyer: BONIFAS, KEVIN J & KIMBERLY D

Location ID: 001601201

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 733.50

Code #: 1

Parcel Number:

Assessor Location: RURAL (RUR)

Geo 0000 3 10 4 0 00000 1 000 0000

Address of Property:

Assr. Comments : survivorship wd 001601201

Property Classification Code/Current Assessment Year:

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

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:

Total Purchase Price: \$ 325,400
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 325,400

Assessed Value/Date of Sale:

Land: \$ 193,545
Imprmt: \$ 0
Total: \$ 193,545

Assessed Value/Current Year:

Land: \$ 198,150
Imprmt: \$ 0
Total: \$ 198,150

NonAg % of SaleAmt: (0 + 0) / (325,400 + 0) = 0%
Price/Acre : (325,400 + 0) / (149.46) = \$ 2,177
Majority Land Use : 93.37% GRASS

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 42.44 1G : 21.76 2G1: 75.35			Wst. : 9.91	
Irrg:	Dry :	Grs: 139.55	Crp :	Timbr:	Other: 9.91	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 198150/(325400 - 0 - 0 + 0) Ratio: 60.89

County: 91 Book: 2021 Page: 1123 Sale Date: 05/04/2021 Rcrd Date:

Record #: 80 of 95

Seller: PETSCH, DAVID & LOUISE

Buyer: GEBERS, DAVID & SHERRY GEBERS, STEV

Legal Desc: 02-01-09 PT OF THE NE1/4 LESS A 5.44 ACRE TRACT 2-1-9

Location ID: 001000301

School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,912.50

Usability: 1

Code #: 1

Parcel Number:

Assessor Location:

Geo 0000 1 9 2 0 00000 1 000 0000

Address of Property:

Assr. Comments : wd 001000301

Property Classification Code/Current Assessment Year:

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

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

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		1G1: 0.08 3G1: 0.10			Wst. : 14.43	
Irrg: 131.10	Dry : 5.85	Grs: 0.18	Crp :	Timbr:	Other: 14.43	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 597470/(850000 - 0 - 0 + 0) Ratio: 70.29

Value	
Dwelling	0
Outblgd	0
Impr. Total	0

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
	198,150

Value	
Dwelling	0
Outblgd	0
Impr. Total	0

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	1.65
Roads	
Non-Agland	1.65
AgLand Tot.	151.56
TOT. LAND	153.21
	597,470

County: 91 Book: 2021 Page: 1173

Sale Date: 05/06/2021 Rcrd Date: 05/07/2021 Record #: 81 of 95

Seller: SHANNON, CYNTHIA

Buyer: TRAMBLY, NELSON P & KELLY E

Legal Desc: 34-02-12 W1/2SW1/4 34-2-12

Location ID: 002313800

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 677.25

Usability: 1

Code #: Val_Grp: 6

Parcel Number: 4369 2 12 34 3 3 00000 1 000 2295

Assessor Location: RURAL (RUR)

Address of Property: 418 HWY 136

Asst. Comments: jwd 002313800

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: \$301,000

NonAg % of SaleAmt: (38,840 + 107,730) / (301,000 + 0) = 48.69%
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:

Total Purchase Price: \$ 301,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 301,000

Land: \$ 275,000
Imprmnt: \$ 107,730
Total: \$ 382,730

Land: \$ 255,240
Imprmnt: \$ 86,255
Total: \$ 341,495

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 12.49 1A : 33.77 2A1: 1.28 4A : 7.10	1D1: 4.88 1D : 1.77 2D1: 5.99 4D : 4.07	IG1: 3.18 1G : 0.10				
Irrg: 54.64	Dry: 16.71	Gr: 3.28	Crp:	Tmbr:	Other:	Misc:

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 236160/(301000 - 107730 - 23650 + 0) Ratio: 139.23

County: 91 Book: 2021 Page: 1316

Sale Date: 05/18/2021 Rcrd Date: 05/19/2021 Record #: 82 of 95

Seller: FUNKE, PATRICIA

Buyer: GREENHALGH, LANNY & KRISTIN

Legal Desc: 12-02-10 NW1/4 12-2-10

Location ID: 001555100

Sale No: 4373

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 675.00

Usability: 1

Code #: Val_Grp: 6

Assessor Location: RURAL (RUR)
Address of Property: 12-2-10
Asst. Comments: wd 001555100

Parcel Number: 4373 2 10 12 2 00000 1 000 4680

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: \$300,000

NonAg % of SaleAmt: (0 + 0) / (300,000 + 0) = 0%
Price/Acre: (300,000 + 0) / (156.00) = \$ 1,923
Majority Land Use: 78.71% DRX

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 300,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 300,000

Land: \$ 332,705
Imprmnt: \$ 0
Total: \$ 332,705

Land: \$ 359,510
Imprmnt: \$ 0
Total: \$ 359,510

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			IT : 5.36		
Irrg:	Dry: 122.78	Gr: 29.07	Crp:	Tmbr: 5.36	Other: 0.00	Misc:

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 359510/(300000 - 0 - 0 + 0) Ratio: 119.84

Non-Agricultural		Real Property Land: (100%)		Value	
Acres		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	Non-Agland	3.97	38,840	
AgLand Tot.	74.63	AgLand Tot.	74.63	236,160	
TOT. LAND	78.60	TOT. LAND	78.60	275,000	

Non-Agricultural		Real Property Land: (100%)		Value	
Acres		Acres		Value	
Home Site		4.00			
Farm Site					
Recreation					
WRP					
Non Ag Other		4.00			
Roads					
Non-Agland	4.00	Non-Agland	4.00	0	
AgLand Tot.	156.00	AgLand Tot.	156.00	359,510	
TOT. LAND	160.00	TOT. LAND	160.00	359,510	

County: 91 Book: 2021 Page: 1426 Sale Date: 06/01/2021 Rcrd Date: Record #: 83 of 95

Seller: WENTWORTH, WILLIAM GARTH & KATHERIN
Legal Desc: 22-02-12 NE1/4-22-2-12

Buyer: DELKA, MICHAEL D & MARY M

Location ID: 002303400
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property : 22-2-12

Sale No: 91-0002
Code #: 05
Val_Grp: 6

Unif/Learning Comm: DOC-STAMP: 528.75
Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4369 2 12 22 1 00000 1 000 2020

Asst. Comments : jwd 002303400

Property Classification Code/Current Assessment Year:

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

Total Purchase Price: \$ 235,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 235,000

Assessed Value/Current Year:

Land: \$ 205,200
Imprmt: \$ 0
Total: \$ 205,200

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 85.00 1G : 5.00 2G1: 43.00 4G : 19.00				
Irrg:	Dry:	Gr: 152.00	Crp :	Tmbr:	Othr:	

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 Rcrd Date: 06/09/2021 Record #: 84 of 95

Seller: KORT, ELNA -TRUSTEE
Legal Desc: SW1/4 & S1/2NW1/4 LESS A TRACT 23-4-10

Buyer: KORT, RYAN P

Location ID: 001714501

Sale No: 91-0074

Unif/Learning Comm: DOC-STAMP: 3,712.50

Usability: 1

Parcel Number:

Assessor Location: RURAL (RUR)
Address of Property :

Code #: 00

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

Asst. Comments : addl locatds: 001716700 - cnt: 1, tr
ustee's deed; sale between aunt & n
ephew 001714501 001716700

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	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 : 55.43% IRRGTD

Form 521:

Total Purchase Price: \$ 1,650,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 1,650,000

Assessed Value/Current Year:

Land: \$ 1,297,425
Imprmt: \$ 0
Total: \$ 1,297,425

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	1D1: 57.00 1D : 68.90 2D : 2.59 4D1: 0.07 4D : 0.03	1G1: 5.07 1G : 21.81 2G1: 11.38				
Irrg: 207.52	Dry: 128.59	Gr: 38.26	Crp :	Tmbr:	Othr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 1296345/(1650000 - 0 - 0 + 0) **Ratio:** 78.57

Value	
Dwelling	0
Outblg	0
Impr. Total	0

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

Acres	
Home Site	
Farm Site	
Recreation	
WRP	5.00
Non Ag Other	6.59
Roads	
Non-Agland	11.59
AgLand Tot.	374.37
TOT. LAND	385.96

Value	
Dwelling	0
Outblg	0
Impr. Total	0

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

Acres	
Home Site	
Farm Site	
Recreation	
WRP	5.00
Non Ag Other	6.59
Roads	
Non-Agland	11.59
AgLand Tot.	374.37
TOT. LAND	385.96

County: 91 Book: 2021 Page: 1579

Sale Date: 06/10/2021 Rcrd Date: 06/14/2021 Record #: 85 of 95

Seller: SHELTON, DONALD A & SHERIKA A
Legal Desc: 16-02-09 5.05 ACRE TRACT IN SW1/4 NW1/4 16-2-9

Buyer: SHELTON, LUKE P & BRENNIA H

Location ID: 001107700

Sale No: 1

School: 65-0011 Unif/Learning Comm: DOC-STAMP: 108.00

Usability: 04

Code #: 04

Parcel Number: 108.00

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo 4375 2 9 16 2 2 00000 1 000 6131
Area 1 000 6131

Address of Property: 1070 ROAD 2100

Assr. Comments: wd 001107700

Coded 4 on form SAIF

Assr Adj. Amount: \$0

NonAg % of SaleAmt: (25,000 + 14,910) / (48,000 + 0) = 83.15%

Adj. Sale Price: \$48,000

Price/Acre: (48,000 + 0) - 14,910 - 25,000 / (4.05) = \$ 1,998

Majority Land Use : 100% GRASS

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Land: \$ 17,455
Imprmnt: \$ 11,870
Total: \$ 29,325

Land: \$ 27,815
Imprmnt: \$ 14,910
Total: \$ 42,725

Value

Dwelling 14,310

Outldg 600

Impr. Total 14,910

Non-Agricultural
Real Property Land: (100%)

Acres Value

Home Site 1.00 15,000

Farm Site

Recreation

WRP

Non Ag Other 0.58

Roads

Non-Agland 1.58 25,000

AgLand Tot. 4.05 2,815

TOT. LAND 5.63 27,815

Ratio: 15.56

Irrigated Dry Grass CRP Timber Other Misc.

Irrg: Dry: Grs: 1.50 Crp: Tmbr: 2.55 Othr: 2815/(48000 - 14910 - 15000 + 0) Ratio: 15.56

DONT HAVE

County: 91 Book: 2021 Page: 1756

Sale Date: 06/21/2021 Rcrd Date: 06/23/2021 Record #: 86 of 95

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

Location ID: 002112600

Sale No: 1

School: 91-0074 Unif/Learning Comm: DOC-STAMP: 450.00

Usability: 1

Code #: 1

Parcel Number: 450.00

Assessor Location: RURAL (RUR)

Val_Grp: 6

Address of Property: 1153 /RD X

Geo 4131 4 11 23 1 00000 1 000 0565
Area 1 000 0565

Assr. Comments: wd, sale between cousins 002112600

liquid to impr. resto greener

Assr Adj. Amount: \$0

NonAg % of SaleAmt: (38,840 + 88,470) / (200,000 + 0) = 63.66%

Adj. Sale Price: \$200,000

Price/Acre: (200,000 + 0) - 88,470 - 38,840 / (1.04) = \$ 69,894

Majority Land Use : 100% GRASS

Assessed Value/Date of Sale:

Assessed Value/Current Year:

Land: \$ 25,000
Imprmnt: \$ 76,170
Total: \$ 101,170

Land: \$ 40,295
Imprmnt: \$ 88,470
Total: \$ 128,765

Value

Dwelling 57,865

Outldg 30,605

Impr. Total 88,470

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 0.38

Roads

Non-Agland 2.38 38,840

AgLand Tot. 1.04 1,455

TOT. LAND 3.42 40,295

Ratio: 1.66

Irrigated Dry Grass CRP Timber Other Misc.

Irrg: Dry: Grs: 1.04 Crp: Tmbr: Othr: 1455/(200000 - 88470 - 23650 + 0) Ratio: 1.66

County: 91 Book: 2021 Page: 1831 Sale Date: 07/02/2021 Rcrd Date: Record #: 87 of 95

Seller: WHITEFOOT, MICHAELA FLETCHER, SANDR
Legal Desc: 01-04-12 NW 1/4 SE 1/4 1-4-12 LESS 660' X 460'

Buyer: SCHNASE, DAVID J SCHNASE, SHAYLA M

Location ID: 002507700
Usability: 14
Assessor Location: RURAL (RUR)
Address of Property: 2449 RD 700
Asst. Comments: qed 002507700

School: 01-0123 Unif/Learning Comm: DOC-STAMP: 121.50
Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4129 4 12 1 4 00000 1 000 0000

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	8	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

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 53,435
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 53,435

Assessed Value/Current Year:

Land: \$ 67,900
Imprmnt: \$ 3,520
Total: \$ 71,420

Value
Dwelling 700
Outldg 2,820
Impr. Total 3,520

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	38,840
AgLand Tot.	30.94	29,060
TOT. LAND	32.94	67,900

Irrg: Dry: Grs: 18.70 Crp: Tmbr: 10.26 Other: 1.98 Misc. Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 29060/(53435 - 3520 - 23650 + 0) Ratio: 110.64

County: 91 Book: 2021 Page: 1996 Sale Date: 07/23/2021 Rcrd Date: Record #: 88 of 95

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 Unif/Learning Comm: DOC-STAMP: 27.00

Usability: 1
Assessor Location: RED CLOUD (RC)
Address of Property:
Asst. Comments: jwcd 000158500

Sale No:
Code #:
Val_Grp: 5

Parcel Number:
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4491 1 11 00 0 10070 1 004 0000

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

Assessed Value/Current Year:

Land: \$ 5,655
Imprmnt: \$ 0
Total: \$ 5,655

Value
Dwelling 0
Outldg 0
Impr. Total 0

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

Non-Agland	0.00	0
AgLand Tot.	2.06	5,655
TOT. LAND	2.06	5,655

Irrg: Dry: 2.06 Grs: Tmbr: Other: Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 5655/(12000 - 0 - 0 + 0) Ratio: 47.13

DONT HAVE

4 SALE FORM ON FORM CODED

DONT HAVE

we dont have in case

County: 91 Book: 2021 Page: 2013

Sale Date: 07/26/2021 Rcrd Date: 07/27/2021 Record #: 89 of 95

Seller: KNEHANS, JANICE
Legal Desc: 25-03-09 NW1/4 25-3-9
Location ID: 001210900
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property : 25-3-9
Asst. Comments : wd 001210900

Sale No: 65-0011
Code #: 65-0011
Val_Grp: 6

Buyer: THE SCULLY ESTATES LIMITED PARTNERS
School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,293.75
Parcel Number:
Geo 4241 3 9 9 25 2 00000 1 365 0000
Twn Rng Sect Qtr Subdiv Area Blk Parcel
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	9	9

Assr Adj. Amount: \$0
Adj. Sale 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

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 575,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 575,000

Assessed Value/Current Year:

Land: \$ 337,515
Imprmnt: \$ 0
Total: \$ 337,515

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1 : 19.00 ID : 19.00 2D : 67.00	1G1: 21.00 2G1: 30.00				
Irrg:	Dry : 105.00	Gr: 51.00	Crp :	Tmbr:	Other:	
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 337515/(575000 - 0 - 0 + 0) Ratio: 58.70						

DON'T
HAUS

County: 91 Book: 2021 Page: 2331

Sale Date: 07/26/2021 Rcrd Date: 08/31/2021 Record #: 90 of 95

Seller: ELLIOTT, BILL & KAREN %
Legal Desc: 26-02-11 TRACT IN NE1/4SE1/4 26-2-11
Location ID: 001910500
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property : 829 HWY 281
Asst. Comments : jtwd 001910500

Buyer: SMITH, TRACY G & LAURIL

Assr Adj. Amount: \$0
Adj. Sale Price: \$475,000

Sale No: 91-0002
Code #: 91-0002
Val_Grp: 6

Buyer: THE SCULLY ESTATES LIMITED PARTNERS
School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,068.75
Parcel Number:
Geo 4371 2 11 26 4 00000 1 000 8745
Twn Rng Sect Qtr Subdiv Area Blk Parcel
2 11 26 4 00000 1 000 8745

percentage of imp cr land

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
1	05	5	3	8	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: Assessed Value/Date of Sale:

Total Purchase Price: \$ 475,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 475,000

Assessed Value/Current Year:

Land: \$ 42,165
Imprmnt: \$ 325,235
Total: \$ 367,400

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 1.61 2G1: 8.18			Wst. : 7.05	
Irrg:	Dry :	Gr: 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						

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/07/2022

Run Date: 04/07/2022

County: 91 Book: 2021 Page: 2698 Sale Date: 08/30/2021 Rcrd Date: 10/05/2021 Record #: 91 of 95

Seller: SHOEMAKER, D CHARLES FRIEDEWALD, LY
Legal Desc: 12-04-12 A 300' X 900' TRACT IN SE COR SE1/4 12-4-12
Location ID: 002507100
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 686 RD Y
Asst. Comments: wd 002507100

Buyer: KARR, TREVOR & JENNIFER

Sale No: 01-0123 School: 01-0123 Unif/Learning Comm: DOC-STAMP: 67.50

Code #: Val_Grp: 6

Parcel Number: 4129
Geo 4129 Prop Type 05 Zoning 05 Location 3 City Size 6 Parcel Size 6
Rng 12 Sect 12 Qtr 4 Subdiv 00000 Area 1 Blk 000
Rng 12 Sect 12 Qtr 4 Subdiv 00000 Area 1 Blk 000

Property Classification Code/Current Assessment Year:

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

Assr Adj. Amount: \$0
Adj. Sale Price: \$30,000
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: Assessed Value/Date of Sale:

Total Purchase Price: \$ 30,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 30,000

Land: \$ 43,765
Imprmnt: \$ 67,345
Total: \$ 111,110

Assessed Value/Current Year:

Land: \$ 43,765
Imprmnt: \$ 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 0.68
Roads

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 0.84 IG : 2.68				
Irrg:	Dry :	Grs: 3.52	Crp :	Tmbr:	Othr :	
		Non-Agland 2.68				38,840
		AgLand Tot. 3.52				4,925
		TOT. LAND 6.20				43,765

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 Rcrd Date: 09/02/2021 Record #: 92 of 95

Seller: KUCERA, RICHARD & KATHLEEN
Legal Desc: 34-02-11 10 A IN SW1/4 34-2-11
Location ID: 001913100
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 1044 HWY 136
Asst. Comments: jwd 001913100

Buyer: DAVIS, AARON JOHN & KATHERINE NICOL

Sale No: 91-0002 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 596.25

Code #: Val_Grp: 6

Parcel Number: 4371
Geo 4371 Prop Type 05 Zoning 05 Location 3 City Size 7
Rng 11 Sect 34 Qtr 0 Subdiv 00000 Area 1 Blk 000
Rng 11 Sect 34 Qtr 0 Subdiv 00000 Area 1 Blk 000

Property Classification Code/Current Assessment Year:

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

Assr 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: Assessed Value/Date of Sale:

Total Purchase Price: \$ 265,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 265,000

Land: \$ 43,410
Imprmnt: \$ 133,815
Total: \$ 177,225

Assessed Value/Current Year:

Land: \$ 60,800
Imprmnt: \$ 161,315
Total: \$ 222,115

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D : 8.00					
Irrg:	Dry : 8.00	Grs:	Crp :	Tmbr:	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

DONT
MAVE

percentage of imprv to
land.

DONT
HAVE

percentage of imprv to
land.

County: 91 Book: 2021 Page: 2872 Sale Date: 09/21/2021 Rcrd Date: 10/22/2021 Record #: 93 of 95

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

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 900.00

Usability: 1

Sale No:

Assessor Location: RURAL (RUR)

Parcel Number:

Address of Property: 31-2-12

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assr. Comments : trustee's wd 002304300

Property Classification Code/Current Assessment Year:

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

Assr 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% IRRGTD

Form 521:

Total Purchase Price: \$ 400,000

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 400,000

Assessed Value/Current Year:

Land: \$ 382,570

Imprmt: \$ 0

Total: \$ 382,570

Dwelling	Value
Outblgd	0
Impr. Total	0

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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 29.28	ID : 6.10	IG1: 39.61				
1A : 28.99	2D : 2.88	2G1: 12.05				
4A1: 20.39	4D1 : 3.79					
4A : 3.31	4D : 0.12					
Irrg: 81.97	Dry : 12.89	Gr: 51.66	Crp :	Tmbr:	Othr :	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 382570/(400000 - 0 - 0 + 0) Ratio: 95.64

DON'T HAVE

County: 91 Book: 2021 Page: 2643 Sale Date: 09/28/2021 Rcrd Date: Record #: 94 of 95

Seller: HOBBS, BENJAMIN R

Buyer: FARRIS, JAMIE & MERIE

Legal Desc: 33-02-11 PT OF S1/2S1/2 33-2-11

Location ID: 001912601

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 164.25

Usability: 1

Assessor Location: RURAL (RUR)

Parcel Number:

Address of Property :

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assr. Comments : jwd 001912601

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	8	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:

Total Purchase Price: \$ 72,500

Non-Real Property: \$ 0

Adj. Purchase Price: \$ 72,500

Assessed Value/Current Year:

Land: \$ 46,050

Imprmt: \$ 37,180

Total: \$ 83,230

Dwelling	Value
Outblgd	37,180
Impr. Total	37,180

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

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D1 : 0.09	IG1: 18.30		4T1 : 0.89		
	4D : 4.68	2G1: 7.00		4T : 7.44		
Irrg:	Dry : 4.77	Gr: 25.30	Crp :	Tmbr: 8.33	Othr :	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 46050/(72500 - 37180 - 0 + 0) Ratio: 130.38

percentage of imp of land

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/07/2022

Run Date: 04/07/2022

County: 91 Book: 2021 Page: 3191

Sale Date: 09/28/2021 Rcrd Date: 12/01/2021 Record #: 95 of 95

Seller: HOFFMAN RANCHES INC
Legal Desc: 30-02-11 N1/2 30-2-11

Buyer: SIMPSON, TERRY L & REBECCA L

Location ID: 001903000

Sale No:

School: 91-0002

Unif/Learning Comm: DOC-STAMP: 1,512.00

Usability: 1

Code #:

Parcel Number:

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo 4371 Tw n 2 Rng 11 Sect 30 Qtr 0 Subdiv 00000 Area 1 Blk 000 Parcel 8815

Address of Property : 30-2-11

Asst. Comments : corp,jwcd 001903000

Property Classification Code/Current Assessment Year:

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

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:

Total Purchase Price: \$ 672,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 672,000

Assessed Value/Current Year:

Land: \$ 410,000
Imprmnt: \$ 0
Total: \$ 410,000

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 104.00 1G : 5.00 2G1: 93.00 2G : 43.00 4G1: 4.00 4G : 63.00				

Irrg:	Dry :	Gr: 312.00	Crp :	Timbr:	Othr :
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Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 410000/(672000 - 0 - 0 + 0) Ratio: 61.01

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

Home Site	8.00	0
Farm Site	312.00	410,000
Recreation		
WRP		
Non Ag Other	8.00	
Roads		
Non-Agland	8.00	0
AgLand Tot.	312.00	410,000
TOT. LAND	320.00	410,000

coded good 2020-697 2/1/2020 19073 OK percenda ps

2020-2292 11/30/2020 22047 (4) impr over land

2021-81 7/12/2021 10132 house in GR.