Washington County 2019 Average Acre Value Comparison

Hypothetical with 20% Increase

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Washington	1	7260	7224	6582	6378	6108	6012	4830	3750	**6599**
Burt	1	5565	5615	4992	4945	3896	4225	3740	2549	**4537**
Burt	2	6940	6905	n/a	6095	5602	5745	4615	3580	**6415**
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	**6241**
Douglas	1	6325	6150	6025	5673	5300	4794	4412	4200	**5633**

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Washington	1	7224	7188	6552	6312	6072	5976	4788	3678	**6456**
Burt	1	5411	5215	4474	4635	3905	3900	3540	2436	**4258**
Burt	2	6755	6720	6125	5905	5634	5590	4480	3440	**5989**
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4980	**5872**
Douglas	1	6013	5674	5387	4874	4637	4178	3937	3695	**4881**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Washington	1	2671	2460	2094	2022	1963	1920	1860	1722	**2132**
Burt	1	2599	2380	1971	1965	1895	1830	1765	1605	**1878**
Dodge	2	2740	2526	2155	2080	2015	1975	1910	1770	**2117**
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	**2292**
Douglas	1	1875	2111	1353	1856	1465	1747	1561	1124	**1564**

County	Mkt Area	CRP	TIMBER	WASTE
Washington	1	5551	n/a	481
Burt	1	2939	n/a	121
Burt	2	3108	n/a	150
Dodge	1	3210	n/a	167
Douglas	1	n/a	n/a	148

Source: 2019 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.