

DENVER AGRICULTURAL LAND VALUE

Enter per-acre value of untillable acres in yellow box to right: 2700
 Enter numerical region assignment in yellow box to right: 5

Property ID	Date of Sale	Vacant (0 or Improved (0		Adjusted Sale		Untillable			Net Tillable Acres	Value of Improvements	Value of Untillable Acres	Residual Value	Residual per tillable acre	Omit? Y or N
		1)	or 1)	Sale Price	Price	Total Acres	Acres	ROW acres						
07-005-20-002-05	9/20/2022	1	0	\$90,000.00	\$90,000.00	19.23	6	0.524	12.706	\$0.00	\$16,200.00	\$73,800.00	\$5,808.28	N
07-005-30-002-00	6/24/2021	0	1	\$650,000.00	\$650,000.00	200	113.22	10.04	76.74	\$5,894.00	\$305,694.00	\$338,412.00	\$4,409.85	N
07-007-10-001-01	11/21/2022	1	0	\$210,000.00	\$210,000.00	60	26.94	0.99	32.07	\$0.00	\$72,738.00	\$137,262.00	\$4,280.07	N
08-023-10-001-13	8/25/2021	1	0	\$116,000.00	\$116,000.00	47.69	15	0.34	32.35	\$0.00	\$40,500.00	\$75,500.00	\$2,333.85	N
15-014-10-007-01	9/20/2021	1	0	\$1,095,035.00	\$1,095,035.00	229.4	25.75	8.01	195.64	\$0.00	\$69,525.00	\$1,025,510.00	\$5,241.82	N
15-025-10-005-00	3/17/2023	1	0	\$445,000.00	\$445,000.00	80	0	1	79	\$0.00	\$0.00	\$445,000.00	\$5,632.91	N
16-014-40-005-00	1/11/2023	1	0	\$120,000.00	\$120,000.00	40	18.75	1.01	20.24	\$0.00	\$50,625.00	\$69,375.00	\$3,427.62	N
16-020-30-002-00	5/3/2022	1	0	\$292,000.00	\$292,000.00	73	0	2.818	70.182	\$0.00	\$0.00	\$292,000.00	\$4,160.61	N
16-024-40-003-00	12/28/2022	0	1	\$210,000.00	\$210,000.00	38.1	4	0.833	33.267	\$102,305.00	\$10,800.00	\$96,895.00	\$2,912.65	N
							209.66	25.565	552.195	787.42	\$566,082.00	\$2,553,754.00	\$4,624.73	

WOOD AND WASTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold	Adj. Sale/ur.	Apprais.	and Residual	Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	ollars/Ac		
16-011-10-001-00	10024 E HER	04/01/21	\$55,000	LC	19-MULTI PAR	\$55,000	\$20,000	36.36	\$0	\$55,000	\$0	0.0	0.0	20.00	20.00	#DIV/0!	\$2,750		
08-004-40-003-00		10/06/22	\$63,000	WD	03-ARM'S LEN	\$63,000	\$27,500	43.65	\$0	\$63,000	\$0	0.0	0.0	20.00	20.00	#DIV/0!	\$3,150		
08-031-10-004-00	5 W BATTLE	11/21/22	\$53,000	WD	03-ARM'S LEN	\$53,000	\$27,500	51.89	\$0	\$53,000	\$0	0.0	0.0	20.01	20.01	#DIV/0!	\$2,649		
08-031-20-007-00	N LITTLEFIELD	11/05/21	\$110,000	WD	19-MULTI PAR	\$110,000	\$43,800	39.82	\$0	\$110,000	\$0	0.0	0.0	22.20	7.40	#DIV/0!	\$4,955		
08-028-10-002-20	7936 N GILM	01/28/22	\$70,000	WD	03-ARM'S LEN	\$70,000	\$37,500	53.57	\$0	\$70,000	\$0	0.0	0.0	35.00	35.00	#DIV/0!	\$2,000		
06-035-30-001-01		04/28/22	\$150,060	WD	03-ARM'S LEN	\$150,060	\$36,600	24.39	\$0	\$150,060	\$0	0.0	0.0	36.60	36.60	#DIV/0!	\$4,100		
16-012-30-006-00	N CHIPPEWA	07/22/22	\$75,000	WD	03-ARM'S LEN	\$75,000	\$35,800	47.73	\$0	\$75,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$1,875		
06-027-20-004-01	1531 N WISE	07/12/21	\$72,000	LC	03-ARM'S LEN	\$72,000	\$36,000	50.00	\$0	\$72,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$1,800		
16-009-40-001-00	10301 N LOC	11/14/22	\$103,000	WD	19-MULTI PAR	\$103,000	\$50,200	48.74	\$0	\$103,000	\$0	0.0	0.0	53.59	49.79	#DIV/0!	\$1,922		
16-001-10-002-00	E NORTH CC	02/01/23	\$226,000	WD	03-ARM'S LEN	\$226,000	\$67,000	29.65	\$0	\$226,000	\$0	0.0	0.0	81.30	41.30	#DIV/0!	\$2,780		
Totals:			\$977,060			\$977,060	\$381,900		\$0	\$977,060	\$0	0.0		368.70	310.10				
								Sale. Ratio :	39.09				Average			Average			
								Std. Dev. =>	9.85				per FF=>	#DIV/0!	Average	per Net Acr	2,650.01	Average	per SqFt

DENVER AGRICULTURAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
09-004-30-002-02	5446 N LINCOLN	03/20/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$203,100	51.42	\$491,833	\$155,858	\$239,142	\$381,790	0.626		
10-017-20-005-00	8260 S LINCOLN	06/24/22	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$285,600	51.93	\$579,085	\$471,099	\$78,901	\$122,711	0.643		
09-004-30-003-01	E DENVER	03/06/23	\$365,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$365,000	\$199,100	54.55	\$459,843	\$183,765	\$181,235	\$274,553	0.660		
07-007-10-001-99	7500 S JOHNSON	01/25/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$159,900	43.81	\$364,852	\$131,491	\$233,509	\$265,183	0.881		
10-018-30-002-08	341 E PLEASANT VALLEY	04/12/21	\$307,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$339,000	\$141,300	41.68	\$351,528	\$67,020	\$271,980	\$277,538	0.980		
01-016-40-003-03	9170 W REMUS	08/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,200	37.06	\$241,024	\$95,746	\$169,254	\$165,089	1.025		
05-023-10-001-00	1731 W REMUS	10/03/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$194,400	33.81	\$492,151	\$356,825	\$218,175	\$153,780	1.419		
01-025-40-001-00	6146 W DEERFIELD	12/16/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$121,600	28.95	\$360,121	\$279,370	\$140,630	\$91,763	1.533		
Totals:			\$3,242,000			\$3,274,000	\$1,403,200		\$3,340,437		\$1,532,826	\$1,732,405			
								Sale. Ratio =>	42.86					E.C.F. =>	0.885
								Std. Dev. =>	9.28					Ave. E.C.F. =>	0.971

PRIOR YEAR:	0.880
USED:	0.810

DENVER RESIDENTIAL LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
06-030-20-003-00	6910 E BEAL CITY RD	08/09/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$56,600	41.93	\$130,740	\$12,260	\$8,000	0.0	0.0	0.41	0.41	#DIV/0!	\$29,902
06-019-40-014-03	N LEATON RD	03/23/23	\$61,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$61,000	\$35,300	57.87	\$79,838	\$2,862	\$21,700	0.0	0.0	1.87	1.37	#DIV/0!	\$1,530
06-033-40-002-01	8781 E BASELINE RD	10/05/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$33,600	39.53	\$72,632	\$15,122	\$13,600	0.0	0.0	2.28	2.00	#DIV/0!	\$6,632
06-011-20-001-01	10808 E DENVER RD	10/24/22	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$71,400	40.11	\$167,318	\$25,968	\$15,600	0.0	0.0	2.00	3.00	#DIV/0!	\$12,984
06-017-10-003-02	3684 N LEATON RD	01/13/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$101,900	44.30	\$218,478	\$26,282	\$15,868	0.0	0.0	3.00	3.67	#DIV/0!	\$8,761
06-017-20-004-05	3739 N SHEPHERD RD	09/16/22	\$238,500	WD	31-SPLIT IMPROVED	\$238,500	\$0	0.00	\$183,461	\$27,390	\$25,000	0.0	0.0	3.67	10.00	#DIV/0!	\$7,463
06-032-10-002-00	7290 E JORDAN	12/07/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$19,000	20.00	\$55,083	\$80,039	\$45,900	0.0	0.0	10.00	19.00	#DIV/0!	\$8,004
16-011-10-001-01	10024 E HERRICK	04/01/21	\$55,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$20,000	36.36	\$0	\$5,000	\$0	0.0	0.0	19.00	20.00	#DIV/0!	\$4,517
06-032-10-007-01	674 N LEATON RD	11/28/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$31,100	23.04	\$72,239	\$140,817	\$55,200	0.0	0.0	39.00	23.00	#DIV/0!	\$2,750
06-035-30-001-01	10265 E BASELINE	04/28/22	\$150,060	WD	03-ARM'S LENGTH	\$150,060	\$36,600	24.39	\$85,200	\$117,961	\$85,200	0.0	0.0	23.00	23.00	#DIV/0!	\$3,611
16-012-30-006-01	N CHIPPEWA	07/22/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,800	47.73	\$0	\$150,060	\$0	0.0	0.0	36.60	36.60	#DIV/0!	\$5,129
06-027-10-003-00	1548 N LOOMIS	02/11/22	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$106,400	33.51	\$239,223	\$72,000	\$92,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,100
06-027-20-004-01	1531 N WISE RD	07/15/21	\$72,000	LC	03-ARM'S LENGTH	\$72,000	\$36,000	50.00	\$92,000	\$317,277	\$92,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,800
16-009-40-001-01	10301 N LOOMIS	11/14/22	\$103,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$103,000	\$50,200	48.74	\$0	\$120,000	\$0	0.0	0.0	120.00	53.59	#DIV/0!	\$2,644
16-001-10-002-01	E NORTH COUNTY LINE	02/01/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$67,000	29.65	\$0	\$103,000	\$0	0.0	0.0	81.30	41.30	#DIV/0!	\$1,922
06-024-10-003-00		03/09/22	\$197,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$197,500	\$74,600	37.77	\$165,280	\$418,220	\$160,000	0.0	0.0	80.00	40.00	#DIV/0!	\$2,780
06-033-40-001-00		04/19/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$226,100	41.87	\$452,186	\$519,814	\$432,000	0.0	0.0	161.30	80.00	#DIV/0!	\$2,403
06-034-20-001-00		10/27/22	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$231,000	48.13	\$462,000	\$480,000	\$462,000	0.0	0.0	240.00	80.00	#DIV/0!	\$2,593
										\$999,814				480.00			\$2,166
																	\$2,000
																	\$2,083

1	10000	10,000
1.5	12000	8,000
2	16000	8,000
2.5	20000	8,000
3	21000	7,000
4	20000	5,000
5	24000	4,800
7	32200	4,600
10	39000	3,900
15	57000	3,800
20	72000	3,600
25	87500	3,500
30	90000	3,000
40	92000	2,300
50	105000	2,100
100	230000	2,300

DENVER RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-004-10-004-00	8022 E VERNON	10/07/22	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$93,200	38.51	\$215,564	\$8,000	\$234,000	\$244,193	0.958
06-011-20-001-01	10808 E DENVER RD	10/24/22	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$71,400	40.11	\$167,318	\$15,600	\$162,400	\$178,492	0.910
06-017-10-001-01	7410 E ROSEBUSH RD	06/10/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,100	35.89	\$107,543	\$13,600	\$81,400	\$110,521	0.737
06-017-10-003-02	3684 N LEATON RD	01/13/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$101,900	44.30	\$218,478	\$15,868	\$214,132	\$238,365	0.898
06-018-10-001-00	6354 E ROSEBUSH RD	08/06/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,000	37.69	\$140,614	\$8,000	\$122,000	\$156,016	0.782
06-019-40-001-01	2255 N LEATON RD	07/14/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$59,800	38.58	\$130,945	\$14,300	\$140,700	\$137,229	1.025
06-019-40-013-00	2077 N LEATON	03/23/23	\$61,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$61,000	\$35,300	57.87	\$79,838	\$21,700	\$39,300	\$68,398	0.575
06-019-40-014-01	2177 N LEATON RD	11/18/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$105,100	60.06	\$197,926	\$14,300	\$160,700	\$216,031	0.744
06-019-40-014-03	N LEATON RD	03/23/23	\$61,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$61,000	\$35,300	57.87	\$79,838	\$21,700	\$39,300	\$68,398	0.575
06-027-10-003-00	1548 N LOOMIS	02/11/22	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$106,400	33.51	\$239,223	\$92,000	\$225,500	\$173,204	1.302
06-029-10-002-02	7218 E BEAL CITY	01/07/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$141,000	48.64	\$361,534	\$15,852	\$274,048	\$406,685	0.674
06-029-10-005-01	1916 N LEATON RD	08/13/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,100	40.63	\$188,108	\$8,000	\$167,000	\$211,892	0.788
06-030-20-003-00	6910 E BEAL CITY RD	08/09/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$56,600	41.93	\$130,740	\$8,000	\$127,000	\$144,400	0.880
06-031-40-003-02	6893 E BASELINE RD	08/30/22	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$32,200	24.96	\$95,352	\$8,000	\$121,000	\$102,767	1.177
06-033-10-002-01	504 N SHEPHERD RD	04/23/21	\$92,000	MLC	03-ARM'S LENGTH	\$92,000	\$55,700	60.54	\$128,797	\$25,000	\$67,000	\$122,114	0.549
06-033-30-001-07	8057 E BASELINE RD	05/11/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$46,900	36.36	\$105,821	\$12,500	\$116,500	\$109,789	1.061
06-033-40-002-01	8781 E BASELINE RD	10/05/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$33,600	39.53	\$72,632	\$13,600	\$71,400	\$69,449	1.028
06-050-00-009-01	6358 E BEAL CITY RD	08/08/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$82,400	56.83	\$174,278	\$8,000	\$137,000	\$195,621	0.700
Totals:			\$2,824,400			\$2,824,400	\$1,211,000		\$2,834,549		\$2,500,380	\$2,953,564	
							Sale. Ratio =>	42.88				E.C.F. =>	0.847
							Std. Dev. =>	10.43				Ave. E.C.F. =>	0.853