

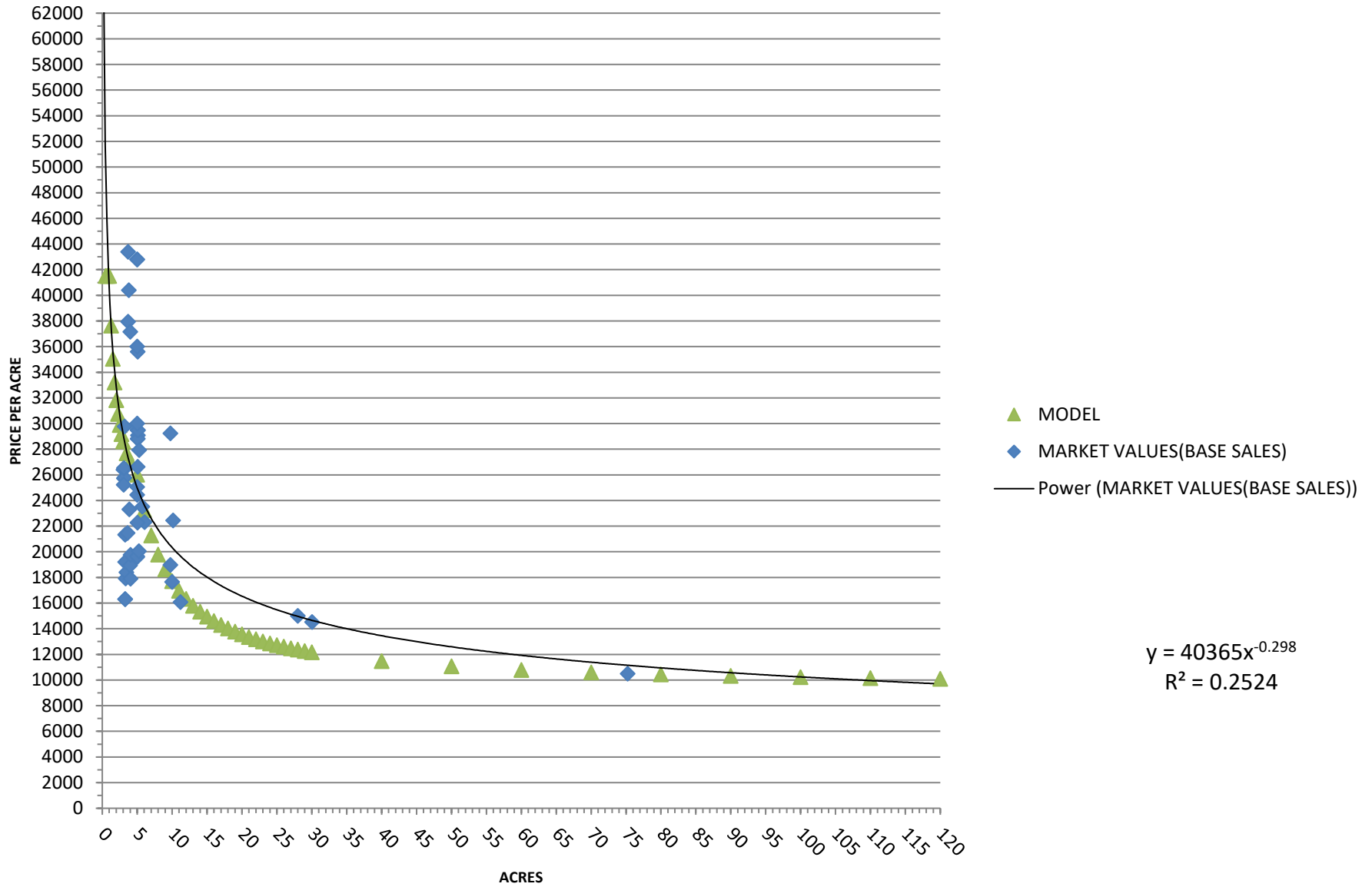
2019 RURAL LAND MODEL

	VALUE	\$ PER ACRE
0.5	20750	41500
0.75	31125	41500
1	41500	41500
1.25	47037.5	37630
1.5	52575	35050
1.75	58112.5	33207
2	63650	31825
2.25	69187.5	30750
2.5	74725	29890
2.75	80262.5	29186
3	85800	28600
3.5	96875	27679
4	107950	26988
5	130100	26020
6	139500	23250
7	148900	21271
8	158300	19788
9	167700	18633
10	177100	17710
11	186500	16955
12	195900	16325
13	205300	15792
14	214700	15336
15	224100	14940
16	233500	14594
17	242900	14288
18	252300	14017
19	261700	13774
20	271100	13555
21	280500	13357
22	289900	13177
23	299300	13013
24	308700	12863
25	318100	12724
26	327500	12596
27	336900	12478
28	346300	12368
29	355700	12266
30	365100	12170
40	459100	11478
50	553100	11062
60	647100	10785
70	741100	10587
80	835100	10439
90	929100	10323
100	1023100	10231
110	1117100	10155
120	1211100	10093
130	1305100	10039
150	1493100	9954
175	1728100	9875
200	1963100	9816
225	2198100	9769
250	2433100	9732
275	2668100	9702
300	2903100	9677

41500 .01 TO 1
 22150 1.01 TO 5
 9400 >5

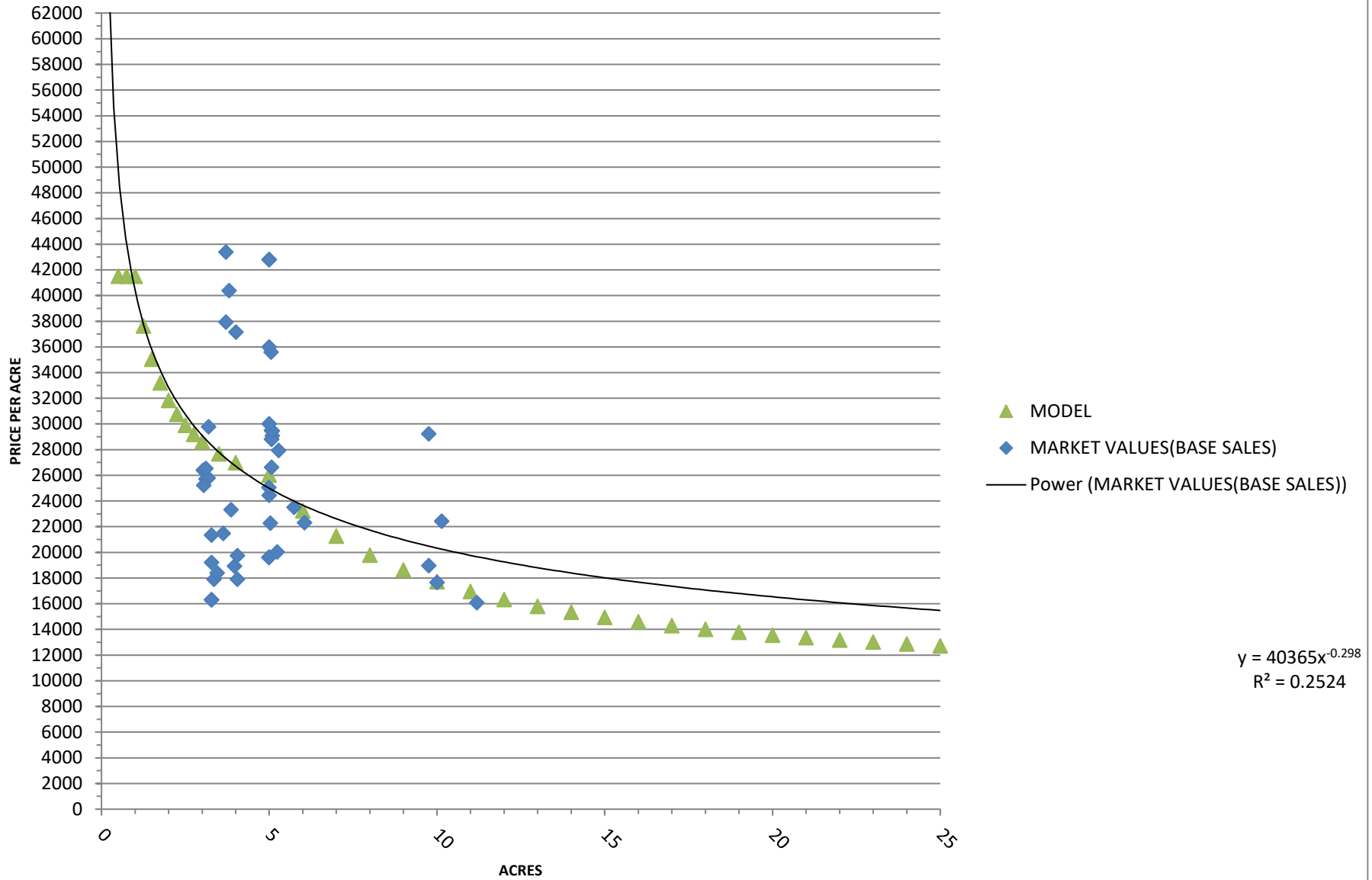
RURAL LAND MODEL
CHART (120 AC)(BASE SALES)

SCATTER GRAPH SHOWING RELATIONSHIP IN SELLING PRICE PER ACRE
TO VALUATION MODEL PRICE PER ACRE
ZERO TO 120 ACRES



RURAL LAND MODEL
CHART(25 ACRE)(BASE SALES)

SCATTER GRAPH SHOWING RELATIONSHIP IN SELLING PRICE PER ACRE
TO VALUATION MODEL PRICE PER ACRE
ZERO TO 25 ACRES



RURAL LAND MODEL
NEW MARKET VALUES (ALL SALES)

SALES AND STATISTICAL ANALYSIS FOR 2019 RURAL LAND MODEL WISALES DATED 10/01/2015 THRU 09/30/2018																											
PARCEL #	BOOK	PAGE	SALE DATE	SALE PRICE	TOTAL ACRES	SALE PRICE PER ACRE	NBHD	SID	PAVED COUNTY STREET	PAVED SUBDIV STREET	CITY/SID WATER	SPECIAL VALUE (GREENBELT)	MAP NUMBER	LEGAL	BASE MODEL CALC	BASE MODEL\$ PER AC	BASE RATIO	BASE DEV	BASE ABS	MKT ADJ	ADJUSTED MKT VALUE CALC	ADJ MODEL\$ PER AC	RATIO	DEV	ABS		
010378510	2018	20374	08/27/2018	\$436,015	30.03	\$14,519	FRM	N	N	N	N	Y	2975-18-4-00000-000-0003	IRREG NORTHEASTERLY 30.03 AC PT E1/2 SE1/4 18-13-11 (30.03	\$365,382	\$12,167	0.8390	-0.1622	0.1622	1.00	\$365,382	\$12,167	0.8390	-0.1654	0.1654	BASE MODEL	
010391657	2016	26715	09/23/2016	\$790,000	75.22	\$10,503	FRM	N	N	N	N	Y	2975-20-4-00000-000-0002	E1/2 SE1/4 20-13-11 (75.22 AC)	\$790,168	\$10,505	1.0002	0.0000	0.0000	1.00	\$790,168	\$10,505	1.0002	-0.0032	0.0032	41500 .01 TO 1	
011136464	2016	17514	07/20/2016	\$180,000	11.19	\$16,086	AACR	N	Y	N	N	N	Y	3253-10-4-00000-000-0004	TAX LOT 12 10-12-11 (11.19 AC)	\$188,286	\$16,826	1.0460	0.0458	0.0458	1.00	\$188,286	\$16,826	1.0460	0.0426	0.0426	22150 1.01 TO 5
011159383	2018	17028	07/23/2018	\$80,000	3.11	\$25,723	AACR	N	N	N	N	N	Y	3253-08-2-60432-000-0002	LOT 28 LOT SPLIT OF LOT 2 IN DEBBIE'S FIRST ADDITION (3.11	\$88,237	\$28,372	1.1030	0.1027	0.1027	1.00	\$88,237	\$28,372	1.1030	0.0996	0.0996	9400 >5
011254505	2018	17775	07/20/2018	\$285,000	9.75	\$29,231	FRM	N	N	N	N	N	Y	2975-25-1-00000-000-0019	TAX LOT 9B 25-13-11 (9.75 AC)	\$174,750	\$17,923	0.6132	-0.3871	0.3871	1.00	\$174,750	\$17,923	0.6132	-0.3902	0.3902	
011574018	2017	17730	07/25/2017	\$185,000	9.75	\$18,974	FRM	N	N	N	N	N	Y	2975-25-4-00000-000-0020	TAX LOT 11 25-13-11 (9.75 AC)	\$174,750	\$17,923	0.9446	-0.0556	0.0556	1.00	\$174,750	\$17,923	0.9446	-0.0588	0.0588	
011574327	2018	601	01/05/2018	\$227,500	10.14	\$22,436	FRM	N	Y	N	N	Y	3253-18-2-60870-000-0002	LOT 2 RIVERSIDE ESTATES (10.14 AC)	\$178,416	\$17,595	0.7842	-0.2160	0.2160	1.30	\$231,941	\$22,874	1.0195	0.0161	0.0161		
011581403	2017	6252	03/21/2017	\$180,000	5.057	\$35,594	AACR	N	N	N	N	N	Y	2973-06-1-61024-000-0001	LOT 1 MOORE'S 2ND ADDITION (5.061 AC)	\$130,636	\$25,833	0.7258	-0.2745	0.2745	1.35	\$176,358	\$34,874	0.9798	-0.0236	0.0236	
011583914	2016	31349	12/02/2016	\$420,000	28.01	\$14,995	FRMB	N	N	N	N	N	Y	2971-30-0-00000-000-0016	TAX LOT 16 30-13-13 (28.01 AC)	\$346,394	\$12,367	0.6247	-0.1755	0.1755	1.30	\$450,312	\$16,077	1.0722	0.0688	0.0688	
011589779	2017	15859	06/28/2017	\$135,000	5.07	\$26,627	FRM	N	N	N	N	N	Y	2973-24-1-61184-000-0002	LOT 2 CAINCREST (5.07 AC)	\$130,758	\$25,791	0.9686	-0.0316	0.0316	1.00	\$130,758	\$25,791	0.9686	-0.0348	0.0348	ADJUSTED MODEL STATS
011589783	2017	13439	06/09/2017	\$135,000	5.74	\$23,519	FRM	N	N	N	N	N	Y	2973-24-1-61184-000-0006	LOT 6 CAINCREST (5.74 AC)	\$137,056	\$23,877	1.0152	0.0150	0.0150	1.00	\$137,056	\$23,877	1.0152	0.0118	0.0118	MEDIAN 1.00
011589787	2017	12087	05/19/2017	\$135,000	6.05	\$22,314	FRM	N	N	N	N	N	Y	2973-24-1-61184-000-0010	LOT 10 CAINCREST (6.05 AC)	\$139,970	\$23,136	1.0368	0.0368	0.0368	1.00	\$139,970	\$23,136	1.0368	0.0334	0.0334	MEAN 1.03
011590215	2017	15105	06/28/2017	\$63,000	3.28	\$19,207	AACR	N	N	N	N	N	Y	3253-07-1-61191-000-0002	LOT 2 LITTLE PRAIRIE (3.28 AC)	\$92,002	\$28,049	1.4603	0.4601	0.4601	0.75	\$89,002	\$21,037	1.0953	0.0919	0.0919	
011590215	2016	11764	05/24/2016	\$53,500	3.28	\$16,311	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0002	LOT 2 LITTLE PRAIRIE (3.28 AC)	\$92,002	\$28,049	1.7197	0.7195	0.7195	0.75	\$89,002	\$21,037	1.2897	0.2863	0.2863	WGHT MEAN 1.00
011590215	2016	24977	09/30/2016	\$53,500	3.28	\$16,311	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0002	LOT 2 LITTLE PRAIRIE (3.28 AC)	\$92,002	\$28,049	1.7197	0.7195	0.7195	0.75	\$89,002	\$21,037	1.2897	0.2863	0.2863	PRD 1.03
011590216	2017	3212	02/08/2017	\$60,000	3.35	\$17,910	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0003	LOT 3 LITTLE PRAIRIE (3.35 AC)	\$93,553	\$27,926	1.5592	0.5590	0.5590	0.75	\$70,164	\$20,945	1.1694	0.1660	0.1660	COD 9.81
011590222	2016	8280	04/11/2016	\$70,000	3.28	\$21,341	AACR	N	N	N	N	N	Y	3253-07-1-61191-000-0009	LOT 9 LITTLE PRAIRIE (3.28 AC)	\$92,002	\$28,049	1.3143	0.3141	0.3141	0.85	\$78,202	\$23,842	1.1172	0.1138	0.1138	
011590306	2018	13993	06/20/2018	\$122,200	5.00	\$24,440	FRMG	N	N	N	N	N	Y	2955-22-1-61204-000-0003	LOT 3 SHERBROOKE (5 AC)	\$130,100	\$26,020	1.0646	0.0644	0.0644	1.00	\$130,100	\$26,020	1.0646	0.0612	0.0612	
011590307	2018	11282	09/07/2018	\$180,000	5.00	\$36,000	FRMG	N	N	N	N	N	Y	2955-22-1-61204-000-0004	LOT 4 SHERBROOKE (5 AC)	\$130,100	\$26,020	1.7228	-0.2774	0.2774	1.00	\$130,100	\$26,020	1.7228	-0.2806	0.2806	
011590725	2016	14085	06/03/2016	\$97,750	4.99	\$19,589	FRM	N	Y	N	N	Y	3253-18-1-61221-000-0002	LOT 2 PLATFORD HILLS (4.99 AC)	\$129,879	\$26,028	1.3287	0.3285	0.3285	1.00	\$129,879	\$26,028	1.3287	0.3253	0.3253	BASE MODEL STATS	
011590725	2018	10382	05/14/2018	\$125,000	4.99	\$25,050	FRM	N	Y	N	N	Y	3253-18-1-61221-000-0002	LOT 2 PLATFORD HILLS (4.99 AC)	\$129,879	\$26,028	1.0390	0.0388	0.0388	1.00	\$129,879	\$26,028	1.0390	0.0356	0.0356	MEDIAN 1.00	
11590732	2016	21920	08/24/2016	\$112,000	5.03	\$22,266	FRM	N	Y	N	N	Y	3253-18-1-61221-000-0009	LOT 9 PLATFORD HILLS (5.03 AC)	\$130,382	\$25,921	1.1641	0.1639	0.1639	1.30	\$169,497	\$33,697	1.5134	0.5100	0.5100	MEAN 1.02	
011591869	2016	6067	03/21/2016	\$80,000	3.03	\$26,403	FRM	N	Y	N	N	Y	2977-36-3-00000-000-0017	IRREG 3 03 AC IN NW COR OF SW1/4 PER DEED 2009-39895 36-3	\$86,465	\$28,536	1.0808	0.0806	0.0806	1.00	\$86,465	\$28,536	1.0808	0.0774	0.0774		
011593498	2017	7741	04/07/2017	\$161,000	3.71	\$43,396	BACR	N	Y	N	N	N	Y	2971-28-2-61405-000-0001	LOT 1 ROBB'S HILLTOP ACRES 2 (3.71 AC)	\$101,527	\$27,366	0.6306	-0.3696	0.3696	1.40	\$142,137	\$38,312	0.8828	-0.1206	0.1206	WGHT MEAN 0.93
011593498	2015	29341	11/30/2015	\$140,750	3.71	\$37,938	FRMB	N	Y	N	N	Y	2971-28-2-61405-000-0001	LOT 1 ROBB'S HILLTOP ACRES 2 (3.71 AC)	\$101,527	\$27,366	0.7213	-0.2789	0.2789	1.40	\$142,137	\$38,312	1.0089	0.0065	0.0065	PRD 1.10	
011593502	2015	26613	10/29/2015	\$149,000	4.01	\$37,157	FRMB	N	Y	N	N	Y	2971-28-2-61405-000-0005	LOT 5 ROBB'S HILLTOP ACRES 2 (4.01 AC)	\$108,172	\$26,975	0.7260	-0.2742	0.2742	1.40	\$151,440	\$37,766	1.0154	0.0130	0.0130	COD 23.74	
011593503	2016	27692	10/24/2016	\$153,500	3.80	\$40,395	FRMB	N	Y	N	N	Y	2971-28-2-61405-000-0006	LOT 6 ROBB'S HILLTOP ACRES 2 (3.80 AC)	\$103,520	\$27,242	0.6744	-0.3256	0.3256	1.40	\$144,928	\$38,139	0.9442	-0.0592	0.0592		
011594673	2018	5360	03/14/2018	\$140,000	3.30	\$42,424	FRM	N	N	Y	N	N	Y	2977-03-4-61425-000-0007	LOT 7 GRAND VISTA ESTATES REPLAT 1 (3.30 AC)	\$92,445	\$28,014	0.6803	-0.3399	0.3399	1.50	\$138,668	\$42,020	0.9305	-0.0129	0.0129	
011595055	2016	8125	04/12/2016	\$63,500	3.45	\$18,406	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0001	LOT 12 LITTLE PRAIRIE (3.45 AC)	\$95,768	\$27,759	1.5001	0.5079	0.5079	1.00	\$71,826	\$20,819	1.1101	0.1277	0.1277	
011595056	2016	31401	12/01/2016	\$75,000	3.96	\$18,939	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0002	LOT 13 LITTLE PRAIRIE (3.96 AC)	\$107,064	\$27,036	1.4275	0.4273	0.4273	0.75	\$80,298	\$20,277	1.0706	0.0672	0.0672	
011595058	2017	1549	01/18/2017	\$82,000	3.18	\$25,786	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0004	LOT 15 LITTLE PRAIRIE (3.18 AC)	\$89,787	\$28,235	1.0950	0.0948	0.0948	0.85	\$76,319	\$24,000	0.9307	-0.0727	0.0727	
011595059	2016	14289	06/17/2016	\$82,500	3.11	\$26,527	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0005	LOT 16 LITTLE PRAIRIE (3.12 AC)	\$88,237	\$28,372	1.0695	0.0693	0.0693	0.85	\$75,001	\$24,116	0.9091	-0.0943	0.0943	
011595061	2017	16742	07/17/2017	\$80,000	4.05	\$19,753	AACR	N	N	N	N	N	Y	3253-07-1-61191-000-0007	LOT 18 LITTLE PRAIRIE (4.05 AC)	\$109,058	\$26,928	1.3632	0.3630	0.3630	1.00	\$81,793	\$20,196	1.0224	0.0190	0.0190	
011595061	2016	5781	03/18/2016	\$72,500	4.05	\$17,901	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0007	LOT 18 LITTLE PRAIRIE (4.05 AC)	\$109,058	\$26,928	1.5042	0.5040	0.5040	0.75	\$81,793	\$20,196	1.1282	0.1248	0.1248	
011595064	2017	9646	05/01/2017	\$95,000	3.19	\$29,781	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0010	LOT 21 LITTLE PRAIRIE (3.18 AC)	\$90,009	\$28,216	0.9475	-0.0528	0.0528	0.85	\$76,507	\$23,983	0.8053	-0.1981	0.1981	
011595065	2018	2420	01/31/2018	\$90,000	3.86	\$23,316	FRM	N	N	N	N	N	Y	3253-07-1-61191-000-0011	LOT 22 LITTLE PRAIRIE (3.87 AC)	\$104,849	\$27,163	1.1650	0.1648	0.1648	0.85	\$89,122	\$23,089	0.9902	-0.0132	0.0132	
011595066	2016	10600	05/04/2016	\$76,950	3.05	\$																					