

2025 VERONA RURAL RES (Sections 1-17, 22-27, 31-36) ACREAGE LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
27-004-006-30	1831 E RICHARDS	09/02/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000
27-014-010-30	719 WERNER	12/11/23	\$525,501	WD	19-MULTI PARCEL ARM'S	\$525,501
27-022-006-00	2124 MURRAY ROA	03/22/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000
27-016-005-00	LEARMAN	10/02/23	\$211,575	WD	03-ARM'S LENGTH	\$211,575
27-022-018-10	54 PANGBORN RO.	11/01/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000
Totals:			\$1,264,076			\$1,264,076

Due to the lack of density of relevant vacant land sales, improved residential sales were used; the Extraction Method of Land Valuation was used. The mean sale price is \$9,222/acre; the median sale price is \$20,425/acre; 2025 Rural Res applied at \$9,500/acre, which is rounded up from \$9,222/acre. As parcel sizes increase, there is a diminishing value per acre. 2025 RES Acreage Rural (Sections 1-17, 22-27 & 31-36) was applied at the

RATE:	\$/Acre	Last Year RATE:
1ac = \$9,500	\$9,500	\$8,401
1.5ac = \$14,100	\$9,400	\$12,601
2ac = \$18,600	\$9,300	\$16,354
2.5ac = \$23,000	\$9,200	\$19,550
3ac = \$27,300	\$9,100	\$22,620
4ac = \$36,000	\$9,000	\$28,473
5ac = \$44,500	\$8,900	\$34,037
7ac = \$61,600	\$8,800	\$44,549
10ac = \$87,000	\$8,700	\$59,259
15ac = \$127,500	\$8,500	\$81,962
20ac = \$166,000	\$8,300	\$93,460
25ac = \$202,500	\$8,100	\$104,958
30ac = \$234,000	\$7,800	\$118,030
40ac = \$300,000	\$7,500	\$126,160
50ac = \$350,000	\$7,000	\$157,700
100ac = \$600,000	\$6,000	\$315,400

OUTLIERS/NOT USED:

27-022-006-00	2124 MURRAY ROA	07/21/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000
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27-023-002-05	WERNER	12/11/23	\$525,501	WD	20-MULTI PARCEL SALE I	\$525,501
27-018-050-25	770 WHITELAM ST	10/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
27-001-010-00	3175 RICHARDSON	06/19/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
\$27,200	64.76	\$55,180	\$20,579	\$33,759	0.0	0.0	4.95
\$176,700	33.63	\$456,457	\$103,760	\$34,716	0.0	0.0	5.08
\$16,400	14.91	\$42,656	\$75,745	\$8,401	0.0	0.0	1.00
\$63,100	29.82	\$126,160	\$211,575	\$126,160	0.0	0.0	40.00
\$142,200	37.92	\$310,000	\$89,446	\$24,446	0.0	0.0	3.31
\$425,600		\$990,453	\$501,105	\$227,482	0.0		54.34
Sale. Ratio =>	33.67			Average			Average
Std. Dev. =>	18.16			per FF=>	#DIV/0!		per Net Acre=>

was applied for Rural RES Acreage.

from mean sale price and rounded down from median sale price.

following rates:

\$18,400	92.00	\$39,857	(\$11,595)	\$8,262	0.0	0.0	1.00
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2025 VERONA RURAL RES (Sections 1-17, 22-27, 31-36) ACREAGE LAND STUDY

\$22,400	4.26	\$34,716	\$525,501	\$34,716	0.0	0.0	5.08
\$40,700	67.83	\$86,122	\$11,786	\$37,908	96.1	220.8	4.30
\$53,400	24.27	\$112,018	\$118,399	\$10,417	0.0	0.0	1.24

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Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
4.95	#DIV/0!	\$4,157	\$0.10	0.00	NRUR	1826/798	
5.08	#DIV/0!	\$20,425	\$0.47	0.00	800	1834/709	27-023-002-05
1.00	#DIV/0!	\$75,745	\$1.74	0.00	ERUR	1841/591	
40.00	#DIV/0!	\$5,289	\$0.12	0.00	NRUR	1828/773	
3.31	#DIV/0!	\$27,023	\$0.62	0.00	ERUR	1801/098	
54.34							
9,221.66		Average					
		per SqFt=>	\$0.21				

1.00	#DIV/0!	(\$11,595)	(\$0.27)	0.00	ERUR	1791/218
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7.05	#DIV/0!	\$103,445	\$2.37	0.00	800 1834/709	27-014-010-30
0.73	\$123	\$2,742	\$0.06	130.00	18 1797/769	
1.24	#DIV/0!	\$95,483	\$2.19	0.00	NRUR 1819/773	