FAIRGROVE AGRIC LAND FOR 2026

													EQUIVALENT #1 ACRES MULTIPLIERS											
													0.95		0.90		0.85		0.80		0.75			
Parcel Number	Sale Date	Liber/Page	Sales Price	Value of buildings, land improvements, other	Adjusted Sales Price	Gross Acres	Wooded Acres	Right of Ways, Drains	Net Acres	Price Per Acre	#1	#2	Equivalent #1 Acres	#3	Equivalent #1 Acres	#4	Equivalent #1 Acres	#5	Equivalent #1 Acres	#6	Equivalent #1 Acres	TOTAL EQUIVALENT #1 ACRES	Price Per Acre for #1	Acres Check
009-011-000-1300-01	3/19/24	1549/210	$ 195,000	$ -	$ 195,000	38.91	0.00	5.73	33.18	$ 5,877.03	0.00	14.85	14.11	4.64	4.18	0.00	0.00	0.00	0.00	13.69	10.27	28.55	6,830	38.91
009-029-000-1300-02	9/6/23	1538/489	$ 80,000	$ -	$ 80,000	15.91	0.00	1.07	14.84	$ 5,390.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.84	11.13	11.13	7,188	15.91
006-027-000-0400-01	11/8/23	1542/239	$ 560,000	$ -	$ 560,000	78.59	0.00	2.87	75.72	$ 7,395.67	75.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.72	7,396	78.59
009-031-000-0300-00	11/25/24	1563/1492	$ 515,000	$ -	$ 436,229	79.83	16.36	2.49	60.98	$ 7,153.64	9.02	30.98	29.43	1.12	1.01	0.00	0.00	0.00	0.00	19.86	14.90	54.35	8,026	79.83
014-009-000-0500-09	9/15/23	1538/980	$ 275,000	$ -	$ 275,000	40.01	0.00	2.43	37.58	$ 7,317.72	8.22	14.90	14.16	0.00	0.00	0.00	0.00	0.00	0.00	14.46	10.85	33.22	8,278	40.01
004-013-000-0500-03	5/2/24	1551/374	$ 350,000	$ -	$ 350,000	39.51	0.00	1.37	38.14	$ 9,176.72	38.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.14	9,177	39.51
010-026-000-0800-00	10/8/24	1560/1424	$ 350,000	$ -	$ 343,607	38.65	1.00	0.80	36.85	$ 9,324.48	36.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.85	9,324	38.65
010-032-000-0500-00	9/6/23	1540/1141	$ 807,500	$ -	$ 807,500	97.21	0.00	8.18	89.03	$ 9,069.98	54.18	30.95	29.40	0.00	0.00	0.00	0.00	0.00	0.00	3.90	2.93	86.51	9,334	97.21
002-017-000-0300-02	8/28/24	1557/1332	$ 350,000	$ -	$ 350,000	38.24	0.00	1.80	36.44	$ 9,604.83	36.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.44	9,604.83	38.24
001-123-000-0600-00	3/11/25	1569/1198	$ 308,000	$ -	$ 308,000	40.00	0.00	2.82	37.18	$ 8,284.02	15.04	0.00	0.00	0.00	0.00	0.00	0.00	6.80	5.44	15.34	11.51	31.99	9,630	40.00
014-004-000-0800-03	1/27/25	1567/335	$ 435,000	$ -	$ 435,000	51.53	0.00	2.25	49.28	$ 8,827.11	25.60	5.64	5.36	0.00	0.00	0.00	0.00	0.00	0.00	18.04	13.53	44.49	9,778	51.53
014-004-000-0400-00	1/24/25	1566/1473	$ 650,000	$ -	$ 576,652	84.22	15.10	10.88	58.24	$ 9,901.30	55.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.77	2.08	57.55	10,020	84.22
001-008-000-0300-01	3/3/25	1569/36	$ 586,710	$ -	$ 586,710	66.69	0.00	0.53	66.16	$ 8,868.05	27.12	0.96	0.91	0.00	0.00	0.00	0.00	34.75	27.80	3.33	2.50	58.33	10,059	66.69
001-126-000-0300-00*	3/11/25	1569/1196	$ 950,000	$ -	$ 950,000	98.34	0.00	2.71	95.63	$ 9,934.12	53.75	0.00	0.00	0.00	0.00	0.00	0.00	34.22	27.38	7.66	5.75	86.87	10,936	98.34
004-008-000-0100-00*	11/27/23	1543/500	$ 745,700	$ -	$ 726,816	77.08	3.34	2.10	71.64	$ 10,145.39	40.85	0.00	0.00	0.00	0.00	20.50	17.43	0.00	0.00	10.29	7.72	65.99	11,014	77.08
006-017-000-0100-01	9/24/24	1558/651	$ 775,000	$ 24,668	$ 750,332	89.03	0.00	16.16	72.87	$ 10,296.86	42.15	0.00	0.00	0.00	0.00	24.32	20.67	0.00	0.00	6.40	4.80	67.62	11,096	89.03
004-030-000-1200-01	9/13/23	1538/549	$ 439,318	$ -	$ 409,613	49.93	5.53	2.22	42.18	$ 9,711.07	0.71	6.91	6.56	0.00	0.00	31.11	26.44	0.00	0.00	3.45	2.59	36.31	11,282	49.93
042-018-000-1100-01*	2/10/25	1568/1092	$ 670,000	$ -	$ 670,000	62.07	0.00	0.05	62.02	$ 10,802.97	33.91	0.00	0.00	0.00	0.00	20.94	17.80	0.00	0.00	7.17	5.38	57.09	11,737	62.07
001-135-000-1700-00	10/25/23	1541/431	$ 180,000	$ -	$ 180,000	14.98	0.00	0.38	14.60	$ 12,328.77	14.37	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.18	0.00	0.00	14.55	12,368	14.98
012-025-000-1000-00	9/19/24	1559/845	$ 768,000	$ -	$ 768,000	62.27	0.00	1.84	60.43	$ 12,708.92	51.13	0.00	0.00	0.00	0.00	9.30	7.91	0.00	0.00	0.00	0.00	59.04	13,009	62.27
010-007-000-1100-01	10/19/23	1541/69	$ 1,600,000	$ 2,820	$ 1,597,180	119.94	0.00	3.38	116.56	$ 13,702.64	106.86	5.05	4.80	0.00	0.00	0.70	0.60	0.00	0.00	3.95	2.96	115.22	13,863	119.94
TOTALS					$ 11,355,639				1169.55												108.86	1095.94	10,362	

		calculated VALUES	rounded
1	1.00	10,362	10,400
2	0.95	9,844	9,900
3	0.90	9,326	9,400
4	0.85	8,808	8,900
5	0.80	8,290	8,300
6	0.75	7,772	7,800
7	0.70	7,253	7,300
8	0.65	6,735	6,800
9	0.60	6,217	6,300
10	0.55	5,699	5,700
11	0.50	5,181	5,200
12	0.50	5,181	5,200
13	0.50	5,181	5,200
WOODS	0.50	5,181	5,200