

Greenwood 1-1.5 acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Adj. Sale P.	Residual	Net Acres	Total Acres	Dollars/Acre
2410-33-3303	2141 E 14 RD	03/02/23	\$75,000	QC	\$75,000	\$29,293	1.00	1.00	\$29,293
2410-35-4103	6481 N 35 RD	03/03/23	\$85,000	WD	\$85,000	\$24,610	1.00	1.00	\$24,610
2410-33-3305		02/11/22	\$9,000	QC	\$9,000	\$9,000	2.00	2.00	\$4,500
2410-05-1301-E 2 1/2 RD		07/29/22	\$8,500	QC	\$8,500	\$8,500	2.52	2.52	\$3,374
Totals:			\$177,500		\$177,500	\$71,403	6.52	6.52	

Average per Net **10,953**
USE

Greenwood 2 to 3.99 acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
241036-2104		03/24/23	\$11,000	WD	\$11,000	\$11,000	5.00	\$2,200
2410-05-1301-ONE 2 1/2 RD		07/25/22	\$8,500	OC	\$8,500	\$8,500	2.52	\$3,374
2410-36-3103	5394 E 12 1/2 RD	07/15/22	\$20,000	WD	\$20,000	\$18,582	5.00	\$3,716
2410-24-3404		09/24/21	\$17,000	WD	\$17,000	\$17,000	4.50	\$3,778
2410-33-3305		02/11/22	\$9,000	OC	\$9,000	\$9,000	2.00	\$4,500
2410-24-3106	8401 BUTTERMILK LN	09/22/21	\$35,000	LC	\$35,000	\$35,000	6.39	\$5,477
2410-35-1304		08/03/22	\$45,000	WD	\$45,000	\$45,000	6.84	\$6,579
2410-36-2204		05/28/21	\$51,000	WD	\$51,000	\$46,221	6.07	\$7,615
		Totals:	\$177,000		\$177,000	\$170,803	30.80	37,239.45
							Average per Net Acre=>	5,546

Greenwood 4-4.99 acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
2410-36-2104		03/24/23	\$11,000	WD	\$11,000	\$11,000	5.00	\$2,200
2410-05-1301-01 E 2 1/2 RD		07/25/22	\$8,500	QC	\$8,500	\$8,500	2.52	\$3,374
2410-36-3103	5394 E 12 1/2 RD	07/15/22	\$20,000	WD	\$20,000	\$18,582	5.00	\$3,716
2410-24-3404		09/24/21	\$17,000	WD	\$17,000	\$17,000	4.50	\$3,778
2410-33-3305		02/11/22	\$9,000	QC	\$9,000	\$9,000	2.00	\$4,500
2410-24-3106	8401 BUTTERMILK LN	09/22/21	\$35,000	LC	\$35,000	\$35,000	6.39	\$5,477
2410-35-1304		08/03/22	\$45,000	WD	\$45,000	\$45,000	6.84	\$6,579
Totals:			\$126,000		\$126,000	\$124,582	24.73	29,624.79
							Average	
							per Net Acre>>	5,030

USE

Greenwood 5 to 7 acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
2410-36-2104		09/24/23	\$11,000	WD	\$11,000	\$11,000	5.00	\$2,200
2410-36-3103	5394 E 12 1/2 RD	07/15/22	\$20,000	WD	\$20,000	\$18,582	5.00	\$3,716
2410-24-3404		09/24/21	\$17,000	WD	\$17,000	\$17,000	4.50	\$3,778
2410-24-3106	8401 BUTTERMILK LN	09/22/21	\$35,000	LC	\$35,000	\$35,000	6.39	\$5,477
2410-35-1304		08/03/22	\$45,000	WD	\$45,000	\$45,000	6.84	\$6,579
2410-36-2204		05/28/21	\$51,000	WD	\$51,000	\$46,221	6.07	\$7,615
Totals:			\$168,000		\$168,000	\$161,803	28.80	29,365.10

Average
per Net Acre=> \$ 5,112.00

USE

Greenwood 10-14.99 acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Asd. when Sold	Land Residual	Net Acres	Total Acres	Dollars/Acre
2410-25-2303	7702 N 35 RD	05/07/21	\$110,000	WD	\$110,000	\$52,500	\$30,558	10.00	10.00	\$3,056
2410-33-1203		10/29/21	\$78,500	WD	\$78,500	\$12,000	\$78,500	10.00	10.00	\$7,850
2410-36-3104		06/15/22	\$30,000	WD	\$30,000	\$11,900	\$30,000	10.00	10.00	\$3,000
Totals:			\$218,500		\$218,500	\$76,400	\$139,058	30.00	30.00	
Average:										
USE per Net Ac 4,635										

Greenwood 15-24.99 acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Land Residual	Net Acres	Total Acres	Dollars/Acre
2410-25-2303	7702 N 35 RD	05/07/21	\$110,000	WD	\$110,000	\$52,500	\$30,558	10.00	10.00	\$3,056
2410-14-4307	9051 N 35 RD	09/15/21	\$13,000	WD	\$13,000	\$12,000	\$13,000	9.58	9.58	\$1,357
2410-36-3207	5220 E 12 1/2 RD	07/30/21	\$103,125	WD	\$103,125	\$55,300	\$17,464	12.50	12.50	\$1,397
2410-33-3203		10/29/21	\$78,500	WD	\$78,500	\$12,000	\$78,500	10.00	10.00	\$7,850
2410-36-3104		06/15/22	\$30,000	WD	\$30,000	\$11,900	\$30,000	10.00	10.00	\$3,000
Totals:			\$334,625		\$334,625	\$143,700	\$169,522	52.08	52.08	Average
										per Net A 3,255

USE \$3,200

Greenwood 25-50 acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2410-31-2903		08/09/21	\$146,000	WD	\$146,000	\$130,233	32.25	32.25	\$4,038
2410-28-1301	2137 E 12 RD	08/11/21	\$145,000	WD	\$145,000	\$98,613	39.00	39.00	\$2,529
2410-23-4101-01	4721 E 10 RD	01/03/23	\$110,000	WD	\$110,000	\$110,000	39.73	39.73	\$2,769
2410-36-4101	6301 N 37 RD	03/01/23	\$180,000	WD	\$180,000	\$72,223	40.00	40.00	\$1,806
Totals:			\$581,000		\$581,000	\$411,069	150.98	150.98	

Average per Net Acre=> **2,722.67** Average per SqFt=>

Use \$2722

Greenwood 51+ acre rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when sold	Land Residual	Net Acres	Total Acres	Dollars/Acre
2310-20-3201	1161 E 22 RD	11/12/21	\$175,000	WD	\$175,000	\$70,200	\$175,000	76.59	76.59	\$2,285
2209-14-4201		01/09/23	\$160,000	WD	\$160,000	\$63,200	\$160,000	80.00	80.00	\$2,000
2411-12-1102		03/28/23	\$250,000	WD	\$250,000	\$68,000	\$250,000	79.00	80.00	\$3,165
Totals:			\$585,000		\$585,000	\$201,400	\$585,000	235.59	236.59	

Average
per Net Acre: **2,483.13**

Use \$2480 Per Acre

Greenwood Small front foot rates 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front
2410-24-3401		06/13/22	\$23,500	WD	\$23,500	\$23,500	164.0	265.0	\$143	164.00
2410-26-2302	7510 N 33 RD	01/19/22	\$333,720	WD	\$333,720	\$154,943	495.0	0.0	\$313	495.00
2410-30-3301-01		02/28/23	\$51,250	WD	\$51,250	\$51,250	200.0	0.0	\$256	200.00
2410-35-1403	6501 N 35 RD	08/27/22	\$77,000	WD	\$77,000	\$29,214	132.0	330.0	\$221	132.00
Totals:			\$485,470		\$485,470	\$258,907	991.0		\$934	

\$261

Use \$233

Greenwood River front foot rate 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front
2410-RETR-13	3761 RIVERVIEW R	07/30/21	\$224,000	WD	\$224,000	\$49,800	130.0	0.0	\$383	130.00
2410-RETR-21	3681 RIVERVIEW R	04/14/21	\$118,000	WD	\$118,000	\$89,123	360.0	0.0	\$248	360.00
Totals:			\$342,000		\$342,000	\$138,923	490.0		\$631	

\$284

Use \$315

Greenwood AG Land values 2024

Parcel Number	Street Address	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
2412-09-4101		\$160,000	WD	\$160,000	\$160,000	49.00	50.00	\$3,265
2412-10-4401-02	10131 N 9 RD	\$120,652	WD	\$120,652	\$120,652	37.03	38.92	\$3,258
2109-25-2303	10421 S 47 RD	\$339,000	WD	\$339,000	\$228,271	79.50	80.00	\$2,871
2109-28-3101-01	10603 S 41 RD	\$189,900	WD	\$189,900	\$106,748	39.81	40.81	\$2,681
2111-01-1201-04	6405 S 23 1/2 RD	\$90,000	LC	\$90,000	\$85,391	29.25	30.00	\$2,819
2209-16-1101-04	S MACKINAW TRL	\$48,000	WD	\$48,000	\$48,000	14.22	14.80	\$3,376
2309-16-1101-01		\$170,000	WD	\$170,000	\$170,000	75.40	81.30	\$2,255
2310-08-4201		\$49,900	WD	\$49,900	\$49,900	24.40	24.44	\$2,045
2410-32-4102-01	6245 N 29 RD	\$380,000	WD	\$380,000	\$163,625	65.90	67.72	\$2,483
2412-15-3301		\$140,000	WD	\$140,000	\$140,000	38.00	40.00	\$3,684
2412-22-1108	8751 N 9 RD	\$22,000	WD	\$22,000	\$22,000	9.90	10.15	\$2,222
		\$1,428,800		\$1,428,800	\$1,013,935	376.38	389.22	

per Net Acre=> 2,693.91

Use \$2690

Greenwood Residential ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg - Residual	Cost Man. \$	E.C.F.
2410-06-3709	145 E 4 RD	02/21/22	\$335,000	WD	\$335,000	\$41,383	\$293,617	\$140,492	2.090
2410-23-3302-01	4081 E 10 RD	02/24/22	\$195,000	WD	\$195,000	\$34,776	\$160,224	\$107,407	1.493
2410-25-1401	7587 N 37 RD	07/30/21	\$450,000	WD	\$450,000	\$115,692	\$334,308	\$167,363	0.910
2410-25-2303	7702 N 35 RD	05/07/21	\$110,000	WD	\$110,000	\$32,742	\$77,258	\$80,313	0.962
2410-26-1402	7541 N 35 RD	10/30/21	\$275,000	WD	\$275,000	\$34,772	\$240,228	\$123,053	1.952
2410-26-2302	7510 N 33 RD	01/16/22	\$333,720	WD	\$333,720	\$45,312	\$288,408	\$186,143	1.549
2410-28-3301	2137 E 12 RD	08/11/21	\$145,000	WD	\$145,000	\$106,304	\$38,696	\$44,110	0.877
2410-33-3303	2141 E 14 RD	03/02/23	\$75,000	QC	\$75,000	\$6,800	\$68,200	\$40,701	1.676
2410-33-4102	6393 N 31 RD	02/10/23	\$155,000	WD	\$155,000	\$15,679	\$139,321	\$53,763	2.591
2410-35-1403	6501 N 35 RD	09/27/22	\$77,000	WD	\$77,000	\$5,016	\$71,984	\$46,081	1.562
2410-36-3207	5220 E 12 1/2 RD	07/30/21	\$103,125	WD	\$103,125	\$39,584	\$63,541	\$81,410	0.781
2410-36-4101	6301 N 37 RD	03/01/23	\$180,000	WD	\$180,000	\$103,436	\$76,564	\$95,972	0.798
2410-HESL-02	10269 RIVER RD	05/19/22	\$70,000	WD	\$70,000	\$34,942	\$35,058	\$148,873	0.235
2410-28-4102	7301 N 31 RD	06/23/22	\$185,000	WD	\$185,000	\$34,050	\$150,950	\$48,663	3.102
2410-RETR-13	3761 RIVERVIEW RD	07/30/21	\$224,000	WD	\$224,000	\$44,362	\$179,638	\$130,580	1.376
2410-RETR-21	3681 RIVERVIEW RD	04/14/21	\$118,000	WD	\$118,000	\$97,346	\$20,654	\$39,509	0.523
Totals:			\$3,115,845		\$3,115,845	\$2,314,978	\$1,785,207	1.297	

E.C.F. => 1.297
 Ave. E.C.F. => 1.410

Greenwood AG ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	land + Yard	bidr. Residential	Cost Man. \$	E.C.F.
002-014-003-00		11/24/21	\$299,900	WD	\$299,900	\$146,869	\$153,011	\$167,934	0.911
012-027-009-00	4720 VANDERMEU	09/06/22	\$384,000	WD	\$384,000	\$302,055	\$81,945	\$79,110	1.036
014-030-003-00	S CALL	02/10/22	\$60,000	WD	\$60,000	\$47,050	\$12,950	\$13,820	0.937
05-029-001-16	16049 2 Millie Rd	11/18/22	\$200,000	WD	\$200,000	\$19,636	\$180,364	\$207,897	0.868
07-009-001-30	16791 210th Ave	06/08/21	\$187,000	WD	\$187,000	\$45,520	\$141,480	\$136,662	1.035
07-021-001-40	14445 210th Ave	07/21/21	\$170,000	WD	\$170,000	\$96,934	\$73,066	\$73,018	1.001
16-007-022-00	5391 Sylvania Rd	07/07/21	\$165,000	LC	\$165,000	\$151,948	\$13,052	\$13,034	1.001
2109-28-3101-01	10603 S 41 Rd	07/21/22	\$189,900	WD	\$189,900	\$184,460	\$5,440	\$5,415	1.005
2409-31-3101-01	6540 N 37 RD	10/17/22	\$507,000	WD	\$507,000	\$440,898	\$36,784	\$41,066	0.896
Totals:			\$2,162,800		\$2,162,800		\$698,092	\$737,956	

E.C.F. => 0.946

Ave. E.C.F. => 0.965