|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Agricultural | **2024 Land** | **Study** |  |  |  |
| Property # | Sale Date | Sale Price | Size | Price per unit |  |
| 017-012-400-02 | 8/19/2021 | 120,000 | 40 | $3,000 |  |
|  |  |  |  |  |  |
| 017-007-100-07 | 03/28/2020 | $31,200 | 12 | $2,600 |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| 017-004-400-26 | 2/13/19 | $62,610 | 20.87 | $3,000 |  |
|  | Totals | $213,810 | 72.87 | **Ave $2934** |  |
| Rural Residential |  | Large Parcels |  |  |  |
| Property # | Sale Date | Sale Price | Size | Price per unit |  |
| 017-027-200-20 | 10/05/2022 | $80,000 | 16.04 acres | $4988 |  |
| 017-006-100-07 | 5/6/2023 | $40,100 | 15 acres | $2673 |  |
| 017-004-100-01 | 01/20/2023 | $30,000 | 15 acres | $2000 |  |
| 017-015-100-06 | 01/26/2022 | $80,000 | 20 acres | $4,000 |  |
| 017-023-300-20 | 8/14/2023 | $200,000 | 60 acres | $3300 |  |
| 017-003-400-06 | 08/22/22 | $115,000 | 40 acres | $2,875 |  |
|  |  | Small Site |  | **Total Ave $3280** |  |
| 017-023-300-18 | 8/10/2020 | $2,000 | 1 acre ? | $2,000 |  |
|  |  | Small Parcels |  |  |  |
| 017-016-300-25 | 10/02/2020 | $11,900 | 2 acres | $5,950 |  |
| 017-032-400-06 | 12/12/2022 | $49,000 | 7.73 | $6,339 |  |
| 017-036-200-01 | 3/20/2020 | $28,000 | 5 acres | $5,600 |  |
| 017-005-400-08 | 09/01/2023 | $30,000 | 7.5 acres | $4,000 |  |
| 017-015-100-13 | 5/22/2020 | $16,000 | 2 acres | $8,000 |  |
| 017-022-400-10 | 7/10/2020 | $22,500 | 4.91 acres | $4,582 |  |
| 017-023-300-02 | 5/20/2020 | $23,500 | 5.0 acres | $4,700 |  |
| 017-033-300-21 | 12/21/21 | $25,000 | 2 acres | $12,500 |  |
| 017-016-100-02 | 3/5/2021 | $52,000 | 13 acres | $4,000 |  |
| 017-008-300-09 | 01/28/2022 | $30,000 | 6.06 acres | $4,950 |  |
| 017-015-200-12 | 10/16/2023 | $75,900 | 10 | $7,590 |  |
|  |  | $363,800 | **55.47** | **Total Ave $6550** | |
| Rothbury-New Era |  |  |  |  | |
| Parcel # | Sale Date | Sale Price | Size | Price per unit | |
| 045-111-027-00 | 07/29/2022 | $12,500 | 1 lot | $12,500 | |
| 045-480-049-00 | 03/10/20 | $7,500 | 1 lot | $7,500 | |
| 045-480-042-00 | 10/12/21 | $9,000 | 2 lot | $4,500 | |
| 045-480-015-20 &017-20 | 6/30/23 | $20,000 | 2 lots | $10,000  **$8167 per lot** | |
| 042-004-200-09 | 3/26/2020 | 66,404 | 18 acres | $4000 per acre-updated for time | |
| Oceana Shores | Tahoe |  |  |  | |
| Parcel # | Sale Date | Sale Price | Size | Price per unit | |
| 017-620-217-00 | 7/20/20 | $2,000 | 1 lot | $2,000 | |
| 017-620-057-00 | 08/17/2023 | $25,000 | 1 lot | $25,000- lake front | |
| 017-750-0176,289-00 | 12/28/2020 | $15,000 | 2 lots | $7,500 | |
| 017-620-260-00 | 05/21/21 | $6,000 | 1 lot-D | $6,000 out lot- LC | |
| 017-620-050&51-00 | 12/02/2022 | $40,000 | 2 Lots | $20,000 each | |
| 017-620-257-00 | 5/21/18 | $4,000 | Out lot A | $4,000 | |
| 017-620-034-00 | 10/25/2022 | $2,600 | 1 lots | $2,600 | |
| 017-620-069-00 | 5/11/18 | $21,000 | 5 lots | $4,200 | |
| 017-620-077-00 | 12/10/2020 | $18,000 | 1 lot | $18,000 lakefront | |
| 017-750-265-00 | 7/7/2020 | $4,200 | 1 lot | $4,200 | |
| 017-750-134-00 | 09/25/2023 | $25,000 | 1 lot- lake | $25,000 | |
| 017-750-244-00 | 08/09/21 | $2,500 | 1 lot | $2,500 | |
|  |  |  |  | **$6700 reg $14.025 lake ft** | |
| Subdivisions |  |  |  |  | |
| Parcel # | Sale Date | Sale Price | Size | Price per unit | |
| 017-200-017-00 | 9/19/16 | $4,100 | 1 lot | $4,100 $6000 time adjusted | |
| 017-102-054-00 | 8/26/13 | $7,500 | 1 lot | $7,500 | |
| 017-300-002-00 | 5/25/22 | $7500 | 1 lot | $7,500 | |
|  |  |  | Average | **$7,000** | |
| Commercial | 6/15/2021 | $120,000 | 23.2 Acre | $5172 / Acre | |
|  |  |  |  |  | |
|  |  |  |  |  | |
| Outlier |  |  |  |  | |
| 3 parcels on Skeels | 14.6 acres | 194,000 | 13,288 per | Acre | |
|  |  |  |  |  | |
| Industrial-Burnette | 8-26-2020 | 180.000 | 12.5 acres | With house & barn | |
|  |  |  |  | 14,400 per acre | |
|  |  |  |  |  | |
|  |  |  |  |  | |