

DOUGLAS COUNTY 2009 AGRICULTURAL SALES FOR 2010 ASSESSMENT

All Sales

Adj SP per AC

#	PARCEL #	State Study	BUYER	SELLER	SALE PRICE	SP Per AC	Adj SP Per AC	ACRES	TILLABLE	% WASTE	CER	2009 AMV	BLDG VAL	2010 PRJ BLDG VAL	RATIO	2010 AMV	ADJ RATIO	COMMENTS
1	33-0181-000*	S	Wilke, Dale	Jeanne Schler	177,000	1.475	1.222	120.00	63.70%	8.20%	-	294,000	30,400		143.50%	0.00%	0.00%	*Appraisal for \$210,000/Adj Adver/Same SP as forced sale 5/27/09
2	48-0154-000	S	Muzik, William	Berg, David	200,000	1.250	1.250	160.00	54.70%	20.00%	37	291,800	0		145.90%	0.00%	0.00%	60 AC CRP (10 yrs) 5 CREP/Not Adver/Leased
3	51-0100-000	S	Dunn, Levi	Walsvogel, Dale	265,000	26.238	1.366	10.10	0.00%	0.00%	-	294,400	251,200		111.09%	0.00%	0.00%	< 35 AC/Daily seep/Not Adver
4	09-0630-000	S	Meckstner, Bryan	Cayle/Johnson	240,000	2.000	1.471	120.00	43.00%	13.00%	54	290,600	63,500		116.92%	0.00%	0.00%	49 AC RIM/CREP (Estate Sale)
5	57-0237-350	S	Rambow, Julie	Fischer, Randy	60,000	1.500	1.500	40.00	75.00%	0.00%	40	69,800	0		116.33%	0.00%	0.00%	Related Parties
6	48-0152-100	S	Dunn, Richard	Fischer, Gregory	114,585	1.500	1.500	76.39	92.00%	8.00%	59	196,200	0		171.23%	0.00%	0.00%	Owns Adjoining/Not Adver
7	12-0322-000	S	Reitelst/Ebel	Schlusser, N. Da	350,000	2.274	1.506	153.94	69.80%	3.20%	45	432,100	118,200		123.46%	0.00%	0.00%	Had been leased w/option to buy
8	57-0049-000	S	Washburn, Jonathan	Ranning, James	318,000	2.312	1.650	137.57	38.50%	30.40%	26	462,400	91,000		145.41%	0.00%	0.00%	Split Class-Camp ground
9	33-0016-025	S	Dieckrich, Dale	Hayden, Elaine	312,200	1.925	1.925	162.22	79.80%	12.25%	61	366,400	0		117.04%	0.00%	0.00%	Leased prior to sale/Not Adver/Owned adjacent
10	15-0045-050	S	Ostlund, Duane	Ohren, Leo	218,000	1.937	1.937	112.56	96.00%	0.00%	51	233,100	0		106.93%	0.00%	0.00%	Leased prior to purchase
11	51-0006-000*	S	Jung, Jeffrey	Tolon/Norma	212,080	2.000	2.000	106.04	88.32%	6.70%	64	257,100	0		121.23%	0.00%	0.00%	Not on open market/buyer req'd good deal from seller
12	57-0184-350	S	Minerath Investm	Leeshen, Troy	100,000	2.000	2.000	50.00	90.00%	0.00%	27	109,800	0		109.80%	0.00%	0.00%	Supposedly Gravel Deposit
13	39-0357-000	S	Schaffer, Douglas	Korkowski, North	540,000	2.290	2.019	235.80	76.00%	0.90%	48	544,900	64,000		100.91%	0.00%	0.00%	*Appraisal for \$640,000/Detained LK
14	60-0125-000	S	US Fish and Wildl	Ellingson, Arley	263,200	2.056	2.056	128.00	80.00%	6.10%	48	228,200	0		86.70%	0.00%	0.00%	Exempt Sale/Adj AC CRP
15	54-0096-000	S	Shaples, Richard	Dunn, Roy	170,000	2.488	2.285	68.32	81.00%	0.00%	50	154,100	13,900		90.65%	0.00%	0.00%	Leased prior to sale/Not Adver
16	51-0117-020	S	Brouns, Thomas	Long, Michael	345,225	2.317	2.317	148.98	92.60%	1.35%	65	381,900	0		110.62%	0.00%	0.00%	Ingrated? Leased prior to sale
17	12-0010-000*	S	Mahn, William	Thielsen, Peter	300,000	3.840	2.327	78.12	78.00%	10.00%	50	300,500	118,200		100.17%	0.00%	0.00%	6AC BS sold for \$160,000
18	15-0083-025	S	They, John	Berry, Marjorie	230,000	2.342	2.342	98.22	70.00%	11.00%	49	200,900	0		87.35%	0.00%	0.00%	1550FF - Evansville Lake
19	09-0031-000	S	Bizan Properties	Cronquist, Gay	173,136	2.400	2.400	72.14	83.00%	0.00%	52	158,900	0		91.78%	0.00%	0.00%	Checked Res on CRV
20	51-0434-000	S	Hoppe, Lawrence	Urban, Audrey	200,000	5.000	2.425	40.00	82.50%	5.00%	60	220,700	103,000		110.35%	0.00%	0.00%	Owned Adjoining/Not Adver
21	48-0274-750	S	Marthaler, Greg	Beinfeld, Verro	154,475	2.500	2.500	61.79	99.00%	1.20%	64	165,700	0		107.27%	0.00%	0.00%	
22	27-1856-000	S	Heald, Troy	Seppanen, Trent	245,000	4.012	2.520	61.07	62.00%	3.30%	-	241,900	91,100		98.73%	0.00%	0.00%	
23	42-0228-550	S	Wilke, Dale	Blue Spruce De	300,000	2.616	2.616	114.69	60.00%	3.45%	61	253,600	0		84.53%	0.00%	0.00%	Leased prior to sale/Not Adver
24	39-0196-000	S	Meissner, Warren	Ostrom, Vernon	40,500	2.691	2.691	15.05	13.00%	36.00%	-	29,900	0		73.83%	0.00%	0.00%	< 35 AC/Owns on both sides/220FF Bosen LK
25	51-0241-020	S	Meannin, Gary	Rosendahl, Han	188,470	2.850	2.850	66.13	77.25%	5.20%	66	180,500	0		95.17%	0.00%	0.00%	Buyer owned adjoining
26	24-0159-350	S	Wussow, Elroy	Zachler, Ben	227,618	2.893	2.893	78.69	79.00%	4.70%	53	189,300	0		83.17%	0.00%	0.00%	
27	30-0651-125	S	Pronck, Wendel	Craig, Dale	126,500	3.584	3.584	35.30	88.00%	6.00%	58	102,600	0		81.11%	0.00%	0.00%	
28	24-0605-100	S	Upper 80 LLC	LCF Funding 11	300,000	3.932	3.932	76.30	36.70%	13.40%	54	368,400	0		122.80%	0.00%	0.00%	128FF Id/Seller had foreclosed
29	03-1203-000	S	Jones, Jeffrey	Astigson, Paul	235,000	5.875	5.875	40.00	100.00%	0.00%	63	120,000	0		51.06%	0.00%	0.00%	Residential Sale
30	45-0161-000	S	Kimek, Richard	Boesch, Thoma	400,000	9.960	7.154	40.16	38.70%	0.00%	51	233,900	112,700		58.48%	0.00%	0.00%	1100FF - Martin LK/Not Adver/Isa Moved off
31	54-0133-000	S	County of Douglas	Kensington Par	392,000	7.477	7.477	52.43	0.00%	0.00%	-	146,900	0		37.47%	0.00%	0.00%	Exempt Sale
32	12-1112-450	S	Fanning, Timothy	Zachler, Ben	300,000	8.143	8.143	36.84	63.00%	3.50%	41	101,900	0		33.97%	0.00%	0.00%	Residential Sale
33	12-1112-750	S	Brickweg, Paul	Blue Spruce De	365,000	9.041	9.041	40.37	40.00%	6.00%	37	108,500	0		29.73%	0.00%	0.00%	Residential Sale
34	63-7480-000	S	First Lutheran Ch	Wayside Farm	616,481	28.035	28.035	21.99	94.00%	0.00%	63	537,600	0		87.20%	0.00%	0.00%	Exempt Sale
35																		
36																		
37																		

\* Additional parcels included in sale

primary parcel  
12-0010-000  
33-0181-000  
51-0006-000

addl parcels in sale  
12-0004-000  
33-0097-000  
51-0013-000

Median	\$2,484	SP per AC
	\$2,334	Adj SP per AC
	100.54%	Ratio
	78.63%	Tillable

DOUGLAS COUNTY 2008 AGRICULTURAL SALES FOR 2008 ASSESSMENT

\$1483.50 Min  
\$2242.50 Max  
\$1 Sp/Per AC

#	PARCEL #	SI	BUYER	SELLER	SALE PRICE	SP Per AC	Adj SP Per AC	ACRES	TILLABLE %	WASTE %	CER	2008 AMV	BLDG VAL	2008 PRJ BLDG VAL	RATIO	2008 AMV	ADJ RATIO	COMMENTS
1	24-0253-000		Wussow	Schultz	100,000	2,332	114	42.89	38.64%	27.98%	49	205,300	104,900	205,300	0.00%	0.00%		Rented prior to purch
2	57-0202-000		Willen	Johnson	80,000	2,089	190	29.00	0.00%	31.04%	-	121,300	54,500	121,300	0.00%	0.00%		
3	33-0073-000		Angland	Diedrich	340,000	1,722	1,176	187.41	61.50%	7.10%	30	443,700	107,900	130,500	0.00%	0.00%		
4	36-0119-050		Reiburn	Wenauer	206,535	1,500	1,500	137.69	0.00%	30.73%	-	274,600	0	132,980	0.00%	0.00%		
5	24-0188-800		Hoppe	Philgrud	40,000	1,546	1,546	25.87	58.00%	17.79%	50	44,500	0	111,250	0.00%	0.00%		
6	57-0083-000		Anderson	Swore	290,000	1,813	1,555	160.00	53.13%	4.98%	44	309,500	41,200	106,720	0.00%	0.00%		
7	57-0240-000		Kohlhoffer	Christianson	195,000	1,625	1,624	120.00	50.84%	0.00%	36	195,600	100	100,310	0.00%	0.00%		
8	06-0014-000		State of MN	Williams	1,800,000	1,734	1,734	1,038.19	68.00%	19.60%	-	1,567,600	0	87,090	0.00%	0.00%		
9	33-0112-000		Olson	Mull owners	72,000	1,800	1,800	46.00	97.50%	0.00%	-	70,900	0	98,470	0.00%	0.00%		
10	45-0038-050		Thomson	Thomson	2,074,000	1,946	1,946	1,068.00	62.50%	28.98%	52	121,000	0	80,670	0.00%	0.00%		Rel sale/cross city parcels
11	24-0516-000		Wussow	Schultz	150,000	1,967	1,967	76.25	64.94%	1.00%	47	289,300	0	90,410	0.00%	0.00%		
12	45-0556-300		Fernholz	Wahlend	320,000	2,078	2,078	154.00	48.02%	27.33%	46	245,700	91,600	97,500	0.00%	0.00%		
13	54-0041-000		Warner	Paulson	252,000	3,270	2,081	77.08	82.45%	1.97%	49	211,400	0	87,650	0.00%	0.00%		
14	38-0335-160		Shores	Sorenson	241,187	2,161	2,161	111.59	86.36%	1.05%	63	568,800	1,500	104,810	0.00%	0.00%		58 ac CRP
15	48-0045-000		Wight	Winans	543,750	2,252	2,246	241.47	81.22%	9.35%	61	523,100	0	91,740	0.00%	0.00%		
16	33-0140-000		Boesel	Schultz	570,216	2,300	2,300	247.92	87.25%	0.00%	62	165,000	0	89,800	0.00%	0.00%		
17	51-0295-025		Walsh	Kronberg	183,750	2,448	2,448	78.07	80.00%	8.37%	47	237,200	0	87,850	0.00%	0.00%		55 ac CRP
18	38-0133-000		Peterson	Kronberg	270,000	2,455	2,455	110.00	80.00%	8.37%	47	237,200	0	87,850	0.00%	0.00%		
19	45-0037-000		Klimmek	Foshien Trst	825,000	2,578	2,486	320.00	81.88%	9.07%	50	578,800	29,500	70,160	0.00%	0.00%		
20	45-0047-000		Klimmek	Foshien Trst	1,571,000	2,495	2,495	629.76	86.75%	9.18%	50	1,158,400	0	73,740	0.00%	0.00%		
21	57-0237-350		Fischer	Shawic Prop	100,000	2,500	2,500	40.00	75.00%	0.00%	40	69,800	0	69,800	0.00%	0.00%		
22	15-0209-000		Haeseman	Wagner	380,450	2,500	2,500	152.18	97.00%	3.41%	57	361,100	0	94,910	0.00%	0.00%		
23	60-0172-025		Jacobson	Larsen	150,000	2,547	2,547	58.90	57.19%	20.38%	50	180,400	0	120,270	0.00%	0.00%		
24	24-0646-000		Teschendorf	Carson	230,000	3,997	2,577	57.54	28.00%	1.00%	-	242,200	81,700	105,300	0.00%	0.00%		
25	18-0564-100		Jensen	Carter	108,000	2,700	2,700	40.00	51.93%	5.50%	46	81,200	0	75,190	0.00%	0.00%		
26	39-0196-000		Messner	Anderson	65,000	2,703	2,703	24.05	38.59%	0.00%	-	55,700	0	85,690	0.00%	0.00%		
27	24-0978-000		Boesk	Johnson	500,000	3,226	2,703	154.98	82.60%	5.82%	54	402,100	81,100	80,420	0.00%	0.00%		
28	45-0553-870		Hwezda	Warner	257,900	2,738	2,738	94.20	76.44%	4.22%	53	215,600	0	83,600	0.00%	0.00%		
29	33-0548-100		Kornfield	Nightengale	220,000	2,754	2,754	79.88	80.12%	12.37%	-	161,100	0	73,230	0.00%	0.00%		
30	48-0042-200		Wahl	J.M.J. Co.	497,812	2,800	2,800	177.79	90.54%	3.74%	61	404,200	0	81,200	0.00%	0.00%		
31	60-0191-000		Kangas	Wells	100,000	2,946	2,946	33.94	0.00%	0.00%	-	65,600	0	65,900	0.00%	0.00%		
32	51-0270-000		Waldvogel	Boogaard	118,000	2,950	2,950	40.00	92.50%	2.50%	62	86,000	0	74,580	0.00%	0.00%		
33	48-0269-200		Boogaard	Garvin Trst	240,000	3,000	3,000	80.00	95.00%	0.00%	64	185,200	0	77,170	0.00%	0.00%		
34	48-0269-000		Boogaard	Garvin Trst	180,000	3,000	3,000	60.00	97.50%	0.00%	64	142,300	0	79,050	0.00%	0.00%		
35	45-0494-000		Score	Friedrichson	220,000	3,667	3,073	60.00	55.00%	0.00%	51	182,200	35,600	82,820	0.00%	0.00%		
36	21-0010-000		Schnell	Bliss Spruce	140,000	3,201	3,201	43.73	100.00%	0.00%	30	82,900	0	58,210	0.00%	0.00%		
37	57-0300-800		Wahl	Eckel	65,000	3,280	3,280	19.82	0.00%	41.95%	-	44,200	0	68,000	0.00%	0.00%		
38	03-1287-000		Sanden	Moon	90,550	3,385	3,385	26.67	100.00%	0.00%	63	54,300	0	59,970	0.00%	0.00%		
39	51-0095-500		Jones	Ellingson	139,500	3,488	3,488	40.00	87.50%	7.98%	34	60,800	0	43,660	0.00%	0.00%		
40	54-0133-000		Kensington Park	Strand	490,000	3,508	3,504	139.67	41.53%	4.11%	45	348,100	600	71,040	0.00%	0.00%		
41	21-0265-150		Mark Lee Prop	Wahl	600,000	4,512	4,326	199.45	89.25%	97.80%	32	408,800	37,200	45,420	0.00%	0.00%		
42	33-0004-000		Toyll	LaFore	359,900	7,198	4,878	50.00	17.48%	38.07%	39	222,200	116,000	61,740	0.00%	0.00%		
43	45-0093-875		Meichner	Stiecker	235,000	5,452	5,452	43.10	0.00%	6.96%	-	236,600	0	100,680	0.00%	0.00%		
44	42-0001-700		Dom	Bloom	156,250	6,590	6,590	23.71	0.00%	18.94%	-	41,300	0	26,430	0.00%	0.00%		
45	12-1031-000		CCW, LLC	Johnson	2,135,000	13,579	7,394	157.23	63.80%	9.64%	-	1,362,800	972,400	63,830	0.00%	0.00%		Winery
46	63-7800-000		ISD #206	Klimmek	3,582,000	21,613	19,845	165.73	0.00%	0.00%	-	3,389,300	283,100	94,820	0.00%	0.00%		

Avg SP AC	\$3,520	Avg % Till	58.62%	Avg SP AC (24)	\$2,614	Avg SP AC (45)	\$2,693
Med SP AC	\$2,701	Med % Till	63.80%	Med Ratio (24)	105.30%	Med Ratio (45)	82.82%
Med % Ratio	63.21%	Avg SP AC (33)	\$3,155	Avg SP AC (57)	\$2,257	Med Ratio (33)	91.74%
		Med Ratio (57)	100.37%				

45-0038-050 - Cross county sale  
\* = Additional parcels included in sale

BOULDER COUNTY 2007 AGRICULTURAL SALES FOR 2008 ASSESSMENT

\$1483.50/AC  
\$2242.50/Max

PARCEL #	STUDY	BUYER	SELLER	SALE PRICE	SP PER AC	ADJ SP	ACRES	TITLABLE %	WASTE %	CER	2007 AMV	BLDG VAL	2008 PRU	2008 VAL	RATIO	2008 AMV	ADJ RATIO	COMMENTS
1	57-0033-000	S Zach	Baehner Eiel	275,000	1,643	1,098	167.40	80.05%	2.04%	0	351,200	91,000	91,000	127,71%	0.00%	CRP 100 ac - divorce		
2	54-0331-000	S Jones	Seadforth	60,000	1,154	1,154	52.00	57.70%	30.80%	50	64,600	0	0	107.67%	0.00%	Irreg shape- pd 75K 6-05		
3	57-0056-000	S Hommerding	Rosenqvist	183,000	2,288	1,250	80.00	81.25%	4.38%	31	217,300	83,000	83,000	118.74%	0.00%	CRP 65.68 (176 m)		
4	39-0134-180*	S Boast	Cooney	170,000	1,593	1,583	107.36	91.00%	2.00%	45	161,200	0	0	94.82%	0.00%			
5	36-0334-000*	S Shores	Larson	350,000	1,628	1,628	215.03	65.58%	11.37%	48	405,100	0	0	115.74%	0.00%			
6	45-0036-100	S Martin	Poellen	225,220	1,698	1,698	132.65	95.00%	0.00%	50	223,400	0	0	99.19%	0.00%	No base from USDA		
7	57-0258-400	S Ewald	Melzer	116,620	1,700	1,700	68.60	71.43%	12.98%	52	105,600	0	0	90.55%	0.00%	Assemblage		
8	48-0076-150	S Walter	Beig	70,000	1,750	1,750	40.00	82.50%	10.00%	29	62,600	0	0	89.43%	0.00%			
9	57-0223-000	S Olson	Fredman	72,000	1,800	1,800	40.00	80.00%	5.00%	30	55,600	0	0	77.22%	0.00%			
10	21-0224-000*	S Maggard	Lewis	265,480	3,166	1,842	80.19	20.46%	25.18%	34	257,000	107,800	107,800	100.59%	0.00%	Divorce		
11	60-0035-000	S Halgeson	Froehlich	78,000	1,950	1,950	40.00	98.00%	0.00%	56	75,300	0	0	95.54%	0.00%			
12	42-0036-800	S Pearson	Hartel Estab	170,000	2,125	1,974	80.00	22.50%	50.00%	59	173,700	48,800	12,100	102.18%	0.00%	Beaker for lake prop		
13	45-0347-000	S Watson	Watson	40,000	2,000	2,000	20.00	0.00%	0.00%	20	48,000	0	0	120.00%	0.00%	Landlocked access		
14	24-0646-150	S Froening	Teachendorf	159,200	2,045	2,045	79.60	94.23%	3.21%	0	138,800	0	0	87.19%	0.00%			
15	21-0223-000	S Patrick	Lewis	120,640	2,045	2,045	69.00	57.63%	15.43%	26	82,700	0	0	68.55%	0.00%			
16	57-0213-000	S Bergerson	Christanson	84,000	2,100	2,100	40.00	82.50%	0.00%	0	57,500	0	0	68.45%	0.00%			
17	21-0339-000	S Wash	Patrick	284,990	2,208	2,176	120.00	92.50%	1.67%	0	206,600	3,800	3,800	77.97%	0.00%	110 CRP/RM - Assemblage		
18	36-0103-250	S Mark Len Prop LLC	Wagner	160,000	2,283	2,283	70.08	0.00%	5.00%	0	160,100	0	0	100.06%	0.00%	General Pit		
19	45-0088-800	S Burdhan	Kumrak	70,000	2,285	2,285	30.50	75.41%	6.30%	59	61,300	0	0	87.57%	0.00%	RM 20.6 ac - Assemblage		
20	08-0416-000*	S Klenk	Beigi	455,000	2,305	2,305	197.82	89.00%	4.00%	54	360,200	0	0	78.99%	0.00%	1031 Sale		
21	33-0444-000	S Olson et al	Ohl	356,352	2,400	2,400	148.48	94.97%	2.55%	61	299,500	0	0	84.05%	0.00%			
22	45-0038-000*	S Thomson	Fogelman	550,000	2,500	2,428	220.00	88.19%	1.82%	47	432,900	45,000	15,900	78.71%	0.00%			
23	48-0033-200	S Wicht	Jorgenson Farm T	386,250	2,445	2,445	160.00	89.00%	4.70%	66	322,200	0	0	87.85%	0.00%	1031 Sale		
24	21-0219-000	S Pederson	Dovus	133,500	2,500	2,448	53.40	85.00%	0.00%	0	73,300	2,800	2,800	54.91%	0.00%	Ind Ag		
25	57-0046-700	S Ferguson	Lynch	149,000	2,483	2,483	60.00	10.00%	34.59%	60	88,400	0	0	59.33%	0.00%	Ind Ag		
26	18-0702-250	S Wicht	Jorgenson Farm T	690,000	2,499	2,499	272.12	87.00%	1.00%	46	606,800	0	0	89.24%	0.00%	1031 Sale		
27	54-0090-100*	S Mahoney	Birn Trust	293,000	2,504	2,504	117.00	64.11%	0.00%	53	243,800	0	0	83.21%	0.00%			
28	08-0456-000	S Carquist	Whit	300,000	3,591	2,516	80.00	73.74%	13.75%	0	209,200	70,800	98,700	69.73%	0.00%	Hobby Farm		
29	12-0018-050	S Aebler	Whit	155,000	2,591	2,591	59.83	67.00%	5.00%	62	113,100	0	0	72.97%	0.00%	Out of state buyer		
30	18-0872-000*	S Anderson	Weslan	331,000	2,601	2,601	127.25	83.00%	2.00%	56	217,500	0	0	65.71%	0.00%			
31	45-0517-550	S Holcroft	Russell	160,000	2,717	2,717	58.99	26.62%	14.73%	55	83,400	0	0	52.13%	0.00%	RM 32 ac SRR7		
32	45-0517-000	S Chase	Russell	268,000	4,359	2,827	61.48	20.08%	0.00%	62	232,100	94,200	94,200	85.60%	0.00%	RM 17.82 ac		
33	21-0530-800*	S Jackson	Root Trust	375,000	8,406	2,901	44.61	0.00%	32.19%	0	335,000	245,600	245,600	89.33%	0.00%	RM - Lake view		
34	48-0082-000*	S Wicht	Wenker	903,000	2,967	2,967	304.30	86.10%	9.38%	58	590,000	0	0	65.34%	0.00%	1031 Sale		
35	24-0980-800	S Dieckich	Anderson	60,000	3,000	3,000	20.00	100.00%	0.00%	60	54,300	0	0	90.50%	0.00%	Assemblage		
36	36-0275-000	S Olson	Prospect Inc	120,000	3,000	3,000	40.00	55.00%	10.00%	0	84,400	0	0	70.33%	0.00%			
37	12-0118-550	S Moody	Dunn	124,000	3,100	3,100	40.00	82.50%	5.00%	65	87,800	0	0	70.81%	0.00%			
38	48-0251-000*	S Wicht	Foier	599,000	3,556	3,238	160.00	87.00%	8.80%	50	279,400	50,900	50,900	49.10%	0.00%	1031 sale - 130Ac Pope		
39	21-1110-000*	S Rowland	DKT Corp	76,000	3,365	3,365	22.45	29.00%	0.00%	0	41,800	0	0	55.01%	0.00%			
40	51-0388-500*	S Agrinson	Blue Spruce	250,000	3,392	3,392	73.71	16.28%	70.00%	62	216,000	0	0	86.40%	0.00%	Swampy Adj Smith k		
41	42-0031-000*	S Margdo	Hilgeson	544,000	3,400	3,400	160.00	0.00%	5.00%	0	319,800	0	0	58.71%	0.00%	Woods		
42	45-0245-000*	S Wasley	Hawe	335,000	5,583	3,548	60.00	0.00%	7.20%	0	282,100	122,100	122,100	84.21%	0.00%	Woods - Assemblage		
43	54-0048-000	S Gilman	Schneek	363,000	8,456	3,689	42.78	56.00%	16.41%	59	289,100	155,400	205,200	74.13%	0.00%	DBW - 20 Ac Pond		
44	33-0568-100	S Dormanen	Rolle et al	110,741	3,700	3,700	29.93	96.73%	33.01%	21	47,700	0	0	43.07%	0.00%	Off of Ida		
45	54-0008-000*	S Bakke	Tyer	475,000	5,410	4,123	87.80	52.00%	18.52%	55	328,800	113,000	113,000	68.80%	0.00%	180 FT Woods SR		
46	57-0149-150	S R & R South LLC	Martinson	80,000	3,974	3,974	20.13	0.00%	9.80%	0	71,200	0	0	89.00%	0.00%			
47	42-0393-000*	S Michna Dev Inc	Shields	900,000	6,900	4,813	130.43	0.00%	2.00%	0	544,800	272,200	272,200	60.53%	0.00%	180 FT Woods SR		
48	24-0815-100	S Eagle Crest Builder	Christopherson	375,000	4,915	4,915	76.30	36.70%	16.11%	48	129,500	0	0	34.53%	0.00%	Pleated		
49	06-0039-980*	S Central Lakes Reg Farm Fields Ltd	Hornbeck	155,000	4,986	4,986	31.09	61.00%	12.14%	43	80,600	0	0	39.10%	0.00%	100 FT Ida?		
50	12-0129-125*	S Trail Wells	Hornbeck	230,000	5,497	5,497	41.84	33.46%	33.46%	49	63,900	0	0	27.78%	0.00%	New Sewer Plant		
51	12-0128-000	S Olson	O'Brien	265,000	6,625	6,625	40.00	10.00%	50	76,500	0	0	28.87%	0.00%	Across Rd from Carlin St Park			
52	09-0081-000*	S TBF Prop	Kirksten Trust	650,000	9,848	9,848	66.00	54.55%	26.52%	46	348,200	0	0	53.57%	0.00%	LS Drawn - Pleated		

48-0251-000 - Cross county sale  
\* = Additional parcels included in sale

2008

\$2242.50 Max

**DOUGLAS COUNTY 2008 AGRICULTURAL SALES FOR 2009 ASSESSMENT**  
42 Multiplier

#	PARCEL #	ST	BUYER	SELLER	SALE PRICE	SP Per AC	Adj SP Per AC	ACRES	TILLABLE %	% WASTE	CER	Land Value	Bldg Value	Total Value	2009 AMV	RATIO	ADJ RATIO
1	33-0073-000 *	s	Angland	Diedrich	340,000	1,722	1,195	197.41	61.50%	7.10%	30	344,500	104,100	448,600	131,94%	0.00%	0.00%
2	36-0119-050	s	Raitburn	Wehner	206,535	1,500	1,500	137.69	0.00%	30.73%	-	219,100	0	219,100	106.08%	0.00%	0.00%
3	57-0240-000 *	s	Kohlinhofer	Christianson	195,000	1,625	1,624	120.00	50.84%	0.00%	36	208,500	100	208,600	106.97%	0.00%	0.00%
4	33-0112-000	s	Olson	Milt owners	72,000	1,800	1,800	40.00	97.50%	0.00%	-	72,100	0	72,100	100.14%	0.00%	0.00%
5	24-0616-000	s	Wussow-Rodney	Schultz	150,000	1,967	1,967	76.25	52.50%	28.86%	52	145,800	0	145,800	97.20%	0.00%	0.00%
6	45-0556-300 *	s	Farnholz	Weiland	320,000	2,078	2,078	154.00	64.94%	1.00%	47	316,500	0	316,500	98.91%	0.00%	0.00%
7	54-0041-000	s	Warner	Paulson	252,000	3,270	2,130	77.06	48.02%	27.33%	46	164,800	87,900	252,700	100.28%	0.00%	0.00%
8	36-0935-150	s	Shores	Sorenson	241,187	2,161	2,161	111.59	82.45%	1.97%	49	241,700	0	241,700	100.21%	0.00%	0.00%
9	39-0026-000	s	Braun	Schjell Real Es	152,500	2,189	2,189	89.67	0.00%	5.00%	-	140,200	0	140,200	91.93%	0.00%	0.00%
10	45-0053-000	s	Lund	Peterson	240,000	3,000	2,230	80.00	80.00%	0.00%	52	195,500	60,900	256,400	106.83%	0.00%	0.00%
11	48-0045-000	s	Wicht	Withers	543,750	2,252	2,246	241.47	86.36%	1.05%	63	622,100	1,400	623,500	114.67%	0.00%	0.00%
12	33-0140-000 *	s	Bosel	Schwiltz	570,216	2,300	2,300	247.92	81.22%	9.35%	61	574,500	0	574,500	100.75%	0.00%	0.00%
13	51-0295-025	s	Bosel	Boogaard	183,760	2,448	2,448	75.07	97.25%	0.00%	62	190,100	0	190,100	103.46%	0.00%	0.00%
14	38-0133-000 *	s	Peterson	Kronberg	270,000	2,455	2,455	110.00	60.00%	8.37%	47	249,800	0	249,800	92.52%	0.00%	0.00%
15	45-0047-000 *	s	Klimek	Fjoslien Trst	1,571,000	2,495	2,495	629.76	85.75%	9.18%	50	1,313,700	0	1,313,700	83.62%	0.00%	0.00%
16	57-0237-350	s	Fischer	Shawic Prop	100,000	2,500	2,500	40.00	75.00%	0.00%	40	84,900	0	84,900	84.90%	0.00%	0.00%
17	15-0209-000 *	s	Haeseman	Wagner	380,450	2,500	2,500	152.18	97.00%	3.41%	57	379,900	0	379,900	99.86%	0.00%	0.00%
18	60-0172-025	s	Jacobson	Larson	150,000	2,547	2,547	58.90	57.19%	20.38%	50	195,800	0	195,800	130.53%	0.00%	0.00%
19	45-0037-000 *	s	Klimek	Fjoslien Trst	825,000	2,578	2,578	320.00	81.88%	9.07%	50	665,300	0	665,300	80.64%	0.00%	0.00%
20	24-0648-000	s	Teschendorf	Olson	224,000	3,893	2,600	57.54	29.00%	1.00%	-	164,400	74,400	238,800	106.61%	0.00%	0.00%
21	38-0226-000 *	s	Stramer	Bertrand	333,850	2,782	2,624	120.00	35.84%	26.67%	49	292,300	19,000	311,300	93.25%	0.00%	0.00%
22	18-0584-100	s	Jensen	Carfer	108,000	2,700	2,700	40.00	51.93%	5.50%	46	94,200	0	94,200	87.22%	0.00%	0.00%
23	24-0978-000 *	s	Bosek	Johnson	500,000	3,226	2,716	154.98	82.60%	5.82%	54	344,900	79,100	424,000	84.80%	0.00%	0.00%
24	45-0553-870 *	s	Hvezota	Warnes	257,900	2,738	2,738	94.20	76.44%	4.25%	53	233,000	0	233,000	90.35%	0.00%	0.00%
25	48-0042-200 *	s	Wicht	J.M.J. Co.	497,812	2,800	2,800	177.79	90.54%	3.74%	61	451,600	0	451,600	90.72%	0.00%	0.00%
26	51-0270-000	s	Waldvogel	Boogaard	118,000	2,950	2,950	40.00	92.50%	2.50%	62	97,100	0	97,100	82.29%	0.00%	0.00%
27	48-0269-200	s	Boogaard-Tim	Garvin Trst	240,000	3,000	3,000	80.00	95.00%	0.00%	64	204,300	0	204,300	85.13%	0.00%	0.00%
28	48-0269-000	s	Boogaard-Robert	Garvin Trst	180,000	3,000	3,000	60.00	97.50%	0.00%	64	157,200	0	157,200	87.33%	0.00%	0.00%
29	45-0494-000 *	s	Score	Fredrickson	220,000	3,667	3,108	60.00	55.00%	0.00%	51	154,200	33,500	187,700	85.32%	0.00%	0.00%
30	21-0010-000	s	Schnell	Blue Spruce	140,000	3,201	3,201	43.73	100.00%	0.00%	30	92,000	0	92,000	65.71%	0.00%	0.00%

Avg SP AC	\$2,578
Med SP AC	\$2,523
Med % Ratio	85.22%

\* = Additional parcels included in sale

sp per AC  
 \$ 2000 per AC  
 (- Imp Sales)

**DOUGLAS COUNTY 2006 AGRICULTURAL SALES FOR 2007 ASSESSMENT**

*All*

*Not Adj. for 6 lds*

#	PARCEL #	BUYER	SELLER	PRICE	SR. #	ACRES	TILLABLE %	% WASTE	GER	2006 BLDG		2007 BLDG		COMMENTS
										AMV	VAL	AMV	VAL	
1	08-0126-150 +	Froemming	Kruchten	60,000	1,000	60.00	71.70%	17.50%	35	77,100	-	128,500	0.00%	
2	33-0034-750	Thoenmes	Guenther	85,319	1,300	65.63	96.93%	0.00%	27	92,900	-	108,890	0.00%	
3	57-0267-000	Beulke	Roth	60,000	1,500	40.00	0.00%	40.00%	0	55,400	-	92,330	0.00%	
4	45-0503-000 +	Anderson et al	Russell	225,000	1,506	149.40	8.71%	6.63%	47	281,600	-	125,160	0.00%	
5	51-0059-000	Ellingson	Dealers Livest	146,000	1,751	83.39	79.15%	14.86%	42	132,000	-	90,410	0.00%	
6	39-0104-360	Thoenmes	Melzer	54,950	1,754	31.32	98.98%	0.00%	26	46,400	-	84,440	0.00%	
7	57-0254-000	Thiele	US Fish & Wt Peterson Et al	111,753	1,795	62.25	32.53%	28.92%	60	114,500	-	100,780	0.00%	
8	51-0380-000 +	SSI Prop Inc	Guenther	434,500	1,810	240.00	58.34%	13.34%	60	446,300	13,600.00	102,460	0.00%	
9	33-0148-000	Leeseberg	Botzet et al	135,000	1,819	74.20	84.91%	11.45%	43	121,800	-	90,220	0.00%	
10	57-0164-100	Anderson et al	Busch	150,000	1,834	81.79	17.12%	46.99%	37	118,400	300.00	78,930	0.00%	
11	21-0197-000	McPherson	Schlemmer	65,227	1,900	34.33	96.13%	0.00%	36	48,100	-	73,740	0.00%	
12	42-0006-450	US Fish & Wt Grundman	Williams	370,500	1,900	195.00	58.98%	0.00%	59	370,000	-	99,870	0.00%	
14	48-0171-000	Olson	Williams	51,500	1,922	26.80	0.00%	40.30%	0	48,800	-	94,780	0.00%	
15	09-0091-900	Lanoue	Schneiderhan	62,000	1,928	32.15	93.32%	0.00%	66	71,200	-	114,840	0.00%	
16	54-0034-000	PPY LLC	Holl	153,485	1,950	78.71	76.23%	17.42%	51	131,200	-	85,490	0.00%	
17	33-0072-000	Radach	Blizan	80,000	2,000	40.00	67.50%	0.00%	32	57,000	-	71,250	0.00%	
18	21-0219-000	Downs	Strommen	112,000	2,087	53.40	0.00%	84.09%	0	49,400	-	44,110	0.00%	
19	24-1024-450	Pazdernik	Burkey	100,000	2,500	40.00	90.00%	5.00%	0	68,900	-	68,900	0.00%	
20	45-0011-000	Van Zee	Foslien	90,000	2,500	36.00	94.45%	2.78%	49	72,200	-	80,220	0.00%	
21	42-0010-100	McPherson	Johnson	90,000	2,528	35.60	58.99%	0.00%	15	43,800	-	48,870	0.00%	
22	21-0003-800	Walsh	Walsh	103,000	2,575	40.00	87.50%	8.00%	39	67,300	-	65,340	0.00%	
23	60-0012-000 +	Amthor Farm	Amthor Assoc	659,000	2,590	254.45	73.10%	11.15%	59	574,400	45,100.00	87,160	0.00%	
24	27-0278-470	Windhorst	Norfing	105,000	2,606	40.29	39.72%	20.58%	50	74,000	-	70,480	0.00%	
25	03-1850-000 +	Drown	Hovland	270,000	2,698	100.06	86.98%	10.26%	60	204,100	-	75,590	0.00%	
26	09-0458-650	Schmitz	Boistad	108,000	2,700	40.00	70.00%	20.13%	59	92,300	24,500.00	85,460	0.00%	
27	09-0488-000	Rusch	Grubb	220,000	2,750	80.00	53.75%	13.75%	39	139,800	61,300.00	63,550	0.00%	
28	09-0309-000	Canavati	Nyrin	95,000	2,879	33.00	96.97%	0.00%	54	59,600	-	62,740	0.00%	
29	51-0370-900 +	US Fish & Wt Drown	Nyrin	341,475	2,956	115.51	27.36%	3.99%	59	210,400	-	61,620	0.00%	
30	36-0275-000	ProSpec Inc	Neirby	119,900	2,998	40.00	55.00%	10.00%	43	74,800	-	62,390	0.00%	
31	51-0367-000 +	Anderson Trs	Drown	494,160	3,000	164.72	54.64%	22.60%	60	326,100	-	65,990	0.00%	
32	45-0086-700	Blanshan	Manahan	123,500	3,058	40.38	64.39%	18.28%	58	115,700	-	93,680	0.00%	
33	42-0024-000	Schroeder	Hellerman	395,000	3,292	120.00	46.67%	20.00%	50	215,800	135,600.00	54,630	0.00%	
34	09-0575-000 +	Klimak	Martin	906,000	3,520	257.40	90.91%	0.58%	61	858,600	213,300.00	94,770	0.00%	
35	24-0817-100	Moser	Jeppesen	250,824	4,200	59.72	45.21%	37.34%	54	202,200	44,800.00	52,520	0.00%	
36	45-0005-000	Elk Lake Dev	Foslien	385,000	4,449	86.53	69.34%	9.25%	62	138,800	-	38,030	0.00%	
37	24-0824-000	Eagle Custon	Jeppesen	365,000	4,563	80.00	46.25%	15.33%	62	138,800	-	38,030	0.00%	
38	93-0700-000 +	Rask	Kraemer	390,000	4,750	80.00	66.25%	21.25%	64	191,500	166,200.00	50,390	0.00%	
39	60-0198-000	Becker	Planman	195,000	4,875	40.00	28.20%	32.50%	42	82,900	16,500.00	42,510	0.00%	
40	21-0111-000 +	Rodgers	Williams	540,000	6,082	88.78	61.95%	13.84%	27	173,100	74,700.00	32,060	0.00%	
41	24-0687-250	Winterburn	Eagle Custom	123,000	6,162	19.96	0.00%	12.33%	0	50,000	-	40,650	0.00%	
42	51-0233-000	Twilight Acret	Nelson	300,000	7,500	40.00	30.00%	12.50%	58	91,500	91,200.00	30,500	0.00%	
43	30-0283-000	Blue Spruce I	Muzik	300,000	7,500	40.00	75.00%	0.00%	0	155,900	63,400.00	51,970	0.00%	
44														#DIV/0!

+ (multiple parcels)  
 8/4/2006

DOUGLAS COUNTY 2005 AGRICULTURAL SALES FOR 2006 ASSESSMENT

\$1483.50 Min  
\$2242.50 Max  
No PS  
Over 90% Till

(Not Adj. For bldgs)

PARCEL #	BUYER	SELLER	SALE PRICE	ACRES	TILLABLE %	CER	2005 AMV	2005 BLDG VAL	RATIO	2006 AMV	ADJ RATIO	2006 BLDG VAL	COMMENTS
1 09-0005-500	ROERS	OTTO	147,238	1,400	93.20%	57	158,800	-	107.85%	195,800	132.98%	-	
2 54-0246-000	SABOLIK	HAYER	210,000	1,436	69.05%	57	255,500	22,200.00	121.67%	311,100	148.14%	23,500.00	Ag Sales
3 54-0337-000	SAATHOFF	DOHLEN	75,000	1,442	57.68%	50	51,600	-	68.80%	64,800	86.13%	-	8.6 Acres RRRW poor land
4 33-0129-000	SUCHY	BOTZET	121,500	1,460	99.03%	50	105,900	-	87.16%	130,700	107.57%	-	1/2 CRP Adjoining land
5 57-0267-000	BEULKE	ROTH	60,000	1,500	0.00%	0	26,900	-	44.83%	44,000	73.33%	-	
6 21-0524-000	MC COY	HEATHLAN	288,000	1,516	89.47%	38	221,100	-	76.77%	278,700	96.77%	-	
7 39-0314-000	BITZAN	THEOENNEI	180,000	1,625	81.25%	50	105,800	-	81.38%	130,700	100.54%	-	
8 54-0018-400	STAPLES	ANDERSON	155,760	1,650	95.33%	55	137,900	-	88.53%	177,300	113.83%	-	
9 54-0018-700	SABOLIK	ANDERSON	182,127	1,650	110.38	57	166,000	-	91.15%	213,100	117.01%	-	
10 06-0028-000	DOLL	TRUE HEA	170,000	1,700	86.40%	26	110,300	-	64.88%	137,000	80.59%	-	86 Ac CRP
11 60-0033-000	MONK	HATHAWA	129,900	1,740	69.84%	55	103,600	-	79.75%	133,200	102.54%	-	
12 57-0254-000	THIELE	MELZER	71,242	1,766	67.40%	34	32,900	-	46.16%	71,800	100.78%	-	PS Added 06
13 57-0164-100	LEESBERG	BOTZET	135,000	1,818	84.83%	43	68,300	-	50.59%	102,100	75.63%	-	
14 21-0197-000	ANDERSON	BUSCH	150,000	1,834	81.79	37	73,300	300.00	48.87%	118,700	79.13%	300.00	
15 06-0173-000	C 82 WEST LP	SCHNEIDE	236,000	1,908	97.00%	67	218,300	-	92.50%	268,700	113.86%	-	Ag Sales
16 60-0309-000	CALLIFAS	JACOBSON	550,000	1,968	0.00%	49	377,200	-	62.03%	460,200	83.67%	-	4300 FF Jorgenson Lk 1031 xchg
17 03-1256-000	URMAN	DOERING	157,500	1,969	83.33%	0	97,700	-	68.59%	112,500	71.43%	-	80 Ac Rim - Bldg Hse on 1 Ac
18 57-0311-150	NELSON	SOLTIS	106,000	1,982	90.51%	27	48,700	-	45.94%	75,300	71.04%	-	All in CRP
19 51-0238-000	THOMPSON	WILLHITE	148,800	2,000	83.33%	60	108,900	-	73.19%	135,900	81.33%	-	
20 57-0237-000	SHAVIC PROF	SOLTIS	160,000	2,000	66.25%	37	69,600	-	43.50%	109,800	88.63%	-	Invstmt, future bldg site
21 19-0700-800	RASH	JORGENSEN	94,836	2,100	68.43%	45	64,000	-	67.48%	90,300	95.22%	-	Ag Sales
22 06-0174-000	FERGUSON	FARM FIEL	208,000	2,101	98.03	69	173,600	-	84.27%	213,900	103.83%	-	CRP - Ag Sale
23 12-0331-000	BEULKE	BECKER	130,000	2,110	81.14%	35	126,800	30,100.00	97.54%	148,000	113.85%	31,100.00	Pd more due to this parcel divided his prop to the N & S.
24 42-0173-000	MC PHERSON KOENEN	BECKER	109,000	2,477	18.19%	28	56,100	-	51.47%	76,700	70.37%	-	
25 21-0320-000	ANDERSON CARTER	CARTER	149,703	2,485	82.98%	57	94,200	-	62.92%	117,400	78.42%	-	
26 42-0010-100	MC PHERSON JOHNSON	JOHNSON	90,000	2,528	58.98%	15	43,800	-	48.67%	56,400	62.67%	-	Long Term Investment
27 45-0066-700	BLANSHAN MANAHAN	MANAHAN	123,500	3,058	64.38%	58	52,000	-	42.11%	86,200	69.80%	-	
28 03-0016-000	EIDSVOLD RACHEL	RACHEL	299,250	3,500	76.00%	60	130,700	-	43.68%	165,200	55.20%	-	
29 12-0159-200	SAATHOFF ZWEIF	ZWEIF	148,000	3,827	92.86%	43	48,400	-	31.35%	55,900	37.77%	-	
30 21-0217-000	NISKA WALSH	WALSH	345,000	4,313	87.50%	38	257,700	148,600.00	74.70%	291,000	84.35%	155,900.00	5,000 Per Prop
31 24-0607-000	FINELY JEPPESEN	JEPPESEN	184,000	4,600	50.00%	60	56,700	-	30.82%	71,200	36.70%	-	Long Term Investment
32 24-1002-000	ROSSUM JUNGST	JUNGST	273,000	6,825	47.50%	47	184,500	98,400.00	67.56%	208,600	76.41%	114,200.00	19 Ac CRP
33 42-0745-470	DITTBERNER WATT	WATT	280,000	7,433	26.54%	47	240,500	149,900.00	85.89%	281,300	93.32%	157,900.00	
34 57-0162-000	WILLIAMS EMTER	EMTER	364,700	9,118	42.50%	31	193,800	138,100.00	53.14%	282,300	77.41%	192,800.00	4300 Per Prop/renting 10 ac