

## 1\_Flat

## Gilford Agricultural Land Value for 2024

Parcel number	Sale Date	Sale Price	Value of Improvements	Value of Wooded Acreage	Adjusted Sale Price	Gross Acres	Wooded Acres	Right of Ways/Drains	Net Acres	Price Per Acre
001-112-000-0600-00	12/19/2022	\$339,397			\$339,397	44.74		3.56	41.18	\$8,242
001-135-000-1500-01	5/18/2022	\$356,155			\$356,155	37.48		1.28	36.20	\$9,839
001-017-000-1600-03	11/4/2022	\$145,000			\$145,000	18.82		0.34	18.48	\$7,846
001-020-000-1100-00	3/15/2023	\$285,000			\$285,000	40.00		2.74	37.26	\$7,649
002-007-000-0800-02	8/18/2021	\$515,000			\$515,000	73.48		7.68	65.80	\$7,827
002-018-000-0100-03	4/29/2022	\$522,000			\$522,000	59.82		6.75	53.07	\$9,836
002-018-000-1100-00	12/20/2021	\$425,500			\$425,500	50.06		8.00	42.06	\$10,117
004-008-000-0300-00+	3/22/2023	\$1,530,000		\$74,668	\$1,455,332	184.20	11.66	6.53	166.01	\$8,767
004-012-000-0200-00	8/20/2021	\$400,000		\$30,502	\$369,498	40.49	4.10	1.07	35.32	\$10,461
006-008-000-0600-06	12/2/2021	\$415,000			\$415,000	54.38		1.78	52.60	\$7,890
006-010-000-2300-00	12/2/2021	\$340,800			\$340,800	39.73		1.00	38.73	\$8,799
006-014-000-2000-00	12/8/2021	\$272,000			\$272,000	39.84		5.46	34.38	\$7,912
006-015-000-0800-01	10/8/2021	\$681,736			\$681,736	76.70		2.68	74.02	\$9,210
009-010-000-0800-01	10/27/2021	\$601,251			\$601,251	76.69		9.76	66.93	\$8,983
009-011-000-1100-00	12/27/2022	\$260,000			\$260,000	40.46		2.50	37.96	\$6,849
010-003-000-0200-00	11/11/2022	\$386,000			\$386,000	60.75		9.56	51.19	\$7,541
010-003-000-0400-00	10/21/2022	\$180,000			\$180,000	29.53		6.12	23.41	\$7,689
010-028-000-1000-00	5/3/2021	\$620,000			\$620,000	75.73		0.76	74.97	\$8,270
012-001-000-1200-05	12/13/2022	\$385,200			\$385,200	38.60		1.78	36.82	\$10,462
012-007-000-0100-00	10/5/2021	\$193,000			\$193,000	34.94		3.32	31.62	\$6,104
012-008-000-1100-00	1/17/2023	\$240,000			\$240,000	39.71		4.87	34.84	\$6,889
012-024-000-1100-0	1/12/2022	\$181,000			\$181,000	29.96		0.75	29.21	\$6,197
012-027-000-0500-02+	4/20/2021	\$1,235,000			\$1,235,000	156.42		1.60	154.82	\$7,977
012-033-000-1400-00	11/9/2022	\$345,000			\$345,000	39.89		2.00	37.89	\$9,105
012-033-000-1500-00	9/28/2021	\$230,000			\$230,000	29.99		2.98	27.01	\$8,515
019-008-000-1400-03	5/20/2021	\$284,900			\$284,900	36.98		0.59	36.39	\$7,829
019-016-000-0200-01	7/21/2021	\$256,000			\$256,000	37.96		0.75	37.21	\$6,880
019-017-000-0300-01	6/23/2021	\$306,560			\$306,560	38.68		3.93	34.75	\$8,822
023-013-000-1400-01	8/3/2022	\$960,000			\$960,000	79.16		3.20	75.96	\$12,638
<b>Total:</b>					<b>\$12,786,329</b>				<b>1486.09</b>	<b>\$8,604</b>

used average per acre value of \$8,600 per acre for #1 soil (and adjusted rest by %) for 2024

## Gilford

Use these values

		8600
#1	1.00	\$8,600
#2	0.95	\$8,170
#3	0.90	\$7,740
#4	0.85	\$7,310
#5	0.80	\$6,880
#6	0.75	\$6,450
#7	0.70	\$6,020
#8	0.65	\$5,590
#9	0.60	\$5,160
#10	0.55	\$4,730
#11	0.50	\$4,300

### Gilford Agricultural Wooded Land Value for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Acres	Road ROW	Drain ROW	Total ROWs	NET ACRES	Price Per Acre
014-035-000-1600-00	06/10/21	\$42,500	\$42,500	5.00	0.120	0.00	0.120	4.88	8,709
020-027-000-0700-93	10/21/22	\$8,000	\$8,000	1.71	0.240	0.00	0.240	1.47	5,442
017-033-000-0100-01	06/09/21	\$37,000	\$37,000	5.00	0.520	0.00	0.520	4.48	8,259
002-036-000-3950-01	10/14/22	\$125,000	\$125,000	20.00	0.500	0.00	0.500	19.50	6,410
020-003-000-1200-02	02/17/22	\$68,000	\$68,000	14.12	0.320	0.00	0.320	13.80	4,928
020-009-000-1625-02	05/24/21	\$74,900	\$74,900	22.18	0.300	0.00	0.300	21.88	3,423
013-001-300-0100-00	05/20/21	\$78,000	\$78,000	34.90	0.480	0.00	0.480	34.42	2,266
				<b>\$433,400</b>	<b>102.91</b>			<b>100.43</b>	<b>4,315</b>

used \$4,300 per acre value for Agricultural wood lot for 2024

## Gilford Land Value - Commercial 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Dollars/Acre	Dollars/SqFt
013-009-300-0600-00	2/10/2023	\$21,500	\$21,500	3.10	\$6,935	\$0.16
140-017-300-010-01	3/31/2022	\$60,000	\$12,000	1.23	\$9,756	\$0.22
230-005-100-030-00	4/1/2022	\$300,000	\$60,000	10.24	\$5,859	\$0.13
090-031-100-020-05	7/29/2021	\$17,000	\$17,000	2.05	\$8,293	\$0.19
016-002-000-1200-00	6/23/2021	\$45,000	\$31,500	5.00	\$6,300	\$0.14
<b>Totals:</b>		<b>\$443,500</b>	<b>\$142,000</b>	<b>21.62</b>		
				<b>Average per Net</b>	<b>Average per</b>	
				<b>Acres=&gt;</b>	<b>\$6,568</b>	<b>SqFt=&gt; \$0.15</b>

used average per acre value of \$6,568/acre for 2024

# Gilford Industrial Land Value for 2024

Parcel Number	Sale Date	Sale Price	Land Value	Acres	Dollars/ Acres	Dollars/ SqFt
02-13-05-031-1001-000	6/22/2021	\$317,244	\$317,244	26.80	\$11,837	\$0.27
92-10-4-42-8000-200	4/4/2022	\$25,000	\$25,000	5.45	\$4,587	\$0.11
300-017-200-010-07	4/22/2021	\$45,000	\$9,000	0.56	\$16,071	\$0.37
<b>Totals:</b>			<b>\$351,244</b>	<b>32.81</b>		
				Average per	Average per	
				Acre=>	SqFt=>	\$0.25
				\$10,705		

used average per acre value of \$10,705 for 2024

### Gilford Residential Land Value for 2024

acres	Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Acres	Road ROW	Drain ROW	Total ROW	NET ACRES	\$/Net Acre	Other Parcels in Sale
1	023-013-000-4200-00	10/19/21	\$2,250	\$2,250	0.35	0.050	0.00	0.050	0.30	\$7,500	
	007-033-000-2600-00	11/05/21	\$6,000	\$6,000	0.54	0.080	0.00	0.080	0.46	\$13,043	
	022-020-000-1100-00	05/13/21	\$12,000	\$12,000	1.00	0.100	0.00	0.100	0.90	\$13,333	
1.5	011-003-000-2700-02	09/21/21	\$9,000	\$9,000	1.20	0.250	0.00	0.250	0.95	\$9,474	
	021-005-000-3100-00	12/20/22	\$12,000	\$12,000	1.50	0.070	0.00	0.070	1.43	\$8,392	
				\$41,250	4.59				4.04	\$10,210	
											1-1.5 acres = \$10,200 per acre
2	038-032-000-1000-02	01/21/22	\$12,000	\$12,000	1.70	0.000	0.00	0.000	1.70	\$7,059	
	020-027-000-0700-93	10/21/22	\$8,000	\$8,000	1.71	0.240	0.00	0.240	1.47	\$5,442	
	001-008-000-0100-26	02/02/22	\$25,000	\$25,000	1.82	0.000	0.00	0.000	1.82	\$13,736	
	016-035-000-0100-05	05/16/22	\$16,000	\$16,000	2.00	0.170	0.00	0.170	1.83	\$8,743	
	021-013-000-4000-03	03/31/22	\$16,000	\$16,000	2.04	0.250	0.00	0.250	1.79	\$8,939	
2.5	017-027-000-0150-02	07/26/21	\$19,900	\$19,900	2.48	0.190	0.00	0.190	2.29	\$8,690	
				\$96,900	11.75				10.90	\$8,890	
											2-2.5 acres = \$8,900 per acre
3	016-003-000-0400-07	05/26/21	\$16,000	\$16,000	2.81	0.160	0.00	0.160	2.65	\$6,038	
	017-017-000-2600-03	11/03/22	\$21,000	\$21,000	2.85	0.120	0.24	0.360	2.49	\$8,434	
	017-017-000-2600-11	07/25/22	\$28,000	\$28,000	3.10	0.120	0.26	0.380	2.72	\$10,294	
4	008-029-000-0700-02	10/22/21	\$45,000	\$45,000	3.43	0.200	0.00	0.200	3.23	\$13,932	
	017-011-000-0800-06	08/16/22	\$28,100	\$28,100	3.49	0.180	0.00	0.180	3.31	\$8,489	
	019-033-000-0200-03	08/26/21	\$20,000	\$20,000	3.82	0.160	0.00	0.160	3.66	\$5,464	
	005-020-000-0900-03	03/29/23	\$26,000	\$26,000	4.01	0.200	0.00	0.200	3.81	\$6,824	
5	014-035-000-1600-00	06/10/21	\$42,500	\$42,500	5.00	0.120	0.00	0.120	4.88	\$8,709	
	017-033-000-0100-01	06/09/21	\$37,000	\$37,000	5.00	0.520	0.00	0.520	4.48	\$8,259	
	005-034-000-1000-05	06/06/22	\$31,000	\$31,000	5.11	0.320	0.00	0.320	4.79	\$6,472	
	011-004-000-1000-04	08/16/21	\$42,000	\$42,000	5.12	0.000	0.00	0.000	5.12	\$8,203	
				\$336,600	43.74				41.14	\$8,182	
											3-5 acres = \$8,200 per acre
7	001-008-000-0100-17+	12/15/21	\$70,000	\$70,000	5.31	0.000	0.00	0.000	5.31	\$13,183	001-008-000-0100-25
	014-001-000-0600-09+	06/24/21	\$20,000	\$20,000	5.70	0.320	0.00	0.320	5.38	\$3,717	014-001-000-0600-10
	011-015-000-0100-02	08/08/22	\$43,000	\$43,000	9.09	0.230	0.00	0.230	8.86	\$4,853	
	016-003-000-0100-21	05/25/22	\$27,000	\$27,000	5.80	0.000	0.00	0.000	5.80	\$4,655	
	020-004-000-0200-10+	06/04/21	\$31,000	\$31,000	7.79	0.000	0.00	0.000	7.79	\$3,979	020-004-000-0200-11
				\$191,000	33.69				33.14	\$5,763	
											7 acres = \$5,800 per acre
10	042-007-000-6100-04	04/16/21	\$42,500	\$42,500	9.63	0.140	0.28	0.420	9.21	\$4,615	
	021-028-000-1700-03	03/24/22	\$49,000	\$49,000	10.00	1.000	0.00	1.000	9.00	\$5,444	
	022-014-000-1100-02	12/20/22	\$54,900	\$54,900	10.00	0.000	2.38	2.380	7.62	\$7,205	
	011-016-000-0100-07	04/13/22	\$56,350	\$56,350	10.01	0.250	0.00	0.250	9.76	\$5,774	
	013-013-400-0130-00	02/08/23	\$52,000	\$52,000	10.01	0.250	0.00	0.250	9.76	\$5,328	
	016-029-000-1300-05+	11/12/21	\$40,000	\$40,000	10.02	0.500	0.00	0.500	9.52	\$4,202	016-029-000-1300-06
	022-022-000-1300-06	09/22/21	\$52,000	\$52,000	10.07	0.250	0.25	0.500	9.57	\$5,434	
15	021-009-000-1300-07	07/27/22	\$84,000	\$84,000	11.81	0.290	0.00	0.290	11.52	\$7,292	
	020-003-000-1200-02	02/17/22	\$68,000	\$68,000	14.12	0.320	0.00	0.320	13.80	\$4,928	
				\$498,750	95.67				89.76	\$5,556	
											10-15 acres = \$5,600 per acre
20	011-016-000-1500-06	01/26/23	\$80,000	\$80,000	16.38	0.110	0.00	0.110	16.27	\$4,917	
	015-010-000-1800-00	10/03/22	\$84,500	\$84,500	16.56	0.120	0.00	0.120	16.44	\$5,140	
	011-020-000-2600-10	10/07/22	\$95,900	\$95,900	17.59	0.190	0.00	0.190	17.40	\$5,511	
	018-032-000-1100-01	07/12/21	\$72,000	\$72,000	17.99	1.310	0.04	1.350	16.64	\$4,327	
	016-031-000-0300-01	10/25/21	\$78,300	\$78,300	18.34	0.420	0.20	0.620	17.72	\$4,419	
	007-026-000-1350-02	11/08/22	\$108,000	\$108,000	19.98	0.490	0.00	0.490	19.49	\$5,541	
	022-027-000-0400-00	06/06/22	\$100,000	\$100,000	20.00	0.460	3.98	4.440	15.56	\$6,427	
25	020-009-000-1625-02	05/24/21	\$74,900	\$74,900	22.18	0.300	0.00	0.300	21.88	\$3,423	
	041-016-000-3200-01	04/05/21	\$118,000	\$118,000	22.63	0.000	0.00	0.000	22.63	\$5,214	
	017-035-000-1000-01+	04/22/21	\$125,000	\$125,000	28.00	1.550	0.00	1.550	26.45	\$4,726	1000-02, 03, 04 & 05
30	008-029-000-0100-01+	10/01/21	\$149,000	\$149,000	30.60	0.000	0.00	0.000	30.60	\$4,869	008-029-000-0100-02
	017-008-625-0100-02+	11/22/21	\$190,000	\$190,000	36.01	0.480	0.00	0.480	35.53	\$5,348	017-008-000-1900-00
	017-024-000-1900-00	03/28/22	\$200,000	\$200,000	38.00	0.760	0.00	0.760	37.24	\$5,371	
				\$1,475,600	304.26				293.85	\$5,022	
											20-30 acres = \$5,000 per acre

40	011-022-000-0300-00	01/26/22	\$165,000	\$165,000	40.00	1.000	0.00	1.000	39.00	\$4,231	
	022-012-000-0200-00	04/26/22	\$168,000	\$168,000	40.00	0.370	2.12	2.490	37.51	\$4,479	
	022-022-000-1100-00	04/22/22	\$175,000	\$175,000	40.00	0.000	0.00	0.000	40.00	\$4,375	
50	018-013-000-0100-01	12/17/21	\$199,000	\$199,000	44.27	1.000	0.00	1.000	43.27	\$4,599	
	005-010-000-0400-06	01/19/23	\$279,000	\$279,000	45.59	1.600	0.00	1.600	43.99	\$6,342	
	021-028-000-1700-04+	04/17/22	\$217,000	\$217,000	50.23	1.460	1.52	2.980	47.25	\$4,593	PT 1750-01 & 1700-02
			\$1,203,000		260.09				251.02	\$4,792	
											40-50 acres = \$4,800 per acre
70+	016-010-000-0600-00	05/24/21	\$255,000	\$255,000	80.00	1.010	11.68	12.690	67.31	\$3,788	
	016-008-000-1000-00+	01/04/23	\$320,000	\$320,000	90.05	0.090	3.66	3.750	86.30	\$3,708	016-008-000-1150-00
			\$575,000		170.05				153.61	\$3,743	
											70+ acres = \$3,700 per acre