

Examples of Wayne County Land Sales

Starting with 100 acres and located on Fredericksburg, Oil City, and E Tolbert Roads

Parcel Number	Acres	Sale Date		Value	Actual Taxes	Tax Savings	Sales Ratio	Inverted Sales Ratio
30-00160.011	5.477	12/16/2021	CAUV	\$4,990	\$67			
Sale Price per Acre: \$30,000			Auditor / Market	\$67,620		\$843 93%		
			Sale Price	\$164,310		\$2,144 97%	41%	243%
30-00160.002	25.791	12/20/2021	CAUV	\$126,900	\$1,708			
Sale Price per Acre: \$14,079			Auditor / Market	\$257,570		\$1,758 51%		
			Sale Price	\$363,111		\$3,179 65%	71%	141%
30-00160.014	5.079	12/16/2021	CAUV	\$4,840	\$68			
Sale Price per Acre: \$33,000			Auditor / Market	\$63,460		\$788 92%		
			Sale Price	\$167,607		\$2,190 97%	38%	264%
30-00160.012	5.01	10/13/2022	CAUV	\$0	\$765			
Sale Price per Acre: \$41,916			Auditor / Market	\$56,850		---- ----		
			Sale Price	\$210,000		---- ----	27%	369%
30-00160.010	6.435	12/17/2021	CAUV	\$5,770	\$78			
Sale Price per Acre: \$30,000			Auditor / Market	\$79,440		\$991 93%		
			Sale Price	\$193,050		\$2,520 97%	41%	243%
30-00160.009	6.435	12/17/2021	CAUV	\$0	\$1,069			
Sale Price per Acre: \$30,000			Auditor / Market	\$79,420		---- ----		
			Sale Price	\$193,050		---- ----	41%	243%
30-00160.015	22.808	12/20/2021	CAUV	\$20,900	\$282			
Sale Price per Acre: \$22,543			Auditor / Market	\$226,730		\$2,770 91%		
			Sale Price	\$514,161		\$7,128 96%	44%	227%
30-00160.008	5.01	12/20/2021	CAUV	\$4,260	\$57			
Sale Price per Acre: \$22,528			Auditor / Market	\$62,410		\$783 91%		
			Sale Price	\$112,865		\$972 96%	55%	181%
30-00160.007	6.853	7/1/2022	CAUV	\$0	\$1,147			
Sale Price per Acre: \$32,832			Auditor / Market	\$85,260		---- ----		
			Sale Price	\$225,000		---- ----	38%	264%
30-00160.006	6.48	12/27/2021	CAUV	\$4,990	\$67			
Sale Price per Acre: \$21,000			Auditor / Market	\$80,600		\$1,017 94%		
			Sale Price	\$136,080		\$1,764 96%	59%	169%
30-00160.013	5.092	12/20/2021	CAUV	\$5,060	\$68			
Sale Price per Acre: \$31,000			Auditor / Market	\$63,630		\$788 92%		
			Sale Price	\$157,852		\$2,056 97%	40%	248%

Sales Ratio: percentage of the Auditor's value to the actual sale price, (Auditor Value ÷ Sale Price)

Inverted Sales Ratio: percentage of the sale price to the Auditor's value (Sale Price ÷ Auditor Value)

Examples of Wayne County Land Sales

Starting with 206 acres and located on Harrison and Redett Roads

Parcel Number	Acres	Sale Date		Value	Actual Taxes	Tax Savings	Sales Ratio	Inverted Sales Ratio
29-00116.011	20.1	8/2/2022	CAUV	\$10,620	\$270			
Sale Price per Acre: \$31,986			Auditor / Market	\$200,900		\$5,419 95%		
			Sale Price	\$642,921		\$17,975 99%	31%	321%
29-00116.016	2	7/27/2022	CAUV	\$720	\$26			
Sale Price per Acre: \$45,000			Auditor / Market	\$24,930		\$880 97%		
			Sale Price	\$90,000		\$3,248 99%	28%	361%
29-00116.000	28.2	8/3/2022	CAUV	\$7,610	\$134			
Sale Price per Acre: \$35,439			Auditor / Market	\$277,610		\$4,625 97%		
			Sale Price	\$999,380		\$16,412 99%	29%	348%
29-00118.004	5.17	8/3/2022	CAUV	\$1,940	\$134			
Sale Price per Acre: \$35,439			Auditor / Market	\$62,480		\$4,625 97%		
			Sale Price	\$183,220		\$16,412 99%	29%	348%
29-00117.000	31.18	8/19/2022	CAUV	\$11,630	\$163			
Sale Price per Acre: \$29,000			Auditor / Market	\$310,960		\$4,188 96%		
			Sale Price	\$904,220		\$12,488 99%	34%	291%
29-00118.003	5.17	8/19/2022	CAUV	\$2,430	\$34			
Sale Price per Acre: \$39,000			Auditor / Market	\$62,500		\$840 96%		
			Sale Price	\$201,630		\$2,787 99%	31%	323%
29-00116.014	5.7	8/5/2022	CAUV	\$2,160	\$31			
Sale Price per Acre: \$30,000			Auditor / Market	\$72,180		\$980 97%		
			Sale Price	\$171,000		\$2,362 99%	42%	237%
29-00116.013	5.6	8/19/2022	CAUV	\$1,980	\$28			
Sale Price per Acre: \$33,000			Auditor / Market	\$71,140		\$968 97%		
			Sale Price	\$184,800		\$2,558 99%	39%	260%
29-00116.012	5.37	8/4/2022	CAUV	\$1,840	\$26			
Sale Price per Acre: \$42,500			Auditor / Market	\$68,450		\$932 97%		
			Sale Price	\$228,225		\$3,168 99%	30%	333%
29-00118.001	5.01	8/25/2022	CAUV	\$1,710	\$24			
Sale Price per Acre: \$41,000			Auditor / Market	\$63,700		\$867 97%		
			Sale Price	\$205,410		\$2,850 99%	31%	322%
29-00118.009	3.28	10/24/2022	CAUV	\$1,110	\$16			
Sale Price per Acre: \$41,000			Auditor / Market	\$36,660		\$497 97%		
			Sale Price	\$134,480		\$1,866 99%	28%	363%
29-00116.017	3.2	7/27/2022	CAUV	\$1,160	\$26			
Sale Price per Acre: \$45,000			Auditor / Market	\$39,880		\$880 97%		
			Sale Price	\$144,000		\$3,248 99%	28%	361%
29-00118.002	5.17	8/1/2022	CAUV	\$2,190	\$31			
Sale Price per Acre: \$32,500			Auditor / Market	\$62,500		\$844 96%		
			Sale Price	\$168,025		\$2,320 99%	37%	269%

Sales Ratio: percentage of the Auditor's value to the actual sale price, (Auditor Value ÷ Sale Price)

Inverted Sales Ratio: percentage of the sale price to the Auditor's value (Sale Price ÷ Auditor Value)

Examples of Wayne County Land Sales

Starting with 206 acres and located on Harrison and Redett Roads

Parcel Number	Acres	Sale Date		Value	Actual Taxes	Tax Savings	Sales Ratio	Inverted Sales Ratio
29-00116.015	6	4/3/2022	CAUV	\$2,350	\$34			
Sale Price per Acre: \$36,667			Auditor / Market	\$75,730		\$1,027	97%	
			Sale Price	\$220,000		\$3,045	99%	34% 290%
29-00118.008	5.01	8/4/2022	CAUV	\$3,950	\$55			
Sale Price per Acre: \$30,000			Auditor / Market	\$58,160		\$758	93%	
			Sale Price	\$150,300		\$2,048	97%	39% 258%
29-00118.007	5.28	8/16/2022	CAUV	\$3,920	\$55			
Sale Price per Acre: \$33,000			Auditor / Market	\$57,670		\$738	93%	
			Sale Price	\$174,240		\$2,383	98%	33% 308%
29-00116.006	18	8/22/2022	CAUV	\$47,660	\$667			
Sale Price per Acre: \$24,652			Auditor / Market	\$194,520		\$2,054	75%	
			Sale Price	\$443,730		\$5,542	89%	44% 228%
29-00116.010	14.1	8/12/2023	CAUV	\$12,890	\$180			
Sale Price per Acre: \$29,000			Auditor / Market	\$136,680		\$1,732	91%	
			Sale Price	\$408,900		\$5,540	97%	33% 300%
29-00116.009	11.065	8/10/2022	CAUV	\$9,140	\$128			
Sale Price per Acre: \$32,000			Auditor / Market	\$117,090		\$1,382	91%	
			Sale Price	\$354,080		\$4,826	97%	33% 302%
29-00118.005	20.665	8/2/2022	CAUV	\$8,650	\$270			
Sale Price per Acre: \$31,986			Auditor / Market	\$205,640		\$5,419	95%	
			Sale Price	\$660,994		\$17,975	99%	31% 321%
29-00118.000	1.73	10/24/2022	CAUV	\$470	\$7			
Sale Price per Acre: \$41,000			Auditor / Market	\$19,980		\$273	98%	
			Sale Price	\$70,930		\$986	99%	28% 363%

Sales Ratio: percentage of the Auditor's value to the actual sale price, (Auditor Value ÷ Sale Price)

Inverted Sales Ratio: percentage of the sale price to the Auditor's value (Sale Price ÷ Auditor Value)