

00360

37-200014.0000
B97.01

AGR
2024

sale

2022 J T FARMS LTD
2023 WEST ACRES LLC
2024 WEST ACRES LLC
TR 17

2022-12-22
2022-12-22 E2 SE4 NE4 & E2 NE4 SE4
4WD & PT S2 NE4 S31 60.92A
\$2,574,078

Orig Tax Year 2023
Parent: 37-200004.0000

Eff Rate:- 45.43 41.39 40.07 a/r

Tax Year	2022	2023	2024	CAMA
Prop Cls	110	110	110	110
Acres		60.9200	60.9200	
Land100%		370000	370000	370000
Bldg100%			0	
Totl100%		370000t	370000t	370000t
Cauv100%		174910	174910	174910
Tax Value:				
Land 35%		61220	61220	129500
Bldg 35%				0
Totl 35%		61220t	61220t	129500t
Hmstd35%				
Owner Oc				
Hmstd RB				
Net Tax		2316.06	2245.78	
Sp-Asmnt		2583.16	2504.76	116.42

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
660	4	2022-12-22	WEST ACRES LLC	4WD	2574078	0	0
p r o j e c t					ben acres	/	% factor
902 MAIN DISTRICT CONSERVANCY					XA/2024		

TR 17

Neighborhood:
Code: 3800
Dwl/Gar/NC% 1.0800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	7.3150	6030	44110	2660	19460
C 2	BOB BLOUNT SILT LOAM, 2	13.6470	5770	78740	2360	32210
C 15	GYB2 GLYNWOOD CLAY LOAM	2.6710	5020	13410	1230	3290
C 16	GYC2 GLYNWOOD CLAY LOAM	4.0780	4750	19370	1050	4280
C 26	MF MILFORD SILTY CLAY	12.0230	6900	82960	3800	45690
C 39	PM PEWAMO SILTY CLAY L	19.0980	6490	123950	3560	67990
W 1	BOA BLOUNT SILT LOAM 0-	.4800	3610	1730	770	370
W 2	BOB BLOUNT SILT LOAM, 2	.3200	3130	1000	470	150
W 39	PM PEWAMO SILTY CLAY L	.8800	5370	4730	1670	1470
980	ROAD ROAD	.4080				

60.92 370000 (100%) 174910 CAUV # 4554
129500 (35%) 61220