

AGRICULTURAL COMPARABLES SEARCH ON ASSESSOR'S BEACON WEBSITE

The assessor information is online and obtainable at www.beaconschneidercorp.com. The website is updated daily. I have attached three screen shots from my computer to show how to use the comparable sales search (tab labeled "Comp Search" on the website).

After you click on the **Comp Search** tab you will need to scroll down toward the bottom until you reach the Agricultural Comparables Search. Check the boxes of the **1.) Category/Criteria** you wish to include in your search on the left side of the screen under the "Use" column. Then select the criteria within each category you wish to include in your search. I chose a Sale Date of: Within 12 months. I also selected Normal sales, Transfer from Estate and Auction sales within the Sale NUTC. *You can select multiple criteria by holding down the CTRL key.*

Next press Search at the bottom left of the screen. The **2.) Comp Results** will be compiled on the next screen from which you can print the list of sales.

If you select the **3.) Map** tab it will highlight where each of the sales occurred in Mitchell County. There is also a handy link to each property on the right side of the screen. From here you can select the property record card report and the soil report.

SEE PAGES 2, 3 and 4 FOR EXAMPLES OF EACH STEP

1.) Comp Search Category/Criteria

Agricultural Comparables Search

Use	Category	Criteria	Subject
<input type="checkbox"/>	Sale Price	Between <input type="text"/> and <input type="text"/>	
<input checked="" type="checkbox"/>	Sale Date	<input checked="" type="radio"/> 12 Months <input type="text"/> OR <input type="radio"/> Between <input type="text"/> and <input type="text"/> 6/30/2020	
<input type="checkbox"/>	DOV #	<input type="text"/>	
<input type="checkbox"/>	Recording	<input type="text"/>	
<input checked="" type="checkbox"/>	Sale NUTC	0 - Normal 1 - Quit Claim Deed 2 - Sale to/by Government/Exempt Organization 4 - Transfer of partial interest You can select multiple criteria using the shift/ctrl key	
<input type="checkbox"/>	Appraised Value	Between <input type="text"/> and <input type="text"/>	
<input type="checkbox"/>	Total Acres	Between <input type="text"/> and <input type="text"/>	
<input type="checkbox"/>	Average CSR	Between <input type="text"/> and <input type="text"/>	
<input type="checkbox"/>	CSR Points	Between <input type="text"/> and <input type="text"/>	
<input type="checkbox"/>	Dwelling	<input type="checkbox"/> (Check for Yes / Uncheck for No)	
<input type="checkbox"/>	Map Area	BURR OAK AG CARPENTER AG CEDAR AG DOUGLAS AG You can select multiple criteria using the shift/ctrl key	
<input type="checkbox"/>	Tax District	010 - OC / BO 020 - RC / BO 030 - NS / CE 040 - OC / CE You can select multiple criteria using the shift/ctrl key	

2.) Comp Results

Agricultural Comparables Results

52 Results

Show Property Photos

Comparables

Columns

Parcel ID	Address	Sale Price	Sale Date	Sale NUTC	Appraised Value	Avg CSR	CSR Points	Acres	DOV #	Multi Parcel Sale	Recording	TaxDistrict
0603300005		\$2,640,000	5/18/2020	14-Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	\$241,930	96.19	14662.63	152.43	145	Y	2020/924	240 - SC / SA
0114126003		\$220,000	5/11/2020	0-Normal	\$20,620	49.07	1299.37	26.48	136	Y	2020/877	180 - SC / OT
0713100004	2744 440 ST, OSAGE	\$1,291,688	4/29/2020	14-Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	\$103,650	81.43	6118.8	75.14	122	Y	2020/788-791	110 - OC / LI
0110400005	1395 500 ST, ST. ANSGAR	\$60,000	4/24/2020	0-Normal	\$13,210	70.16	387.28	5.52	139		2020/891	180 - SC / OT
0513200007		\$162,900	4/20/2020	0-Normal	\$23,840	81.63	1444.93	17.7	116		2020/756	240 - SC / SA
0610400001		\$740,000	3/30/2020	14-Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	\$119,990	93.00	7272.38	78.2	101		2020/625	240 - SC / SA
1224200005		\$720,062	3/30/2020	14-Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	\$59,330	59.28	3630.05	61.24	96	Y	2020/580	070 - RC / DO
0128100004	1258 480 ST, ST. ANSGAR	\$355,000	3/28/2020	0-Normal	\$76,040	55.45	2913.01	52.53	95		2020/576	180 - SC / OT
0531200001	1068 410 ST, ST. ANSGAR	\$1,420,000	3/16/2020	0-Normal	\$223,570	86.53	13463.49	155.6	84		2020/514	160 - SC / NE
1606100001		\$405,195	3/12/2020	0-Normal	\$54,600	86.01	3318.96	38.59	80		2020/478	080 - OC / EL
0308100001		\$54,500	3/4/2020	14-Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	\$7,460	52.56	454.64	8.65	79	Y	2020/475	220 - SC / ST
1010400002		\$1,140,000	3/2/2020	14-Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	\$191,700	77.27	11851.93	153.38	74	Y	2020/420	140 - OC / MI
0426200004	4809 WINDFALL AVE, RICEVILLE	\$425,000	2/26/2020	0-Normal	\$120,360	89.51	872.76	9.75	73	Y	2020/417	260 - RC / WA
0903200002		\$1,310,000	2/25/2020	0-Normal	\$209,510	90.28	12697.35	140.65	71		2020/411	210 - SC / RO
0803100006	4564 VALLEY AVE, MC INTIRE	\$393,000	2/19/2020	0-Normal	\$56,410	84.51	193.52	2.29	58	Y	2020/327	100 - RC / JE
1224300002		\$568,000	2/19/2020	14-Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	\$50,280	77.32	3092.96	40	56	Y	2020/309	070 - RC / DO
1113200002		\$427,000	2/14/2020	0-Normal	\$71,530	79.55	4383.79	55.11	65		2020/373	010 - OC / BO
1217100006		\$156,089	2/14/2020	0-Normal	\$25,050	78.30	1518.31	19.39	62		2020/350	060 - OC /

Information



Mitchell County, IA
 212 S. 5TH ST
 Osage, IA 50461
 Hours: 8:00 a.m. to 4:30 p.m.
www.mitchellcoia.us

Assessor
[Amy Folkerts, ICA](#)
 641-832-3945

Announcements

[Ag Land Sales can be found by clicking here or on the Home button in the menu bar.](#)

[How to use the qPublic.net site - view Demo Videos](#)

[Search across multiple counties with Guidepost!](#)

3.) Map

Beacon - Mitchell County, IA - M x | County Assessor - Mitchell Coun x | +

https://beacon.schneidercorp.com/Application.aspx?AppID=929&LayerID=18171&PageTypeID=1&PageID=8114&KeyValue=0331128050

ASR Registration Se... | Beacon | gmdsolutions.com | Google Scholar | ISAA- Official Site | MLS Northeast low... | Mitchell County Co... | North Iowa Realty... | Press News | Property Tax Credit... | Sidwell's Portico | Vanguard Appraisal... | Other favorites

Beacon™ Mitchell County, IA

Log In | Schneider

Layers | Map | Search | Comp Search | Results | Comp Results | Home

Layer List | Legend

Quick Links:
Property Search
View Map

Layers:
 Parcels
 Parcel Numbers
 Parcel Annotation
 Owner Name
 Address Numbers
 Yearly Sales
 Roads
 USA Major Highways
 Railroads
 City Limits
 City Labels
 Soils
 Sections
 Townships
 Lots
 Flood Plain
 Lakes
 Streams and Rivers
 County Outlines
 2019 Aerial Photos
 2014 Aerial Photos
[Restore Layer Defaults](#)

Results:

Parcel ID - 0110400005
Address - 1395 500 ST
Owner - Chatfield, Joshua & Bridget (DED)
Acres - 5.94
View Report Soil Report Google Maps opens in a new tab
Parcel ID - 0114126003
Owner - Otter Creek Apple Farms LLC (DED)
Acres - 27.03
View Report Soil Report Google Maps opens in a new tab
Parcel ID - 0115300005
Owner - Elenz, Leon A (DED)
Acres - 34.55
View Report Soil Report Google Maps opens in a new tab
Parcel ID - 0128100004
Address - 1258 480 ST
Owner - Prairie Bolt Partners LLC (DED)
Acres - 54.53
View Report Soil Report Google Maps opens in a new tab
Parcel ID - 0128200002
Owner - Yegge, Teresa K Trust (DED)
Acres - 106
View Report Soil Report Google Maps opens in a new tab
Parcel ID - 0217200001
Address - 1750 500 ST
Owner - Neuenschwander, Rudy L (DED)
Acres - 5
View Report Soil Report Google Maps opens in a new tab
Parcel ID - 0220300005
Owner - Ressler, James W & Barbara A (DED)
Acres - 71.2
View Report Soil Report Google Maps opens in a new tab
Parcel ID - 0229100002

5051136.78, 3954586.79

esri

1:38 PM
6/30/2020