

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-014-033-40	4295 BEELINE RD	44071	70000	WD	03-ARM'S LENGTH	70000	35960	51.3714286	104117
11-375-004-00	BEELINE RD	44057	82500	WD	03-ARM'S LENGTH	82500	35000	42.4242424	70000
Totals:			152500			152500	70960		174117
								Sale. Ratio =>	46.5311475
								Std. Dev. =>	6.326616

Combine "Prins Acres" Land
Land Table. Delete "003"

CORRECTED LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-014-033-40	4295 BEELINE RD	44071	70000	WD	03-ARM'S LENGTH	70000	37080	52.9714286	107374
11-375-004-00	BEELINE RD	44057	82500	WD	03-ARM'S LENGTH	82500	40000	48.4848485	80000
Totals:			152500			152500	77080		187374
								Sale. Ratio =>	50.5442623
								Std. Dev. =>	3.1724912

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
37803	71920	2.74	2.74	13796.715
82500	70000	2.5	2.5	33000
120303	141920	5.24	5.24	
	Average			
	per Net Acre=>		22958.588	

Table and "910 Along Beeline"
 375 Prins Acres" Land table

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
36786	74160	2.74	2.74	13425.547
82500	80000	2.5	2.5	33000
119286	154160	5.24	5.24	
	Average	Average		
	per FF=>	per Net Acre=>	22764.504	

