

WEST OF 61ST STREET

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal	Land Residua	
11-012-032-10	145TH AVE	2/22/2021	\$200,000	WD	03-ARM'S I	\$200,000	\$97,600	48.80	\$199,900	\$200,000
11-014-042-00	6271 142ND AVE	7/28/2019	\$212,000	WD	03-ARM'S I	\$212,000	\$113,600	53.58	\$256,680	\$212,000
11-024-001-30	6022 142ND	7/21/2020	\$129,000	WD	03-ARM'S I	\$129,000	\$68,400	53.02	\$130,090	\$129,000
Totals:			\$541,000			\$541,000	\$279,600		\$586,670	\$541,000
							Sale. Ratio =>	51.68		
							Std. Dev. =>	2.62		

EAST OF 61ST STREET

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal	Land Residua	
11-012-050-00	60TH ST	12/22/2017	\$431,000	WD	03-ARM'S I	\$431,000	\$233,200	54.11	\$537,070	\$409,580

West of 61st Street changed to \$12,300/acre; East of 61st
Street changed to \$8,000/acre

Est. Land Val	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
\$199,900	14.65	14.65	\$13,652	100	4587/439
\$256,680	18.89	18.89	\$11,223	4170	4369/232
\$130,090	10.48	10.48	\$12,309	100	4499/220
\$586,670	44.02	44.02			
Average					
per Net Acre=>		\$12,290			

Est. Land Val	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
\$515,650	56	56	\$7,314	100	4208/205