

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-140-008-00	6021 146TH AVE	12/6/2019	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,200	47.79	\$186,337
11-140-019-00	6061 146TH AVE	6/30/2020	\$320,013	WD	03-ARM'S LENGTH	\$320,013	\$108,200	33.81	\$216,376
Totals:			\$515,013			\$515,013	\$201,400		\$402,713
								Sale. Ratio =>	39.11
								Std. Dev. =>	9.89

Rate Table changed as follows: =2.5 acre = \$24,000/acre; >2.5 = \$12,800/acre

CORRECTED IMPROVEMENT & LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-140-008-00	6021 146TH AVE	12/6/2019	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$105,200	53.95	\$210,319
11-140-019-00	6061 146TH AVE	6/30/2020	\$320,013	WD	03-ARM'S LENGTH	\$320,013	\$161,800	50.56	\$323,549
Totals:			\$515,013			\$515,013	\$267,000		\$533,868
								Sale. Ratio =>	51.84
								Std. Dev. =>	2.40

Land Residual	Est. Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$51,972	\$43,309	178.23	165	0.75	0.75	\$292	\$69,296
\$163,646	\$60,009	117.32	165	3.445	3.445	\$1,395	\$47,502
\$215,618	\$103,318	295.55		4.195	4.195		
Average				Average			
per FF=>		\$730		per Net Acre=>		\$51,399	

Land Residual	Est. Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$27,990	\$43,309	178.23	165	0.75	0.75	\$157	\$37,320
\$91,392	\$94,928	117.40	165	3.445	3.445	\$778	\$26,529
\$119,382	\$138,237	295.63		4.195	4.195		
Average				Average			
per FF=>		\$404		per Net Acre=>		\$28,458	