

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-034-028-11	3695 65TH	9/22/2020	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$20,000	25.97	\$40,000
11-160-009-00	3644 VIENNA STRAUSS RD	8/15/2019	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$409,700	49.66	\$819,444
Totals:			\$902,000			\$902,000	\$429,700		\$859,444
								Sale. Ratio =>	47.64
								Std. Dev. =>	16.75

Land Table Chaged as Follows: "Interior Site" Changed to \$80,000 site value.

CORRECTED IMPROVEMENT AND LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-034-028-11	3695 65TH	9/22/2020	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$40,000	51.95	\$40,000
11-160-009-00	3644 VIENNA STRAUSS RD	8/15/2019	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$423,700	51.36	\$847,483
Totals:			\$902,000			\$902,000	\$463,700		\$887,483
								Sale. Ratio =>	51.41
								Std. Dev. =>	0.42

Land Residual	Est. Land Value	Net Acres	Total Acres
\$77,000	\$40,000	0.88	0.88
\$414,356	\$408,800	2.52	2.52
\$491,356	\$448,800	3.4	3.4

Land Residual	Est. Land Value	Net Acres	Total Acres
\$77,000	\$80,000	0.88	0.88
\$351,317	\$373,800	2.52	2.52
\$428,317	\$453,800	3.4	3.4