

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa
11-010-003-32	6432 146TH AVE	8/5/2020	\$484,000	WD	03-ARM'S LENGTH	\$484,000	\$180,800	37.36	\$361,610
11-225-002-00	4593 JACK PINE DR	8/7/2019	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$121,500	43.55	\$243,021
		Totals:	\$763,000			\$763,000	\$302,300		\$604,631
								Sale. Ratio =>	39.62
								Std. Dev. =>	4.38

Land Valuation Supported

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa
11-010-003-32	6432 146TH AVE	8/5/2020	\$484,000	WD	03-ARM'S LENGTH	\$484,000	\$248,600	51.36	\$497,143
11-225-002-00	4593 JACK PINE DR	8/7/2019	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$142,600	51.11	\$285,297
		Totals:	\$763,000			\$763,000	\$391,200		\$782,440
								Sale. Ratio =>	51.27
								Std. Dev. =>	0.18

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front
\$177,490	\$55,100	134.6	450.54	1.392	1.392	\$1,319	\$127,507	135
\$91,079	\$55,100	106.54	214.687	0.525	0.525	\$855	\$173,484	107
\$268,569	\$110,200	241.14		1.917	1.917			
	Average			Average				
	per FF=>	\$1,114		per Net Acre=>	\$140,099			

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front
\$41,957	\$55,100	134.6	450.54	1.392	1.392	\$312	\$30,142	135
\$48,803	\$55,100	106.54	214.687	0.525	0.525	\$458	\$92,958	107
\$90,760	\$110,200	241.14		1.917	1.917			
	Average			Average				
	per FF=>	\$376		per Net Acre=>	\$47,345			