

## RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal	Land Residua	
11-300-005-00	4382 MEADOW LN	10/12/2016	\$189,000	WD	03-ARM'S	\$189,000	\$100,300	53.07	\$200,610	\$43,747
11-300-010-00	4364 MEADOW LN	1/23/2017	\$190,000	WD	03-ARM'S	\$190,000	\$97,400	51.26	\$194,782	\$33,883
11-300-014-00	4359 MEADOW LN	3/25/2016	\$175,000	WD	03-ARM'S	\$175,000	\$99,400	56.80	\$198,826	\$26,537
Totals:			\$554,000			\$554,000	\$297,100		\$594,218	\$104,167
							Sale. Ratio =>	53.63		
							Std. Dev. =>	2.82		

No Sales within sales study period (4/1/209 - 3/31/2021).  
 Sales study pushed back to 4/1/2015 and sales value adjusted  
 by 2.99% per month based on twice sold property 6162 145th

## ADJUSTED SALE PRICES & IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal	Land Residua	
11-300-005-00	4382 MEADOW LN	10/12/2016	\$189,000	WD	03-ARM'S	\$246,680	\$110,800	44.92	\$221,586	\$80,451
11-300-010-00	4364 MEADOW LN	1/23/2017	\$190,000	WD	03-ARM'S	\$246,810	\$107,200	43.43	\$214,336	\$71,139
11-300-014-00	4359 MEADOW LN	3/25/2016	\$175,000	WD	03-ARM'S	\$227,325	\$113,600	49.97	\$227,169	\$50,519
Totals:			\$554,000			\$720,815	\$331,600		\$663,091	\$202,109
							Sale. Ratio =>	46.00		
							Std. Dev. =>	3.43		

Land Table changed to \$500/FF

## ADJUSTED SALE PRICES & IMPROVEMENT DATA & LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal	Land Residua	
11-300-005-00	4382 MEADOW LN	10/12/2016	\$189,000	WD	03-ARM'S	\$246,680	\$120,500	48.85	\$241,036	\$80,451
11-300-010-00	4364 MEADOW LN	1/23/2017	\$190,000	WD	03-ARM'S	\$246,810	\$114,000	46.19	\$227,921	\$71,139
11-300-014-00	4359 MEADOW LN	3/25/2016	\$175,000	WD	03-ARM'S	\$227,325	\$122,400	53.84	\$244,865	\$50,519
Totals:			\$554,000			\$720,815	\$356,900		\$713,822	\$202,109
							Sale. Ratio =>	49.51		
							Std. Dev. =>	3.89		

Est. Land Val	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF
\$55,357	\$150	168	0.787	\$292
\$38,665	\$104	171	0.384	\$324
\$50,363	\$136	150	0.651	\$195
\$144,385	\$390		1.822	
Average				
per FF=>				\$267

Est. Land Val	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF
\$55,357	\$150	168	0.787	\$538
\$38,665	\$104	171	0.384	\$681
\$50,363	\$136	150	0.651	\$371
\$144,385	\$390		1.822	
Average				
per FF=>				\$518

Est. Land Val	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF
\$74,807	\$150	168	0.787	\$538
\$52,250	\$104	171	0.384	\$681
\$68,059	\$136	150	0.651	\$371
\$195,116	\$390		1.822	
Average				
per FF=>				\$518