

RAW SALE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-013-001-00	4376 60TH ST	3/23/2018	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$905,400	48.94	\$1,810,720
Totals:			\$1,850,000			\$1,850,000	\$905,400		\$1,810,720
								Sale. Ratio =>	48.94

Change Land Table to \$29,500/acre

CORRECTED LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-013-001-00	4376 60TH ST	3/23/2018	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$930,600	50.30	\$1,861,133
Totals:			\$1,850,000			\$1,850,000	\$930,600		\$1,861,133
								Sale. Ratio =>	50.30

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$664,860	\$625,580	25.48	25.48	\$26,093
\$664,860	\$625,580	25.48	25.48	
		Average		
		per Net Acre=>	\$26,093	

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$664,860	\$675,993	25.48	25.48	\$26,093
\$664,860	\$675,993	25.48	25.48	
		Average		
		per Net Acre=>	\$26,093	