

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-410-001-00	4688 SAILVIEW DR	11/18/2019	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$277,300	49.52	\$554,672
11-410-048-00	6674 147TH AVE	11/12/2020	\$575,100	WD	03-ARM'S LENGTH	\$575,100	\$247,900	43.11	\$495,882
11-410-049-00	4690 VALLEYWOOD CT	11/6/2020	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$424,700	50.56	\$849,416
11-410-055-00	6676 TALL TREE	10/21/2020	\$673,333	WD	03-ARM'S LENGTH	\$673,333	\$340,600	50.58	\$681,156
Totals:			\$2,648,433			\$2,648,433	\$1,290,500		\$2,581,126
								Sale. Ratio =>	48.73
								Std. Dev. =>	3.59

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. Appraisal
11-410-001-00	4688 SAILVIEW DR	11/18/2019	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$293,900	52.48	\$587,778
11-410-048-00	6674 147TH AVE	11/12/2020	\$575,100	WD	03-ARM'S LENGTH	\$575,100	\$292,700	50.90	\$585,367
11-410-049-00	4690 VALLEYWOOD CT	11/6/2020	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$424,700	50.56	\$849,416
11-410-055-00	6676 TALL TREE	10/21/2020	\$673,333	WD	03-ARM'S LENGTH	\$673,333	\$340,600	50.58	\$681,156
Totals:			\$2,648,433			\$2,648,433	\$1,351,900		\$2,703,717
								Sale. Ratio =>	51.05
								Std. Dev. =>	0.91

Land Residual	Est. Land Val	Effec.	Fron Depth	Net Acres	Total Acres
\$197,328	\$192,000	0	0	0.63	0.63
\$271,218	\$192,000	173.3	203.182	0.808	0.808
\$201,784	\$211,200	43.6	922.342	0.923	0.923
\$184,177	\$192,000	120	181.49	0.5	0.5
\$854,507	\$787,200	336.9		2.861	2.861

Land Residual	Est. Land Val	Effec.	Fron Depth	Net Acres	Total Acres
\$164,222	\$192,000	0	0	0.63	0.63
\$181,733	\$192,000	173.3	203.182	0.808	0.808
\$201,784	\$211,200	43.6	922.342	0.923	0.923
\$184,177	\$192,000	120	181.49	0.5	0.5
\$731,916	\$787,200	336.9		2.861	2.861