

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-080-001-00	4696 64TH ST	6/28/2019	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$122,900	47.29	\$245,792
11-540-004-00	4672 PINE DR	12/2/2019	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$81,300	40.67	\$162,571
11-540-013-00	6429 SPRUCE LN	2/26/2021	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$84,100	32.22	\$168,107
11-540-016-00	6432 SPRUCE LN	7/20/2020	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$99,700	34.68	\$199,311
11-540-018-10	4650 PINE DR	6/4/2019	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$98,700	55.92	\$197,370
Totals:			\$1,184,800			\$1,184,800	\$486,700		\$973,151
								Sale. Ratio =>	41.08
								Std. Dev. =>	9.65

Land Valuation Supported

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-080-001-00	4696 64TH ST	6/28/2019	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$144,400	55.56	\$288,896
11-540-004-00	4672 PINE DR	12/2/2019	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$91,800	45.92	\$183,609
11-540-013-00	6429 SPRUCE LN	2/26/2021	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$118,200	45.29	\$236,348
11-540-016-00	6432 SPRUCE LN	7/20/2020	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$139,000	48.35	\$277,922
11-540-018-10	4650 PINE DR	6/4/2019	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$107,600	60.96	\$197,370
Totals:			\$1,184,800			\$1,184,800	\$601,000		\$1,184,145
								Sale. Ratio =>	50.73
								Std. Dev. =>	6.81

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$50,708	\$36,600	131	176	0.53	0.53
\$77,629	\$40,300	100	300	0.69	0.69
\$129,493	\$36,600	95	150	0.33	0.33
\$132,089	\$43,900	175	235	0.94	0.94
\$37,690	\$58,560	255	248	0.67	0.39
\$427,609	\$215,960	756		3.16	2.88

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$7,604	\$36,600	131	176	0.53	0.53
\$56,591	\$40,300	100	300	0.69	0.69
\$61,252	\$36,600	95	150	0.33	0.33
\$53,478	\$43,900	175	235	0.94	0.94
\$37,690	\$58,560	255	248	0.67	0.39
\$216,615	\$215,960	756		3.16	2.88