

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-580-001-00	6499 WILDWOOD DR	10/21/2020	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$94,000	34.00	\$188,028
11-580-003-00	4721 65TH ST	10/30/2020	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$74,500	30.28	\$149,047
Totals:			\$522,500			\$522,500	\$168,500		\$337,075
								Sale. Ratio =>	32.25
								Std. Dev. =>	2.62

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-580-001-00	6499 WILDWOOD DR	10/21/2020	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$130,600	47.23	\$261,223
11-580-003-00	4721 65TH ST	10/30/2020	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$103,300	41.99	\$206,537
Totals:			\$557,500			\$557,500	\$252,700		\$505,372
								Sale. Ratio =>	45.33
								Std. Dev. =>	5.87

Chg FF Value to \$610/FF

CORRECTED LAND AND IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-580-001-00	6499 WILDWOOD DR	10/21/2020	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$143,600	51.93	\$287,229
11-580-003-00	4721 65TH ST	10/30/2020	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$116,300	47.28	\$232,552
Totals:			\$522,500			\$522,500	\$259,900		\$519,781
								Sale. Ratio =>	49.74
								Std. Dev. =>	3.29

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$123,480	\$35,008	100	170.08	0.39	0.39	\$1,235
\$131,974	\$35,021	100	170.2	0.391	0.391	\$1,319
\$255,454	\$70,029	200		0.781	0.781	
Average						
per FF=>		\$1,277				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$50,285	\$35,008	100	170.08	0.39	0.39	\$503
\$74,484	\$35,021	100	170.2	0.391	0.391	\$744
\$159,769	\$107,641	308		1.244	1.244	
Average						
per FF=>		\$519				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$50,285	\$61,014	100	170.08	0.39	0.39	\$503
\$74,484	\$61,036	100	170.2	0.391	0.391	\$744
\$124,769	\$122,050	200		0.781	0.781	
Average						
per FF=>		\$624				