

**RAW SALES DATA**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-001-024-10	4763 62ND ST	5/29/2019	210000	WD	03-ARM'S LENGTH	210000	94400	44.95238095	188874
11-001-025-30	4723 62ND ST	11/22/2019	260000	WD	03-ARM'S LENGTH	260000	132800	51.07692308	265506
11-001-032-30	4642 61ST ST	3/25/2020	254500	WD	03-ARM'S LENGTH	254500	126200	49.58742633	252435
Totals:			724500			724500	353400		706815
								Sale. Ratio =>	48.77846791
								Std. Dev. =>	3.194063828

**CORRECTED IMPROVEMENTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-001-024-10	4763 62ND ST	43614	210000	WD	03-ARM'S LENGTH	210000	104800	49.9047619	209633
11-001-025-30	4723 62ND ST	43791	260000	WD	03-ARM'S LENGTH	260000	132000	50.76923077	263994
11-001-032-30	4642 61ST ST	43915	254500	WD	03-ARM'S LENGTH	254500	126200	49.58742633	252435
Totals:			724500			724500	363000		726062
								Sale. Ratio =>	50.10351967
								Std. Dev. =>	0.611646688

Land Valuation Supported

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
77876	56750	0.95	0.95	81974.73684	1.881881011
71644	77150	2.31	2.31	31014.71861	0.711999968
59625	57560	1.004	1.004	59387.4502	1.36334826
209145	191460	4.264	4.264		
		Average		Average	
		per Net Acre=>	49049.01501	per SqFt=>	1.126010446

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
57117	56750	0.95	0.95	60123.15789	1.380237785
73156	77150	2.31	2.31	31669.26407	0.727026264
59625	57560	1.004	1.004	59387.4502	1.36334826
189898	191460	4.264	4.264		
		Average		Average	
		per FF=>	44535.17824	per SqFt=>	1.022387012