

**RAW SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	
11-001-052-00	4615 62ND ST	8/9/2019	\$178,000	WD	03-ARM'S I	\$178,000	\$77,200	43.37	\$154,457
11-001-052-00	4615 62ND ST	11/8/2019	\$178,000	WD	03-ARM'S I	\$178,000	\$77,200	43.37	\$154,457
11-001-062-00	4629 61ST ST	11/18/2020	\$520,000	WD	03-ARM'S I	\$520,000	\$227,000	43.65	\$454,083
11-002-081-00	4644 62ND ST	7/2/2020	\$255,000	WD	03-ARM'S I	\$255,000	\$98,000	38.43	\$196,021
11-002-082-00	4650 62ND ST	9/22/2020	\$235,000	WD	03-ARM'S I	\$235,000	\$92,100	39.19	\$184,264
11-003-071-00	6519 146TH AVE	12/2/2020	\$355,000	WD	03-ARM'S I	\$355,000	\$183,500	51.69	\$367,046
11-003-086-00	6445 146TH AVE	1/21/2020	\$235,000	WD	03-ARM'S I	\$235,000	\$126,000	53.62	\$252,050
11-150-005-00	6022 147TH AVE	11/4/2020	\$390,000	WD	03-ARM'S I	\$390,000	\$178,900	45.87	\$357,719
Totals:			\$2,346,000			\$2,346,000	\$1,059,900		\$2,120,097
							Sale. Ratio =>	45.18	
							Std. Dev. =>	5.39	

Land Valuation Supported

**CORRECTED IMPROVEMENT DATA**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	
11-001-052-00	4615 62ND ST	8/9/2019	\$178,000	WD	03-ARM'S I	\$178,000	\$94,500	53.09	\$188,921
11-001-052-00	4615 62ND ST	11/8/2019	\$178,000	WD	03-ARM'S I	\$178,000	\$94,500	53.09	\$188,921
11-001-062-00	4629 61ST ST	11/18/2020	\$520,000	WD	03-ARM'S I	\$520,000	\$264,800	50.92	\$529,502
11-002-081-00	4644 62ND ST	7/2/2020	\$255,000	WD	03-ARM'S I	\$255,000	\$125,800	49.33	\$251,687
11-002-082-00	4650 62ND ST	9/22/2020	\$235,000	WD	03-ARM'S I	\$235,000	\$115,400	49.11	\$230,879
11-003-071-00	6519 146TH AVE	12/2/2020	\$355,000	WD	03-ARM'S I	\$355,000	\$181,700	51.18	\$363,383
11-003-086-00	6445 146TH AVE	1/21/2020	\$235,000	WD	03-ARM'S I	\$235,000	\$119,800	50.98	\$239,689
11-150-005-00	6022 147TH AVE	11/4/2020	\$390,000	WD	03-ARM'S I	\$390,000	\$207,100	53.10	\$414,272
Totals:			\$2,346,000			\$2,346,000	\$1,203,600		\$2,407,254
							Sale. Ratio =>	51.30	
							Std. Dev. =>	1.63	

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$68,918	\$45,375	1.815	1.815	37971.34986
\$68,918	\$45,375	1.815	1.815	37971.34986
\$173,377	\$107,460	5.31	5.31	32651.03578
\$134,919	\$75,940	3.34	3.34	40394.91018
\$126,676	\$75,940	3.34	3.34	37926.94611
\$298,454	\$310,500	20	20	14922.7
\$32,950	\$50,000	0.689	0.689	47822.93179
\$82,281	\$50,000	1.03	1.03	79884.46602
\$986,493	\$760,590	37.339	37.339	
		Average		
		per Net Acre=>	26420	

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$34,454	\$45,375	1.815	1.815	18982.92011
\$34,454	\$45,375	1.815	1.815	18982.92011
\$97,958	\$107,460	5.31	5.31	18447.83427
\$79,253	\$75,940	3.34	3.34	23728.44311
\$80,061	\$75,940	3.34	3.34	23970.35928
\$302,117	\$310,500	20	20	15105.85
\$45,311	\$50,000	0.689	0.689	65763.42525
\$25,728	\$50,000	1.03	1.03	24978.64078
\$699,336	\$760,590	37.339	37.339	
		Average		
		per Net Acre=>	18729	