

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-002-034-00	4769 64TH ST	3/3/2020	174900	WD	03-ARM'S LENGTH	173850	78300	45.03882657	156696
11-002-035-00	64TH ST	3/19/2021	59900	WD	03-ARM'S LENGTH	59900	24300	40.56761269	48500
11-002-036-00	4763 64TH ST	9/27/2019	165000	WD	03-ARM'S LENGTH	165000	67800	41.09090909	135611
Totals:			399800			398750	170400		340807
								Sale. Ratio =>	42.73354232
								Std. Dev. =>	2.4444374

Vacant Land Sale indicates increase in land values warranted. Site Value < 1 Acre changed to \$48,500. Site Value 1 - 2 Acres changed to \$60,000. Pre acre rate for "first" 2.5 acres increased to \$26,000/Acre

CORRECTED BLDING INFO AND LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-002-034-00	4769 64TH ST	43893	174900	WD	03-ARM'S LENGTH	173850	84100	48.37503595	168196
11-002-035-00	64TH ST	44274	59900	WD	03-ARM'S LENGTH	59900	30000	50.08347245	60000
11-002-036-00	4763 64TH ST	43735	165000	WD	03-ARM'S LENGTH	165000	82300	49.87878788	164558
Totals:			399800			398750	196400		392754
								Sale. Ratio =>	49.2539185
								Std. Dev. =>	0.93290951

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
65654	48500	1.29	1.29	50894.57364	1.168378642
59900	48500	1.5	1.5	39933.33333	0.916743189
77889	48500	1.5	1.5	51926	1.192056933
203443	145500	4.29	4.29		
		Average		Average	
		per Net Acre=>	47422.61072	per SqFt=>	1.088673341

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
65654	60000	1.29	1.29	50894.57364	1.168378642
59900	60000	1.5	1.5	39933.33333	0.916743189
60442	60000	1.5	1.5	40294.66667	0.925038261
185996	180000	4.29	4.29		
		Average		Average	
		per Net Acre=>	43355.71096	per SqFt=>	0.995310169