

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-003-037-00	2026 W 32ND ST	2/8/2021	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$241,700	46.481	\$483,449
11-003-057-00	2006 W 32ND ST	1/11/2021	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$179,900	43.349	\$359,864
Totals:			\$935,000			\$935,000	\$421,600		\$843,313
								Sale. Ratio =>	45.091
								Std. Dev. =>	2.214

**FF w/in 750' of corner changed to \$580/FF. FF Off Corner changed to \$550/FF.
Change acreage valuation to \$54,000 for first 2.5 acres, \$16,000 for acreage over 2.5
acres, and \$-8,000 adjustment if valued by acreage and under 2.5 acres**

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11-003-037-00	2026 W 32ND ST	2/8/2021	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$254,500	48.942	\$508,949
11-003-057-00	2006 W 32ND ST	1/11/2021	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$198,200	47.759	\$396,362
Totals:			\$935,000			\$935,000	\$452,700		\$905,311
								Sale. Ratio =>	48.417
								Std. Dev. =>	0.837

No Sales for 355 Partridge Place Land Table. Valuation of Land Table 830 used to support change in site value to \$100,000.

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$93,551	\$57,000	150	300	1.033	1.033	\$623.67	\$90,562.44	\$2.08	150
\$95,441	\$40,305	106	300	0.517	0.517	\$899.83	\$184,605.42	\$4.24	75
\$188,992	\$97,305	256		1.55	1.55				
Average				Average			Average		
per FF=>		738.05967		per Net Acre=>		121930.3226	per SqFt=>		\$2.80

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$93,551	\$82,500	150	300	1.033	1.033	\$623.67	\$90,562.44	\$2.08	150
\$76,974	\$58,336	106	300	0.517	0.517	\$725.72	\$148,885.88	\$3.42	75
\$170,525	\$140,836	256		1.55	1.55				
Average				Average			Average		
per FF=>		665.941549		per Net Acre=>		110016.129	per SqFt=>		\$2.53