

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-004-019-10	66TH AVE	12/11/2019	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,500	41.92	\$109,093
11-004-022-00	146TH AVE	1/27/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$30,800	20.53	\$61,500
11-009-003-01	4580 AUDUBON RD	8/24/2020	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$184,700	38.48	\$369,405
11-009-003-10	4574 AUDUBON RD	8/2/2019	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$41,000	41.84	\$82,000
Totals:			\$858,000			\$858,000	\$311,000		\$621,998
								Sale. Ratio =>	36.25
								Std. Dev. =>	10.23

Land Table corrected to: Lake Michigan Frontage = \$9,000/FF (Standard Depth = 556'); Kelly Lake FF = \$3,000/FF; Site Value <1 acre = \$100,000; Site Value 1-3 acres = \$150,000; \$2,000 Site Value for marginal lots. RATE TABLE for acreage valuation = 2.5 acre = \$62,000/acre; 2.5-10 acre = \$12,800/acre; >10acre = \$11,000/acre; -4000/acre adjustment

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11-004-019-10	66TH AVE	12/11/2019	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,000	57.69	\$150,000
11-004-022-00	146TH AVE	1/27/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,000	50.00	\$150,000
11-009-003-01	4580 AUDUBON RD	8/24/2020	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$232,300	48.40	\$464,655
11-009-003-10	4574 AUDUBON RD	8/2/2019	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$50,000	51.02	\$100,000
Totals:			\$858,000			\$858,000	\$432,300		\$864,655
								Sale. Ratio =>	50.38
								Std. Dev. =>	4.09

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$130,000	\$109,093	2.726	2.726	\$47,689
\$150,000	\$61,500	1.84	1.84	\$81,522
\$216,795	\$106,200	1.84	1.84	\$117,823
\$98,000	\$82,000	0.882	0.882	\$111,111
\$594,795	\$358,793	7.288	7.288	
		Average		
		per Net Acre=>	\$81,613	

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$130,000	\$150,000	2.726	2.726	\$47,689
\$150,000	\$150,000	1.84	1.84	\$81,522
\$165,345	\$150,000	1.84	1.84	\$89,861
\$98,000	\$100,000	0.882	0.882	\$111,111
\$543,345	\$550,000	7.288	7.288	
		Average		
		per Net Acre=>	\$74,553	