

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sa	
11-010-004-00	6473 145TH AVE	8/22/2019	\$395,250	WD	03-ARM'S LENGTH	395250	217900	55.13	
11-010-030-11	6581 OLD INTERURBAN	8/21/2020	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$30,850	42.26	
11-010-033-00	6598 145TH	3/11/2021	\$125,100	WD	03-ARM'S LENGTH	\$125,100	\$36,000	28.78	
11-015-001-00	6424 144TH AVE	7/20/2020	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$340,900	53.27	
11-015-027-02	6459 142ND AVE	3/20/2020	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$80,100	64.08	
11-015-030-04	64TH ST	4/30/2019	\$84,250	WD	03-ARM'S LENGTH	\$84,250	\$43,500	51.63	
Totals:			\$1,442,600			\$1,442,600	\$749,250		
								Sale. Ratio =>	51.94
								Std. Dev. =>	12.20

Land Table (Rate Table) changed to the following: 2.5 acres = \$32,000/acre; >2.5 < 10 acres = \$15,000/acre; >10 acres or "Wet" = \$12,800/acre; 2.5 acre (66th st frontage) = \$40,000/acre; - 8000/acre adjustment

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sa	
11-010-004-00	6473 145TH AVE	8/22/2019	\$395,250	WD	03-ARM'S LENGTH	\$395,250	\$216,200	54.70	
11-010-030-11	6581 OLD INTERURBAN	8/21/2020	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$37,250	51.03	
11-010-033-00	6598 145TH	3/11/2021	\$125,100	WD	03-ARM'S LENGTH	\$125,100	\$60,800	48.60	
11-015-001-00	6424 144TH AVE	7/20/2020	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$342,600	53.53	
11-015-027-02	6459 142ND AVE	3/20/2020	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,900	50.32	
11-015-030-04	64TH ST	4/30/2019	\$84,250	WD	03-ARM'S LENGTH	\$84,250	\$54,300	64.45	
Totals:			\$1,442,600			\$1,442,600	\$774,050		
								Sale. Ratio =>	53.66
								Std. Dev. =>	5.68

Cur. Appraisal	Land Residual	Est. Land Val	Effec. Fron Depth	Net Acres	Total Acres	Dollars/Acre
\$435,730	\$122,020	\$162,500	0	0	10	\$12,202
\$61,700	\$73,000	\$61,700	0	0	2.8	\$26,071
\$72,073	\$120,887	\$67,860	0	0	3.24	\$37,311
\$681,759	\$152,485	\$194,244	0	0	12.48	\$12,218
\$160,120	\$125,000	\$160,120	0	0	9.83	\$12,716
\$87,027	\$84,250	\$87,027	0	0	5.702	\$14,776
\$1,498,409	\$677,642	\$733,451	0		44.052	44.052
				Average		
				per Net Acre=>		\$15,383

Cur. Appraisal	Land Residual	Est. Land Val	Effec. Fron Depth	Net Acres	Total Acres	Dollars/Acre
\$432,395	\$128,855	\$166,000	0	0	10	\$12,886
\$74,500	\$73,000	\$74,500	0	0	2.8	\$26,071
\$115,313	\$120,887	\$111,100	0	0	3.24	\$37,311
\$685,259	\$152,485	\$197,744	0	0	12.48	\$12,218
\$125,824	\$125,000	\$125,824	0	0	9.83	\$12,716
\$108,566	\$84,250	\$108,566	0	0	5.702	\$14,776
\$1,541,857	\$684,477	\$783,734	0		44.052	44.052
				Average		
				per Net Acre=>		\$15,538