

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-010-055-12	4404 64TH ST	12/13/2019	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$85,600	48.64	\$171,285
11-011-004-50	146TH AVE	1/5/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,800	39.91	\$171,588
11-011-005-22	6285 145TH AVE	10/7/2019	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$228,800	45.76	\$457,503
11-011-007-00	6295 145TH AVE	11/27/2019	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,300	43.65	\$174,666
11-011-009-00	6308 146TH AVE	6/16/2020	\$253,750	WD	03-ARM'S LENGTH	\$253,750	\$140,400	55.33	\$280,853
11-011-010-71	6342 146TH AVE	11/13/2020	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$135,200	36.55	\$270,468
11-011-035-10	6331 144TH AVE	8/28/2019	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$127,400	47.36	\$254,706
11-011-038-10	4470 62ND ST	3/19/2021	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$155,100	32.65	\$310,199
11-011-039-00	6222 145TH AVE	2/12/2021	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$143,900	35.10	\$287,860
11-012-012-02	146TH AVE	2/17/2021	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,500	44.55	\$48,900
11-012-020-00	4565 61ST ST	9/11/2020	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$121,000	40.47	\$241,948
11-012-025-01	6049 145TH AVE	3/18/2020	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$268,100	47.04	\$536,136
11-012-025-10	6043 145TH AVE	9/18/2019	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$147,100	49.86	\$294,285
11-012-035-10	6119 145TH AVE	4/24/2020	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$117,300	49.70	\$234,627
11-012-048-00	4476 61ST ST	2/10/2021	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$109,400	37.85	\$218,721
Totals:			\$4,612,650			\$4,612,650	\$1,976,900		\$3,953,745
								Sale. Ratio =>	42.86
								Std. Dev. =>	6.38

Site Values change to: < 1 acre = \$45,000; 1-2 acre = \$55,000. 2.5 acre acreage rate changed to \$28,000/acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-010-055-12	4404 64TH ST	12/13/2019	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$88,900	50.51	\$177,843
11-011-004-50	146TH AVE	1/5/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$114,400	53.21	\$211,284
11-011-005-22	6285 145TH AVE	10/7/2019	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$263,400	52.68	\$526,835
11-011-007-00	6295 145TH AVE	11/27/2019	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,700	46.85	\$187,367
11-011-009-00	6308 146TH AVE	6/16/2020	\$253,750	WD	03-ARM'S LENGTH	\$253,750	\$138,000	54.38	\$276,062
11-011-010-71	6342 146TH AVE	11/13/2020	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$182,900	49.45	\$365,761

11-011-035-10	6331 144TH AVE	8/28/2019	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$141,400	52.57	\$282,751
11-011-038-10	4470 62ND ST	3/19/2021	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$231,600	48.76	\$463,142
11-011-039-00	6222 145TH AVE	2/12/2021	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$171,700	41.88	\$343,417
11-012-012-02	146TH AVE	2/17/2021	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,500	50.00	\$58,900
11-012-020-00	4565 61ST ST	9/11/2020	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$138,800	46.42	\$277,613
11-012-025-01	6049 145TH AVE	3/18/2020	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$297,100	52.12	\$594,288
11-012-025-10	6043 145TH AVE	9/18/2019	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$158,500	53.73	\$317,024
11-012-035-10	6119 145TH AVE	4/24/2020	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$122,300	51.82	\$244,627
11-012-048-00	4476 61ST ST	2/10/2021	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$121,100	41.90	\$242,265
Totals:			\$4,612,650			\$4,612,650	\$2,291,300		\$4,569,179
								Sale. Ratio =>	49.67
								Std. Dev. =>	4.09

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$39,715	\$35,000	0.641	0.641	\$61,958
\$215,000	\$171,588	13.03	13.03	\$16,500
\$97,557	\$55,060	2.66	2.66	\$36,676
\$70,334	\$45,000	2	2	\$35,167
\$145,397	\$172,500	10	10	\$14,540
\$134,432	\$35,000	0.42	0.42	\$320,076
\$131,594	\$117,300	6.55	6.55	\$20,091
\$303,701	\$138,900	7.9	7.9	\$38,443
\$230,640	\$108,500	6	6	\$38,440
\$55,000	\$45,000	1.16	1.16	\$47,414
\$102,052	\$45,000	1.07	1.07	\$95,376
\$125,564	\$91,700	2.5	4.95	\$50,226
\$68,575	\$67,860	3.46	3.46	\$19,819
\$36,373	\$35,000	0.86	0.86	\$42,294
\$129,979	\$59,700	2.95	2.95	\$44,061
\$1,885,913	\$1,223,108	61.201	63.651	
		Average		
		per Net Acre=>	\$30,815	

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$43,157	\$45,000	0.641	0.641	\$67,328
\$215,000	\$228,784	13.03	13.03	\$16,500
\$45,725	\$72,560	2.66	2.66	\$17,190
\$67,633	\$55,000	2	2	\$33,817
\$143,688	\$166,000	10	10	\$14,369
\$49,139	\$45,000	0.42	0.42	\$116,998

\$121,049	\$134,800	6.55	6.55	\$18,481
\$168,258	\$156,400	7.9	7.9	\$21,298
\$192,583	\$126,000	6	6	\$32,097
\$55,000	\$55,000	1.16	1.16	\$47,414
\$76,387	\$55,000	1.07	1.07	\$71,390
\$84,912	\$109,200	2.5	4.95	\$33,965
\$63,336	\$85,360	3.46	3.46	\$18,305
\$36,373	\$45,000	0.86	0.86	\$42,294
\$123,935	\$77,200	2.95	2.95	\$42,012
\$1,486,175	\$1,456,304	61.201	63.651	
	Average			
	per Net Acre=>		\$24,284	