

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
11-026-021-00	3981 64TH ST	3/3/2020	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$158,400	40.62	
11-026-030-10	3913 64TH ST	10/4/2019	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$242,700	64.72	
11-027-001-30	6428 140TH AVE	9/6/2019	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$258,900	43.15	
11-035-007-10	6392 138TH AVE	9/27/2019	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$179,500	56.09	
11-035-007-30	6376 138TH AVE	8/22/2019	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$199,500	58.18	
Totals:			\$2,027,900			\$2,027,900	\$1,039,000		
								Sale. Ratio =>	51.24
								Std. Dev. =>	10.29

Corrected improvement attributes support land valuation.

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
11-026-021-00	3981 64TH ST	3/3/2020	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$198,300	50.85	
11-026-030-10	3913 64TH ST	10/4/2019	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$196,100	52.29	
11-027-001-30	6428 140TH AVE	9/6/2019	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$310,800	51.80	
11-035-007-10	6392 138TH AVE	9/27/2019	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$179,700	56.16	
11-035-007-30	6376 138TH AVE	8/22/2019	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$211,100	61.56	
Totals:			\$2,027,900			\$2,027,900	\$1,096,000		
								Sale. Ratio =>	54.05
								Std. Dev. =>	4.42

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$316,721	\$145,619	\$72,340	4.05	4.05	35955.30864
\$485,347	-\$2,423	\$107,924	6.83	6.83	-354.7584187
\$517,794	\$230,706	\$148,500	10	10	23070.6
\$359,031	\$32,669	\$71,700	4	4	8167.25
\$398,908	-\$286	\$55,722	3.84	3.84	-74.47916667
\$2,077,801	\$406,285	\$456,186	28.72	28.72	
			Average		
			per Net Acre=>	14146	

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$396,510	\$65,830	\$72,340	4.05	4.05	16254.32099
\$392,202	\$90,722	\$107,924	6.83	6.83	13282.86969
\$621,548	\$126,952	\$148,500	10	10	12695.2
\$359,304	\$32,396	\$71,700	4	4	8099
\$422,265	-\$23,643	\$55,722	3.84	3.84	-6157.03125
\$2,191,829	\$292,257	\$456,186	28.72	28.72	
			Average		
			per Net Acre=>	10176	