

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-013-016-10	6143 142ND AVE	9/10/2019	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$133,100	51.99	\$266,225
11-024-002-10	4192 60TH ST	4/24/2020	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,000	43.91	\$201,981
11-024-022-00	6165 140TH AVE	3/5/2021	\$835,000	WD	03-ARM'S LENGTH	\$835,000	\$339,700	40.68	\$679,382
11-025-001-20	3986 60TH ST	6/26/2020	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,000	44.33	\$265,984
11-036-019-00	3714 60TH ST	7/31/2019	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$83,000	37.99	\$165,937
11-036-039-10	3626 60TH ST	9/15/2020	\$307,400	WD	03-ARM'S LENGTH	\$307,400	\$154,700	50.33	\$309,393
Totals:			\$2,146,900			\$2,146,900	\$944,500		\$1,888,902
								Sale. Ratio =>	43.99
								Std. Dev. =>	5.41

Land Valuation supported when improvement data corrected.

CORRECTED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-013-016-10	6143 142ND AVE	9/10/2019	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$135,000	52.73	\$269,919
11-024-002-10	4192 60TH ST	4/24/2020	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$128,500	55.87	\$277,442
11-024-022-00	6165 140TH AVE	3/5/2021	\$835,000	WD	03-ARM'S LENGTH	\$835,000	\$427,900	51.25	\$855,842
11-025-001-20	3986 60TH ST	6/26/2020	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,400	51.13	\$306,734
11-036-019-00	3714 60TH ST	7/31/2019	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$115,800	53.00	\$231,674
11-036-039-10	3626 60TH ST	9/15/2020	\$307,400	WD	03-ARM'S LENGTH	\$307,400	\$161,800	52.64	\$323,672
Totals:			\$2,146,900			\$2,146,900	\$1,122,400		\$2,265,283
								Sale. Ratio =>	52.28
								Std. Dev. =>	1.71

Land Residual	Est. Land Val	Net Acres	Total Acres	Dollars/Acre
\$60,965	\$71,190	6.238	6.238	9773
\$88,019	\$60,000	0.79	0.79	111416
\$355,718	\$200,100	25	25	14229
\$113,216	\$79,200	4.24	4.24	26702
\$112,563	\$60,000	0.79	0.79	142485
\$67,147	\$69,140	3.8	3.8	17670
\$797,628	\$539,630	40.858	40.858	
		Average		
		per Net Acre=>	\$19,522	

Land Residual	Est. Land Val	Net Acres	Total Acres	Dollars/Acre
\$57,271	\$71,190	6.238	6.238	9181
\$12,558	\$60,000	0.79	0.79	15896
\$179,258	\$200,100	25	25	7170
\$72,466	\$79,200	4.24	4.24	17091
\$46,826	\$60,000	0.79	0.79	59273
\$52,868	\$69,140	3.8	3.8	13913
\$421,247	\$539,630	40.858	40.858	
		Average		
		per Net Acre=>	\$10,310	