

Residential Acreage Table

1 acre \$21,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Actual Front	ECF Area	Liber/Pa ge	Other		Class
																					Parcels in Sale	Land Table	
17-010-010-10	829 18TH ST	05/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,800	47.84	\$136,537	\$13,447	\$24,984	293.0	292.6	1.97	1.97	\$46	\$6,833	293.00	03020	4627/268	4020 NE RES	401	
17-015-015-00	1787 106TH AVE	11/01/19	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$43,900	39.55	\$111,572	\$12,443	\$13,015	151.0	230.6	0.80	0.80	\$82	\$15,573	151.00	03020	4407/891	4015 1A RESI	401	
17-017-008-00	715 LINCOLN ROAD	10/29/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$51,300	41.20	\$120,951	\$16,573	\$13,024	106.0	280.8	0.68	0.68	\$156	\$24,265	106.00	03020	4692/812	4010 1 NORTH	401	
17-017-033-00	669 LINCOLN RD	12/14/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,700	42.96	\$131,056	\$5,934	\$11,990	118.0	233.9	0.63	0.63	\$50	\$9,360	118.00	03020	4711/788	4010 1 NORTH	401	
17-140-003-00	764 LINCOLN RD	12/09/19	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$54,100	37.44	\$122,242	\$48,133	\$25,875	207.0	419.1	1.99	1.99	\$233	\$24,163	207.00	4015	4414/580	4015 1A RESI	401	
17-560-011-00	765 WOODLEA DR	05/23/18	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$91,500	42.07	\$212,023	\$22,905	\$17,428	139.4	212.0	0.68	0.68	\$164	\$33,733	139.42	4015	4248/822	4015 1A RESI	401	
17-560-025-00	1584 WOODLEA DR	09/02/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$125,100	41.71	\$281,922	\$53,728	\$35,750	250.0	212.9	1.22	1.22	\$215	\$43,967	250.00	4015	4669/991	4015 1A RESI	401	
Totals:						\$1,147,400	#####	\$479,400		\$1,116,303	\$173,163	\$142,066	1,264.4		7.98	7.98							
							Sale. Ratio =>	41.78		Average		\$137		Average		per Net A	21,708		Average		per SqFt=>		
							Std. Dev. =>	3.22		per FF=>													

1.5 acre \$23,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Actual Front	ECF Area	Liber/Pa ge	Other		Class
																					Parcels in Sale	Land Table	
17-010-010-10	829 18TH ST	05/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,800	47.84	\$136,537	\$13,447	\$24,984	293.0	292.6	1.97	1.97	\$46	\$6,833	293.00	03020	4627/268	4020 NE RES	401	
17-140-003-00	764 LINCOLN RD	12/09/19	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$54,100	37.44	\$122,242	\$48,133	\$25,875	207.0	419.1	1.99	1.99	\$233	\$24,163	207.00	4015	4414/580	4015 1A RESI	401	
17-560-025-00	1584 WOODLEA DR	09/02/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$125,100	41.71	\$281,922	\$53,728	\$35,750	250.0	212.9	1.22	1.22	\$215	\$43,967	250.00	4015	4669/991	4015 1A RESI	401	
Totals:						\$569,400	\$569,400	\$239,000		\$540,701	\$115,308	\$86,609	750.0		5.18	5.18							
							Sale. Ratio =>	41.97		Average		\$154		Average		per Net A	22,251.64						
							Std. Dev. =>	5.23		per FF=>													

2 acre \$25,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Actual Front	ECF Area	Liber/Pa ge	Other		Class
																					Parcels in Sale	Land Table	
17-009-006-20	1975 108TH AVE	08/11/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$51,600	36.34	\$152,088	\$16,988	\$27,076	158.0	658.7	2.39	2.39	\$108	\$7,111	158.00	03020	4501/54	4010 1 NORTH	401	
17-010-010-10	829 18TH ST	05/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,800	47.84	\$136,537	\$13,447	\$24,984	293.0	292.6	1.97	1.97	\$46	\$6,833	293.00	03020	4627/268	4020 NE RES	401	
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$63,000	40.78	\$156,931	\$26,637	\$29,068	198.0	641.8	2.92	2.92	\$135	\$9,132	198.00	03020	4449/737	4020 NE RES	401	
17-016-021-10	1823 106TH AVE	02/25/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$59,100	34.56	\$144,842	\$48,998	\$22,840	170.0	791.5	3.09	3.09	\$288	\$15,862	170.00	03020	4436/491	4010 1 NORTH	401	
17-140-003-00	764 LINCOLN RD	12/09/19	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$54,100	37.44	\$122,242	\$48,133	\$25,875	207.0	419.1	1.99	1.99	\$233	\$24,163	207.00	4015	4414/580	4015 1A RESI	401	
Totals:						\$737,000	\$737,000	\$287,600		\$712,640	\$154,203	\$129,843	1,026.0		12.36	12.36							
							Sale. Ratio =>	39.02		Average		\$150		Average		per Net A	12,481						
							Std. Dev. =>	5.24		per FF=>													

2.5 acre \$28,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Actual Front	ECF Area	Liber/Pa ge	Other		Class
																					Parcels in Sale	Land Table	
17-001-007-10	1175 S 14TH ST	08/06/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$33,000	24.63	\$125,040	\$38,004	\$29,044	285.0	455.0	2.98	2.98	\$133	\$12,766	285.00	03020	4496/722	4020 NE RES	401	
17-005-006-10	2144 112TH AVE	07/02/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,800	31.93	\$301,374	\$1,006	\$27,380	305.0	367.9	2.58	2.58	\$3	\$391	305.00	03030	4486/326	4010 1 NORTH	401	
17-007-004-00	993 23RD AVE	09/04/19	\$224,999	WD	03-ARM'S LENGTH	\$224,999	\$85,300	37.91	\$205,172	\$42,799	\$22,972	710.0	216.6	3.53	3.53	\$60	\$12,121	710.00	03030	4379/467	4010 1 NORTH	401	
17-009-006-20	1975 108TH AVE	08/11/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$51,600	36.34	\$152,088	\$16,988	\$27,076	158.0	658.7	2.39	2.39	\$108	\$7,111	158.00	03020	4501/54	4010 1 NORTH	401	
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$63,000	40.78	\$156,931	\$26,637	\$29,068	198.0	641.8	2.92	2.92	\$135	\$9,132	198.00	03020	4449/737	4020 NE RES	401	
17-014-005-00	1580 108TH AVE	12/30/21	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$64,500	86.11	\$41,576	\$62,252	\$28,928	364.0	360.0	3.01	3.01	\$171	\$20,695	364.00	03020	4718/125	4015 1A RESI	401	
17-016-021-10	1823 106TH AVE	02/25/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$59,100	34.56	\$144,842	\$48,998	\$22,840	170.0	791.5	3.09	3.09	\$288	\$15,862	170.00	03020	4436/491	4010 1 NORTH	401	
Totals:						\$1,176,399	#####	\$444,300		\$1,127,023	\$236,684	\$187,308	2,190.0		20.49	20.49							
							Sale. Ratio =>	37.77		Average		\$108		Average		per Net A	11,553						
							Std. Dev. =>	20.23		per FF=>													

3 acre \$30,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other		Class
																						Parcels in Sale	Land Table	
17-001-007-10	1175 S 14TH ST	08/06/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$33,000	24.63	\$126,062	\$38,004	\$30,066	285.0	455.0	2.98	2.98	\$133	\$12,766	\$0.29	285.00	03020	4496/722	4020 NE RES SEC 1-	401	FRONTAGE
17-001-019-30	1245 110TH AVE	05/03/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$71,400	64.91	\$131,601	\$7,817	\$29,418	388.0	330.9	2.95	2.95	\$20	\$2,653	\$0.06	388.00	03020	4346/159	4020 NE RES SEC 1-	401	FRONTAGE

17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$325,486	\$22,999	\$33,485	385.0	462.3	4.09	4.09	\$60	\$5,629	\$0.13	385.00	03020 4512/724	4010 1 NORTHWES	401	FRONTAGE
17-009-006-20	1975 108TH AVE	08/11/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$51,600	36.34	\$151,895	\$16,988	\$26,883	158.0	658.7	2.39	2.39	\$108	\$7,111	\$0.16	158.00	03020 4501/54	4010 1 NORTHWES	401	FRONTAGE
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$63,000	40.78	\$157,965	\$26,637	\$30,102	198.0	641.8	2.92	2.92	\$135	\$9,132	\$0.21	198.00	03020 4449/737	4020 NE RES SEC 1-	401	FRONTAGE
17-010-013-20	822 DORY DR	06/18/19	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$113,200	37.61	\$300,092	\$35,367	\$34,459	330.0	578.2	4.38	4.38	\$107	\$8,073	\$0.19	330.00	03020 4355/840	4020 NE RES SEC 1-	401	FRONTAGE
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	\$0.15	208.00	03020 4363/121	4015 1A RESIDENTI	401	FRONTAGE
17-016-021-10	1823 106TH AVE	02/25/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$59,100	34.56	\$164,466	\$37,794	\$31,260	170.0	791.5	3.09	3.09	\$222	\$12,235	\$0.28	170.00	03020 4436/491	4010 1 NORTHWES	401	FRONTAGE
17-019-004-40	2331 105TH AVE	05/04/18	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$63,200	40.77	\$165,430	\$14,544	\$24,974	323.0	334.7	2.48	2.48	\$45	\$5,860	\$0.13	323.00	03021 4245/73	4060 RES	401	FRONTAGE
17-021-026-00	543 19TH ST	09/06/19	\$182,900	WD	03-ARM'S LENGTH	\$182,900	\$79,700	43.58	\$205,113	\$3,079	\$25,292	401.0	295.2	2.72	2.72	\$8	\$1,133	\$0.03	401.00	03021 4381/940	4070 7 RESIDENTIA	402	FRONTAGE
17-021-059-00	JEFFERSON RD	08/13/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$12,500	33.33	\$26,416	\$37,500	\$25,458	228.0	506.7	2.65	2.65	\$164	\$14,140	\$0.32	228.00	03021 4661/764	4070 7 RESIDENTIA	402	FRONTAGE
17-021-097-00	586 W LINCOLN RD	03/04/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$20,600	42.92	\$129,701	\$48,000	\$25,430	219.0	522.6	2.63	2.63	\$219	\$18,272	\$0.42	219.00	03021 4740/190	4060 RES	401	FRONTAGE
17-022-025-00	509 LINCOLN RD	11/14/19	\$125,400	WD	03-ARM'S LENGTH	\$125,400	\$40,100	31.98	\$107,088	\$51,856	\$33,544	181.0	941.7	3.91	3.91	\$286	\$13,252	\$0.30	181.00	03021 4404/464	4070 7 RESIDENTIA	401	FRONTAGE
17-025-087-00	323 13TH ST	09/25/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$81,300	34.74	\$199,468	\$68,180	\$33,648	261.0	665.9	3.99	3.99	\$261	\$17,088	\$0.39	261.00	03021 4521/487	4050 RESIDENTIAL	401	FRONTAGE
17-025-114-11	12TH ST	12/02/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$0	0.00	\$25,924	\$75,000	\$25,212	407.0	285.1	2.66	2.66	\$184	\$28,153	\$0.65	407.00	03021 4706/517	4050 RESIDENTIAL	001	FRONTAGE
17-027-002-80	1662 SYCAMORE	09/17/20	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$162,900	38.69	\$417,173	\$33,237	\$29,410	256.0	535.3	3.14	3.14	\$130	\$10,585	\$0.24	256.00	03021	4050 RESIDENTIAL	401	FRONTAGE
17-027-009-15	16TH ST	08/09/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$8,600	43.00	\$23,096	\$20,000	\$24,548	300.0	326.9	2.25	2.25	\$67	\$8,885	\$0.20	300.00	4050 4373/973	4050 RESIDENTIAL	402	FRONTAGE
17-027-009-15	16TH ST	12/08/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,500	38.33	\$24,548	\$30,000	\$24,548	300.0	326.9	2.25	2.25	\$100	\$13,327	\$0.31	300.00	03021 4709/523	4050 RESIDENTIAL	402	FRONTAGE
17-027-009-18	1613 102ND AVE	04/05/18	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$8,700	38.67	\$139,687	\$22,500	\$26,556	196.0	658.2	2.68	2.68	\$115	\$8,408	\$0.19	196.00	4050 4237/473	4050 RESIDENTIAL	401	FRONTAGE
17-027-009-19	16TH ST	09/07/18	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$8,700	39.55	\$25,984	\$22,000	\$26,976	201.0	628.0	2.90	2.90	\$109	\$7,591	\$0.17	201.00	4050 4284/71	4050 RESIDENTIAL	402	FRONTAGE
17-028-001-30	388 18TH ST	02/14/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$61,300	36.71	\$162,382	\$36,115	\$31,497	579.0	293.6	3.90	3.90	\$62	\$9,260	\$0.21	579.00	03021 4433/615	4070 7 RESIDENTIA	401	FRONTAGE
17-030-009-10	2362 103RD AVE	09/22/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$108,100	45.06	\$245,485	\$21,925	\$27,510	462.0	323.4	3.43	3.43	\$47	\$6,392	\$0.15	462.00	03021 4516/883	4060 RES	401	FRONTAGE
17-031-008-30	21 24TH ST	06/27/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,800	39.43	\$217,247	\$23,457	\$30,704	205.0	742.4	3.49	3.49	\$114	\$6,714	\$0.15	205.00	03021 4358/920	4060 RES	401	FRONTAGE
17-031-008-30	21 24TH ST	02/11/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,700	39.87	\$217,247	\$48,457	\$30,704	205.0	742.4	3.49	3.49	\$236	\$13,869	\$0.32	205.00	03021 4581/891	4060 RES	401	FRONTAGE
17-032-032-30	10 JOHNSON RD	12/07/20	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$113,400	40.79	\$279,116	\$23,854	\$24,970	477.0	237.0	2.60	2.60	\$50	\$9,189	\$0.21	477.00	03021 4500/88	4060 RES	401	FRONTAGE
Totals:			\$4,030,600			#####	\$1,546,200		\$4,167,556	\$791,438	\$711,766	7,323.0		77.99	75.98								
							Sale. Ratio =>	38.36			Average		Average										
							Std. Dev. =>	10.41			per FF=>	\$108	per Net A	10,147									\$30,442

4 acre \$36,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/A cre	Dollars/ SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Clas s	Rate Group 1
17-003-016-00	1030 N 16TH ST	07/03/18	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$46,900	31.48	\$134,176	\$52,383	\$37,559	441.0	497.5	5.04	5.04	\$119	\$10,402	\$0.24	441.00	03020 4262/666			4020 NE RES SEC 1-	402	FRONTAGE
17-003-016-20	1615 N 110TH AVE	07/31/20	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$16,500	44.00	\$36,936	\$37,500	\$36,569	346.0	629.0	5.00	5.00	\$108	\$7,506	\$0.17	346.00	4020 4495/462			4020 NE RES SEC 1-	402	FRONTAGE
17-007-002-40	997 LINCOLN RD	07/02/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$121,800	35.82	\$354,151	\$21,641	\$35,792	947.0	245.0	5.33	5.33	\$23	\$4,063	\$0.09	947.00	03030 4481/530			4010 1 NORTHWES	401	FRONTAGE
17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$325,486	\$22,999	\$33,485	385.0	462.3	4.09	4.09	\$60	\$5,629	\$0.13	385.00	03020 4512/724			4010 1 NORTHWES	401	FRONTAGE
17-010-013-20	822 DORY DR	06/18/19	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$113,200	37.61	\$300,092	\$35,367	\$34,459	330.0	578.2	4.38	4.38	\$107	\$8,073	\$0.19	330.00	03020 4355/840			4020 NE RES SEC 1-	401	FRONTAGE
17-011-022-20	1485 108TH AVE	05/29/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,100	45.18	\$215,335	\$15,440	\$35,775	343.0	605.4	4.77	4.77	\$45	\$3,239	\$0.07	343.00	03020 4493/866			4020 NE RES SEC 1-	401	FRONTAGE
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	\$0.15	208.00	03020 4363/121			4015 1A RESIDENTI	401	FRONTAGE
17-017-037-00	664 LINCOLN RD	05/24/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,800	50.73	\$128,227	\$19,165	\$37,392	130.0	1697.8	5.07	5.07	\$147	\$3,782	\$0.09	130.00	03020 4627/274			4010 1 NORTHWES	401	FRONTAGE
17-021-024-10	LINCOLN RD	10/11/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$16,100	84.74	\$33,648	\$19,000	\$36,292	335.0	590.4	4.54	4.54	\$57	\$4,184	\$0.10	335.00	03021 4683/943			4070 7 RESIDENTIA	402	FRONTAGE
17-021-064-00	460 21ST ST	08/27/18	\$226,500	WD	03-ARM'S LENGTH	\$226,500	\$84,600	37.35	\$254,245	\$6,527	\$34,272	340.0	531.1	4.15	4.15	\$19	\$1,574	\$0.04	340.00	03021 4280/212			4070 7 RESIDENTIA	401	FRONTAGE
17-022-025-00	509 LINCOLN RD	11/14/19	\$125,400	WD	03-ARM'S LENGTH	\$125,400	\$40,100	31.98	\$107,088	\$51,856	\$33,544	181.0	941.7	3.91	3.91	\$286	\$13,252	\$0.30	181.00	03021 4404/464			4070 7 RESIDENTIA	401	FRONTAGE
17-023-002-00	1409 106TH AVE	03/26/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$77,500	42.58	\$177,051	\$42,978	\$38,029	717.0	316.9	5.22	5.22	\$60	\$8,240	\$0.19	717.00	03021 4599/232			4005 RESIDENTIAL	401	FRONTAGE
17-025-087-00	323 13TH ST	09/25/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$81,300	34.74	\$199,468	\$68,180	\$33,648	261.0	665.9	3.99	3.99	\$261	\$17,088	\$0.39	261.00	03021 4521/487			4050 RESIDENTIAL	401	FRONTAGE
17-027-002-80	1662 SYCAMORE	09/17/20	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$162,900	38.69	\$417,173	\$33,237	\$29,410	256.0	535.3	3.14	3.14	\$130	\$10,585	\$0.24	256.00	03021			4050 RESIDENTIAL	401	FRONTAGE
17-028-001-30	388 18TH ST	02/14/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$61,300	36.71	\$162,382	\$36,115	\$31,497	579.0	293.6	3.90	3.90	\$62	\$9,260	\$0.21	579.00	03021 4433/615			4070 7 RESIDENTIA	401	FRONTAGE
17-029-002-02	2133 PLEASANT VIEW	11/07/19	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$12,500	27.78	\$30,348	\$45,000	\$35,392	318.0	586.7	4.32	4.32	\$142	\$10,409	\$0.24	312.00	4180 4403/215			4180 DOUBBLESTEI	401	FRONTAGE
17-030-009-10	2362 103RD AVE	09/22/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$108,100	45.06	\$245,485	\$21,925	\$27,510	462.0	323.4	3.43	3.43	\$47	\$6,392	\$0.15	462.00	03021 4516/883			4060 RES	401	FRONTAGE
17-031-008-30	21 24TH ST	06/27/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,800	39.43	\$217,247	\$23,457	\$30,704	205.0	742.4	3.49	3.49	\$114	\$6,714	\$0.15	205.00	03021 4358/920			4060 RES	401	FRONTAGE
17-031-008-30	21 24TH ST	02/11/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,700	39.87	\$217,247	\$48,457	\$30,704	205.0	742.4	3.49	3.49	\$236	\$13,869	\$0.32	205.00	03021 4581/891			4060 RES	401	FRONTAGE
17-036-011-70	142 FLORA GLYNN	10/06/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$129,900	35.11	\$310,117	\$92,543	\$32,660	486.0	326.												

17-003-016-00	1030 N 16TH ST	07/03/18	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$46,900	31.48	\$134,176	\$52,383	\$37,559	441.0	497.5	5.04	5.04	\$119	\$10,402	\$0.24	441.00	03020 4262/666		4020 NE RES SEC 1- 401	FRONTAGE	
17-003-016-20	1615 N 110TH AVE	07/31/20	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$16,500	44.00	\$36,936	\$37,500	\$36,569	346.0	629.0	5.00	5.00	\$108	\$7,506	\$0.17	346.00	4020 4495/462		4020 NE RES SEC 1- 402	FRONTAGE	
17-007-002-40	997 LINCOLN RD	07/02/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$121,800	35.82	\$354,151	\$21,641	\$35,792	947.0	245.0	5.33	5.33	\$23	\$4,063	\$0.09	947.00	03030 4481/530		4010 1 NORTHWES 401	FRONTAGE	
17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$325,486	\$22,999	\$33,485	385.0	462.3	4.09	4.09	\$60	\$5,629	\$0.13	385.00	03020 4512/724		4010 1 NORTHWES 401	FRONTAGE	
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$63,000	40.78	\$157,965	\$26,637	\$30,102	198.0	641.8	2.92	2.92	\$135	\$9,132	\$0.21	198.00	03020 4449/737		4020 NE RES SEC 1- 401	FRONTAGE	
17-010-013-20	822 DORY DR	06/18/19	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$113,200	37.61	\$300,092	\$35,367	\$34,459	330.0	578.2	4.38	4.38	\$107	\$8,073	\$0.19	330.00	03020 4355/840		4020 NE RES SEC 1- 401	FRONTAGE	
17-011-022-20	1485 108TH AVE	05/29/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,100	45.18	\$215,335	\$15,440	\$35,775	343.0	605.4	4.77	4.77	\$45	\$3,239	\$0.07	343.00	03020 4493/866		4020 NE RES SEC 1- 401	FRONTAGE	
17-013-002-01	1250 108TH AVE	05/21/18	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$0	0.00	\$211,512	\$6,679	\$38,191	663.7	380.0	5.81	5.81	\$10	\$1,150	\$0.03	663.69	03020 4250/215		4015 1A RESIDENTI. 401	FRONTAGE	
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	\$0.15	208.00	03020 4363/121		4015 1A RESIDENTI. 401	FRONTAGE	
17-017-037-00	664 LINCOLN RD	05/24/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,800	50.73	\$128,227	\$19,165	\$37,392	130.0	1697.8	5.07	5.07	\$147	\$3,782	\$0.09	130.00	03020 4627/274		4010 1 NORTHWES 401	FRONTAGE	
17-021-024-10	LINCOLN RD	10/11/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$16,100	84.74	\$33,648	\$19,000	\$36,292	335.0	590.4	4.54	4.54	\$57	\$4,184	\$0.10	335.00	03021 4683/943		4070 7 RESIDENTIA 402	FRONTAGE	
17-021-064-00	460 21ST ST	08/27/18	\$226,500	WD	03-ARM'S LENGTH	\$226,500	\$84,600	37.35	\$254,245	\$6,527	\$34,272	340.0	531.1	4.15	4.15	\$19	\$1,574	\$0.04	340.00	03021 4280/212		4070 7 RESIDENTIA 401	FRONTAGE	
17-023-002-00	1409 106TH AVE	03/26/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$77,500	42.58	\$177,051	\$42,978	\$38,029	717.0	316.9	5.22	5.22	\$60	\$8,240	\$0.19	717.00	03021 4599/232		4005 RESIDENTIAL 401	FRONTAGE	
17-025-089-12	1292 ALIVIA	07/20/18	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$14,900	20.69	\$39,311	\$72,000	\$42,039	551.0	504.0	6.38	6.38	\$131	\$11,294	\$0.26	551.00	4050 4267/481		4050 RESIDENTIAL 401	FRONTAGE	
17-028-001-30	388 18TH ST	02/14/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$61,300	36.71	\$162,382	\$36,115	\$31,497	579.0	293.6	3.90	3.90	\$62	\$9,260	\$0.21	579.00	03021 4433/615		4070 7 RESIDENTIA 401	FRONTAGE	
17-029-002-02	2133 PLEASANT VIEW	11/07/19	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$12,500	27.78	\$30,348	\$45,000	\$35,392	318.0	586.7	4.32	4.32	\$142	\$10,409	\$0.24	312.00	4180 4403/215		4180 DOUBBLESTEI 401		
17-029-002-52	PLEASANT VIEW DR	02/27/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$24,300	32.40	\$48,574	\$75,000	\$74,480	404.8	755.7	7.02	7.02	\$185	\$10,681	\$0.25	404.78	4180 4435/588		4180 DOUBBLESTEI 402		
17-029-013-00	207 21ST ST	04/20/18	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$138,700	46.25	\$279,840	\$56,174	\$36,114	1,310.0	507.4	6.67	2.56	\$43	\$8,421	\$0.19	1,310.00	4060 4240/586	17-032-012-00	4060 RES	401	FRONTAGE
17-036-013-50	76 13TH ST	12/11/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,600	36.31	\$237,660	\$62,446	\$45,106	347.0	890.0	7.09	7.09	\$180	\$8,808	\$0.20	347.00	03010 4555/619		4040 11 RES LOWE 401	FRONTAGE	
17-245-001-00	FAIRLANE CT	02/26/21	\$82,900	WD	03-ARM'S LENGTH	\$82,900	\$45,000	54.28	\$95,000	\$82,900	\$95,000	750.0	1367.6	4.71	1.01	\$111	\$17,601	\$0.40	750.00	4180 4586/40	17-245-002-00, 1	FAIRLANE COURT	402	FAIRLANE COURT
17-245-003-00	2089 FAIRLANE CT	07/23/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,000	44.53	\$255,850	\$50,246	\$41,096	465.0	988.8	4.59	2.58	\$108	\$10,959	\$0.25	465.00	4180	17-017-007-00	FAIRLANE COURT	401	FAIRLANE COURT

Totals: \$3,841,200 ##### \$1,445,500 \$3,824,167 \$875,695 \$894,617 10,665.5 111.92 100.08
 Sale. Ratio => 37.63 Average Average
 Std. Dev. => 15.08 per FF=> \$82 per Net A 7,825 \$39,123

39,000

7 acre \$44,100

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/A	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Clas s	Rate Group 1
17-003-008-10	1753 110TH AVE	11/15/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,900	33.47	\$147,494	\$63,370	\$40,864	557.0	541.0	6.92	6.92	\$114	\$9,161	\$0.21	557.00	03020 4404/722		4020 NE RES SEC 1- 401	FRONTAGE		
17-003-016-20	1615 N 110TH AVE	07/31/20	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$16,500	44.00	\$36,936	\$37,500	\$36,569	346.0	629.0	5.00	5.00	\$108	\$7,506	\$0.17	346.00	4020 4495/462		4020 NE RES SEC 1- 402	FRONTAGE		
17-004-003-00	1142 N 18TH ST	12/10/18	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$56,000	35.02	\$163,572	\$38,575	\$42,247	240.0	1313.8	7.24	7.24	\$161	\$5,329	\$0.12	240.00	03020 4308/474		4010 1 NORTHWES 401	FRONTAGE		
17-007-002-40	997 LINCOLN RD	07/02/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$121,800	35.82	\$354,151	\$21,641	\$35,792	947.0	245.0	5.33	5.33	\$23	\$4,063	\$0.09	947.00	03030 4481/530		4010 1 NORTHWES 401	FRONTAGE		
17-008-006-10	874 LINCOLN RD	10/31/19	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$64,500	87.16	\$95,356	\$20,442	\$41,798	530.0	605.4	7.37	7.37	\$39	\$2,775	\$0.06	530.00	03020 4401/318		4010 1 NORTHWES 401	FRONTAGE		
17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$325,486	\$22,999	\$33,485	385.0	462.3	4.09	4.09	\$60	\$5,629	\$0.13	385.00	03020 4512/724		4010 1 NORTHWES 401	FRONTAGE		
17-009-008-41	826 19TH ST	08/20/18	\$263,900	WD	03-ARM'S LENGTH	\$263,900	\$97,200	36.83	\$292,086	\$12,336	\$40,522	124.0	2261.3	6.44	6.44	\$99	\$1,916	\$0.04	124.00	03020 4276/563		4010 1 NORTHWES 401	FRONTAGE		
17-010-013-20	822 DORY DR	06/18/19	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$113,200	37.61	\$300,092	\$35,367	\$34,459	330.0	578.2	4.38	4.38	\$107	\$8,073	\$0.19	330.00	03020 4355/840		4020 NE RES SEC 1- 401	FRONTAGE		
17-011-022-20	1485 108TH AVE	05/29/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,100	45.18	\$215,335	\$15,440	\$35,775	343.0	605.4	4.77	4.77	\$45	\$3,239	\$0.07	343.00	03020 4493/866		4020 NE RES SEC 1- 401	FRONTAGE		
17-013-002-01	1250 108TH AVE	05/21/18	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$0	0.00	\$211,512	\$6,679	\$38,191	663.7	380.0	5.81	5.81	\$10	\$1,150	\$0.03	663.69	03020 4250/215		4015 1A RESIDENTI. 401	FRONTAGE		
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	\$0.15	208.00	03020 4363/121		4015 1A RESIDENTI. 401	FRONTAGE		
17-013-013-02	1360 HILL RD	12/04/19	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$4,100	6.51	\$53,626	\$57,841	\$48,467	529.3	1255.2	7.84	6.05	\$109	\$7,376	\$0.17	529.26	4015 4412/205	17-024-029-00	4015 1A RESIDENTI. 401	FRONTAGE		
17-013-020-11	1208 107TH AVE	02/10/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$85,500	37.34	\$244,557	\$34,819	\$50,376	102.0	3847.9	9.01	9.01	\$341	\$3,864	\$0.09	102.00	03020 4432/639		4015 1A RESIDENTI. 401	FRONTAGE		
17-015-010-30	N 18TH ST	05/24/18	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,600	43.56	\$50,645	\$45,000	\$52,799	151.0	2771.1	9.61	9.61	\$298	\$4,685	\$0.11	151.00	4015 4256/435		4015 1A RESIDENTI 402	FRONTAGE		
17-017-037-00	664 LINCOLN RD	05/24/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,800	50.73	\$128,227	\$19,165	\$37,392	130.0	1697.8	5.07	5.07	\$147	\$3,782	\$0.09	130.00	03020 4627/274		4010 1 NORTHWES 401	FRONTAGE		
17-019-001-11	2203 BRINN VISTA DR	12/23/21	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$0	0.00	\$61,032	\$90,500	\$61,032	636.1	1119.7	8.24	5.13	\$142	\$10,983	\$0.25	636.10	03021 4713/811	17-019-001-12	4060 RES	402	FRONTAGE	
17-020-019-01	2058 JEFFERSON RD	09/11/18	\$9,550	WD	32-SPLIT VACANT	\$9,550	\$0	0.00	\$182,070	\$9,550	\$38,713	521.0	248.3	5.22	5.22	\$18	\$1,830	\$0.04	521.00	03021 4281/329		4060 RES	401	FRONTAGE	
17-021-024-10	LINCOLN RD	10/11/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$16,100	84.74	\$33,648	\$19,000	\$36,292	335.0	590.4	4.54	4.54	\$57	\$4,184	\$0.10	335.00	03021 4683/943		4070 7 RESIDENTIA 402	FRONTAGE		
17-023-002-00	1409 106TH AVE	03/26/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$77,500	42.58	\$177,051	\$42,978	\$38,029	717.0	316.9	5.22	5.22	\$60									

17-013-032-00	1215 106TH AVE	05/31/21	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$112,100	47.70	\$262,238	\$46,441	\$73,679	505.0	1334.3	15.47	15.47	\$92	\$3,002	\$0.07	505.00	03020 4654/921	4015 1A RESIDENTI	401	FRONTAGE
17-032-042-00	2042 101ST AVE	07/28/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$124,200	40.08	\$267,778	\$126,122	\$84,000	330.0	2640.0	20.00	20.00	\$382	\$6,306	\$0.14	330.00	03021 4494/157	4060 RES	401	FRONTAGE
Totals:			\$1,228,900			#####	\$538,600		\$1,239,178	\$526,629	\$545,281	3,361.0		121.92	121.92								
							Sale. Ratio =>	43.83			Average			Average									
							Std. Dev. =>	8.24			per FF=>	\$157		per Net A	4,320				\$86,391				

\$86,000

25 acre \$102,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Dollars/ SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Clas s	Rate Group 1
17-003-009-20	1081 18TH ST	03/19/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,700	48.63	\$260,276	\$64,665	\$84,941	452.0	1988.7	20.64	20.64	\$143	\$3,134	\$0.07	452.00	03020 4596/347			4020 NE RES SEC 1- 401	FRONTAGE	
17-005-004-10	20TH ST	06/25/18	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,000	58.33	\$79,821	\$60,000	\$79,821	595.0	1351.5	18.46	18.46	\$101	\$3,250	\$0.07	595.00	03030 4269/607			4010 1 NORTHWES 402	FRONTAGE	
17-009-002-00	980 N 19TH ST	12/12/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$102,600	32.06	\$296,785	\$129,579	\$106,364	926.0	1316.0	27.98	27.98	\$140	\$4,632	\$0.11	926.00	03020 4416/101			4010 1 NORTHWES 401	FRONTAGE	
17-009-008-40	1949 108TH AVE	11/19/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,200	41.87	\$229,783	\$70,401	\$75,184	496.0	1420.8	16.18	16.18	\$142	\$4,352	\$0.10	496.00	03020 4702/420			4010 1 NORTHWES 401	FRONTAGE	
17-011-021-10	885 15TH ST	10/04/18	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$127,100	41.00	\$382,587	\$14,520	\$87,107	644.0	1418.5	21.46	21.46	\$23	\$677	\$0.02	644.00	03020 4290/280			4020 NE RES SEC 1- 401	FRONTAGE	
17-012-005-10	1386 110TH AVE	07/26/19	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,800	33.88	\$74,685	\$85,000	\$74,729	368.0	1877.9	15.86	15.86	\$231	\$5,358	\$0.12	368.00	4020			4020 NE RES SEC 1- 401	FRONTAGE	
17-012-014-00	1255 108TH AVE	05/28/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,000	30.00	\$113,735	\$170,000	\$109,909	968.0	1317.2	29.27	29.27	\$176	\$5,808	\$0.13	968.00	03020 4626/580			4020 NE RES SEC 1- 402	FRONTAGE	
17-013-017-30	1328 HILL RD	05/17/19	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$27,600	37.30	\$64,597	\$74,000	\$72,927	615.0	1084.4	15.31	15.31	\$120	\$4,833	\$0.11	615.00	4015 4362/775			4015 1A RESIDENTI 402	FRONTAGE	
17-030-002-00	2264 W 104TH AVE	09/14/20	\$320,000	WD	03-ARM'S LENGTH	\$316,500	\$128,900	40.73	\$331,743	\$102,487	\$117,730	285.0	5032.9	32.80	32.88	\$360	\$3,125	\$0.07	285.00	03021 4520/615			4060 RES	401	FRONTAGE
17-032-042-00	2042 101ST AVE	07/28/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$124,200	40.08	\$267,778	\$126,122	\$84,000	330.0	2640.0	20.00	20.00	\$382	\$6,306	\$0.14	330.00	03021 4494/157			4060 RES	401	FRONTAGE
Totals:			\$2,113,900			#####	\$836,100		\$2,101,790	\$896,774	\$892,712	5,679.0		217.96	218.04										
							Sale. Ratio =>	39.62			Average			Average											
							Std. Dev. =>	8.31			per FF=>	\$158		per Net A	4,114				\$102,862						

102,500

30 acre \$117,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Dollars/ SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Clas s	Rate Group 1
17-002-012-00	111TH AVE	08/28/18	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,900	39.15	\$122,978	\$130,000	\$122,978	947.0	1688.0	37.15	37.15	\$137	\$3,499	\$0.08	947.00	03020 4281/736			4020 NE RES SEC 1- 402	FRONTAGE	
17-003-009-20	1081 18TH ST	03/19/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,700	48.63	\$260,276	\$64,665	\$84,941	452.0	1988.7	20.64	20.64	\$143	\$3,134	\$0.07	452.00	03020 4596/347			4020 NE RES SEC 1- 401	FRONTAGE	
17-005-004-10	20TH ST	06/25/18	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,000	58.33	\$79,821	\$60,000	\$79,821	595.0	1351.5	18.46	18.46	\$101	\$3,250	\$0.07	595.00	03030 4269/607			4010 1 NORTHWES 402	FRONTAGE	
17-009-002-00	980 N 19TH ST	12/12/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$102,600	32.06	\$296,785	\$129,579	\$106,364	926.0	1316.0	27.98	27.98	\$140	\$4,632	\$0.11	926.00	03020 4416/101			4010 1 NORTHWES 401	FRONTAGE	
17-012-014-00	1255 108TH AVE	05/28/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,000	30.00	\$113,735	\$170,000	\$109,909	968.0	1317.2	29.27	29.27	\$176	\$5,808	\$0.13	968.00	03020 4626/580			4020 NE RES SEC 1- 402	FRONTAGE	
17-030-002-00	2264 W 104TH AVE	09/14/20	\$320,000	WD	03-ARM'S LENGTH	\$316,500	\$128,900	40.73	\$331,743	\$102,487	\$117,730	285.0	5032.9	32.80	32.88	\$360	\$3,125	\$0.07	285.00	03021 4520/615			4060 RES	401	FRONTAGE
Totals:			\$1,240,000			#####	\$485,100		\$1,205,338	\$656,731	\$621,743	4,173.0		166.29	166.37										
							Sale. Ratio =>	39.23			Average			Average											
							Std. Dev. =>	10.60			per FF=>	\$157		per Net A	3,949				\$118,476						

\$117,000

40 acres \$132,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Dollars/ SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Clas s	Rate Group 1
17-002-012-00	111TH AVE	08/28/18	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,900	39.15	\$122,978	\$130,000	\$122,978	947.0	1688.0	37.15	37.15	\$137	\$3,499	\$0.08	947.00	03020 4281/736			4020 NE RES SEC 1- 402	FRONTAGE	
17-003-010-00	N 16TH ST	01/25/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,800	47.33	\$135,581	\$120,000	\$135,581	284.0	6447.3	42.58	42.58	\$423	\$2,818	\$0.06	284.00	03020 4318/987			4020 NE RES SEC 1- 402	FRONTAGE	
17-027-008-00	1700 SOUTHPOINTE	03/10/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,100	34.05	\$160,930	\$200,000	\$175,340	405.6	0.0	55.90	55.90	\$493	\$3,578	\$0.08	0.00	4050 4439/985			4050 RESIDENTIAL 401	FRONTAGE	
17-030-002-00	2264 W 104TH AVE	09/14/20	\$320,000	WD	03-ARM'S LENGTH	\$316,500	\$128,900	40.73	\$331,743	\$102,487	\$117,730	285.0	5032.9	32.80	32.88	\$360	\$3,125	\$0.07	285.00	03021 4520/615			4060 RES	401	FRONTAGE
Totals:			\$770,000			\$766,500	\$304,700		\$751,232	\$552,487	\$551,629	1,921.6		168.43	168.51										
							Sale. Ratio =>	39.75			Average			Average											
							Std. Dev. =>	5.48			per FF=>	\$288		per Net A	3,280				\$131,206						

\$132,000

50 acres \$165,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Dollars/ SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Clas s	Rate Group 1
17-002-012-00	111TH AVE	08/28/18	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,900	39.15	\$122,978	\$130,000	\$122,978	947.0	1688.0	37.15	37.15	\$137	\$3,499	\$0.08	947.00	03020 4281/736			4020 NE RES SEC 1- 402	FRONTAGE	
17-003-010-00	N 16TH ST	01/25/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,800	47.33	\$135,581	\$120,000	\$135,581	284.0	6447.3	42.58	42.58	\$423	\$2,818	\$0.06	284.00	03020 4318/987			4020 NE RES SEC 1- 402	FRONTAGE	
17-027-008-00	1700 SOUTHPOINTE	03/10/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,100	34.05	\$160,930	\$200,000	\$175,340	405.6	0.0	55.90	55.90	\$493	\$3,578	\$0.08	0.00	4050 4439/985			4050 RESIDENTIAL 401	FRONTAGE	
Totals:			\$450,000			\$450,000	\$175,800		\$419,489	\$450,000	\$433,899	1,636.6		135.63	135.63										
							Sale. Ratio =>	39.07			Average			Average											
							Std. Dev. =>	6.70			per FF=>	\$275		per Net A	3,318				\$165,888					165,000	

100 acres \$320,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F F	Dollars/A cre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Clas s	Rate Group 1															
17-003-010-00	N 16TH ST	01/25/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,800	47.33	\$135,581	\$120,000	\$135,581	284.0	6447.3	42.58	42.58	\$423	\$2,818	\$0.06	284.00	03020	4318/987		4020 NE RES SEC 1-	402	FRONTAGE															
17-027-008-00	1700 SOUTHPOINTE	03/10/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,100	34.05	\$160,930	\$200,000	\$175,340	405.6	0.0	55.90	55.90	\$493	\$3,578	\$0.08	0.00	4050	4439/985		4050 RESIDENTIAL	401	FRONTAGE															
Totals:			\$320,000			\$320,000	\$124,900		\$296,511	\$320,000	\$310,921	689.6		98.48	98.48																									
								Sale. Ratio =>	39.03				Average																											
								Std. Dev. =>	9.39				Average	per Net A	3,249																									