

Land Table: 100 Otsego Land Values: \$165/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj. Sale \$	Asd. when	Asd/Adj	Land	Est. Land	Effec Front	Depth	Net Acres	Total		Actual		Other		Class			
						Sold	Sale	Residual	Value				Acres	Dollars/FF	Front	ECF Area	Parcels in Sale	Land Table				
54-451-002-00	406 E FRANKLIN	03/12/20	\$85,500	WD	\$85,500	\$34,000	39.77	\$11,235	\$8,627	52.3	165.0	0.19	0.19	\$215	50.00	100		OTSEGC	401			
54-452-014-00	501 E MORRELL	03/18/20	\$114,000	WD	\$114,000	\$45,600	40.00	\$22,124	\$17,253	104.6	165.0	0.38	0.38	\$212	100.00	100		OTSEGC	401			
54-114-002-00	408 S FARMER	08/29/19	\$95,000	WD	\$95,000	\$38,500	40.53	\$2,743	\$5,445	33.0	132.0	0.10	0.10	\$83	33.00	100		OTSEGC	401			
54-023-088-00	724 S FARMER	08/04/20	\$179,900	WD	\$179,900	\$73,200	40.69	\$43,634	\$16,350	99.1	330.0	0.63	0.63	\$440	82.50	100		OTSEGC	401			
54-115-003-00	116 E MORRELL	06/28/19	\$134,900	WD	\$134,900	\$55,400	41.07	\$14,124	\$12,150	73.6	99.0	0.18	0.18	\$192	78.00	100		OTSEGC	401			
54-115-002-00	409 S FARMER	03/27/20	\$127,000	WD	\$127,000	\$52,500	41.34	\$13,512	\$14,234	86.3	165.0	0.31	0.31	\$157	82.50	100		OTSEGC	401			
54-453-008-50	432 E MORRELL	12/05/19	\$82,500	WD	\$82,500	\$34,600	41.94	\$15,729	\$5,279	32.0	165.0	0.12	0.12	\$492	30.60	100		OTSEGC	401			
54-400-041-00	406 W MORRELL	07/15/19	\$110,000	WD	\$110,000	\$46,900	42.64	\$2,852	\$8,627	52.3	165.0	0.19	0.19	\$55	50.00	100		OTSEGC	401			
54-113-004-00	420 KALAMAZOO	08/29/19	\$107,000	WD	\$107,000	\$46,100	43.08	\$16,239	\$20,130	122.0	132.0	0.37	0.37	\$133	122.00	100		OTSEGC	401			
54-022-090-00	352 W ORLEANS	06/26/20	\$124,000	WD	\$124,000	\$53,500	43.15	\$21,476	\$11,387	69.0	165.0	0.25	0.25	\$311	66.00	100		OTSEGC	401			
54-320-087-00	533 W ORLEANS	11/24/20	\$185,000	WD	\$185,000	\$82,500	44.59	\$30,241	\$16,830	102.0	132.0	0.31	0.31	\$296	102.00	100		OTSEGC	401			
54-120-001-00	125 W HAMMOND	05/28/19	\$99,000	WD	\$99,000	\$44,500	44.95	\$4,262	\$13,871	84.1	145.0	0.28	0.28	\$51	82.50	100		OTSEGC	401			
54-400-007-00	410 W FRANKLIN	06/19/20	\$165,000	WD	\$165,000	\$75,700	45.88	\$22,696	\$15,972	96.8	190.0	0.39	0.39	\$234	90.00	100		OTSEGC	401			
54-211-067-50	309 W MORRELL	11/03/20	\$130,000	WD	\$130,000	\$64,100	49.31	\$7,972	\$11,019	66.8	140.0	0.21	0.21	\$119	66.00	100		OTSEGC	401			
54-114-007-00	411 KALAMAZOO	04/27/20	\$96,500	WD	\$96,500	\$48,600	50.36	\$6,565	\$10,890	66.0	132.0	0.20	0.20	\$99	66.00	100		OTSEGC	401			
54-111-001-00	304 E FRANKLIN	09/09/20	\$130,000	WD	\$130,000	\$66,800	51.38	\$2,393	\$11,560	70.1	165.0	0.25	0.25	\$34	67.00	100		OTSEGC	401			
54-320-155-00	517 MURIEL	11/22/19	\$164,700	WD	\$164,700	\$87,300	53.01	\$15,387	\$24,750	150.0	264.0	0.46	0.30	\$103	150.00	100	54-320-154-00	OTSEGC	401			
54-022-128-00	329 W MORRELL	01/13/21	\$78,600	WD	\$78,600	\$45,700	58.14	\$1,203	\$11,387	69.0	165.0	0.25	0.25	\$17	66.00	100		OTSEGC	401			
54-116-001-60	222 E MORRELL	09/13/19	\$129,900	WD	\$129,900	\$78,300	60.28	\$5,918	\$31,746	192.4	495.0	0.70	0.23	\$31	184.00	100	50, 54-116-011-00	OTSEGC	401			
<b>Totals:</b>					<b>\$2,338,500</b>	<b>\$2,338,500</b>	<b>\$1,073,800</b>		<b>\$260,305</b>	<b>\$267,507</b>	<b>1,621.2</b>		<b>5.75</b>	<b>5.13</b>								
							<b>Sale. Ratio =&gt;</b>	<b>45.92</b>	<b>Average</b>					<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>6.17</b>	<b>per FF=&gt;</b>			<b>\$161</b>		<b>per SqFt=&gt;</b>		<b>\$1.04</b>						
										<b>USE:</b>	<b>\$165/FF</b>											

Land Table: Allegan St, North Side, Washington/Lincoln & Misc\*

USE: \$165/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj. Sale \$	Asd. when	Asd/Adj	Land	Est. Land	Effec Front	Depth	Net Acres	Total		Actual		Other		Class
						Sold	Sale	Residual	Value				Acres	Dollars/FF	Front	ECF Area	Parcels in Sale	Land Table	
54-101-010-51	216 N WILMOTT	03/05/21	\$110,000	WD	\$110,000	\$0	0.00	\$4,953	\$5,834	35.4	88.7	0.11	0.11	\$140	54.00	MISC		MISC L#	401
54-452-014-00	501 E MORRELL	03/18/20	\$114,000	WD	\$114,000	\$45,600	40.00	\$22,124	\$17,253	104.6	165.0	0.38	0.38	\$212	100.00	100		OTSEGC	401
54-114-002-00	408 S FARMER	08/29/19	\$95,000	WD	\$95,000	\$38,500	40.53	\$2,743	\$5,445	33.0	132.0	0.10	0.10	\$83	33.00	100		OTSEGC	401
54-700-091-00	336 WASHINGTON	09/18/20	\$151,000	WD	\$151,000	\$61,200	40.53	\$27,902	\$10,890	66.0	120.0	0.18	0.18	\$423	66.00	WASHG		WASHIN	401
54-023-088-00	724 S FARMER	08/04/20	\$179,900	WD	\$179,900	\$73,200	40.69	\$43,634	\$16,350	99.1	330.0	0.63	0.63	\$440	82.50	100		OTSEGC	401
54-022-040-20	501 WATER	11/23/20	\$160,000	WD	\$160,000	\$65,300	40.81	\$17,060	\$15,750	95.5	132.0	0.40	0.40	\$179	132.00	MISC		MISC L#	401
54-115-003-00	116 E MORRELL	06/28/19	\$134,900	WD	\$134,900	\$55,400	41.07	\$14,124	\$12,150	73.6	99.0	0.18	0.18	\$192	78.00	100		OTSEGC	401
54-115-002-00	409 S FARMER	03/27/20	\$127,000	WD	\$127,000	\$52,500	41.34	\$13,512	\$14,234	86.3	165.0	0.31	0.31	\$157	82.50	100		OTSEGC	401
54-453-008-50	432 E MORRELL	12/05/19	\$82,500	WD	\$82,500	\$34,600	41.94	\$15,729	\$5,279	32.0	165.0	0.12	0.12	\$492	30.60	100		OTSEGC	401
54-700-090-00	340 WASHINGTON	09/27/19	\$131,000	WD	\$131,000	\$55,200	42.14	\$7,401	\$10,890	66.0	120.0	0.18	0.18	\$112	66.00	WASHG		WASHIN	401
54-400-041-00	406 W MORRELL	07/15/19	\$110,000	WD	\$110,000	\$46,900	42.64	\$2,852	\$8,627	52.3	165.0	0.19	0.19	\$55	50.00	100		OTSEGC	401
54-651-014-00	113 EDELL	11/20/20	\$150,000	WD	\$150,000	\$64,100	42.73	\$4,389	\$10,575	64.1	165.0	0.25	0.25	\$68	66.00	MISC		MISC L#	401

54-022-054-00	445 W ALLEGAN	02/07/20	\$123,000	WD	\$123,000	\$52,600	42.76	\$30,740	\$10,575	64.1	198.0	0.25	0.25	\$480	60.00	ALLEG	ALLEGA 401
54-204-004-60	274 W ALLEGAN	06/26/20	\$133,500	WD	\$133,500	\$57,300	42.92	\$3,784	\$5,768	35.0	75.0	0.11	0.11	\$108	66.00	ALLEG	ALLEGA 401
54-113-004-00	420 KALAMAZOO	08/29/19	\$107,000	WD	\$107,000	\$46,100	43.08	\$16,239	\$20,130	122.0	132.0	0.37	0.37	\$133	122.00	100	OTSEGC 401
54-022-090-00	352 W ORLEANS	06/26/20	\$124,000	WD	\$124,000	\$53,500	43.15	\$21,476	\$11,387	69.0	165.0	0.25	0.25	\$311	66.00	100	OTSEGC 401
54-320-087-00	533 W ORLEANS	11/24/20	\$185,000	WD	\$185,000	\$82,500	44.59	\$30,241	\$16,830	102.0	132.0	0.31	0.31	\$296	102.00	100	OTSEGC 401
54-120-001-00	125 W HAMMOND	05/28/19	\$99,000	WD	\$99,000	\$44,500	44.95	\$4,262	\$13,871	84.1	145.0	0.28	0.28	\$51	82.50	100	OTSEGC 401
54-400-007-00	410 W FRANKLIN	06/19/20	\$165,000	WD	\$165,000	\$75,700	45.88	\$22,696	\$15,972	96.8	190.0	0.39	0.39	\$234	90.00	100	OTSEGC 401
54-250-040-00	117 HELEN	01/09/20	\$40,000	LC	\$40,000	\$18,600	46.50	\$79	\$9,337	56.6	90.0	0.14	0.14	\$1	67.50	NORTH	NORTH: 401
54-211-067-50	309 W MORRELL	11/03/20	\$130,000	WD	\$130,000	\$64,100	49.31	\$7,972	\$11,019	66.8	140.0	0.21	0.21	\$119	66.00	100	OTSEGC 401
54-114-007-00	411 KALAMAZOO	04/27/20	\$96,500	WD	\$96,500	\$48,600	50.36	\$6,565	\$10,890	66.0	132.0	0.20	0.20	\$99	66.00	100	OTSEGC 401
54-111-001-00	304 E FRANKLIN	09/09/20	\$130,000	WD	\$130,000	\$66,800	51.38	\$2,393	\$11,560	70.1	165.0	0.25	0.25	\$34	67.00	100	OTSEGC 401
54-320-155-00	517 MURIEL	11/22/19	\$164,700	WD	\$164,700	\$87,300	53.01	\$15,387	\$24,750	150.0	264.0	0.46	0.30	\$103	150.00	100	320-154-00 OTSEGC 401
54-022-128-00	329 W MORRELL	01/13/21	\$78,600	WD	\$78,600	\$45,700	58.14	\$1,203	\$11,387	69.0	165.0	0.25	0.25	\$17	66.00	100	OTSEGC 401
54-116-001-60	222 E MORRELL	09/13/19	\$129,900	WD	\$129,900	\$78,300	60.28	\$5,918	\$31,746	192.4	495.0	0.70	0.23	\$31	184.00	100	116-001-50, 1 OTSEGC 401
<b>Totals:</b>			<b>\$3,251,500</b>		<b>\$3,251,500</b>	<b>\$1,414,100</b>			<b>\$345,378</b>	<b>\$338,499</b>	<b>2,052</b>		<b>7.19</b>	<b>6.57</b>			
							<b>Sale. Ratio =&gt;</b>	<b>43.49</b>	<b>Average</b>				<b>Average</b>				
							<b>Std. Dev. =&gt;</b>	<b>10.40</b>	<b>per FF=&gt;</b>				<b>per SqFt=&gt;</b>				
									<b>\$168</b>				<b>\$1.10</b>				

\*combined for 2023 land tables sales & included "Otsego" general land table sales due to lack of sales when isolated by individual land table

USE: \$165/FF

Land Table: Bayberry,Ridgebrook, & Eley Acres\*  
**\$20,000 per site**

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj. Sale \$	Asd. when Sold	Asd/Adj Sale	Land Residual	Est. Land Value	Number of Sites	ECF Area	Liber/Page	Other Parcels in		
													Sale	Land Table	Class
54-175-037-00	755 BAYBERRY	10/01/20	\$149,827	WD	\$149,827	\$73,700	49.19	\$5,709	\$20,000	1.0	BAYBE 4563-307		BAYBERRY	401	
54-175-002-00	726 BAYBERRY	03/10/20	\$158,000	WD	\$158,000	\$70,300	44.49	\$6,961	\$20,000	1.0	BAYBE 4440-822		BAYBERRY	401	
54-175-005-00	718 BAYBERRY	02/27/20	\$150,000	WD	\$150,000	\$60,700	40.47	\$22,608	\$20,000	1.0	BAYBE 4435-596		BAYBERRY	401	
54-277-137-00	800 BARDEEN	10/27/20	\$278,000	WD	\$278,000	\$137,600	49.50	\$3,864	\$20,000	1.0	ELEY 4532-770		ELEY ACRES	401	
54-278-173-00	1004 ELEY	01/12/21	\$252,000	WD	\$252,000	\$123,700	49.09	\$7,643	\$20,000	1.0	ELEY 4567-300		ELEY ACRES	401	
54-277-115-00	904 GOODSSELL	06/24/19	\$226,000	WD	\$226,000	\$102,200	45.22	\$8,248	\$20,000	1.0	ELEY 4358-13		ELEY ACRES	401	
54-277-117-00	900 GOODSSELL	09/10/19	\$238,000	WD	\$238,000	\$106,100	44.58	\$11,249	\$20,000	1.0	ELEY 4381-447		ELEY ACRES	401	
54-278-175-00	1008 ELEY	04/22/19	\$227,900	WD	\$227,900	\$101,300	44.45	\$12,890	\$20,000	1.0	ELEY 4344-18		ELEY ACRES	401	
54-160-014-00	701 BARTON	07/24/20	\$212,500	WD	\$212,500	\$102,200	48.09	\$15,738	\$20,000	1.0	ELEY 4495-265		ELEY ACRES	401	
54-278-172-00	1002 ELEY	07/10/20	\$257,000	WD	\$257,000	\$121,800	47.39	\$16,617	\$20,000	1.0	ELEY 4491-648		ELEY ACRES	401	
54-278-177-00	1012 ELEY	10/31/19	\$250,000	WD	\$250,000	\$108,100	43.24	\$17,199	\$20,000	1.0	ELEY 4403-160		ELEY ACRES	401	
54-277-129-00	907 GOODSSELL	08/28/20	\$225,000	WD	\$225,000	\$107,000	47.56	\$17,214	\$20,000	1.0	ELEY 4506-38		ELEY ACRES	401	
<b>54-278-145-00</b>	<b>802 ELEY</b>	<b>07/17/20</b>	<b>\$17,500</b>	<b>WD</b>	<b>\$17,500</b>	<b>\$10,000</b>	<b>57.14</b>	<b>\$17,500</b>	<b>\$20,000</b>	<b>1.0</b>	<b>ELEY 4489-719</b>		<b>ELEY ACRES</b>	<b>402</b>	
54-276-088-00	1102 BARTON	07/16/20	\$249,000	WD	\$249,000	\$112,400	45.14	\$19,222	\$20,000	1.0	ELEY 4487-944		ELEY ACRES	401	
54-270-027-00	804 BARTON	09/03/19	\$210,000	WD	\$210,000	\$90,800	43.24	\$19,625	\$20,000	1.0	ELEY 4381-448		ELEY ACRES	401	
54-278-176-00	1010 ELEY	08/14/20	\$262,500	WD	\$262,500	\$122,100	46.51	\$21,693	\$20,000	1.0	ELEY 4501-158		ELEY ACRES	401	
54-275-066-00	1036 BARTON	12/30/19	\$385,000	WD	\$385,000	\$198,700	51.61	\$27,196	\$40,000	2.0	ELEY 4419-652	275-67-00	ELEY ACRES	001	
54-270-029-00	812 BARTON	11/01/19	\$213,000	WD	\$213,000	\$88,300	41.46	\$28,448	\$20,000	1.0	ELEY 4405-249		ELEY ACRES	401	
54-160-001-00	700 BARTON	08/13/19	\$215,000	WD	\$215,000	\$88,200	41.02	\$31,102	\$20,000	1.0	ELEY 4373-976		ELEY ACRES	401	
54-275-069-00	930 FOXWOOD	06/17/19	\$239,900	WD	\$239,900	\$98,000	40.85	\$31,244	\$20,000	1.0	ELEY 4356-188		ELEY ACRES	401	
54-270-035-00	916 BARTON	07/16/20	\$228,000	WD	\$228,000	\$100,300	43.99	\$35,055	\$20,000	1.0	ELEY 4487-864		ELEY ACRES	401	

54-260-015-00	917 WINDIGO	09/17/20	\$284,728	WD	\$284,728	\$121,900	42.81	\$45,991	\$20,000	1.0	ELEY 4514-204	ELEY ACRES	401
54-275-081-00	1008 BARTON	10/08/20	\$257,000	WD	\$257,000	\$105,800	41.17	\$52,178	\$20,000	1.0	ELEY 4526-973	ELEY ACRES	401
54-275-059-00	837 WILDWOOD	10/12/20	\$295,000	WD	\$295,000	\$118,000	40.00	\$64,126	\$20,000	1.0	ELEY 4525-170	ELEY ACRES	401
<b>Totals:</b>			<b>\$5,480,855</b>		<b>\$5,480,855</b>	<b>\$2,469,200</b>				<b>25.0</b>			
							<b>Sale. Ratio =&gt;</b>	<b>45.05</b>	<b>Average</b>				
							<b>Std. Dev. =&gt;</b>	<b>4.09</b>	<b>per Site=&gt;</b>		<b>\$21,573</b>		

\*combined Bayberry w/Eley Acres sales due to lack of Bayberry sales

**USE: 20,000 per site**

ELEY ACRES  
\$20,000 per site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj Sale	Land Residual	Est. Land Value	Number of Sites	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
54-277-137-00	800 BARDEEN	10/27/20	\$278,000	WD	\$278,000	\$137,600	49.50	\$3,864	\$20,000	1.0	ELEY 4532-770		ELEY ACRES	401	
54-278-173-00	1004 ELEY	01/12/21	\$252,000	WD	\$252,000	\$123,700	49.09	\$7,643	\$20,000	1.0	ELEY 4567-300		ELEY ACRES	401	
54-277-115-00	904 GOODSSELL	06/24/19	\$226,000	WD	\$226,000	\$102,200	45.22	\$8,248	\$20,000	1.0	ELEY 4358-13		ELEY ACRES	401	
54-277-117-00	900 GOODSSELL	09/10/19	\$238,000	WD	\$238,000	\$106,100	44.58	\$11,249	\$20,000	1.0	ELEY 4381-447		ELEY ACRES	401	
54-278-175-00	1008 ELEY	04/22/19	\$227,900	WD	\$227,900	\$101,300	44.45	\$12,890	\$20,000	1.0	ELEY 4344-18		ELEY ACRES	401	
54-160-014-00	701 BARTON	07/24/20	\$212,500	WD	\$212,500	\$102,200	48.09	\$15,738	\$20,000	1.0	ELEY 4495-265		ELEY ACRES	401	
54-278-172-00	1002 ELEY	07/10/20	\$257,000	WD	\$257,000	\$121,800	47.39	\$16,617	\$20,000	1.0	ELEY 4491-648		ELEY ACRES	401	
54-278-177-00	1012 ELEY	10/31/19	\$250,000	WD	\$250,000	\$108,100	43.24	\$17,199	\$20,000	1.0	ELEY 4403-160		ELEY ACRES	401	
54-277-129-00	907 GOODSSELL	08/28/20	\$225,000	WD	\$225,000	\$107,000	47.56	\$17,214	\$20,000	1.0	ELEY 4506-38		ELEY ACRES	401	
<b>54-278-145-00</b>	<b>802 ELEY</b>	<b>07/17/20</b>	<b>\$17,500</b>	<b>WD</b>	<b>\$17,500</b>	<b>\$10,000</b>	<b>57.14</b>	<b>\$17,500</b>	<b>\$20,000</b>	<b>1.0</b>	<b>ELEY 4489-719</b>		<b>ELEY ACRES</b>	<b>402</b>	
54-276-088-00	1102 BARTON	07/16/20	\$249,000	WD	\$249,000	\$112,400	45.14	\$19,222	\$20,000	1.0	ELEY 4487-944		ELEY ACRES	401	
54-270-027-00	804 BARTON	09/03/19	\$210,000	WD	\$210,000	\$90,800	43.24	\$19,625	\$20,000	1.0	ELEY 4381-448		ELEY ACRES	401	
54-278-176-00	1010 ELEY	08/14/20	\$262,500	WD	\$262,500	\$122,100	46.51	\$21,693	\$20,000	1.0	ELEY 4501-158		ELEY ACRES	401	
54-275-066-00	1036 BARTON	12/30/19	\$385,000	WD	\$385,000	\$198,700	51.61	\$27,196	\$40,000	2.0	ELEY 4419-652	275-067-00	ELEY ACRES	001	
54-270-029-00	812 BARTON	11/01/19	\$213,000	WD	\$213,000	\$88,300	41.46	\$28,448	\$20,000	1.0	ELEY 4405-249		ELEY ACRES	401	
54-160-001-00	700 BARTON	08/13/19	\$215,000	WD	\$215,000	\$88,200	41.02	\$31,102	\$20,000	1.0	ELEY 4373-976		ELEY ACRES	401	
54-275-069-00	930 FOXWOOD	06/17/19	\$239,900	WD	\$239,900	\$98,000	40.85	\$31,244	\$20,000	1.0	ELEY 4356-188		ELEY ACRES	401	
54-270-035-00	916 BARTON	07/16/20	\$228,000	WD	\$228,000	\$100,300	43.99	\$35,055	\$20,000	1.0	ELEY 4487-864		ELEY ACRES	401	
54-260-015-00	917 WINDIGO	09/17/20	\$284,728	WD	\$284,728	\$121,900	42.81	\$45,991	\$20,000	1.0	ELEY 4514-204		ELEY ACRES	401	
54-275-081-00	1008 BARTON	10/08/20	\$257,000	WD	\$257,000	\$105,800	41.17	\$52,178	\$20,000	1.0	ELEY 4526-973		ELEY ACRES	401	
54-275-059-00	837 WILDWOOD	10/12/20	\$295,000	WD	\$295,000	\$118,000	40.00	\$64,126	\$20,000	1.0	ELEY 4525-170		ELEY ACRES	401	
<b>Totals:</b>			<b>\$5,023,028</b>		<b>\$5,023,028</b>	<b>\$2,264,500</b>				<b>22.0</b>					
							<b>Sale. Ratio =&gt;</b>	<b>45.08</b>	<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>4.16</b>	<b>per Site=&gt;</b>		<b>\$22,911</b>				

**USE: 20,000 per site**

Land Table: Dix/Brookside/Ridgebrook  
USE: \$165/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj Sale	Land Residual	Est. Land Value	Effec Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Class
54-121-003-00	514 S FAIR	05/13/19	\$107,000	WD	\$107,000	\$41,800	39.07	\$10,577	\$15,680	95.0	165.0	0.32	0.32	\$111	85.00	DXBRK	DIX/BROOKSIDE	401
54-453-017-00	419 E HAMMOND	12/21/20	\$55,000	WD	\$55,000	\$22,900	41.64	\$7,893	\$7,133	43.2	75.5	0.19	0.19	\$183	15.00	DXBRK	DIX/BROOKSIDE	401
54-852-001-00	504 DIX	11/05/20	\$177,500	WD	\$177,500	\$79,500	44.79	\$31,029	\$10,383	62.9	120.0	0.18	0.18	\$493	66.00	DXBRK	DIX/BROOKSIDE	401
54-122-014-00	218 E HAMMOND	08/21/20	\$150,000	WD	\$150,000	\$68,400	45.60	\$16,268	\$21,523	130.4	330.0	0.63	0.63	\$125	82.50	DXBRK	DIX/BROOKSIDE	401

54-023-104-00	220 CHARLES	11/27/19	\$65,000	WD	\$65,000	\$30,000	46.15	\$13,690	\$12,175	73.8	165.0	0.25	0.25	\$186	66.00	DXBRK DIX/BROOKSIDE 401
<b>54-340-036-02</b>	<b>224 TEMPLE</b>	<b>12/18/20</b>	<b>\$15,000</b>	<b>WD</b>	<b>\$15,000</b>	<b>\$5,100</b>	<b>34.00</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>62.0</b>	<b>132.0</b>	<b>0.19</b>	<b>0.19</b>	<b>\$242</b>	<b>62</b>	DXBRK DIX/BROOKSIDE 402
<b>54-121-007-00</b>	<b>114 E HAMMOND</b>	<b>11/01/21</b>	<b>\$10,000</b>	<b>WD</b>	<b>\$10,000</b>	<b>\$49,100</b>	<b>491.00</b>	<b>\$10,000</b>	<b>\$8,877</b>	<b>53.8</b>	<b>69.3</b>	<b>0.12</b>	<b>0.12</b>	<b>\$186</b>	<b>74.25</b>	DXBRK DIX/BROOKSIDE 402
54-116-017-00	219 E HAMMOND	08/07/19	\$45,000	WD	\$45,000	\$29,800	66.22	\$1,434	\$12,175	73.8	165.0	0.25	0.25	\$19	66.00	DXBRK DIX/BROOKSIDE 401

<b>Totals:</b>			<b>\$624,500</b>		<b>\$624,500</b>	<b>\$326,600</b>		<b>\$105,891</b>	<b>\$102,946</b>	<b>595.0</b>		<b>2.13</b>	<b>2.13</b>			
							<b>Sale. Ratio =&gt;</b>	<b>52.30</b>	<b>Average</b>					<b>Average</b>		
							<b>Std. Dev. =&gt;</b>	<b>157.84</b>	<b>per FF=&gt;</b>	<b>\$178</b>				<b>per SqFt=&gt;</b>	<b>\$1.14</b>	

USE: \$165/FF

### Residential Acreage Rate Table

Acreage:	Value:	Acreage:	Value:
1	\$ 17,500	4	\$ 38,000
1.5	\$ 23,000	5	\$ 43,500
2	\$ 25,000	7	\$ 48,500
2.5	\$ 28,500	10	\$ 58,500
3	\$ 33,000	15	\$ 75,000

*\*largest res city parcel is 12 acres*

### Residential Sales Analysis

#### 1 acre \$17,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Other Parcels in Sale	Land Table	Class
17-010-010-10	829 18TH ST	05/24/21	\$125,000	WD	\$125,000	\$59,800	47.84	\$136,537	\$13,447	\$24,984	293.0	292.6	1.97	1.97	\$46	\$6,833		4020	1401
17-015-015-00	1787 106TH AVE	11/01/19	\$111,000	WD	\$111,000	\$43,900	39.55	\$111,572	\$12,443	\$13,015	151.0	230.6	0.80	0.80	\$82	\$15,573		4015	1401
17-017-008-00	715 LINCOLN ROAD	10/29/21	\$124,500	WD	\$124,500	\$51,300	41.20	\$120,951	\$16,573	\$13,024	106.0	280.8	0.68	0.68	\$156	\$24,265		4010	1401
17-017-033-00	669 LINCOLN RD	12/14/21	\$125,000	WD	\$125,000	\$53,700	42.96	\$131,056	\$5,934	\$11,990	118.0	233.9	0.63	0.63	\$50	\$9,360		4010	1401
17-140-003-00	764 LINCOLN RD	12/09/19	\$144,500	WD	\$144,500	\$54,100	37.44	\$122,242	\$48,133	\$25,875	207.0	419.1	1.99	1.99	\$233	\$24,163		4015	1401
17-560-011-00	765 WOODLEA DR	05/23/18	\$217,500	WD	\$217,500	\$91,500	42.07	\$212,023	\$22,905	\$17,428	139.4	212.0	0.68	0.68	\$164	\$33,733		4015	1401
<b>Totals:</b>			<b>\$847,500</b>		<b>\$847,500</b>	<b>\$354,300</b>		<b>\$834,381</b>	<b>\$119,435</b>	<b>\$106,316</b>	<b>1,014.4</b>			<b>6.76</b>	<b>6.76</b>				
							<b>Sale. Ratio =</b>	<b>41.81</b>						<b>Average</b>		<b>Average</b>			
							<b>Std. Dev. =&gt;</b>	<b>3.53</b>						<b>per Net Acre</b>	<b>17,681</b>	<b>per SqFt=&gt;</b>			

#### 1.5 acre \$23,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Other Parcels in Sale	Land Table	Class
17-010-010-10	829 18TH ST	05/24/21	\$125,000	WD	\$125,000	\$59,800	47.84	\$136,537	\$13,447	\$24,984	293.0	292.6	1.97	1.97	\$46	\$6,833		4020	1401
17-140-003-00	764 LINCOLN RD	12/09/19	\$144,500	WD	\$144,500	\$54,100	37.44	\$122,242	\$48,133	\$25,875	207.0	419.1	1.99	1.99	\$233	\$24,163		4015	1401
<b>Totals:</b>			<b>\$269,500</b>		<b>\$269,500</b>	<b>\$113,900</b>		<b>\$258,779</b>	<b>\$61,580</b>	<b>\$50,859</b>	<b>500.0</b>			<b>3.96</b>	<b>3.96</b>				
							<b>Sale. Ratio =</b>	<b>42.26</b>						<b>Average</b>		<b>Average</b>			
							<b>Std. Dev. =&gt;</b>	<b>7.35</b>						<b>per Net Acre</b>	<b>15,550.51</b>	<b>\$23,326</b>			

#### 2 acre \$25,000

																	Other					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Parcels in Sale	Land Table	Class			
17-009-006-20	1975 108TH AVE	08/11/20	\$142,000	WD	\$142,000	\$51,600	36.34	\$152,088	\$16,988	\$27,076	158.0	658.7	2.39	2.39	\$108	\$7,111		4010	1401			
17-010-010-10	829 18TH ST	05/24/21	\$125,000	WD	\$125,000	\$59,800	47.84	\$136,537	\$13,447	\$24,984	293.0	292.6	1.97	1.97	\$46	\$6,833		4020	1401			
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	\$154,500	\$63,000	40.78	\$156,931	\$26,637	\$29,068	198.0	641.8	2.92	2.92	\$135	\$9,132		4020	1401			
17-016-021-10	1823 106TH AVE	02/25/20	\$171,000	WD	\$171,000	\$59,100	34.56	\$144,842	\$48,998	\$22,840	170.0	791.5	3.09	3.09	\$288	\$15,862		4010	1401			
17-140-003-00	764 LINCOLN RD	12/09/19	\$144,500	WD	\$144,500	\$54,100	37.44	\$122,242	\$48,133	\$25,875	207.0	419.1	1.99	1.99	\$233	\$24,163		4015	1401			
<b>Totals:</b>			<b>\$737,000</b>		<b>\$737,000</b>	<b>\$287,600</b>		<b>\$712,640</b>	<b>\$154,203</b>	<b>\$129,843</b>	<b>1,026.0</b>			<b>12.36</b>	<b>12.36</b>							
							<b>Sale. Ratio =</b>	<b>39.02</b>								<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>5.24</b>								<b>per Net Acre</b>	<b>12,481</b>					
																		<b>\$24,962</b>				

**2.5 acre \$28,500**

																	Other				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Parcels in Sale	Land Table	Class		
17-001-007-10	1175 S 14TH ST	08/06/20	\$134,000	WD	\$134,000	\$33,000	24.63	\$125,040	\$38,004	\$29,044	285.0	455.0	2.98	2.98	\$133	\$12,766		4020	1401		
17-005-006-10	2144 112TH AVE	07/02/20	\$275,000	WD	\$275,000	\$87,800	31.93	\$301,374	\$1,006	\$27,380	305.0	367.9	2.58	2.58	\$3	\$391		4010	1401		
17-007-004-00	993 23RD AVE	09/04/19	\$224,999	WD	\$224,999	\$85,300	37.91	\$205,172	\$42,799	\$22,972	710.0	216.6	3.53	3.53	\$60	\$12,121		4010	1401		
17-009-006-20	1975 108TH AVE	08/11/20	\$142,000	WD	\$142,000	\$51,600	36.34	\$152,088	\$16,988	\$27,076	158.0	658.7	2.39	2.39	\$108	\$7,111		4010	1401		
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	\$154,500	\$63,000	40.78	\$156,931	\$26,637	\$29,068	198.0	641.8	2.92	2.92	\$135	\$9,132		4020	1401		
17-014-005-00	1580 108TH AVE	12/30/21	\$74,900	WD	\$74,900	\$64,500	86.11	\$41,576	\$62,252	\$28,928	364.0	360.0	3.01	3.01	\$171	\$20,695		4015	1401		
17-016-021-10	1823 106TH AVE	02/25/20	\$171,000	WD	\$171,000	\$59,100	34.56	\$144,842	\$48,998	\$22,840	170.0	791.5	3.09	3.09	\$288	\$15,862		4010	1401		
<b>Totals:</b>			<b>\$1,176,399</b>		<b>\$1,176,399</b>	<b>\$444,300</b>		<b>\$1,127,023</b>	<b>\$236,684</b>	<b>\$187,308</b>	<b>2,190.0</b>			<b>20.49</b>	<b>20.49</b>						
							<b>Sale. Ratio =</b>	<b>37.77</b>								<b>Average</b>					
							<b>Std. Dev. =&gt;</b>	<b>20.23</b>								<b>per Net Acre</b>	<b>11,553</b>				
																		<b>\$28,882</b>			

**3 Acre \$33,000**

																	Other			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Liber/Page	Other Parcels in Sale	Land Table	Class
17-001-007-10	1175 S 14TH ST	08/06/20	\$134,000	WD	\$134,000	\$33,000	24.63	\$126,062	\$38,004	\$30,066	285.0	455.0	2.98	2.98	\$133	\$12,766	4496/722		4020	NE RE 401
17-001-019-30	1245 110TH AVE	05/03/19	\$110,000	WD	\$110,000	\$71,400	64.91	\$131,601	\$7,817	\$29,418	388.0	330.9	2.95	2.95	\$20	\$2,653	4346/159		4020	NE RE 401
17-009-006-20	1975 108TH AVE	08/11/20	\$142,000	WD	\$142,000	\$51,600	36.34	\$151,895	\$16,988	\$26,883	158.0	658.7	2.39	2.39	\$108	\$7,111	4501/54		4010	1 NOI 401
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	\$154,500	\$63,000	40.78	\$157,965	\$26,637	\$30,102	198.0	641.8	2.92	2.92	\$135	\$9,132	4449/737		4020	NE RE 401
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	4363/121		4015	1A RE 401
17-016-021-10	1823 106TH AVE	02/25/20	\$171,000	WD	\$171,000	\$59,100	34.56	\$164,466	\$37,794	\$31,260	170.0	791.5	3.09	3.09	\$222	\$12,235	4436/491		4010	1 NOI 401
17-019-004-40	2331 105TH AVE	05/04/18	\$155,000	WD	\$155,000	\$63,200	40.77	\$165,430	\$14,544	\$24,974	323.0	334.7	2.48	2.48	\$45	\$5,860	4245/73		4060	RES 401
<b>17-021-059-00</b>	<b>JEFFERSON RD</b>	<b>08/13/21</b>	<b>\$37,500</b>	<b>WD</b>	<b>\$37,500</b>	<b>\$12,500</b>	<b>33.33</b>	<b>\$26,416</b>	<b>\$37,500</b>	<b>\$25,458</b>	<b>228.0</b>	<b>506.7</b>	<b>2.65</b>	<b>2.65</b>	<b>\$164</b>	<b>\$14,140</b>	<b>4661/764</b>		<b>4070</b>	<b>7 RES 402</b>
<b>17-021-097-00</b>	<b>586 W LINCOLN RD</b>	<b>03/04/22</b>	<b>\$48,000</b>	<b>WD</b>	<b>\$48,000</b>	<b>\$20,600</b>	<b>42.92</b>	<b>\$129,701</b>	<b>\$48,000</b>	<b>\$25,430</b>	<b>219.0</b>	<b>522.6</b>	<b>2.63</b>	<b>2.63</b>	<b>\$219</b>	<b>\$18,272</b>	<b>4740/190</b>		<b>4060</b>	<b>RES 401</b>
17-022-025-00	509 LINCOLN RD	11/14/19	\$125,400	WD	\$125,400	\$40,100	31.98	\$107,088	\$51,856	\$33,544	181.0	941.7	3.91	3.91	\$286	\$13,252	4404/464		4070	7 RES 401
17-025-087-00	323 13TH ST	09/25/20	\$234,000	WD	\$234,000	\$81,300	34.74	\$199,468	\$68,180	\$33,648	261.0	665.9	3.99	3.99	\$261	\$17,088	4521/487		4050	RESIC 401
<b>17-025-114-11</b>	<b>12TH ST</b>	<b>12/02/21</b>	<b>\$75,000</b>	<b>WD</b>	<b>\$75,000</b>	<b>\$0</b>	<b>0.00</b>	<b>\$25,924</b>	<b>\$75,000</b>	<b>\$25,212</b>	<b>407.0</b>	<b>285.1</b>	<b>2.66</b>	<b>2.66</b>	<b>\$184</b>	<b>\$28,153</b>	<b>4706/517</b>		<b>4050</b>	<b>RESIC 001</b>
17-027-002-80	1662 SYCAMORE	09/17/20	\$421,000	WD	\$421,000	\$162,900	38.69	\$417,173	\$33,237	\$29,410	256.0	535.3	3.14	3.14	\$130	\$10,585			4050	RESIC 401
<b>17-027-009-15</b>	<b>16TH ST</b>	<b>08/09/19</b>	<b>\$20,000</b>	<b>WD</b>	<b>\$20,000</b>	<b>\$8,600</b>	<b>43.00</b>	<b>\$23,096</b>	<b>\$20,000</b>	<b>\$24,548</b>	<b>300.0</b>	<b>326.9</b>	<b>2.25</b>	<b>2.25</b>	<b>\$67</b>	<b>\$8,885</b>	<b>4373/973</b>		<b>4050</b>	<b>RESIC 402</b>
<b>17-027-009-15</b>	<b>16TH ST</b>	<b>12/08/21</b>	<b>\$30,000</b>	<b>WD</b>	<b>\$30,000</b>	<b>\$11,500</b>	<b>38.33</b>	<b>\$24,548</b>	<b>\$30,000</b>	<b>\$24,548</b>	<b>300.0</b>	<b>326.9</b>	<b>2.25</b>	<b>2.25</b>	<b>\$100</b>	<b>\$13,327</b>	<b>4709/523</b>		<b>4050</b>	<b>RESIC 402</b>
17-027-009-18	1613 102ND AVE	04/05/18	\$22,500	WD	\$22,500	\$8,700	38.67	\$139,687	\$22,500	\$26,556	196.0	658.2	2.68	2.68	\$115	\$8,408	4237/473		4050	RESIC 401

<b>17-027-009-19</b>	<b>16TH ST</b>	<b>09/07/18</b>	<b>\$22,000</b>	<b>WD</b>	<b>\$22,000</b>	<b>\$8,700</b>	<b>39.55</b>	<b>\$25,984</b>	<b>\$22,000</b>	<b>\$26,976</b>	<b>201.0</b>	<b>628.0</b>	<b>2.90</b>	<b>2.90</b>	<b>\$109</b>	<b>\$7,591</b>	<b>4284/71</b>	<b>4050 RESIC</b>	<b>402</b>		
17-028-001-30	388 18TH ST	02/14/20	\$167,000	WD	\$167,000	\$61,300	36.71	\$162,382	\$36,115	\$31,497	579.0	293.6	3.90	3.90	\$62	\$9,260	4433/615	4070 7 RES	401		
17-030-009-10	2362 103RD AVE	09/22/20	\$239,900	WD	\$239,900	\$108,100	45.06	\$245,485	\$21,925	\$27,510	462.0	323.4	3.43	3.43	\$47	\$6,392	4516/883	4060 RES	401		
17-031-008-30	21 24TH ST	06/27/19	\$210,000	WD	\$210,000	\$82,800	39.43	\$217,247	\$23,457	\$30,704	205.0	742.4	3.49	3.49	\$114	\$6,714	4358/920	4060 RES	401		
17-031-008-30	21 24TH ST	02/11/21	\$235,000	WD	\$235,000	\$93,700	39.87	\$217,247	\$48,457	\$30,704	205.0	742.4	3.49	3.49	\$236	\$13,869	4581/891	4060 RES	401		
17-032-032-30	10 JOHNSON RD	12/07/20	\$278,000	WD	\$278,000	\$113,400	40.79	\$279,116	\$23,854	\$24,970	477.0	237.0	2.60	2.60	\$50	\$9,189	4500/88	4060 RES	401		
<b>Totals:</b>			<b>\$3,231,700</b>		<b>\$3,231,700</b>	<b>\$1,227,900</b>		<b>\$3,336,865</b>	<b>\$729,993</b>	<b>\$618,530</b>	<b>6,207.0</b>		<b>66.81</b>	<b>64.79</b>							
							<b>Sale. Ratio =</b>	<b>38.00</b>						<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>11.03</b>						<b>per Net Aci</b>	<b>10,927</b>						

**4 acre \$38,000**

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Liber/Pag e	Other Parcels in Sale	Land Table	Class	
17-003-016-00	1030 N 16TH ST	07/03/18	\$149,000	WD	\$149,000	\$46,900	31.48	\$134,176	\$52,383	\$37,559	441.0	497.5	5.04	5.04	\$119	\$10,402	4262/666		4020 NE RE	401	
<b>17-003-016-20</b>	<b>1615 N 110TH AVE</b>	<b>07/31/20</b>	<b>\$37,500</b>	<b>WD</b>	<b>\$37,500</b>	<b>\$16,500</b>	<b>44.00</b>	<b>\$36,936</b>	<b>\$37,500</b>	<b>\$36,569</b>	<b>346.0</b>	<b>629.0</b>	<b>5.00</b>	<b>5.00</b>	<b>\$108</b>	<b>\$7,506</b>	<b>4495/462</b>		<b>4020 NE RI</b>	<b>402</b>	
17-007-002-40	997 LINCOLN RD	07/02/20	\$340,000	WD	\$340,000	\$121,800	35.82	\$354,151	\$21,641	\$35,792	947.0	245.0	5.33	5.33	\$23	\$4,063	4481/530		4010 1 NOI	401	
17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	\$315,000	\$125,400	39.81	\$325,486	\$22,999	\$33,485	385.0	462.3	4.09	4.09	\$60	\$5,629	4512/724		4010 1 NOI	401	
17-010-013-20	822 DORY DR	06/18/19	\$301,000	WD	\$301,000	\$113,200	37.61	\$300,092	\$35,367	\$34,459	330.0	578.2	4.38	4.38	\$107	\$8,073	4355/840		4020 NE RE	401	
17-011-022-20	1485 108TH AVE	05/29/20	\$195,000	WD	\$195,000	\$88,100	45.18	\$215,335	\$15,440	\$35,775	343.0	605.4	4.77	4.77	\$45	\$3,239	4493/866		4020 NE RE	401	
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	4363/121		4015 1A RE	401	
<b>17-021-024-10</b>	<b>LINCOLN RD</b>	<b>10/11/21</b>	<b>\$19,000</b>	<b>WD</b>	<b>\$19,000</b>	<b>\$16,100</b>	<b>84.74</b>	<b>\$33,648</b>	<b>\$19,000</b>	<b>\$36,292</b>	<b>335.0</b>	<b>590.4</b>	<b>4.54</b>	<b>4.54</b>	<b>\$57</b>	<b>\$4,184</b>	<b>4683/943</b>		<b>4070 7 RES</b>	<b>402</b>	
17-021-064-00	460 21ST ST	08/27/18	\$226,500	WD	\$226,500	\$84,600	37.35	\$254,245	\$6,527	\$34,272	340.0	531.1	4.15	4.15	\$19	\$1,574	4280/212		4070 7 RES	401	
17-022-025-00	509 LINCOLN RD	11/14/19	\$125,400	WD	\$125,400	\$40,100	31.98	\$107,088	\$51,856	\$33,544	181.0	941.7	3.91	3.91	\$286	\$13,252	4404/464		4070 7 RES	401	
17-025-087-00	323 13TH ST	09/25/20	\$234,000	WD	\$234,000	\$81,300	34.74	\$199,468	\$68,180	\$33,648	261.0	665.9	3.99	3.99	\$261	\$17,088	4521/487		4050 RESIC	401	
17-027-002-80	1662 SYCAMORE	09/17/20	\$421,000	WD	\$421,000	\$162,900	38.69	\$417,173	\$33,237	\$29,410	256.0	535.3	3.14	3.14	\$130	\$10,585			4050 RESIC	401	
17-028-001-30	388 18TH ST	02/14/20	\$167,000	WD	\$167,000	\$61,300	36.71	\$162,382	\$36,115	\$31,497	579.0	293.6	3.90	3.90	\$62	\$9,260	4433/615		4070 7 RES	401	
<b>17-029-002-02</b>	<b>2133 PLEASANT VIEW</b>	<b>11/07/19</b>	<b>\$45,000</b>	<b>WD</b>	<b>\$45,000</b>	<b>\$12,500</b>	<b>27.78</b>	<b>\$30,348</b>	<b>\$45,000</b>	<b>\$35,392</b>	<b>318.0</b>	<b>586.7</b>	<b>4.32</b>	<b>4.32</b>	<b>\$142</b>	<b>\$10,409</b>	<b>4403/215</b>		<b>4180 DOUI</b>	<b>401</b>	
17-030-009-10	2362 103RD AVE	09/22/20	\$239,900	WD	\$239,900	\$108,100	45.06	\$245,485	\$21,925	\$27,510	462.0	323.4	3.43	3.43	\$47	\$6,392	4516/883		4060 RES	401	
17-031-008-30	21 24TH ST	06/27/19	\$210,000	WD	\$210,000	\$82,800	39.43	\$217,247	\$23,457	\$30,704	205.0	742.4	3.49	3.49	\$114	\$6,714	4358/920		4060 RES	401	
17-031-008-30	21 24TH ST	02/11/21	\$235,000	WD	\$235,000	\$93,700	39.87	\$217,247	\$48,457	\$30,704	205.0	742.4	3.49	3.49	\$236	\$13,869	4581/891		4060 RES	401	
17-036-011-70	142 FLORA GLYNN	10/06/21	\$370,000	WD	\$370,000	\$129,900	35.11	\$310,117	\$92,543	\$32,660	486.0	326.3	3.64	3.64	\$190	\$25,424	4683/48		4050 RESIC	401	
<b>17-245-001-00</b>	<b>FAIRLANE CT</b>	<b>02/26/21</b>	<b>\$82,900</b>	<b>WD</b>	<b>\$82,900</b>	<b>\$45,000</b>	<b>54.28</b>	<b>\$95,000</b>	<b>\$82,900</b>	<b>\$95,000</b>	<b>750.0</b>	<b>1367.6</b>	<b>4.71</b>	<b>1.01</b>	<b>\$111</b>	<b>\$17,601</b>	<b>4586/40</b>	17-245-	<b>FAIRLANE</b>	<b>402</b>	
17-245-003-00	2089 FAIRLANE CT	07/23/21	\$265,000	WD	\$265,000	\$118,000	44.53	\$255,850	\$50,246	\$41,096	465.0	988.8	4.59	2.58	\$108	\$10,959		17-017-	FAIRLANE (	401	
<b>Totals:</b>			<b>\$4,178,100</b>		<b>\$4,178,100</b>	<b>\$1,620,600</b>		<b>\$4,110,358</b>	<b>\$790,901</b>	<b>\$730,480</b>	<b>7,843.0</b>		<b>83.93</b>	<b>76.21</b>							
							<b>Sale. Ratio =</b>	<b>38.79</b>						<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>11.85</b>						<b>per Net Aci</b>	<b>9,423</b>						

**5 acre \$43,500**

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Liber/Pag e	Other Parcels in Sale	Land Table	Class
17-003-008-10	1753 110TH AVE	11/15/19	\$170,000	WD	\$170,000	\$56,900	33.47	\$147,494	\$63,370	\$40,864	557.0	541.0	6.92	6.92	\$114	\$9,161	4404/722		4020 NE RE	401
17-003-016-00	1030 N 16TH ST	07/03/18	\$149,000	WD	\$149,000	\$46,900	31.48	\$134,176	\$52,383	\$37,559	441.0	497.5	5.04	5.04	\$119	\$10,402	4262/666		4020 NE RE	401
<b>17-003-016-20</b>	<b>1615 N 110TH AVE</b>	<b>07/31/20</b>	<b>\$37,500</b>	<b>WD</b>	<b>\$37,500</b>	<b>\$16,500</b>	<b>44.00</b>	<b>\$36,936</b>	<b>\$37,500</b>	<b>\$36,569</b>	<b>346.0</b>	<b>629.0</b>	<b>5.00</b>	<b>5.00</b>	<b>\$108</b>	<b>\$7,506</b>	<b>4495/462</b>		<b>4020 NE RI</b>	<b>402</b>
17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	\$315,000	\$125,400	39.81	\$325,486	\$22,999	\$33,485	385.0	462.3	4.09	4.09	\$60	\$5,629	4512/724		4010 1 NOI	401
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	\$154,500	\$63,000	40.78	\$157,965	\$26,637	\$30,102	198.0	641.8	2.92	2.92	\$135	\$9,132	4449/737		4020 NE RE	401
17-010-013-20	822 DORY DR	06/18/19	\$301,000	WD	\$301,000	\$113,200	37.61	\$300,092	\$35,367	\$34,459	330.0	578.2	4.38	4.38	\$107	\$8,073	4355/840		4020 NE RE	401

17-011-022-20	1485 108TH AVE	05/29/20	\$195,000	WD	\$195,000	\$88,100	45.18	\$215,335	\$15,440	\$35,775	343.0	605.4	4.77	4.77	\$45	\$3,239	4493/866	4020 NE RE 401				
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	4363/121	4015 1A RE 401				
17-017-037-00	664 LINCOLN RD	05/24/21	\$110,000	WD	\$110,000	\$55,800	50.73	\$128,227	\$19,165	\$37,392	130.0	1697.8	5.07	5.07	\$147	\$3,782	4627/274	4010 1 NOI 401				
<b>17-021-024-10</b>	<b>LINCOLN RD</b>	<b>10/11/21</b>	<b>\$19,000</b>	<b>WD</b>	<b>\$19,000</b>	<b>\$16,100</b>	<b>84.74</b>	<b>\$33,648</b>	<b>\$19,000</b>	<b>\$36,292</b>	<b>335.0</b>	<b>590.4</b>	<b>4.54</b>	<b>4.54</b>	<b>\$57</b>	<b>\$4,184</b>	<b>4683/943</b>	<b>4070 7 RES 402</b>				
17-023-002-00	1409 106TH AVE	03/26/21	\$182,000	WD	\$182,000	\$77,500	42.58	\$177,051	\$42,978	\$38,029	717.0	316.9	5.22	5.22	\$60	\$8,240	4599/232	4005 RESID 401				
<b>17-025-089-12</b>	<b>1292 ALIVIA</b>	<b>07/20/18</b>	<b>\$72,000</b>	<b>WD</b>	<b>\$72,000</b>	<b>\$14,900</b>	<b>20.69</b>	<b>\$39,311</b>	<b>\$72,000</b>	<b>\$42,039</b>	<b>551.0</b>	<b>504.0</b>	<b>6.38</b>	<b>6.38</b>	<b>\$131</b>	<b>\$11,294</b>	<b>4267/481</b>	<b>4050 RESIC 401</b>				
17-028-001-30	388 18TH ST	02/14/20	\$167,000	WD	\$167,000	\$61,300	36.71	\$162,382	\$36,115	\$31,497	579.0	293.6	3.90	3.90	\$62	\$9,260	4433/615	4070 7 RES 401				
<b>17-029-002-02</b>	<b>2133 PLEASANT VIEW</b>	<b>11/07/19</b>	<b>\$45,000</b>	<b>WD</b>	<b>\$45,000</b>	<b>\$12,500</b>	<b>27.78</b>	<b>\$30,348</b>	<b>\$45,000</b>	<b>\$35,392</b>	<b>318.0</b>	<b>586.7</b>	<b>4.32</b>	<b>4.32</b>	<b>\$142</b>	<b>\$10,409</b>	<b>4403/215</b>	<b>4180 DOUI 401</b>				
<b>17-029-002-52</b>	<b>PLEASANT VIEW DR</b>	<b>02/27/20</b>	<b>\$75,000</b>	<b>WD</b>	<b>\$75,000</b>	<b>\$24,300</b>	<b>32.40</b>	<b>\$48,574</b>	<b>\$75,000</b>	<b>\$74,480</b>	<b>404.8</b>	<b>755.7</b>	<b>7.02</b>	<b>7.02</b>	<b>\$185</b>	<b>\$10,681</b>	<b>4435/588</b>	<b>4180 DOUI 402</b>				
17-029-013-00	207 21ST ST	04/20/18	\$299,900	WD	\$299,900	\$138,700	46.25	\$279,840	\$56,174	\$36,114	1,310.0	507.4	6.67	2.56	\$43	\$8,421	4240/586	17-032- 4060 RES 401				
17-036-013-50	76 13TH ST	12/11/20	\$255,000	WD	\$255,000	\$92,600	36.31	\$237,660	\$62,446	\$45,106	347.0	890.0	7.09	7.09	\$180	\$8,808	4555/619	4040 11 RE 401				
<b>17-245-001-00</b>	<b>FAIRLANE CT</b>	<b>02/26/21</b>	<b>\$82,900</b>	<b>WD</b>	<b>\$82,900</b>	<b>\$45,000</b>	<b>54.28</b>	<b>\$95,000</b>	<b>\$82,900</b>	<b>\$95,000</b>	<b>750.0</b>	<b>1367.6</b>	<b>4.71</b>	<b>1.01</b>	<b>\$111</b>	<b>\$17,601</b>	<b>4586/40</b>	<b>17-245- FAIRLANE 402</b>				
17-245-003-00	2089 FAIRLANE CT	07/23/21	\$265,000	WD	\$265,000	\$118,000	44.53	\$255,850	\$50,246	\$41,096	465.0	988.8	4.59	2.58	\$108	\$10,959		17-017- FAIRLANE ( 401				
Totals:			\$3,094,700		\$3,094,700	\$1,239,100		\$3,004,259	\$840,848	\$786,362	8,714.8			96.63	84.80							
							Sale. Ratio =	40.04								Average						
							Std. Dev. =>	13.20								per Net Aci	8,702			\$43,508		

**7 acre \$48,500**

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A cre	Liber/Pag e	Other Parcels in Sale	Land Table	Class				
17-003-008-10	1753 110TH AVE	11/15/19	\$170,000	WD	\$170,000	\$56,900	33.47	\$147,494	\$63,370	\$40,864	557.0	541.0	6.92	6.92	\$114	\$9,161	4404/722		4020 NE RE 401					
<b>17-003-016-20</b>	<b>1615 N 110TH AVE</b>	<b>07/31/20</b>	<b>\$37,500</b>	<b>WD</b>	<b>\$37,500</b>	<b>\$16,500</b>	<b>44.00</b>	<b>\$36,936</b>	<b>\$37,500</b>	<b>\$36,569</b>	<b>346.0</b>	<b>629.0</b>	<b>5.00</b>	<b>5.00</b>	<b>\$108</b>	<b>\$7,506</b>	<b>4495/462</b>		<b>4020 NE RE 402</b>					
17-004-003-00	1142 N 18TH ST	12/10/18	\$159,900	WD	\$159,900	\$56,000	35.02	\$163,572	\$38,575	\$42,247	240.0	1313.8	7.24	7.24	\$161	\$5,329	4308/474		4010 1 NOI 401					
17-007-002-40	997 LINCOLN RD	07/02/20	\$340,000	WD	\$340,000	\$121,800	35.82	\$354,151	\$21,641	\$35,792	947.0	245.0	5.33	5.33	\$23	\$4,063	4481/530		4010 1 NOI 401					
17-008-006-10	874 LINCOLN RD	10/31/19	\$74,000	WD	\$74,000	\$64,500	87.16	\$95,356	\$20,442	\$41,798	530.0	605.4	7.37	7.37	\$39	\$2,775	4401/318		4010 1 NOI 401					
17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	\$315,000	\$125,400	39.81	\$325,486	\$22,999	\$33,485	385.0	462.3	4.09	4.09	\$60	\$5,629	4512/724		4010 1 NOI 401					
17-010-013-20	822 DORY DR	06/18/19	\$301,000	WD	\$301,000	\$113,200	37.61	\$300,092	\$35,367	\$34,459	330.0	578.2	4.38	4.38	\$107	\$8,073	4355/840		4020 NE RE 401					
17-011-022-20	1485 108TH AVE	05/29/20	\$195,000	WD	\$195,000	\$88,100	45.18	\$215,335	\$15,440	\$35,775	343.0	605.4	4.77	4.77	\$45	\$3,239	4493/866		4020 NE RE 401					
17-013-011-12	1367 HILL RD	07/12/19	\$199,900	WD	\$199,900	\$72,400	36.22	\$198,884	\$26,128	\$25,112	208.0	422.2	4.03	2.02	\$126	\$6,480	4363/121		4015 1A RE 401					
17-013-013-02	1360 HILL RD	12/04/19	\$63,000	WD	\$63,000	\$4,100	6.51	\$53,626	\$57,841	\$48,467	529.3	1255.2	7.84	6.05	\$109	\$7,376	4412/205	17-024-	4015 1A RE 401					
17-013-020-11	1208 107TH AVE	02/10/20	\$229,000	WD	\$229,000	\$85,500	37.34	\$244,557	\$34,819	\$50,376	102.0	3847.9	9.01	9.01	\$341	\$3,864	4432/639		4015 1A RE 401					
<b>17-015-010-30</b>	<b>N 18TH ST</b>	<b>05/24/18</b>	<b>\$45,000</b>	<b>WD</b>	<b>\$45,000</b>	<b>\$19,600</b>	<b>43.56</b>	<b>\$50,645</b>	<b>\$45,000</b>	<b>\$52,799</b>	<b>151.0</b>	<b>2771.1</b>	<b>9.61</b>	<b>9.61</b>	<b>\$298</b>	<b>\$4,685</b>	<b>4256/435</b>		<b>4015 1A RE 402</b>					
17-017-037-00	664 LINCOLN RD	05/24/21	\$110,000	WD	\$110,000	\$55,800	50.73	\$128,227	\$19,165	\$37,392	130.0	1697.8	5.07	5.07	\$147	\$3,782	4627/274		4010 1 NOI 401					
<b>17-019-001-11</b>	<b>2203 BRINN VISTA DR</b>	<b>12/23/21</b>	<b>\$90,500</b>	<b>WD</b>	<b>\$90,500</b>	<b>\$0</b>	<b>0.00</b>	<b>\$61,032</b>	<b>\$90,500</b>	<b>\$61,032</b>	<b>636.1</b>	<b>1119.7</b>	<b>8.24</b>	<b>5.13</b>	<b>\$142</b>	<b>\$10,983</b>	<b>4713/811</b>	17-019-	<b>4060 RES 402</b>					
<b>17-021-024-10</b>	<b>LINCOLN RD</b>	<b>10/11/21</b>	<b>\$19,000</b>	<b>WD</b>	<b>\$19,000</b>	<b>\$16,100</b>	<b>84.74</b>	<b>\$33,648</b>	<b>\$19,000</b>	<b>\$36,292</b>	<b>335.0</b>	<b>590.4</b>	<b>4.54</b>	<b>4.54</b>	<b>\$57</b>	<b>\$4,184</b>	<b>4683/943</b>		<b>4070 7 RES 402</b>					
17-023-002-00	1409 106TH AVE	03/26/21	\$182,000	WD	\$182,000	\$77,500	42.58	\$177,051	\$42,978	\$38,029	717.0	316.9	5.22	5.22	\$60	\$8,240	4599/232		4005 RESID 401					
<b>17-025-089-12</b>	<b>1292 ALIVIA</b>	<b>07/20/18</b>	<b>\$72,000</b>	<b>WD</b>	<b>\$72,000</b>	<b>\$14,900</b>	<b>20.69</b>	<b>\$39,311</b>	<b>\$72,000</b>	<b>\$42,039</b>	<b>551.0</b>	<b>504.0</b>	<b>6.38</b>	<b>6.38</b>	<b>\$131</b>	<b>\$11,294</b>	<b>4267/481</b>		<b>4050 RESIC 401</b>					
17-028-023-10	281 19TH ST	07/07/18	\$325,000	WD	\$325,000	\$99,200	30.52	\$293,423	\$85,469	\$53,892	329.0	1313.8	9.92	9.92	\$260	\$8,613	4263/628		4070 7 RES 401					
<b>17-029-002-52</b>	<b>PLEASANT VIEW DR</b>	<b>02/27/20</b>	<b>\$75,000</b>	<b>WD</b>	<b>\$75,000</b>	<b>\$24,300</b>	<b>32.40</b>	<b>\$48,574</b>	<b>\$75,000</b>	<b>\$74,480</b>	<b>404.8</b>	<b>755.7</b>	<b>7.02</b>	<b>7.02</b>	<b>\$185</b>	<b>\$10,681</b>	<b>4435/588</b>		<b>4180 DOUI 402</b>					
17-029-013-00	207 21ST ST	04/20/18	\$299,900	WD	\$299,900	\$138,700	46.25	\$279,840	\$56,174	\$36,114	1,310.0	507.4	6.67	2.56	\$43	\$8,421	4240/586	17-032-	4060 RES 401					
17-036-013-50	76 13TH ST	12/11/20	\$255,000	WD	\$255,000	\$92,600	36.31	\$237,660	\$62,446	\$45,106	347.0	890.0	7.09	7.09	\$180	\$8,808	4555/619		4040 11 RE 401					
Totals:			\$3,557,700		\$3,557,700	\$1,343,100		\$3,484,900	\$941,854	\$902,119	9,428.1			135.71	124.69									
							Sale. Ratio =	37.75								Average								
							Std. Dev. =>	19.75								per Net Aci	6,940			\$48,580				

**10 acre \$58,500**

