

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table
07-015-017-00	6580 120TH AVE	9/2/2022	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$49,500	29.46	\$98,963	\$82,807	\$13,770	0.46	0.46	\$180,407	RUAB	4797/877	RURAL ACREAGE- B
07-015-021-00	1936 KATHRYN LN	8/3/2021	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$135,600	51.95	\$271,206	\$55,144	\$65,350	5.07	5.07	\$10,877	RUAB	4656/652	RURAL ACREAGE- B
07-023-002-01	6260 118TH AVE	10/11/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,900	49.39	\$177,857	\$55,843	\$53,700	3.74	3.74	\$14,931	RUAB	4683/577	RURAL ACREAGE- B
07-023-013-00	1637 64TH ST	1/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$86,100	30.21	\$172,294	\$155,306	\$42,600	2.02	2.02	\$76,884	RUAB	4833/593	RURAL ACREAGE- B
07-028-003-00	6670 116TH AVE	10/7/2022	\$134,050	WD	03-ARM'S LENGTH	\$134,050	\$64,800	48.34	\$129,611	\$46,939	\$42,500	2.00	2.00	\$23,470	RUAB	4810/145	RURAL ACREAGE- B
07-028-018-20	1429 68TH ST	8/13/2021	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,500	44.12	\$75,000	\$85,000	\$75,000	7.00	7.00	\$12,143	RUAB	4659/835	RURAL ACREAGE- B
07-028-024-23	1424 66TH ST	10/20/2021	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$197,500	53.52	\$395,053	\$21,667	\$47,720	2.77	2.77	\$7,816	RUAB	4688/339	RURAL ACREAGE- B
07-033-010-01	68TH ST	5/25/2021	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$44,700	49.72	\$89,420	\$89,900	\$89,420	14.42	14.42	\$6,234	RUAB	4630/570	RURAL ACREAGE- B
07-033-017-01	1242 66TH ST	3/21/2022	\$190,000	WD	31-SPLIT IMPROVED	\$190,000	\$73,500	38.68	\$147,099	\$83,001	\$40,100	1.52	1.52	\$54,606	RUAB	4747/718	RURAL ACREAGE- B
07-034-002-10	6439 113TH AVE	9/14/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$63,000	30.00	\$125,927	\$105,973	\$21,900	0.73	0.73	\$145,168	RUAB	4799/238	RURAL ACREAGE- B
07-034-013-00	1209 66TH ST	9/12/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,300	37.56	\$206,549	\$144,884	\$76,433	7.43	7.43	\$19,500	RUAB	4798/15	RURAL ACREAGE- B
07-035-015-00	6215 113TH AVE	5/17/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,600	47.38	\$123,230	\$36,770	\$30,000	1.00	1.00	\$36,770	RUAB	4624/284	RURAL ACREAGE- B
07-036-012-20	1281 62ND ST	10/11/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,500	42.90	\$132,912	\$64,838	\$42,750	2.05	2.05	\$31,628	RUAB	4807/814	RURAL ACREAGE- B
Totals:			\$2,531,950			\$2,531,950	\$1,072,500		\$2,145,121	\$1,028,072	\$641,243	50.21	50.21				
									Sale. Ratio =>			Average					
									Std. Dev. =>	42.36		per Net Acre=>		\$20,475			
									Median =>	44.12							
									Abs Diff =>	91.49							
									COD =>	15.95							
									COV =>	20.21							

CORRECTED BUILDING ATTRIBUTES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table
07-015-017-00	6580 120TH AVE	9/2/2022	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$49,700	29.58	\$99,487	\$82,283	\$13,770	0.46	0.46	\$179,266	RUAB	4797/877	RURAL ACREAGE- B
07-015-021-00	1936 KATHRYN LN	8/3/2021	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$120,400	46.13	\$240,887	\$85,463	\$65,350	5.07	5.07	\$16,857	RUAB	4656/652	RURAL ACREAGE- B
07-023-002-01	6260 118TH AVE	10/11/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,000	50.00	\$179,978	\$53,722	\$53,700	3.74	3.74	\$14,364	RUAB	4683/577	RURAL ACREAGE- B
07-023-013-00	1637 64TH ST	1/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$128,200	44.98	\$256,349	\$71,251	\$42,600	2.02	2.02	\$35,273	RUAB	4833/593	RURAL ACREAGE- B
07-028-003-00	6670 116TH AVE	10/7/2022	\$134,050	WD	03-ARM'S LENGTH	\$134,050	\$63,600	47.44	\$137,207	\$49,343	\$42,500	2.00	2.00	\$24,672	RUAB	4810/145	RURAL ACREAGE- B
07-028-018-20	1429 68TH ST	8/13/2021	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,500	44.12	\$75,000	\$85,000	\$75,000	7.00	7.00	\$12,143	RUAB	4659/835	RURAL ACREAGE- B
07-028-024-23	1424 66TH ST	10/20/2021	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$185,700	50.33	\$371,364	\$45,356	\$47,720	2.77	2.77	\$16,362	RUAB	4688/339	RURAL ACREAGE- B
07-033-010-01	68TH ST	5/25/2021	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$44,700	49.72	\$89,420	\$89,900	\$89,420	14.42	14.42	\$6,234	RUAB	4630/570	RURAL ACREAGE- B
07-033-017-01	1242 66TH ST	3/21/2022	\$190,000	WD	31-SPLIT IMPROVED	\$190,000	\$82,100	43.21	\$164,116	\$65,984	\$40,100	1.52	1.52	\$43,411	RUAB	4747/718	RURAL ACREAGE- B
07-034-002-10	6439 113TH AVE	9/14/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,700	43.19	\$181,479	\$50,421	\$21,900	0.73	0.73	\$69,070	RUAB	4799/238	RURAL ACREAGE- B
07-034-013-00	1209 66TH ST	9/12/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,700	42.80	\$235,398	\$116,035	\$76,433	7.43	7.43	\$15,617	RUAB	4798/15	RURAL ACREAGE- B
07-035-015-00	6215 113TH AVE	5/17/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,600	47.38	\$123,230	\$36,770	\$30,000	1.00	1.00	\$36,770	RUAB	4624/284	RURAL ACREAGE- B
07-036-012-20	1281 62ND ST	10/11/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,300	42.13	\$130,524	\$67,226	\$42,750	2.05	2.05	\$32,793	RUAB	4807/814	RURAL ACREAGE- B
Totals:			\$2,531,950			\$2,531,950	\$1,137,200		\$2,284,439	\$898,754	\$641,243	50.21	50.21				
									Sale. Ratio =>	44.91		Average					
									Std. Dev. =>	5.36		per Net Acre=>		\$17,900			
									Median =>	44.98							
									Abs Diff =>	45.98							
									COD =>	7.86							
									COV =>	12.00							

CORRECTED BUILDING ATTRIBUTES & LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table
07-015-017-00	6580 120TH AVE	9/2/2022	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$76,100	45.30	\$152,143	\$60,857	\$45,000	0.46	0.46	\$132,586	RUAB	4797/877	RURAL ACREAGE- B
07-015-021-00	1936 KATHRYN LN	8/3/2021	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$127,900	49.00	\$255,887	\$85,463	\$80,350	5.07	5.07	\$16,857	RUAB	4656/652	RURAL ACREAGE- B
07-023-002-01	6260 118TH AVE	10/11/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,000	55.56	\$199,978	\$53,722	\$73,700	3.74	3.74	\$14,364	RUAB	4683/577	RURAL ACREAGE- B
07-023-013-00	1637 64TH ST	1/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,000	48.07	\$273,949	\$71,251	\$60,200	2.02	2.02	\$35,273	RUAB	4833/593	RURAL ACREAGE- B
07-028-003-00	6670 116TH AVE	10/7/2022	\$134,050	WD	03-ARM'S LENGTH	\$134,050	\$63,600	47.44	\$137,207	\$49,343	\$42,500	2.00	2.00	\$24,672	RUAB	4810/145	RURAL ACREAGE- B
07-028-018-20	1429 68TH ST	8/13/2021	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,000	52.94	\$90,000	\$85,000	\$90,000	7.00	7.00	\$12,143	RUAB	4659/835	RURAL ACREAGE- B
07-028-024-23	1424 66TH ST	10/20/2021	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$195,700	53.04	\$391,364	\$45,356	\$67,720	2.77	2.77	\$16,362	RUAB	4688/339	RURAL ACREAGE- B
07-033-010-01	68TH ST	5/25/2021	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$54,500	60.62	\$109,020	\$89,900	\$109,020	14.42	14.42	\$6,234	RUAB	4630/570	RURAL ACREAGE- B
07-033-017-01	1242 66TH ST	3/21/2022	\$190,000	WD	31-SPLIT IMPROVED	\$190,000	\$89,600	47.16	\$179,216	\$65,984	\$55,200	1.52	1.52	\$43,411	RUAB	4747/718	RURAL ACREAGE- B
07-034-002-10	6439 113TH AVE	9/14/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,300	48.71	\$204,579	\$50,421	\$45,000	0.73	0.73	\$69,070	RUAB	4799/238	RURAL ACREAGE- B
07-034-013-00	1209 66TH ST	9/12/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,900	45.78	\$251,832	\$116,035	\$92,867	7.43	7.43	\$15,617	RUAB	4798/15	RURAL ACREAGE- B
07-035-015-00	6215 113TH AVE	5/17/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,600	55.08	\$143,230	\$36,770	\$50,000	1.00	1.00	\$36,770	RUAB	4624/284	RURAL ACREAGE- B
07-036-012-20	1281 62ND ST	10/11/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,100	47.81	\$148,274	\$67,226	\$60,500	2.05	2.05	\$32,793	RUAB	4807/814	RURAL ACREAGE- B
Totals:			\$2,531,950			\$2,531,950	\$1,263,300		\$2,536,679	\$877,328	\$872,057	50.21	50.21				
									Sale. Ratio =>	49.89		Average					
									Std. Dev. =>	4.56		per Net Acre=>		\$17,473			
									Median =>	48.71							
									Abs Diff =>	44.68							
									COD =>	7.05							
									COV =>	9.03							