

RUAA - RURAL ACREAGE A LAND VALUE

RAW SALES, VERIFIED ATTRIBUTES

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | COM COR ~1.5AC -3AC | | 1 AC & LESS SITE | 1.5AC | 2AC | 2.5AC-3AC | 4AC-5AC | 7AC-15AC | 20+AC | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class |
|---------------|--------------------|------------|-------------|--------|-----------------|--------------|---------------------|----------------|------------------|--------------|-------------|-------------|----------------|----------|------------|-------------|--------------|--------------|----------|---------------------|-----------------------|------------|-------|
| | | | | | | | \$77,593 | \$65,932 | \$56,467 | INTERPOLATED | \$36,645 | \$18,908 | \$15,182 | | | | | | | | | | |
| 07-009-029-00 | 2169 68TH ST | 6/12/2024 | \$209,000 | WD | 03-ARM'S LENGTH | \$209,000 | \$92,200 | | 44.11 | \$184,311 | \$74,689 | \$50,000 | | 0.25 | 0.25 | \$298,756 | \$6.86 | RUAA | 4950/863 | | RURAL ACREAGE-A 401 | | |
| 07-010-016-50 | 2185 66TH ST | 1/30/2025 | \$283,000 | WD | 03-ARM'S LENGTH | \$283,000 | \$138,700 | | 46.96 | \$265,890 | \$67,120 | \$50,000 | 0.409 | 0.409 | \$164,108 | \$3.77 | RUAA | 5008/939 | | RURAL ACREAGE-A 401 | | | |
| 07-008-096-10 | 6868 121ST AVE | 5/23/2023 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$77,300 | | 46.85 | \$154,668 | \$80,332 | \$50,000 | 0.517 | 0.517 | \$116,696 | \$2.68 | RUAA | 4861/421 | | RURAL ACREAGE-A 401 | | | |
| 07-004-014-00 | 2363 68TH ST | 3/8/2024 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$89,200 | | 46.95 | \$178,413 | \$61,587 | \$50,000 | 0.69 | 0.69 | \$89,257 | \$2.05 | RUAA | 4925/778 | | RURAL ACREAGE-A 401 | | | |
| 07-020-028-00 | 1607 BLUE STAR HWY | 8/31/2023 | \$252,000 | WD | 03-ARM'S LENGTH | \$252,000 | \$120,700 | | 47.90 | \$241,435 | \$74,165 | \$63,600 | 1.43 | 1.43 | \$51,864 | \$1.19 | RUAA | 4883/228 | | RURAL ACREAGE-A 401 | | | |
| 07-011-006-90 | 6348 122ND AVE | 11/4/2024 | \$545,000 | WD | 03-ARM'S LENGTH | \$545,000 | \$248,900 | | 45.67 | \$497,733 | \$112,427 | \$64,860 | 1.493 | 1.493 | \$75,303 | \$1.73 | RUAA | 4988/641 | | RURAL ACREAGE-A 401 | | | |
| 07-002-007-10 | 6370 124TH AVE | 10/11/2023 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$85,500 | | 48.86 | \$170,984 | \$69,016 | \$65,000 | 1.5 | 1.5 | \$46,011 | \$1.06 | RUAA | 4894/831 | | RURAL ACREAGE-A 401 | | | |
| 07-021-018-02 | 1621 68TH ST | 11/4/2024 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$80,200 | | 45.83 | \$160,310 | \$80,090 | \$65,400 | 1.52 | 1.52 | \$52,691 | \$1.21 | RUAA | 4988/439 | | RURAL ACREAGE-A 401 | | | |
| 07-005-005-00 | 2374 68TH ST | 2/4/2025 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$110,500 | | 36.83 | \$220,945 | \$146,595 | \$67,540 | 1.627 | 1.627 | \$90,101 | \$2.07 | RUAA | 5009/333 | | RURAL ACREAGE-A 401 | | | |
| 07-017-006-20 | 1908 68TH ST | 2/12/2025 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$90,000 | | 33.96 | \$180,005 | \$164,395 | \$79,400 | 2.44 | 2.44 | \$67,375 | \$1.55 | RUAA | 5011/809 | | RURAL ACREAGE-A 401 | | | |
| 07-016-010-12 | 6788 120TH AVE | 7/26/2023 | \$74,000 | WD | 03-ARM'S LENGTH | \$74,000 | \$40,100 | | 54.19 | \$80,200 | \$74,000 | \$80,200 | 2.52 | 2.52 | \$29,365 | \$0.67 | RUAA | 4874/357 | | RURAL ACREAGE-A 402 | | | |
| 07-011-006-60 | 6394 122ND AVE | 5/1/2024 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$171,800 | | 45.81 | \$343,610 | \$111,820 | \$80,430 | 2.543 | 2.543 | \$43,972 | \$1.01 | RUAA | 4939/617 | | RURAL ACREAGE-A 401 | | | |
| 07-003-031-10 | 6417 122ND AVE | 6/28/2024 | \$679,000 | PTA | 03-ARM'S LENGTH | \$679,000 | \$298,400 | | 43.95 | \$596,872 | \$170,278 | \$88,150 | 3.63 | 3.63 | \$46,909 | \$1.08 | RUAA | 4961/283 | | RURAL ACREAGE-A 401 | | | |
| 07-003-031-65 | 2229 64TH ST | 10/4/2024 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$44,300 | | 42.19 | \$88,500 | \$105,000 | \$88,500 | 3.7 | 3.7 | \$28,378 | \$0.65 | RUAA | 4980/47 | | RURAL ACREAGE-A 402 | | | |
| 07-029-013-10 | 6811 DANIELLE LN | 7/11/2023 | \$470,000 | WD | 03-ARM'S LENGTH | \$470,000 | \$212,900 | | 45.30 | \$425,780 | \$136,710 | \$92,600 | 4.13 | 4.13 | \$33,102 | \$0.76 | RUAA | 4871/234 | | RURAL ACREAGE-A 401 | | | |
| 07-010-024-50 | 6515 120TH AVE | 11/14/2024 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$111,800 | | 38.55 | \$223,690 | \$162,430 | \$96,120 | 4.306 | 4.306 | \$37,722 | \$0.87 | RUAA | 4990/759 | | RURAL ACREAGE-A 401 | | | |
| 07-003-017-30 | 6561 122ND AVE | 12/27/2024 | \$715,000 | WD | 03-ARM'S LENGTH | \$715,000 | \$318,500 | | 44.55 | \$636,961 | \$189,039 | \$111,000 | 5.1 | 5.1 | \$37,066 | \$0.85 | RUAA | 5001/625 | | RURAL ACREAGE-A 401 | | | |
| 07-002-006-10 | 2368 63RD ST | 11/26/2024 | \$118,500 | WD | 03-ARM'S LENGTH | \$118,500 | \$62,000 | | 52.32 | \$124,000 | \$118,500 | \$124,000 | 6.4 | 6.4 | \$18,516 | \$0.43 | RUAA | 4994/442 | | RURAL ACREAGE-A 401 | | | |
| 07-003-002-10 | 2335 64TH ST | 6/29/2023 | \$279,900 | WD | 03-ARM'S LENGTH | \$279,900 | \$129,300 | | 46.20 | \$258,660 | \$148,240 | \$127,000 | 6.7 | 6.7 | \$22,125 | \$0.51 | RUAA | 4871/559 | | RURAL ACREAGE-A 401 | | | |
| 07-005-063-50 | 6832 123RD AVE | 5/6/2024 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$171,500 | | 47.64 | \$342,946 | \$144,054 | \$127,500 | 6.75 | 6.75 | \$21,341 | \$0.49 | RUAA | 4940/880 | | RURAL ACREAGE-A 401 | | | |
| 07-002-005-00 | 6338 124TH AVE | 11/15/2024 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$105,900 | | 40.73 | \$211,799 | \$152,841 | \$104,640 | 7.12 | 7.12 | \$21,466 | \$0.49 | RUAA | 4994/3 | | RURAL ACREAGE-A 401 | | | |
| 07-003-031-61 | 2232 SHEFFIELD LN | 12/17/2024 | \$980,000 | WD | 03-ARM'S LENGTH | \$980,000 | \$527,600 | | 53.84 | \$1,055,143 | \$142,857 | \$218,000 | 9.3 | 9.3 | \$15,361 | \$0.35 | RSCON | 5002/62 | | RURAL ACREAGE-A 401 | | | |
| 07-008-103-20 | 6829 120TH AVE | 7/21/2023 | \$329,900 | WD | 03-ARM'S LENGTH | \$329,900 | \$172,900 | | 52.41 | \$345,856 | \$140,934 | \$156,890 | 10.53 | 10.53 | \$13,384 | \$0.31 | RUAA | 4873/922 | | RURAL ACREAGE-A 401 | | | |
| 07-012-023-00 | 2075 62ND ST | 8/29/2024 | \$625,000 | WD | 03-ARM'S LENGTH | \$625,000 | \$258,400 | | 41.34 | \$516,814 | \$343,596 | \$235,400 | 17.04 | 17.04 | \$20,164 | \$0.46 | RUAA | 4970/258 | | RURAL ACREAGE-A 401 | | | |
| 07-016-004-00 | 6685 119TH AVE | 1/10/2025 | \$610,000 | WD | 03-ARM'S LENGTH | \$610,000 | \$285,700 | | 46.84 | \$571,364 | \$303,636 | \$265,000 | 20 | 20 | \$15,182 | \$0.35 | AGA | 5005/727 | | RURAL ACREAGE-A 401 | | | |
| Totals: | | | \$8,830,300 | | | \$8,830,300 | \$4,038,500 | | | \$8,076,879 | \$3,354,351 | \$2,601,230 | 121.645 | 121.645 | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | | 45.73 | | | Average | | Average | | | | | | | | |
| | | | | | | | | Std. Dev. => | | 4.92 | | | per Net Acre=> | | per SqFt=> | | | | | | | | |

CORRECTED LAND VALUES

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class |
|---------------|--------------------|------------|------------|--------|-----------------|--------------|------------|---------------|----------------|---------------|-----------------|-----------|-------------|--------------|--------------|----------|------------|-----------------------|------------|---------------------|
| 07-009-029-00 | 2169 68TH ST | 6/12/2024 | \$209,000 | WD | 03-ARM'S LENGTH | \$209,000 | \$98,000 | | 46.89 | \$195,920 | \$74,689 | \$61,609 | 0.25 | 0.25 | \$298,756 | \$6.86 | RUAA | 4950/863 | | RURAL ACREAGE-A 401 |
| 07-010-016-50 | 2185 66TH ST | 1/30/2025 | \$283,000 | WD | 03-ARM'S LENGTH | \$283,000 | \$138,700 | | 49.01 | \$277,489 | \$67,120 | \$61,609 | 0.409 | 0.409 | \$164,108 | \$3.77 | RUAA | 5008/939 | | RURAL ACREAGE-A 401 |
| 07-008-096-10 | 6868 121ST AVE | 5/23/2023 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$83,100 | | 50.36 | \$166,277 | \$80,332 | \$61,609 | 0.517 | 0.517 | \$116,696 | \$2.68 | RUAA | 4861/421 | | RURAL ACREAGE-A 401 |
| 07-004-014-00 | 2363 68TH ST | 3/8/2024 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$95,000 | | 50.00 | \$190,022 | \$61,587 | \$61,609 | 0.69 | 0.69 | \$89,257 | \$2.05 | RUAA | 4925/778 | | RURAL ACREAGE-A 401 |
| 07-020-028-00 | 1607 BLUE STAR HWY | 8/31/2023 | \$252,000 | WD | 03-ARM'S LENGTH | \$252,000 | \$129,400 | | 51.35 | \$258,871 | \$74,165 | \$81,036 | 1.43 | 1.43 | \$51,864 | \$1.19 | RUAA | 4883/228 | | RURAL ACREAGE-A 401 |
| 07-011-006-90 | 6348 122ND AVE | 11/4/2024 | \$545,000 | WD | 03-ARM'S LENGTH | \$545,000 | \$274,400 | | 50.35 | \$548,719 | \$112,127 | \$115,846 | 1.493 | 1.493 | \$75,302 | \$1.72 | RUAA | 4988/641 | | RURAL ACREAGE-A 401 |
| 07-002-007-10 | 6370 124TH AVE | 10/11/2023 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$94,700 | | 54.11 | \$189,479 | \$69,016 | \$83,495 | 1.5 | 1.5 | \$46,011 | \$1.06 | RUAA | 4894/831 | | RURAL ACREAGE-A 401 |
| 07-021-018-02 | 1621 68TH ST | 11/4/2024 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$89,300 | | 51.03 | \$178,567 | \$80,090 | \$83,657 | 1.52 | 1.52 | \$52,691 | \$1.21 | RUAA | 4988/439 | | RURAL ACREAGE-A 401 |
| 07-005-005-00 | 2374 68TH ST | 2/4/2025 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$135,400 | | 45.13 | \$270,803 | \$146,595 | \$117,398 | 1.627 | 1.627 | \$90,101 | \$2.07 | RUAA | 5009/333 | | RURAL ACREAGE-A 401 |
| 07-017-006-20 | 1908 68TH ST | 2/12/2025 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$136,100 | | 51.36 | \$272,181 | \$164,395 | \$179,705 | 2.44 | 2.44 | \$67,375 | \$1.55 | RUAA | 5011/809 | | RURAL ACREAGE-A 401 |
| 07-016-010-12 | 6788 120TH AVE | 7/26/2023 | \$74,000 | WD | 03-ARM'S LENGTH | \$74,000 | \$46,200 | | 62.43 | \$80,200 | \$74,000 | \$92,346 | 2.52 | 2.52 | \$29,365 | \$0.67 | RUAA | 4874/357 | | RURAL ACREAGE-A 402 |
| 07-011-006-60 | 6394 122ND AVE | 5/1/2024 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$178,200 | | 47.52 | \$356,369 | \$111,820 | \$93,189 | 2.543 | 2.543 | \$43,972 | \$1.01 | RUAA | 4939/617 | | RURAL ACREAGE-A 401 |
| 07-003-031-10 | 6417 122ND AVE | 6/28/2024 | \$679,000 | PTA | 03-ARM'S LENGTH | \$679,000 | \$311,100 | | 45.82 | \$622,227 | \$170,050 | \$113,277 | 3.63 | 3.63 | \$46,846 | \$1.08 | RUAA | 4961/283 | | RURAL ACREAGE-A 401 |
| 07-003-031-65 | 2229 64TH ST | 10/4/2024 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$56,800 | | 54.10 | \$88,500 | \$105,000 | \$113,649 | 3.7 | 3.7 | \$28,378 | \$0.65 | RUAA | 4980/47 | | RURAL ACREAGE-A 401 |
| 07-029-013-10 | 6811 DANIELLE LN | 7/11/2023 | \$470,000 | WD | 03-ARM'S LENGTH | \$470,000 | \$224,600 | | 47.79 | \$449,100 | \$136,869 | \$115,969 | 4.13 | 4.13 | \$33,140 | \$0.76 | RUAA | 4871/234 | | RURAL ACREAGE-A 401 |
| 07-010-024-50 | 6515 120TH AVE | 11/14/2024 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$122,300 | | 42.17 | \$244,525 | \$162,430 | \$116,955 | 4.306 | 4.306 | \$37,722 | \$0.87 | RUAA | 4990/759 | | RURAL ACREAGE-A 401 |
| 07-003-017-30 | 6561 122ND AVE | 12/27/2024 | \$715,000 | WD | 03-ARM'S LENGTH | \$715,000 | \$323,700 | | 45.27 | \$647,383 | \$189,039 | \$121,422 | 5.1 | 5.1 | \$37,066 | \$0.85 | RUAA | 5001/625 | | RURAL ACREAGE-A 401 |
| 07-002-006-10 | 2368 63RD ST | 11/26/2024 | \$118,500 | WD | 03-ARM'S LENGTH | \$118,500 | \$64,500 | | 54.43 | \$128,903 | \$118,500 | \$128,903 | 6.4 | 6.4 | \$18,516 | \$0.43 | RUAA | 4994/442 | | RURAL ACREAGE-A 402 |
| 07-003-002-10 | 2335 64TH ST | 6/29/2023 | \$279,900 | WD | 03-ARM'S LENGTH | \$279,900 | \$130,900 | | 46.77 | \$261,878 | \$148,652 | \$130,630 | 6.7 | 6.7 | \$22,187 | \$0.51 | RUAA | 4871/559 | | RURAL ACREAGE-A 401 |
| 07-005-063-50 | 6832 123RD AVE | 5/6/2024 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$173,200 | | 48.11 | \$346,363 | \$144,554 | \$130,917 | 6.75 | 6.75 | \$21,415 | \$0.49 | RUAA | 4940/880 | | RURAL ACREAGE-A 401 |
| 07-002-005-00 | 6338 124TH AVE | 11/15/2024 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$109,000 | | 41.92 | \$218,025 | \$149,675 | \$107,700 | 7.12 | 7.12 | \$21,022 | \$0.48 | RUAA | 4994/3 | | RURAL ACREAGE-A 401 |
| 07-003-031-61 | 2232 SHEFFIELD LN | 12/17/2024 | \$980,000 | WD | 03-ARM'S LENGTH | \$980,000 | \$568,500 | | 58.01 | \$1,137,084 | \$106,683 | \$263,767 | 9.3 | 9.3 | \$11,471 | \$0.26 | RSCON | 5002/62 | | RURAL ACREAGE-A 401 |
| 07-008-103-20 | 6829 120TH AVE | 7/21/2023 | \$329,900 | WD | 03-ARM'S LENGTH | \$329,900 | \$197,300 | | 59.81 | \$394,639 | \$134,362 | \$199,101 | 10.53 | 10.53 | \$12,760 | \$0.29 | RUAA | 4873/922 | | RURAL ACREAGE-A 401 |
| 07-012-023-00 | 2075 62ND ST | 8/29/2024 | \$625,000 | WD | 03-ARM'S LENGTH | \$625,000 | \$286,600 | | 45.86 | \$573,202 | \$343,586 | \$291, | | | | | | | | |