

**RUAB - RURAL ACREAGE B**

**RAW SALES, MARKET ADJUSTED SALE PRICE PRIOR TO 4/1/2023 & CORRECTED ATTRIBUTES AND**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	1 AC OR LESS SITE	1.5AC	2AC	2.5AC	3AC	4AC-5AC	7AC-15AC	20AC-30AC	40AC+	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class					
								\$65,859	INTERPOLATED	\$37,868	INTERPOLATED	\$26,364	INTERPOLATED	\$18,110	INTERPOLATED	\$9,887										
07-015-017-00	6580 120TH AVE	8/29/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,400		45.22	\$162,846	\$67,154	\$50,000	0.459	0.459	\$146,305	\$3.36	RUAB	4975/541		RURAL ACREAGE- B 401						
07-034-002-10	6439 113TH AVE	9/14/2022	\$210,000	WD	03-ARM'S LENGTH	\$231,609	\$108,500		46.85	\$217,045	\$64,564	\$50,000	0.73	0.73	\$88,444	\$2.03	RUAB	4799/238		RURAL ACREAGE- B 401						
07-028-003-00	6670 116TH AVE	10/7/2022	\$134,050	WD	03-ARM'S LENGTH	\$145,873	\$77,100		52.85	\$154,250	\$56,623	\$65,000	2	2	\$28,312	\$0.65	RUAB	4810/145		RURAL ACREAGE- B 401						
07-023-013-00	1637 64TH ST	1/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$293,379	\$141,800		48.33	\$283,544	\$75,035	\$65,200	2.02	2.02	\$37,146	\$0.85	RUAB	4833/593		RURAL ACREAGE- B 401						
07-036-012-20	1281 62ND ST	10/11/2022	\$155,000	WD	03-ARM'S LENGTH	\$168,671	\$78,500		46.54	\$156,920	\$77,251	\$65,500	2.05	2.05	\$37,683	\$0.87	RUAB	4807/814		RURAL ACREAGE- B 401						
07-036-004-00	6007 113TH AVE	3/31/2025	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$132,100		41.94	\$264,176	\$120,824	\$70,000	2.5	2.5	\$48,330	\$1.11	RUAB	5021/501		RURAL ACREAGE- B 401						
07-022-010-20	1745 66TH ST	4/24/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,500		41.67	\$75,000	\$90,000	\$75,000	3	3	\$30,000	\$0.69	RUAB	4937/775		RURAL ACREAGE- B 401						
07-022-004-01	65TH ST	12/23/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,900		50.53	\$75,745	\$75,000	\$75,745	3.3	3.3	\$22,727	\$0.52	RUAB	5000/327		RURAL ACREAGE- B 402						
07-035-008-30	1281 64TH ST	2/21/2025	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$139,500		47.13	\$280,658	\$103,424	\$89,600	4.96	4.96	\$20,852	\$0.48	RUAB	5014/995		RURAL ACREAGE- B 401						
07-015-021-50	1944 KATHRYN LN	9/23/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,200		50.42	\$166,484	\$88,516	\$90,000	5	5	\$17,703	\$0.41	RUAB	4976/598		RURAL ACREAGE- B 401						
07-022-005-00	1704 65TH ST	2/20/2025	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$42,800		48.64	\$88,500	\$88,000	\$85,500	5	5	\$17,600	\$0.40	RUAB	5012/942		RURAL ACREAGE- B 402						
07-028-023-10	6607 114TH AVE	3/13/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,300		50.94	\$356,582	\$83,418	\$90,000	5	5	\$16,684	\$0.38	RUAB	4926/719		RURAL ACREAGE- B 401						
07-028-024-33	1417 ROLLING HILLS DF	10/2/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,000		50.00	\$90,000	\$90,000	\$90,000	5	5	\$18,000	\$0.41	RUAB	4892/462		RURAL ACREAGE- B 402						
07-025-014-40	6034 BIRDS NEST LN	5/15/2023	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$123,900		49.58	\$247,887	\$100,313	\$98,300	5.83	5.83	\$17,206	\$0.40	RUAB	4857/270		RURAL ACREAGE- B 401						
07-034-013-00	1209 66TH ST	9/12/2022	\$275,000	WD	03-ARM'S LENGTH	\$303,298	\$138,200		45.57	\$276,323	\$139,125	\$112,150	7.43	7.43	\$18,725	\$0.43	RUAB	4798/15		RURAL ACREAGE- B 401						
07-034-003-10	6487 113TH AVE	12/8/2023	\$1,550,000	WD	03-ARM'S LENGTH	\$1,641,140	\$771,100		46.99	\$1,542,186	\$705,259	\$606,305	71.33	71.33	\$9,887	\$0.23	RUAB	4908/374		RURAL ACREAGE- B 401						
Totals:			\$4,507,950			\$4,682,870	\$2,216,800			\$4,435,146	\$2,024,506	\$1,778,300	125.609	125.609												
								Sale. Ratio =>	47.34									Average								
								Std. Dev. =>	3.12									per Net Acre=>	\$16,118	per SqFt=>	\$0.37					

**CORRECTED VALUATION**

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	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class						
07-015-017-00	6580 120TH AVE	8/29/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,400	49.67	\$178,705	\$67,154	\$65,859	0.459	0.459	\$146,305	\$3.36	RUAB	4975/541		RURAL ACREAGE- B 401							
07-034-002-10	6439 113TH AVE	9/14/2022	\$210,000	WD	03-ARM'S LENGTH	\$231,609	\$116,500	50.30	\$232,904	\$64,564	\$65,859	0.73	0.73	\$88,444	\$2.03	RUAB	4799/238		RURAL ACREAGE- B 401							
07-028-003-00	6670 116TH AVE	10/7/2022	\$134,050	WD	03-ARM'S LENGTH	\$145,873	\$82,500	56.56	\$164,986	\$56,623	\$75,736	2	2	\$28,312	\$0.65	RUAB	4810/145		RURAL ACREAGE- B 401							
07-023-013-00	1637 64TH ST	1/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$293,379	\$150,200	51.20	\$300,481	\$68,701	\$75,803	2.02	2.02	\$34,010	\$0.78	RUAB	4833/593		RURAL ACREAGE- B 401							
07-036-012-20	1281 62ND ST	10/11/2022	\$155,000	WD	03-ARM'S LENGTH	\$168,671	\$83,700	49.62	\$167,324	\$77,251	\$75,904	2.05	2.05	\$37,683	\$0.87	RUAB	4807/814		RURAL ACREAGE- B 401							
07-036-004-00	6007 113TH AVE	3/31/2025	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,800	43.11	\$271,590	\$120,824	\$77,414	2.5	2.5	\$48,330	\$1.11	RUAB	5021/501		RURAL ACREAGE- B 401							
07-022-010-20	1745 66TH ST	4/24/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,546	43.94	\$79,092	\$90,000	\$79,092	3	3	\$30,000	\$0.69	RUAB	4937/775		RURAL ACREAGE- B 401							
07-022-004-01	65TH ST	12/23/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,900	53.20	\$79,775	\$75,000	\$79,775	3.3	3.3	\$22,727	\$0.52	RUAB	5000/327		RURAL ACREAGE- B 402							
07-035-008-30	1281 64TH ST	2/21/2025	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$148,500	50.17	\$296,939	\$103,424	\$104,363	4.96	4.96	\$20,852	\$0.48	RUAB	5014/995		RURAL ACREAGE- B 401							
07-015-021-50	1944 KATHRYN LN	9/23/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,400	49.94	\$164,749	\$88,516	\$88,265	5	5	\$17,703	\$0.41	RUAB	4976/598		RURAL ACREAGE- B 401							
07-022-005-00	1704 65TH ST	2/20/2025	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$50,000	56.82	\$99,964	\$88,000	\$99,964	5	5	\$17,600	\$0.40	RUAB	5012/942		RURAL ACREAGE- B 402							
07-028-023-10	6607 114TH AVE	3/13/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$185,900	53.11	\$371,807	\$83,418	\$105,225	5	5	\$16,684	\$0.38	RUAB	4926/719		RURAL ACREAGE- B 401							
07-028-024-33	1417 ROLLING HILLS DF	10/2/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,600	58.44	\$105,225	\$90,000	\$105,225	5	5	\$18,000	\$0.41	RUAB	4892/462		RURAL ACREAGE- B 402							
07-025-014-40	6034 BIRDS NEST LN	5/15/2023	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$135,400	54.18	\$270,894	\$93,172	\$114,166	5.83	5.83	\$15,981	\$0.37	RUAB	4857/270		RURAL ACREAGE- B 401							
07-034-013-00	1209 66TH ST	9/12/2022	\$275,000	WD	03-ARM'S LENGTH	\$303,298	\$152,600	50.31	\$305,267	\$132,588	\$134,557	7.43	7.43	\$17,845	\$0.41	RUAB	4798/15		RURAL ACREAGE- B 401							
07-034-003-10	6487 113TH AVE	12/8/2023	\$1,550,000	WD	03-ARM'S LENGTH	\$1,641,140	\$820,600	50.00	\$1,641,121	\$705,259	\$705,240	71.33	71.33	\$9,887	\$0.23	RUAB	4908/374		RURAL ACREAGE- B 401							
Totals:			\$4,507,950			\$4,682,870	\$2,365,546			\$4,730,823	\$2,004,494	\$2,052,447	125.609	125.609												
								Sale. Ratio =>	50.51									Average								
								Std. Dev. =>	4.15									per Net Acre=>	\$15,958	per SqFt=>	\$0.37					