

**1000 AG \$8,100/ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
18-006-004-00	48TH	03/27/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$135,400	35.63	\$320,823	\$380,000	
18-006-011-00	4682 46TH	02/05/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$94,300	23.28	\$212,164	\$405,000	
18-011-006-10	146TH AVENUE	06/20/19	\$700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$304,300	43.47	\$608,629	\$700,000	
18-011-009-00	146TH AVENUE	05/27/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$123,000	59.28	\$216,119	\$207,500	
18-017-002-01	144TH	12/16/19	\$398,240	WD	19-MULTI PARCEL ARM'S LENGTH	\$398,240	\$67,100	16.85	\$144,280	\$398,240	
18-020-004-00	142ND AVENUE	05/24/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$300,600	54.65	\$574,942	\$550,000	
18-023-018-11	40TH ST	05/14/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$28,700	44.84	\$57,334	\$64,000	
18-026-016-02	40TH ST	10/30/19	\$84,600	LC	03-ARM'S LENGTH	\$84,600	\$0	0.00	\$83,886	\$84,600	
18-028-003-02	43RD	10/15/20	\$244,800	WD	32-SPLIT VACANT	\$244,800	\$0	0.00	\$251,166	\$244,800	
18-028-003-10	139TH	05/06/21	\$252,000	LC	03-ARM'S LENGTH	\$252,000	\$141,700	56.23	\$274,372	\$252,000	
<b>Totals:</b>			<b>\$3,286,140</b>			<b>\$3,286,140</b>	<b>\$1,195,100</b>		<b>\$2,743,715</b>	<b>\$3,286,140</b>	
								<b>Sale. Ratio =&gt;</b>	<b>36.37</b>		
								<b>Std. Dev. =&gt;</b>	<b>22.33</b>		

**NOT USED:**

SOLD FOR RES

18-006-004-04	4763 48TH	03/05/20	\$100,000	WD	32-SPLIT VACANT	\$100,000	\$0	0.00	\$128,791	\$100,000
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FAMILY SALE

18-017-002-02	144TH	09/20/19	\$64,000	LC	09-FAMILY SALE	\$64,000	\$0	0.00	\$122,016	\$64,000
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Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$320,823	0.0	0.0	48.00	48.00	#DIV/0!	\$7,917	\$0.18	0.00	100	4332/954	
\$212,164	0.0	0.0	29.67	29.67	#DIV/0!	\$13,650	\$0.31	0.00	100	4580/406	
\$608,629	0.0	0.0	87.30	54.28	#DIV/0!	\$8,018	\$0.18	0.00	100	4355/919	18-002-013-10
\$216,119	0.0	0.0	30.00	30.00	#DIV/0!	\$6,917	\$0.16	0.00	100	4626/667	
\$144,280	0.0	0.0	49.32	49.32	#DIV/0!	\$8,075	\$0.19	0.00	100	4415/338	18-017-003-00
\$574,942	0.0	0.0	74.47	74.47	#DIV/0!	\$7,386	\$0.17	0.00	100	4628/466	
\$57,334	0.0	0.0	7.94	7.94	#DIV/0!	\$8,060	\$0.19	0.00	400	4620/756	
\$83,886	0.0	0.0	11.28	11.28	#DIV/0!	\$7,500	\$0.17	0.00	100	4427/843	
\$251,166	0.0	0.0	33.89	33.89	#DIV/0!	\$7,223	\$0.17	0.00	100	4523/557	
\$274,372	0.0	0.0	34.93	34.93	#DIV/0!	\$7,214	\$0.17	0.00	100	4617/277	
<b>\$2,743,715</b>	<b>0.0</b>		<b>406.80</b>	<b>373.78</b>							
<b>Average</b>			<b>Average</b>		<b>Average</b>						
<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>8,078.02</b>	<b>per SqFt=&gt;</b>	<b>\$0.19</b>					

\$121,134	0.0	0.0	10.32	10.32	#DIV/0!	\$9,690	\$0.22	0.00	100	4440/401	
\$122,016	0.0	0.0	15.75	15.75	#DIV/0!	\$4,063	\$0.09	0.00	100	4388/520	

Land Table	Gravel	Paved	Inspected Date	Use Code	Class
1000 AGRICULTURE	0	0	5/19/2015		001
1000 AGRICULTURE	0	0	11/22/2021		102
1000 AGRICULTURE	0	0	11/19/2021		102
1000 AGRICULTURE	0	0	11/19/2021		102
1000 AGRICULTURE	0	0	NOT INSPECTED		102
1000 AGRICULTURE	0	0	6/2/2016		001
1000 AGRICULTURE	0	0	6/1/2017		102
1000 AGRICULTURE	0	0	NOT INSPECTED		102
1000 AGRICULTURE	0	0	NOT INSPECTED		102
1000 AGRICULTURE	0	0	9/5/2017		102

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1000 AGRICULTURE      0      0      11/15/2021      401

1000 AGRICULTURE      0      0      NOT INSPECTED      102