

3000 IND \$7,900/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
Totals:			\$3,286,140			\$3,286,140	\$1,195,100		\$2,743,715	\$3,286,140
Average							Sale. Ratio =>	36.37		
per Net Acre=>		8,078.02					Std. Dev. =>	22.33		

* MOST LAND UNDER CONSUMERS POWERLINES TENDS TO BE USED FOR GROWING CROPS. PRICE PER ACRE IS REDUCED TO \$7,900 TO REFLECT LAND OCCUPIED BY POWER POLES AND STRUCTURES.

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	Land Table
\$320,823	0.0	0.0	48.00	48.00	#DIV/0!	\$7,917	\$0.18	0.00	100	4332/954		1000 AGRICULTURE
\$212,164	0.0	0.0	29.67	29.67	#DIV/0!	\$13,650	\$0.31	0.00	100	4580/406		1000 AGRICULTURE
\$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	1000 AGRICULTURE
\$216,119	0.0	0.0	30.00	30.00	#DIV/0!	\$6,917	\$0.16	0.00	100	4626/667		1000 AGRICULTURE
\$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	1000 AGRICULTURE
\$574,942	0.0	0.0	74.47	74.47	#DIV/0!	\$7,386	\$0.17	0.00	100	4628/466		1000 AGRICULTURE
\$57,334	0.0	0.0	7.94	7.94	#DIV/0!	\$8,060	\$0.19	0.00	400	4620/756		1000 AGRICULTURE
\$83,886	0.0	0.0	11.28	11.28	#DIV/0!	\$7,500	\$0.17	0.00	100	4427/843		1000 AGRICULTURE
\$251,166	0.0	0.0	33.89	33.89	#DIV/0!	\$7,223	\$0.17	0.00	100	4523/557		1000 AGRICULTURE
\$274,372	0.0	0.0	34.93	34.93	#DIV/0!	\$7,214	\$0.17	0.00	100	4617/277		1000 AGRICULTURE
\$2,743,715	0.0		406.80	373.78								
Average			Average			Average						
per FF=>	#DIV/0!		per Net Acre=>	8,078.02		per SqFt=>	\$0.19					

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