

HUTCHINS BACKLOT ANALYSIS

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fron ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected	I Use Code	Class	Rate Group	Rate Group	Rate Group 3				
07-001-012-00	MALLARD ST	12/11/2020	22000	WD	03-ARM'S I	22000	12000	54.54545455	24035	22000	24035	213.64	222.575	1.092	1.092	102.977	20146.52	0.4625	213.64	HLB	4551/423		1	0	1/10/2002	402	LOW/WET	FF					
07-001-012-40	6074 MALLARD ST	5/20/2022	450000	WD	03-ARM'S I	450000	150100	33.35555556	300176	179824	30000	100	263	0.604	0.604	1798.24	297721.9	6.834753	100	HLB	4765/203		1	0	6/23/2022	401	FAIR	FF					
07-460-051-01	6053 122ND AVE	5/31/2022	595000	WD	03-ARM'S I	595000	133000	22.35294118	268031	383469	56500	355	569	1.29	1.29	1080.194	297262.8	6.824215	355	HLB	4768/247	07-001-012-10	0	0	6/17/2022	401	RURAL	BL					
Totals:						1067000			1067000	592242	585293	110535	668.64	2.986	2.986																		
						Sale. Ratio =>		27.65698219							Average			Average			Average												
						Std. Dev. =>		16.36269772							per FF=>	875.3485			per Net Ac	196012.4			per SqFt=>	4.499825									

CORRECTED IMPROVEMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fron ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected	I Use Code	Class	Rate Group	Rate Group	Rate Group 3				
07-001-012-00	MALLARD ST	12/11/2020	22000	WD	03-ARM'S I	22000	12000	54.54545455	24035	22000	24035	213.64	222.575	1.092	1.092	102.977	20146.52	0.4625	213.64	HLB	4551/423		1	0	1/10/2002	402	LOW/WET	FF					
07-001-012-40	6074 MALLARD ST	5/20/2022	450000	WD	03-ARM'S I	450000	147800	32.84444444	295598	184402	30000	100	263	0.604	0.604	1844.02	305301.3	7.008754	100	HLB	4765/203		1	0	6/23/2022	401	FAIR	FF					
07-460-051-01	6053 122ND AVE	5/31/2022	595000	WD	03-ARM'S I	595000	211200	35.49579832	422479	203521	56500	355	569	1.29	1.29	573.2986	157768.2	3.62186	355	HLB	4768/247	07-001-012-10	0	0	6/17/2022	401	RURAL	BL					
Totals:						1067000			1067000	742112	409923	110535	668.64	2.986	2.986																		
						Sale. Ratio =>		34.77038425							Average			Average			Average												
						Std. Dev. =>		11.83816511							per FF=>	613.0698			per Net Ac	137281.6			per SqFt=>	3.151553									

CORRECTED IMPROVEMENTS & LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fron ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected	I Use Code	Class	Rate Group	Rate Group	Rate Group 3				
07-001-012-00	MALLARD ST	12/11/2020	22000	WD	03-ARM'S I	22000	14000	63.63636364	28000	22000	28000	213.64	222.575	1.092	1.092	102.977	20146.52	0.4625	213.64	HLB	4551/423		1	0	1/10/2002	402	LOW/WET	FF					
07-001-012-40	6074 MALLARD ST	5/20/2022	450000	WD	03-ARM'S I	450000	182800	40.62222222	365598	184402	100000	100	263	0.604	0.604	1844.02	305301.3	7.008754	100	HLB	4765/203		1	0	6/23/2022	401	FAIR	FF					
07-460-051-01	6053 122ND AVE	5/31/2022	595000	WD	03-ARM'S I	595000	245700	41.29411765	491479	203521	100000	355	569	1.29	1.29	573.2986	157768.2	3.62186	355	HLB	4768/247	07-001-012-10	0	0	6/17/2022	401	RURAL	BL					
Totals:						1067000			1067000	885077	409923	228000	668.64	2.986	2.986																		
						Sale. Ratio =>		41.47141518							Average			Average			Average												
						Std. Dev. =>		13.09757041							per FF=>	613.0698			per Net Ac	137281.6			per SqFt=>	3.151553									