RAW SALES

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	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Fror	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
07-001-012-40	6074 MALLARD ST	5/20/2022	$450,000	WD	03-ARM'S LENGTH	$450,000	$239,300	53.18	$478,641	$71,359	$100,000	100	0.604	0.604	$714	$118,144	100	HLB	4765/203		HUTCHINS LAKE BACKLOT	6/23/2022	401
07-460-051-01	6053 122ND AVE	5/31/2022	$595,000	WD	03-ARM'S LENGTH	$595,000	$134,100	22.54	$268,031	$383,469	$56,500	355	2.306	1.29	$1,080	$166,292	355	HLB	4768/247	07-001-012-10	HUTCHINS LAKE BACKLOT	2/8/2023	401
		Totals:	$1,045,000			$1,045,000	$373,400		$746,672	$454,828	$156,500	455	2.91	1.894									

Sale. Ratio =>	35.73	Average	
Std. Dev. =>	21.67	per FF=>	$1,000
Median =>	37.86	Average per Net Acre=>	$156,298
Abs Diff =>	30.64		
COD =>	40.47		
COV =>	57.23		

CORRECTED BUILDING ATTRIBUTES

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	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Fror	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
07-001-012-40	6074 MALLARD ST	5/20/2022	$450,000	WD	03-ARM'S LENGTH	$450,000	$226,000	50.22	$478,641	$71,359	$100,000	100	0.604	0.604	$714	$118,144	100	HLB	4765/203		HUTCHINS LAKE BACKLOT	6/23/2022	401
07-460-051-01	6053 122ND AVE	5/31/2022	$595,000	WD	03-ARM'S LENGTH	$595,000	$307,500	51.68	$613,300	$131,722	$150,000	355	2.306	1.29	$371	$57,121	355	HLB	4768/247	07-001-012-10	HUTCHINS LAKE BACKLOT	2/8/2023	401
		Totals:	$1,045,000			$1,045,000	$533,500		$1,091,941	$203,081	$250,000	455	2.91	1.894									

Sale. Ratio =>	51.05	Average	
Std. Dev. =>	1.03	per FF=>	$446
Median =>	50.95	Average per Net Acre=>	$69,787
Abs Diff =>	1.46		
COD =>	1.43		
COV =>	2.02		