

RAW VACANT LAND 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	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page Land Table	Inspected Date	Class			
07-003-031-65	SHEFFIELD LN	6/18/2021	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$26,800	50.57	\$68,500	\$53,000	\$53,500	3.7	3.7	\$14,324	RUA	4636/397 RURAL ACREAGE- A	NOT INSPECTED	402			
07-004-037-30	6663 122ND AVE	5/2/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,100	38.35	\$88,200	\$115,000	\$88,200	11.6	11.6	\$9,914	RUA	4757/142 RURAL ACREAGE- A	NOT INSPECTED	402			
07-005-008-00	124TH AVE	2/3/2023	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$4,500	18.00	\$9,000	\$25,000	\$9,000	1	1	\$25,000	RUA	4836/728 RURAL ACREAGE- A	NOT INSPECTED	402			
07-005-017-10	123RD AVE	6/28/2022	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$43,000	53.82	\$86,000	\$79,900	\$86,000	10.5	10.5	\$7,610	RUA	4784/480 RURAL ACREAGE- A	7/20/2022	402			
07-009-016-20	66TH ST	9/17/2021	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$21,200	40.77	\$42,450	\$52,000	\$42,450	1.99	1.99	\$26,131	RUA	4677/158 RURAL ACREAGE- A	NOT INSPECTED	402			
07-009-021-40	122ND AVE	2/28/2023	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$21,300	43.03	\$42,500	\$49,500	\$42,500	2	2	\$24,750	RUA	4842/840 RURAL ACREAGE- A	NOT INSPECTED	402			
07-010-024-00	6561 120TH AVE	8/24/2021	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$38,300	44.28	\$76,667	\$86,500	\$76,667	7.5	7.5	\$11,533	RUA	4666/808 RURAL ACREAGE- A	2/8/2023	401			
07-012-019-31	62ND ST	8/3/2022	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,500	33.08	\$43,000	\$65,000	\$43,000	2.1	2.1	\$30,952	RUA	4786/226 RURAL ACREAGE- A	NOT INSPECTED	402			
07-021-003-00	6708 118TH AVE	10/31/2022	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$106,900	28.93	\$213,750	\$369,500	\$213,750	45	45	\$8,211	TRL	4814/86 RURAL ACREAGE- A	10/28/2021	402			
Totals:			\$895,400			\$895,400	\$327,600		\$670,067	\$895,400	\$655,067	85.39	85.39								
								Sale. Ratio =>	36.59									Average			
								Std. Dev. =>	11.06									per Net Acre=>	\$10,486		
								Median =>	40.77												
								Abs Diff =>	73.34												
								COD =>	19.99												
								COV =>	28.37												

RAW VACANT LAND SALES CORRECTED LAND VALUE

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	ECF Area	Liber/Page Land Table	Inspected Date	Class			
07-003-031-65	SHEFFIELD LN	6/18/2021	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$36,800	69.43	\$68,500	\$53,000	\$53,500	3.7	3.7	\$14,324	RUA	4636/397 RURAL ACREAGE- A	NOT INSPECTED	402			
07-004-037-30	6663 122ND AVE	5/2/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,400	53.39	\$88,200	\$115,000	\$88,200	11.6	11.6	\$9,914	RUA	4757/142 RURAL ACREAGE- A	NOT INSPECTED	402			
07-005-008-00	124TH AVE	2/3/2023	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,500	50.00	\$9,000	\$25,000	\$9,000	1	1	\$25,000	RUA	4836/728 RURAL ACREAGE- A	NOT INSPECTED	402			
07-005-017-10	123RD AVE	6/28/2022	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$39,900	49.94	\$86,000	\$79,900	\$86,000	10.5	10.5	\$7,610	RUA	4784/480 RURAL ACREAGE- A	7/20/2022	402			
07-009-016-20	66TH ST	9/17/2021	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$30,000	57.69	\$42,450	\$52,000	\$42,450	1.99	1.99	\$26,131	RUA	4677/158 RURAL ACREAGE- A	NOT INSPECTED	402			
07-009-021-40	122ND AVE	2/28/2023	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$30,000	60.61	\$42,500	\$49,500	\$42,500	2	2	\$24,750	RUA	4842/840 RURAL ACREAGE- A	NOT INSPECTED	402			
07-010-024-00	6561 120TH AVE	8/24/2021	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$46,700	53.99	\$76,667	\$86,500	\$76,667	7.5	7.5	\$11,533	RUA	4666/808 RURAL ACREAGE- A	2/8/2023	401			
07-012-019-31	62ND ST	8/3/2022	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,500	46.92	\$43,000	\$65,000	\$43,000	2.1	2.1	\$30,952	RUA	4786/226 RURAL ACREAGE- A	NOT INSPECTED	402			
07-012-019-32	62ND ST	11/19/2021	\$65,000	WD	32-SPLIT VACANT	\$65,000	\$35,300	54.31	\$50,500	\$65,000	\$50,500	3.1	3.1	\$20,968	RUA	4704/733 RURAL ACREAGE- A	NOT INSPECTED	402			
07-021-003-00	6708 118TH AVE	10/31/2022	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$200,000	54.13	\$213,750	\$369,500	\$213,750	45	45	\$8,211	TRL	4814/86 RURAL ACREAGE- A	10/28/2021	402			
Totals:			\$960,400			\$960,400	\$523,100		\$720,567	\$960,400	\$705,567	88.49	88.49								
								Sale. Ratio =>	54.47									Average			
								Std. Dev. =>	6.39									per Net Acre=>	\$10,853		
								Median =>	54.06												
								Abs Diff =>	41.93												
								COD =>	7.76												
								COV =>	11.61												