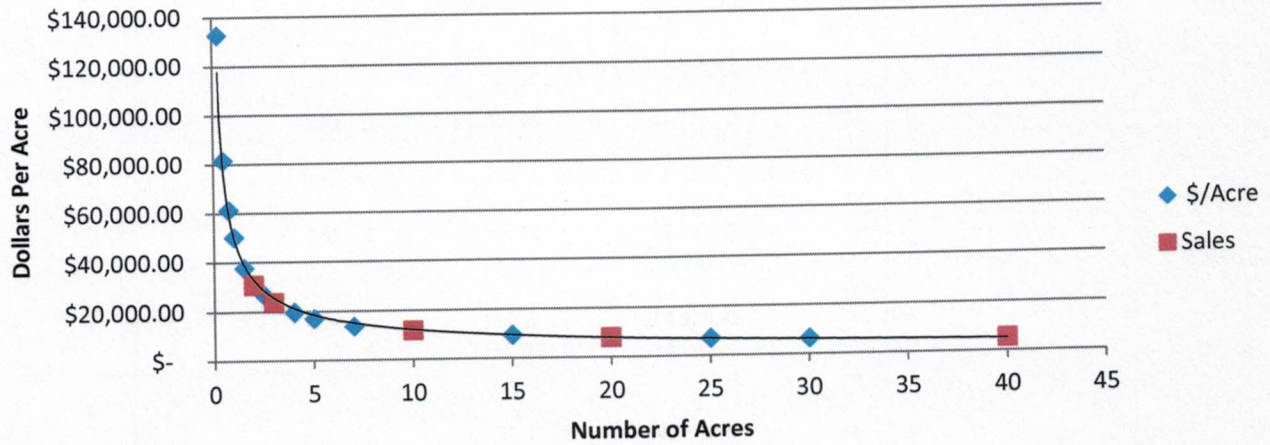


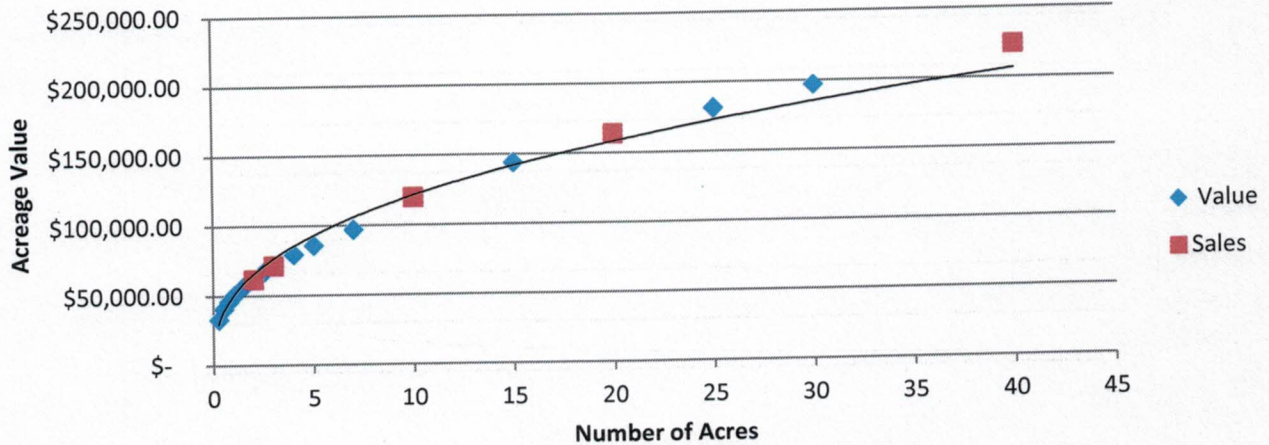
4000 OVERISEL Residential Land Rate Progression 2023

Acres	\$/SF	\$/Acre	Value	Value Rounded	Note
0.25	\$ 3.05	\$ 132,899.91	\$ 33,224.98	\$33,200	0.3
0.5	\$ 1.88	\$ 81,809.49	\$ 40,904.75	\$40,900	
0.75	\$ 1.41	\$ 61,594.20	\$ 46,195.65	\$46,200	
1	\$ 1.16	\$ 50,359.65	\$ 50,359.65	\$50,400	
1.5	\$ 0.87	\$ 37,915.68	\$ 56,873.51	\$56,900	
2	\$ 0.71	\$ 31,000.00	\$ 62,000.00	\$62,000	0.36
2.5	\$ 0.62	\$ 26,874.43	\$ 67,186.08	\$67,200	
3	\$ 0.55	\$ 23,914.61	\$ 71,743.83	\$71,700	
4	\$ 0.46	\$ 19,893.10	\$ 79,572.41	\$79,600	
5	\$ 0.40	\$ 17,245.67	\$ 86,228.35	\$86,200	
7	\$ 0.32	\$ 13,904.59	\$ 97,332.12	\$97,300	
10	\$ 0.28	\$ 12,000.00	\$ 120,000.00	\$120,000	0.45
15	\$ 0.22	\$ 9,601.32	\$ 144,019.84	\$144,000	
20	\$ 0.19	\$ 8,196.24	\$ 163,924.83	\$163,900	
25	\$ 0.17	\$ 7,249.60	\$ 181,240.08	\$181,200	
30	\$ 0.15	\$ 6,557.90	\$ 196,736.89	\$196,700	
40	\$ 0.13	\$ 5,598.20	\$ 223,927.92	\$223,900	
50	\$ 0.11	\$ 4,951.62	\$ 247,581.25	\$247,600	
100	\$ 0.08	\$ 3,382.06	\$ 338,205.95	\$338,200	

Dollars Per Acre



Acreage Values



OVERISEL

Parcel Number	Grai	Stret	Sale Date	Sale Price	Land Imp	House	Ag Val w/EFC	Total Land Residual	Net Acreal ROW	NON-TILLABLE \$4,100		TILLABLE		Tillable Value
										AC	Residual Value	AC	Residual	
18-014-001-00	HOE	BOS 38TH	7/30/2020	\$163,875	\$0	\$0	\$0	\$163,875	34.49	1.18		33.31	\$4,920	\$163,875
18-028-003-02	BRO	C & 43RD	10/15/2020	\$244,800	\$0	\$0	\$0	\$244,800	33.89	1.55		32.34	\$7,570	\$244,800
18-025-012-00	HEC	MO' 3776	1/28/2021	\$670,000	\$0	\$30,248	\$9,451	\$630,301	76.53	2.30	8.20	65.26	\$9,143	\$596,681
18-006-011-00	KIK	RYZE 4682	2/5/2021	\$405,000	\$0	\$0	\$0	\$405,000	29.67	0.72	4.43	24.52	\$15,774	\$386,837
18-028-003-10	MU	C & 139TH	5/6/2021	\$252,000	\$0	\$0	\$0	\$252,000	34.93	1.47		33.46	\$7,531	\$252,000
18-023-018-11	ROL	NAG 40TH	5/14/2021	\$64,000	\$0	\$0	\$0	\$64,000	7.94	0.07		7.87	\$8,132	\$64,000
18-020-004-00	LAM	ARE 142N	5/24/2021	\$550,000	\$0	\$0	\$0	\$550,000	74.47	3.66		70.81	\$7,767	\$550,000
18-011-009-00	BUR	STA 146T	5/27/2021	\$207,500	\$0	\$0	\$0	\$207,500	30.00	0.37	4.71	24.92	\$7,552	\$188,189
18-020-006-00	LAM	LAM 4514	6/25/2021	\$577,625	\$5,681	\$185,148	\$5,647	\$381,149	47.75	1.79	2.00	43.96	\$8,484	\$372,949
18-020-007-00	LAM	LAM 4514	6/25/2021	\$19,800	\$0	\$0	\$0	\$19,800	2.64	0.32		2.32	\$8,534	\$19,800
18-015-014-00	GEE	DYK 409E	5/12/2022	\$3,795,250	\$29,296	\$0	\$860,990		43.14	0.12		43.02		\$2,212,295
18-010-003-10				\$0	\$0	\$0	\$0		36.68	0.65		36.03		
18-010-002-10				\$0	\$0	\$0	\$0		20.00	0.00		20.00		
18-010-001-00				\$0	\$0	\$0	\$0		35.45	1.28		34.17		
18-003-014-10				\$0	\$0	\$0	\$0		52.77	2.23		52.77		
18-010-014-00				\$0	\$0	\$0	\$0		56.34	1.46		54.28		
18-010-005-00				\$0	\$0	\$0	\$0		20.00	0.00		20.00		
TOTAL COMB SALE:										264.38	5.74	260.27	\$8,500	\$2,212,295
09-006-066-10	BAR	EDI 47TH	3/27/2020	\$90,000	\$0	\$0	\$0	\$90,000	6.00	0.06		5.94		
09-007-021-10	"	"	"	"	\$0	\$0	\$0		2.77	0.00		2.77		
TOTAL COMB S										8.77	0.06	8.71	\$10,333	\$90,000
09-010-003-00	TER	VAN 132N	2/17/2022	\$160,000	\$0	\$0	\$0	\$160,000	40.00	1.98	15.00	23.00	98,500	\$113,505
09-028-001-01	BRE	HAS 427E	8/31/2020	\$350,000	\$861	\$128,346	\$19,671	\$201,122	30.97	0.79	13.22	10.00	146,920	\$68,760
09-028-001-02	BRE	KOC M-4	4/23/2021	\$125,000	\$0	\$0	\$0	\$125,000	23.70	0.49		23.21	\$5,386	\$125,009
09-003-011-03	RAN	VAN 134T	5/19/2022	\$220,000	\$0	\$0	\$0	\$220,000	14.77	0.30	14.47	160,673		\$5,284,825
TOTAL COMB S										634.65		634.65	\$8,327	\$8,300

TILLABLE USE: \$8,300

NON TILL RATE WAS CALCULATED BY LOOKING AT RESIDENTIAL SALES OF LARGER PARCELS (OVER 2 ACRES). THE VALUE FOR A 2 ACRE BLDG SITE WAS SUBTRACTED FROM THE SALE PRICE AND TOTAL ACREAGE WAS REDUCED BY 2 ACRES. THE REMAINING VALUE PER ACRE WAS USED TO DETERMINE A NON-TILL RATE.

Parcel Number	Street Address	Terms of Sale				Total Acres	Dollars/Acre	2 acre Bldg Site	Remaining Land acreage Value (G-L)	Residual Land Value (G-L)	\$/ACRE
		Sale Date	Sale Price	Instr.	Sale						
09-001-019-70	3670 HUNTERS	06/16/20	\$100,000	WD	03-ARM'S LEN	10.00	\$10,000	58200	41,800	\$5,225	
09-003-011-03	41ST	08/27/21	\$170,000	WD	32-SPLIT VAC.	14.77	\$11,510	58200	111,800	\$8,755	
09-012-002-00	36TH	12/29/20	\$175,000	LC	11-FROM LEN	30.00	\$5,833	58200	116,800	\$4,171	
09-014-003-00	132ND	05/21/21	\$100,000	WD	03-ARM'S LEN	19.75	\$5,063	58200	41,800	\$2,355	
09-016-024-00		12/07/20	\$65,000	WD	21-NOT USED	20.00	\$3,250	58200	6,800	\$378	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acres	Adj. Sale \$	Dollars/Acre	COMMENTS
09-021-007-60	4370 ENGLISH	04/30/20	\$62,000	WD	03-ARM'S LEN	5.42	\$62,000	\$11,439	PRIVATE ROAD
09-021-007-40	4390 ENGLISH	10/26/20	\$69,000	WD	03-ARM'S LEN	5.57	\$69,000	\$12,388	PRIVATE ROAD
09-021-007-70	4356 ENGLISH	08/20/20	\$58,000	WD	03-ARM'S LEN	5.74	\$58,000	\$10,101	PRIVATE ROAD
09-025-010-40	38TH	06/03/20	\$81,000	WD	03-ARM'S LEN	8.07	\$81,000	\$10,037	
09-025-013-00	36TH ST	11/02/21	\$200,000	OTH	03-ARM'S LEN	40.00	\$200,000	\$5,000	
09-025-009-00	127TH AVE	11/21/21	\$324,000	OTH	03-ARM'S LEN	80.00	\$324,000	\$4,050	GRAVEL ROAD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acres	Adj. Sale Price	Dollars/Acre	Comments
18-031-048-30	4650 137TH	03/29/21	\$125,000	WD	03-ARM'S LEN	6.29	\$125,000	\$19,873	Tillable farmland, paved roa
18-031-043-01	3665 TRESTLE E	05/19/21	\$144,900	WD	31-SPLIT IMPF	7.40	\$144,900	\$19,581	open land in Hamilton sub

Tillable farmland, paved road, insufficient road frontage for house

18-023-018-11	40TH ST	05/14/21	\$64,000	WD	03-ARM'S LEN	7.94	\$64,000	\$8,060	
---------------	---------	----------	----------	----	--------------	------	----------	---------	--

TOTALS: 62,000.0 5.94 2,000 \$337

USE: 236.96 975,500 \$4,117

\$4,100

100 & 400 ECF 1.157

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
18-001-003-10	3705 147TH	06/29/20	\$225,000	WD	03-ARM'S LENG	\$225,000	\$51,500	22.89	\$203,496	\$56,046	\$168,954	\$129,003	1.310
18-001-008-20	3706 147TH AVE	06/30/20	\$417,000	WD	03-ARM'S LENG	\$417,000	\$116,750	28.00	\$453,579	\$196,262	\$220,738	\$225,124	0.981
18-006-007-11	4612 47TH ST	04/16/21	\$415,000	WD	03-ARM'S LENG	\$415,000	\$131,800	31.76	\$375,857	\$105,333	\$309,667	\$236,679	1.308
18-007-025-00	4412 46TH	05/14/21	\$351,000	WD	03-ARM'S LENG	\$351,000	\$102,300	29.15	\$331,575	\$76,255	\$274,745	\$223,377	1.230
18-007-015-00	4400 48TH	11/10/21	\$190,000	WD	03-ARM'S LENG	\$190,000	\$20,250	10.66	\$149,890	\$58,058	\$131,942	\$80,343	1.642
18-010-008-00	4130 146TH AVE	04/21/21	\$286,500	WD	03-ARM'S LENG	\$286,500	\$51,300	17.91	\$267,552	\$113,778	\$172,722	\$134,535	1.284
18-011-009-40	4560 39TH	11/10/20	\$600,000	WD	03-ARM'S LENG	\$600,000	\$133,200	22.20	\$600,575	\$213,584	\$386,416	\$338,575	1.141
18-012-006-00	3648 146TH	07/01/21	\$205,000	WD	03-ARM'S LENG	\$205,000	\$55,500	27.07	\$205,870	\$49,278	\$155,722	\$137,876	1.129
18-012-015-10	4521 38TH	05/19/21	\$265,000	WD	03-ARM'S LENG	\$265,000	\$70,100	26.45	\$264,912	\$44,220	\$220,780	\$193,081	1.143
18-017-017-00	4272 44TH ST	11/24/21	\$280,000	WD	03-ARM'S LENG	\$280,000	\$62,900	22.46	\$264,237	\$77,615	\$202,385	\$163,274	1.240
18-017-020-10	4473 142ND	06/18/21	\$260,000	WD	03-ARM'S LENG	\$260,000	\$103,100	39.65	\$272,351	\$86,604	\$173,396	\$162,508	1.067
18-018-025-00	4350 48TH ST	05/13/21	\$243,000	WD	03-ARM'S LENG	\$243,000	\$39,850	16.40	\$220,441	\$60,930	\$182,070	\$139,555	1.305
18-018-030-00	4268 47TH	07/24/20	\$255,000	WD	03-ARM'S LENG	\$255,000	\$56,150	22.02	\$268,326	\$85,537	\$169,463	\$159,920	1.060
18-018-081-00	4639 142ND AVE	06/26/20	\$260,000	WD	03-ARM'S LENG	\$260,000	\$57,950	22.29	\$255,847	\$106,953	\$153,047	\$130,266	1.175
18-018-086-00	4295 47TH	06/26/20	\$165,500	WD	03-ARM'S LENG	\$165,500	\$44,050	26.62	\$175,206	\$48,395	\$117,105	\$110,946	1.056
18-021-005-00	4378 142ND	05/28/21	\$265,500	WD	03-ARM'S LENG	\$265,500	\$55,500	20.90	\$230,005	\$50,972	\$214,528	\$156,634	1.370
18-022-013-00	4028 40TH AVE	04/26/21	\$230,000	WD	03-ARM'S LENG	\$230,000	\$45,700	19.87	\$201,585	\$86,809	\$143,191	\$100,416	1.426
18-024-008-40	4138 MEYER DR	04/08/21	\$320,000	WD	03-ARM'S LENG	\$320,000	\$84,600	26.44	\$311,433	\$77,664	\$242,336	\$204,522	1.185
18-025-015-10	3943 38TH	07/16/20	\$212,000	WD	03-ARM'S LENG	\$212,000	\$56,200	26.51	\$224,018	\$53,460	\$158,540	\$149,220	1.062
18-028-005-00	4316 139TH	06/15/21	\$649,900	WD	03-ARM'S LENG	\$649,900	\$16,350	2.52	\$654,673	\$168,471	\$481,429	\$425,374	1.132
18-032-022-01	4454 137TH AVE	10/07/21	\$230,000	WD	09-FAMILY	\$230,000	\$0	0.00	\$216,834	\$51,769	\$178,231	\$144,414	1.234
18-032-024-00	4484 137TH AVE	02/25/22	\$263,000	WD	03-ARM'S LENG	\$263,000	\$62,800	23.88	\$266,145	\$68,726	\$194,274	\$172,720	1.125
18-033-009-20	4340 137TH	06/29/20	\$280,000	WD	03-ARM'S LENG	\$280,000	\$67,750	24.20	\$294,102	\$71,155	\$208,845	\$195,054	1.071
18-035-001-02	3810 HIGHPOINTE	11/04/20	\$405,000	WD	03-ARM'S LENG	\$405,000	\$152,400	37.63	\$415,224	\$101,425	\$303,575	\$274,540	1.106
18-006-002-16	4768 COUNTRY RIDGE CT	08/04/20	\$450,000	WD	03-ARM'S LENG	\$450,000	\$96,650	21.48	\$477,558	\$78,664	\$371,336	\$418,128	0.888
18-550-020-00	4097 RABBIT RIDGE DR	01/14/22	\$312,000	WD	03-ARM'S LENG	\$312,000	\$103,350	33.13	\$282,984	\$66,596	\$245,404	\$189,316	1.296
Totals:						\$8,035,400	\$1,838,000	22.87	\$7,885,275	\$5,780,841	\$4,995,400	E.C.F. => 1.157	
							Sale. Ratio =>	22.87			Ave. E.C.F. =>	1.191	
							Std. Dev. =>	8.92					

Std. Deviation=> 0.154784085
 Ave. Variance=> 11.8764
 Coefficient i 9.972225311

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
NOT USED:	OUTLIERS												
18-005-032-00	4651 44TH	08/30/21	\$435,000	WD	22-OUILLIER	\$435,000	\$76,250	17.53	\$347,614	\$196,368	\$238,632	\$132,324	1.803
18-024-028-00	3643 140TH AVE	11/16/20	\$550,000	WD	09-FAMILY	\$550,000	\$161,750	29.41	\$606,956	\$168,702	\$381,298	\$459,386	0.830
18-004-031-10	4625 43RD ST	06/29/20	\$770,000	WD	31-SPLIT IMPRO	\$770,000	\$217,400	28.23	\$799,075	\$329,000	\$441,000	\$492,741	0.895