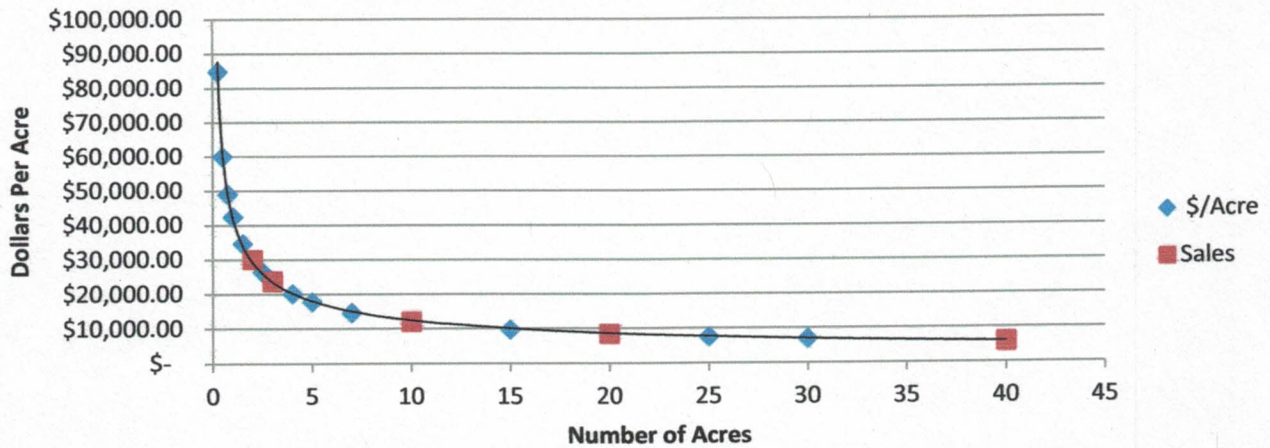


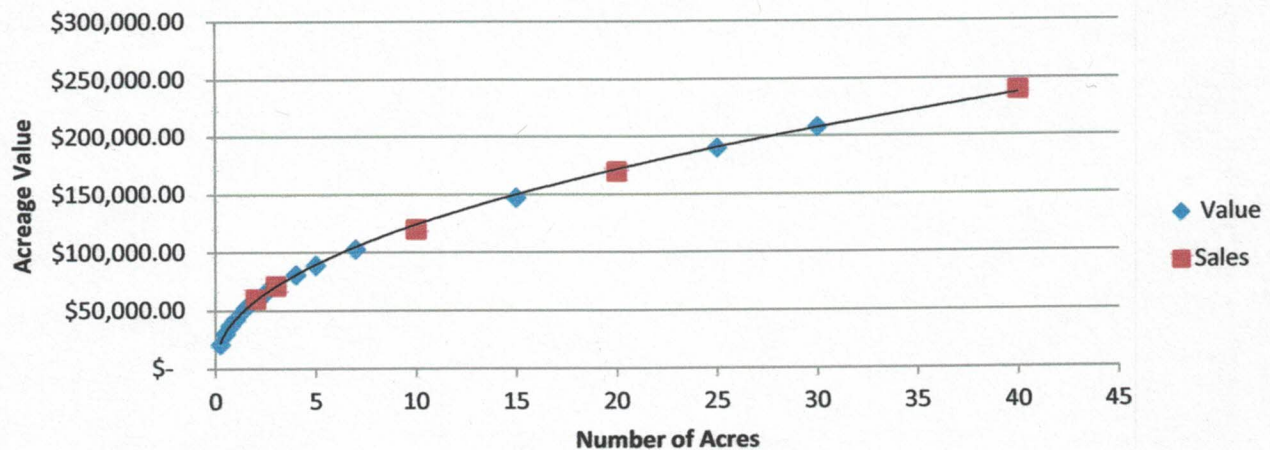
2022

4000 OVERISEL Residential Land Rate Progression 2022 #2						
Acres	\$/SF	\$/Acre	Value	Value Rounded	Note	
0.25	\$ 1.95	\$ 84,852.81	\$ 21,213.20	\$21,200	EXPONENT 0.50	
0.5	\$ 1.38	\$ 60,000.00	\$ 30,000.00	\$30,000		
0.75	\$ 1.12	\$ 48,989.79	\$ 36,742.35	\$36,700		
1	\$ 0.97	\$ 42,426.41	\$ 42,426.41	\$42,400		
1.5	\$ 0.80	\$ 34,641.02	\$ 51,961.52	\$52,000		
2	\$ 0.69	\$ 30,000.00	\$ 60,000.00	\$60,000	EXPONENT 0.43	
2.5	\$ 0.61	\$ 26,416.94	\$ 66,042.36	\$66,000		
3	\$ 0.55	\$ 23,809.44	\$ 71,428.33	\$71,400		
4	\$ 0.46	\$ 20,208.50	\$ 80,834.01	\$80,800		
5	\$ 0.41	\$ 17,794.90	\$ 88,974.48	\$89,000		
7	\$ 0.34	\$ 14,689.35	\$ 102,825.42	\$102,800		
10	\$ 0.28	\$ 12,000.00	\$ 120,000.00	\$120,000	EXPONENT 0.50	
15	\$ 0.22	\$ 9,797.96	\$ 146,969.38	\$147,000		
20	\$ 0.19	\$ 8,485.28	\$ 169,705.63	\$169,700		8800
25	\$ 0.17	\$ 7,589.47	\$ 189,736.66	\$189,700		
30	\$ 0.16	\$ 6,928.20	\$ 207,846.10	\$207,800		
40	\$ 0.14	\$ 6,000.00	\$ 240,000.00	\$240,000		
50	\$ 0.12	\$ 5,366.56	\$ 268,328.16	\$268,300		
100	\$ 0.09	\$ 3,794.73	\$ 379,473.32	\$379,500		

Dollars Per Acre



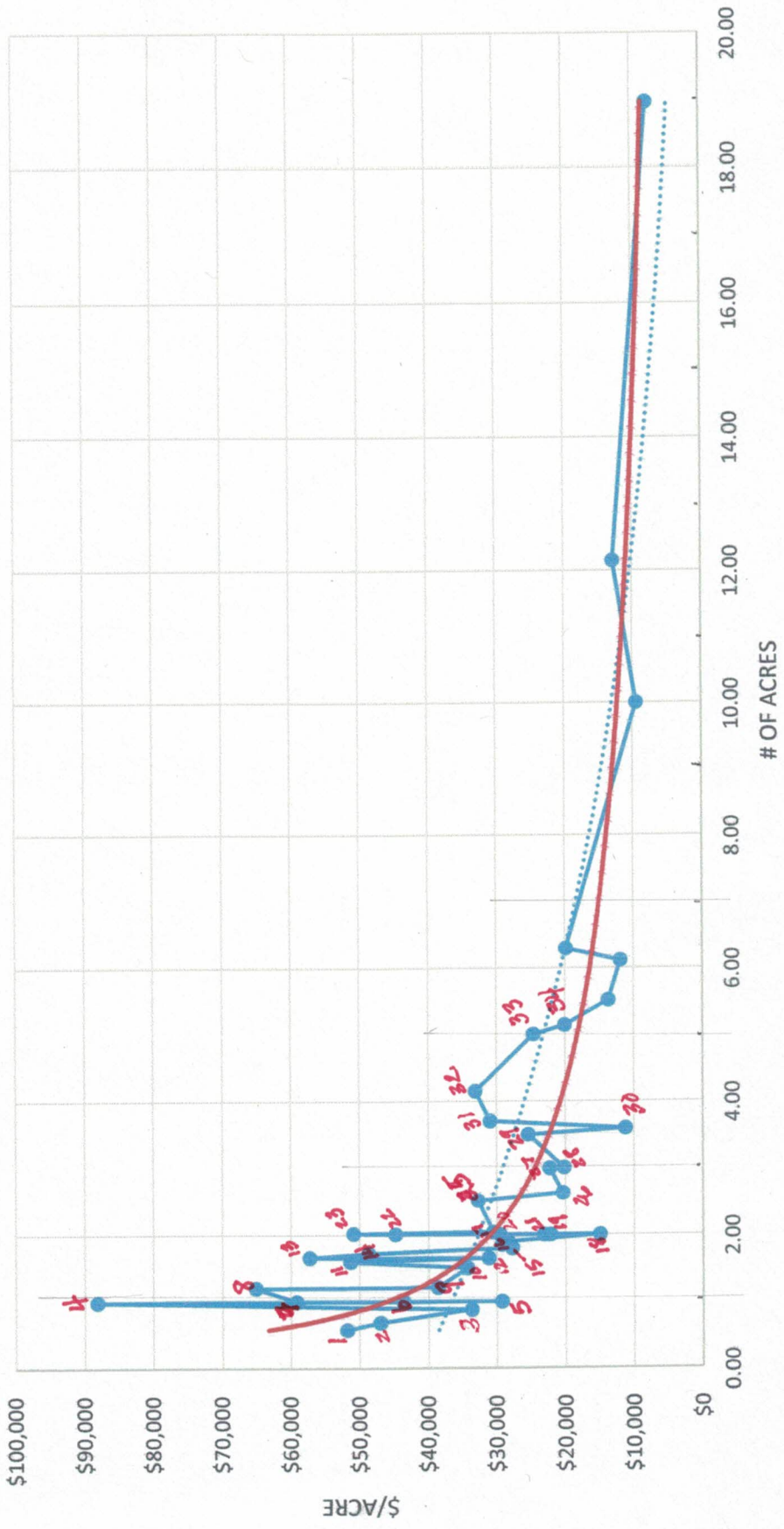
Acreage Values



Land Progression #2

4000

4000 LAND TABLE



4000 LAND TABLE OVERLSEL - ALL SALES

LAND RESIDUAL/
NET ACRES

MAP#	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre
1	18-018-077-00	4611 142ND	12/31/19	\$175,000	WD	03-ARM'S LENGTH	0.58	\$51,862
2	18-005-012-30	4482 OTTOGAN	08/15/19	\$397,500	WD	03-ARM'S LENGTH	0.69	\$46,972
3	18-024-006-00	3690 142ND	11/22/19	\$269,900	WD	03-ARM'S LENGTH	0.88	\$33,686
4	18-012-006-00	3648 146TH	07/01/21	\$205,000	WD	03-ARM'S LENGTH	0.99	\$88,187
5	18-018-086-00	4295 47TH	06/26/20	\$165,500	WD	03-ARM'S LENGTH	1.00	\$29,284
6	18-026-012-00	3976 38TH ST	10/18/19	\$105,000	WD	03-ARM'S LENGTH	1.00	\$43,622
7	18-032-017-20	4442 137TH AVE	09/30/20	\$255,000	WD	09-FAMILY SALE	1.00	\$59,170
8	18-012-015-10	4521 38TH	05/19/21	\$265,000	WD	03-ARM'S LENGTH	1.20	\$65,109
9	18-032-024-00	4484 137TH AVE	11/22/19	\$260,000	WD	03-ARM'S LENGTH	1.21	\$38,604
10	18-033-009-20	4340 137TH	06/29/20	\$280,000	WD	03-ARM'S LENGTH	1.50	\$34,323
11	18-010-008-00	4130 146TH AVE	04/21/21	\$286,500	WD	03-ARM'S LENGTH	1.60	\$51,371
12	18-025-015-10	3943 38TH	07/16/20	\$212,000	WD	03-ARM'S LENGTH	1.65	\$31,175
13	18-021-005-00	4378 142ND	05/28/21	\$265,500	WD	03-ARM'S LENGTH	1.66	\$57,295
14	18-001-003-10	3705 147TH AVE	06/29/20	\$225,000	WD	03-ARM'S LENGTH	1.72	\$48,713
15	18-011-013-14	4446 39TH	06/08/20	\$50,000	WD	03-ARM'S LENGTH	1.80	\$27,778
16	18-028-005-00	4316 139TH	06/15/21	\$649,900	WD	03-ARM'S LENGTH	1.85	\$29,269
17	18-024-008-40	4138 MEYER DR	04/08/21	\$320,000	WD	03-ARM'S LENGTH	1.90	\$28,414
18	18-010-012-10	4113 144TH	06/21/21	\$200,000	WD	09-FAMILY SALE	2.00	\$14,974
19	18-017-020-10	4473 142ND	06/18/21	\$260,000	WD	03-ARM'S LENGTH	2.00	\$22,203
20	18-034-003-10	4050 138TH AVE	01/15/20	\$378,000	WD	03-ARM'S LENGTH	2.00	\$29,566
21	18-034-004-31	4096 138TH	08/07/19	\$435,000	WD	03-ARM'S LENGTH	2.00	\$23,120
22	18-018-025-00	4350 48TH ST	05/13/21	\$243,000	WD	03-ARM'S LENGTH	2.01	\$44,782
23	18-007-025-00	4412 46TH	05/14/21	\$351,000	WD	03-ARM'S LENGTH	2.02	\$50,918
24	18-005-016-31	4705 46TH ST	11/22/19	\$445,000	WD	03-ARM'S LENGTH	2.04	\$30,498
25	18-018-030-00	4268 47TH	07/24/20	\$255,000	WD	03-ARM'S LENGTH	2.51	\$32,740
26	18-200-001-00	3743 138TH AVE	08/30/19	\$220,000	WD	03-ARM'S LENGTH	2.63	\$20,423
27	18-018-002-00	4380 46TH ST	06/07/19	\$270,000	WD	03-ARM'S LENGTH	3.00	\$22,305
28	18-014-007-00	3884 144TH	04/09/21	\$180,000	WD	09-FAMILY SALE	3.01	\$20,238
29	18-018-081-00	4639 142ND AVE	06/26/20	\$260,000	WD	03-ARM'S LENGTH	3.50	\$25,444
30	18-550-009-00	4063 RABBIT RIVER DR	11/27/19	\$245,000	WD	03-ARM'S LENGTH	3.59	\$11,234
31	18-010-015-00	4468 40TH	04/22/21	\$250,000	WD	03-ARM'S LENGTH	3.70	\$30,949
32	18-006-007-11	4612 47TH ST	04/16/21	\$415,000	WD	03-ARM'S LENGTH	4.15	\$33,102
33	18-022-013-00	4028 40TH AVE	04/26/21	\$230,000	WD	03-ARM'S LENGTH	5.00	\$24,610
34	18-035-001-02	3810 HIGHPOINTE	11/04/20	\$405,000	WD	03-ARM'S LENGTH	5.14	\$20,104
35	18-027-009-20	4142 139TH	07/12/19	\$425,000	WD	03-ARM'S LENGTH	5.51	\$13,675
36	18-018-028-10	4300 47TH ST	06/21/19	\$499,900	WD	03-ARM'S LENGTH	6.11	\$11,910
37	18-031-048-30	4650 137TH	03/29/21	\$125,000	WD	03-ARM'S LENGTH	6.29	\$19,873
38	18-024-028-00	3643 140TH AVE	11/16/20	\$550,000	WD	03-ARM'S LENGTH	10.00	\$9,491
39	18-011-009-40	4560 39TH	11/10/20	\$600,000	WD	03-ARM'S LENGTH	12.15	\$12,841
40	18-001-008-20	3706 147TH AVE	06/30/20	\$417,000	WD	03-ARM'S LENGTH	18.97	\$7,713
Totals:							\$12,045,700	131.56