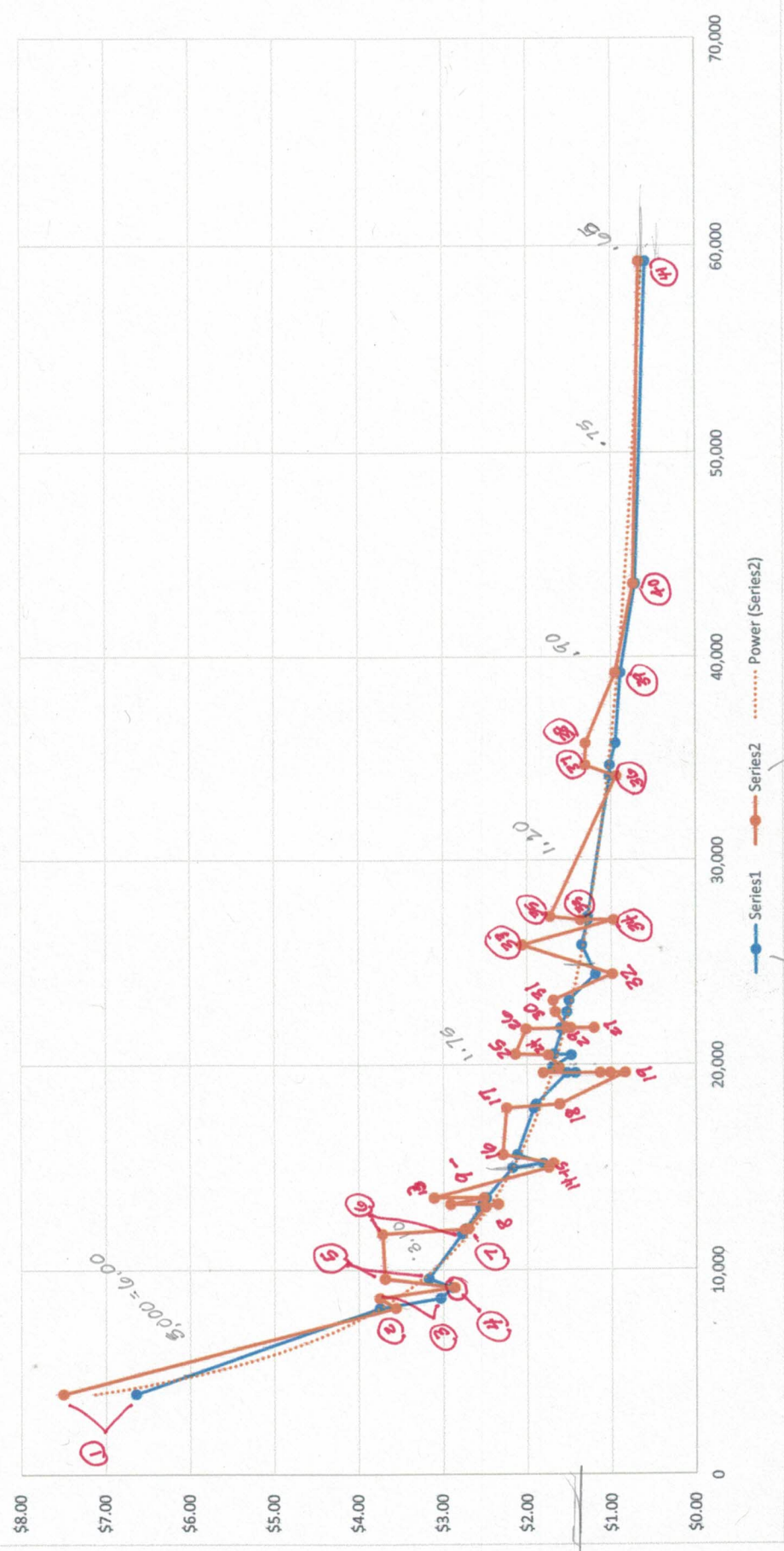


4100 COMBINED TOWNSHIPS

MAP #	PARCEL NO.	Street Address	Sale Date	Sale Price	Net Acres	Dollars/SqFt		% INC	17.5% SP
						LD RESID	SF		
1	09-550-021-00	4665 135TH AVE	9/28/20	\$170,000	0.14	\$2.82	3,964	\$6.64	\$7.51
2	09-650-019-00	3535 WILLYARD ST	5/28/21	\$165,900	0.19	\$2.40	8,146	\$3.75	\$3.56
3	09-550-041-00	3468 HUBBARD ST	5/11/20	\$185,000	0.20	\$3.36	8,625	\$3.03	\$3.75
4	09-550-032-00	4691 SOUTH	1/2/20	\$150,000	0.21	\$2.87	9,148	\$2.89	\$2.87
5	18-018-042-00	4727 142ND AVE	2/2/21	\$202,116	0.22	\$3.39	9,583	\$3.17	\$3.69
6	18-120-004-00	3620 DIAMOND DRIVE	6/17/21	\$250,000	0.27	\$5.53	11,761	\$2.78	\$3.72
7	18-120-017-00	3615 DIAMOND DRIVE	12/22/20	\$188,000	0.28	\$2.56	11,979	\$2.74	\$2.75
8	18-575-005-00	4782 REIMINK	8/27/20	\$185,500	0.28	\$1.98	12,023	\$2.73	\$2.70
9	18-375-007-00	4631 137TH	6/28/19	\$186,500	0.30	\$1.82	13,068	\$2.56	\$2.50
10	18-576-011-00	4793 REIMINK ROAD	12/30/19	\$177,000	0.30	\$1.51	13,199	\$2.54	\$2.35
11	18-577-016-00	4788 PLEASANT	8/3/20	\$219,900	0.30	\$0.96	13,199	\$2.54	\$2.92
12	18-018-035-00	4709 142ND	4/29/20	\$194,400	0.31	\$1.42	13,504	\$2.49	\$2.52
13	18-250-003-10	3662 HOLIDAY DR	9/18/20	\$240,000	0.31	\$2.59	13,504	\$2.49	\$3.11
14	18-025-013-00	3784 140TH	1/28/21	\$150,000	0.34	\$2.08	14,985	\$2.18	\$1.75
15	09-006-104-00	4702 SOUTH	4/21/20	\$147,000	0.35	\$2.00	15,202	\$1.82	\$1.69
16	18-024-018-00	3779 140TH	10/31/19	\$205,000	0.36	\$1.27	15,638	\$2.12	\$2.29
17	18-250-008-00	3634 HOLIDAY DR	10/25/19	\$230,000	0.41	\$2.01	17,903	\$1.92	\$2.25
18	18-018-043-00	4729 142ND	10/6/20	\$167,500	0.42	\$0.44	18,077	\$1.90	\$1.62
19	09-006-086-00	3453 HUBBARD ST	12/23/19	\$94,000	0.45	\$2.18	19,602	\$1.53	\$0.84
20	09-006-087-00	3451 HUBBARD	4/22/20	\$113,700	0.45	\$1.32	19,602	\$1.53	\$1.02
21	09-006-087-00	3451 HUBBARD	4/22/19	\$127,000	0.45	\$2.00	19,602	\$1.43	\$1.13
22	09-006-089-00	3445 HUBBARD	4/25/19	\$203,000	0.45	\$0.98	19,602	\$1.43	\$1.81
23	18-024-024-00	4011 38TH	3/23/20	\$184,500	0.46	\$0.92	19,863	\$1.70	\$1.63
24	09-650-104-60	4673 TRESTLE LN	10/7/19	\$204,900	0.47	\$1.81	20,473	\$1.48	\$1.75
25	18-721-016-00	3673 VOLKERS ST	3/19/20	\$251,000	0.47	\$1.98	20,517	\$1.68	\$2.14
26	18-023-037-00	4020 38TH ST	4/26/21	\$250,000	0.50	\$2.70	21,736	\$1.59	\$2.01
27	18-023-021-00	4080 38TH ST	6/17/21	\$150,000	0.50	\$1.42	21,780	\$1.58	\$1.21
28	18-031-051-00	4640 137TH	8/5/19	\$185,000	0.50	\$1.38	21,780	\$1.58	\$1.49
29	09-550-057-01	3477 HUBBARD	2/26/21	\$190,800	0.50	\$2.54	21,780	\$1.60	\$1.53
30	18-031-059-10	3615 47TH	11/20/20	\$215,000	0.52	\$2.00	22,564	\$1.53	\$1.67
31	09-005-035-00	4530 135TH	9/18/20	\$224,000	0.53	\$1.01	23,130	\$1.51	\$1.69
32	09-006-085-00	4670 SOUTH ST	6/26/19	\$137,900	0.56	\$1.06	24,394	\$1.19	\$0.99
33	09-550-023-00	4688 OAK	11/25/20	\$304,000	0.59	\$0.87	25,831	\$1.35	\$2.06
34	18-018-047-00	4788 142ND AVE	4/9/21	\$211,500	0.62	\$1.72	27,051	\$1.28	\$0.97
35	09-006-108-00	4690 SOUTH	10/23/20	\$269,000	0.63	\$2.06	27,225	\$1.28	\$1.73
36	18-031-052-20	3665 47TH ST	10/22/19	\$183,000	0.78	\$0.60	34,107	\$1.02	\$0.94
37	09-550-064-00	4643 135TH AVE	4/16/21	\$260,000	0.80	\$2.33	34,674	\$1.01	\$1.31
38	09-550-067-00	4631 135TH AVE	6/26/20	\$267,000	0.82	\$0.86	35,763	\$0.95	\$1.31
39	18-031-037-00	3644 47TH ST	11/18/20	\$213,000	0.90	\$0.73	39,204	\$0.89	\$0.95
40	09-006-069-00	3410 47TH ST	7/9/19	\$183,000	1.00	\$0.33	43,560	\$0.71	\$0.74
41	18-018-053-00	4790 142ND AVE	10/30/20	\$226,500	1.36	\$0.83	59,242	\$0.59	\$0.67

GRAPH #3

### 4100 COMBINED TOWNSHIPS

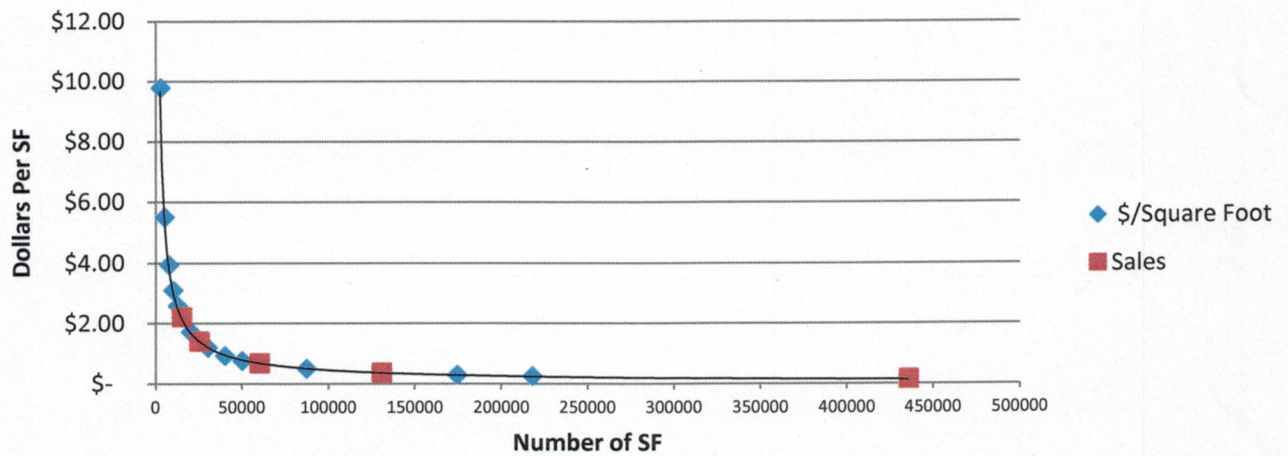


STRAIGHT LV % INCREASE  
7.5% OF SALE PRICE

4100 LAND TABLE

4100 RESIDENTIAL Land Rate Progression							
SF	ACRE	\$/Square Foot	Value	Value Rounded		Note	
2500	0.06	\$ 9.79	\$ 24,482.31	\$24,500		EXPONENT 0.17	
5000	0.11	\$ 5.51	\$ 27,544.03	\$27,500			27500
7500	0.17	\$ 3.93	\$ 29,509.58	\$29,500			
10000	0.23	\$ 3.10	\$ 30,988.64	\$31,000	\$32,000		
12500	0.29	\$ 2.57	\$ 32,186.76	\$32,200			
15000	0.34	\$ 2.21	\$ 33,200.00	\$33,200		EXPONENT 0.10	
20000	0.46	\$ 1.71	\$ 34,168.98	\$34,200	\$35,250		
25000	0.57	\$ 1.40	\$ 34,940.00	\$34,900	\$34,688		
30000	0.69	\$ 1.19	\$ 35,582.88	\$35,600	\$37,125		
40000	0.92	\$ 0.92	\$ 36,621.40	\$36,600	\$36,000		
50000	1.15	\$ 0.75	\$ 37,447.77	\$37,400	\$37,500		
60000	1.38	\$ 0.67	\$ 40,000.00	\$40,000		EXPONENT 0.20	
87120	2.00	\$ 0.49	\$ 43,097.62	\$43,100			
130680	3.00	\$ 0.36	\$ 46,738.16	\$46,700			
174240	4.00	\$ 0.28	\$ 49,506.17	\$49,500			
217800	5.00	\$ 0.24	\$ 51,765.61	\$51,800			
435600	10.00	\$ 0.14	\$ 59,463.07	\$59,500			
653400	15.00	\$ 0.10	\$ 64,486.02	\$64,500			
871200	20.00	\$ 0.08	\$ 68,305.13	\$68,300			

Dollars Per SF



SF Values

