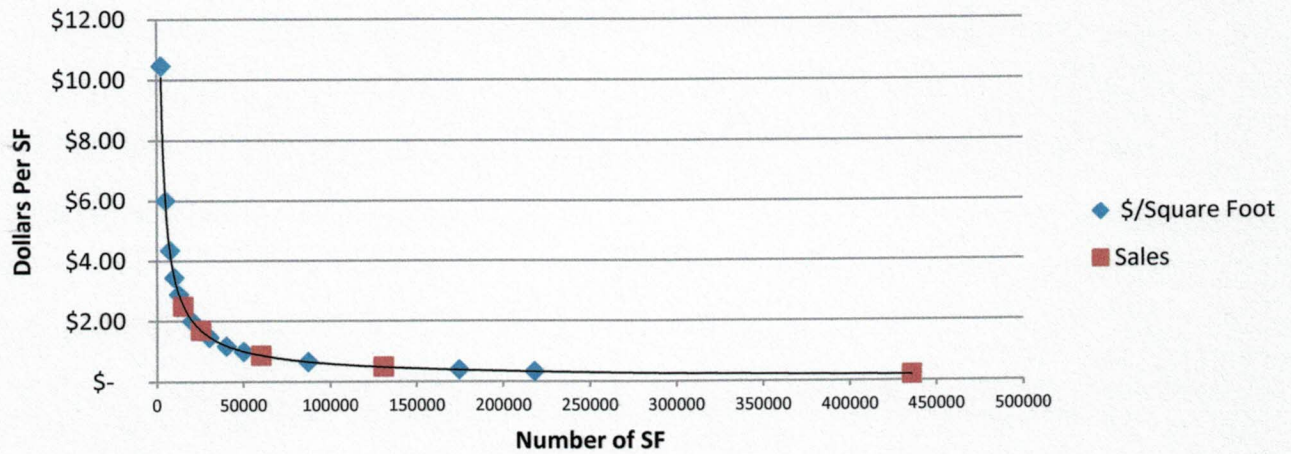


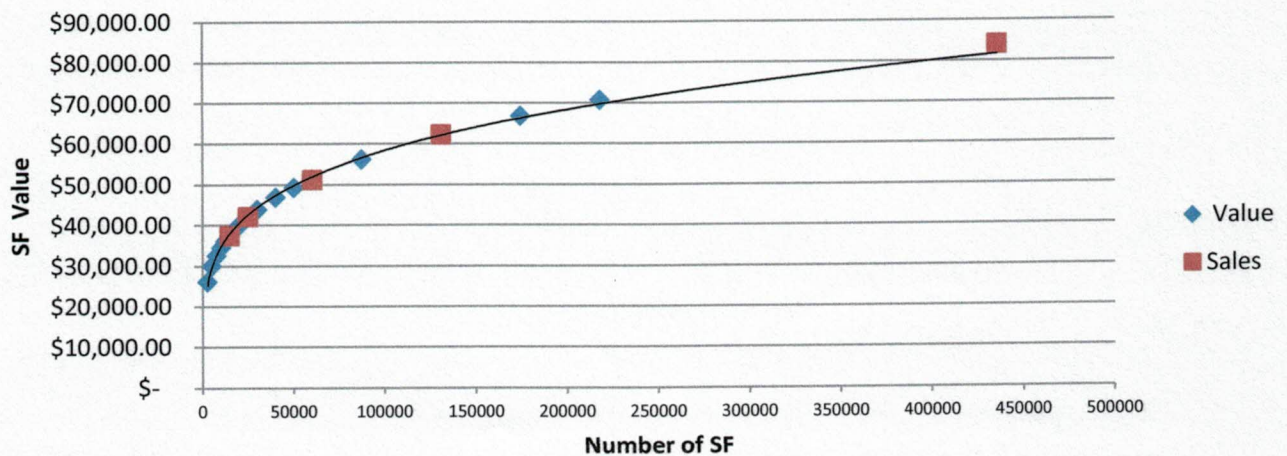
4100 LAND TABLE

4100 RESIDENTIAL Land Rate Progression 2023							
SF	ACRE		\$/Square Foot		Value	Value Rounded	Note
2500	0.06	\$	10.45	\$	26,136.13	\$26,100	EXPONENT 0.20
5000	0.11	\$	6.00	\$	30,022.53	\$30,000	\$22,617
7500	0.17	\$	4.34	\$	32,558.59	\$32,600	\$27,175
10000	0.23	\$	3.45	\$	34,486.84	\$34,500	\$32,967
12500	0.29	\$	2.88	\$	36,060.80	\$36,100	\$35,813
15000	0.34	\$	2.49	\$	37,400.00	\$37,400	EXPONENT 0.23
20000	0.46	\$	2.00	\$	39,958.35	\$40,000	\$41,167
25000	0.57	\$	1.68	\$	42,062.67	\$42,100	\$44,000
30000	0.69	\$	1.46	\$	43,864.03	\$43,900	\$46,300
40000	0.92	\$	1.17	\$	46,864.55	\$46,900	\$48,933
50000	1.15	\$	0.99	\$	49,332.57	\$49,300	\$51,167
60000	1.38	\$	0.85	\$	51,200.00	\$51,200	EXPONENT 0.25
87120	2.00	\$	0.65	\$	56,203.27	\$56,200	\$54,595
130680	3.00	\$	0.48	\$	62,199.15	\$62,200	\$57,499
174240	4.00	\$	0.38	\$	66,837.33	\$66,800	
217800	5.00	\$	0.32	\$	70,671.88	\$70,700	
435600	10.00	\$	0.19	\$	84,043.50	\$84,000	
653400	15.00	\$	0.14	\$	93,009.42	\$93,000	
871200	20.00	\$	0.11	\$	99,945.12	\$99,900	

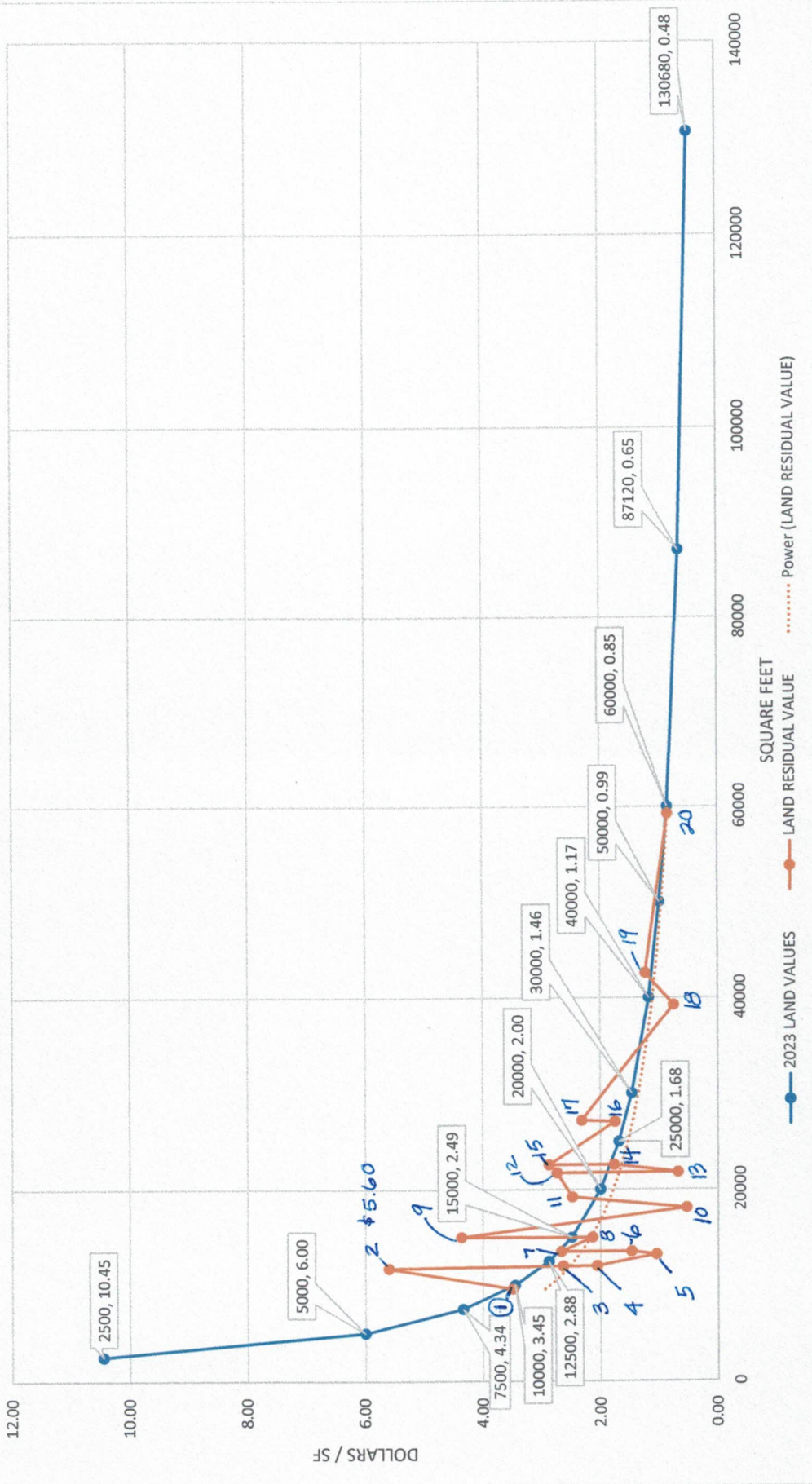
Dollars Per SF



SF Values



41100 LAND TABLE - RESIDUAL LAND VALUE FROM SALES



4100 LAND VALUES USING RESIDUAL LAND VALUE FROM SALES

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Dollars/SqFt
1	18-018-042-00	4727 142ND AVE	02/02/21	\$202,116	WD	03-ARM'S LENC	\$202,116	\$198,645	\$33,437	0.22	\$3.49
2	18-120-004-00	3620 DIAMOND DF	06/17/21	\$250,000	WD	03-ARM'S LENC	\$250,000	\$215,972	\$65,873	0.27	\$5.60
3	18-120-017-00	3615 DIAMOND DF	12/22/20	\$188,000	WD	03-ARM'S LENC	\$188,000	\$188,383	\$31,577	0.28	\$2.64
4	18-575-005-00	4782 REIMINK	08/27/20	\$185,500	WD	03-ARM'S LENC	\$185,500	\$192,711	\$24,750	0.28	\$2.06
5	18-577-016-00	4788 PLEASANT	08/03/20	\$219,900	WD	03-ARM'S LENC	\$219,900	\$238,570	\$13,810	0.30	\$1.05
6	18-018-035-00	4709 142ND	04/29/20	\$194,400	WD	03-ARM'S LENC	\$194,400	\$207,159	\$19,842	0.31	\$1.47
7	18-250-003-10	3662 HOLIDAY DR	09/18/20	\$240,000	WD	03-ARM'S LENC	\$240,000	\$236,575	\$36,025	0.31	\$2.67
8	18-025-013-00	3784 140TH	01/28/21	\$150,000	WD	03-ARM'S LENC	\$150,000	\$149,773	\$32,043	0.34	\$2.14
9	18-721-020-00	3689 VOLKERS	11/18/21	\$257,000	WD	03-ARM'S LENC	\$257,000	\$224,544	\$65,658	0.35	\$4.37
10	18-018-043-00	4729 142ND	10/06/20	\$167,500	WD	03-ARM'S LENC	\$167,500	\$191,219	\$9,582	0.42	\$0.53
11	18-031-064-00	4682 137TH AVE	10/08/21	\$305,000	WD	03-ARM'S LENC	\$305,000	\$290,497	\$47,643	0.44	\$2.48
12	18-023-037-00	4020 38TH ST	04/26/21	\$250,000	WD	03-ARM'S LENC	\$250,000	\$224,329	\$59,530	0.50	\$2.74
13	18-023-021-00	4080 38TH ST	06/17/21	\$150,000	WD	03-ARM'S LENC	\$150,000	\$169,157	\$14,746	0.50	\$0.68
14	18-031-059-10	3615 47TH	11/20/20	\$215,000	WD	03-ARM'S LENC	\$215,000	\$209,408	\$39,781	0.52	\$1.76
15	18-031-059-10	3615 47TH	03/09/22	\$240,000	WD	03-ARM'S LENC	\$240,000	\$209,408	\$64,781	0.52	\$2.87
16	18-018-047-00	4788 142ND AVE	04/09/21	\$211,500	WD	03-ARM'S LENC	\$211,500	\$198,882	\$47,344	0.62	\$1.75
17	18-011-020-00	4404 38TH ST	01/07/22	\$225,000	WD	03-ARM'S LENC	\$225,000	\$195,671	\$62,959	0.62	\$2.32
18	18-031-037-00	3644 47TH ST	11/18/20	\$213,000	WD	03-ARM'S LENC	\$213,000	\$219,437	\$29,430	0.90	\$0.75
19	18-031-048-20	4654 137TH AVE	07/30/21	\$263,000	WD	03-ARM'S LENC	\$263,000	\$246,865	\$52,340	0.98	\$1.23
20	18-018-053-00	4790 142ND AVE	10/30/20	\$226,500	WD	03-ARM'S LENC	\$226,500	\$213,317	\$50,137	1.36	\$0.85

FSR

410 ECF 1.129

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.
18-011-020-00	4404 38TH ST	01/07/22	\$225,000	WD	03-ARMY'S LENI	\$225,000	\$58,400	25.96	\$195,671	\$37,259	\$187,741	\$142,329	1.319
18-018-035-00	4709 142ND	04/29/20	\$194,400	WD	03-ARMY'S LENI	\$194,400	\$39,150	20.14	\$207,159	\$37,754	\$156,646	\$152,206	1.029
18-018-042-00	4727 142ND AVE	02/02/21	\$202,116	WD	03-ARMY'S LENI	\$202,116	\$45,350	22.44	\$198,645	\$43,215	\$158,901	\$139,650	1.138
18-018-043-00	4729 142ND	10/06/20	\$167,500	WD	03-ARMY'S LENI	\$167,500	\$88,550	34.96	\$191,219	\$56,057	\$111,443	\$121,439	0.918
18-018-047-00	4788 142ND AVE	04/09/21	\$211,500	WD	03-ARMY'S LENI	\$211,500	\$66,450	31.42	\$198,882	\$36,623	\$174,877	\$145,785	1.200
18-018-053-00	4790 142ND AVE	10/30/20	\$226,500	WD	03-ARMY'S LENI	\$226,500	\$65,150	28.76	\$213,317	\$43,963	\$182,537	\$152,160	1.200
18-023-021-00	4080 38TH ST	06/17/21	\$150,000	WD	03-ARMY'S LENI	\$150,000	\$39,250	26.17	\$169,157	\$35,240	\$114,760	\$120,321	0.954
18-023-037-00	4020 38TH ST	04/26/21	\$250,000	WD	03-ARMY'S LENI	\$250,000	\$55,850	22.34	\$224,329	\$41,092	\$208,908	\$164,633	1.269
18-025-013-00	3784 140TH	01/28/21	\$150,000	WD	03-ARMY'S LENI	\$150,000	\$52,000	34.67	\$149,773	\$32,502	\$117,498	\$105,365	1.115
18-031-037-00	3644 47TH ST	11/18/20	\$213,000	WD	03-ARMY'S LENI	\$213,000	\$62,200	29.20	\$219,437	\$43,121	\$169,879	\$158,415	1.072
18-031-048-20	4654 137TH AVE	07/30/21	\$263,000	WD	03-ARMY'S LENI	\$263,000	\$82,300	31.29	\$246,865	\$42,232	\$220,768	\$183,857	1.201
18-031-059-10	3615 47TH	11/20/20	\$215,000	WD	03-ARMY'S LENI	\$215,000	\$55,000	25.58	\$209,408	\$37,575	\$177,425	\$154,387	1.149
18-031-064-00	4682 137TH AVE	10/08/21	\$305,000	WD	03-ARMY'S LENI	\$305,000	\$83,750	27.46	\$290,497	\$47,429	\$257,571	\$218,390	1.179
18-120-004-00	3620 DIAMOND DRIVE	06/17/21	\$250,000	WD	03-ARMY'S LENI	\$250,000	\$69,600	27.84	\$215,972	\$34,265	\$215,735	\$163,259	1.321
18-120-017-00	3615 DIAMOND DRIVE	12/22/20	\$188,000	WD	03-ARMY'S LENI	\$188,000	\$60,700	32.29	\$188,383	\$33,550	\$154,450	\$139,113	1.110
18-250-002-10	4792 MAPLE AVE	01/13/22	\$174,000	WD	03-ARMY'S LENI	\$174,000	\$53,550	30.78	\$226,994	\$34,580	\$139,420	\$172,879	0.806
18-250-003-10	3662 HOLIDAY DR	09/18/20	\$240,000	WD	03-ARMY'S LENI	\$240,000	\$59,050	24.60	\$236,575	\$38,951	\$201,049	\$177,560	1.132
18-575-005-00	4782 REIMINK	08/27/20	\$185,500	WD	03-ARMY'S LENI	\$185,500	\$59,850	32.26	\$192,711	\$34,951	\$150,549	\$141,743	1.062
18-577-016-00	4788 PLEASANT	08/03/20	\$219,900	WD	03-ARMY'S LENI	\$219,900	\$65,850	29.95	\$238,570	\$35,748	\$184,152	\$182,230	1.011
18-721-020-00	3689 VOLKERS	11/18/21	\$257,000	WD	03-ARMY'S LENI	\$257,000	\$82,850	32.24	\$224,544	\$36,721	\$220,279	\$168,754	1.305
Totals:			\$4,287,416			\$4,287,416	\$1,214,850	28.34	\$4,238,108		\$3,504,588	\$3,104,474	1.129
							Sale. Ratio =>	4.16				Ave. E.C.F. =>	1.125
							Std. Dev. =>						

Std. Deviation=> 0.136341448
 Ave. Variance=> 10.4341

Coefficient : 9.278499577