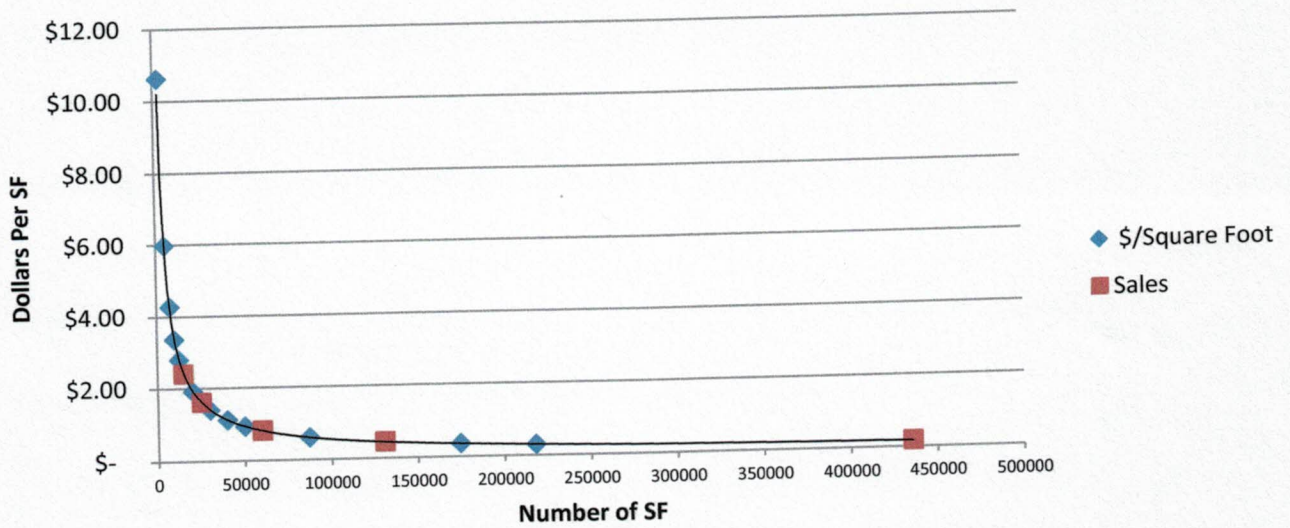


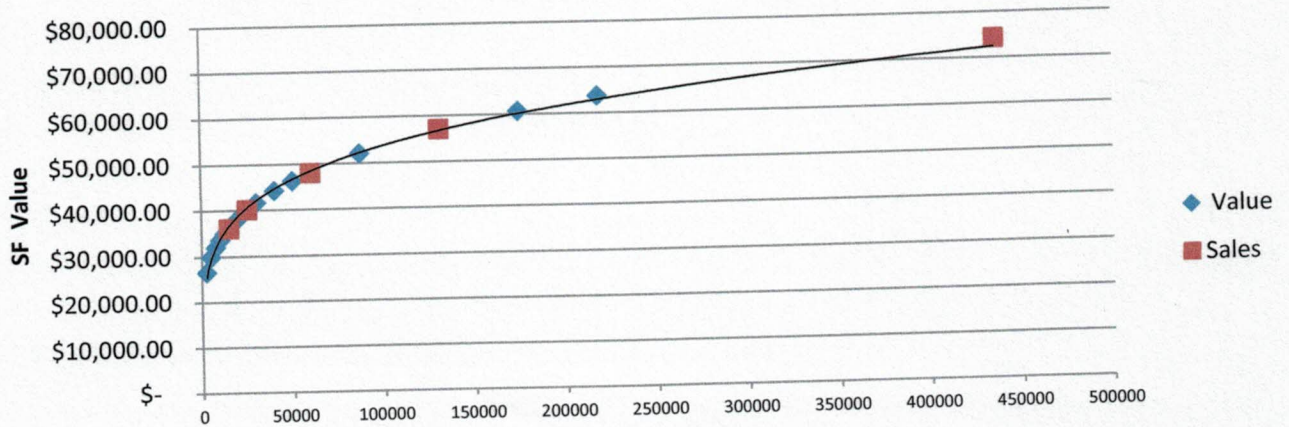
4200 LAND TABLE

4200 RESIDENTIAL Land Rate Progression							
SF	ACRE	\$/Square Foot		Value	Value Rounded	Note	
2500	0.06	\$	10.62	\$	26,547.08	\$26,500	EXPONENT 0.17
5000	0.11	\$	5.97	\$	29,867.02	\$29,900	
7500	0.17	\$	4.27	\$	31,998.34	\$32,000	
10000	0.23	\$	3.36	\$	33,602.14	\$33,600	
12500	0.29	\$	2.79	\$	34,901.31	\$34,900	
15000	0.34	\$	2.40	\$	36,000.00	\$36,000	EXPONENT 0.21
20000	0.46	\$	1.91	\$	38,241.92	\$38,200	
25000	0.57	\$	1.60	\$	40,076.59	\$40,100	
30000	0.69	\$	1.39	\$	41,640.77	\$41,600	
40000	0.92	\$	1.11	\$	44,233.97	\$44,200	
50000	1.15	\$	0.93	\$	46,356.12	\$46,400	
60000	1.38	\$	0.80	\$	48,000.00	\$48,000	EXPONENT 0.22
87120	2.00	\$	0.60	\$	52,104.34	\$52,100	
130680	3.00	\$	0.44	\$	56,965.77	\$57,000	
174240	4.00	\$	0.35	\$	60,687.67	\$60,700	
217800	5.00	\$	0.29	\$	63,741.27	\$63,700	
435600	10.00	\$	0.17	\$	74,241.60	\$74,200	
653400	15.00	\$	0.12	\$	81,168.47	\$81,200	
871200	20.00	\$	0.10	\$	86,471.68	\$86,500	

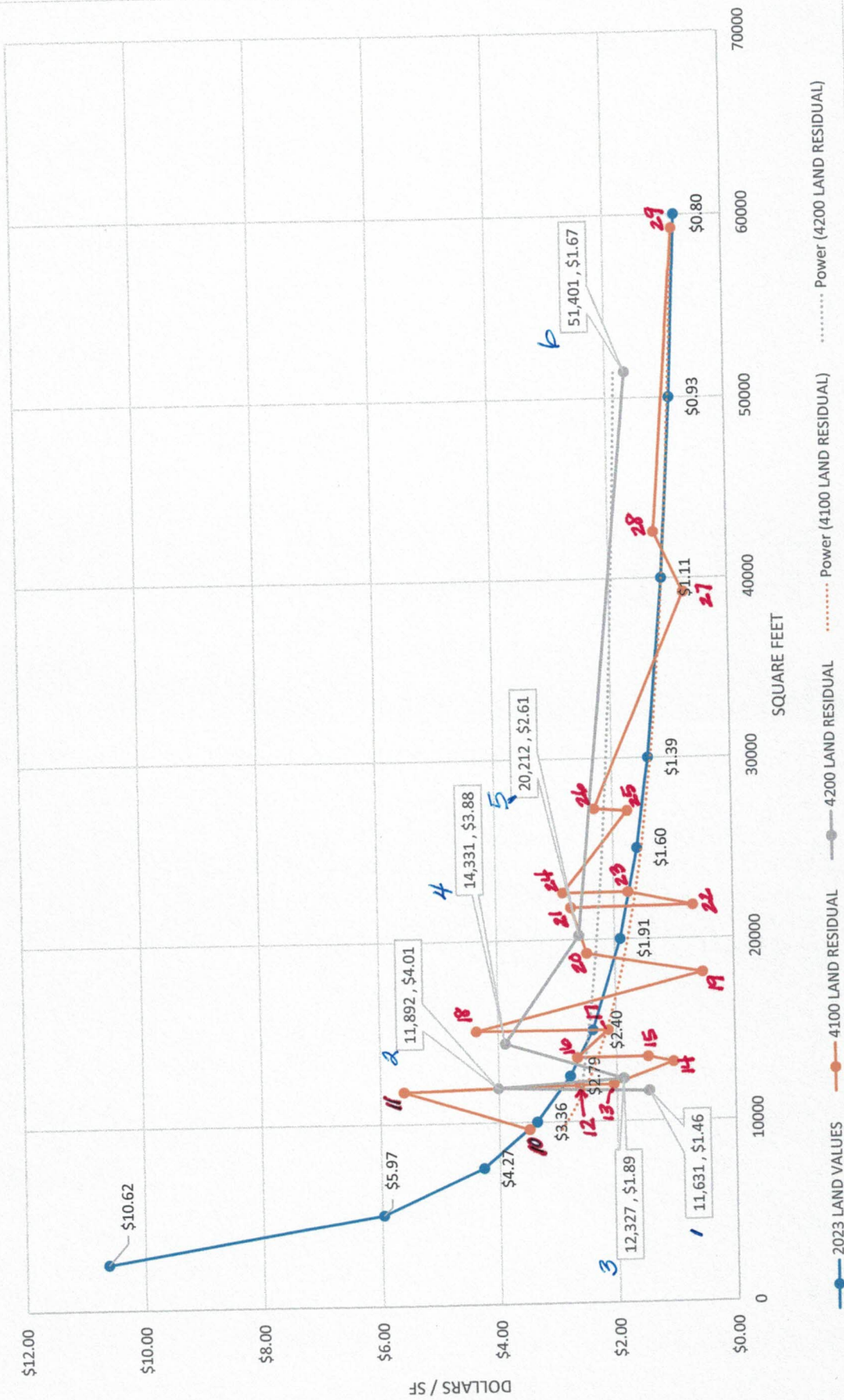
Dollars Per SF



SF Values



4200 LAND RESIDUAL FROM SALES



4200 ON M-40/LINCOLN RD

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	SF	\$/SF
1	18-250-003-00	3655 LINCOLN	03/16/21	\$17,000	0.27	11,631	\$1.46
2	09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	0.27	11,892	\$4.01
3	09-006-007-10	3532 LINCOLN	08/04/20	\$190,000	0.28	12,327	\$1.89
4	09-006-008-00	3528 LINCOLN	12/02/21	\$180,000	0.33	14,331	\$3.88
5	18-405-012-00	3633 LINCOLN ROAD	01/06/21	\$207,500	0.46	20,212	\$2.61
6	18-250-004-00	3651 M-40	06/09/21	\$225,000	1.18	51,401	\$1.67

4100 OFF M-40

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	SF	\$/SF
10	18-018-042-00	4727 142ND AVE	02/02/21	\$202,116	0.22	9,583	\$3.49
11	18-120-004-00	3620 DIAMOND DRIVE	06/17/21	\$250,000	0.27	11,761	\$5.60
12	18-120-017-00	3615 DIAMOND DRIVE	12/22/20	\$188,000	0.28	11,979	\$2.64
13	18-575-005-00	4782 REIMINK	08/27/20	\$185,500	0.28	12,023	\$2.06
14	18-577-016-00	4788 PLEASANT	08/03/20	\$219,900	0.30	13,199	\$1.05
15	18-018-035-00	4709 142ND	04/29/20	\$194,400	0.31	13,504	\$1.47
16	18-250-003-10	3662 HOLIDAY DR	09/18/20	\$240,000	0.31	13,504	\$2.67
17	18-025-013-00	3784 140TH	01/28/21	\$150,000	0.34	14,985	\$2.14
18	18-721-020-00	3689 VOLKERS	11/18/21	\$257,000	0.35	15,028	\$4.37
19	18-018-043-00	4729 142ND	10/06/20	\$167,500	0.42	18,077	\$0.53
20	18-031-064-00	4682 137TH AVE	10/08/21	\$305,000	0.44	19,210	\$2.48
21	18-023-037-00	4020 38TH ST	04/26/21	\$250,000	0.50	21,736	\$2.74
22	18-023-021-00	4080 38TH ST	06/17/21	\$150,000	0.50	21,780	\$0.68
23	18-031-059-10	3615 47TH	11/20/20	\$215,000	0.52	22,564	\$1.76
24	18-031-059-10	3615 47TH	03/09/22	\$240,000	0.52	22,564	\$2.87
25	18-018-047-00	4788 142ND AVE	04/09/21	\$211,500	0.62	27,051	\$1.75
26	18-011-020-00	4404 38TH ST	01/07/22	\$225,000	0.62	27,181	\$2.32
27	18-031-037-00	3644 47TH ST	11/18/20	\$213,000	0.90	39,204	\$0.75
28	18-031-048-20	4654 137TH AVE	07/30/21	\$263,000	0.98	42,558	\$1.23
29	18-018-053-00	4790 142ND AVE	10/30/20	\$226,500	1.36	59,242	\$0.85

420 ECF 1.068

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.
18-250-004-00	3651 M-40	06/09/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$50,450	22.42	\$177,123	\$40,731	\$184,269	\$141,047	1.306
18-405-012-00	3633 LINCOLN ROAD	01/06/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$59,450	28.65	\$187,469	\$35,252	\$172,248	\$157,412	1.094
09-006-007-10	3532 LINCOLN	08/04/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,200	45.89	\$197,040	\$40,793	\$149,207	\$161,579	0.923
09-006-008-00	3528 LINCOLN	12/02/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,500	39.17	\$154,814	\$35,026	\$144,974	\$123,876	1.170
09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,900	37.86	\$127,462	\$35,136	\$109,864	\$95,477	1.151
09-650-031-00	3549 LINCOLN	02/10/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$69,400	59.06	\$140,523	\$22,280	\$95,220	\$122,278	0.779
Totals:						\$1,065,000	\$391,900	36.80	\$984,431		\$855,782	\$801,668	1.068
							Sale. Ratio =>	12.91				Ave. E.C.F. =>	1.071
							Std. Dev. =>						

Std. Deviation=> 0.189416582
 Ave. Variance=> 14.6378 Coefficient 13.67204285