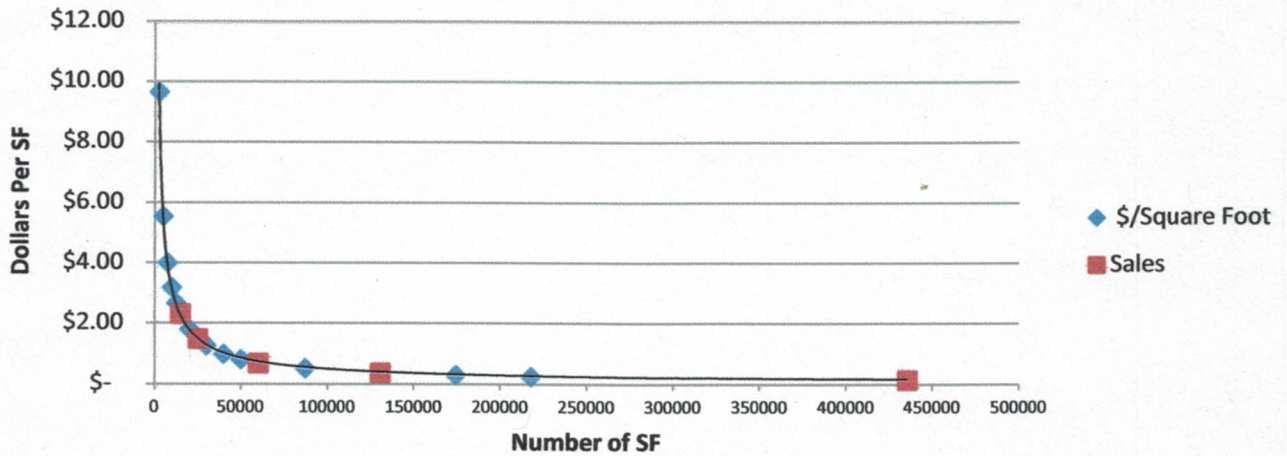


4400 RESIDENTIAL Land Rate Progression FOR 2022						
SF	ACRE	\$/Square Foot	Value	Value Rounded	Note	
2500	0.06	\$ 9.64	\$ 24,109.54	\$24,100	EXPONENT 0.20	
5000	0.11	\$ 5.54	\$ 27,694.58	\$27,700		
7500	0.17	\$ 4.00	\$ 30,033.99	\$30,000		
10000	0.23	\$ 3.18	\$ 31,812.72	\$31,800		
12500	0.29	\$ 2.66	\$ 33,264.64	\$33,300		
15000	0.34	\$ 2.30	\$ 34,500.00	\$34,500	EXPONENT 0.13	
20000	0.46	\$ 1.79	\$ 35,814.68	\$35,800		
25000	0.57	\$ 1.47	\$ 36,868.84	\$36,900		
30000	0.69	\$ 1.26	\$ 37,753.13	\$37,800		
40000	0.92	\$ 0.98	\$ 39,191.78	\$39,200		
50000	1.15	\$ 0.81	\$ 40,345.34	\$40,300		
60000	1.38	\$ 0.68	\$ 41,000.00	\$41,000	EXPONENT 0.20	
87120	2.00	\$ 0.51	\$ 44,175.06	\$44,200		
130680	3.00	\$ 0.37	\$ 47,906.61	\$47,900		
174240	4.00	\$ 0.29	\$ 50,743.82	\$50,700		
217800	5.00	\$ 0.24	\$ 53,059.75	\$53,100		
435600	10.00	\$ 0.14	\$ 60,949.65	\$60,900		
653400	15.00	\$ 0.10	\$ 66,098.17	\$66,100		
871200	20.00	\$ 0.08	\$ 70,012.76	\$70,000		

Dollars Per SF



SF Values

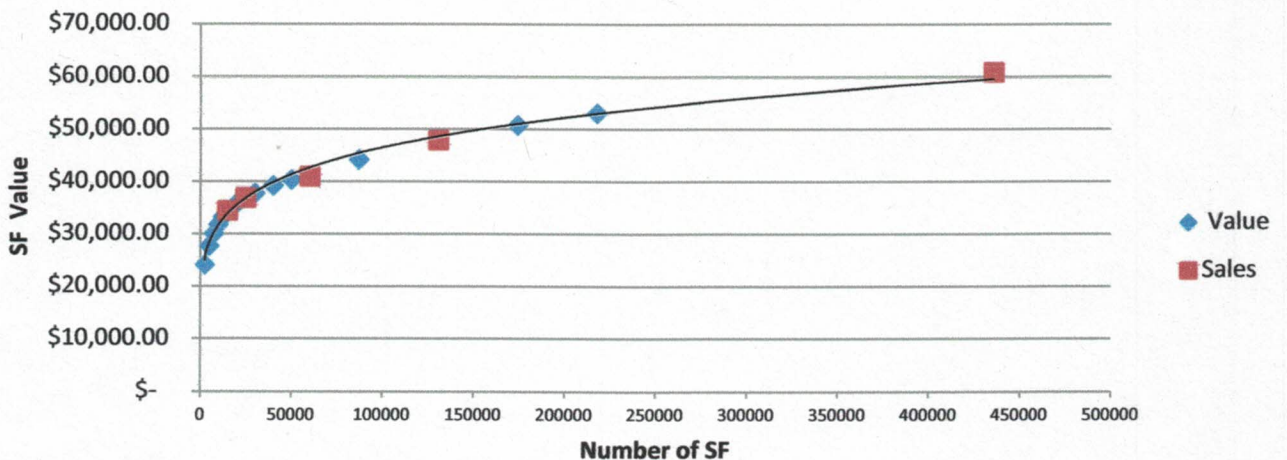


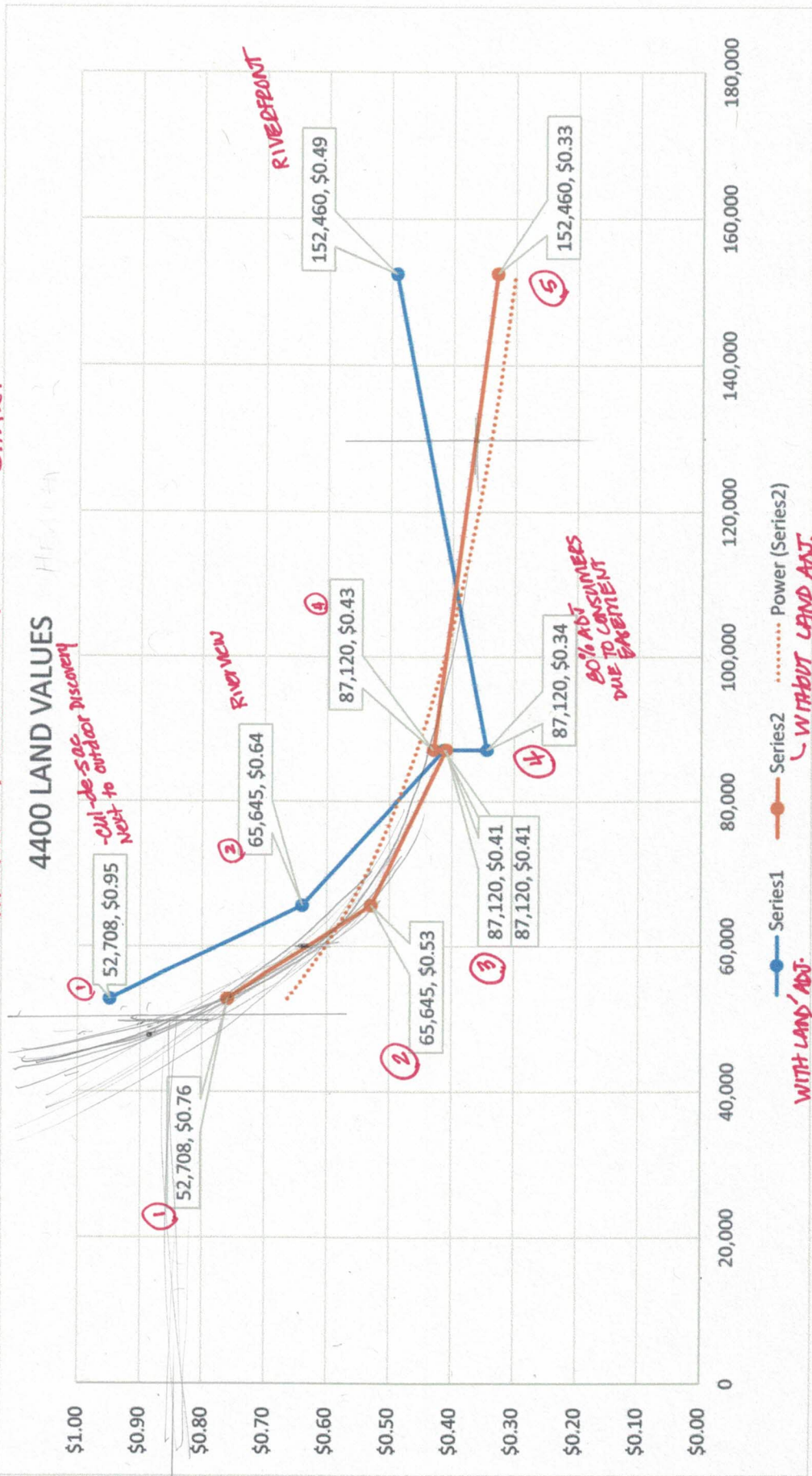
CHART #1

4400 VACANT LAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ACRES	SF	\$/SF	100% ADJ	DETERMINATIONS
1 09-230-024-00	4447 RABBIT RIVER RUN	01/10/20	\$50,000	WD	03-ARM'S LENGTH	1.21	52,708	\$0.95	\$0.76	100% CUL-DE-SAC, OUTDOOR DISCOVERY
2 09-210-009-00	3546 RIVER	12/17/19	\$42,000	WD	03-ARM'S LENGTH	1.51	65,645	\$0.64	\$0.53	120% RIVER VIEW
3 09-625-002-00	2983 WHISPER	07/30/19	\$36,000	WD	03-ARM'S LENGTH	2.00	87,120	\$0.41	\$0.41	100% - HAS CONSUMERS EASEMENT ON PROP
4 09-625-003-00	2971 WHISPER	07/15/20	\$30,000	WD	03-ARM'S LENGTH	2.00	87,120	\$0.34	\$0.43	80% - HAS CONSUMERS EASEMENT ON PROPERTY
5 09-230-015-00	4455 RIVERBLUFF	09/21/20	\$75,000	WD	03-ARM'S LENGTH	3.50	152,460	\$0.49	\$0.33	150% - XL RIVER FRONT, CUL-DE-SAC

HEATH VACANT SALES CHART #1

4400 LAND VALUES



74
 50,000 = \$.85
 60,000 = \$.64
 120,000 = .37

CHART #2

4400 PLATS LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	16.5% OF SP	SF	\$/SF	AT 16.5% OF SP Dollars/SqFt	Land Res/SP Dollars/SqFt	100% ADJ	LAND ADJ
1	09-675-004-00	07/08/19	\$212,000	0.26	\$34,980	11,326	\$3.09	\$3.09	\$2.59	\$2.59	100%
2	09-675-006-00	04/12/19	\$222,500	0.26	\$36,713	11,326	\$3.24	\$3.24	\$3.01	\$3.01	100%
3	09-675-023-00	08/02/19	\$204,900	0.31	\$33,809	13,504	\$2.50	\$2.50	\$2.52	\$2.52	100%
4	09-675-011-00	04/26/21	\$345,000	0.34	\$56,925	14,810	\$3.84	\$3.84	\$2.66	\$2.66	100%
5	09-230-007-00	07/19/19	\$265,000	0.74	\$43,725	32,409	\$1.35	\$1.35	\$1.34	\$1.34	100%
6	09-230-020-00	06/26/19	\$290,000	0.75	\$47,850	32,670	\$1.46	\$1.46	\$1.08	\$1.08	100%
7	09-230-021-00	07/09/19	\$275,000	0.75	\$45,375	33,106	\$1.37	\$1.37	\$1.27	\$1.27	100%
8	09-210-003-00	02/28/20	\$260,000	0.92	\$42,900	40,119	\$1.07	\$1.07	\$0.72	\$0.96	75% - NOT INSIDE SUBDIVISION
9	09-150-009-00	10/23/20	\$315,000	1.01	\$51,975	43,996	\$1.18	\$1.18	\$2.04	\$1.85	110% - WOODED LOT
10	09-150-011-00	05/19/21	\$326,600	1.01	\$53,889	43,996	\$1.22	\$1.22	\$2.99	\$2.72	110% - WOODED LOT
11	09-230-017-00	06/14/19	\$310,000	1.10	\$51,150	47,916	\$1.07	\$1.07	\$1.12	\$0.90	125% - OUTDOOR DISCOVERY
12	09-230-018-00	09/10/20	\$370,000	1.51	\$61,050	65,776	\$0.93	\$0.93	\$0.89	\$0.89	100%
13	09-200-041-00	06/19/20	\$305,000	1.90	\$50,325	82,764	\$0.61	\$0.61	\$0.83	\$0.66	125% - WOODED CUL-DE-SAC
14	09-200-018-00	08/31/20	\$310,000	1.99	\$51,150	86,684	\$0.59	\$0.59	\$0.30	\$0.25	120% - WOODED LOT
15	09-060-010-00	08/28/20	\$384,900	2.00	\$63,509	91,476	\$0.69	\$0.69	\$0.84	\$0.84	100%
16	09-015-003-20	06/05/19	\$360,000	2.00	\$59,400	87,120	\$0.68	\$0.68	\$0.73	\$0.58	125% - WOODED LOT
17	09-040-002-00	12/27/19	\$310,000	2.00	\$51,150	87,120	\$0.59	\$0.59	\$0.81	\$0.65	125% - WOODED LOT
18	09-040-003-00	11/15/19	\$354,000	2.00	\$58,410	87,120	\$0.67	\$0.67	\$0.49	\$0.39	125% - WOODED LOT
19	09-200-024-00	11/22/19	\$479,500	2.00	\$79,118	87,120	\$0.91	\$0.91	\$0.84	\$0.65	130% - WOODED CUL-DE-SAC
20	09-625-011-00	07/12/19	\$420,000	2.00	\$69,300	87,120	\$0.80	\$0.80	\$0.72	\$0.58	125% - WOODED LOT
21	09-625-017-00	02/17/20	\$382,000	2.00	\$63,030	87,120	\$0.72	\$0.72	\$0.65	\$0.52	125% - WOODED LOT
22	09-250-008-00	06/10/21	\$425,200	2.03	\$70,158	88,470	\$0.79	\$0.79	\$0.85	\$0.85	100%
23	09-250-015-00	04/03/20	\$235,000	2.07	\$38,775	90,169	\$0.43	\$0.43	\$0.61	\$0.49	125% - WOODED LOT
24	09-060-004-00	07/07/20	\$340,000	2.11	\$56,100	91,912	\$0.61	\$0.61	\$0.68	\$0.68	100%
25	09-250-013-00	09/08/20	\$335,000	2.22	\$55,275	96,834	\$0.57	\$0.57	\$0.71	\$0.57	125% - WOODED LOT
26	09-170-009-00	04/06/20	\$315,000	2.35	\$51,975	102,366	\$0.51	\$0.51	\$0.54	\$0.45	120% - WOODED LOT

gas w/ Land Regression #2

CHART #2

4400 HEATH PLATS LAND VALUES



Land Value at 100%
Land Residual
Sales Price
16.5% OF SALES PRICE

CHART #3

4400 PLATS - OVERISEL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual		Est. Land Valu	Net Acres	SF	Dollars/ 100%	
						\$	%				SqFt	ADJ
1	18-450-002-00 4110 AUTUMN CREST DR	11/13/2020	\$267,000	WD	03-ARM'S LENGTH	\$57,063	0.76	\$33,781	0.76	32,975	\$1.73	\$1.73 100%
2	18-450-024-00 4193 SPRING MEADOW	10/1/2019	\$321,000	WD	03-ARM'S LENGTH	\$33,205	0.99	\$36,006	0.99	43,037	\$0.77	\$0.77 100%
3	18-031-054-31 4671 HARRIS	10/30/2020	\$352,000	WD	03-ARM'S LENGTH	\$51,775	1.01	\$47,059	1.01	43,996	\$1.18	\$0.91 130% - MEADOW VIEW
4	18-031-054-32 4658 HARRIS	10/9/2020	\$325,000	WD	03-ARM'S LENGTH	\$55,987	1.07	\$47,738	1.07	46,609	\$1.20	\$0.92 130% - RIVER VIEW
5	18-050-001-00 4154 MEYER	4/15/2019	\$36,725	WD	03-ARM'S LENGTH	\$36,725	1.14	\$44,781	1.14	49,571	\$0.74	\$0.57 120% - CREEK VIEW
6	18-450-004-00 4122 AUTUMN CREST DR	2/6/2020	\$270,000	WD	03-ARM'S LENGTH	\$28,647	1.22	\$37,584	1.22	53,056	\$0.54	\$0.54 100%
7	18-006-002-15 4774 COUNTRY RIDGE CT	11/25/2019	\$412,000	WD	03-ARM'S LENGTH	\$66,702	2.02	\$54,310	2.02	87,861	\$0.76	\$0.58 130% - WOODED, ZPS
8	18-006-002-19 4774 COUNTRY RIDGE CT	6/4/2021	\$459,900	WD	03-ARM'S LENGTH	\$114,602	2.02	\$54,312	2.02	87,861	\$1.30	\$1.00 130% - WOODED, ZPS
9	18-006-002-16 4768 COUNTRY RIDGE CT	8/4/2020	\$450,000	WD	03-ARM'S LENGTH	\$60,384	2.21	\$55,462	2.21	96,442	\$0.63	\$0.48 130% - WOODED, ZPS

1800 - XT 31421 BROWL' CPT-DE-210
 1801 - HV2 COMPTWERS EYZEWIERL ON BROHESLA
 1802 - HV2 COMPTWERS EYZEWIERL ON BROH
 1803 - HV2 BARR ALIEM
 1804 - CPT-DE-210' ONTIDON DIZCOLESA
 DELEGHNV110W2

CHART #3

4400 OVERISEL LAND VALUES



33,000 \$1.73
 40,000 1.05
 50,000 .74
 60,000 .65