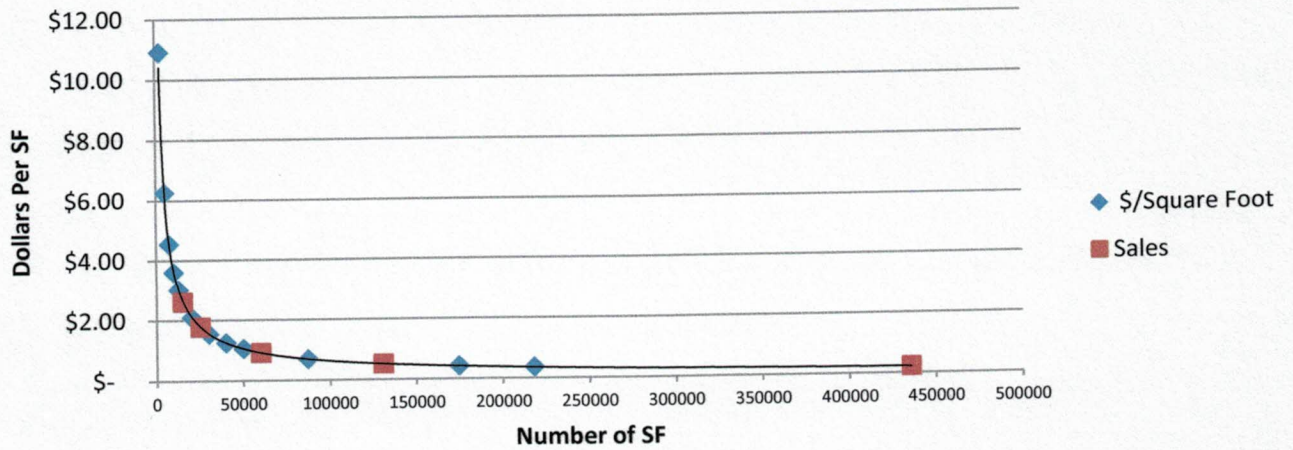


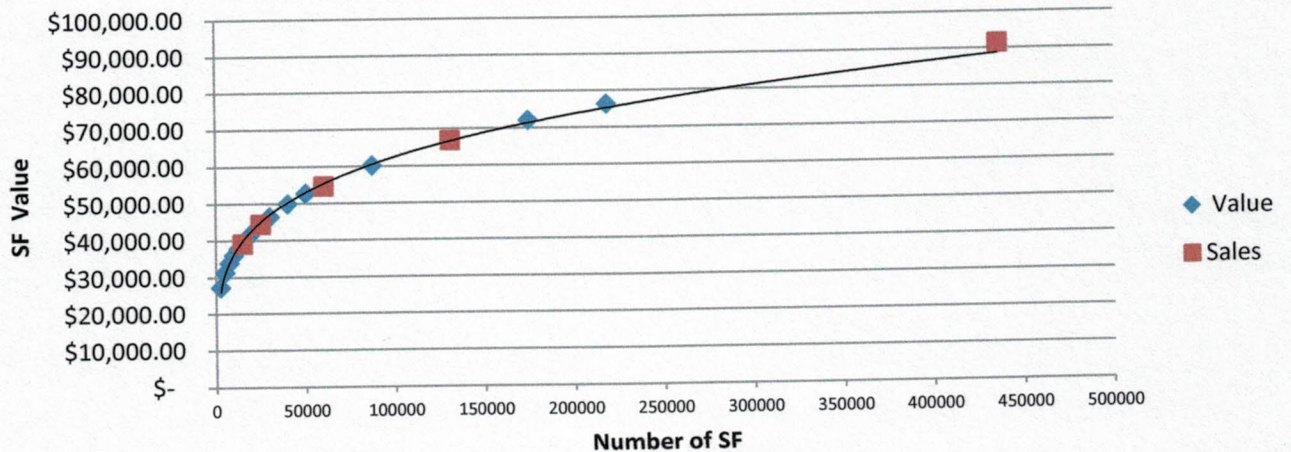
4400 LAND TABLE

4400 RESIDENTIAL Land Rate Progression FOR 2023 16.27% of Sale Price							
SF	ACRE		\$/Square Foot		Value	Value Rounded	Note
2500	0.06	\$	10.90	\$	27,254.26	\$27,300	EXPONENT 0.1
5000	0.11	\$	6.26	\$	31,306.92	\$31,300	
7500	0.17	\$	4.53	\$	33,951.47	\$34,000	
10000	0.23	\$	3.60	\$	35,962.21	\$36,000	
12500	0.29	\$	3.01	\$	37,603.51	\$37,600	
15000	0.34	\$	2.60	\$	39,000.00	\$39,000	EXPONENT 0.21
20000	0.46	\$	2.10	\$	41,908.23	\$41,900	
25000	0.57	\$	1.77	\$	44,312.56	\$44,300	
30000	0.69	\$	1.55	\$	46,379.08	\$46,400	
40000	0.92	\$	1.25	\$	49,837.56	\$49,800	
50000	1.15	\$	1.05	\$	52,696.81	\$52,700	
60000	1.38	\$	0.91	\$	54,600.00	\$54,600	EXPONENT 0.26
87120	2.00	\$	0.69	\$	60,159.46	\$60,200	
130680	3.00	\$	0.51	\$	66,847.89	\$66,800	
174240	4.00	\$	0.41	\$	72,039.68	\$72,000	
217800	5.00	\$	0.35	\$	76,342.85	\$76,300	
435600	10.00	\$	0.21	\$	91,418.94	\$91,400	
653400	15.00	\$	0.16	\$	101,582.73	\$101,600	
871200	20.00	\$	0.13	\$	109,472.23	\$109,500	

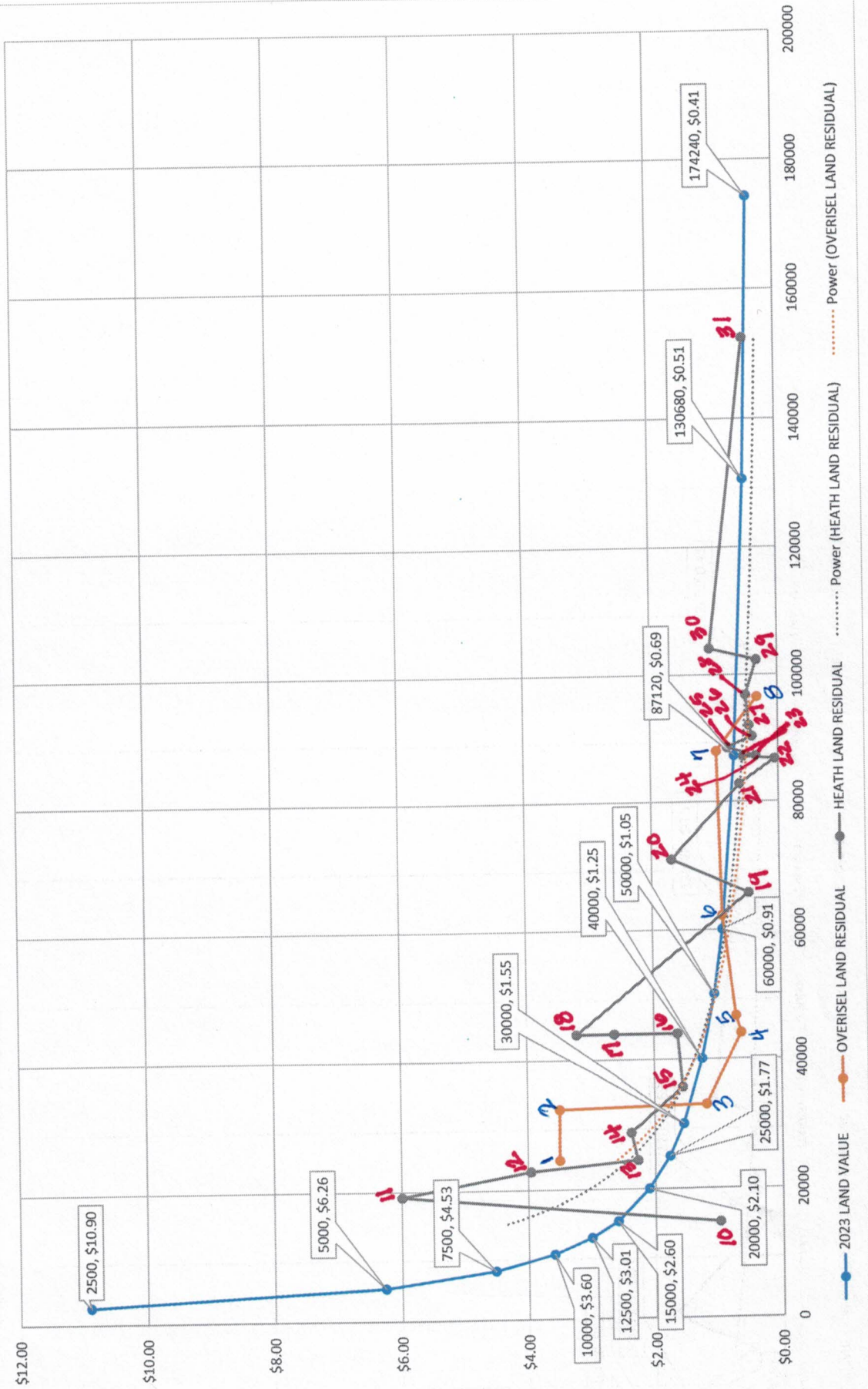
Dollars Per SF



SF Values



4400 LAND VALUE \$/SF OVERISEL



4400 OVERISEL

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	SF	Dollars/SqFt
1	18-045-010-00	3764 BENT RIDGE	10/28/21	\$325,000	0.56	24,481	\$3.50
2	18-450-015-00	4142 AUTUMN CREST DR	10/14/21	\$310,000	0.74	32,365	\$3.50
3	18-450-002-00	4110 AUTUMN CREST DR	11/13/20	\$267,000	0.76	32,975	\$1.19
4	18-031-054-31	4671 HARRIS	10/30/20	\$352,000	1.01	43,996	\$0.63
5	18-031-054-32	4658 HARRIS	10/09/20	\$325,000	1.07	46,609	\$0.71
6	18-024-004-30	4158 SPRING MEADOW	11/02/21	\$56,500	1.43	62,160	\$0.91
7	18-006-002-19	4774 COUNTRY RIDGE CT	06/04/21	\$459,900	2.02	87,861	\$0.97
8	18-006-002-16	4768 COUNTRY RIDGE CT	08/04/20	\$450,000	2.21	96,442	\$0.32

4400 HEATH

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	SF	Dollars/SqFt
10	09-675-011-00	4722 WOODRIDGE	04/26/21	\$345,000	0.34	14,810	\$0.99
11	09-675-015-00	4730 WOODRIDGE CT	12/10/21	\$365,000	0.44	19,166	\$6.00
12	09-080-010-00	3375 HEATHRIDGE TRL	12/20/21	\$310,000	0.52	22,825	\$3.96
13	09-080-003-00	3388 HEATHRIDGE TRL	07/01/21	\$315,900	0.56	24,437	\$2.27
14	09-300-046-00	4526 SCENIC DR	09/23/21	\$282,900	0.66	28,750	\$2.37
15	09-230-002-00	3512 N RIVERWALK	08/11/21	\$332,500	0.82	35,719	\$1.56
16	09-150-009-00	3144 MARCIA LN	10/23/20	\$315,000	1.01	43,996	\$1.63
17	09-150-011-00	3138 MARCIA LN	05/19/21	\$326,600	1.01	43,996	\$2.63
18	09-150-025-00	3157 MARCIA	11/30/21	\$410,000	1.01	43,996	\$3.22
19	09-230-018-00	3527 N RIVERWALK	09/10/20	\$370,000	1.51	65,776	\$0.48
20	09-080-009-00	3379 HEATHRIDGE TRL	11/01/21	\$389,900	1.63	71,046	\$1.69
21	09-200-041-00	3110 SARA	06/19/20	\$305,000	1.90	82,764	\$0.61
22	09-200-018-00	3111 SARA	08/31/20	\$310,000	1.99	86,684	\$0.05
23	09-060-010-00	3086 FOREST VIEW DR	08/28/20	\$384,900	2.00	87,076	\$0.54
24	09-625-003-00	2971 WHISPER	07/15/20	\$30,000	2.00	87,120	\$0.34
25	09-250-008-00	3274 BLUFF CREEK	06/10/21	\$425,200	2.03	88,470	\$0.80
26	09-250-015-00	3806 SILVER CREEK DR	04/03/20	\$235,000	2.07	90,169	\$0.40
27	09-060-004-00	3041 FOREST VIEW DR	07/07/20	\$340,000	2.11	91,912	\$0.45
28	09-250-013-00	3828 SILVER CREEK	09/08/20	\$335,000	2.22	96,834	\$0.50
29	09-170-009-00	4420 OAK HOLLOW CT	04/06/20	\$315,000	2.35	102,366	\$0.32
30	09-200-016-00	4231 131ST AVE	08/25/21	\$403,000	2.39	104,108	\$1.06
31	09-230-015-00	4458 RIVERBLUFF	09/21/20	\$75,000	3.50	152,460	\$0.49

440 ECF 1.115

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.
09-060-004-00	3041 FOREST VIEW DR	07/07/20	\$340,000	WD	03-ARM'S LENG	\$340,000	\$130,000	38.24	\$343,549	\$58,550	\$281,450	\$267,103	1.054
09-060-010-00	3086 FOREST VIEW DR	08/28/20	\$384,900	WD	03-ARM'S LENG	\$384,900	\$159,700	41.49	\$382,336	\$79,864	\$305,036	\$283,479	1.076
09-080-003-00	3388 HEATHRIDGE TRL	07/01/21	\$315,900	WD	03-ARM'S LENG	\$315,900	\$107,900	34.16	\$297,105	\$43,531	\$272,369	\$237,651	1.146
09-080-009-00	3379 HEATHRIDGE TRL	11/01/21	\$389,900	WD	03-ARM'S LENG	\$389,900	\$136,200	34.93	\$333,124	\$100,888	\$289,012	\$217,653	1.328
09-080-010-00	3375 HEATHRIDGE TRL	12/20/21	\$310,000	WD	03-ARM'S LENG	\$310,000	\$103,500	33.39	\$256,037	\$50,888	\$259,112	\$192,267	1.348
09-150-009-00	3144 MARCIA LN	10/23/20	\$315,000	WD	03-ARM'S LENG	\$315,000	\$120,800	38.35	\$286,816	\$69,147	\$245,853	\$204,001	1.205
09-170-009-00	4420 OAK HOLLOW CT	04/06/20	\$315,000	WD	03-ARM'S LENG	\$315,000	\$148,600	47.17	\$336,371	\$85,184	\$229,816	\$235,414	0.976
09-200-016-00	4231 131ST AVE	08/25/21	\$403,000	WD	03-ARM'S LENG	\$403,000	\$134,900	33.47	\$347,243	\$69,747	\$333,253	\$260,071	1.281
09-200-018-00	3111 SARA	08/31/20	\$310,000	WD	03-ARM'S LENG	\$310,000	\$174,600	56.32	\$358,957	\$62,491	\$247,509	\$277,850	0.891
09-200-041-00	3110 SARA	06/19/20	\$305,000	WD	03-ARM'S LENG	\$305,000	\$145,000	47.54	\$309,114	\$78,750	\$226,250	\$215,899	1.048
09-230-002-00	3512 N RIVERWALK	08/11/21	\$332,500	WD	03-ARM'S LENG	\$332,500	\$123,400	37.11	\$315,315	\$44,074	\$288,426	\$254,209	1.135
09-230-018-00	3527 N RIVERWALK	09/10/20	\$370,000	WD	03-ARM'S LENG	\$370,000	\$153,200	41.41	\$380,037	\$94,201	\$275,799	\$267,888	1.030
09-250-008-00	3274 BLUFF CREEK	06/10/21	\$425,200	WD	03-ARM'S LENG	\$425,200	\$170,300	40.05	\$398,919	\$81,305	\$343,895	\$297,670	1.155
09-250-013-00	3828 SILVER CREEK	09/08/20	\$335,000	WD	03-ARM'S LENG	\$335,000	\$149,100	44.51	\$343,282	\$63,668	\$271,332	\$262,056	1.035
09-250-015-00	3806 SILVER CREEK DR	04/03/20	\$235,000	WD	03-ARM'S LENG	\$235,000	\$102,200	43.49	\$254,619	\$58,664	\$176,336	\$183,650	0.960
09-300-046-00	4526 SCENIC DR	09/23/21	\$282,900	WD	03-ARM'S LENG	\$282,900	\$104,600	36.97	\$252,219	\$43,499	\$239,401	\$195,614	1.224
09-675-011-00	4722 WOODRIDGE	04/26/21	\$345,000	WD	03-ARM'S LENG	\$345,000	\$157,700	45.71	\$364,774	\$37,911	\$307,089	\$306,338	1.002
09-675-015-00	4730 WOODRIDGE CT	12/10/21	\$365,000	WD	03-ARM'S LENG	\$365,000	\$122,000	33.42	\$303,427	\$58,272	\$306,728	\$229,761	1.335
18-031-054-31	4671 HARRIS	10/30/20	\$352,000	WD	03-ARM'S LENG	\$352,000	\$102,550	29.13	\$375,922	\$92,275	\$259,725	\$264,843	0.981
18-031-054-32	4658 HARRIS	10/09/20	\$325,000	WD	03-ARM'S LENG	\$325,000	\$84,900	26.12	\$344,036	\$63,634	\$261,366	\$261,813	0.998
18-450-002-00	4110 AUTUMN CREST DR	11/13/20	\$267,000	WD	03-ARM'S LENG	\$267,000	\$89,000	33.33	\$266,076	\$49,878	\$217,122	\$201,866	1.076
18-450-015-00	4142 AUTUMN CREST DR	10/14/21	\$310,000	WD	03-ARM'S LENG	\$310,000	\$89,100	28.74	\$234,839	\$40,277	\$269,723	\$181,664	1.485
Totals:			\$7,333,300			\$7,333,300	\$2,809,250	38.31	\$7,084,117		\$5,906,602	\$5,298,761	1.115
							Sale. Ratio =>	7.18				Ave. E.C.F. =>	1.126
							Std. Dev. =>						

Std. Deviation=> 0.153589734
 Ave. Variance=> 12.5749

Coefficient: 11.16935057