

1000 AG \$8,100/ACRE COMBINED TOWNSHIPS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
09-006-066-10	47TH	03/27/20	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$0	0.00	\$89,390	\$90,000	\$89,390
09-028-001-01	4276 128TH	08/31/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$0	0.00	\$332,666	\$189,044	\$171,710
18-006-004-00	48TH	03/27/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$135,400	35.63	\$320,823	\$380,000	\$320,823
18-006-004-04	4763 48TH	03/05/20	\$100,000	WD	32-SPLIT VACANT	\$100,000	\$0	0.00	\$128,791	\$100,000	\$121,134
18-006-011-00	4682 46TH	02/05/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$94,300	23.28	\$212,164	\$405,000	\$212,164
18-011-006-10	146TH AVENUE	06/20/19	\$700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$304,300	43.47	\$608,629	\$700,000	\$608,629
18-017-002-01	144TH	12/16/19	\$398,240	WD	19-MULTI PARCEL ARM'S LENGTH	\$398,240	\$67,100	16.85	\$144,280	\$398,240	\$144,280
18-020-004-00	142ND AVENUE	05/24/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$300,600	54.65	\$574,942	\$550,000	\$574,942
18-023-018-11	40TH ST	05/14/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$28,700	44.84	\$57,334	\$64,000	\$57,334
18-026-016-02	40TH ST	10/30/19	\$84,600	LC	03-ARM'S LENGTH	\$84,600	\$0	0.00	\$83,886	\$84,600	\$83,886
18-028-003-02	43RD	10/15/20	\$244,800	WD	32-SPLIT VACANT	\$244,800	\$0	0.00	\$251,166	\$244,800	\$251,166
18-028-003-10	139TH	05/06/21	\$252,000	LC	03-ARM'S LENGTH	\$252,000	\$141,700	56.23	\$274,372	\$252,000	\$274,372
Totals:			\$3,618,640			\$3,618,640	\$1,072,100		\$3,078,443	\$3,457,684	\$2,909,830
								Sale. Ratio =>	29.63	Average	
								Std. Dev. =>	23.05	per FF=>	

NOT USED:

FAMILY SALE:

18-017-002-02	144TH	09/20/19	\$64,000	LC	09-FAMILY SALE	\$64,000	\$0	0.00	\$122,016	\$64,000	\$122,016
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SUSPECT NOT ARMS-LENGTH:

09-028-001-02	M-40	04/23/21	\$125,000	WD	22-OUTLIER	\$125,000	\$92,400	73.92	\$184,761	\$125,000	\$184,761
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Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
0.0	0.0	8.77	6.00	#DIV/0!	\$10,262	\$0.24	0.00	100	4446/50	09-007-021-10	1000 AGRICULTURAL	0	0	6/9/2016
0.0	0.0	30.97	30.97	#DIV/0!	\$6,104	\$0.14	0.00	100	4506/580		1000 AGRICULTURAL	0	0	NOT INSPECTED
0.0	0.0	48.00	48.00	#DIV/0!	\$7,917	\$0.18	0.00	100	4332/954		1000 AGRICULTURE	0	0	5/19/2015
0.0	0.0	10.32	10.32	#DIV/0!	\$9,690	\$0.22	0.00	100	4440/401		1000 AGRICULTURE	0	0	11/15/2021
0.0	0.0	29.67	29.67	#DIV/0!	\$13,650	\$0.31	0.00	100	4580/406		1000 AGRICULTURE	0	0	11/22/2021
0.0	0.0	87.30	54.28	#DIV/0!	\$8,018	\$0.18	0.00	100	4355/919	18-002-013-10	1000 AGRICULTURE	0	0	11/19/2021
0.0	0.0	49.32	49.32	#DIV/0!	\$8,075	\$0.19	0.00	100	4415/338	18-017-003-00	1000 AGRICULTURE	0	0	NOT INSPECTED
0.0	0.0	74.47	74.47	#DIV/0!	\$7,386	\$0.17	0.00	100	4628/466		1000 AGRICULTURE	0	0	6/2/2016
0.0	0.0	7.94	7.94	#DIV/0!	\$8,060	\$0.19	0.00	400	4620/756		1000 AGRICULTURE	0	0	6/1/2017
0.0	0.0	11.28	11.28	#DIV/0!	\$7,500	\$0.17	0.00	100	4427/843		1000 AGRICULTURE	0	0	NOT INSPECTED
0.0	0.0	33.89	33.89	#DIV/0!	\$7,223	\$0.17	0.00	100	4523/557		1000 AGRICULTURE	0	0	NOT INSPECTED
0.0	0.0	34.93	34.93	#DIV/0!	\$7,214	\$0.17	0.00	100	4617/277		1000 AGRICULTURE	0	0	9/5/2017
0.0		426.86	391.07											
#DIV/0!		Average per Net Acre=>	8,100.28		Average per SqFt=>	\$0.19								

0.0	0.0	15.75	15.75	#DIV/0!	\$4,063	\$0.09	0.00	100	4388/520		1000 AGRICULTURE	0	0	NOT INSPECTED
0.0	0.0	23.70	23.70	#DIV/0!	\$5,274	\$0.12	0.00	100	4611/573		1000 AGRICULTURAL	0	0	NOT INSPECTED

Use Code	Class
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