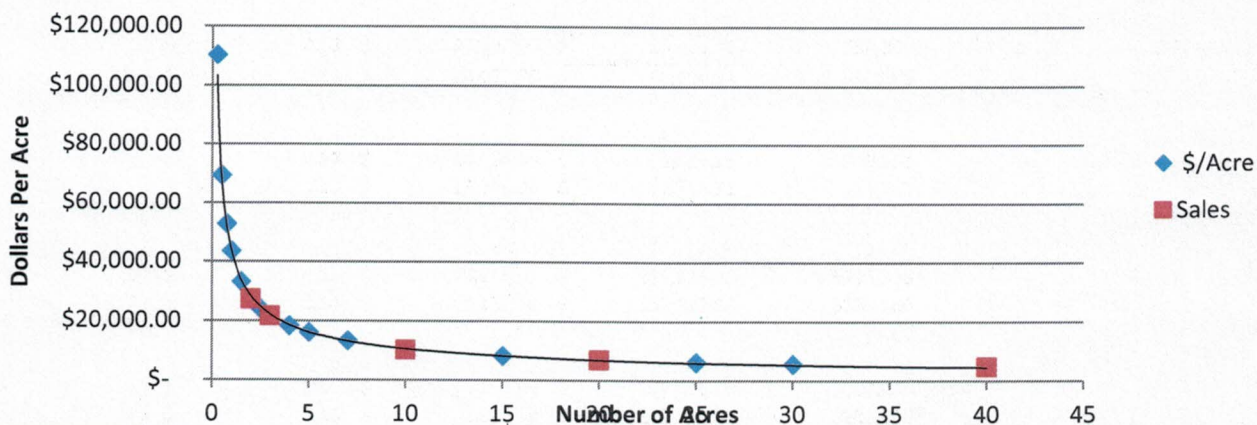
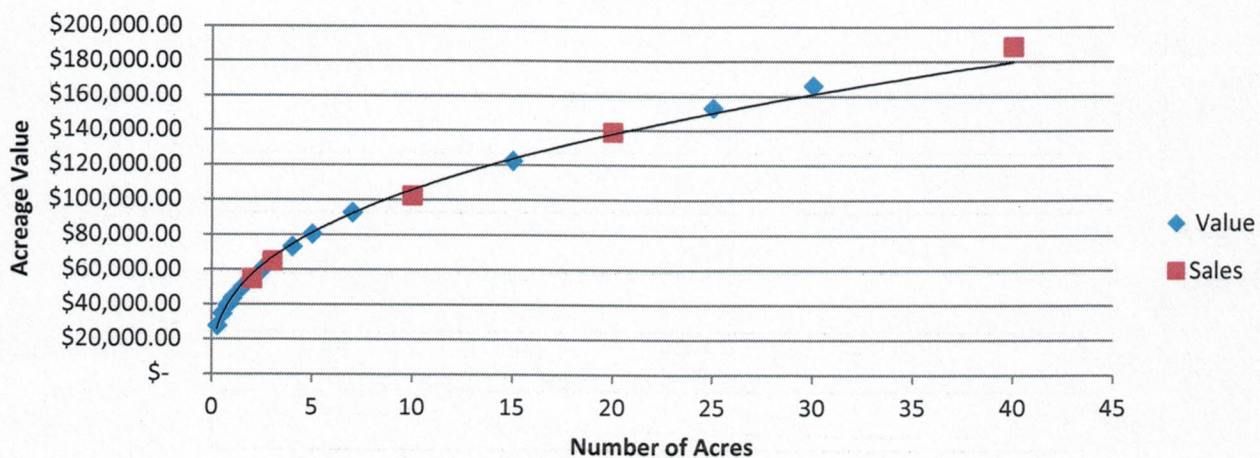


4000 NORTH HEATH Residential Land Rate Progression(5)						
Acres	\$/SF	\$/Acre	Value	Value Rounded	Note	
0.25	\$ 2.53	\$ 110,362.33	\$ 27,590.58	\$27,600	EXPONENT 0.33	
0.5	\$ 1.59	\$ 69,363.46	\$ 34,681.73	\$34,700		
0.75	\$ 1.21	\$ 52,862.73	\$ 39,647.05	\$39,600		
1	\$ 1.00	\$ 43,595.40	\$ 43,595.40	\$43,600		
1.5	\$ 0.76	\$ 33,224.58	\$ 49,836.87	\$49,800		
2	\$ 0.63	\$ 27,400.00	\$ 54,800.00	\$54,800	EXPONENT 0.42	
2.5	\$ 0.55	\$ 24,073.70	\$ 60,184.24	\$60,200		
3	\$ 0.50	\$ 21,657.96	\$ 64,973.89	\$65,000		
4	\$ 0.42	\$ 18,329.61	\$ 73,318.43	\$73,300		
5	\$ 0.37	\$ 16,104.43	\$ 80,522.15	\$80,500		
7	\$ 0.30	\$ 13,249.24	\$ 92,744.71	\$92,700		
10	\$ 0.24	\$ 10,240.00	\$ 102,400.00	\$102,400	EXPONENT 0.44	
15	\$ 0.19	\$ 8,159.98	\$ 122,399.63	\$122,400		
20	\$ 0.16	\$ 6,945.81	\$ 138,916.28	\$138,900		
25	\$ 0.14	\$ 6,129.90	\$ 153,247.56	\$153,200		
30	\$ 0.13	\$ 5,534.93	\$ 166,047.87	\$166,000		
40	\$ 0.11	\$ 4,711.36	\$ 188,454.43	\$188,500		
50	\$ 0.10	\$ 4,157.93	\$ 207,896.30	\$207,900		
100	\$ 0.06	\$ 2,820.33	\$ 282,033.02	\$282,000		

Dollars Per Acre



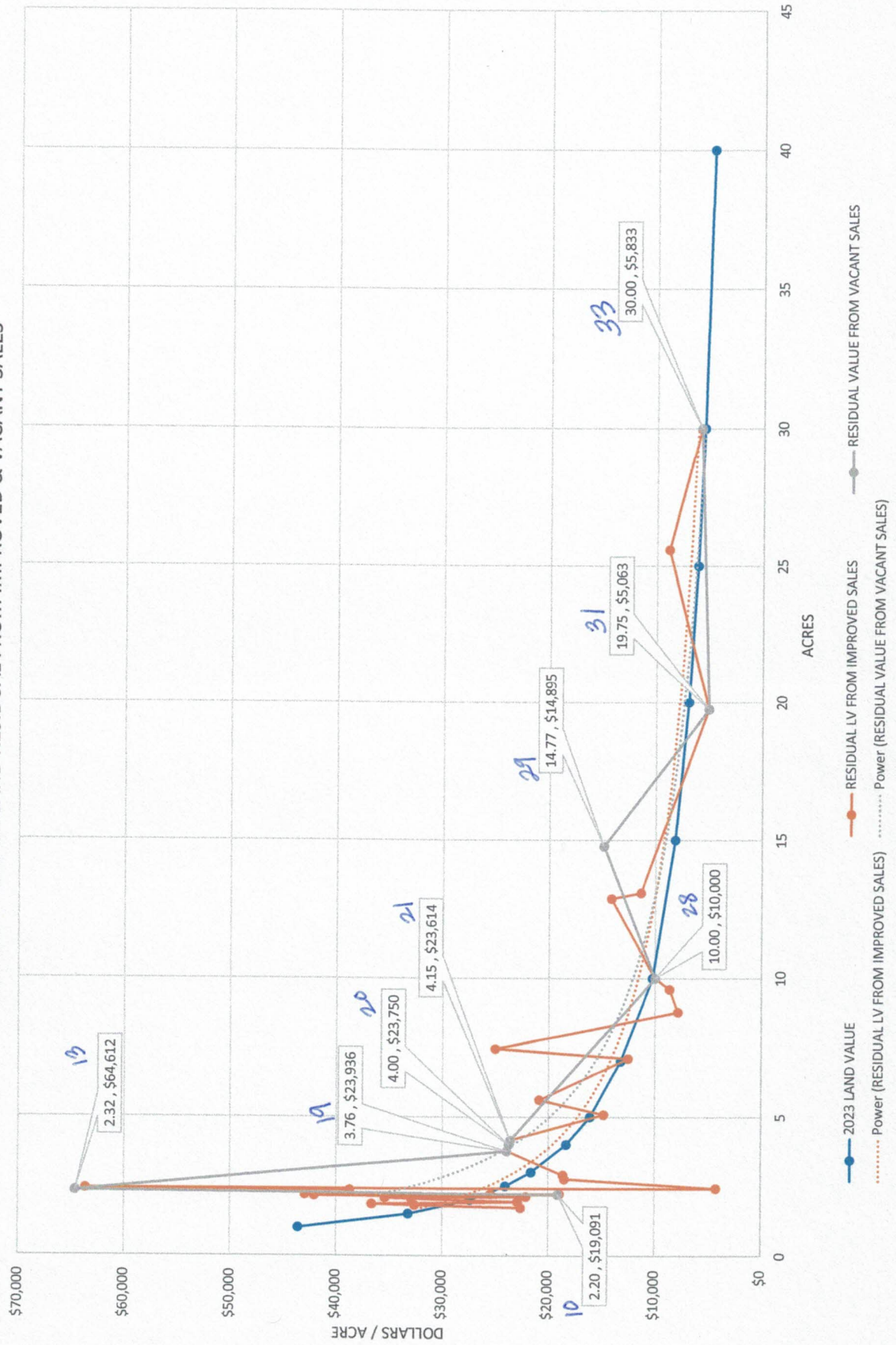
Acreage Values



4000 NORTH HEATH

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
1	09-017-004-10	3136 LINCOLN R	08/04/20	\$259,000	WD	03-AR ¹	\$259,000	\$103,300	39.88	\$252,298	\$38,713	\$32,011	1.71	\$22,613
2	09-017-010-14	3149 OAK VALLE	08/11/20	\$260,000	WD	03-AR ¹	\$260,000	\$94,200	36.23	\$244,298	\$59,030	\$43,328	1.81	\$32,613
3	09-004-018-00	4237 134TH	09/30/20	\$225,000	WD	03-AR ¹	\$225,000	\$90,900	40.40	\$198,759	\$67,774	\$41,533	1.85	\$36,635
4	09-005-014-00	4555 135TH AVE	11/06/20	\$210,000	WD	03-AR ¹	\$210,000	\$100,000	47.62	\$209,249	\$44,193	\$43,442	1.93	\$22,898
5	09-018-001-10	4614 132ND	06/04/21	\$200,000	WD	03-AR ¹	\$200,000	\$82,900	41.45	\$178,295	\$67,137	\$45,432	2.04	\$32,910
6	09-003-015-00	3491 41ST	12/28/20	\$195,000	WD	03-AR ¹	\$195,000	\$82,200	42.15	\$167,471	\$73,285	\$45,756	2.07	\$35,403
7	09-017-027-00	4440 SUNNYSIDE	07/16/20	\$157,850	WD	03-AR ¹	\$157,850	\$75,500	47.83	\$157,383	\$46,655	\$46,188	2.11	\$22,111
8	09-003-007-30	4112 135TH	05/20/21	\$440,964	WD	03-AR ¹	\$440,964	\$186,500	42.29	\$395,507	\$90,457	\$45,000	2.15	\$42,073
9	09-007-026-10	3333 47TH	10/22/21	\$266,500	WD	03-AR ¹	\$266,500	\$102,800	38.57	\$217,874	\$93,626	\$45,000	2.18	\$42,948
10	09-016-016-20	4332 WHIPPORV	03/05/21	\$42,000	WD	03-AR ¹	\$42,000	\$19,300	45.95	\$47,160	\$42,000	\$47,160	2.20	\$19,091
11	09-002-015-31	3815 134TH	04/17/20	\$331,000	WD	03-AR ¹	\$331,000	\$124,900	37.73	\$334,109	\$41,891	\$45,000	2.21	\$18,955
12	09-008-027-00	4525 132ND AVE	02/05/21	\$229,000	WD	03-AR ¹	\$229,000	\$89,300	39.00	\$217,879	\$56,229	\$45,108	2.21	\$25,443
13	09-007-047-90	3279 47TH	02/17/22	\$149,900	WD	03-AR ¹	\$149,900	\$33,900	22.62	\$70,222	\$149,900	\$70,222	2.32	\$64,612
14	09-003-003-72	4128 TYLERS LA	04/05/21	\$350,000	WD	03-AR ¹	\$350,000	\$0	0.00	\$305,570	\$91,374	\$46,944	2.36	\$38,718
15	09-009-024-10	4237 132ND	12/17/21	\$365,000	WD	03-AR ¹	\$365,000	\$102,700	28.14	\$258,843	\$152,777	\$46,620	2.40	\$63,657
16	09-010-002-12	3334 41ST	04/21/20	\$465,000	WD	03-AR ¹	\$465,000	\$227,000	48.82	\$501,675	\$10,269	\$46,944	2.42	\$4,243
17	09-009-024-00	3218 42ND	11/23/20	\$330,000	WD	03-AR ¹	\$330,000	\$137,500	41.67	\$329,570	\$50,830	\$50,400	2.75	\$18,484
18	09-002-015-10	3833 134TH	06/19/20	\$305,000	WD	03-AR ¹	\$305,000	\$129,600	42.49	\$303,174	\$53,990	\$52,164	2.90	\$18,617
19	09-016-022-10	4212 131ST	04/14/21	\$90,000	WD	03-AR ¹	\$90,000	\$27,000	30.00	\$60,316	\$90,000	\$60,316	3.76	\$23,936
20	09-007-035-20	BUTTERCUP	05/28/21	\$95,000	WD	19-MU	\$95,000	\$44,000	46.32	\$88,000	\$95,000	\$88,000	4.00	\$23,750
21	09-010-005-70	132ND	12/22/21	\$98,000	WD	03-AR ¹	\$98,000	\$28,100	28.67	\$63,678	\$98,000	\$63,572	4.15	\$23,614
22	09-003-003-10	3534 41ST ST	08/26/20	\$299,000	WD	03-AR ¹	\$299,000	\$137,800	46.09	\$310,371	\$75,299	\$86,670	5.08	\$14,823
23	09-004-023-10	4323 134TH AVE	10/25/21	\$300,000	WD	03-AR ¹	\$300,000	\$108,500	36.17	\$256,924	\$117,147	\$74,071	5.61	\$20,882
24	09-008-017-50	3269 LONE PINE	03/29/21	\$406,000	WD	03-AR ¹	\$406,000	\$147,200	36.26	\$402,482	\$89,145	\$85,627	7.10	\$12,556
25	09-011-003-00	3982 134TH AVE	02/28/22	\$361,050	WD	03-AR ¹	\$361,050	\$106,100	29.39	\$260,747	\$186,356	\$86,053	7.44	\$25,048
26	09-001-015-00	3465 DODGES	04/24/20	\$575,000	WD	03-AR ¹	\$575,000	\$271,500	47.22	\$598,930	\$68,822	\$92,752	8.77	\$7,847
27	09-016-026-10	3131 44TH ST	09/08/20	\$260,000	WD	03-AR ¹	\$260,000	\$118,900	45.73	\$273,384	\$82,909	\$96,293	9.60	\$8,636
28	09-001-019-70	3670 HUNTERS C	06/16/20	\$100,000	WD	03-AR ¹	\$100,000	\$36,000	36.00	\$102,129	\$100,000	\$98,000	10.00	\$10,000
29	09-008-017-60	3297 46TH	09/09/21	\$182,500	WD	03-AR ¹	\$182,500	\$66,300	36.33	\$160,306	\$182,500	\$160,306	12.88	\$14,169
30	09-003-003-41	3560 41ST	03/18/22	\$851,400	WD	03-AR ¹	\$851,400	\$351,100	41.24	\$809,309	\$148,992	\$106,901	13.08	\$11,391
31	09-014-003-00	132ND	05/21/21	\$100,000	WD	03-AR ¹	\$100,000	\$52,600	52.60	\$123,940	\$100,000	\$123,940	19.75	\$5,063
32	09-016-025-00	36TH	04/02/21	\$229,900	WD	19-MU	\$229,900	\$74,000	32.19	\$147,856	\$226,853	\$144,809	25.58	\$8,868
33	09-012-002-00		12/29/20	\$175,000	LC	11-FRC	\$175,000	\$41,600	23.77	\$144,479	\$175,000	\$144,801	30.00	\$5,833
Totals:														
							\$8,904,064	\$3,393,200		\$8,192,187	\$3,066,153	\$2,350,363	206.42	
								Sale. Ratio =>	38.11	Average	Average	Average		
								Std. Dev. =>	10.03	per Net Ac	per Net Ac	per SqFt=>		

4000 NORTH HEATH LAND RESIDUAL FROM IMPROVED & VACANT SALES



400 ECF HEATH 1.084

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.
09-001-015-00	3465 DODGES	04/24/20	\$575,000	WD	03-ARM'S LENC	\$575,000	\$271,500	47.22	\$598,930	\$229,624	\$345,376	\$367,103	0.941
09-002-015-10	3833 134TH	06/19/20	\$305,000	WD	03-ARM'S LENC	\$305,000	\$129,600	42.49	\$303,174	\$76,941	\$228,059	\$224,884	1.014
09-002-015-31	3815 134TH	04/17/20	\$331,000	WD	03-ARM'S LENC	\$331,000	\$124,900	37.73	\$334,109	\$50,309	\$280,691	\$282,107	0.995
09-003-003-10	3534 41ST ST	08/26/20	\$299,000	WD	03-ARM'S LENC	\$299,000	\$137,800	46.09	\$310,371	\$103,584	\$195,416	\$205,554	0.951
09-003-003-41	3560 41ST	03/18/22	\$851,400	WD	03-ARM'S LENC	\$851,400	\$351,100	41.24	\$809,309	\$247,144	\$604,256	\$558,812	1.081
09-003-003-72	4128 TYLERS LANDING	04/05/21	\$350,000	WD	03-ARM'S LENC	\$350,000	\$0	0.00	\$305,570	\$60,171	\$289,829	\$243,935	1.188
09-003-007-30	4112 135TH	05/20/21	\$440,964	WD	03-ARM'S LENC	\$440,964	\$186,500	42.29	\$395,507	\$88,203	\$352,761	\$305,471	1.155
09-003-015-00	3491 41ST	12/28/20	\$195,000	WD	03-ARM'S LENC	\$195,000	\$82,200	42.15	\$167,471	\$55,231	\$139,769	\$111,571	1.253
09-004-018-00	4237 134TH	09/30/20	\$225,000	WD	03-ARM'S LENC	\$225,000	\$90,900	40.40	\$198,759	\$46,211	\$178,789	\$151,638	1.179
09-004-023-10	4323 134TH AVE	10/25/21	\$300,000	WD	03-ARM'S LENC	\$300,000	\$108,500	36.17	\$256,924	\$119,704	\$180,296	\$136,402	1.322
09-005-014-00	4555 135TH AVE	11/06/20	\$210,000	WD	03-ARM'S LENC	\$210,000	\$100,000	47.62	\$209,249	\$55,312	\$154,688	\$153,019	1.011
09-007-026-10	3333 47TH	10/22/21	\$266,500	WD	03-ARM'S LENC	\$266,500	\$102,800	38.57	\$217,874	\$64,937	\$201,563	\$152,025	1.326
09-008-017-50	3269 LONE PINE TRAIL	03/29/21	\$406,000	WD	03-ARM'S LENC	\$406,000	\$147,200	36.26	\$402,482	\$120,938	\$285,062	\$279,865	1.019
09-008-027-00	4525 132ND AVE	02/05/21	\$229,000	WD	03-ARM'S LENC	\$229,000	\$89,300	39.00	\$217,879	\$48,948	\$180,052	\$167,923	1.072
09-009-024-00	3218 42ND	11/23/20	\$330,000	WD	03-ARM'S LENC	\$330,000	\$137,500	41.67	\$329,570	\$110,150	\$219,850	\$218,111	1.008
09-009-024-10	4237 132ND	12/17/21	\$365,000	WD	03-ARM'S LENC	\$365,000	\$102,700	28.14	\$258,843	\$66,440	\$298,560	\$191,255	1.561
09-010-002-12	3334 41ST	04/21/20	\$465,000	WD	03-ARM'S LENC	\$465,000	\$227,000	48.82	\$501,675	\$112,880	\$352,120	\$386,476	0.911
09-011-003-00	3982 134TH AVE	02/28/22	\$361,050	WD	03-ARM'S LENC	\$361,050	\$106,100	29.39	\$260,747	\$98,561	\$262,489	\$161,219	1.628
09-016-012-00	4399 130TH AVE	07/29/20	\$185,000	WD	03-ARM'S LENC	\$185,000	\$64,100	34.65	\$139,184	\$38,212	\$146,788	\$100,370	1.462
09-016-026-10	3131 44TH ST	09/08/20	\$260,000	WD	03-ARM'S LENC	\$260,000	\$118,900	45.73	\$273,384	\$115,831	\$144,169	\$156,613	0.921
09-017-004-10	3136 LINCOLN RD	08/04/20	\$259,000	WD	03-ARM'S LENC	\$259,000	\$103,300	39.88	\$252,298	\$34,992	\$224,008	\$216,010	1.037
09-017-010-11	3125 OAK VALLEY	07/19/21	\$225,000	WD	03-ARM'S LENC	\$225,000	\$145,000	64.44	\$301,034	\$44,472	\$180,528	\$255,032	0.708
09-017-010-14	3149 OAK VALLEY	08/11/20	\$260,000	WD	03-ARM'S LENC	\$260,000	\$94,200	36.23	\$244,298	\$52,248	\$207,752	\$190,905	1.088
09-017-027-00	4440 SUNNYSIDE DR	07/16/20	\$157,850	WD	03-ARM'S LENC	\$157,850	\$75,500	47.83	\$157,383	\$50,880	\$106,970	\$105,868	1.010
09-018-001-10	4614 132ND	06/04/21	\$200,000	WD	03-ARM'S LENC	\$200,000	\$82,900	41.45	\$178,295	\$47,237	\$152,763	\$130,276	1.173
Totals:			\$8,051,764			\$8,051,764	\$3,179,500		\$7,624,319		\$5,912,604	\$5,452,444	
								Sale. Ratio =>	E.C.F. =>				
								Std. Dev. =>	Ave. E.C.F. =>				
								39.49	1.084				
								10.94	1.121				

Std. Deviation=> 0.212345395

Ave. Variance=> 16.3304

Coefficient i 14.57366121