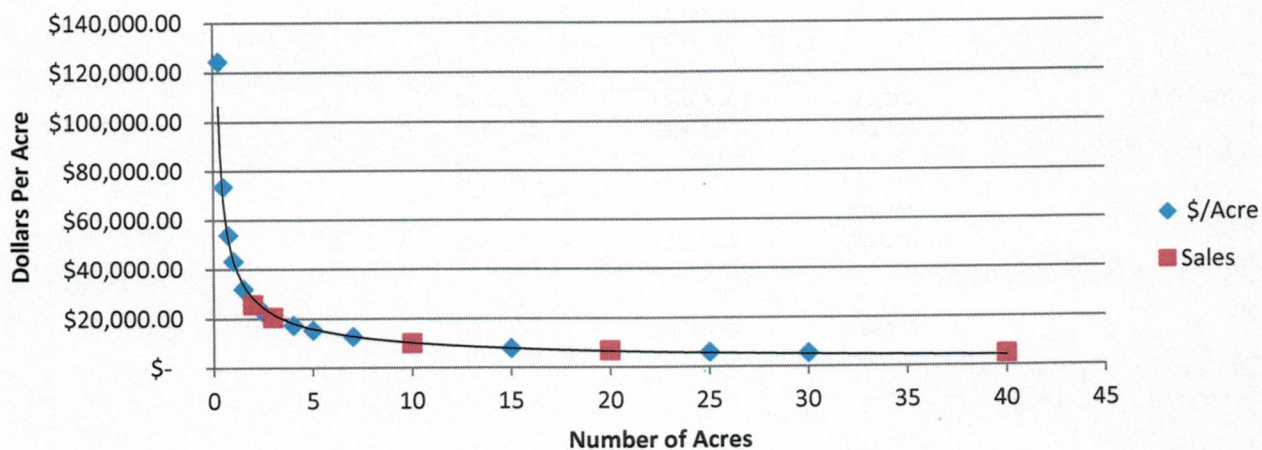
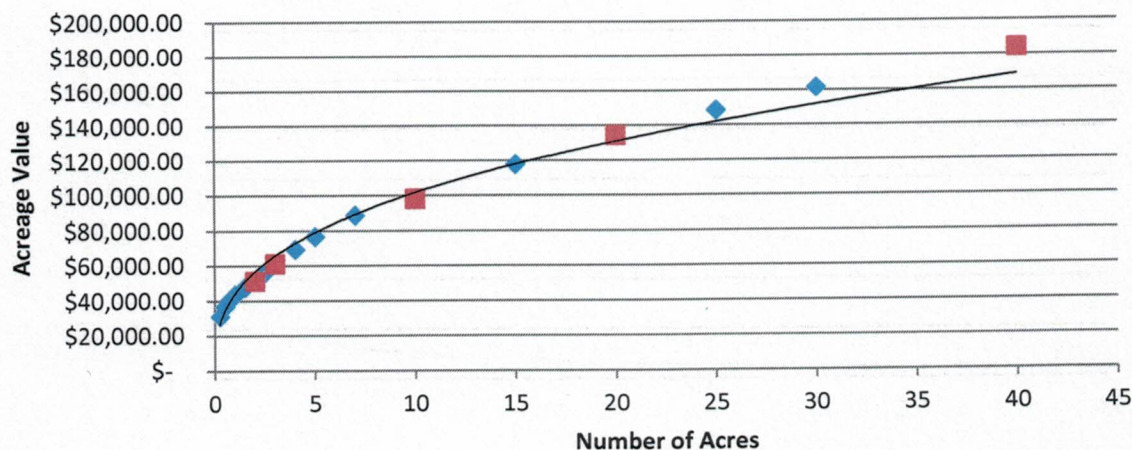


Acres	\$/SF	\$/Acre	Value	Value Rounded	Note
0.25	\$ 2.85	\$ 124,333.56	\$ 31,083.39	\$31,100	EXPONENT 0.24
0.5	\$ 1.69	\$ 73,418.51	\$ 36,709.25	\$36,700	
0.75	\$ 1.24	\$ 53,948.11	\$ 40,461.08	\$40,500	
1	\$ 1.00	\$ 43,353.36	\$ 43,353.36	\$43,400	
1.5	\$ 0.73	\$ 31,856.16	\$ 47,784.24	\$47,800	
2	\$ 0.59	\$ 25,600.00	\$ 51,200.00	\$51,200	EXPONENT 0.44
2.5	\$ 0.52	\$ 22,592.82	\$ 56,482.04	\$56,500	
3	\$ 0.47	\$ 20,399.94	\$ 61,199.82	\$61,200	
4	\$ 0.40	\$ 17,364.54	\$ 69,458.14	\$69,500	
5	\$ 0.35	\$ 15,324.76	\$ 76,623.78	\$76,600	
7	\$ 0.29	\$ 12,692.93	\$ 88,850.50	\$88,900	
10	\$ 0.22	\$ 9,800.00	\$ 98,000.00	\$98,000	EXPONENT 0.454
15	\$ 0.18	\$ 7,853.81	\$ 117,807.11	\$117,800	
20	\$ 0.15	\$ 6,712.18	\$ 134,243.63	\$134,200	
25	\$ 0.14	\$ 5,942.25	\$ 148,556.22	\$148,600	
30	\$ 0.12	\$ 5,379.20	\$ 161,376.07	\$161,400	
40	\$ 0.11	\$ 4,597.28	\$ 183,891.35	\$183,900	
50	\$ 0.09	\$ 4,069.94	\$ 203,497.21	\$203,500	
100	\$ 0.06	\$ 2,787.57	\$ 278,757.19	\$278,800	282000

Dollars Per Acre



Acreage Values



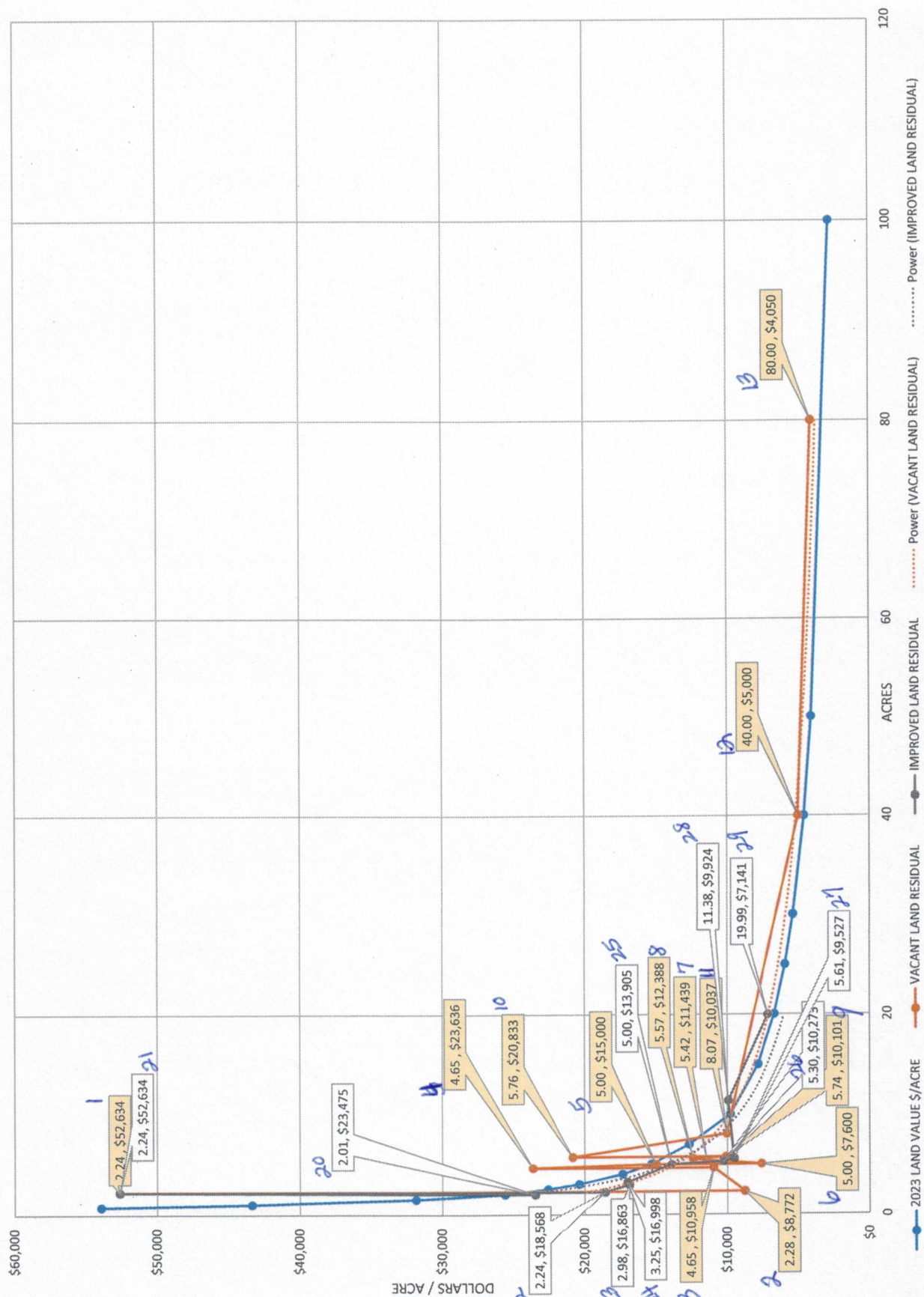
4001 VACANT SALES

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Dollars/Acre
1	09-034-023-10	2422 LINCOLN	08/28/20	\$117,900	2.24	\$52,634
2	09-021-013-70	2811 LINCOLN	08/27/20	\$20,000	2.28	\$8,772
3	09-021-007-10	ENGLISH SETTER	12/11/20	\$51,000	4.65	\$10,958
4	09-021-007-10	ENGLISH SETTER	05/27/22	\$110,000	4.65	\$23,636
5	09-026-006-00	126TH	06/03/22	\$75,000	5.00	\$15,000
6	09-030-005-00	126TH AVE	02/12/21	\$38,000	5.00	\$7,600
7	09-021-007-60	4370 ENGLISH SETTER	04/30/20	\$62,000	5.42	\$11,439
8	09-021-007-40	4390 ENGLISH SETTER	10/26/20	\$69,000	5.57	\$12,388
9	09-021-007-70	4356 ENGLISH SETTER	08/20/20	\$58,000	5.74	\$10,101
10	09-028-021-31	M-40	06/16/22	\$120,000	5.76	\$20,833
11	09-025-010-40	38TH	06/03/20	\$81,000	8.07	\$10,037
12	09-025-013-00	36TH ST	11/02/21	\$200,000	40.00	\$5,000
13	09-025-009-00	127TH AVE	11/21/21	\$324,000	80.00	\$4,050

4001 IMPROVED SALES

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Dollars/Acre
20	09-225-004-00	4242 SAND CREEK LN	10/30/20	\$220,000	2.01	\$23,475
21	09-034-023-10	2422 LINCOLN	08/28/20	\$117,900	2.24	\$52,634
22	09-033-003-11	4234 125TH AVE	02/09/21	\$259,900	2.24	\$18,568
23	09-028-010-00	2776 M 40	05/28/21	\$236,000	2.98	\$16,863
24	09-028-012-00	4315 127TH	12/30/20	\$167,000	3.25	\$16,998
25	09-020-007-00	4451 128TH AVE	11/05/21	\$260,000	5.00	\$13,905
26	09-035-005-10	3868 126TH AVE	09/21/20	\$363,000	5.30	\$10,273
27	09-033-008-00	4226 125TH AVE	10/19/20	\$245,000	5.61	\$9,527
28	09-029-003-00	4431 127TH	07/13/21	\$300,000	11.38	\$9,924
29	09-035-015-11	3991 125TH AVE	10/15/20	\$415,000	19.99	\$7,141
30	09-035-015-10	3991 125TH AVE	10/15/20	\$415,000	19.99	\$7,141

4001 SOUTH HEATH LAND RESIDUAL FROM VACANT & IMPROVED SALES



401 ECF 1.090

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.
09-020-007-00	4451 128TH AVE	11/05/21	\$260,000	WD	03-ARM'S LENGT	\$260,000	\$111,200	42.77	\$246,717	\$71,081	\$188,919	\$165,071	1.144
09-028-010-00	2776 M 40	05/28/21	\$236,000	WD	03-ARM'S LENGT	\$236,000	\$83,400	35.34	\$229,877	\$48,651	\$187,349	\$170,325	1.100
09-028-012-00	4315 127TH	12/30/20	\$167,000	WD	03-ARM'S LENGT	\$167,000	\$61,400	36.77	\$158,822	\$49,001	\$117,999	\$103,215	1.143
09-029-003-00	4431 127TH	07/13/21	\$300,000	WD	19-MULTI PARCE	\$300,000	\$134,400	44.80	\$292,369	\$146,071	\$153,929	\$137,627	1.118
09-033-003-11	4234 125TH AVE	02/09/21	\$259,900	WD	03-ARM'S LENGT	\$259,900	\$102,000	39.25	\$260,035	\$76,408	\$183,492	\$172,582	1.063
09-033-008-00	4226 125TH AVE	10/19/20	\$245,000	WD	03-ARM'S LENGT	\$245,000	\$74,900	30.57	\$251,194	\$59,640	\$185,360	\$180,032	1.030
09-035-005-10	3868 126TH AVE	09/21/20	\$363,000	WD	03-ARM'S LENGT	\$363,000	\$146,800	40.44	\$365,754	\$69,833	\$293,167	\$278,121	1.054
09-035-015-10	3991 125TH AVE	10/15/20	\$415,000	WD	19-MULTI PARCE	\$415,000	\$184,900	44.55	\$406,748	\$146,947	\$268,053	\$244,404	1.097
09-035-015-11	3991 125TH AVE	10/15/20	\$415,000	WD	19-MULTI PARCE	\$415,000	\$184,900	44.55	\$406,748	\$146,947	\$268,053	\$244,404	1.097
09-225-004-00	4242 SAND CREEK LN	10/30/20	\$220,000	WD	03-ARM'S LENGT	\$220,000	\$83,800	38.09	\$212,887	\$42,404	\$177,596	\$160,228	1.108
Totals:			\$2,880,900			\$2,880,900	\$1,167,700		\$2,831,151		\$2,023,917	\$1,856,010	
							Sale. Ratio =>	40.53				E.C.F. =>	1.090
							Std. Dev. =>	4.68				Ave. E.C.F. =>	1.095

Std. Deviation=> 0.03725557

Ave. Variance=> 2.7914

Coefficient 2.548034169