

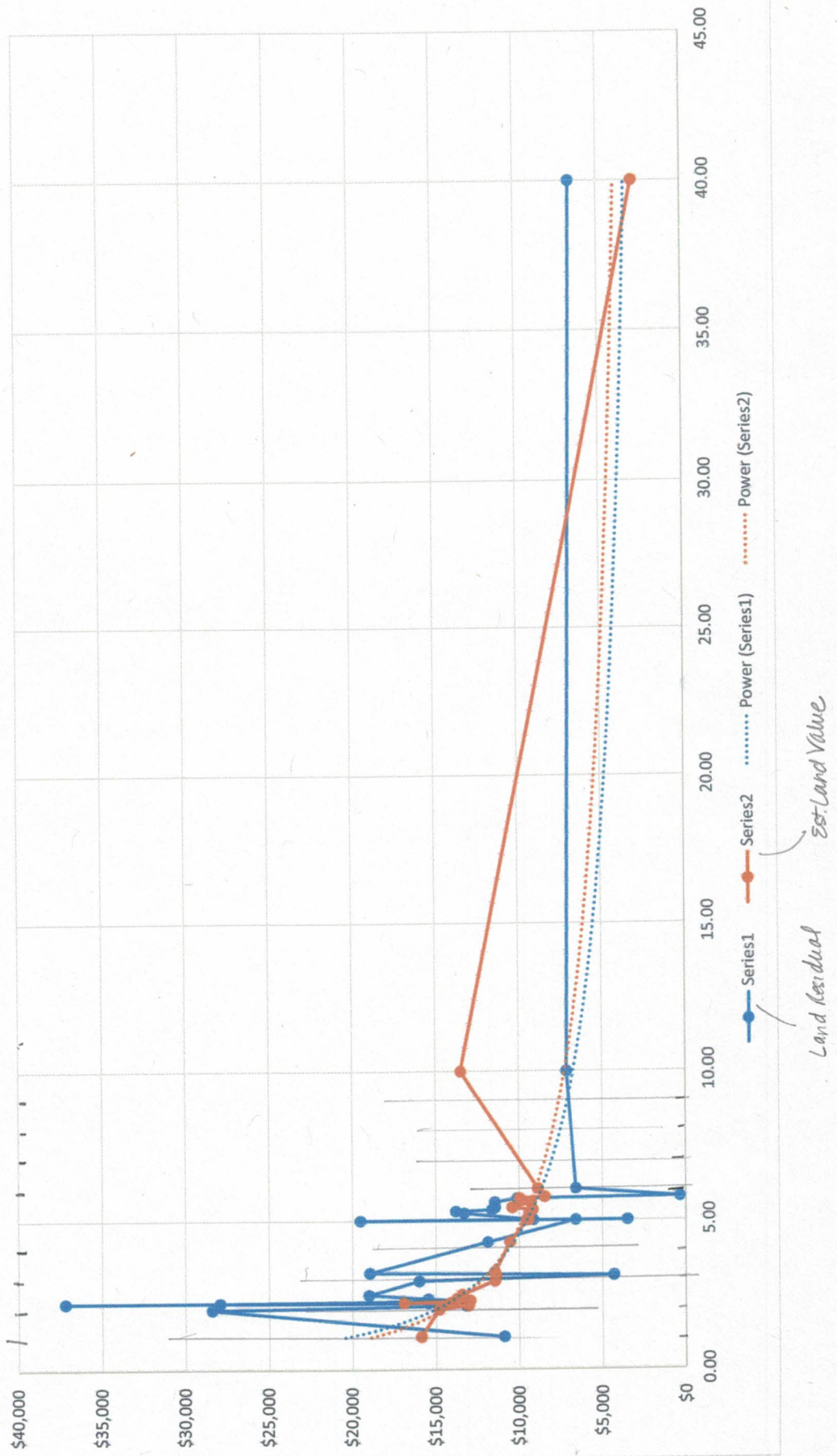
MAP #

4001 SOUTH HEATH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ac	As	Cu	La	Es	Net Acres	1 Dollars/Acre	DETERMINATION
09-028-014-00	4302 128TH	11/8/2019	\$12,000	WD	03-ARM'S LENG	#	#	#	#	#	1.10	\$10,909	NOT USED - TINY CORNER PARCEL W/SEVERAL BAD BLDGS
09-225-004-00	4242 SAND CREEK LN	10/30/2020	\$220,000	WD	03-ARM'S LENG	#	#	#	#	#	2.01	\$28,410	GOOD SALE
09-021-005-00	2999 LINCOLN	2/27/2020	\$100,000	WD	03-ARM'S LENG	#	#	#	#	#	2.14	\$13,169	GOOD SALE M-40
09-225-010-00	2433 43RD ST	3/27/2020	\$339,900	WD	03-ARM'S LENG	#	#	#	#	#	2.23	\$15,472	GOOD SALE
09-033-003-11	4234 125TH AVE	2/9/2021	\$259,900	WD	03-ARM'S LENG	#	#	#	#	#	2.24	\$37,208	GOOD SALE
09-034-023-10	2422 LINCOLN	8/28/2020	\$117,900	WD	03-ARM'S LENG	#	#	#	#	#	2.24	\$27,947	DWMH GOOD SALE
09-027-008-00	2640 41ST	10/30/2020	\$136,000	WD	09-FAMILY SALE	#	#	#	#	#	2.30	\$13,543	SALE TO NIECE - SELLER STATED PRICE WAS MARKET VALUE
09-027-010-30	2660 M-40	8/27/2019	\$203,000	WD	03-ARM'S LENG	#	#	#	#	#	2.37	\$15,476	GOOD SALE M-40
09-027-002-30	4086 HARDWOOD	10/29/2019	\$240,000	WD	03-ARM'S LENG	#	#	#	#	#	2.51	\$19,004	GOOD SALE ON PRIVATE DRIVE
09-028-010-00	2776 M 40	5/28/2021	\$236,000	WD	03-ARM'S LENG	#	#	#	#	#	2.98	\$16,014	TRIANGULAR SHAPED PARCEL
09-028-012-00	4315 127TH	12/30/2020	\$167,000	WD	03-ARM'S LENG	#	#	#	#	#	3.25	\$18,959	GOOD SALE
09-225-008-00	4235 ELM TREE LN	8/27/2019	\$314,900	WD	03-ARM'S LENG	#	#	#	#	#	4.27	\$11,875	GOOD SALE
09-021-017-10	4231 128TH	5/8/2020	\$129,000	WD	03-ARM'S LENG	#	#	#	#	#	5.00	\$6,612	SALE TO NEIGHBOR - MAYBE NOT MARKET VALUE
09-027-002-10	2770 41ST ST	6/18/2021	\$180,000	WD	03-ARM'S LENG	#	#	#	#	#	5.00	\$19,509	WOODED W/POND
09-036-021-12	2436 36TH ST	3/30/2020	\$180,000	WD	03-ARM'S LENG	#	#	#	#	#	5.01	\$9,146	GOOD SALE
09-026-009-30	3819 126TH	3/31/2020	\$369,000	WD	03-ARM'S LENG	#	#	#	#	#	5.24	\$13,297	GOOD SALE
09-035-005-10	3868 126TH AVE	9/21/2020	\$363,000	WD	03-ARM'S LENG	#	#	#	#	#	5.30	\$13,807	GOOD SALE
09-036-012-10	2507 38TH	6/20/2019	\$349,600	WD	03-ARM'S LENG	#	#	#	#	#	5.35	\$11,634	GOOD SALE
09-021-007-60	4370 ENGLISH SETTER	4/30/2020	\$62,000	WD	03-ARM'S LENG	#	#	#	#	#	5.42	\$11,439	GOOD SALE - WOODED
09-033-008-00	4226 125TH AVE	10/19/2020	\$245,000	WD	03-ARM'S LENG	#	#	#	#	#	5.61	\$11,462	GOOD SALE - WOODED
09-021-007-70	4356 ENGLISH SETTER	8/20/2020	\$58,000	WD	03-ARM'S LENG	#	#	#	#	#	5.74	\$10,101	GOOD SALE - WOODED
09-029-002-10	4448 128TH	6/3/2019	\$40,000	WD	03-ARM'S LENG	#	#	#	#	#	6.06	\$6,601	LONG NARROW PARCEL, GRAVEL ROAD
09-035-015-10	3991 125TH AVE	10/15/2020	\$415,000	WD	19-MULTI PARC	#	#	#	#	#	19.99	\$7,141	GOOD SALE - WOODED
09-025-013-10	2620 36TH ST	2/5/2021	\$404,250	WD	03-ARM'S LENG	#	#	#	#	#	40.00	\$6,681	HOUSE WAS UNDERASSESSED BASED ON PRIOR OWNER'S DESCRIPTION

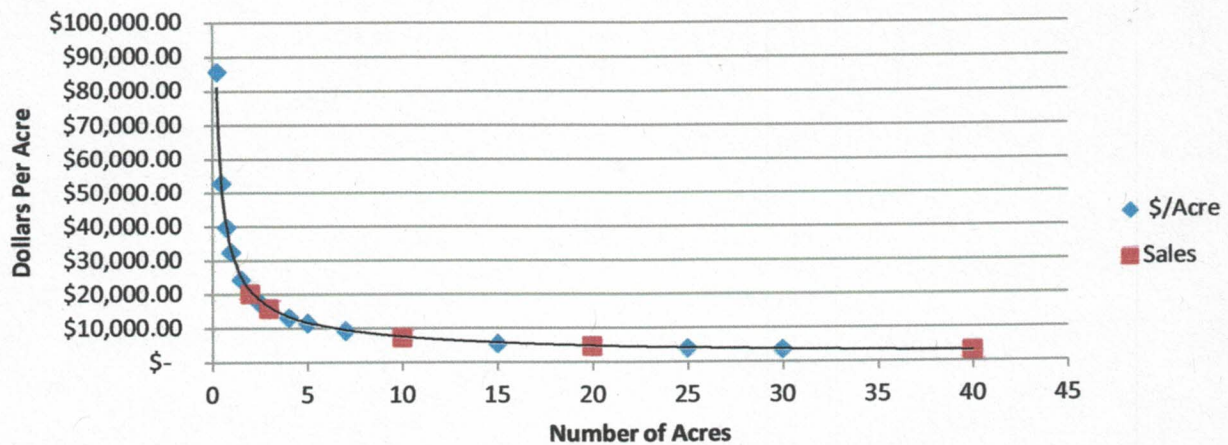
09-021-014-00	2841 N M-40	9/9/2020	\$146,000	WD	09-FAMILY SALE	#	#	#	#	#	3.15	\$4,314	
09-027-002-10	2770 41ST ST	10/8/2019	\$100,000	WD	09-FAMILY SALE	#	#	#	#	#	5.00	\$3,509	
09-026-009-02	3805 126TH	7/18/2019	\$345,000	WD	25-PARTIAL CO	#	#	#	#	#	5.79	\$354	

4001 SOUTH HEATH LAND VALUES



4001 SOUTH HEATH Residential Land Rate Progression 2022								
Acres		\$/SF		\$/Acre		Value	Value Rounded	Note
0.25	\$	1.97	\$	85,741.88	\$	21,435.47	\$21,400	EXPONENT 0.30
0.5	\$	1.21	\$	52,780.32	\$	26,390.16	\$26,400	
0.75	\$	0.91	\$	39,738.19	\$	29,803.64	\$29,800	
1	\$	0.75	\$	32,490.10	\$	32,490.10	\$32,500	
1.5	\$	0.56	\$	24,461.73	\$	36,692.59	\$36,700	
2	\$	0.46	\$	20,000.00	\$	40,000.00	\$40,000	EXPONENT 0.39
2.5	\$	0.40	\$	17,454.80	\$	43,637.00	\$43,600	
3	\$	0.36	\$	15,617.60	\$	46,852.80	\$46,900	16000
4	\$	0.30	\$	13,103.93	\$	52,415.74	\$52,400	13500
5	\$	0.26	\$	11,436.33	\$	57,181.64	\$57,200	11400
7	\$	0.21	\$	9,314.26	\$	65,199.84	\$65,200	
10	\$	0.16	\$	7,100.00	\$	71,000.00	\$71,000	EXPONENT 0.39
15	\$	0.13	\$	5,544.25	\$	83,163.73	\$83,200	
20	\$	0.11	\$	4,651.90	\$	93,037.93	\$93,000	
25	\$	0.09	\$	4,059.90	\$	101,497.41	\$101,500	
30	\$	0.08	\$	3,632.57	\$	108,977.20	\$109,000	
40	\$	0.07	\$	3,047.91	\$	121,916.29	\$121,900	
50	\$	0.06	\$	2,660.03	\$	133,001.53	\$133,000	
100	\$	0.04	\$	1,742.84	\$	174,284.33	\$174,300	

Dollars Per Acre



Acreage Values

