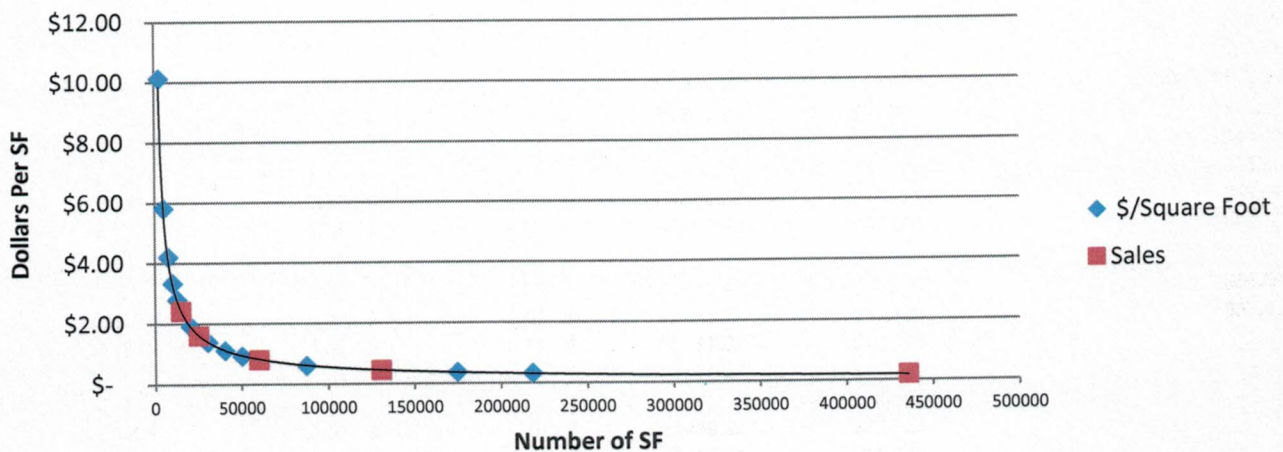


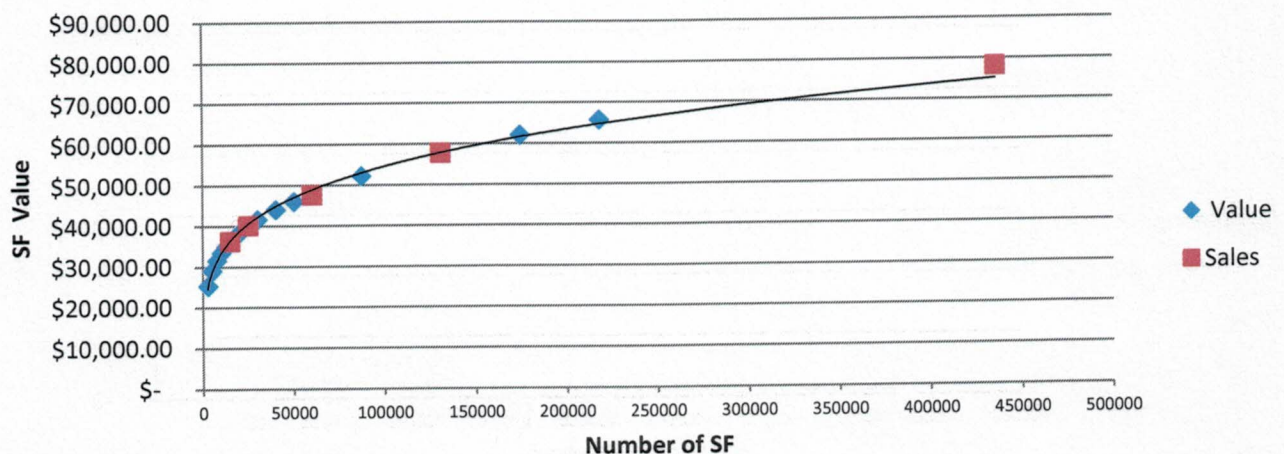
## 4100 LAND TABLE

| 4100 RESIDENTIAL Land Rate Progression |       |                  |       |       |           |               | Note          |
|----------------------------------------|-------|------------------|-------|-------|-----------|---------------|---------------|
| SF                                     | ACRE  | \$ / Square Foot |       | Value |           | Value Rounded |               |
| 2500                                   | 0.06  | \$               | 10.12 | \$    | 25,297.54 | \$25,300      | EXPONENT 0.20 |
| 5000                                   | 0.11  | \$               | 5.81  | \$    | 29,059.24 | \$29,100      | \$22,617      |
| 7500                                   | 0.17  | \$               | 4.20  | \$    | 31,513.93 | \$31,500      | \$27,175      |
| 10000                                  | 0.23  | \$               | 3.34  | \$    | 33,380.31 | \$33,400      | \$32,967      |
| 12500                                  | 0.29  | \$               | 2.79  | \$    | 34,903.77 | \$34,900      | \$35,813      |
| 15000                                  | 0.34  | \$               | 2.41  | \$    | 36,200.00 | \$36,200      | EXPONENT 0.20 |
| 20000                                  | 0.46  | \$               | 1.92  | \$    | 38,343.90 | \$38,300      | \$41,167      |
| 25000                                  | 0.57  | \$               | 1.60  | \$    | 40,093.90 | \$40,100      | \$44,000      |
| 30000                                  | 0.69  | \$               | 1.39  | \$    | 41,582.88 | \$41,600      | \$46,300      |
| 40000                                  | 0.92  | \$               | 1.10  | \$    | 44,045.58 | \$44,000      | \$48,933      |
| 50000                                  | 1.15  | \$               | 0.92  | \$    | 46,055.80 | \$46,100      | \$51,167      |
| 60000                                  | 1.38  | \$               | 0.79  | \$    | 47,600.00 | \$47,600      | EXPONENT 0.25 |
| 87120                                  | 2.00  | \$               | 0.60  | \$    | 52,251.48 | \$52,300      | \$54,595      |
| 130680                                 | 3.00  | \$               | 0.44  | \$    | 57,825.77 | \$57,800      | \$57,499      |
| 174240                                 | 4.00  | \$               | 0.36  | \$    | 62,137.83 | \$62,100      |               |
| 217800                                 | 5.00  | \$               | 0.30  | \$    | 65,702.76 | \$65,700      |               |
| 435600                                 | 10.00 | \$               | 0.18  | \$    | 78,134.19 | \$78,100      |               |
| 653400                                 | 15.00 | \$               | 0.13  | \$    | 86,469.69 | \$86,500      |               |
| 871200                                 | 20.00 | \$               | 0.11  | \$    | 92,917.73 | \$92,900      |               |

## Dollars Per SF



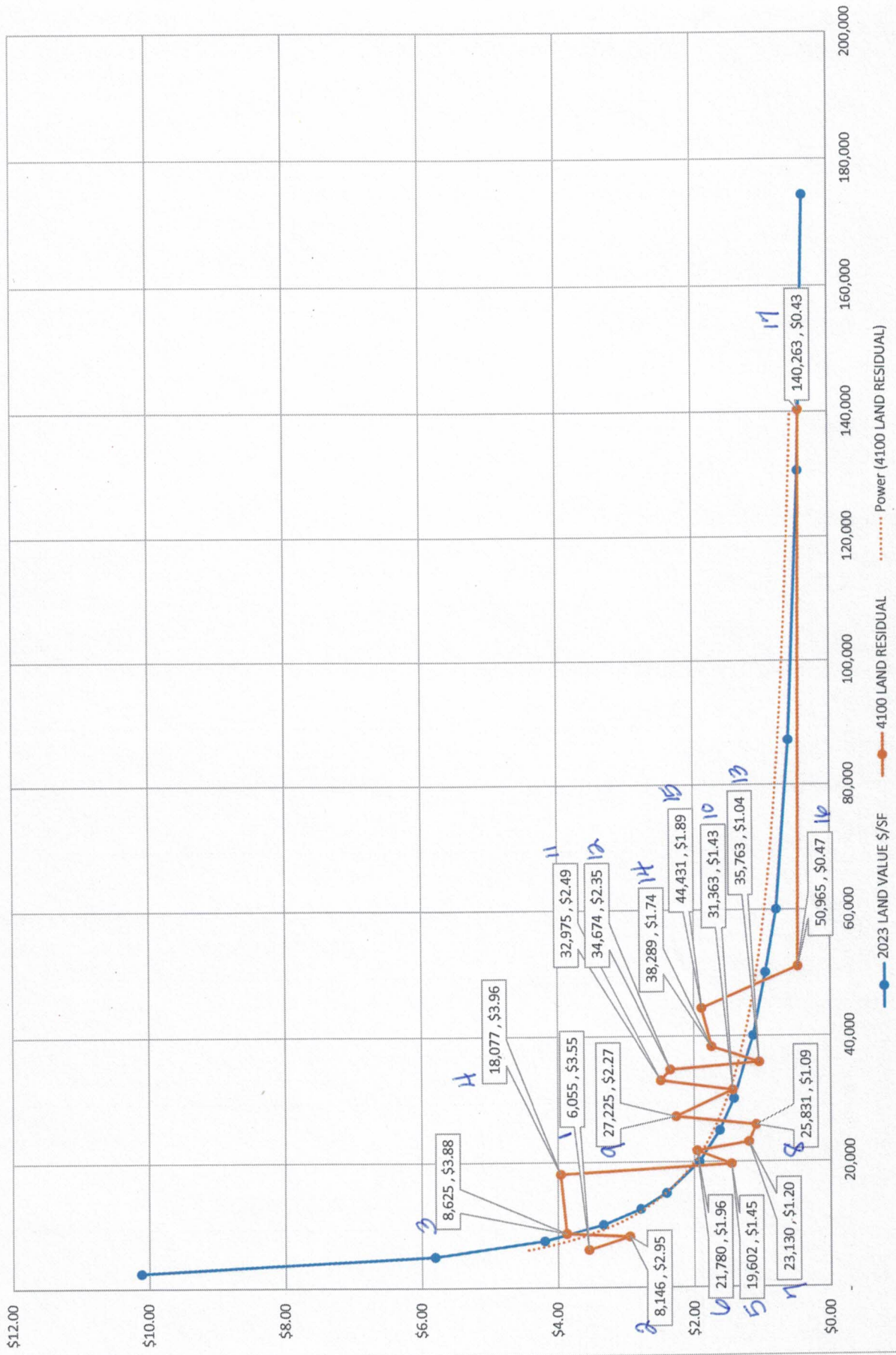
## SF Values



**4100 LAND - HEATH**

| CHART # | Parcel Number | Street Address   | Sale Date | Sale Price | Vet Acre: | SF      | Dollars/SqFt |
|---------|---------------|------------------|-----------|------------|-----------|---------|--------------|
| 1       | 09-550-021-00 | 4665 135TH AVE   | 09/28/20  | \$170,000  | 0.14      | 6,055   | \$3.55       |
| 2       | 09-650-019-00 | 3535 WILLYARD ST | 05/28/21  | \$165,900  | 0.19      | 8,146   | \$2.95       |
| 3       | 09-550-041-00 | 3468 HUBBARD ST  | 05/11/20  | \$185,000  | 0.20      | 8,625   | \$3.88       |
| 4       | 09-550-060-01 | 3465 HUBBARD     | 08/31/21  | \$266,500  | 0.42      | 18,077  | \$3.96       |
| 5       | 09-006-087-00 | 3451 HUBBARD     | 04/22/20  | \$113,700  | 0.45      | 19,602  | \$1.45       |
| 6       | 09-550-057-01 | 3477 HUBBARD     | 02/26/21  | \$190,800  | 0.50      | 21,780  | \$1.96       |
| 7       | 09-005-035-00 | 4530 135TH       | 09/18/20  | \$224,000  | 0.53      | 23,130  | \$1.20       |
| 8       | 09-550-023-00 | 4688 OAK         | 11/25/20  | \$304,000  | 0.59      | 25,831  | \$1.09       |
| 9       | 09-006-108-00 | 4690 SOUTH       | 10/23/20  | \$269,000  | 0.63      | 27,225  | \$2.27       |
| 10      | 09-007-008-00 | 4644 & 4646      | 12/16/21  | \$45,000   | 0.72      | 31,363  | \$1.43       |
| 11      | 09-650-077-50 | 3569 47TH        | 05/07/21  | \$213,900  | 0.76      | 32,975  | \$2.49       |
| 12      | 09-550-064-00 | 4643 135TH AVE   | 04/16/21  | \$260,000  | 0.80      | 34,674  | \$2.35       |
| 13      | 09-550-067-00 | 4631 135TH AVE   | 06/26/20  | \$267,000  | 0.82      | 35,763  | \$1.04       |
| 14      | 09-005-028-00 | 4435 134TH AVE   | 09/28/21  | \$329,200  | 0.88      | 38,289  | \$1.74       |
| 15      | 09-006-017-00 | 3564 47TH        | 10/19/21  | \$353,000  | 1.02      | 44,431  | \$1.89       |
| 16      | 09-100-026-00 |                  | 02/25/22  | \$24,000   | 1.17      | 50,965  | \$0.47       |
| 17      | 09-100-026-00 |                  | 04/15/21  | \$60,000   | 3.22      | 140,263 | \$0.43       |

# 4100 LAND VALUES - HEATH



# 410 ECF 1.071

| 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. |
|---------------|------------------|-----------|-------------|--------|---------------|--------------|----------------|----------------|----------------|-------------|----------------|----------------|--------|
| 09-005-028-00 | 4435 134TH AVE   | 09/28/21  | \$329,200   | WD     | 03-ARM'S LE   | \$329,200    | \$117,400      | 35.66          | \$298,337      | \$94,347    | \$234,853      | \$197,665      | 1.188  |
| 09-005-035-00 | 4530 135TH       | 09/18/20  | \$224,000   | WD     | 03-ARM'S LE   | \$224,000    | \$93,100       | 41.56          | \$230,322      | \$53,743    | \$170,257      | \$171,104      | 0.995  |
| 09-006-017-00 | 3564 47TH        | 10/19/21  | \$353,000   | WD     | 03-ARM'S LE   | \$353,000    | \$128,600      | 36.43          | \$306,192      | \$61,709    | \$291,291      | \$236,902      | 1.230  |
| 09-006-087-00 | 3451 HUBBARD     | 04/22/20  | \$113,700   | WD     | 03-ARM'S LE   | \$113,700    | \$57,900       | 50.92          | \$119,309      | \$34,292    | \$79,408       | \$82,381       | 0.964  |
| 09-006-104-00 | 4702 SOUTH       | 04/21/20  | \$147,000   | WD     | 03-ARM'S LE   | \$147,000    | \$68,600       | 46.67          | \$185,465      | \$36,509    | \$110,491      | \$144,337      | 0.766  |
| 09-006-108-00 | 4690 SOUTH       | 10/23/20  | \$269,000   | WD     | 03-ARM'S LE   | \$269,000    | \$92,500       | 34.39          | \$241,690      | \$47,645    | \$221,355      | \$188,028      | 1.177  |
| 09-550-021-00 | 4665 135TH AVE   | 09/28/20  | \$170,000   | WD     | 03-ARM'S LE   | \$170,000    | \$84,100       | 49.47          | \$176,864      | \$31,900    | \$138,100      | \$140,469      | 0.983  |
| 09-550-023-00 | 4688 OAK         | 11/25/20  | \$304,000   | WD     | 03-ARM'S LE   | \$304,000    | \$108,000      | 35.53          | \$310,843      | \$60,546    | \$243,454      | \$242,536      | 1.004  |
| 09-550-041-00 | 3468 HUBBARD ST  | 05/11/20  | \$185,000   | WD     | 03-ARM'S LE   | \$185,000    | \$81,600       | 44.11          | \$181,743      | \$33,274    | \$151,726      | \$143,865      | 1.055  |
| 09-550-057-01 | 3477 HUBBARD     | 02/26/21  | \$190,800   | WD     | 03-ARM'S LE   | \$190,800    | \$75,500       | 39.57          | \$182,529      | \$37,447    | \$153,353      | \$140,583      | 1.091  |
| 09-550-060-01 | 3465 HUBBARD     | 08/31/21  | \$266,500   | WD     | 03-ARM'S LE   | \$266,500    | \$90,700       | 34.03          | \$228,727      | \$39,968    | \$226,532      | \$182,906      | 1.239  |
| 09-550-064-00 | 4643 135TH AVE   | 04/16/21  | \$260,000   | WD     | 03-ARM'S LE   | \$260,000    | \$88,200       | 33.92          | \$214,729      | \$95,783    | \$164,217      | \$145,258      | 1.131  |
| 09-550-067-00 | 4631 135TH AVE   | 06/26/20  | \$267,000   | WD     | 03-ARM'S LE   | \$267,000    | \$101,500      | 38.01          | \$265,845      | \$41,887    | \$225,113      | \$217,014      | 1.037  |
| 09-650-019-00 | 3535 WILLIARD ST | 05/28/21  | \$165,900   | WD     | 03-ARM'S LE   | \$165,900    | \$82,000       | 49.43          | \$171,740      | \$31,050    | \$134,850      | \$136,328      | 0.989  |
| 09-650-077-50 | 3569 47TH        | 05/07/21  | \$213,900   | WD     | 19-MULTI P/   | \$213,900    | \$91,100       | 42.59          | \$193,965      | \$65,522    | \$148,378      | \$122,443      | 1.212  |
| Totals:       |                  |           | \$3,459,000 |        |               | \$3,459,000  | \$1,360,800    |                | \$3,308,300    |             | \$2,693,378    | \$2,491,818    |        |
|               |                  |           |             |        |               |              | Sale. Ratio => | 39.34          |                |             |                | E.C.F. =>      | 1.081  |
|               |                  |           |             |        |               |              | Std. Dev. =>   | 6.08           |                |             |                | Ave. E.C.F. => | 1.071  |

Std. Deviation=> 0.128974104  
Ave. Variance=> 10.2983

Coefficient: 9.619071387

|                        |          |          |    |             |          |          |       |           |         |          |       |
|------------------------|----------|----------|----|-------------|----------|----------|-------|-----------|---------|----------|-------|
| NOT USED - VACANT LAND | 08/11/21 | \$45,000 | WD | 03-ARM'S LE | \$45,000 | \$16,000 | 35.56 | \$121,447 | \$8,567 | \$82,378 | 0.104 |
|------------------------|----------|----------|----|-------------|----------|----------|-------|-----------|---------|----------|-------|