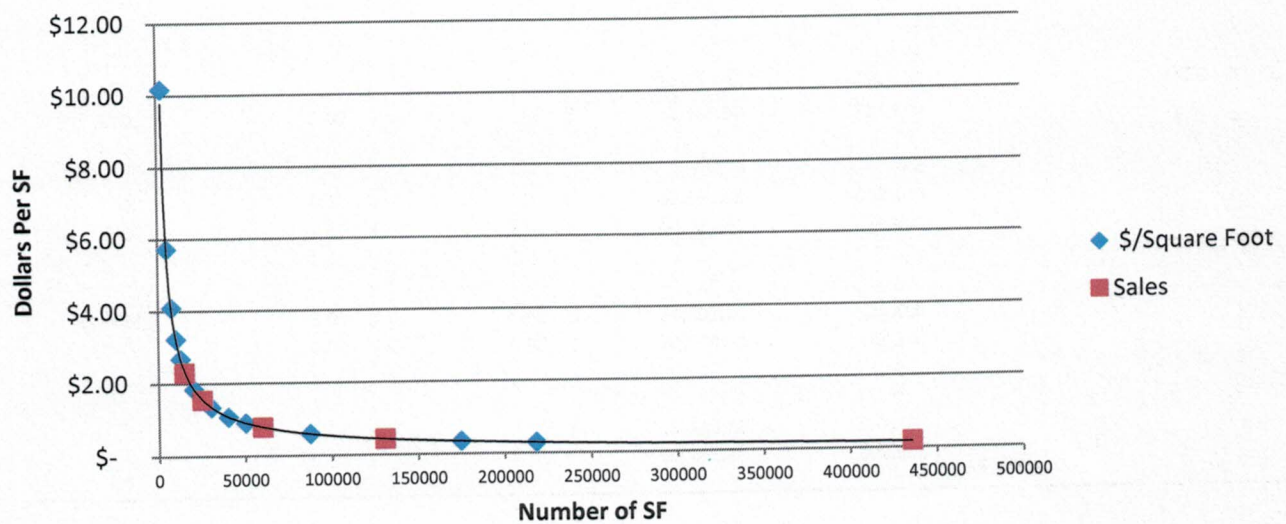


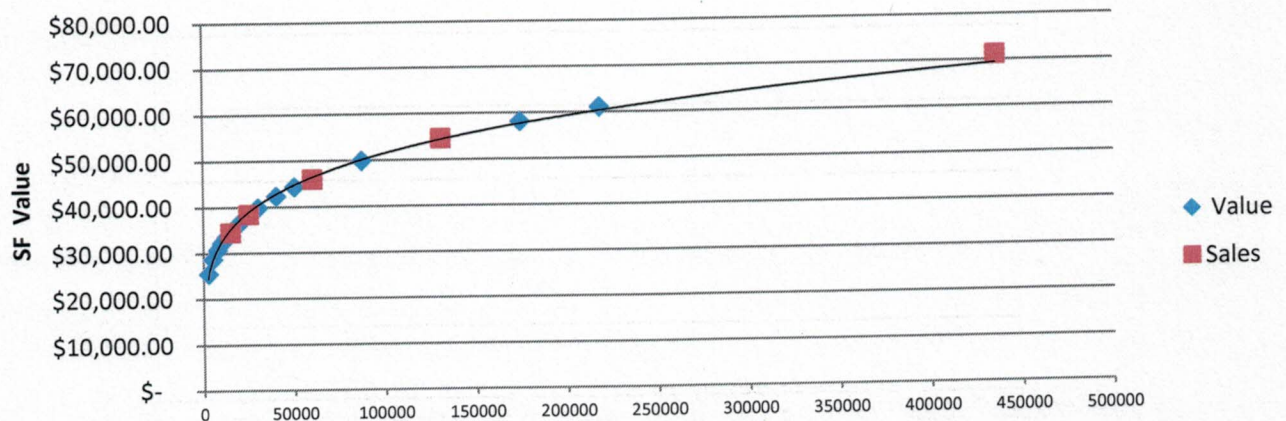
4200 LAND TABLE

4200 RESIDENTIAL Land Rate Progression (5)							Note
SF	ACRE	\$ / Square Foot		Value		Value Rounded	
2500	0.06	\$	10.18	\$	25,440.95	\$25,400	EXPONENT 0.17
5000	0.11	\$	5.72	\$	28,622.56	\$28,600	
7500	0.17	\$	4.09	\$	30,665.07	\$30,700	
10000	0.23	\$	3.22	\$	32,202.05	\$32,200	
12500	0.29	\$	2.68	\$	33,447.09	\$33,400	
15000	0.34	\$	2.30	\$	34,500.00	\$34,500	EXPONENT 0.21
20000	0.46	\$	1.83	\$	36,648.50	\$36,600	
25000	0.57	\$	1.54	\$	38,406.73	\$38,400	
30000	0.69	\$	1.33	\$	39,905.74	\$39,900	
40000	0.92	\$	1.06	\$	42,390.89	\$42,400	
50000	1.15	\$	0.89	\$	44,424.61	\$44,400	
60000	1.38	\$	0.77	\$	46,000.00	\$46,000	EXPONENT 0.22
87120	2.00	\$	0.57	\$	49,933.33	\$49,900	
130680	3.00	\$	0.42	\$	54,592.20	\$54,600	
174240	4.00	\$	0.33	\$	58,159.02	\$58,200	
217800	5.00	\$	0.28	\$	61,085.38	\$61,100	
435600	10.00	\$	0.16	\$	71,148.20	\$71,100	
653400	15.00	\$	0.12	\$	77,786.45	\$77,800	
871200	20.00	\$	0.10	\$	82,868.69	\$82,900	

Dollars Per SF



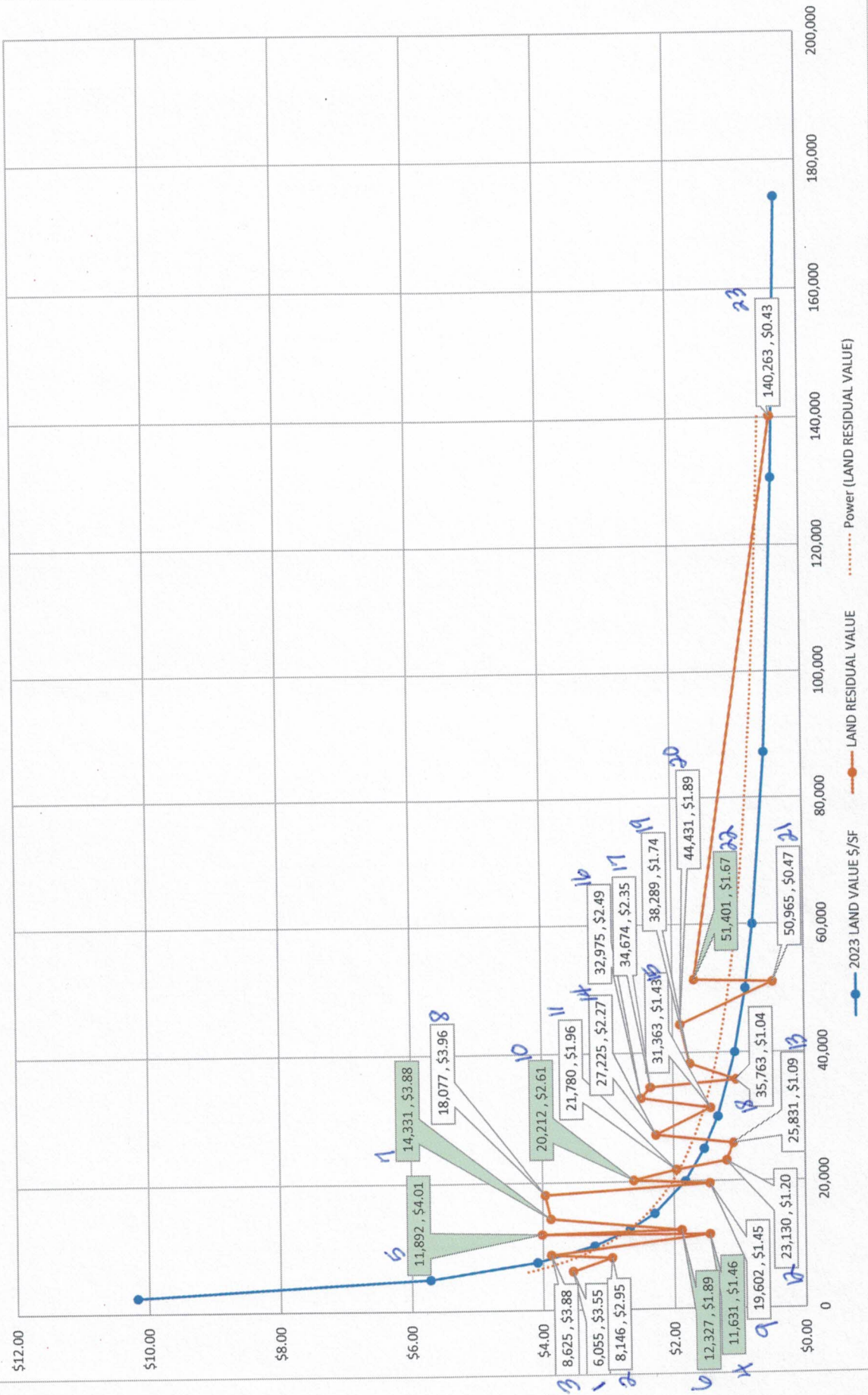
SF Values



4200 LAND VALUE - HEATH

CHART #	Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	SF	\$/SF
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	18-250-003-00	3655 LINCOLN	03/16/21	\$17,000	0.27	11,631	\$1.46
5	09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	0.27	11,892	\$4.01
6	09-006-007-10	3532 LINCOLN	08/04/20	\$190,000	0.28	12,327	\$1.89
7	09-006-008-00	3528 LINCOLN	12/02/21	\$180,000	0.33	14,331	\$3.88
8	09-550-060-01	3465 HUBBARD	08/31/21	\$266,500	0.42	18,077	\$3.96
9	09-006-087-00	3451 HUBBARD	04/22/20	\$113,700	0.45	19,602	\$1.45
10	18-405-012-00	3633 LINCOLN ROAD	01/06/21	\$207,500	0.46	20,212	\$2.61
11	09-550-057-01	3477 HUBBARD	02/26/21	\$190,800	0.50	21,780	\$1.96
12	09-005-035-00	4530 135TH	09/18/20	\$224,000	0.53	23,130	\$1.20
13	09-550-023-00	4688 OAK	11/25/20	\$304,000	0.59	25,831	\$1.09
14	09-006-108-00	4690 SOUTH	10/23/20	\$269,000	0.63	27,225	\$2.27
15	09-007-008-00	4644 & 4646	12/16/21	\$45,000	0.72	31,363	\$1.43
16	09-650-077-50	3569 47TH	05/07/21	\$213,900	0.76	32,975	\$2.49
17	09-550-064-00	4643 135TH AVE	04/16/21	\$260,000	0.80	34,674	\$2.35
18	09-550-067-00	4631 135TH AVE	06/26/20	\$267,000	0.82	35,763	\$1.04
19	09-005-028-00	4435 134TH AVE	09/28/21	\$329,200	0.88	38,289	\$1.74
20	09-006-017-00	3564 47TH	10/19/21	\$353,000	1.02	44,431	\$1.89
21	09-100-026-00	135TH	02/25/22	\$24,000	1.17	50,965	\$0.47
22	18-250-004-00	3651 M-40	06/09/21	\$225,000	1.18	51,401	\$1.67
23	09-100-026-00	135TH	04/15/21	\$60,000	3.22	140,263	\$0.43

4200 LAND TABLE - HEATH (green data on M-40)



4100 & 4200 HEATH										Totals:			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	h c	Cur. Appraisal	Land Residual	Net Acres	Dollars/SqFt		
09-006-087-00	3451 HUBBARD	04/22/20	\$113,700	WD	03-ARM'S	\$113,700		\$119,309	\$28,511	0.45	\$145		
09-550-041-00	3468 HUBBARD ST	05/11/20	\$185,000	WD	03-ARM'S	\$185,000		\$181,743	\$33,431	0.20	\$3.88		
09-550-067-00	4631 135TH AVE	06/26/20	\$267,000	WD	03-ARM'S	\$267,000		\$265,845	\$37,331	0.82	\$1.04		
09-006-007-10	3532 LINCOLN	08/04/20	\$190,000	WD	03-ARM'S	\$190,000		\$197,040	\$23,304	0.28	\$1.89		
09-005-035-00	4530 135TH	09/18/20	\$224,000	WD	03-ARM'S	\$224,000		\$230,322	\$27,684	0.53	\$1.20		
09-550-021-00	4665 135TH AVE	09/28/20	\$170,000	WD	03-ARM'S	\$170,000		\$176,864	\$21,488	0.14	\$3.55		
09-006-108-00	4690 SOUTH	10/23/20	\$269,000	WD	03-ARM'S	\$269,000		\$241,690	\$61,759	0.63	\$2.27		
09-550-023-00	4688 OAK	11/25/20	\$304,000	WD	03-ARM'S	\$304,000		\$310,843	\$28,176	0.59	\$1.09		
09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	WD	03-ARM'S	\$145,000		\$127,462	\$47,722	0.27	\$4.01		
09-550-057-01	3477 HUBBARD	02/26/21	\$190,800	WD	03-ARM'S	\$190,800		\$182,529	\$42,720	0.50	\$1.96		
09-100-026-00	135TH	04/15/21	\$60,000	WD	19-MULTI	\$60,000		\$37,519	\$60,000	3.22	\$0.43		
09-550-064-00	4643 135TH AVE	04/16/21	\$260,000	WD	03-ARM'S	\$260,000		\$214,729	\$81,339	0.80	\$2.35		
09-650-077-50	3569 47TH	05/07/21	\$213,900	WD	19-MULTI	\$213,900		\$193,965	\$82,051	0.76	\$2.49		
09-650-019-00	3535 WILLYARD ST	05/28/21	\$165,900	WD	03-ARM'S	\$165,900		\$171,740	\$24,037	0.19	\$2.95		
09-550-060-01	3465 HUBBARD	08/31/21	\$266,500	WD	03-ARM'S	\$266,500		\$228,727	\$71,586	0.42	\$3.96		
09-005-028-00	4435 134TH AVE	09/28/21	\$329,200	WD	03-ARM'S	\$329,200		\$298,337	\$66,812	0.88	\$1.74		
09-006-017-00	3564 47TH	10/19/21	\$353,000	WD	03-ARM'S	\$353,000		\$306,192	\$83,762	1.02	\$1.89		
09-006-008-00	3528 LINCOLN	12/02/21	\$180,000	WD	03-ARM'S	\$180,000		\$154,814	\$55,618	0.33	\$3.88		
09-007-008-00	4644 & 4646	12/16/21	\$45,000	WD	03-ARM'S	\$45,000		\$42,859	\$45,000	0.72	\$1.43		
09-100-026-00	135TH	02/25/22	\$24,000	WD	03-ARM'S	\$24,000		\$22,591	\$24,000	1.17	\$0.47		
Totals:						\$3,956,000		\$3,705,120	\$946,331	13.91	Average		
						\$				per Net Acre=>	\$1.56		

4200 OVERISEL										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Dollars/SqFt
18-250-003-00	3655 LINCOLN	03/16/21	\$17,000	WD	03-ARM'S	\$17,000	\$39,013	\$17,000	0.27	\$1.46
18-250-004-00	3651 M-40	06/09/21	\$225,000	WD	03-ARM'S	\$225,000	\$177,123	\$85,845	1.18	\$1.67
18-405-012-00	3633 LINCOLN ROAD	01/06/21	\$207,500	WD	03-ARM'S	\$207,500	\$187,469	\$52,783	0.46	\$2.61
Totals:			\$449,500			\$449,500	\$403,605	\$155,628	1.91	
									A Average	Average
									per Net Acre=>	\$1.87

420 ECF 0.992

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.
09-006-007-10	3532 LINCORN	08/04/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,200	45.89	\$197,040	\$40,793	\$149,207	\$161,579	0.923
09-006-008-00	3528 LINCORN	12/02/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,500	39.17	\$154,814	\$35,026	\$144,974	\$123,876	1.170
09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,900	37.86	\$127,462	\$35,136	\$109,864	\$95,477	1.151
09-650-031-00	3549 LINCORN	02/10/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$69,400	59.06	\$140,523	\$22,280	\$95,220	\$122,278	0.779
Totals:			\$632,500			\$632,500	\$282,000		\$619,839		\$499,265	\$503,210	
								Sale. Ratio =>	44.58	E.C.F. =>			
								Std. Dev. =>	9.71	Ave. E.C.F. =>			
										0.992			
										1.006			

Std. Deviation=> 0.188335015

Ave. Variance=> 15.4715

Coefficient , 15.3824403