

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/A cre	Acres
008-022-100-06	2028 N 136TH AVE	08/05/22	\$123,000	WD	\$123,000	\$105,372	\$31,307	\$13,679	1.09	1.09	\$28,722	
008-020-300-04	1814 N 122ND AVE	06/28/21	\$95,000	WD	\$95,000	\$90,873	\$16,630	\$12,503	1.48	1.48	\$11,236	
											<b>\$19,979 1-1.99</b>	
008-002-400-03	3648 E HARRISON R	06/23/21	\$19,000	WD	\$19,000	\$35,179	\$19,000	\$32,679	2.88	2.88	\$6,597	
008-032-200-05	1345 E FILMORE	04/14/20	\$109,000	WD	\$109,000	\$98,799	\$32,395	\$22,194	4.00	4.00	\$8,099	
											<b>\$7,348 2.00-4.00</b>	
008-029-100-11		07/03/20	\$60,000	MLC	\$15,000	\$35,563	\$15,000	\$35,563	5.00	5.00	\$3,000	
008-029-100-13	1294 N 122ND AVE	07/03/20	\$60,000	MLC	\$15,000	\$30,054	\$15,000	\$30,054	5.00	5.00	\$3,000	
008-006-400-03	525 E LEVER RD	05/23/20	\$36,000	MLC	\$36,000	\$61,979	\$15,084	\$41,063	8.00	8.00	\$1,886	
											<b>\$2,629 4.01-9.99</b>	
008-010-100-04		10/05/20	\$130,000	WD	\$27,400	\$35,310	\$27,400	\$35,310	10.00	10.00	\$2,740	
008-029-100-14	1232 N 122ND AVE	12/17/21	\$35,000	MLC	\$35,000	\$51,383	\$17,823	\$34,206	10.00	10.00	\$1,782	
											<b>\$2,261 10-19.99</b>	
008-002-300-02		07/14/21	\$150,000	WD	\$150,000	\$56,520	\$150,000	\$56,520	20.00	20.00	\$7,500	
008-023-100-01	3275 E POLK RD	10/08/21	\$195,700	WD	\$195,700	\$104,753	\$143,228	\$52,281	20.00	20.00	\$7,161	
											<b>\$7,331 20-29</b>	
008-011-400-03		02/05/21	\$75,000	WD	\$75,000	\$65,160	\$75,000	\$65,160	40.00	40.00	\$1,875	
008-002-100-06		07/14/21	\$150,000	WD	\$150,000	\$70,829	\$150,000	\$70,829	44.25	44.25	\$3,390	
											<b>\$2,632 29.01-100</b>	
008-036-300-02	4200 BASELINE	09/18/20	\$275,000	WD	\$275,000	\$203,640	\$275,000	\$203,640	120.00	120.00	\$2,292	<b>100+</b>
<b>Totals:</b>			<b>\$1,512,700</b>		<b>\$1,320,100</b>	<b>\$1,045,414</b>	<b>\$982,867</b>	<b>\$705,681</b>	<b>291.70</b>	<b>291.70</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Inst r.	Inf. Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
008-002-300-07	3404 E HARRISON F	09/16/19	\$74,500	WD	\$74,500	\$28,400	\$56,853	\$5,393	\$69,107	\$100,902	0.685	1,624	\$42.55	RANCH
008-020-300-04	1814 N 122ND AVE	06/28/21	\$95,000	WD	\$95,000	\$45,400	\$90,873	\$15,367	\$79,633	\$125,425	0.635	1,656	\$48.09	RANCH
008-024-200-05	4728 E FOX RD	04/12/19	\$150,000	WD	\$150,000	\$62,600	\$125,170	\$69,189	\$80,811	\$109,767	0.736	740	\$109.20	RANCH
008-030-200-01	425 E TAYLOR RD	09/03/20	\$35,000	WD	\$35,000	\$39,700	\$78,583	\$26,587	\$8,413	\$83,865	0.100	1,445	\$5.82	RANCH
008-032-200-05	1345 E FILMORE	04/14/20	\$109,000	WD	\$109,000	\$50,500	\$98,799	\$22,786	\$86,214	\$122,602	0.703	864	\$99.78	RANCH
008-034-300-02	2785 E SCOUT RD	10/08/19	\$20,000	WD	\$20,000	\$10,600	\$21,137	\$5,181	\$14,819	\$31,286	0.474	740	\$20.03	RANCH
<b>Totals:</b>			<b>\$483,500</b>		<b>\$483,500</b>	<b>\$237,200</b>	<b>\$471,415</b>		<b>\$338,997</b>	<b>\$573,846</b>			<b>\$54.25</b>	
											<b>E.C.F. =&gt;</b>	<b>0.591</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
008-006-400-07	4575 N 120TH AVE	05/23/20	\$36,000	MLC	\$36,000	\$20,700	\$40,344	\$4,192	\$31,808	\$62,331	0.510	1,152	\$27.61	MOBILE
008-019-200-04	2152 N 116TH AVE	03/18/21	\$65,000	WD	\$65,000	\$21,900	\$41,366	\$11,185	\$53,815	\$58,604	0.918	996	\$54.03	MOBILE
<b>Totals:</b>			<b>\$101,000</b>		<b>\$101,000</b>	<b>\$42,600</b>	<b>\$81,710</b>		<b>\$85,623</b>	<b>\$120,935</b>			<b>\$40.82</b>	
											<b>E.C.F. =&gt;</b>	<b>0.708</b>		

Parcel Number	Street Address	Sale Date	Adj. Sales		Residual Value	Cost Manual	ECF
			Price	Land Value			
017-016-300-08	7173 S OCEANA DR	3/27/2020	\$ 60,000.00	\$ 30,282.00	\$ 23,718.00	\$ 62,788.00	0.378
007-020-200-13		8/25/2020	\$ 110,000.00	\$ 31,248.00	\$ 44,752.00	\$ 102,651.00	0.436
405-001-00		6/22/2021	\$ 40,000.00	\$ 3,218.00	\$ 24,784.00	\$ 58,232.00	0.426
					\$ 93,254.00	\$ 223,671.00	

\*Sales analyzed throughout county to determine appropriate value\*

<b>USE ECF</b>	<b>0.417</b>
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Parcel Number	Street Address	Sale Date	Sale Price	Instr	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
008-002-400-06	3956 E HARRISON R	03/21/18	\$100,000	WD	\$31,767	\$19,101	8.00	8.00	\$3,971
008-010-400-05	3351 N 144TH AVE	11/07/17	\$10,000	WD	\$1,875	\$10,000	0.66	0.66	\$3,136
046-40-035-00		04/06/20	\$120,000		\$35,000	\$45,776	2.06	2.06	\$8,114
615-009-00	9523 N BR US 131	12/23/20	\$254,000	WD	\$146,129	\$38,071	16.00	16.00	\$9,133
008-020-100-01	2073 N 122ND AVE	09/08/17	\$323,500	WD	\$269,887	\$207,900	80.00	80.00	\$3,374
<b>Totals:</b>			<b>\$807,500</b>		<b>\$484,658</b>	<b>\$320,848</b>	<b>106.72</b>	<b>106.72</b>	
							<b>Average Net Acre= 3,006.39</b>		

\*Sales analyzed throughout county to determine appropriate Value\*

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
008-002-100-01		07/09/21	\$60,900	WD	\$60,900	\$28,100	\$56,217	\$60,900	\$56,217	19.00	19.00	\$3,205
008-003-100-02		12/16/20	\$85,000	WD	\$85,000	\$61,000	\$122,520	\$85,000	\$122,520	42.21	42.21	\$2,014
008-003-200-01		06/24/21	\$1,000,000	WD	\$166,658	\$107,300	\$214,509	\$166,658	\$214,509	72.40	72.40	\$2,302
008-003-300-10		06/24/21	\$1,000,000	WD	\$163,116	\$67,200	\$214,509	\$163,116	\$214,509	72.40	45.31	\$2,253
008-006-400-13		05/13/21	\$140,000	WD	\$140,000	\$84,400	\$149,553	\$140,000	\$149,553	55.76	55.76	\$2,511
008-013-300-02		10/15/21	\$121,830	WD	\$121,830	\$59,400	\$118,833	\$121,830	\$118,833	40.00	40.00	\$3,046
008-022-400-04		01/12/21	\$125,000	WD	\$125,000	\$59,200	\$118,833	\$125,000	\$118,833	40.00	40.00	\$3,125
008-023-200-02		11/25/20	\$50,000	WD	\$50,000	\$29,600	\$59,417	\$50,000	\$59,417	20.00	20.00	\$2,500
008-023-200-05		08/31/21	\$100,000	WD	\$100,000	\$44,600	\$89,125	\$100,000	\$89,125	30.00	30.00	\$3,333
008-024-200-01		07/23/21	\$180,000	WD	\$180,000	\$90,300	\$180,535	\$180,000	\$180,535	60.00	60.00	\$3,000
<b>Totals:</b>			<b>\$2,862,730</b>		<b>\$1,192,504</b>	<b>\$631,100</b>	<b>\$1,324,051</b>	<b>\$1,192,504</b>	<b>\$1,324,051</b>	<b>451.77</b>	<b>424.68</b>	
											<b>\$/Acre</b>	<b>2,639.63</b>

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008-015-300-03	2636 E POLK RD	05/17/21	\$270,000	WD	\$270,000	\$148,700	\$297,367	\$243,057	\$26,943	\$97,856	0.275	1,542		AG RANCH
008-019-100-02	317 E POLK RD	07/27/20	\$280,000	WD	\$280,000	\$102,800	\$203,822	\$63,497	\$216,503	\$252,838	0.856	1,617		AG RANCH
008-020-200-01	2315 N 128TH AVE	05/06/20	\$270,000	MLC	\$270,000	\$154,800	\$306,418	\$235,253	\$34,747	\$128,225	0.271	2,092		AG 2 STORY
008-022-100-03	2028 N 136TH AVE	05/27/22	\$210,000	WD	\$210,000	\$75,600	\$151,105	\$67,886	\$142,114	\$129,423	1.098	1,584		AG 2 STORY
<b>Totals:</b>			<b>\$1,030,000</b>		<b>\$1,030,000</b>	<b>\$481,900</b>	<b>\$958,712</b>		<b>\$420,307</b>	<b>\$608,342</b>				
											<b>E.C.F. =&gt;</b>	<b>0.691</b>		