

UNPLATTED & GRAVEL LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
12-017-024-20	5769 106TH AVENUE	10/10/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,000	48.70	\$112,076	\$15,551	\$12,627	0.872	0.97	\$13,032	\$0.41	GRAVL	4893/949		GRAVEL	401
12-001-014-11	1125 50TH ST	8/31/2023	\$99,750	WD	03-ARM'S LENGTH	\$99,750	\$46,500	46.62	\$93,000	\$20,286	\$15,512	0.93	1	\$18,442	\$0.50	GRAVL	4886/708		GRAVEL	401
12-018-017-00	5945 106TH ST	8/23/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,000	46.26	\$157,877	\$20,904	\$17,877	1.836	2	\$15,453	\$0.39	GRAVL	4958/918		GRAVEL	401
12-006-010-80	5979 KIMBERLY	4/26/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,400	47.60	\$142,831	\$36,761	\$20,448	2.1	2.1	\$17,505	\$0.40	GRAVL	4852-865		GRAVEL	401
12-007-007-63	923 60TH	3/15/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$193,000	48.25	\$385,999	\$43,395	\$29,394	2.64	2.64	\$16,438	\$0.38	PAVED	4927/976		PAVED	401
12-008-087-20	5671 106TH AVE	5/1/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,000	47.92	\$230,062	\$37,494	\$27,556	2.83	3.003	\$12,486	\$0.30	GRAVL	4940/97		GRAVEL	401
12-009-050-01	861 56TH ST	7/24/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,800	47.42	\$227,666	\$46,896	\$34,552	2.92	2.92	\$16,057	\$0.37	PAVED	4960/621		PAVED	401
12-018-022-00	796 58TH ST	4/4/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,500	43.33	\$99,030	\$48,790	\$24,760	2.996	2.35	\$16,265	\$0.37	PAVED	4843/807		PAVED	401
12-030-002-10	318 58TH ST	8/15/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$91,700	48.26	\$183,420	\$47,408	\$40,828	4.875	5	\$9,482	\$0.22	GRAVL	4967/562		GRAVEL	401
12-011-004-10	5180 110TH AVE	9/8/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,500	49.39	\$162,939	\$56,331	\$54,270	6.48	6.503	\$8,662	\$0.20	GRAVL	4885-923		GRAVEL	401
12-007-007-30	5941 109TH AVENUE	4/30/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,700	49.00	\$225,493	\$76,940	\$72,433	8.103	8.103	\$9,495	\$0.22	PAVED	4944/367		PAVED	401
12-002-003-00	4870 112TH AVE	12/9/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,400	42.72	\$108,886	\$88,322	\$70,198	9.75	10	\$8,831	\$0.21	GRAVL	4929/46		GRAVEL	401
12-001-013-00	1155 50TH ST	2/14/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,500	50.63	\$318,954	\$60,141	\$69,095	9.488	9.8	\$6,467	\$0.16	GRAVL	5011/410		GRAVEL	401
12-036-025-00	4956 101ST AVE	1/12/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$182,200	49.24	\$364,428	\$74,718	\$69,146	9.5	10	\$7,472	\$0.18	GRAVL	4916/396		GRAVEL	401
12-002-003-00	1064 50TH ST	10/24/2023	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$33,100	56.16	\$70,126	\$62,500	\$70,126	9.733	10	\$6,250	\$0.15	GRAVL	4899/674		GRAVEL	401
12-001-001-00	4804 112TH AVE	1/3/2024	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$65,500	45.80	\$131,017	\$82,181	\$70,198	9.75	10	\$8,218	\$0.19	GRAVL	4915/581		GRAVEL	401
12-024-010-00	529 50TH ST	12/12/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,600	50.80	\$203,172	\$93,519	\$96,691	9.75	10	\$9,352	\$0.22	GRAVL	4997/943		GRAVEL	401
12-030-002-30	308 58TH ST	8/8/2024	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$143,000	47.83	\$285,935	\$83,263	\$70,198	9.75	10	\$8,326	\$0.20	GRAVL	4964/422		GRAVEL	401
12-013-018-00	106TH AVE	3/12/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,600	44.50	\$71,250	\$80,000	\$71,250	9.8	10	\$8,000	\$0.19	GRAVL	4926/760		GRAVEL	402
12-002-002-20	5360 ST	7/17/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,600	48.60	\$97,271	\$100,000	\$97,271	9.85	10.1	\$9,801	\$0.23	GRAVL	4873-256		GRAVEL	402
12-034-008-00	123 54TH ST	10/15/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,800	49.33	\$177,652	\$91,405	\$89,057	10	10	\$9,141	\$0.21	PAVED	4938/699		PAVED	401
12-022-016-10	5207 105TH AVE	7/16/2024	\$95,000	MLC	03-ARM'S LENGTH	\$95,000	\$45,000	47.37	\$89,970	\$95,000	\$89,970	10.1	9.85	\$9,406	\$0.22	PAVED	4957/874		PAVED	401
12-018-017-20	711 60TH ST	2/7/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,400	51.38	\$364,790	\$91,038	\$100,828	12.598	11.49	\$7,226	\$0.17	PAVED	4919/863		PAVED	401
12-011-018-00	5064 109TH AVE	8/9/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$60,400	54.91	\$120,824	\$110,000	\$120,824	15.005	14.63	\$7,331	\$0.17	PAVED	4966/289		PAVED	401
12-011-002-00	5138 110TH AVE	10/25/2024	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$73,800	48.39	\$147,650	\$142,483	\$143,834	19.3	19.83	\$7,185	\$0.17	GRAVL	4986/212		GRAVEL	401
12-003-005-00	1153 54TH ST	5/31/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$103,500	53.08	\$206,957	\$93,891	\$105,848	19.849	20.1	\$4,671	\$0.11	GRAVL	4947/332		GRAVEL	401
12-035-053-00	5071 W BASELINE RD	6/9/2023	\$191,000	WD	19-MULTI PARCEL ARM	\$191,000	\$97,100	50.84	\$194,263	\$101,116	\$104,379	20	20	\$5,056	\$0.12	GRAVL	4863-719	12-035-053-10	GRAVEL	401
12-022-019-00	105TH AVE	3/7/2025	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$74,400	37.22	\$148,879	\$199,900	\$148,879	30	29.189	\$6,663	\$0.15	PAVED	5016/872		PAVED	402
12-036-036-00	1048/2804	10/8/2024	\$182,500	MLC	19-MULTI PARCEL ARM	\$182,500	\$90,500	49.53	\$180,766	\$180,500	\$180,766	33.625	24	\$7,604	\$0.12	GRAVL	4988/622	12-035-036-30	GRAVEL	402
12-027-005-00	54 ST NORTH OF 103RD	12/19/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,500	48.75	\$195,000	\$200,000	\$195,000	40	40	\$5,000	\$0.11	PAVED	4910/882		PAVED	402
12-031-011-00	355 60TH ST	7/1/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$125,600	44.86	\$251,271	\$226,329	\$197,500	40	40	\$5,658	\$0.13	PAVED	4957/923		PAVED	401
12-028-003-00	5450 104TH	11/26/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,000	37.08	\$178,066	\$240,000	\$178,066	48.45	49	\$4,898	\$0.11	GRAVL	4994/369		PAVED	402
Totals:										\$6,365,975	\$3,045,400	\$6,355,975	\$1,70	47.91	Average per Net Acre=>	\$7,044	Average per SqFt=>	\$0.16		

ENCUMBERED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
12-034-022-00	5365 BASELINE RD	10/22/2024	\$20,000	DC	19-MULTI PARCEL ARM	\$10,000	\$6,800	68.00	\$13,692	\$10,000	\$13,692	0.867	1.3	\$11,534	\$0.26	GRAVL	4984/296	12-034-022-10	GRAVEL	402
12-024-022-10	BASELINE ROAD	10/25/2024	\$30,000	DC	19-MULTI PARCEL ARM	\$10,000	\$6,800	68.00	\$13,692	\$10,000	\$13,692	0.867	1.1	\$10,604	\$0.24	GRAVL	4984/296	12-034-022-00	GRAVEL	402
12-007-046-31	108TH AVE	9/5/2023	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$8,200	91.11	\$16,456	\$9,000	\$16,456	2.38	2.505	\$3,782	\$0.09	GRAVL	4887-358		GRAVEL	402
12-020-018-00	498 56TH ST	4/18/2023	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,000	52.00	\$26,022	\$25,000	\$23,562	3.4	3.4	\$7,353	\$0.17	PAVED	4850-474		PAVED	402
12-024-021-10	455 50TH ST	12/18/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,400	49.82	\$54,899	\$16,673	\$16,527	4.833	5	\$3,450	\$0.08	GRAVL	4911/267		GRAVEL	401
12-028-026-70	102ND AVE	11/8/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,300	55.09	\$60,597	\$55,000	\$60,597	5.6	5.6	\$9,821	\$0.23	PAVED	4950/254	4989504	PAVED	402
12-016-017-20	56TH ST	9/20/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,600	60.67	\$15,209	\$15,000	\$15,209	6.003	5.7	\$2,699	\$0.06	PAVED	4979/254		PAVED	402
12-003-008-40	54TH ST	10/20/2023	\$35,000	WD	19-MULTI PARCEL ARM	\$35,000	\$17,100	48.86	\$34,317	\$35,000	\$34,317	10	10	\$3,500	\$0.08	GRAVL	4896/527	12-428-013-00	GRAVEL	402
12-008-047-00	821 58TH ST	6/30/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,000	51.11	\$91,987	\$90,000	\$91,987	16.103	16.103	\$5,589	\$0.13	PAVED	4868-800		PAVED	402
12-012-001-10	4817 109TH AVE	11/29/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,700	48.65	\$345,365	\$124,793	\$115,158	20.26	20.26	\$5,160	\$0.14	PAVED	4905/701		PAVED	401
12-021-044-00	543 104TH	11/14/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$47,400	52.37	\$98,490	\$80,000	\$98,490	23.35	23	\$3,854	\$0.09	GRAVL	4904/609		GRAVEL	401
12-027-019-00	103RD	2/22/2024	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$55,500	50.00	\$111,000	\$111,000	\$111,000	30	30	\$3,700	\$0.08	PAVED	4924/440		PAVED	402
12-020-015-00	587H STREET V/L	10/18/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$70,500	52.22	\$140,983	\$131,835	\$137,818	33.248	35	\$3,965	\$0.09	GRAVL	4897/916		GRAVEL	401
12-018-015-02	5936 108TH AVE	10/3/2023	\$130,000	WD	19-MULTI PARCEL ARM	\$130,000	\$67,200	51.69	\$134,400	\$130,000	\$134,400	39.96	39.98	\$3,253	\$0.07	GRAVL	4892/809	12-018-012-12	GRAVEL	402
12-022-010-90	450 53RD ST	7/31/2024	\$312,000	WD	19-MULTI PARCEL ARM	\$312,000	\$157,700	50.54	\$315,400	\$196,477	\$199,760	47.875	23.5	\$4,104	\$0.09	GRAVL	4962/184	12-022-015-00	GRAVEL	401
Totals:										\$1,457,000	\$7									

HDNRE LAND VALUE

RAW SALES DATA

STANDARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land Residua Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in S:	Land Table	Class			
12-020-019-00	495 SOPHIA W.	10/29/2024	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$108,800 47.93	\$217,698	\$28,010	\$18,708	1.2	1.2	\$23,342	\$0.54	HDNRE	4988/261		HIDDEN RIVER ESTA	401			
12-270-013-00		1/22/2024	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$7,800 55.71	\$15,668	\$14,000	\$15,668	1.005	1.005	\$13,930	\$0.32	HDNRE	4917/274		HIDDEN RIVER ESTA	402			
12-270-014-00		11/9/2023	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$7,500 53.57	\$15,044	\$14,000	\$15,044	0.965	0.965	\$14,508	\$0.33	HDNRE	4917/282		HIDDEN RIVER ESTA	402			
12-270-015-00		1/19/2024	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$7,800 55.71	\$150,028	\$14,000	\$15,606	1.001	1.001	\$13,986	\$0.32	HDNRE	4917/278		HIDDEN RIVER ESTA	401			
Totals:			\$269,000			\$269,000	\$131,900	\$398,438	\$70,010	\$65,026	4.171	4.171										
											Sale. Ratio =		49.03		Average							
											Std. Dev. =>		3.68		per Net Acre		\$16,785		Average per SqFt=>		\$0.39	

ON RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land Residua Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in S:	Land Table	Class			
12-020-036-00	443 SOPHIA W.	4/12/2024	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$164,000 53.59	\$328,003	\$77,148	\$99,151	5.245	5.245	\$14,709	\$0.34	HDNRE	4934/244		HIDDEN RIVER ESTA	401			
Totals:			\$306,000			\$306,000	\$164,000	\$328,003	\$77,148	\$99,151	5.245	5.245										
											Sale. Ratio =		53.59		Average							
															per Net Acre		\$14,709		Average per SqFt=>		\$0.34	

CUL-DE-SAC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land Residua Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in S:	Land Table	Class			
12-270-005-00	479 CAMERON	6/20/2023	\$202,000	WD	19-MULTI PARCEL ARM'S LEI	\$202,000	\$107,300 53.12	\$214,639	\$46,830	\$59,469	2.361	1.314	\$19,835	\$0.46	HDNRE	4868-294	12-270-004-00	HIDDEN RIVER ESTA	401			
Totals:			\$202,000			\$202,000	\$107,300	\$214,639	\$46,830	\$59,469	2.361	1.314										
											Sale. Ratio =		53.12		Average							
															per Net Acre		\$19,835		Average per SqFt=>		\$0.46	

CORRECTED LAND VALUES

STANDARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land Residua Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in S:	Land Table	Class			
12-020-019-00	495 SOPHIA W.	10/29/2024	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$109,600 48.28	\$219,132	\$28,010	\$20,142	1.2	1.2	\$23,342	\$0.54	HDNRE	4988/261		HIDDEN RIVER ESTA	401			
12-270-013-00		1/22/2024	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$8,400 60.00	\$16,869	\$14,000	\$16,869	1.005	1.005	\$13,930	\$0.32	HDNRE	4917/274		HIDDEN RIVER ESTA	402			
12-270-014-00		11/9/2023	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$8,100 57.86	\$16,198	\$14,000	\$16,198	0.965	0.965	\$14,508	\$0.33	HDNRE	4917/282		HIDDEN RIVER ESTA	402			
12-270-015-00		1/19/2024	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$8,400 60.00	\$16,802	\$14,000	\$16,802	1.001	1.001	\$13,986	\$0.32	HDNRE	4917/278		HIDDEN RIVER ESTA	401			
Totals:			\$269,000			\$269,000	\$134,500	\$269,001	\$70,010	\$70,011	4.171	4.171										
											Sale. Ratio =		50.00		Average							
											Std. Dev. =>		5.59		per Net Acre		\$16,785		Average per SqFt=>		\$0.39	

ON RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land Residua Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in S:	Land Table	Class			
12-020-036-00	443 SOPHIA W.	4/12/2024	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$153,000 50.00	\$306,001	\$77,148	\$77,149	5.245	5.245	\$14,709	\$0.34	HDNRE	4934/244		HIDDEN RIVER ESTA	401			
Totals:			\$306,000			\$306,000	\$153,000	\$306,001	\$77,148	\$77,149	5.245	5.245										
											Sale. Ratio =		50.00		Average							
															per Net Acre		\$14,709		Average per SqFt=>		\$0.34	

CUL-DE-SAC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land Residua Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in S:	Land Table	Class			
12-270-005-00	479 CAMERON	6/20/2023	\$202,000	WD	19-MULTI PARCEL ARM'S LEI	\$202,000	\$107,300 53.12	\$214,639	\$46,830	\$59,469	2.361	1.314	\$19,835	\$0.46	HDNRE	4868-294	12-270-004-00	HIDDEN RIVER ESTA	401			
Totals:			\$202,000			\$202,000	\$107,300	\$214,639	\$46,830	\$59,469	2.361	1.314										
											Sale. Ratio =		53.12		Average							
															per Net Acre		\$19,835		Average per SqFt=>		\$0.46	

LSSUB LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqF	ECF Area	Liber/Page	Other Parcels in S	Land Table Class	
12-540-044-00	955 54TH ST	11/20/2023	\$160,000	WD	03-ARM'S LENC	\$160,000	\$82,900	51.81	\$165,731	\$23,374	\$29,105	0.464	0.464	\$50,375	\$1.16	ILI	4904/627		LOWER SC(401	
12-730-006-00	907 55TH ST	4/19/2024	\$130,000	WD	03-ARM'S LENC	\$130,000	\$62,100	47.77	\$124,274	\$22,921	\$17,195	0.162	0.162	\$141,488	\$3.25	ILI	4937/907		LOWER SC(401	
12-730-008-00	912 MAAS LANE	11/10/2023	\$130,000	WD	03-ARM'S LENC	\$130,000	\$64,900	49.92	\$129,814	\$30,253	\$30,067	0.479	0.479	\$63,159	\$1.45	ILI	4902/950		LOWER SC(401	
12-760-166-00	5506 RAVENSWOOD	12/31/2024	\$235,000	WD	03-ARM'S LENC	\$235,000	\$114,600	48.77	\$229,164	\$63,992	\$58,156	0.545	0.545	\$117,417	\$2.70	ILI	5002/281		LOWER SC(401	
Totals:			\$655,000			\$655,000	\$324,500		\$648,983	\$140,540	\$134,523	1.65	1.65							
								Sale. Ratio =:	49.54			Average	Average							
								Std. Dev. =>	1.74			per Net Acre	\$85,176	per SqFt=>	\$1.96					

NO CHANGE. CURRENT LAND VALUE RATES SUPPORTED.

PULL < 1AC LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in S:	Land Table	Class	
12-009-025-81	V/L 56TH ST	11/2/2023	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,000	50.00	\$29,988	\$30,000	\$29,988	0.579	0.579	\$51,813	\$1.19	PULLM	4902/743		PULLMAN < 1 ACR	402	
12-009-037-00	854 55TH ST	10/2/2023	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$61,600	50.08	\$123,260	\$27,740	\$28,000	0.459	0.459	\$60,436	\$1.39	PULLM	4894/750		PULLMAN < 1 ACR	401	
12-700-025-00	5589 SOUTH AVE	5/12/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,700	51.13	\$153,406	\$20,094	\$23,500	0.287	0.287	\$70,014	\$1.61	PULLM	4857-336		PULLMAN < 1 ACR	401	
12-700-147-00	5532 109TH AVENI	9/13/2023	\$15,700	WD	03-ARM'S LENGTH	\$15,700	\$7,900	50.32	\$15,753	\$15,700	\$15,753	0.977	0.977	\$16,070	\$0.37	PULLM	4887-721		PULLMAN < 1 ACR	402	
Totals:			\$318,700			\$318,700	\$161,200		\$322,407	\$93,534	\$97,241	2.302	2.302								
								Sale. Ratio =>	50.58				Average								
								Std. Dev. =>	0.52				per Net Acre=>	\$40,632	per SqFt=>	\$0.93					

NO CHANGE. CURRENT LAND VALUE RATES SUPPORTED.

SP LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sal	Cur. Appraisal	Land Residua Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
12-164-002-00	LOT 2 BLK 4 FAIRMOUNT P#	2/27/2024	\$700	WD	03-ARM'S LENGTH	\$700	\$400	57.14	\$899	\$700	\$899	0.067	0.067	\$10,448	\$0.24	SP	4938/320		SPECULATOR PL/ 402			
12-164-003-00	LOT 3 BLK 4 FAIRMOUNT P#	2/27/2024	\$700	WD	03-ARM'S LENGTH	\$700	\$400	57.14	\$899	\$700	\$899	0.067	0.067	\$10,448	\$0.24	SP	4938/316		SPECULATOR PL/ 402			
12-164-006-00	LOT 6 BLK 4 FAIRMOUNT P#	2/27/2024	\$700	WD	03-ARM'S LENGTH	\$700	\$400	57.14	\$899	\$700	\$899	0.067	0.067	\$10,448	\$0.24	SP	4938/318		SPECULATOR PL/ 402			
12-166-007-00		6/1/2024	\$1,800	WD	03-ARM'S LENGTH	\$1,800	\$400	22.22	\$899	\$1,800	\$899	0.067	0.067	\$26,866	\$0.62	SP	4952/751		SPECULATOR PL/ 402			
12-182-011-00		3/15/2024	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,700	47.00	\$9,300	\$10,000	\$9,300	0.689	0.689	\$14,514	\$0.33	SP	4927/13		SPECULATOR PL/ 402			
12-186-014-00		6/17/2024	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$500	33.33	\$930	\$1,500	\$930	0.069	0.069	\$21,739	\$0.50	SP	4950/922		SPECULATOR PL/ 402			
12-192-004-00		7/13/2023	\$1,346	WD	03-ARM'S LENGTH	\$1,346	\$500	37.15	\$992	\$1,346	\$992	0.073	0.073	\$18,438	\$0.42	SP	4871-109		SPECULATOR PL/ 402			
12-205-001-02		5/31/2024	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$10,100	84.17	\$20,142	\$12,000	\$20,142	0.68	0.68	\$17,647	\$0.41	SP	4949/857		SPECULATOR PL/ 402			
12-213-001-00		1/24/2025	\$1,400	QC	03-ARM'S LENGTH	\$1,400	\$900	64.29	\$1,860	\$1,400	\$1,860	0.138	0.138	\$10,145	\$0.23	SP	5052/409		SPECULATOR PL/ 402			
12-351-013-00		12/4/2024	\$16,000	WD	19-MULTI PARCEL Af	\$16,000	\$4,000	25.00	\$8,160	\$16,000	\$8,160	0.276	0.138	\$57,971	\$1.33	SP	4997/169	12-351-015-00, 12-351-0	SPECULATOR PL/ 402			
12-418-005-00		10/30/2023	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$1,000	50.00	\$2,040	\$2,000	\$2,040	0.069	0.069	\$28,986	\$0.67	SP	4899/24		SPECULATOR PL/ 402			
12-418-015-00		1/24/2025	\$18,500	QC	03-ARM'S LENGTH	\$18,500	\$4,800	25.95	\$9,588	\$18,500	\$9,588	0.71	0.71	\$26,056	\$0.60	SP	5019/538		SPECULATOR PL/ 402			
12-451-001-00	5406 MARTY	5/31/2023	\$204,000	WD	19-MULTI PARCEL Af	\$204,000	\$103,400	50.69	\$206,752	\$19,793	\$22,545	0.93	0.62	\$21,283	\$0.49	SP	4860-923	12-454-003-00	SPECULATOR PL/ 401			
12-453-001-00	1110 BALMORAL	11/2/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$87,500	50.00	\$175,013	\$18,347	\$18,360	0.62	0.62	\$29,592	\$0.68	SP	4903/981		SPECULATOR PL/ 401			
Totals:			\$445,646			\$445,646	\$219,000		\$438,373	\$104,786	\$97,513	4.522	4.074									
								Sale. Ratio =:	49.14					Average	Average							
								Std. Dev. =>	17.20					per Net Ac	\$23,172	per SqFt=>	\$0.53					

NO CHANGE. CURRENT LAND VALUE RATES SUPPORTED.

AG LAND VALUE

50 AC OR GREATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
12-012-007-03	850 49TH	12/5/2023	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$526,200	53.97	\$1,052,346	\$964,574	\$1,047,107	209.823	129.3	\$4,597	\$0.11	AG	4906/851	12-013-005-00	AGRICULTURAL	001	
12-018-016-02	60TH ST	12/1/2022	\$250,000	WD	03-ARM'S LENGTH	\$258,200	\$129,600	50.19	\$259,277	\$241,199	\$238,574	55.42	55.42	\$4,352	\$0.10	AG	4824/63		AGRICULTURAL	101	
Totals:			\$1,225,000			\$1,233,200	\$655,800		\$1,311,623	\$1,205,773	\$1,285,681	265.243	184.72								
								Sale. Ratio =>	53.18				Average	Average							
								Std. Dev. =>	2.67				per Net Acre=>	\$4,546	per SqFt=>	\$0.10					

LESS THAN 50 AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
12-020-002-00	5676 106TH AVE	12/16/2022	\$215,000	WD	03-ARM'S LENGTH	\$222,052	\$104,700	47.15	\$209,326	\$222,052	\$209,326	35	35	\$6,344	\$0.15	AG	4826-311		AGRICULTURAL	102	
Totals:			\$215,000			\$222,052	\$104,700		\$209,326	\$222,052	\$209,326	35	35								
								Sale. Ratio =>	47.15				Average	Average							
													per Net Acre=>	\$6,344	per SqFt=>	\$0.15					

HOMESITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
12-017-024-20	5769 106TH AVENUE	10/10/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,000	48.70	\$112,076	\$15,551	\$12,627	0.872	0.97	\$16,032	\$0.41	GRAVL	4893/949		GRAVEL	401	
12-001-014-11	1125 50TH ST	8/31/2023	\$99,750	WD	03-ARM'S LENGTH	\$99,750	\$46,500	46.62	\$93,000	\$20,286	\$13,512	0.93	1.1	\$18,442	\$0.50	GRAVL	4886-708		GRAVEL	401	
12-019-017-00	5947 105TH AVE	8/30/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,000	46.06	\$151,973	\$30,904	\$17,877	1.836	2	\$15,452	\$0.39	GRAVL	4969/918		GRAVEL	401	
12-006-010-80	5979 KIMBERLY	4/26/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,400	47.60	\$142,831	\$36,761	\$20,448	2.1	2.1	\$17,505	\$0.40	GRAVL	4852-865		GRAVEL	401	
													Average per Acre=>	\$16,858							

2 ACRE OF EACH AG PARCEL VALUED AS "HOMESITE". RATE CALCULATED
 BASED ON SALES OF PARCELS FROM 0.5 TO 2 ACRES WITH "GRAVEL" LAND
 TABLE.

COM & IND LAND VALUE

STANDARD

< 1.5 AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Ac	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels	Land Tal Class
12-680-023-00	860 56TH ST	10/14/2021	\$76,500	WD	03-ARM'S LENGTH	\$87,791	\$39,200	44.65150186	\$78,358	\$32,485	\$23,052	0.84	0.84	\$38,673	\$0.89	COM	4684-559		COM & I 201
12-700-058-01	5586 109TH AVE	11/1/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,800	47.53846154	\$123,645	\$13,216	\$6,861	0.25	0.25	\$52,864	\$1.21	COM	4591/245		COM & I 201
Totals:			\$206,500			\$217,791	\$101,000		\$202,003	\$45,701	\$29,913	1.09	1.09						
						Sale. Ratio =>		46.37473541			Average		Average						
						Std. Dev. =>		2.041388764			per Net Acre=>		\$41,928	per SqFt=>		\$0.96			

> 1.5 AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Ac	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels	Land Tal Class
21-032-031-10	189 M-40	8/27/2021	\$70,000	WD	19-MULTI PARCEL ARM'S L	\$80,906	\$40,600	50.18169233	\$81,285	\$80,906	\$81,285	6.365	6.365	\$12,711	\$0.29		4673/518	21-032-031-00	TROWB 202
Totals:			\$70,000			\$80,906	\$40,600		\$81,285	\$80,906	\$81,285	6.365	6.365						
						Sale. Ratio =>		50.18169233			Average		Average						
											per Net Acre=>		\$12,711	per SqFt=>		\$0.29			

SOLAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Ac	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels	Land Tal Class
12-016-003-10	107TH AVE	2/16/2021	\$295,520	WD	03-ARM'S LENGTH	\$358,524	\$12,000	3.347056264	\$24,024	\$358,524	\$24,024	36.7	36.7	\$9,769	\$0.22	IND	4593-901	12-016-025-00	COM & I 301
12-017-005-00		2/13/2021	\$273,600	WD	03-ARM'S LENGTH	\$331,932	\$134,100	40.39984093	\$268,155	\$331,932	\$268,155	34.2	34.2	\$9,706	\$0.22	IND	4590-92		COM & I 301
12-017-006-00		4/8/2021	\$706,320	WD	03-ARM'S LENGTH	\$845,324	\$338,400	40.03198773	\$676,739	\$845,324	\$676,739	88.52	88.52	\$9,550	\$0.22	IND	4603-209		COM & I 301
12-017-027-00	5638 107TH AVE	2/15/2021	\$205,200	WD	03-ARM'S LENGTH	\$248,949	\$5,200	2.088781236	\$8,190	\$248,949	\$8,190	25.5	25.5	\$9,763	\$0.22	IND	4593-189	12-017-027-10	COM & I 301
Totals:			\$1,480,640			\$1,784,729	\$489,700		\$977,108	\$1,784,729	\$977,108	184.92	184.92						
						Sale. Ratio =>		27.43833938			Average		Average						
						Std. Dev. =>		21.65609197			per Net Acre=>		\$9,651	per SqFt=>		\$0.22			

WET

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Ac	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels	Land Tal Class
12-008-042-00	5698 109TH AVE	6/22/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,400	50.58064516	\$156,732	\$83,951	\$85,683	20.17	20.17	\$4,162	\$0.10	COM	4867-62		COM & I 201
09-014-003-00		5/21/2021	\$100,000	WD	03-ARM'S LENGTH	\$118,860	\$121,600	102.305233	\$243,276	\$118,860	\$243,276	19.5	19.5	\$6,095	\$0.14		4623/591		302
Totals:			\$255,000			\$273,860	\$200,000		\$400,008	\$202,811	\$328,959	39.67	39.67						
						Sale. Ratio =>		73.03001534			Average		Average						
						Std. Dev. =>		#DIV/0!			per Net Acre=>		\$5,112	per SqFt=>		\$0.12			