

## LEE TWP LAND VALUE ANALYSIS

### AGRICULTURAL

- Land Value Analysis identifies 4 areas of market interest as follows, Woods/Tree Farm, Tillable Mix, Blueberry, Home Site.
  - Reduced valuation for Scrub, Pond, Swamp/Wet, and Wet/Scrub extrapolated from available sales data.
- Tillable Mix and Blueberry considered in conjunction as continued agricultural highest and best use.
- Sale analysis supports increase in valuation. Greater Consideration given to more recent sales.
  - Valuation extrapolated to acreages not represented within sales analysis.
- Valuation as follows:

TILLABLE	\$4,600 / ACRE
WOODS & TREE FARM	\$4,400 / ACRE
SCRUB & POND & SWAMP/WET & WET SCRUB	\$1,700 / ACRE
BLUBERRY	\$5,600 / ACRE
1 SITE VALUE	\$6,200 / ACRE
2 SITE VALUE	\$12,400 / ACRE

### COMMERCIAL & INDUSTRIAL

- Commercial and Industrial Land Value analysis carried out jointly. Lee Township has adopted no zoning. Commercial or Industrial use legally permissible.
- Sale of parcels 12-008-026-00 & 12-008-026-10
- Two areas of market interest identified as follows:
  - Non-Solar
  - Solar
- Commercial and Industrial land valuation found to rely on large adjustments to capture market value.
  - Adjustments removed is verification not found.
- Sale analysis supports further segregation of Non-Solar valuation as follows:
  - Parcels having Less than 1.5 Acres
  - Parcels having Greater than 1.5 Acres
- Valuation as follows:
  - Non-Solar

NARRATIVE TO BE USED WITH LAND VALUE SPREADSHEET ANALYSIS.

- Parcels having Less than 1.5 Acres = \$0.67 / Square Foot
- Parcels having Greater than 1.5 Acres = \$0.26 / Square Foot
- Solar = \$0.18 / Square Foot

**270 HIDDEN RIVER ESTATES**

- Sale Analysis supports increase in valuation.
- Valuation as follows:
  - Hidden River Sub = \$0.81 / Square Foot

**GRVL. RES NON-PAVED**

- Sale Analysis supports increase in valuation.
  - Valuation extrapolated to acreages not represented within sales analysis.
- Valuation as follows:
  - Parcels having between 0 and 0.3 Acre:
    - \$4,000
  - Parcels having between 0.31 and 0.99 Acre:
    - \$9,000
  - Salmon Run PUD:
    - \$355,000 site value
  - Parcels having greater than 1 Acre not within Salmon Run PUD:

Acreage Table 'A'

Description: **RURAL RES UNPAVED**

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	10,000	3 Acre:	28,000	10 Acre:	60,000	30 Acre:	110,000
1.5 Acre:	14,000	4 Acre:	36,000	15 Acre:	72,500	40 Acre:	125,000
2 Acre:	18,000	5 Acre:	40,000	20 Acre:	85,000	50 Acre:	140,000
2.5 Acre:	22,000	7 Acre:	48,000	25 Acre:	97,500	100 Acre:	280,000

**PAVED. RES -PAVED**

- Sale Analysis supports increase in valuation.
  - Valuation extrapolated to acreages not represented within sales analysis.

NARRATIVE TO BE USED WITH LAND VALUE SPREADSHEET ANALYSIS.

- Valuation as follows:
  - Parcels having between 0 and 0.3 Acre:
    - \$5,000
  - Parcels having between 0.31 and 0.99 Acre:
    - \$10,000
  - Parcels having greater than 1 Acre:

Acreage Table 'A'

Description: **RURAL RES PAVED AC**

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="14,000"/>	3 Acre:	<input type="text" value="30,000"/>	10 Acre:	<input type="text" value="57,500"/>	30 Acre:	<input type="text" value="135,000"/>
1.5 Acre:	<input type="text" value="18,000"/>	4 Acre:	<input type="text" value="35,000"/>	15 Acre:	<input type="text" value="62,500"/>	40 Acre:	<input type="text" value="165,000"/>
2 Acre:	<input type="text" value="20,000"/>	5 Acre:	<input type="text" value="42,000"/>	20 Acre:	<input type="text" value="70,000"/>	50 Acre:	<input type="text" value="200,000"/>
2.5 Acre:	<input type="text" value="25,000"/>	7 Acre:	<input type="text" value="50,000"/>	25 Acre:	<input type="text" value="95,000"/>	100 Acre:	<input type="text" value="400,000"/>

**LOTS. SMALL LOTS & LSOL. LOWER SCOTT – OFF LAKE & USOL. UPPER SCOTT – OFF LAKE**

- Sale Analysis carried out congruently. Land Tables overlap and combined to “**SLIL.SCOTT LAKE INFLUENCE LOTS**”
  - Parcels contained within dissolved Land Tables “LSOL.Lower Scott – Off Lake” and “USOL.Upper Scott – Off Lake” examined and assigned appropriate Land Table.
- Sale Analysis supports increase in valuation.
- Valuation as follows:
  - Regulation Lots = \$1.51 / Square Foot
  - Non-Regulation Lots = \$0.31 / Square Foot

**OLOL. OSTERHOUT LAKE – OFF LAKE**

- Sale Analysis expanded to 12/31/2023 to capture additional market data.
- Parcel 12-026-035-00 Net Acres reduced. 50<sup>th</sup> Street dissects parcel.

## NARRATIVE TO BE USED WITH LAND VALUE SPREADSHEET ANALYSIS.

- Parcel 12-790-019-00 holds deeded lake access and dock use.
  - Land valuation for parcels holding access to additional amenities calculated separately.
- Sale Analysis support increase in valuation.
  - Valuation extrapolated to acreages not represented within sales analysis.
- Valuation as follows:

Description	Rate	Don't Include in total Acreage
.01 TO .26 AC	1.65	<input type="checkbox"/>
.27 TO .51 AC	1.65	<input type="checkbox"/>
.52 TO .76 AC	1.65	<input type="checkbox"/>
.77 TO .99 AC	1.45	<input type="checkbox"/>
1.00 TO 1.5 AC	1.25	<input type="checkbox"/>
1.5 TO 2.5 AC	0.95	<input type="checkbox"/>
> 2.5 AC	0.70	<input type="checkbox"/>
WILK. SHADY AC	4.00	<input type="checkbox"/>

## **PULL. PULLMAN < 1 ACRE**

- Sale Analysis expanded to 12/31/2023 to capture additional market data.
- Sale Analysis support increase in valuation.
  - Valuation extrapolated to acreages not represented within sales analysis.
- Parcel 12-700-147-00 Low and Wet. Valuation indicated by sale used to establish “Wet” value per square foot. Minimum consideration given to sale for valuation of standard parcels within square footage range. Additional sale data used to support extrapolation of applied value per square foot.
- Sales of parcels 12-009-025-81 and 12-700-121-00 / 12-700- exhibit value per square foot for parcel containing 0.52 -0.76 AC. Greater consideration given to sale of parcel 12-009-025-81, singular parcel sale.
- Sale analysis supports increase in value.
- Valuation as follows:

NARRATIVE TO BE USED WITH LAND VALUE SPREADSHEET ANALYSIS.

Description: **PULLMAN < 1 AC** Units: **SqFt** Adjustments...

Description	Rate	Don't Include in total Acreage
.01 TO .26 ACRE	1.85	<input type="checkbox"/>
.27 TO .51 ACRE	1.45	<input type="checkbox"/>
.52 TO .76 ACRE	1.19	<input type="checkbox"/>
.77 TO 1.01 ACR	0.75	<input type="checkbox"/>
	0.00	<input type="checkbox"/>
WET	0.37	<input type="checkbox"/>

**LSSUB. LOWER SCOTT – SUB LOTS**

- Sale analysis supports current valuation for inland parcels.
- Sale analysis supports increase in valuation for parcels on waterway with access to Lower Scott Lake.
- Valuation as follows:

Description: **LOWER SCOTT-SUB LOTS** Units: **SqFt** Adjustments...

Description	Rate	Don't Include in total Acreage
.01 TO .26 ACRE	0.85	<input type="checkbox"/>
.27 TO .51 ACRE	0.80	<input type="checkbox"/>
.52 TO .76 ACRE	0.66	<input type="checkbox"/>
.77 TO 1.01 ACR	0.40	<input type="checkbox"/>
1.02 TO 1.75 AC	0.32	<input type="checkbox"/>
	0.00	<input type="checkbox"/>
WATERWAY	1.60	<input type="checkbox"/>

**WFTLS. LOWER SCOTT LAKE**

- Sale of parcels 12-600-005-00 (sold to neighbor) removed from study.
- Sale analysis identifies the following areas of market interest:
  - Lakefront – Standard Depth - Under 600 Ft Deep
  - Lakefront – Deep Lots - Over 600 Ft Deep
  - Deeded Lake Access
- Sale analysis supports increase in land value for parcels with “Lakefront – Standard Depth” and “Lakefront – Deep Lots” Land Tables.

NARRATIVE TO BE USED WITH LAND VALUE SPREADSHEET ANALYSIS.

- Sale analysis supports decrease in land value for parcels in “Deeded Lake Access” Land Table.
- Valuation as follows:
  - Lakefront – Standard Depth - \$1,300 / FF
  - Lakefront – Deep Lots - \$1,000/ FF
  - Deeded Lake Access - \$45,000 / Lot

**WFTOS. OSTERHOUT LAKE**

- Sale Analysis expanded to 12/31/2023 to capture additional market data.
- Sale analysis identifies the following areas of market interest:
  - Lakefront
  - Deeded Lake Access
- Sale analysis supports increase in land value for parcels with “Lakefront” Land Table.
- Sale analysis supports decrease in land value for parcels in “Deeded Lake Access” Land Table.
- Valuation as follows:
  - Lakefront - \$2,300 / FF
  - Deeded Lake Access - \$55,000 / Lot

**WFTUS. UPPER SCOTT LAKE**

- Sale Analysis expanded to 12/31/2023 to capture additional market data.
- Sale analysis supports increase in land value.
- Valuation as follows:
  - Lakefront - \$1,150 / FF

**AGRICULTURAL LAND VALUE ANALYSIS**

**RAW SALES; VACANT SALES ONLY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
12-013-018-00	106TH AVE	4/14/2021	\$43,987	WD	03-ARM'S LENGTH	\$43,987	\$14,800	33.65	\$23,750	\$43,987	\$23,750	10	10	\$4,399	12GRV	4624-357		AGRICULTURAL	402
12-020-002-00	106TH AVE	12/16/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$61,900	28.79	\$123,700	\$215,000	\$123,700	35	35	\$6,143	12101	4826-311		AGRICULTURAL	102
12-020-016-00	104TH AVE	11/5/2021	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$66,000	39.29	\$132,050	\$168,000	\$132,050	39	39	\$4,308	12101	4697-504		AGRICULTURAL	102
12-025-001-01	4830 104TH AVE	4/14/2021	\$217,350	WD	03-ARM'S LENGTH	\$217,350	\$81,400	37.45	\$163,890	\$217,350	\$143,890	43.54	38.74	\$4,992	12101	4616-634		AGRICULTURAL	101
12-028-026-70	102ND AVE	2/3/2023	\$34,900	WD	03-ARM'S LENGTH	\$34,900	\$7,000	20.06	\$14,000	\$34,900	\$14,000	5.6	5.6	\$6,232	12PAV	4834-741		AGRICULTURAL	401
12-031-037-00		6/18/2021	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$79,400	43.51	\$79,400	\$182,500	\$158,800	54.64	54.64	\$3,340	12101	4638-557	12-031-037-11, 12-031-037-22, 12-031-037-12	AGRICULTURAL	401
12-033-019-00	5563 BASELINE RD	3/11/2022	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$66,200	45.97	\$139,195	\$144,000	\$139,195	35.7	35.7	\$4,034	12101	4741-547		AGRICULTURAL	102
Totals:			\$1,005,737			\$1,005,737	\$376,700		\$675,985	\$1,005,737	\$735,385	223.48	218.68						
									Sale. Ratio =>			37.46		Average					
									Std. Dev. =>			8.93		per Net Acre=>		\$4,500			

WOODS / TREE FARM  
TILLABLE MIX  
BLUEBERRY

**CORRECTED LAND VALUES; VACANT SALES ONLY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Current Assessment	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
12-013-018-00	106TH AVE	4/14/2021	\$43,987	WD	03-ARM'S LENGTH	\$43,987	\$20,900	47.51	\$23,750	\$43,987	\$23,750	10	10	\$4,399	12GRV	4624-357		AGRICULTURAL	402
12-020-002-00	106TH AVE	12/16/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,500	41.63	\$123,700	\$215,000	\$123,700	35	35	\$6,143	12101	4826-311		AGRICULTURAL	102
12-020-016-00	104TH AVE	11/5/2021	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$97,600	58.10	\$132,050	\$168,000	\$132,050	39	39	\$4,308	12101	4697-504		AGRICULTURAL	102
12-025-001-01	4830 104TH AVE	4/14/2021	\$217,350	WD	03-ARM'S LENGTH	\$217,350	\$112,900	51.94	\$163,890	\$217,350	\$143,890	43.54	38.74	\$4,992	12101	4616-634		AGRICULTURAL	101
12-028-026-70	102ND AVE	2/3/2023	\$34,900	WD	03-ARM'S LENGTH	\$34,900	\$17,400	49.86	\$14,000	\$34,900	\$14,000	5.6	5.6	\$6,232	12PAV	4834-741		AGRICULTURAL	401
12-031-037-00		6/18/2021	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$105,200	57.64	\$79,400	\$182,500	\$158,800	54.64	54.64	\$3,340	12101	4638-557	12-031-037-11, 12-031-037-22, 12-031-037-12	AGRICULTURAL	401
12-033-019-00	5563 BASELINE RD	3/11/2022	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$85,600	59.44	\$139,195	\$144,000	\$139,195	35.7	35.7	\$4,034	12101	4741-547		AGRICULTURAL	102
Totals:			\$1,005,737			\$1,005,737	\$529,100		\$675,985	\$1,005,737	\$735,385	223.48	218.68						
									Sale. Ratio =>			52.61		Average					
									Std. Dev. =>			6.53		per Net Acre=>		\$4,500			

**Commercial & Industrial**

**NON SOLAR**

**RAW SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected	Class			
12-008-026-00	5631 109TH AVE	6/10/2021	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$273,100	75.23	\$766,886	-\$389,166	\$41,050	0	0	5.249	5.249	-\$74,141	-\$2	0	12201	4645-606	12-008-026-10	COMMERCIAL	7/5/2006	201			
12-680-023-00	860 56TH ST	10/14/2021	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$29,000	37.91	\$81,396	\$16,070	\$20,966	264	139	0.84	0.84	\$19,131	\$0	264	12201	4684-559		COMMERCIAL	7/6/2006	201			
Totals:						\$439,500	\$302,100		\$848,282	-\$373,096	\$62,016	264	264	6.089	6.089												
Sale. Ratio =>								68.74	Average								Average										
Std. Dev. =>								26.39	per FF=>								per Net Acre=>		-\$61,274 per SqFt=>								

**CORRECTED BUILDING ATTRIBUTES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected	Class			
12-008-026-00	5631 109TH AVE	6/10/2021	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$172,300	47.47	\$344,676	\$59,374	\$41,050	0	0	5.249	5.249	\$11,311	\$0.26	0	12201	4645-606	12-008-026-10	COMMERCIAL	7/5/2006	201			
12-680-023-00	860 56TH ST	10/14/2021	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$36,400	47.58	\$72,895	\$24,571	\$20,966	264	139	0.84	0.84	\$29,251	\$0.67	264	12201	4684-559		COMMERCIAL	7/6/2006	201			
Totals:						\$439,500	\$208,700		\$417,571	\$83,945	\$62,016	264	264	6.089	6.089												
Sale. Ratio =>								47.49	Average								Average										
Std. Dev. =>								0.08	per FF=>								per Net Acre=>		\$13,786 per SqFt=>								

**CORRECTED BUILDING ATTRIBUTES & LAND VALUES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected	Class			
12-008-026-00	5631 109TH AVE	6/10/2021	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$179,200	49.37	\$358,442	\$59,374	\$54,816	0	0	5.249	5.249	\$11,311	\$0.26	0	12201	4645-606	12-008-026-10	COMMERCIAL	7/5/2006	201			
12-680-023-00	860 56TH ST	10/14/2021	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$42,500	55.56	\$84,946	\$24,571	\$24,516	264	139	0.84	0.84	\$29,251	\$0.67	264	12201	4684-559		COMMERCIAL	7/6/2006	201			
Totals:						\$439,500	\$221,700		\$443,388	\$83,945	\$79,332	264	264	6.089	6.089												
Sale. Ratio =>								50.44	Average								Average										
Std. Dev. =>								4.38	per FF=>								per Net Acre=>		\$13,786 per SqFt=>								

**SOLAR - ALL VACANT LAND SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected	Class	
12-016-003-10	1077H AVE	2/16/2021	\$295,520	WD	03-ARM'S LENGTH	\$295,520	\$12,300	4.16	\$24,024	\$295,520	\$24,024	0	0	36.7	36.7	\$8,052	\$0.18	0	100	4593-901	12-016-025-00	AGRICULTURAL	NOT INSPE	301	
12-016-008-00		2/12/2021	\$158,480	WD	03-ARM'S LENGTH	\$158,480	\$37,000	23.35	\$103,600	\$158,480	\$103,600	0	0	20	20	\$7,924	\$0.18	0	100	4585-485		AGRICULTURAL	#####	101	
12-017-005-00		2/13/2021	\$273,600	WD	03-ARM'S LENGTH	\$273,600	\$59,900	21.89	\$150,480	\$273,600	\$150,480	0	0	34.2	34.2	\$8,000	\$0.18	0	100	4590-92		AGRICULTURAL	#####	301	
12-017-006-00		4/8/2021	\$706,320	WD	03-ARM'S LENGTH	\$706,320	\$157,600	22.31	\$391,448	\$706,320	\$391,448	0	0	88.09	88.09	\$8,018	\$0.18	0	12301	4603-209		AGRICULTURAL	#####	301	
12-017-027-00	5638 107TH AVE	2/15/2021	\$205,200	WD	03-ARM'S LENGTH	\$205,200	\$5,000	2.44	\$16,074	\$197,316	\$8,190	0	0	25.5	25.5	\$7,738	\$0.18	0	100	4593-189	12-017-027-10	AGRICULTURAL	NOT INSPE	301	
Totals:						\$1,639,120	\$271,800		\$685,626	\$1,631,236	\$677,742	0	0	204.49	204.49										
Sale. Ratio =>								16.58	Average								Average								
Std. Dev. =>								10.56	per Net Acre=>								\$7,977 per SqFt=>								



**270 - Hidden River Estates**

**RAW SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Paved	Inspected Date	Use Code	Class
12-020-019-00	495 SOPHIA WAY	3/31/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$41,400	21.34	\$100,116	\$101,725	\$7,841	1.2	1.2	\$84,771	\$1.95	12270	4848-214	HIDDEN RIVER ESTATES	1	NOT INSPECTED	401	401
12-270-027-00	459 SOPHIA WAY	7/23/2021	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$50,200	29.55	\$110,982	\$67,365	\$8,447	1.293	1.293	\$52,100	\$1.20	12270	4657-685	HIDDEN RIVER ESTATES	1	NOT INSPECTED	401	401
Totals:						\$363,900	\$91,600		\$211,098	\$169,090	\$16,288	2.493	2.493									
								Sale. Ratio =>			Average		Average									
								Std. Dev. =>	25.17		per Net Acre=>		per SqFt=>		\$1.56							
								5.80														

**CORRECTED BUILDING ATTRIBUTES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Paved	Inspected Date	Use Code	Class
12-020-019-00	495 SOPHIA WAY	3/31/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$80,400	41.44	\$160,755	\$41,086	\$7,841	1.2	1.2	\$34,238	\$0.79	12270	4848-214	HIDDEN RIVER ESTATES	1	NOT INSPECTED	401	401
12-270-027-00	459 SOPHIA WAY	7/23/2021	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$65,500	38.55	\$130,966	\$47,381	\$8,447	1.293	1.293	\$36,644	\$0.84	12270	4657-685	HIDDEN RIVER ESTATES	1	NOT INSPECTED	401	401
Totals:						\$363,900	\$145,900		\$291,721	\$88,467	\$16,288	2.493	2.493									
								Sale. Ratio =>	40.09		Average		Average									
								Std. Dev. =>	2.04		per Net Acre=>		per SqFt=>		\$0.81							

**CORRECTED BUILDING ATTRIBUTES & LAND VALUE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Paved	Inspected Date	Use Code	Class
12-020-019-00	495 SOPHIA WAY	3/31/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$97,600	50.31	\$195,254	\$41,086	\$42,340	1.2	1.2	\$34,238	\$0.79	12270	4848-214	HIDDEN RIVER ESTATES	1	NOT INSPECTED	401	401
12-270-027-00	459 SOPHIA WAY	7/23/2021	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$84,100	49.50	\$168,131	\$47,381	\$45,612	1.293	1.293	\$36,644	\$0.84	12270	4657-685	HIDDEN RIVER ESTATES	1	NOT INSPECTED	401	401
Totals:						\$363,900	\$181,700		\$363,385	\$88,467	\$87,952	2.493	2.493									
								Sale. Ratio =>	49.93		Average		Average									
								Std. Dev. =>	0.57		per Net Acre=>		per SqFt=>		\$0.81							



**PAVED. Res-Paved**

VACANT SALES ONLY

**RAW SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Par	Land Tabl	Inspected Date	Class	
12-007-002-00	5871 109TH AVE	4/29/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$29,900	18.69	\$65,908	\$160,000	\$65,908	36.0	36.0	\$4,445	\$0.10	12PAV	4756-605			RES - PAVI NOT INSPECTED	401	
12-008-046-20	109TH AVE	8/13/2021	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$7,800	31.33	\$17,082	\$24,900	\$17,082	3.0	3.0	\$8,237	\$0.19	12PAV	4662-577			RES - PAVI NOT INSPECTED	401	
12-008-046-30	58TH ST	9/20/2021	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$7,200	41.14	\$15,828	\$17,500	\$15,828	2.1	2.1	\$8,413	\$0.19	12PAV	PTA 4674-995			RES - PAVI NOT INSPECTED	401	
12-008-047-00	821 58TH ST	8/31/2022	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$17,000	17.02	\$37,353	\$99,900	\$37,353	16.1	16.1	\$6,204	\$0.14	12PAV	4798-687			RES - PAVI NOT INSPECTED	401	
12-012-008-01	50TH ST	4/15/2021	\$56,925	WD	03-ARM'S LENGTH	\$56,925	\$18,800	33.03	\$41,359	\$56,925	\$41,359	18.0	18.6	\$3,158	\$0.07	12PAV	PTA			RES - PAVI NOT INSPECTED	401	
12-016-022-00	56TH ST	9/15/2021	\$65,900	WD	03-ARM'S LENGTH	\$65,900	\$20,500	31.11	\$45,090	\$65,900	\$45,090	20.0	20.0	\$3,295	\$0.08	12PAV	4672-301			RES - PAVI NOT INSPECTED	401	
12-017-018-11	381 58TH ST	5/25/2021	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$11,600	26.67	\$25,564	\$43,500	\$25,564	4.9	4.9	\$8,824	\$0.20	12PAV	4625-253			RES - PAVI NOT INSPECTED	401	
12-022-010-50	476 53RD ST	8/11/2022	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$7,700	59.23	\$17,000	\$13,000	\$17,000	2.6	2.6	\$5,000	\$0.11	12PAV	4789-564			RES - PAVI NOT INSPECTED	402	
12-028-026-20	102ND AVE	3/28/2022	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$7,700	32.08	\$16,822	\$24,000	\$16,822	3.3	3.3	\$7,273	\$0.17	12PAV	4754-157			RES - PAVI NOT INSPECTED	001	
12-028-026-21	102ND AVE	2/3/2023	\$27,900	WD	03-ARM'S LENGTH	\$27,900	\$7,800	27.96	\$15,670	\$27,900	\$15,670	2.5	2.0	\$11,351	\$0.26	12PAV	4834-725			RES - PAVI NOT INSPECTED	401	
12-028-026-22	102ND AVE	2/3/2023	\$27,900	WD	03-ARM'S LENGTH	\$27,900	\$7,300	26.16	\$14,621	\$27,900	\$14,621	2.5	1.3	\$11,351	\$0.26	12PAV	4826-222			RES - PAVI NOT INSPECTED	401	
12-028-027-20	54TH ST	7/15/2021	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$11,200	60.54	\$18,525	\$18,500	\$18,525	5.0	5.0	\$3,700	\$0.08	12PAV	4648-483			RES - PAVI NOT INSPECTED	401	
12-028-027-53	54TH ST	10/20/2022	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$3,500	38.89	\$8,257	\$9,000	\$8,257	1.3	1.3	\$6,923	\$0.16	12PAV	4810-118			RES - PAVI NOT INSPECTED	401	
<b>Totals:</b>						588925			\$339,079	\$588,925	\$339,079	117.3	116.3									
						Sale. Ratio =>			26.83	Average			Average									
						Std. Dev. =>			13.26	per Net Ac			\$5,022	per SqFt=>		\$0.12						

**CORRECTED LAND VALUES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Par	Land Tabl	Inspected Date	Class	
12-007-002-00	5871 109TH AVE	4/29/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,000	47.50	\$152,010	\$160,000	\$152,010	36.0	36.0	\$4,445	\$0.10	12PAV	4756-605			RES - PAVI NOT INSPECTED	401	
12-008-046-20	109TH AVE	8/13/2021	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$15,100	60.64	\$30,100	\$24,900	\$30,100	3.0	3.0	\$8,237	\$0.19	12PAV	4662-577			RES - PAVI NOT INSPECTED	401	
12-008-046-30	58TH ST	9/20/2021	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$10,400	59.43	\$20,800	\$17,500	\$20,800	2.1	2.1	\$8,413	\$0.19	12PAV	PTA 4674-995			RES - PAVI NOT INSPECTED	401	
12-008-047-00	821 58TH ST	8/31/2022	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$31,400	31.43	\$62,830	\$99,900	\$62,830	16.1	16.1	\$6,204	\$0.14	12PAV	4798-687			RES - PAVI NOT INSPECTED	401	
12-012-008-01	50TH ST	4/15/2021	\$56,925	WD	03-ARM'S LENGTH	\$56,925	\$33,100	58.15	\$66,176	\$56,925	\$66,176	18.0	18.6	\$3,158	\$0.07	12PAV	PTA			RES - PAVI NOT INSPECTED	401	
12-016-022-00	56TH ST	9/15/2021	\$65,900	WD	03-ARM'S LENGTH	\$65,900	\$34,600	52.50	\$69,250	\$65,900	\$69,250	20.0	20.0	\$3,295	\$0.08	12PAV	4672-301			RES - PAVI NOT INSPECTED	401	
12-017-018-11	381 58TH ST	5/25/2021	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$20,800	47.82	\$41,510	\$43,500	\$41,510	4.9	4.9	\$8,824	\$0.20	12PAV	4625-253			RES - PAVI NOT INSPECTED	401	
12-022-010-50	476 53RD ST	8/11/2022	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$12,600	96.92	\$25,240	\$13,000	\$25,240	2.6	2.6	\$5,000	\$0.11	12PAV	4789-564			RES - PAVI NOT INSPECTED	402	
12-028-026-21	102ND AVE	2/3/2023	\$27,900	WD	03-ARM'S LENGTH	\$27,900	\$10,000	35.84	\$15,670	\$27,900	\$15,670	2.5	2.0	\$11,351	\$0.26	12PAV	4834-725			RES - PAVI NOT INSPECTED	401	
12-028-026-22	102ND AVE	2/3/2023	\$27,900	WD	03-ARM'S LENGTH	\$27,900	\$8,400	30.11	\$16,720	\$27,900	\$16,720	2.5	1.3	\$11,351	\$0.26	12PAV	4826-222			RES - PAVI NOT INSPECTED	401	
12-028-027-20	54TH ST	7/15/2021	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$15,100	81.62	\$15,100	\$18,500	\$18,525	5.0	5.0	\$3,700	\$0.08	12PAV	4648-483			RES - PAVI NOT INSPECTED	401	
12-028-027-53	54TH ST	10/20/2022	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$4,200	46.67	\$8,316	\$9,000	\$8,316	1.3	1.3	\$6,923	\$0.16	12PAV	4810-118			RES - PAVI NOT INSPECTED	401	
<b>Totals:</b>						564925			\$523,722	\$564,925	\$527,147	114.0	113.0									
						Sale. Ratio =>			48.09	Average			Average									
						Std. Dev. =>			19.64	per Net Ac			\$4,957	per SqFt=>		\$0.11						

SLIL. Scott Lake Influence Lots

RAW SALES; VACANT SALES ONLY

NON REGULATION LOTS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Net Acres, Total Acres, Dollars/Acre, Dollars/SqFt, ECF Area, Liber/Page, Land Table, Class. Includes summary rows for Sale. Ratio, Std. Dev., Average per Net Acre, and Average per SqFt.

REGULATION LOTS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Net Acres, Total Acres, Dollars/Acre, Dollars/SqFt, ECF Area, Liber/Page, Land Table, Class. Includes summary rows for Sale. Ratio, Std. Dev., Average per Net Acre, and Average per SqFt.

CORRECTED LAND VALUES; VACANT SALES ONLY

NON REGULATION LOTS

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land Residual, Est. Land Value, Net Acres, Total Acres, Dollars/Acre, Dollars/SqFt, ECF Area, Liber/Page, Land Table, Class.

12-202-001-00	9/15/2021	\$1,400	QC	03-ARM'S LENGTH	\$1,400	\$400	28.57	\$450	\$1,400	\$450	0.069	0.069	\$20,290	\$0.47	02	4673-732	SMALL SUB LOTS - 2	401
12-209-003-00	5/5/2022	\$800	WD	03-ARM'S LENGTH	\$800	\$400	50.00	\$450	\$800	\$450	0.069	0.069	\$11,594	\$0.27	02	4757-17	SMALL SUB LOTS - 2	402
12-221-001-01	3/17/2023	\$2,000	WD	03-ARM'S LENGTH	\$2,000	\$1,200	60.00	\$9,409	\$2,000	\$9,409	0.2	0.2	\$10,000	\$0.23	LSLSB	4846-883	SMALL SUB LOTS - 2	402
12-221-014-00	3/17/2023	\$2,000	WD	03-ARM'S LENGTH	\$2,000	\$1,200	60.00	\$9,879	\$2,000	\$9,879	0.21	0.21	\$9,524	\$0.22	04	4846-885	SMALL SUB LOTS - 2	401
12-221-017-00	3/17/2023	\$2,000	WD	03-ARM'S LENGTH	\$2,000	\$400	20.00	\$450	\$2,000	\$450	0.069	0.069	\$28,986	\$0.67	02	4846-884	SMALL SUB LOTS - 2	401
12-319-008-00	12/2/2021	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$400	13.33	\$450	\$3,000	\$450	0.069	0.069	\$43,478	\$1.00	12GRV	4706-50	SMALL SUB LOTS - 2	402
12-319-016-00	8/31/2021	\$700	WD	03-ARM'S LENGTH	\$700	\$400	57.14	\$450	\$700	\$450	0.069	0.069	\$10,145	\$0.23	12GRV	PTA	SMALL SUB LOTS - 2	401
12-319-016-00	9/15/2021	\$700	QC	03-ARM'S LENGTH	\$700	\$400	57.14	\$450	\$700	\$450	0.069	0.069	\$10,145	\$0.23	12GRV	4673-733	SMALL SUB LOTS - 2	401
12-329-013-00	5/14/2022	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$900	\$1,500	\$900	0.138	0.138	\$10,870	\$0.25	12GRV	4760-873	SMALL SUB LOTS - 2	401
12-358-018-00	9/18/2022	\$800	WD	03-ARM'S LENGTH	\$800	\$400	50.00	\$450	\$800	\$450	0.069	0.069	\$11,594	\$0.27	12GRV	4804-210	SMALL SUB LOTS - 2	401
12-383-003-00	5/18/2022	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$400	40.00	\$450	\$1,000	\$450	0.069	0.069	\$14,493	\$0.33	12GRV	4761-941	SMALL SUB LOTS - 2	401
12-388-006-00	9/15/2021	\$300	QC	03-ARM'S LENGTH	\$300	\$400	133.33	\$450	\$300	\$450	0.069	0.069	\$4,348	\$0.10	12GRV	4673-736	SMALL SUB LOTS - 2	402
12-391-001-00	3/11/2023	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$700	35.00	\$765	\$2,000	\$765	0.117	0.117	\$17,094	\$0.39	12GRV	4842-402	SMALL SUB LOTS - 2	401
12-403-018-00	9/27/2022	\$750	WD	03-ARM'S LENGTH	\$750	\$400	53.33	\$450	\$750	\$450	0.069	0.069	\$10,870	\$0.25	02	4804-211	SMALL SUB LOTS - 2	401
12-406-015-00	9/15/2021	\$350	QC	03-ARM'S LENGTH	\$350	\$300	85.71	\$352	\$350	\$352	0.054	0.054	\$6,481	\$0.15	02	4673-739	SMALL SUB LOTS - 2	402
12-418-005-00	9/15/2021	\$2,300	QC	03-ARM'S LENGTH	\$2,300	\$400	17.39	\$450	\$2,300	\$450	0.069	0.069	\$33,333	\$0.77	02	4673-741	SMALL SUB LOTS - 2	401
12-419-008-00	6/11/2022	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$400	40.00	\$450	\$1,000	\$450	0.069	0.069	\$14,493	\$0.33	02	4772-478	SMALL SUB LOTS - 2	401
12-421-034-00	1/20/2023	\$300	WD	03-ARM'S LENGTH	\$300	\$400	133.33	\$450	\$300	\$450	0.069	0.069	\$4,348	\$0.10	02	4833-85	SMALL SUB LOTS - 2	401
12-421-036-00	9/15/2021	\$1,100	QC	03-ARM'S LENGTH	\$1,100	\$400	36.36	\$450	\$1,100	\$450	0.069	0.069	\$15,942	\$0.37	02	4673-742	SMALL SUB LOTS - 2	401
Totals:		\$29,750			\$29,750	\$12,900		\$31,001	\$29,750	\$31,001	2.207	2.207						
					Sale. Ratio =>		43.36				Average		Average					
					Std. Dev. =>		29.35				per Net Acre=>		\$13,480 per SqFt=>					\$0.31

#### REGULATION LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Class
12-182-011-00		8/18/2022	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,000	40.00	\$32,400	\$85,000	\$32,400	0.689	0.689	\$123,367	\$2.83	02	PTA	SMALL SUB LOTS - 2	401
12-454-003-00		6/25/2021	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$2,100	52.50	\$2,025	\$4,000	\$2,025	0.31	0.31	\$12,903	\$0.30	02	4637-951	SMALL SUB LOTS - 2	401
12-458-001-00		5/22/2022	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$12,200	152.50	\$17,496	\$8,000	\$17,496	0.372	0.372	\$21,505	\$0.49	02	4764-863	SMALL SUB LOTS - 2	401
12-630-162-00		6/3/2021	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$3,000	54.55	\$1,500	\$5,500	\$1,500	0.23	0.46	\$23,913	\$0.55	02	4636-204	SMALL SUB LOTS - 2	401
12-630-166-00		8/12/2021	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$3,800	42.70	\$750	\$8,900	\$750	0.115	0.115	\$77,391	\$1.78	02	4662-347	SMALL SUB LOTS - 2	401
12-630-170-00		8/12/2021	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$3,800	42.70	\$750	\$8,900	\$750	0.115	0.115	\$77,391	\$1.78	02	PTA	SMALL SUB LOTS - 2	401
Totals:			\$120,300			\$120,300	\$58,900		\$54,921	\$120,300	\$54,921	1.831	2.061						
						Sale. Ratio =>		48.96				Average		Average					
						Std. Dev. =>		43.67				per Net Acre=>		\$65,702 per SqFt=>					\$1.51

**LOL. Osterhout Lake - Off Lake**

**RAW SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Inspected Date	Class	
12-026-035-00	50TH ST	1/5/2022	\$16,900	WD	03-ARM'S LENGTH	\$16,900	\$12,100	71.60	\$26,565	\$16,900	\$26,565	150	161	0.554	0.554	\$113	\$30,505	\$0.70	150	OSOL	4718-766	NOT INSPECTED	402	
12-790-019-00	152 51ST ST	8/1/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$78,200	27.93	\$163,840	\$142,274	\$26,114	125	190	0.545	0.545	\$1,138	\$261,053	\$5.99	125	OSOL	4878-129	NOT INSPECTED	401	
Totals:						\$296,900	\$90,300		\$190,405	\$159,174	\$52,679	275		1.099	1.099									
						Sale. Ratio =>		30.41	Average per FF=>			\$579	Average per Net Acre=>			\$144,835	Average per SqFt=>		\$3.32					
						Std. Dev. =>		30.88																

**CORRECTED BUILDING ATTRIBUTES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Inspected Date	Class	
12-026-035-00	50TH ST	1/5/2022	\$16,900	WD	03-ARM'S LENGTH	\$16,900	\$12,100	71.60	\$26,565	\$16,900	\$26,565	150	161	0.554	0.554	\$113	\$30,505	\$0.70	150	OSOL	4718-766	NOT INSPECTED	402	
12-790-019-00	152 51ST ST	8/1/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,500	37.68	\$211,092	\$95,022	\$26,114	125	190	0.545	0.545	\$760	\$174,352	\$4.00	125	OSOL	4878-129	NOT INSPECTED	401	
Totals:						\$296,900	\$117,600		\$237,657	\$111,922	\$52,679	275		1.099	1.099									
						Sale. Ratio =>		39.61	Average per FF=>			\$407	Average per Net Acre=>			\$101,840	Average per SqFt=>		\$2.34					
						Std. Dev. =>		23.98																

**CORRECTED BUILDING ATTRIBUTES & LAND VALUE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Inspected Date	Class	
12-026-035-00	50TH ST	1/5/2022	\$16,900	WD	03-ARM'S LENGTH	\$16,900	\$8,400	49.70	\$8,400	\$16,900	\$16,870	150	161	0.235	0.554	\$113	\$71,915	\$1.65	150	OSOL	4718-766	NOT INSPECTED	402	
12-790-019-00	152 51ST ST	8/1/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,000	50.00	\$279,938	\$95,022	\$94,960	125	190	0.545	0.545	\$760	\$174,352	\$4.00	125	OSOL	4878-129	NOT INSPECTED	401	
Totals:						\$296,900	\$148,400		\$288,338	\$111,922	\$111,830	275		0.78	1.099									
						Sale. Ratio =>		49.98	Average per FF=>			\$407	Average per Net Acre=>			\$143,490	Average per SqFt=>		\$3.29					
						Std. Dev. =>		0.21																

**PULL. Pullman Less Than 1 Acre**

**RAW SALES; VACANT PARCELS ONLY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Inspected Date	Class	
12-009-025-81	V/L 56TH ST	11/2/2023	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$10,500	35.00	\$20,916	\$30,000	\$20,916	0.579	0.579	\$51,813	\$1.19	PULLM	4902/743		PULLMAN < 1 ACRE	NOT INSPECTED	401	
12-700-091-00	109TH AVE	10/12/2023	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$6,100	32.11	\$12,125	\$19,000	\$12,125	0.287	0.287	\$66,202	\$1.52	PULLM	4894/719		PULLMAN < 1 ACRE	NOT INSPECTED	401	
12-700-121-00	5595 NORTH ST	4/15/2022	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$6,000	25.00	\$12,125	\$24,000	\$12,125	0.574	0.574	\$41,812	\$0.96	PULLM	4766-175	12-700-120-00	PULLMAN < 1 ACRE	NOT INSPECTED	401	
12-700-147-00	5532 109TH AVENUE	9/13/2023	\$15,700	WD	03-ARM'S LENGTH	\$15,700	\$9,400	59.87	\$18,733	\$15,700	\$18,733	0.977	0.977	\$16,070	\$0.37	PULLM	4887-721		PULLMAN < 1 ACRE	NOT INSPECTED	402	
Totals:			\$88,700			\$88,700	\$32,000		\$63,899	\$88,700	\$63,899	2.417	2.417									
							Sale. Ratio =>		36.08				Average		Average							
							Std. Dev. =>		15.18				per Net Acre=>	\$36,698	per SqFt=>	\$0.84						

**CORRECTED VALUATION; VACANT PARCELS ONLY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Inspected Date	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	\$28,980	0.579	0.579	\$51,813	\$1.19	PULLM	4902/743		PULLMAN < 1 ACRE	NOT INSPECTED	401	
12-700-091-00	109TH AVE	10/12/2023	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$9,100	47.89	\$18,125	\$19,000	\$18,125	0.287	0.287	\$66,202	\$1.52	PULLM	4894/719		PULLMAN < 1 ACRE	NOT INSPECTED	401	
12-700-121-00	5595 NORTH ST	4/15/2022	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$14,900	62.08	\$29,800	\$24,000	\$29,800	0.430	0.430	\$55,814	\$1.28	PULLM	4766-175	12-700-120-00	PULLMAN < 1 ACRE	NOT INSPECTED	401	
12-700-147-00	5532 109TH AVENUE	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 ACRE	NOT INSPECTED	402	
Totals:			\$88,700			\$88,700	\$46,900		\$93,666	\$88,700	\$92,658	2.273	2.273									
							Sale. Ratio =>		52.87				Average		Average							
							Std. Dev. =>		6.43				per Net Acre=>	\$39,023	per SqFt=>	\$0.90						

LSSUB. Lower Scott - Sub Lots

RAW SALES VACANT  
ON WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Va	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Inspected Date	Class	
12-200-029-00	903 WOOD ST	10/27/2021	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,100	51.00	\$11,136	\$10,000	\$11,136	0.32	0.32	\$31,250	\$0.72	LSLSB	4689-135	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-200-047-00	922 54TH ST	10/18/2022	\$112,853	WD	03-ARM'S LENGTH	\$112,853	\$42,300	37.48	\$124,080	-\$91	\$11,136	0.32	0.32	-\$284	-\$0.01	LSLSB	4809-127	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-200-056-00	900 KANDEL	10/15/2022	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$13,800	36.80	\$37,854	\$10,782	\$11,136	0.32	0.32	\$33,694	\$0.77	LSLSB	4813-661	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-730-033-01	908 GROVE ST	3/24/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,100	44.77	\$80,426	-\$4,623	\$10,803	0.31	0.31	-\$14,913	-\$0.34	LSLSB	4845-62	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-760-088-00	925 FOURTH ST	3/7/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,800	49.75	\$116,481	-\$24,961	\$11,520	0.331	0.331	-\$75,411	-\$1.73	LSLSB	4840-922	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-760-155-00	5522 RAVENSWOOD AVE	9/30/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$36,200	22.63	\$125,521	\$50,715	\$16,236	0.565	0.565	\$89,761	\$2.06	LSLSB	4732-731	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
Totals:			\$465,353			\$465,353	\$166,300		\$495,498	\$41,822	\$71,967	2.166	2.166								
								Sale. Ratio =>	35.74				Average		Average						
								Std. Dev. =>	10.55				per Net Ac	\$19,308	per SqFt=>		\$0.44				

CORRECTED BUILDING ATTRIBUTES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Va	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Inspected Date	Class	
12-200-029-00	903 WOOD ST	10/27/2021	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,600	56.00	\$11,136	\$10,000	\$11,136	0.32	0.32	\$31,250	\$0.72	LSLSB	4689-135	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-200-047-00	922 54TH ST	10/18/2022	\$112,853	WD	03-ARM'S LENGTH	\$112,853	\$56,600	50.15	\$113,153	\$10,836	\$11,136	0.32	0.32	\$33,863	\$0.78	LSLSB	4809-127	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-200-056-00	900 KANDEL	10/15/2022	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$18,900	50.40	\$37,854	\$10,782	\$11,136	0.32	0.32	\$33,694	\$0.77	LSLSB	4813-661	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-730-033-01	908 GROVE ST	3/24/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,100	54.00	\$70,166	\$5,637	\$10,803	0.31	0.31	\$18,184	\$0.42	LSLSB	4845-62	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-760-088-00	925 FOURTH ST	3/7/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,061	\$6,458	\$11,520	0.331	0.331	\$19,511	\$0.45	LSLSB	4840-922	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-760-155-00	5522 RAVENSWOOD AVE	9/30/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,500	42.81	\$136,929	\$39,307	\$16,236	0.565	0.565	\$69,570	\$1.60	LSLSB	4732-731	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
Totals:			\$465,353			\$465,353	\$227,200		\$454,299	\$83,020	\$71,967	2.166	2.166								
								Sale. Ratio =>	48.82				Average		Average						
								Std. Dev. =>	4.62				per Net Ac	\$38,329	per SqFt=>		\$0.88				

CORRECTED BUILDING ATTRIBUTES & LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Va	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Inspected Date	Class	
12-200-029-00	903 WOOD ST	10/27/2021	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,600	56.00	\$11,136	\$10,000	\$11,136	0.32	0.32	\$31,250	\$0.72	LSLSB	4689-135	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-200-047-00	922 54TH ST	10/18/2022	\$112,853	WD	03-ARM'S LENGTH	\$112,853	\$56,600	50.15	\$113,153	\$10,836	\$11,136	0.32	0.32	\$33,863	\$0.78	LSLSB	4809-127	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-200-056-00	900 KANDEL	10/15/2022	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$18,900	50.40	\$37,854	\$10,782	\$11,136	0.32	0.32	\$33,694	\$0.77	LSLSB	4813-661	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-730-033-01	908 GROVE ST	3/24/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,100	54.00	\$70,166	\$5,637	\$10,803	0.31	0.31	\$18,184	\$0.42	LSLSB	4845-62	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-760-088-00	925 FOURTH ST	3/7/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,061	\$6,458	\$11,520	0.331	0.331	\$19,511	\$0.45	LSLSB	4840-922	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
12-760-155-00	5522 RAVENSWOOD AVE	9/30/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,000	50.00	\$160,053	\$39,307	\$39,360	0.565	0.565	\$69,570	\$1.60	LSLSB	4732-731	LOWER SCOTT - SUB LOTS	NOT INSPECTED	401	
Totals:			\$465,353			\$465,353	\$238,700		\$477,423	\$83,020	\$95,091	2.166	2.166								
								Sale. Ratio =>	51.29				Average		Average						
								Std. Dev. =>	2.48				per Net Ac	\$38,329	per SqFt=>		\$0.88				



WFLS. Lower Scott Lake

RAW SALES

LAKEFRONT - STANDARD DEPTH

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table, Class, Rate Group 1. Includes rows for parcels 12-600-005-00, 12-630-158-00, 12-630-161-00 and a Totals row.

LAKEFRONT - DEEP LOT

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table, Class, Rate Group 1. Includes rows for parcels 12-004-021-00 and a Totals row.

DEEDED ACCESS

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Other Parcels in Sale, Land 1 Class, Rate Group 1. Includes rows for parcels 12-280-007-00, 12-540-002-00 and a Totals row.

CORRECTED BUILDING ATTRIBUTES

LAKEFRONT - STANDARD DEPTH

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table, Class, Rate Group 1. Includes rows for parcels 12-630-158-00, 12-630-161-00 and a Totals row.

LAKEFRONT - DEEP LOT

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table, Class, Rate Group 1. Includes rows for parcels 12-004-021-00 and a Totals row.

DEEDED ACCESS

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Other Parcels in Sale, Land 1 Class, Rate Group 1. Includes rows for parcels 12-280-007-00, 12-540-002-00 and a Totals row.

CORRECTED BUILDING ATTRIBUTES & LAND VALUE

LAKEFRONT - STANDARD DEPTH

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table, Class, Rate Group 1. Includes rows for parcels 12-630-158-00, 12-630-161-00 and a Totals row.

LAKEFRONT - DEEP LOT

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Land Table, Class, Rate Group 1. Includes rows for parcels 12-004-021-00 and a Totals row.

DEEDED ACCESS

Table with 25 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when So, Asd/Adj. S, Cur. Appraisal, Land Residua, Est. Land Val., Effic. Fror, Depth, Net Acres, Total Acres, Dollars/FF, Dollars/Acre, Dollars/SqFt, Actual Front, ECF Area, Liber/Page, Other Parcels in Sale, Land 1 Class, Rate Group 1. Includes rows for parcels 12-280-007-00, 12-540-002-00 and a Totals row.

**WFOSL Waterfront Osterhout Lake**

**RAW SALES**

**DEEDED ACCESS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
12-790-024-00	151 51ST ST	10/7/2022	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$104,800	62.57	\$245,329	\$57,891	\$135,720	87	90	0.18	0.18	\$665	\$321,617	\$7	87	120ST	4816-64	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
Totals:						\$167,500	\$104,800		\$245,329	\$57,891	\$135,720	87	90	0.18	0.18											
						Sale. Ratio =>		62.57	Average per FF=>		Average	\$665	Average per Net Acre=>		\$321,617	Average per SqFt=>		\$7								

**LAKEFRONT**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
12-026-036-00	212 LAWRENCE AVE	3/25/2022	\$966,000	WD	03-ARM'S LENGTH	\$366,000	\$80,700	22.05	\$198,826	\$248,294	\$81,120	52	245	0.292	0.292	\$4,775	\$850,322	\$20	52	120ST	4745-529	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
12-790-006-00	161 51ST ST	10/18/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$142,500	33.93	\$298,974	\$217,746	\$96,720	62	102	0.145	0.145	\$3,512	\$1,501,697	\$34	62	120ST	PTA	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
12-790-027-00	5095 LAKE DR	12/4/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$133,300	40.39	\$279,963	\$143,637	\$93,600	60	161	0.222	0.222	\$2,394	\$647,014	\$15	60	120ST	4906/846	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
Totals:						\$1,116,000	\$356,500		\$777,763	\$609,677	\$271,440	174	508	0.659	0.659											
						Sale. Ratio =>		31.94	Average per FF=>		Average	\$3,504	Average per Net Acre=>		\$925,155	Average per SqFt=>		\$21								
						Std. Dev. =>		9.30																		

**CORRECTED BUILDING ATTRIBUTES**

**DEEDED ACCESS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
12-790-024-00	151 51ST ST	10/7/2022	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$124,300	74.21	\$248,567	\$54,653	\$135,720	87	90	0.18	0.18	\$628	\$303,628	\$7	87	120ST	4816-64	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
Totals:						\$167,500	\$124,300		\$248,567	\$54,653	\$135,720	87	90	0.18	0.18											
						Sale. Ratio =>		74.21	Average per FF=>		Average	\$628	Average per Net Acre=>		\$303,628	Average per SqFt=>		\$7								

**LAKEFRONT**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
12-026-036-00	212 LAWRENCE AVE	3/25/2022	\$966,000	WD	03-ARM'S LENGTH	\$366,000	\$159,400	43.55	\$318,767	\$128,353	\$81,120	52	245	0.292	0.292	\$2,468	\$439,565	\$10	52	120ST	4745-529	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
12-790-006-00	161 51ST ST	10/18/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$194,000	46.19	\$387,913	\$128,807	\$96,720	62	102	0.145	0.145	2077.532258	888324.1379	20.39311611	62	120ST	PTA	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
12-790-027-00	5095 LAKE DR	12/4/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$133,300	40.39	\$279,963	\$143,637	\$93,600	60	161	0.222	0.222	\$2,394	\$647,014	\$15	60	120ST	4906/846	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
Totals:						\$1,116,000	\$486,700		\$986,643	\$400,797	\$271,440	174	508	0.659	0.659											
						Sale. Ratio =>		43.61	Average per FF=>		Average	\$2,303	Average per Net Acre=>		\$608,190	Average per SqFt=>		\$14								
						Std. Dev. =>		2.90																		

**CORRECTED BUILDING ATTRIBUTES AND LAND VALUE**

**DEEDED ACCESS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
12-790-024-00	151 51ST ST	10/7/2022	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$83,900	50.09	\$167,847	\$54,653	\$55,000	87	90	0.18	0.18	\$628	\$303,628	\$7	87	120ST	4816-64	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
Totals:						\$167,500	\$83,900		\$167,847	\$54,653	\$55,000	87	90	0.18	0.18											
						Sale. Ratio =>		50.09	Average per FF=>		Average	\$628	Average per Net Acre=>		\$303,628	Average per SqFt=>		\$7								

**LAKEFRONT**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
12-026-036-00	212 LAWRENCE AVE	3/25/2022	\$966,000	WD	03-ARM'S LENGTH	\$366,000	\$178,600	48.80	\$357,247	\$128,353	\$119,600	52	245	0.292	0.292	\$2,468	\$439,565	\$10	52	120ST	4745-529	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
12-790-006-00	161 51ST ST	10/18/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$217,000	51.67	\$433,793	\$128,807	\$142,600	62	102	0.145	0.145	\$2,078	\$888,324	\$20	62	120ST	PTA	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
12-790-027-00	5095 LAKE DR	12/4/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,200	49.15	\$324,363	\$143,637	\$138,000	60	161	0.222	0.222	\$2,394	\$647,014	\$15	60	120ST	4906/846	OSTERHOUT LAKE	NOT INSPECTED	401	OSTERHOUT LAKE	
Totals:						\$1,116,000	\$557,800		\$1,115,403	\$400,797	\$400,200	174	508	0.659	0.659											
						Sale. Ratio =>		49.98	Average per FF=>		Average	\$2,303	Average per Net Acre=>		\$608,190	Average per SqFt=>		\$14								
						Std. Dev. =>		1.56																		

**WFUSL Upper Scott Lake**

**RAW SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fror Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Pagr Land Table	Inspected Date	Class	Rate Group 1	
12-010-059-00	109TH AVE	10/24/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$91,300	27.67	\$203,967	\$205,449	\$79,416	100	256	1,795	1,796	\$2,054	\$114,456	\$2.63	100	12USL	4811-690 UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
12-010-059-10	5378 109TH AVE	9/15/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$171,600	45.76	\$360,879	\$101,415	\$87,294	100	181	3,004	3,004	\$1,014	\$33,760	\$0.78	120	12USL	4888/55 UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
12-745-002-00	792 53RD ST	7/21/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,000	34.86	\$144,246	\$94,654	\$63,900	90	660	1,364	1,364	\$1,052	\$69,394	\$1.59	90	12USL	PTA UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
<b>Totals:</b>						\$880,000	\$323,900		\$709,092	\$401,518	\$230,610	290		6.163	6.164									
						Sale. Ratio =>			36.81	Average per FF=>			Average per Net Acre=>		Average per SqFt=>									
						Std. Dev. =>			9.11						\$1.50									

**CORRECTED BUILDING ATTRIBUTES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fror Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Pagr Land Table	Inspected Date	Class	Rate Group 1	
12-010-059-00	109TH AVE	10/24/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$137,300	41.61	\$274,561	\$134,855	\$79,416	100	256	1,795	1,796	\$1,349	\$75,128	\$1.72	100	12USL	4811-690 UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
12-010-059-10	5378 109TH AVE	9/15/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$171,600	45.76	\$360,879	\$101,415	\$87,294	100	181	3,004	3,004	\$1,014	\$33,760	\$0.78	120	12USL	4888/55 UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
12-745-002-00	792 53RD ST	7/21/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,000	34.86	\$144,246	\$94,654	\$63,900	90	660	1,364	1,364	\$1,052	\$69,394	\$1.59	90	12USL	PTA UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
<b>Totals:</b>						\$880,000	\$369,900		\$779,686	\$330,924	\$230,610	290		6.163	6.164									
						Sale. Ratio =>			42.03	Average per FF=>			Average per Net Acre=>		Average per SqFt=>									
						Std. Dev. =>			5.50						\$1.23									

**CORRECTED BUILDING ATTRIBUTES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fror Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Pagr Land Table	Inspected Date	Class	Rate Group 1	
12-010-059-00	109TH AVE	10/24/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$137,300	41.61	\$274,561	\$134,855	\$79,416	100	256	1,795	1,796	\$1,349	\$75,128	\$1.72	100	12USL	4811-690 UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
12-010-059-10	5378 109TH AVE	9/15/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$171,600	45.76	\$360,879	\$101,415	\$87,294	100	181	3,004	3,004	\$1,014	\$33,760	\$0.78	120	12USL	4888/55 UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
12-745-002-00	792 53RD ST	7/21/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,000	34.86	\$144,246	\$94,654	\$63,900	90	660	1,364	1,364	\$1,052	\$69,394	\$1.59	90	12USL	PTA UPPER SCOTT LAKE	NOT INSPECTED	401	FRONT FOOTAGE
<b>Totals:</b>						\$880,000	\$369,900		\$779,686	\$330,924	\$230,610	290		6.163	6.164									
						Sale. Ratio =>			42.03	Average per FF=>			Average per Net Acre=>		Average per SqFt=>									
						Std. Dev. =>			5.50						\$1.23									