

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
140-075-000-034-00	5307 MORROW RD	01/28/21	\$18,000	QC	03-ARM'S LENGTH	\$18,000	\$8,700	48.33	\$12,459	\$10,791	
140-076-000-115-01	5400 MORROW RD	08/09/22	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$33,400	37.11	\$65,930	\$34,570	
140-077-000-262-00	5277 IRENE ST	01/08/21	\$30,000	LC	03-ARM'S LENGTH	\$30,000	\$10,000	33.33	\$30,940	\$3,260	
140-080-000-029-10	5609 PARKWOOD DR	11/25/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$18,900	34.36	\$41,099	\$22,021	
140-090-000-404-01	ADAMS RD	09/24/21	\$7,000	PTA	03-ARM'S LENGTH	\$7,000	\$2,600	37.14	\$9,016	\$7,000	
140-090-000-406-01	5460 HILLCREST ST	02/19/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,000	46.15	\$63,706	\$15,280	
Totals:			\$265,000			\$265,000	\$103,600		\$223,150	\$92,922	
								Sale. Ratio =>	39.09		
								Std. Dev. =>	6.29		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table
\$5,250	75.0	121.0	0.21	0.21	\$144	\$51,880	\$1.19	75.00	4450	1201/327	GRASS LAKE OFF WATER
\$10,500	150.0	150.0	0.52	0.52	\$230	\$66,867	\$1.54	150.00	4450	1249/411	GRASS LAKE OFF WATER
\$4,200	60.0	150.0	0.21	0.21	\$54	\$15,749	\$0.36	60.00	4450	1202/162	GRASS LAKE OFF WATER
\$8,120	116.0	0.0	0.00	0.00	\$190	#DIV/0!	#DIV/0!	116.00	4450	1200/429	GRASS LAKE OFF WATER
\$9,016	128.8	228.0	0.67	0.67	\$54	\$10,386	\$0.24	128.80	4450	1223/801	GRASS LAKE OFF WATER
\$13,986	199.8	120.0	0.55	0.55	\$76	\$27,782	\$0.64	199.80	4450	1203/964	GRASS LAKE OFF WATER
\$51,072	729.6		2.16	2.16							
Average			Average		Average		Average				
per FF=>	\$127		per Net Acre	43,099.26			per SqFt=>	\$0.99			

Used \$120/ff

no change from 2023