

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale
02 004 400 003 04 5 3	11263 WINFIELD RD	03/24/21	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$59,900	61.12
02 110 001 015 04 5 3	1400 PLAIN ST	08/17/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$43,300	32.68
02 115 001 005 04 5 3	11250 WEST ST	11/04/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$5,100	25.50
02 115 001 014 04 5 3	1699 PLAIN ST	10/22/20	\$72,600	WD	03-ARM'S LENGTH	\$72,600	\$32,100	44.21
<b>Totals:</b>			<b>\$323,100</b>			<b>\$323,100</b>	<b>\$140,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.45</b>
							<b>Std. Dev. =&gt;</b>	<b>15.54</b>

**MOSHERVILLE LAND \$169 CALCULATED, \$100 APPLIED**

**2019 SALES REVIEWED IN DETERMINATION**

02 110 001 001 04 5 3	1400 W MOSHERVILLE	08/20/19	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$37,400	43.49
02 115 001 011 04 5 3	1750 PLAIN ST	12/17/19	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,700	50.31
02 140 001 008 20 5 3	3851 W HASTINGS LAK	10/15/19	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$13,700	80.59

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$118,217	(\$9,217)	\$11,000	120.0	774.0	2.35	2.35	(\$77)	(\$3,922)	(\$0.09)
\$85,380	\$58,188	\$11,068	147.6	264.0	0.50	0.25	\$394	\$116,376	\$2.67
\$17,946	\$9,744	\$7,690	102.5	132.0	0.40	0.40	\$95	\$24,360	\$0.56
\$62,405	\$15,319	\$5,124	68.3	100.0	0.18	0.18	\$224	\$83,255	\$1.91
<b>\$283,948</b>	<b>\$74,034</b>	<b>\$34,882</b>	<b>438.4</b>		<b>3.43</b>	<b>3.18</b>			
	<b>Average per FF=&gt;</b>		<b>\$169</b>		<b>Average per Net Acre=&gt;</b>	<b>21,559.11</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.49</b>

\$73,785	\$20,609	\$8,394	111.9	175.0	0.55	0.55	\$184	\$37,200	\$0.85
\$63,288	\$6,446	\$4,734	63.1	132.0	0.20	0.20	\$102	\$32,230	\$0.74
\$27,242	(\$1,017)	\$9,225	123.0	290.0	0.91	0.91	(\$8)	(\$1,118)	(\$0.03)

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	006	1790-0567		4005 MOSHERVILLE	0	1	8/5/2019		401
165.00	006	1804-0589	02 115 001 025 04 5 3	4005 MOSHERVILLE	0	1	7/16/1991		401
132.00	006	1778-0785		4005 MOSHERVILLE	1	0	10/12/2020		401
80.00	006	1776-1067		4005 MOSHERVILLE	1	0	7/18/2019		401

138.00	6	1731-637		4005 MOSHERVILLE	0	1	7/17/1991		401
66.00	6	1747-0491		4005 MOSHERVILLE	1	1	7/18/2019		401
136.70	2	1737-790		4005 MOSHERVILLE	0	0	8/1/1991		401

Rate Group 1 Rate Group 2 Rate Group 3

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