

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05-640-001-00	9530 S LUCE RD	9/19/2023	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$12,700
05-640-003-00	9550 S LUCE RD	9/9/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$61,400
05-640-008-00	9700 S LUCE RD	4/22/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,600
05-700-035-01	HIGHLAND DR	10/16/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$35,100
Totals:			\$725,000			\$725,000	\$237,800
							Sale. Ratio =>
							Std. Dev. =>

LITTLE RAINBOW LAND \$1.75 PER SQ FOOT APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
84.67	\$29,250	\$15,000	\$29,250	0.0	0.0	0.45	0.45
20.13	\$238,394	\$99,243	\$32,637	0.0	0.0	0.50	0.50
36.74	\$257,206	\$141,782	\$48,988	0.0	0.0	0.38	0.38
63.82	\$70,127	\$55,000	\$66,231	0.0	0.0	1.01	1.01
	\$594,977	\$311,025	\$177,106	0.0		2.34	2.34
32.80			Average			Average	
28.60			per FF=>	#DIV/0!		per Net Acre=>	132,973.49

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#DIV/0!	\$33,333	\$0.77	0.00	'4501	2023R-02396	
#DIV/0!	\$198,884	\$4.57	0.00	'4501	1109-0794	
#DIV/0!	\$373,111	\$8.57	0.00	'4501	1102-0243	05-640-007-00
#DIV/0!	\$54,455	\$1.25	0.00	'4501	2024R-04837	

Average
per SqFt=> \$3.05

Land Table	Gravel	Paved	Inspected Date	Class
LITTLE RAINBOW LAKE SUB 1 & 2 W F	0	1	06/27/2014	402
LITTLE RAINBOW LAKE SUB 1 & 2 W F	0	1	06/27/2014	401
LITTLE RAINBOW LAKE SUB 1 & 2 W F	0	1	06/27/2014	401
LITTLE RAINBOW LAKE SUB 1 & 2 W F	0	1	08/18/2014	402
