2024 170, 172, 173 Site value 55000

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	Other Parcels in Sale	Land Table	Rate Group 1
01-172-0024-000	9515 RACHEL	10/21/22	$214,000	WD	03-ARM'S LENGTH	$214,000	$86,000	40.19	$229,235	$39,765	$55,000	67.1	225.0	0.35	0.35	$593	$114,928	$2.64	67.08	4100W		RESIDENTIAL WEST	170,172,173
01-172-0026-000	9525 RACHEL	08/24/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$101,800	39.15	$242,559	$72,441	$55,000	67.1	225.0	0.35	0.35	$1,080	$209,367	$4.81	67.07	4100W		RESIDENTIAL WEST	170,172,173
01-172-0033-000	9561 RACHEL	11/29/22	$39,900	WD	03-ARM'S LENGTH	$39,900	$18,500	46.37	$40,000	$39,900	$55,000	49.7	604.0	0.69	0.69	$804	$57,994	$1.33	49.65	4100W		RESIDENTIAL WEST	170,172,173
01-172-0035-000	9571 RACHEL	07/22/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$95,800	33.61	$254,237	$85,763	$55,000	72.7	209.1	0.35	0.35	$1,179	$245,739	$5.64	72.73	4100W		RESIDENTIAL WEST	170,172,173
01-173-0047-000	9515 AMY	06/22/22	$0	WD	03-ARM'S LENGTH	$268,000	$100,300	37.43	$266,674	$56,326	$55,000	70.2	117.1	0.19	0.19	$802	$298,021	$6.84	70.24	4100W		RESIDENTIAL WEST	170,172,173
01-173-0059-000	1004 COTTAGEWOOD	05/22/22	$267,000	WD	03-ARM'S LENGTH	$267,000	$102,800	38.50	$273,614	$48,386	$55,000	75.4	137.4	0.24	0.24	$642	$203,303	$4.67	75.35	4100W		RESIDENTIAL WEST	170,172,173
01-173-0071-000	9568 AMY RD	07/01/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$116,000	40.70	$306,995	$33,005	$55,000	46.9	402.3	0.43	0.43	$704	$76,224	$1.75	46.87	4100W		RESIDENTIAL WEST	170,172,173
01-173-0078-000	9538 AMY	05/13/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$100,700	38.00	$267,859	$52,141	$55,000	68.6	137.0	0.22	0.22	$760	$241,394	$5.54	68.60	4100W		RESIDENTIAL WEST	170,172,173
01-173-0090-000	9522 AMY RD	08/29/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$120,400	42.25	$286,205	$53,795	$55,000	70.0	150.0	0.24	0.24	$769	$223,216	$5.12	70.00	4100W		RESIDENTIAL WEST	170,172,173
		Totals:	**$1,900,900**			**$2,168,900**	**$842,300**		**$2,167,378**	**$481,522**	**$495,000**	**587.6**		**3.05**	**3.05**								
							Sale. Ratio =>	**38.84**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**3.52**			**per FF=>**	**$819**		**per Net Acre=>**	**158,083.39**		**per SqFt=>**	**$3.63**					
										$53,502													