2022 Land Value Analysis

4-1-2019 thru 3-31-2021

402 NW Cor of City

	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	Land Table
1	050-030-000-002-00	1225 MARION ST	05/15/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$61,000	45.19	$136,596	$7,894	$9,490	73.0	130.0	0.22	0.22	$108	$36,211	$0.83	73.00	402	1269/0150	NORTHWEST CORNER OF CITY
2	050-030-000-004-00	1193 MARION ST	09/21/20	$129,000	WD	03-ARM'S LENGTH	$129,000	$60,500	46.90	$130,722	$7,768	$9,490	73.0	130.0	0.22	0.22	$106	$35,633	$0.82	73.00	402	1273/0948	NORTHWEST CORNER OF CITY
3	050-230-000-014-00	1208 ORCHARD ST	02/07/20	$114,000	WD	03-ARM'S LENGTH	$114,000	$44,200	38.77	$101,579	$23,081	$10,660	82.0	113.0	0.21	0.21	$281	$108,362	$2.49	82.00	402	1265/0928	NORTHWEST CORNER OF CITY
4	050-230-000-025-00	1228 WILLOW ST	12/10/20	$106,000	WD	03-ARM'S LENGTH	$106,000	$40,000	37.74	$92,427	$23,583	$10,010	77.0	113.0	0.20	0.20	$306	$117,915	$2.71	77.00	402	1276/0372	NORTHWEST CORNER OF CITY
5	050-290-000-026-00	1533 ALTA VISTA DR	08/02/19	$134,000	WD	03-ARM'S LENGTH	$134,000	$58,600	43.73	$139,868	$6,222	$12,090	93.0	99.0	0.21	0.21	$67	$29,488	$0.68	93.00	402	1259/0768	NORTHWEST CORNER OF CITY
6	050-450-000-005-00	1220 CENTER ST	07/09/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$54,000	40.00	$126,268	$19,392	$10,660	82.0	160.0	0.30	0.30	$236	$64,425	$1.48	82.00	402	1270/0859	NORTHWEST CORNER OF CITY
7	050-450-000-060-00	720 CENTER ST	06/19/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$69,800	42.30	$172,608	$5,392	$13,000	100.0	141.0	0.41	0.41	$54	$13,087	$0.30	100.00	402	1270/0097	NORTHWEST CORNER OF CITY
8	050-560-000-009-00	1116 BUCKLEY DR	07/01/19	$127,350	WD	03-ARM'S LENGTH	$127,350	$48,100	37.77	$118,055	$22,295	$13,000	100.0	130.0	0.30	0.30	$223	$74,815	$1.72	100.00	402	1258/0755	NORTHWEST CORNER OF CITY
9	050-560-000-022-00	1015 MEADOW DR	04/13/20	$158,900	WD	03-ARM'S LENGTH	$158,900	$69,200	43.55	$151,303	$19,947	$12,350	95.0	132.0	0.29	0.29	$210	$69,260	$1.59	95.00	402	1268/0323	NORTHWEST CORNER OF CITY
10	050-560-000-024-00	1005 MEADOW DR	05/18/20	$136,000	WD	03-ARM'S LENGTH	$136,000	$65,000	47.79	$140,783	$6,917	$11,700	90.0	132.0	0.27	0.27	$77	$25,337	$0.58	90.00	402	1269/0078	NORTHWEST CORNER OF CITY
11	050-560-000-035-00	1408 IRENE DR	09/27/19	$128,900	WD	03-ARM'S LENGTH	$128,900	$47,500	36.85	$125,859	$18,901	$15,860	122.0	140.0	0.39	0.39	$155	$48,217	$1.11	122.00	402	1261/0879	NORTHWEST CORNER OF CITY
12	050-560-000-057-00	1112 MEADOW DR	09/18/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$79,000	42.70	$175,736	$22,654	$13,390	103.0	132.0	0.31	0.31	$220	$72,609	$1.67	103.00	402	1273/0151	NORTHWEST CORNER OF CITY
13	050-603-002-016-00	1410 W KING ST	12/15/20	$99,900	WD	03-ARM'S LENGTH	$99,900	$48,000	48.05	$107,155	$27,065	$34,320	264.0	396.0	0.80	0.40	$103	$33,831	$0.78	264.00	402	1276/0412	NORTHWEST CORNER OF CITY
14	050-603-005-002-00	903 N CHIPMAN ST	07/18/19	$126,500	WD	03-ARM'S LENGTH	$126,500	$50,600	40.00	$118,971	$27,029	$19,500	150.0	132.0	0.46	0.46	$180	$59,404	$1.36	150.00	402	1259/0208	NORTHWEST CORNER OF CITY
15	050-030-000-001-00	1241 MARION ST	09/12/19	$139,000	WD	03-ARM'S LENGTH	$139,000	$64,000	46.04	$150,728	($2,238)	$9,490	73.0	130.0	0.22	0.22	($31)	($10,266)	($0.24)	73.00	402	1261/0146	NORTHWEST CORNER OF CITY
16	050-030-000-004-00	1193 MARION ST	09/21/20	$129,000	WD	03-ARM'S LENGTH	$129,000	$60,500	46.90	$130,722	$7,768	$9,490	73.0	130.0	0.22	0.22	$106	$35,633	$0.82	73.00	402	1273/0948	NORTHWEST CORNER OF CITY
17	050-030-000-010-00	1165 HANOVER ST	07/23/19	$160,000	WD	03-ARM'S LENGTH	$160,000	$58,900	36.81	$146,126	$27,134	$13,260	102.0	130.0	0.30	0.30	$266	$89,257	$2.05	102.00	402	1259/0458	NORTHWEST CORNER OF CITY
18	050-030-000-013-00	1121 HANOVER ST	04/12/19	$120,000	WD	03-ARM'S LENGTH	$120,000	$58,500	48.75	$134,943	($6,103)	$8,840	68.0	130.0	0.20	0.20	($90)	($30,064)	($0.69)	68.00	402	1256/0913	NORTHWEST CORNER OF CITY
19	050-230-000-015-00	1204 ORCHARD ST	06/24/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$37,700	34.27	$97,034	$23,626	$10,660	82.0	113.0	0.21	0.21	$288	$110,920	$2.55	82.00	402	1258/0587	NORTHWEST CORNER OF CITY
20	050-230-000-019-00	1221 ORCHARD ST	02/12/20	$122,500	WD	03-ARM'S LENGTH	$122,500	$32,000	26.12	$105,837	$27,323	$10,660	82.0	113.0	0.21	0.21	$333	$128,277	$2.94	82.00	402	1266/0068	NORTHWEST CORNER OF CITY
21	050-290-000-012-00	1517 ALTURAS DR	11/04/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$55,100	38.00	$122,084	$37,736	$14,820	114.0	112.0	0.29	0.29	$331	$128,792	$2.96	114.00	402	1275/0083	NORTHWEST CORNER OF CITY
22	050-290-000-013-00	1521 ALTURAS DR	12/20/19	$194,900	WD	03-ARM'S LENGTH	$194,900	$67,800	34.79	$178,838	$27,632	$11,570	89.0	99.0	0.20	0.20	$310	$136,792	$3.14	89.00	402	1264/0952	NORTHWEST CORNER OF CITY
23	050-290-000-026-00	1533 ALTA VISTA DR	08/02/19	$134,000	WD	03-ARM'S LENGTH	$134,000	$58,600	43.73	$139,868	$6,222	$12,090	93.0	99.0	0.21	0.21	$67	$29,488	$0.68	93.00	402	1259/0768	NORTHWEST CORNER OF CITY
24	050-425-000-001-00	900 CENTER ST	01/27/21	$139,200	WD	03-ARM'S LENGTH	$139,200	$55,500	39.87	$121,623	$29,511	$11,934	140.0	86.0	0.27	0.27	$211	$107,704	$2.47	140.00	402	1277/0971	NORTHWEST CORNER OF CITY
25	050-450-000-004-00	1230 CENTER ST	01/08/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$40,800	34.29	$90,380	$39,280	$10,660	82.0	160.0	0.30	0.30	$479	$130,498	$3.00	82.00	402	1277/0385	NORTHWEST CORNER OF CITY
26	050-450-000-023-00	1221 CENTER ST	10/06/20	$60,000	WD	03-ARM'S LENGTH	$60,000	$40,400	67.33	$80,512	($2,312)	$18,200	140.0	215.0	0.69	0.69	($17)	($3,346)	($0.08)	140.00	402	1273/0961	NORTHWEST CORNER OF CITY
27	050-560-000-012-00	1220 BUCKLEY DR	07/17/19	$225,000	WD	03-ARM'S LENGTH	$225,000	$79,400	35.29	$184,730	$52,750	$12,480	96.0	132.0	0.29	0.29	$549	$181,271	$4.16	96.00	402	1259/0259	NORTHWEST CORNER OF CITY
28	050-560-000-021-00	1019 MEADOW DR	11/10/20	$150,919	WD	03-ARM'S LENGTH	$150,919	$60,600	40.15	$135,025	$28,894	$13,000	100.0	132.0	0.30	0.30	$289	$95,360	$2.19	100.00	402	1275/0305	NORTHWEST CORNER OF CITY
29	050-560-000-057-00	1112 MEADOW DR	09/18/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$79,000	42.70	$175,736	$22,654	$13,390	103.0	132.0	0.31	0.31	$220	$72,609	$1.67	103.00	402	1273/0151	NORTHWEST CORNER OF CITY
30	050-590-000-010-00	1208 HARDING AVE	04/10/20	$146,100	WD	03-ARM'S LENGTH	$146,100	$61,800	42.30	$139,624	$20,126	$13,650	105.0	224.0	0.54	0.54	$192	$37,270	$0.86	105.00	402	1268/0175	NORTHWEST CORNER OF CITY
31	050-603-001-003-00	1307 STINSON ST	05/01/20	$115,000	WD	03-ARM'S LENGTH	$115,000	$48,100	41.83	$111,071	$12,509	$8,580	66.0	132.0	0.20	0.20	$190	$62,545	$1.44	66.00	402	1268/0699	NORTHWEST CORNER OF CITY
32	050-603-002-011-00	1444 W KING ST	06/13/19	$72,000	WD	03-ARM'S LENGTH	$72,000	$35,900	49.86	$81,459	($879)	$8,580	66.0	132.0	0.20	0.20	($13)	($4,395)	($0.10)	66.00	402	1258/0868	NORTHWEST CORNER OF CITY
33	050-603-004-002-00	1409 OLMSTEAD ST	10/15/20	$127,000	WD	03-ARM'S LENGTH	$127,000	$39,900	31.42	$87,166	$49,844	$10,010	77.0	132.0	0.23	0.23	$647	$213,923	$4.91	77.00	402	1274/0209	NORTHWEST CORNER OF CITY
34	050-603-004-017-00	1402 STINSON ST	10/29/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$35,700	35.70	$92,336	$16,244	$8,580	100.0	132.0	0.20	0.20	$162	$81,220	$1.86	66.00	402	1262/0998	NORTHWEST CORNER OF CITY
35	050-603-005-005-00	1332 OLMSTEAD ST	04/24/19	$110,500	WD	03-ARM'S LENGTH	$110,500	$37,600	34.03	$85,574	$33,506	$8,580	100.0	147.0	0.22	0.22	$335	$150,251	$3.45	66.00	402	1256/0855	NORTHWEST CORNER OF CITY
36	050-690-000-002-00	1332 HANOVER ST	11/01/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$36,500	73.00	$67,546	($4,156)	$13,390	103.0	170.0	0.40	0.40	($40)	($10,338)	($0.24)	103.00	402	1262/0759	NORTHWEST CORNER OF CITY
37	050-690-000-002-00	1332 HANOVER ST	11/07/19	$50,333	LC	03-ARM'S LENGTH	$50,333	$36,500	72.52	$67,546	($3,823)	$13,390	103.0	170.0	0.40	0.40	($37)	($9,510)	($0.22)	103.00	402	1264/0025	NORTHWEST CORNER OF CITY
38	050-720-000-010-00	1415 W KING ST	07/31/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$44,500	32.96	$109,062	$34,518	$8,580	66.0	159.0	0.24	0.24	$523	$143,228	$3.29	66.00	402	1271/0513	NORTHWEST CORNER OF CITY
39	050-690-006-004-00	906 N CHIPMAN ST	10/11/19	$159,900	WD	03-ARM'S LENGTH	$159,900	$60,900	38.09	$151,259	$21,511	$12,870	99.0	140.0	0.32	0.32	$217	$67,645	$1.55	99.00	402	1262/0254	NORTHWEST CORNER OF CITY
			Totals:	$5,079,902			$5,079,902	$2,081,700		$4,824,759	$737,417	$482,274	3,826.0		11.80	11.40							
								Sale. Ratio =>	40.98			Average			Average			Average				
								Std. Dev. =>	9.86			per FF=>	$140		per Net Acre:	62,508.86		per SqFt=>	$1.44			

Final Conclusion of Rate that will be used: $140 per Front Foot and $1.44 per sq foot

402 North West Corner of City