

Valuation Method	NBHD	Class	PPN	Address	Sale Date	Sale Terms	Sale Price	Adj Sale Price	Conf	Liber/Page	Acreage	Land Description 1	Land Size 1
Allocation	XPL-C	201	55-029-067-10	712 E BRIDGE ST	3/26/2021	03-ARM'S LENGTH	200000	200000	No	4602/702	0.58	OUTSKIRTS-NORTH	25264.8
Allocation	OTS-C	201	17-017-007-21	258 FAIRVIEW	3/23/2021	03-ARM'S LENGTH	583000	583000	No	4598/370	1.317	OUTSKIRTS	57380.4
Allocation	XAL-C	201	51-310-026-00	919 MARSHALL ST	2/9/2021	03-ARM'S LENGTH	190000	190000	No	4578/877	0.58	FRONTS RIVR	25264.8
Allocation	MAR-C	201	15-001-004-00	124TH AVE	9/17/2020	03-ARM'S LENGTH	145000	145000	Yes	4512/661	1.652	124TH AVE/SHELB	71981.3
Allocation	SAU-C	201	20-351-037-00	3285 JACK WILSON DR #3	8/7/2020	03-ARM'S LENGTH	81000	81000	No	4502/534	0.14	COMM LESS	6097
Allocation	SAU-C	201	20-351-015-00	3285 JACK WILSON DR #1	1/31/2020	03-ARM'S LENGTH	70000	66800	No	4428/629	0.11	COM STRIP	4806
Allocation	SAU-C	201	20-351-013-00	3285 JACK WILSON DR #1	10/10/2019	03-ARM'S LENGTH	67500	67500	No	4398/506	0.148	COM STRIP	6445.138
Allocation	SAU-C	201	20-351-033-00	3285 JACK WILSON DR #3	9/19/2019	03-ARM'S LENGTH	60000	60000	No	4386/859	0.13	COM STRIP	5657.399
Allocation	XOT-C	201	54-107-042-00	204 E ORLEANS	8/31/2020	03-ARM'S LENGTH	215000	215000	No	4513/337	0.311	OUTSKIRTS	13530
Allocation	XOT-C	201	54-023-239-10	800 E ALLEGAN	8/25/2020	22-OUTLIER	250000	250000	No	4511/468	0.46	OUTSKIRTS	20037.6
Abstraction	XHO-C	201	53-02-05-400-00	180 E 40TH ST	2/28/2020	03-ARM'S LENGTH	640000	640000	No	4438/59	1.402	M-40 40TH TRANS	61050
Abstraction	GAN-C	201	07-009-030-00	2187.5 68TH ST	10/2/2020	03-ARM'S LENGTH	150000	150000	Yes	4525/540	0.603	BLUESTAR/M89	26259
Allocation	DOR-C	201	05-015-094-00	1697 142ND AVE	7/1/2019	03-ARM'S LENGTH	250000	250000	No	4372/104	2.472	142ND	57155.4
Allocation	CAS-C	201	02-009-018-00	6800 109TH AVE	12/17/2019	03-ARM'S LENGTH	25000	25000	No	4414/899	0.398	COMMERCIAL	17324
Abstraction	XPL-C	201	55-240-006-00	720 N MAIN ST	8/22/2019	03-ARM'S LENGTH	150000	145500	No	4375/161	0.64	OUTSKIRTS-NORTH	27877

US 131 Land values used for 2022

Land Descripti	Land size 2	Land [Land Size 3	Land Size 4	Lar Frontage	LV	L/I Value	Res \ Ag	Vz C/I Value	L/V Ratio	Allocation Land Valu	Extraction Re:	LV Used	Sf/Acres
	0		0	0	0	63 21601	0	0	0	199351 0.097763315	19552.66302	649	19552.66302	25264.8
	0		0	0	0	220 54511	51193	0	0	303105 0.133340998	77737.80176	228702	77737.80176	57380.4
	0		0	0	0	135 31581	25751	0	0	32239 0.352580634	66990.32053	132010	66990.32053	25264.8
ROW	10329		0	0	0	313 75580	15628	0	0	38588 0.582298376	84433.26451	90784	84433.26451	71981.3
	0		0	0	0	0 3658	1918	0	0	48079 0.068176312	5522.281241	31003	5522.281241	6097
	0		0	0	0	0 5287	1034	0	0	58179 0.081968992	5475.528682	7587	5475.528682	4806
ROW	58.806		0	0	0	0 7090	3279	0	0	57094 0.105094644	7093.888502	7127	7093.888502	6445.14
ROW	51.619		0	0	0	0 6223	2645	0	0	48545 0.108390086	6503.405152	8810	6503.405152	5657.4
	0		0	0	0	165 12854	8407	0	0	210965 0.055351253	11900.51932	-4372	11900.51932	13530
	0		0	0	0	110 19036	23157	0	0	255390 0.063968708	15992.17697	-28547	15992.17697	20037.6
ROW	4290		0	0	0	130 61050	40115	0	0	529114 0.096861866	61991.5942	70771	70771	61050
ROW	2508		0	0	0	76 24946	4249	0	0	109553 0.179793583	26969.03739	36198	36198	26259
ROW	6930 WET		50529.6	0	0	445.5 66673	18953	0	0	112142 0.337127341	84281.83528	118905	84281.83528	57155.4
ROW	9801		0	0	0	142 16458	6903	0	0	40331 0.258399799	6459.994976	-22234	6459.994976	17324
	0		0	0	0	148 26483	4657	0	0	119641 0.17563884	25555.45128	21202	<u>21202</u>	<u>27877</u>
													520114.6799	426130

\$ per acre/sf	\$ per ff	Comments
0.77	310.3597305	
1.35	353.3536444	
2.65	496.2245965	
1.17	269.7548387	
0.91	#DIV/0!	
1.14	#DIV/0!	
1.10	#DIV/0!	
1.15	#DIV/0!	
0.88	72.12435953	
0.80	145.383427	
1.16	544.3923077	
1.38	476.2894737	
1.47	189.1848154	
0.37	45.49292236	
<u>0.76</u>	143.2567568	
1.22		