

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value
24-01-100-030	9730 S BEECH AVE	06/19/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$114,400	42.37	\$35,883
24-01-200-006	9805 S NEWCOSTA AVE	09/28/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,600	25.80	\$14,950
24-01-300-011	10202 S BEECH AVE	03/04/22	\$390,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,000	\$130,600	33.49	\$75,291
24-01-300-024	10340 S BEECH AVE	02/10/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$41,600	32.37	\$15,980
24-02-200-046	8445 E 98TH ST	04/12/21	\$139,160	WD	19-MULTI PARCEL ARM'S LENGTH	\$139,160	\$59,100	42.47	\$38,006
24-02-200-047	9815 S ENSLEY CT	02/12/21	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$76,600	37.92	\$14,140
24-02-200-050	9834 S ENSLEY CT	12/18/20	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$76,800	36.57	\$28,260
24-02-200-052	9862 S ENSLEY CT	05/04/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$117,200	45.78	\$14,130
24-02-400-014	10165 S BEECH AVE	04/10/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$43,400	52.93	\$14,498
24-06-100-020		10/06/21	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$44,600	81.09	\$70,168
24-07-200-013	5566 E 104TH ST	09/03/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$31,800	24.84	\$11,690
24-08-400-007	6135 E 112TH ST	03/05/21	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$149,800	30.89	\$68,050
24-08-400-014	11005 S ELM AVE	08/05/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$39,000	43.38	\$12,138
24-11-200-012	8762 E 104TH ST	06/19/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$47,900	36.87	\$14,241
24-13-400-009	11857 S SAVANNAH CT	04/23/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,000	50.00	\$15,000
24-14-100-016	11406 S COTTONWOOD AVE	07/10/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$99,000	36.67	\$14,260
24-15-200-008	11353 S COTTONWOOD AVE	10/09/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$58,000	32.58	\$19,500
24-15-200-010	11223 S COTTONWOOD AVE	08/25/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$14,000
24-16-100-015	11566 S ELM AVE	08/14/20	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$107,300	46.35	\$40,640
24-16-300-008	11612 S ELM AVE	03/15/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,300	28.07	\$25,000
24-18-200-011	5500 E 112TH ST	11/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,100	45.22	\$63,667
24-20-400-014	12575 S ELM AVE	04/24/20	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$114,800	35.89	\$46,400
24-20-400-023	12700 S HEMLOCK AVE	11/16/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,400	26.86	\$14,000
24-21-300-018	12548 S ELM AVE	04/27/21	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$38,800	46.47	\$15,000
24-21-400-004	7095 E 128TH ST	10/28/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,800	37.05	\$40,000
24-22-100-010	12036 S CYPRESS AVE	08/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,200	49.65	\$10,000
24-22-200-003	7828 E 120TH ST	02/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,100	40.40	\$14,000
24-23-300-016	8238 E 124TH ST	08/31/21	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$84,900	37.73	\$47,000
24-23-400-016	8484 E 124TH ST	11/17/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$88,400	30.75	\$14,870
24-23-400-043	8645 E 128TH ST	06/11/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,900	32.84	\$15,000
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000	32.79	\$135,288
24-24-125-030	8880 E OAK DR	10/15/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,600,000	\$644,600	40.29	\$250,000
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300	45.02	\$158,996
24-24-177-005	12292 S BALSAM DR	09/30/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$52,300	40.54	\$15,000
24-24-200-018	9378 E 120TH ST	06/19/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,800	48.85	\$45,920

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24-24-360-001	8818 E 128TH ST	09/10/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,000	35.24	\$121,346	
24-24-360-002	8830 E 128TH ST	07/06/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$59,500	85.00	\$114,877	
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$15,000	
24-25-115-014	12935 E ENGLEWRIGHT DR	01/12/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$101,000	44.49	\$88,402	
24-25-115-027	13111 E ENGLEWRIGHT DR	03/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,000	40.38	\$92,364	
24-25-349-002	13535 S AUSTRIAN DR	06/08/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,400	48.50	\$23,360	
24-26-200-021	13057 S BUTTERNUT AVE	04/17/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,200	36.26	\$15,000	
24-29-400-012	13293 S ELM AVE	02/16/22	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$79,700	32.33	\$15,200	
24-32-400-040	14167 S ELM AVE	10/25/21	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$131,800	36.87	\$18,100	
24-33-200-005	13873 S CYPRESS AVE	09/25/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$71,800	33.40	\$14,000	
24-34-100-006	7268 E 136TH ST	07/10/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,500	45.43	\$15,000	
24-34-100-008	7238 E 136TH ST	12/17/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$110,300	34.15	\$14,000	
24-34-100-026	7478 E 136TH ST	09/09/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,900	32.04	\$18,960	
24-34-300-028	7422 E 22 MILE RD	09/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,200	32.39	\$14,490	
24-34-400-017	7827 E 22 MILE RD	03/01/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$83,000	35.47	\$14,328	
24-35-400-011	8401 E 22 MILE RD	02/19/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,100	35.61	\$39,850	
24-35-400-016	8651 E 22 MILE RD	07/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,400	50.54	\$65,060	
24-36-200-014	9376 E 136TH ST	12/14/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,700	33.46	\$24,180	
Totals:			\$12,407,860			\$12,207,860	\$4,685,800		\$2,164,483	
								Sale. Ratio =>	38.38	\$40,839
								Std. Dev. =>	10.93	

Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style
121	Conventional	478/7598	WORTH JOSHUA F	HERNANDEZ GUADALUPE	C	0	TWO-STORY
121	Conventional	480/2014	HAWES RODERICK J & KASNO NICOLE M	ROSS MEAGAN A & TOMASZEWSKI JASON	CD	0	1 1/2 STORY
120	Conventional	487/7447	GRABINSKI BRITTANY	JOHNSON AARON A & SERENA Z	BC	0	TWO-STORY
111	Conventional	487/5354	WERKEMA MARY L. & DRENT HENRY P	TRAFZER DAVID & ELVE NICHOLAS	C	0	MOBILE
120	Conventional	483/4125	EVELAND DANIEL W	ROMANCKY TIMOTHY	CD	0	RANCH
122	Conventional	482/3310	SPENCER JESSICA	DUKE JONATHAN & ASHLEE	C	10	RANCH
122	Conventional	481/5675	BOWERS MELANIE & REAUME DANNY II	LASKO MICHAEL & LORI	C	10	BI-LEVEL
122	Conventional	478/1411	HENDGES JASON & ASHLEY M	NEWLAND JEFFREY & NICOLE	B	(10)	RANCH
111	Conventional	478/1571	HAWLEY CODY	OGDEN SAMANTHA & DANIEL	BC	0	MOBILE
20	Conventional	485/8256	AMOS LEON R TRUST	SWINEHART COTTAGE TRUST	D	0	RANCH
111	Conventional	479/7347	BLAAUW JOSHUA & ASHLEY	AVERY JAMES J	BC	0	MOBILE
120	Conventional	482/4753	ECKELSTAFER WILLIAM & LINDA	LABIE MARIA	C	10	RANCH
110	Conventional	485/2413	CHESEBRO SAMUEL & ASHLEY	HARTMAN KRISTOPHER & SHIANE	C	0	MOBILE
121	Conventional	478/8783	NELSON CRAIG & MARJORIE	ECKER LILA	C	0	RANCH
110	Conventional	483/2585	ZONAVETCH MICHAEL & AMY	VANHAITSMA DAVID & APRIL	CD	0	MOBILE
120	Conventional	478/9552	HATHAWAY ELWOOD L MARLEAH HATHAWAY	VANSUILICHEM CHESTER L	BC	0	RANCH
111	Conventional	480/2892	CURTIS GREGORY	CORRIGAN BRIAN M	C	0	MOBILE
120	Conventional	485/4945	HORCHNER DAVID J & NICOLE A	PATIN MATTHEW & SARAH	C	10	BI-LEVEL
120	Conventional	479/7972	JOUSMA JON RET UX MARGARET	BECK ASHLEY K ET AL	C	10	TWO-STORY
121	Conventional	482/6512	GOLDNER JACK L	LEYKO JAMES	CD	0	RANCH
120	Conventional	486/3077	SHEARS CHERI	PHILLIPS NICOLE & KYLE	C	10	RANCH
120	Conventional	477/9592	LABELLE CYNTHIA M TRUST	BILLIN ANDREW D	C	10	RANCH
20	Conventional	486/6501	VELTKAMP GORDON ET UX EVELYN ET AL	GUERRERO'OSORIO REGINA M			
111	Conventional	483/4958	BOROWKA SABINA M	BERWALD CHARLES & CARIANN	C	0	MOBILE
120	Conventional	480/5290	ELLISON BRAD S & CARIE	WODAREK ANDREW	C	5	RANCH
121	Conventional	479/4636	CASON RITA ANN	WOODARD TERRY L TRUST	CD	0	RANCH
120	Conventional	487/4957	DENTON JOSEPH S	WHITE CHRISTOPHER J ET AL	C	10	TWO-STORY
120	Conventional	485/2914	GUNNESON MICHAEL R & LINETTE S	RIEHL PATTI J	C	0	RANCH
120	Conventional	486/4562	EBENSTEIN LANCE B & PAMELA A	SUNDSTROM KYLE & EMILY	C	10	TRI-LEVEL
111	Conventional	478/6408	POLL MICHAEL J & LINDA L	VANDEBURG JOANN E	BC	0	MOBILE
20BLF	Conventional	485/2979	WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R	C	10	RANCH
20BL+	Conventional	486/7376	LOWE DEREK C TRUST	MARQUEZ OSCAR	A	(10)	TWO-STORY
20BLF	Conventional	485/1019	FORMSMA JOAN S TRUST	REED DOUGLAS	CD	0	RANCH
120	Conventional	480/2159	BECKER MICHELLE R	ELERICK JEFF S ET AL	C	10	RANCH
121	Conventional	478/8062	ANDERSON CYNTHIA	MENDHAM HEIDI & BRADY	C	0	RANCH

Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style
20ELF	Conventional	479/9570	SE BOOMSTRA, LLC	HUYGE CHRISTIAN & MADELINE A	CD	0	RANCH
20ELF	Conventional	484/4184	HARTZOG MYRTLE A ET AL	CARLSON REVOCABLE LIVING TRUST	D	0	MOBILE
20EL+	Conventional	487/5681	HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH
20EL+	Conventional	481/8254	COLE LYMAN	MICHO FAITH A LIVING TRUST	BC	0	RANCH
20ELF	Conventional	482/6354	JUDD CLARK W	FEATHERS THOMAS & CAROLINE	C	0	RANCH
110	Conventional	478/9303	THE CANDLE SHOPPE	GEORGIADES NICOS	CD	0	MOBILE
120	Conventional	478/849	HAWKINS JEFF & JULIE A	FISK GREGORY JR & PAM	C	0	RANCH
120	Conventional	487/3309	DANG KATHERINE & KHANH	PHILLIPS JEFFREY & BRITTANY	C	10	RANCH
120	Conventional	486/1264	WHEELER CODY R & JAMIE L	PHIPPS MATTHEW J	C	10	RANCH
120	Conventional	480/5622	WAWRZYNIAK NICHOLAS M & BAYLEE M	VANHEEST BENJAMIN D	C	10	RANCH
120	Conventional	479/1051	BOUWHUIS SETH J & JUSTINE M	BEECK CODY L & ALEXUS S	C	10	TWO-STORY
120	Conventional	486/9517	GOULD WILLIAM C JR & MICHELLE	KNIZACKY ANDREW & AMBER	C	10	1 1/2 STORY
121	Conventional	479/8604	WOOD SCOTT A & LORI J	CONGDON KELSEY ET AL	C	5	RANCH
120	Conventional	485/7586	VLIEK BEN & DESTINY	WIERDA JAMES O JR	C	0	TWO-STORY
120	Conventional	482/5114	SANDERS JACK	MOCK SCOTT C ET AL	C	10	TWO-STORY
120	Conventional	482/4120	BURNEY GARY L ET UX	KASPER CALLI & TROY	CD	0	RANCH
120	Conventional	478/8483	UMSTEAD BRIAN M	WARNER CHRISTOPHER & KATY	C	10	TWO-STORY
120	Conventional	486/7805	MITTEN INVESTMENTS LLC	BATLEY GARRETT T & MERIAH	C	10	RANCH

Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median @ 20%
ENSLEY	401	0.0	0.0	0.0	7.94	\$40,500	\$54,000				
ENSLEY	401	0.0	0.0	0.0	2.45	\$30,000	\$40,000				
ENSLEY	401	0.5	0.5	0.0	17.55	\$58,500	\$78,000				
ENSLEY	401	0.0	0.0	0.0	2.25	\$19,275	\$25,700	MOBILE			
ENSLEY	401	0.5	0.5	0.0	5.01	\$20,874	\$27,832				
ENSLEY	401	0.0	0.0	0.0	1.14	\$30,300	\$40,400				
ENSLEY	401	0.0	0.0	0.0	2.26	\$31,500	\$42,000	BI-LEVEL			
ENSLEY	401	0.0	0.0	0.0	1.13	\$38,400	\$51,200				
ENSLEY	401	0.0	0.0	0.0	1.59	\$12,300	\$16,400	MOBILE			
ENSLEY	401	0.0	0.0	0.0	22.77	\$8,250	\$11,000				
ENSLEY	401	0.0	0.0	0.0	0.99	\$19,200	\$25,600	MOBILE			
ENSLEY	401	0.0	0.0	0.0	15.50	\$72,750	\$97,000				
ENSLEY	401	0.0	0.0	0.0	1.00	\$13,485	\$17,980	MOBILE			
ENSLEY	401	0.0	0.0	0.0	1.63	\$19,485	\$25,980				
ENSLEY	401	0.0	0.0	0.0	2.00	\$6,000	\$8,000	MOBILE			
ENSLEY	401	0.0	0.0	0.0	1.26	\$40,500	\$54,000				
ENSLEY	401	0.0	0.0	0.0	2.45	\$26,700	\$35,600	MOBILE			
ENSLEY	401	0.0	0.0	0.0	1.00	\$31,500	\$42,000	BI-LEVEL			
ENSLEY	401	0.0	0.0	0.0	10.20	\$34,725	\$46,300				
ENSLEY	401	0.0	0.0	0.0	4.00	\$21,000	\$28,000				
ENSLEY	401	0.0	0.0	0.0	9.40	\$40,500	\$54,000				
ENSLEY	401	0.0	0.0	0.0	12.00	\$47,985	\$63,980				
ENSLEY	401	0.0	0.0	0.0	1.00	\$5,250	\$7,000	AG BLDG ONLY			
ENSLEY	401	0.0	0.0	0.0	2.00	\$12,525	\$16,700	MOBILE			
ENSLEY	401	0.0	0.0	0.0	10.00	\$31,500	\$42,000				
ENSLEY	401	0.0	0.0	0.0	0.51	\$12,750	\$17,000				
ENSLEY	401	0.0	0.0	0.0	1.00	\$41,250	\$55,000				
ENSLEY	401	0.0	0.0	0.0	8.00	\$33,750	\$45,000				
ENSLEY	401	0.0	0.0	0.0	1.87	\$43,125	\$57,500	TRI-LEVEL			
ENGLEWRIGHT LAKE FRONTAGE	401	200.0	156.7	135.5	0.42	\$23,250	\$31,000	MOBILE			
BAPTIST LAKE FRONTAGE	401	41.0	67.6	98.0	0.12	\$64,500	\$86,000				
BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02	\$240,000	\$320,000				
BAPTIST LAKE FRONTAGE	401	70.0	79.5	86.0	0.14	\$36,750	\$49,000				
BAPTIST LAKE FRONTAGE	401	53.6	54.6	100.0	0.13	\$19,350	\$25,800				
ENSLEY	401	0.0	0.0	0.0	12.09	\$35,250	\$47,000				

Land Table	Class	Actual Front	Efec. Front	Ave. Depth	Net Acreage	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median @ 20%
ENGLEWRIGHT LAKE FRONTAGE	401	94.5	110.3	179.0	0.53	\$31,500	\$42,000				
ENGLEWRIGHT LAKE FRONTAGE	401	100.0	104.4	206.3	0.49	\$10,500	\$14,000	MOBILE			
ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0	0.24	\$13,500	\$18,000				
ENGLEWRIGHT LAKE FRONTAGE	401	63.0	80.4	184.0	0.26	\$34,050	\$45,400				
ENGLEWRIGHT LAKE FRONTAGE	401	60.0	84.0	174.0	0.29	\$39,000	\$52,000				
ENSLEY	401	0.0	0.0	0.0	3.18	\$6,000	\$8,000	MOBILE			
ENSLEY	401	0.0	0.0	0.0	2.00	\$23,250	\$31,000				
ENSLEY	401	0.0	0.0	0.0	2.02	\$36,975	\$49,300				
ENSLEY	401	0.0	0.0	0.0	2.31	\$53,625	\$71,500				
ENSLEY	401	0.0	0.0	0.0	1.00	\$32,250	\$43,000				
ENSLEY	401	0.0	0.0	0.0	2.00	\$34,500	\$46,000				
ENSLEY	401	0.0	0.0	0.0	1.00	\$48,450	\$64,600				
ENSLEY	401	0.0	0.0	0.0	2.59	\$36,000	\$48,000				
ENSLEY	401	0.0	0.0	0.0	1.87	\$23,250	\$31,000				
ENSLEY	401	0.0	0.0	0.0	1.51	\$35,100	\$46,800				
METES & BOUND CEDAR SCHOOLS	401	0.0	0.0	0.0	3.97	\$27,000	\$36,000				
METES & BOUND CEDAR SCHOOLS	401	0.0	0.0	0.0	10.03	\$39,000	\$52,000				
ENSLEY	401	0.0	0.0	0.0	3.59	\$44,250	\$59,000				
		986.5	994.7	1,459.0	202.69			Emphasis on B/L ratio on 2 acres or less			
		18.6	18.8	27.5	3.82						

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24-22-100-010	12036 S CYPRESS AVE	08/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,200	49.65	\$10,000	121	Conventional	479/4636
24-07-200-013	5566 E 104TH ST	09/03/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$31,800	24.84	\$11,690	111	Conventional	479/7347
24-08-400-014	11005 S ELM AVE	08/05/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$39,000	43.38	\$12,138	110	Conventional	485/2413
24-15-200-010	11223 S COTTONWOOD AVE	08/25/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$14,000	120	Conventional	485/4945
24-20-400-023	12700 S HEMLOCK AVE	11/16/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,400	26.86	\$14,000	20	Conventional	486/6501
24-22-200-003	7828 E 120TH ST	02/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,100	40.40	\$14,000	120	Conventional	487/4957
24-33-200-005	13873 S CYPRESS AVE	09/25/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$71,800	33.40	\$14,000	120	Conventional	480/5622
24-34-100-008	7238 E 136TH ST	12/17/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$110,300	34.15	\$14,000	120	Conventional	486/9517
24-02-200-052	9862 S ENSLEY CT	05/04/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$117,200	45.78	\$14,130	122	Conventional	478/1411
24-02-200-047	9815 S ENSLEY CT	02/12/21	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$76,600	37.92	\$14,140	122	Conventional	482/3310
24-14-100-016	11406 S COTTONWOOD AVE	07/10/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$99,000	36.67	\$14,260	120	Conventional	478/9552
24-34-400-017	7827 E 22 MILE RD	03/01/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$83,000	35.47	\$14,328	120	Conventional	482/5114
24-02-400-014	10165 S BEECH AVE	04/10/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$43,400	52.93	\$14,498	111	Conventional	478/1571
24-11-200-012	8762 E 104TH ST	06/19/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$47,900	36.87	\$14,241	121	Conventional	478/8783
24-23-400-016	8484 E 124TH ST	11/17/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$88,400	30.75	\$14,870	120	Conventional	486/4562
24-34-300-028	7422 E 22 MILE RD	09/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,200	32.39	\$14,490	120	Conventional	485/7586
24-13-400-009	11857 S SAVANNAH CT	04/23/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,000	50.00	\$15,000	110	Conventional	483/2585
24-21-300-018	12548 S ELM AVE	04/27/21	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$38,800	46.47	\$15,000	111	Conventional	483/4958
24-26-200-021	13057 S BUTTERNUT AVE	04/17/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,200	36.26	\$15,000	120	Conventional	478/849
24-34-100-006	7268 E 136TH ST	07/10/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,500	45.43	\$15,000	120	Conventional	479/1051
24-29-400-012	13293 S ELM AVE	02/16/22	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$79,700	32.33	\$15,200	120	Conventional	487/3309
24-01-300-024	10340 S BEECH AVE	02/10/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$41,600	32.37	\$15,980	111	Conventional	487/5354
24-02-200-050	9834 S ENSLEY CT	12/18/20	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$76,800	36.57	\$28,260	122	Conventional	481/5675
24-32-400-040	14167 S ELM AVE	10/25/21	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$131,800	36.87	\$18,100	120	Conventional	486/1264
24-01-200-006	9805 S NEWCOSTA AVE	09/28/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,600	25.80	\$14,950	121	Conventional	480/2014
24-15-200-008	11353 S COTTONWOOD AVE	10/09/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$58,000	32.58	\$19,500	111	Conventional	480/2892
24-34-100-026	7478 E 136TH ST	09/09/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,900	32.04	\$18,960	121	Conventional	479/8604
24-25-349-002	13535 S AUSTRIAN DR	06/08/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,400	48.50	\$23,360	110	Conventional	478/9303
24-36-200-014	9376 E 136TH ST	12/14/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,700	33.46	\$24,180	120	Conventional	486/7805
24-16-300-008	11612 S ELM AVE	03/15/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,300	28.07	\$25,000	121	Conventional	482/6512
24-02-200-046	8445 E 98TH ST	04/12/21	\$139,160	WD	19-MULTI PARCEL ARM'S LENGTH	\$139,160	\$59,100	42.47	\$38,006	120	Conventional	483/4125
24-01-100-030	9730 S BEECH AVE	06/19/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$114,400	42.37	\$35,883	121	Conventional	478/7598
24-23-300-016	8238 E 124TH ST	08/31/21	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$84,900	37.73	\$47,000	120	Conventional	485/2914
24-18-200-011	5500 E 112TH ST	11/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,100	45.22	\$63,667	120	Conventional	486/3077
24-21-400-004	7095 E 128TH ST	10/28/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,800	37.05	\$40,000	120	Conventional	480/5290
24-16-100-015	11566 S ELM AVE	08/14/20	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$107,300	46.35	\$40,640	120	Conventional	479/7972
24-20-400-014	12575 S ELM AVE	04/24/20	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$114,800	35.89	\$46,400	120	Conventional	477/9592
24-24-200-018	9378 E 120TH ST	06/19/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,800	48.85	\$45,920	121	Conventional	478/8062
24-08-400-007	6135 E 112TH ST	03/05/21	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$149,800	30.89	\$68,050	120	Conventional	482/4753
24-01-300-011	10202 S BEECH AVE	03/04/22	\$390,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,000	\$130,600	33.49	\$75,291	120	Conventional	487/7447
24-06-100-020		10/06/21	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$44,600	81.09	\$70,168	20	Conventional	485/8256
Totals:			\$8,351,860			\$8,351,860	\$3,114,500		\$1,053,300			
								Sale. Ratio =>	37.29	\$25,690		
								Std. Dev. =>	9.80			

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth
CASON RITA ANN	WOODARD TERRY L TRUST	CD	0	RANCH	ENSLEY	401	0.0	0.0	0.0
BLAAUW JOSHUA & ASHLEY	AVERY JAMES J	BC	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
CHESEBRO SAMUEL & ASHLEY	HARTMAN KRISTOPHER & SHIANE	C	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
HORCHNER DAVID J & NICOLE A	PATIN MATTHEW & SARAH	C	10	BI-LEVEL	ENSLEY	401	0.0	0.0	0.0
VELTKAMP GORDON ET UX EVELYN ET AL	GUERRERO'OSORIO REGINA M				ENSLEY	401	0.0	0.0	0.0
DENTON JOSEPH S	WHITE CHRISTOPHER J ET AL	C	10	TWO-STORY	ENSLEY	401	0.0	0.0	0.0
WAWRZYNIAK NICHOLAS M & BAYLEE M	VANHEEST BENJAMIN D	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
GOULD WILLIAM C JR & MICHELLE	KNIZACKY ANDREW & AMBER	C	10	1 1/2 STORY	ENSLEY	401	0.0	0.0	0.0
HENDGES JASON & ASHLEY M	NEWLAND JEFFREY & NICOLE	B	(10)	RANCH	ENSLEY	401	0.0	0.0	0.0
SPENCER JESSICA	DUKE JONATHAN & ASHLEE	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
HATHAWAY ELWOOD L MARLEAH HATHAWAY	VANSUILICHEM CHESTER L	BC	0	RANCH	ENSLEY	401	0.0	0.0	0.0
SANDERS JACK	MOCK SCOTT C ET AL	C	10	TWO-STORY	ENSLEY	401	0.0	0.0	0.0
HAWLEY CODY	OGDEN SAMANTHA & DANIEL	BC	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
NELSON CRAIG & MARJORIE	ECKER LILA	C	0	RANCH	ENSLEY	401	0.0	0.0	0.0
EBENSTEIN LANCE B & PAMELA A	SUNDSTROM KYLE & EMILY	C	10	TRI-LEVEL	ENSLEY	401	0.0	0.0	0.0
VLIEK BEN & DESTINY	WIERDA JAMES O JR	C	0	TWO-STORY	ENSLEY	401	0.0	0.0	0.0
ZONAVETCH MICHAEL & AMY	VANHAITSMA DAVID & APRIL	CD	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
BOROWKA SABINA M	BERWALD CHARLES & CARIANN	C	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
HAWKINS JEFF & JULIE A	FISK GREGORY JR & PAM	C	0	RANCH	ENSLEY	401	0.0	0.0	0.0
BOUWHUIS SETH J & JUSTINE M	BEECK CODY L & ALEXUS S	C	10	TWO-STORY	ENSLEY	401	0.0	0.0	0.0
DANG KATHERINE & KHANH	PHILLIPS JEFFREY & BRITTANY	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
WERKEMA MARY L. & DRENT HENRY P	TRAFZER DAVID & ELVE NICHOLAS	C	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
BOWERS MELANIE & REAUME DANNY II	LASKO MICHAEL & LORI	C	10	BI-LEVEL	ENSLEY	401	0.0	0.0	0.0
WHEELER CODY R & JAMIE L	PHIPPS MATTHEW J	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
HAWES RODERICK J & KASNO NICOLE M	ROSS MEAGAN A & TOMASZEWSKI JASON	CD	0	1 1/2 STORY	ENSLEY	401	0.0	0.0	0.0
CURTIS GREGORY	CORRIGAN BRIAN M	C	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
WOOD SCOTT A & LORI J	CONGDON KELSEY ET AL	C	5	RANCH	ENSLEY	401	0.0	0.0	0.0
THE CANDLE SHOPPE	GEORGIADES NICOS	CD	0	MOBILE	ENSLEY	401	0.0	0.0	0.0
MITTEN INVESTMENTS LLC	BATLEY GARRETT T & MERIAH	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
GOLDNER JACK L	LEYKO JAMES	CD	0	RANCH	ENSLEY	401	0.0	0.0	0.0
EVELAND DANIEL W	ROMANCKY TIMOTHY	CD	0	RANCH	ENSLEY	401	0.5	0.5	0.0
WORTH JOSHUA F	HERNANDEZ GUADALUPE	C	0	TWO-STORY	ENSLEY	401	0.0	0.0	0.0
GUNNESON MICHAEL R & LINETTE S	RIEHL PATTI J	C	0	RANCH	ENSLEY	401	0.0	0.0	0.0
SHEARS CHERI	PHILLIPS NICOLE & KYLE	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
ELLISON BRAD S & CARIE	WODAREK ANDREW	C	5	RANCH	ENSLEY	401	0.0	0.0	0.0
JOUSMA JON RET UX MARGARET	BECK ASHLEY K ET AL	C	10	TWO-STORY	ENSLEY	401	0.0	0.0	0.0
LABELLE CYNTHIA M TRUST	BILLIN ANDREW D	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
ANDERSON CYNTHIA	MENDHAM HEIDI & BRADY	C	0	RANCH	ENSLEY	401	0.0	0.0	0.0
ECKELSTAFER WILLIAM & LINDA	LABIE MARIA	C	10	RANCH	ENSLEY	401	0.0	0.0	0.0
GRABINSKI BRITTANY	JOHNSON AARON A & SERENA Z	BC	0	TWO-STORY	ENSLEY	401	0.5	0.5	0.0
AMOS LEON R TRUST	SWINEHART COTTAGE TRUST	D	0	RANCH	ENSLEY	401	0.0	0.0	0.0
							1.0	1.0	0.0
							0.0	0.0	0.0

Net Acreage	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median @ 20%
0.51	\$12,750	\$17,000				
0.99	\$19,200	\$25,600	MOBILE			
1.00	\$13,485	\$17,980	MOBILE			
1.00	\$31,500	\$42,000	BI-LEVEL			
1.00	\$5,250	\$7,000	AG BLDG ONLY-NOT INCLUDED			
1.00	\$41,250	\$55,000				
1.00	\$32,250	\$43,000				
1.00	\$48,450	\$64,600				
1.13	\$38,400	\$51,200				
1.14	\$30,300	\$40,400				
1.26	\$40,500	\$54,000				
1.51	\$35,100	\$46,800				
1.59	\$12,300	\$16,400	MOBILE			
1.63	\$19,485	\$25,980				
1.87	\$43,125	\$57,500	TRI-LEVEL			
1.87	\$23,250	\$31,000		\$29,423	\$39,231	\$41,200
2.00	\$6,000	\$8,000	MOBILE-OUTLIER			
2.00	\$12,525	\$16,700	MOBILE			
2.00	\$23,250	\$31,000				
2.00	\$34,500	\$46,000				
2.02	\$36,975	\$49,300				
2.25	\$19,275	\$25,700	MOBILE			
2.26	\$31,500	\$42,000	BI-LEVEL			
2.31	\$53,625	\$71,500				
2.45	\$30,000	\$40,000				
2.45	\$26,700	\$35,600	MOBILE			
2.59	\$36,000	\$48,000		\$30,435	\$40,580	\$40,000
3.18	\$6,000	\$8,000	MOBILE-OUTLIER			
3.59	\$44,250	\$59,000				
4.00	\$21,000	\$28,000		\$32,625	\$43,500	\$28,000
5.01	\$20,874	\$27,832				
7.94	\$40,500	\$54,000				
8.00	\$33,750	\$45,000				
9.40	\$40,500	\$54,000		\$33,906	\$45,208	\$49,500
10.00	\$31,500	\$42,000				
10.20	\$34,725	\$46,300				
12.00	\$47,985	\$63,980				
12.09	\$35,250	\$47,000		\$37,365	\$49,820	\$46,650
15.50	\$72,750	\$97,000				
17.55	\$58,500	\$78,000		\$65,625	\$87,500	\$87,500
22.77	\$8,250	\$11,000				

185.06

4.51

Emphasis on B/L ratio on 2 acres or less

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	
24-35-400-011	8401 E 22 MILE RD	02/19/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,100	35.61	\$39,850	
24-35-400-016	8651 E 22 MILE RD	07/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,400	50.54	\$65,060	
Totals:			\$440,000			\$440,000	\$195,500		\$104,910	
								Sale. Ratio =>	44.43	\$52,455
								Std. Dev. =>	10.56	

Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style
120	Conventional	482/4120	BURNEY GARY L ET UX	KASPER CALLI & TROY	CD	0	RANCH
120	Conventional	478/8483	UMSTEAD BRIAN M	WARNER CHRISTOPHER & KATY	C	10	TWO-STORY

Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median @ 20%
METES & BOUND CEDAR SCHOOLS	401	0.0	0.0	0.0	3.97	\$27,000	\$36,000				
METES & BOUND CEDAR SCHOOLS	401	0.0	0.0	0.0	10.03	\$39,000	\$52,000				
		0.0	0.0	0.0	14.00			Emphasis on B/L ratio on 2 acres or less			
		0.0	0.0	0.0	7.00						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000
24-24-125-030	8880 E OAK DR	10/15/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,600,000	\$644,600
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300
24-24-177-005	12292 S BALSAM DR	09/30/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$52,300
Totals:			\$2,604,000			\$2,404,000	\$948,200
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
32.79	\$135,288	20BLF	Conventional	485/2979	WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R
40.29	\$250,000	20BL+	Conventional	486/7376	LOWE DEREK C TRUST	MARQUEZ OSCAR
45.02	\$158,996	20BLF	Conventional	485/1019	FORMSMA JOAN S TRUST	REED DOUGLAS
40.54	\$15,000	120	Conventional	480/2159	BECKER MICHELLE R	ELERICK JEFF S ET AL
	\$559,284					
39.44	\$139,821					
5.07						

										Land Value	Land Value
Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage		@ 15%	@ 20%
C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0	67.6	98.0	0.12		\$64,500	\$86,000
A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02		\$240,000	\$320,000
CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0	79.5	86.0	0.14		\$36,750	\$49,000
C	10	RANCH	BAPTIST LAKE FRONTAGE	401	53.6	54.6	100.0	0.13		\$19,350	\$25,800
					339.9	352.4	469.3	1.40			
					85.0	88.1	117.3	0.35			

Land Value @				Land Residual	Land Residual					
35%	\$/Actual FF	\$/EFF	Land Residual	\$/Actual	\$/Eff	Neigh.	LF or LV	Lakeside	Comments	
\$150,500	10,488	6,357	\$260,297	6,349	3,848	20BLF	LF	East		
\$560,000	9,127	10,620	\$496,178	2,830	3,293	20BL+	LF	NE		
\$85,750	3,500	3,082	\$162,901	2,327	2,049	20BLF	LF	South		
\$45,150	2,407	2,363	\$14,236	266	261	120	LOT	East	Back Lot	
			\$3,698,499							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
24-23-400-043	8645 E 128TH ST	06/11/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,900
24-24-360-001	8818 E 128TH ST	09/10/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,000
24-24-360-002	8830 E 128TH ST	07/06/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$59,500
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200
24-25-115-014	12935 E ENGLEWRIGHT DR	01/12/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$101,000
24-25-115-027	13111 E ENGLEWRIGHT DR	03/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,000
Totals:			\$1,012,000			\$1,012,000	\$427,600
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
32.84	\$15,000	111	Conventional	478/6408	POLL MICHAEL J & LINDA L	VANDEBORG JOANN E
35.24	\$121,346	20ELF	Conventional	479/9570	SE BOOMSTRA, LLC	HUYGE CHRISTIAN & MADELINE A
85.00	\$114,877	20ELF	Conventional	484/4184	HARTZOG MYRTLE A ET AL	CARLSON REVOCABLE LIVING TRUST
41.33	\$15,000	20EL+	Conventional	487/5681	HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN
44.49	\$88,402	20EL+	Conventional	481/8254	COLE LYMAN	MICHO FAITH A LIVING TRUST
40.38	\$92,364	20ELF	Conventional	482/6354	JUDD CLARK W	FEATHERS THOMAS & CAROLINE
	\$446,989					
42.25	\$74,498					
19.31						

Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Land Value	Land Value
									@ 15%	@ 20%
BC	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	200.0	156.7	135.5	0.42	\$23,250	\$31,000
CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	94.5	110.3	179.0	0.53	\$31,500	\$42,000
D	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	100.0	104.4	206.3	0.49	\$10,500	\$14,000
CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0	0.24	\$13,500	\$18,000
BC	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	63.0	80.4	184.0	0.26	\$34,050	\$45,400
C	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	84.0	174.0	0.29	\$39,000	\$52,000
					645.6	641.2	989.8	2.23		
					107.6	106.9	165.0	0.37		

Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV	Lakeside	Comments	
\$54,250	775	989	\$34,935	175	223	111	Back Lot	NE	MOBILE	
\$73,500	2,223	1,904	\$150,851	1,597	1,367	20ELF	LF	North		
\$24,500	700	670	\$54,295	543	520	20ELF	LF	North	MOBILE	
\$31,500	702	853	\$26,640	208	253	20EL+	Back Lot	NE		
\$79,450	3,603	2,825	\$53,768	853	669	20EL+	LF	East		
\$91,000	4,333	3,096	\$117,776	1,963	1,403	20ELF	LF	South		
			\$3,698,499							