

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Neigh.
24-23-400-043	8645 E 128TH ST	06/11/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,900	32.84	\$135,065	\$15,000	111
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000	32.79	\$304,991	\$135,288	20BLF
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	\$1,353,822	\$250,000	20BL+
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300	45.02	\$241,095	\$158,996	20BLF
24-24-177-005	12292 S BALSAM DR	09/30/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$52,300	40.54	\$129,764	\$15,000	120
24-24-360-001	8818 E 128TH ST	09/10/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,000	35.24	\$180,495	\$121,346	20ELF
24-24-360-002	8830 E 128TH ST	07/06/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$59,500	85.00	\$130,582	\$114,877	20ELF
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$78,360	\$15,000	20EL+
24-25-115-014	12935 E ENGLEWRIGHT DR	01/12/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$101,000	44.49	\$261,634	\$88,402	20EL+
24-25-115-027	13111 E ENGLEWRIGHT DR	03/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,000	40.38	\$234,588	\$92,364	20ELF
<b>Totals:</b>			<b>\$3,616,000</b>			<b>\$3,416,000</b>	<b>\$1,375,800</b>		<b>\$3,050,396</b>	<b>\$1,006,273</b>	
								<b>Sale. Ratio =&gt;</b>	<b>40.28</b>	<b>Average</b>	
								<b>Std. Dev. =&gt;</b>	<b>15.11</b>	<b>per FF=&gt;</b>	

Lake Front:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Neigh.
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000	32.79	\$304,991	\$135,288	20BLF
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	\$1,353,822	\$250,000	20BL+
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300	45.02	\$241,095	\$158,996	20BLF
24-24-360-001	8818 E 128TH ST	09/10/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,000	35.24	\$180,495	\$121,346	20ELF
24-24-360-002	8830 E 128TH ST	07/06/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$59,500	85.00	\$130,582	\$114,877	20ELF
24-25-115-014	12935 E ENGLEWRIGHT DR	01/12/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$101,000	44.49	\$261,634	\$88,402	20EL+
24-25-115-027	13111 E ENGLEWRIGHT DR	03/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,000	40.38	\$234,588	\$92,364	20ELF
<b>Totals:</b>			<b>\$3,242,000</b>			<b>\$3,042,000</b>	<b>\$1,235,400</b>		<b>\$3,050,396</b>	<b>\$1,006,273</b>	
								<b>Sale. Ratio =&gt;</b>	<b>40.61</b>	<b>Average</b>	
								<b>Std. Dev. =&gt;</b>	<b>17.69</b>	<b>per FF=&gt;</b>	

Back Lots:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Neigh.
24-23-400-043	8645 E 128TH ST	06/11/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,900	32.84	\$135,065	\$15,000	111
24-24-177-005	12292 S BALSAM DR	09/30/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$52,300	40.54	\$129,764	\$15,000	120
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$78,360	\$15,000	20EL+
<b>Totals:</b>			<b>\$374,000</b>			<b>\$374,000</b>	<b>\$140,400</b>		<b>\$3,050,396</b>	<b>\$1,006,273</b>	
								<b>Sale. Ratio =&gt;</b>	<b>37.54</b>	<b>Average</b>	
								<b>Std. Dev. =&gt;</b>	<b>4.69</b>	<b>per FF=&gt;</b>	

L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front
Conventional	478/6408	POLL MICHAEL J & LINDA L	VANDEBURG JOANN E	BC	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	200.0
Conventional	485/2979	WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0
Conventional	486/7376	LOWE DEREK C TRUST	MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3
Conventional	485/1019	FORMSMA JOAN S TRUST	REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0
Conventional	480/2159	BECKER MICHELLE R	ELERICK JEFF S ET AL	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	53.6
Conventional	479/9570	SE BOOMSTRA, LLC	HUYGE CHRISTIAN & MADELINE A	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	94.5
Conventional	484/4184	HARTZOG MYRTLE A ET AL	CARLSON REVOCABLE LIVING TRUST	D	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	100.0
Conventional	487/5681	HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2
Conventional	481/8254	COLE LYMAN	MICHO FAITH A LIVING TRUST	BC	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	63.0
Conventional	482/6354	JUDD CLARK W	FEATHERS THOMAS & CAROLINE	C	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0
									<b>985.5</b>
									<b>98.6</b>

L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front
Conventional	485/2979	WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0
Conventional	486/7376	LOWE DEREK C TRUST	MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3
Conventional	485/1019	FORMSMA JOAN S TRUST	REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0
Conventional	479/9570	SE BOOMSTRA, LLC	HUYGE CHRISTIAN & MADELINE A	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	94.5
Conventional	484/4184	HARTZOG MYRTLE A ET AL	CARLSON REVOCABLE LIVING TRUST	D	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	100.0
Conventional	481/8254	COLE LYMAN	MICHO FAITH A LIVING TRUST	BC	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	63.0
Conventional	482/6354	JUDD CLARK W	FEATHERS THOMAS & CAROLINE	C	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0
									<b>603.8</b>
									<b>86.3</b>

L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front
Conventional	478/6408	POLL MICHAEL J & LINDA L	VANDEBURG JOANN E	BC	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	200.0
Conventional	480/2159	BECKER MICHELLE R	ELERICK JEFF S ET AL	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	53.6
Conventional	487/5681	HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2
									<b>381.8</b>
									<b>127.3</b>

Effec. Front	Ave. Depth	Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV	Lakeside	Comments
156.7	135.5	0.42	\$23,250	\$31,000	\$54,250	775	989	\$34,935	175	223	111	Back Lot	NE	MOBILE
67.6	98.0	0.12	\$64,500	\$86,000	\$150,500	10,488	6,357	\$260,297	6,349	3,848	20BLF	LF	East	
150.7	185.3	1.02	\$240,000	\$320,000	\$560,000	9,127	10,620	\$496,178	2,830	3,293	20BL+	LF	NE	
79.5	86.0	0.14	\$36,750	\$49,000	\$85,750	3,500	3,082	\$162,901	2,327	2,049	20BLF	LF	South	
54.6	100.0	0.13	\$19,350	\$25,800	\$45,150	2,407	2,363	\$14,236	266	261	120	LOT	East	Back Lot
110.3	179.0	0.53	\$31,500	\$42,000	\$73,500	2,223	1,904	\$150,851	1,597	1,367	20ELF	LF	North	
104.4	206.3	0.49	\$10,500	\$14,000	\$24,500	700	670	\$54,295	543	520	20ELF	LF	North	MOBILE
105.5	111.0	0.24	\$13,500	\$18,000	\$31,500	702	853	\$26,640	208	253	20EL+	Back Lot	NE	
80.4	184.0	0.26	\$34,050	\$45,400	\$79,450	3,603	2,825	\$53,768	853	669	20EL+	LF	East	
84.0	174.0	0.29	\$39,000	\$52,000	\$91,000	4,333	3,096	\$117,776	1,963	1,403	20ELF	LF	South	
<b>993.7</b>	<b>1,459.0</b>	<b>3.63</b>						<b>\$137,188</b>	<b>1,711</b>	<b>1,389</b>				
<b>99.4</b>	<b>145.9</b>	<b>0.36</b>							<b>Median:</b>	<b>1,018</b>				

Effec. Front	Ave. Depth	Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV	Lakeside	Comments
67.6	98.0	0.12	\$64,500	\$86,000	\$150,500	10,488	6,357	\$260,297	6,349	3,848	20BLF	LF	East	
150.7	185.3	1.02	\$240,000	\$320,000	\$560,000	9,127	10,620	\$496,178	2,830	3,293	20BL+	LF	NE	
79.5	86.0	0.14	\$36,750	\$49,000	\$85,750	3,500	3,082	\$162,901	2,327	2,049	20BLF	LF	South	
110.3	179.0	0.53	\$31,500	\$42,000	\$73,500	2,223	1,904	\$150,851	1,597	1,367	20ELF	LF	North	
104.4	206.3	0.49	\$10,500	\$14,000	\$24,500	700	670	\$54,295	543	520	20ELF	LF	North	MOBILE
80.4	184.0	0.26	\$34,050	\$45,400	\$79,450	3,603	2,825	\$53,768	853	669	20EL+	LF	East	
84.0	174.0	0.29	\$39,000	\$52,000	\$91,000	4,333	3,096	\$117,776	1,963	1,403	20ELF	LF	South	
<b>676.9</b>	<b>1,112.5</b>	<b>2.85</b>						<b>\$185,152</b>	<b>2,352</b>	<b>1,878</b>				
<b>96.7</b>	<b>158.9</b>	<b>0.41</b>							<b>Median:</b>	<b>1,403</b>				

Effec. Front	Ave. Depth	Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV	Lakeside	Comments
156.7	135.5	0.42	\$23,250	\$31,000	\$54,250	775	989	\$34,935	175	223	111	Back Lot	NE	MOBILE
54.6	100.0	0.13	\$19,350	\$25,800	\$45,150	2,407	2,363	\$14,236	266	261	120	LOT	East	Back Lots
105.5	111.0	0.24	\$13,500	\$18,000	\$31,500	702	853	\$26,640	208	253	20EL+	Back Lot	NE	
<b>316.8</b>	<b>346.5</b>	<b>0.79</b>						<b>\$25,270</b>	<b>216</b>	<b>245</b>				
<b>105.6</b>	<b>115.5</b>	<b>0.26</b>							<b>Median:</b>	<b>253</b>				

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
<b>Totals:</b>			<b>\$2,604,000</b>			<b>\$2,404,000</b>	<b>\$948,200</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Lake Front:

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
<b>Totals:</b>			<b>\$2,475,000</b>			<b>\$2,275,000</b>	<b>\$895,900</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Back Lot:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
24-24-177-005	12292 S BALSAM DR	09/30/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$52,300
<b>Totals:</b>			<b>\$129,000</b>			<b>\$129,000</b>	<b>\$52,300</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Neigh.	L-4015 Type	Liber/Page	Grantor
32.79	\$304,991	\$135,288	20BLF	Conventional	485/2979	WASELEWSKY RYAN
40.29	\$1,353,822	\$250,000	20BL+	Conventional	486/7376	LOWE DEREK C TRUST
45.02	\$241,095	\$158,996	20BLF	Conventional	485/1019	FORMSMA JOAN S TRUST
40.54	\$129,764	\$15,000	120	Conventional	480/2159	BECKER MICHELLE R
		<b>\$3,050,396</b>	<b>\$1,006,273</b>			
<b>39.44</b>			<b>Average</b>			
<b>5.07</b>			<b>per FF=&gt;</b>			

Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Neigh.	L-4015 Type	Liber/Page	Grantor
32.79	\$304,991	\$135,288	20BLF	Conventional	485/2979	WASELEWSKY RYAN
40.29	\$1,353,822	\$250,000	20BL+	Conventional	486/7376	LOWE DEREK C TRUST
45.02	\$241,095	\$158,996	20BLF	Conventional	485/1019	FORMSMA JOAN S TRUST
		<b>\$3,050,396</b>	<b>\$1,006,273</b>			
<b>39.38</b>			<b>Average</b>			
<b>6.17</b>			<b>per FF=&gt;</b>			

Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Neigh.	L-4015 Type	Liber/Page	Grantor
40.54	\$129,764	\$15,000	120	Conventional	480/2159	BECKER MICHELLE R
		<b>\$3,050,396</b>	<b>\$1,006,273</b>			
<b>40.54</b>			<b>Average</b>			
<b>#DIV/0!</b>			<b>per FF=&gt;</b>			

Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth
MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0	67.6	98.0
MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3
REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0	79.5	86.0
ELERICK JEFF S ET AL	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	53.6	54.6	100.0
						<b>339.9</b>	<b>352.4</b>	<b>469.3</b>
						<b>85.0</b>	<b>88.1</b>	<b>117.3</b>

Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth
MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0	67.6	98.0
MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3
REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0	79.5	86.0
						<b>286.3</b>	<b>297.8</b>	<b>369.3</b>
						<b>95.4</b>	<b>99.3</b>	<b>123.1</b>

Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth
ELERICK JEFF S ET AL	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	53.6	54.6	100.0
						<b>53.6</b>	<b>54.6</b>	<b>100.0</b>
						<b>53.6</b>	<b>54.6</b>	<b>100.0</b>

Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV
0.12	\$64,500	\$86,000	\$150,500	10,488	6,357	\$260,297	6,349	3,848	20BLF	LF
1.02	\$240,000	\$320,000	\$560,000	9,127	10,620	\$496,178	2,830	3,293	20BL+	LF
0.14	\$36,750	\$49,000	\$85,750	3,500	3,082	\$162,901	2,327	2,049	20BLF	LF
0.13	\$19,350	\$25,800	\$45,150	2,407	2,363	\$14,236	266	261	120	LOT
<b>1.40</b>				6,380	5,605	<b>\$233,403</b>	<b>2,943</b>	<b>2,363</b>		
<b>0.35</b>							<b>Median:</b>	<b>2,671</b>		

Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV
0.12	\$64,500	\$86,000	\$150,500	10,488	6,357	\$260,297	6,349	3,848	20BLF	LF
1.02	\$240,000	\$320,000	\$560,000	9,127	10,620	\$496,178	2,830	3,293	20BL+	LF
0.14	\$36,750	\$49,000	\$85,750	3,500	3,082	\$162,901	2,327	2,049	20BLF	LF
<b>1.28</b>				7,705	6,686	<b>\$306,459</b>	<b>3,835</b>	<b>3,063</b>		
<b>0.43</b>							<b>Median:</b>	<b>3,293</b>		

Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV
0.13	\$19,350	\$25,800	\$45,150	2,407	2,363	\$14,236	266	261	120	LOT
<b>0.13</b>						<b>\$14,236</b>	<b>266</b>	<b>261</b>		
<b>0.13</b>							<b>Median:</b>	<b>261</b>		

Lakeside	Comments
East	
NE	
South	
East	Back Lot

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Lakeside	Comments
East	
NE	
South	

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Lakeside	Comments
East	Back Lot

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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
<b>Totals:</b>			<b>\$1,012,000</b>			<b>\$1,012,000</b>	<b>\$427,600</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Lake Front:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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
24-25-115-014	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
<b>Totals:</b>			<b>\$767,000</b>			<b>\$767,000</b>	<b>\$339,500</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Back Lots:

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
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200
<b>Totals:</b>			<b>\$245,000</b>			<b>\$245,000</b>	<b>\$88,100</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

		Est. Land					
Asd/Adj. Sale	Cur. Appraisal	Value	Neigh.	L-4015 Type	Liber/Page	Grantor	
32.84	\$135,065	\$15,000	111	Conventional	478/6408	POLL MICHAEL J & LINDA L	
35.24	\$180,495	\$121,346	20ELF	Conventional	479/9570	SE BOOMSTRA, LLC	
85.00	\$130,582	\$114,877	20ELF	Conventional	484/4184	HARTZOG MYRTLE A ET AL	
41.33	\$78,360	\$15,000	20EL+	Conventional	487/5681	HOWARD CULLEN & TABITHA	
44.49	\$261,634	\$88,402	20EL+	Conventional	481/8254	COLE LYMAN	
40.38	\$234,588	\$92,364	20ELF	Conventional	482/6354	JUDD CLARK W	
		<b>\$3,050,396</b>	<b>\$1,006,273</b>				
<b>42.25</b>			<b>Average</b>				
<b>19.31</b>			<b>per FF=&gt;</b>				

		Est. Land					
Asd/Adj. Sale	Cur. Appraisal	Value	Neigh.	L-4015 Type	Liber/Page	Grantor	
35.24	\$180,495	\$121,346	20ELF	Conventional	479/9570	SE BOOMSTRA, LLC	
85.00	\$130,582	\$114,877	20ELF	Conventional	484/4184	HARTZOG MYRTLE A ET AL	
44.49	\$261,634	\$88,402	20EL+	Conventional	481/8254	COLE LYMAN	
40.38	\$234,588	\$92,364	20ELF	Conventional	482/6354	JUDD CLARK W	
		<b>\$3,050,396</b>	<b>\$1,006,273</b>				
<b>44.26</b>			<b>Average</b>				
<b>22.80</b>			<b>per FF=&gt;</b>				

		Est. Land					
Asd/Adj. Sale	Cur. Appraisal	Value	Neigh.	L-4015 Type	Liber/Page	Grantor	
32.84	\$135,065	\$15,000	111	Conventional	478/6408	POLL MICHAEL J & LINDA L	
41.33	\$78,360	\$15,000	20EL+	Conventional	487/5681	HOWARD CULLEN & TABITHA	
		<b>\$3,050,396</b>	<b>\$1,006,273</b>				
<b>35.96</b>			<b>Average</b>				
<b>6.01</b>			<b>per FF=&gt;</b>				

Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth
VANDEBURG JOANN E	BC	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	200.0	156.7	135.5
HUYGE CHRISTIAN & MADELINE A	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	94.5	110.3	179.0
CARLSON REVOCABLE LIVING TRUST	D	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	100.0	104.4	206.3
BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0
MICHO FAITH A LIVING TRUST	BC	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	63.0	80.4	184.0
FEATHERS THOMAS & CAROLINE	C	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	84.0	174.0
						<b>645.6</b>	<b>641.2</b>	<b>989.8</b>
						<b>107.6</b>	<b>106.9</b>	<b>165.0</b>

Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth
HUYGE CHRISTIAN & MADELINE A	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	94.5	110.3	179.0
CARLSON REVOCABLE LIVING TRUST	D	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	100.0	104.4	206.3
MICHO FAITH A LIVING TRUST	BC	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	63.0	80.4	184.0
FEATHERS THOMAS & CAROLINE	C	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	84.0	174.0
						<b>317.5</b>	<b>379.1</b>	<b>743.3</b>
						<b>79.4</b>	<b>94.8</b>	<b>185.8</b>

Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth
VANDEBURG JOANN E	BC	0	MOBILE	ENGLEWRIGHT LAKE FRONTAGE	401	200.0	156.7	135.5
BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0
						<b>328.2</b>	<b>262.2</b>	<b>246.5</b>
						<b>164.1</b>	<b>131.1</b>	<b>123.3</b>

Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV
0.42	\$23,250	\$31,000	\$54,250	775	989	\$34,935	175	223	111	Back Lot
0.53	\$31,500	\$42,000	\$73,500	2,223	1,904	\$150,851	1,597	1,367	20ELF	LF
0.49	\$10,500	\$14,000	\$24,500	700	670	\$54,295	543	520	20ELF	LF
0.24	\$13,500	\$18,000	\$31,500	702	853	\$26,640	208	253	20EL+	Back Lot
0.26	\$34,050	\$45,400	\$79,450	3,603	2,825	\$53,768	853	669	20EL+	LF
0.29	\$39,000	\$52,000	\$91,000	4,333	3,096	\$117,776	1,963	1,403	20ELF	LF
<b>2.23</b>				2,056	1,723	<b>\$73,044</b>	<b>890</b>	<b>739</b>		
<b>0.37</b>							<b>Median:</b>	<b>594</b>		

Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV
0.53	\$31,500	\$42,000	\$73,500	2,223	1,904	\$150,851	1,597	1,367	20ELF	LF
0.49	\$10,500	\$14,000	\$24,500	700	670	\$54,295	543	520	20ELF	LF
0.26	\$34,050	\$45,400	\$79,450	3,603	2,825	\$53,768	853	669	20EL+	LF
0.29	\$39,000	\$52,000	\$91,000	4,333	3,096	\$117,776	1,963	1,403	20ELF	LF
<b>1.57</b>				2,715	2,124	<b>\$94,173</b>	<b>1,239</b>	<b>990</b>		
<b>0.39</b>							<b>Median:</b>	<b>1,018</b>		

Net Acreage	Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual	Land Residual \$/Eff	Neigh.	LF or LV
0.42	\$23,250	\$31,000	\$54,250	775	989	\$34,935	175	223	111	Back Lot
0.24	\$13,500	\$18,000	\$31,500	702	853	\$26,640	208	253	20EL+	Back Lot
<b>0.66</b>				739	921	<b>\$30,788</b>	<b>191</b>	<b>238</b>		
<b>0.33</b>							<b>Median:</b>	<b>238</b>		

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Lakeside	Comments
NE	MOBILE
North	
North	MOBILE
NE	
East	
South	

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Lakeside	Comments
North	
North	MOBILE
East	
South	

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Lakeside	Comments
NE	MOBILE
NE	

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