

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-09-302-006	5296 CROOKS	07/14/22	\$5,250,000	WD	03-ARM'S LENGTH	\$5,250,000	\$1,567,160	29.85
88-20-21-351-016	901 WILSHIRE	12/21/21	\$15,500,000	WD	03-ARM'S LENGTH	\$15,500,000	\$8,456,480	54.56
Totals:			\$20,750,000			\$20,750,000	\$10,023,640	
							Sale. Ratio =>	48.31
							Std. Dev. =>	17.47

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$3,134,312	\$3,858,573	\$1,742,885	0.0	0.0	2.72	2.72	#DIV/0!	\$1,418,593	\$32.57
\$16,912,954	\$1,885,072	\$3,298,026	0.0	0.0	5.15	5.15	#DIV/0!	\$366,247	\$8.41
\$20,047,266	\$5,743,645	\$5,040,911	0.0		7.87	7.87			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	730,093.43		per SqFt=>	\$16.76

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	SCN	58026/867		O-M	0	0	NOT INSPECTED		201	
0.00	OFF			O-M	0	1	NOT INSPECTED		207	

Rate Group 2 Rate Group 3

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