

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-02-152-001	1003 ALAMEDA	10/01/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$127,220	54.60
88-20-02-152-005	1019 ALAMEDA	05/03/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$119,060	47.25
88-20-02-152-006	1023 ALAMEDA	09/09/21	\$245,000	MLC	04-BUYERS INTEREST IN A LC	\$245,000	\$127,220	51.93
88-20-02-152-006	1023 ALAMEDA	02/28/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$127,220	38.55
88-20-02-152-010	1016 ALAMEDA	10/28/21	\$224,200	WD	03-ARM'S LENGTH	\$224,200	\$109,510	48.84
88-20-02-152-011	1020 ALAMEDA	06/02/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,360	46.96
88-20-02-152-012	1024 ALAMEDA	06/14/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$127,220	43.42
88-20-02-152-013	1032 ALAMEDA	07/09/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,410	47.56
88-20-02-152-016	1044 ALAMEDA	08/20/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$110,490	45.47
88-20-02-152-018	1052 ALAMEDA	07/09/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$128,550	49.25
88-20-02-152-020	1063 ALAMEDA	06/10/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$112,460	47.86
88-20-02-152-021	1067 ALAMEDA	10/12/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$111,470	50.67
88-20-02-152-023	1075 ALAMEDA	05/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,460	40.89
88-20-02-152-027	1068 ALAMEDA	05/04/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,370	40.51
88-20-02-152-039	1151 ALAMEDA	08/16/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$109,270	42.85
88-20-02-152-040	1155 ALAMEDA	06/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,270	45.53
88-20-02-152-045	1123 ALAMEDA	05/14/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,410	49.73
88-20-02-152-049	1116 ALAMEDA	11/18/22	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$128,860	42.04
88-20-02-152-069	1179 ALAMEDA	11/24/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,490	48.04
88-20-02-152-075	1180 ALAMEDA	08/09/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,490	52.61
88-20-02-152-078	1192 ALAMEDA	05/14/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,550	47.61
Totals:			\$5,317,700			\$5,317,700	\$2,467,360	
							Sale. Ratio =>	46.40
							Std. Dev. =>	4.21

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$254,438	\$42,783	\$64,221	1.0	1.0	0.00	0.00	\$42,783	#DIV/0!	#DIV/0!
\$238,115	\$78,106	\$64,221	1.0	1.0	0.00	0.00	\$78,106	#DIV/0!	#DIV/0!
\$254,438	\$54,783	\$64,221	1.0	1.0	0.00	0.00	\$54,783	#DIV/0!	#DIV/0!
\$254,438	\$139,783	\$64,221	1.0	1.0	0.00	0.00	\$139,783	#DIV/0!	#DIV/0!
\$219,017	\$69,404	\$64,221	1.0	1.0	0.00	0.00	\$69,404	#DIV/0!	#DIV/0!
\$220,721	\$78,500	\$64,221	1.0	1.0	0.00	0.00	\$78,500	#DIV/0!	#DIV/0!
\$254,438	\$102,783	\$64,221	1.0	1.0	0.00	0.00	\$102,783	#DIV/0!	#DIV/0!
\$256,829	\$77,392	\$64,221	1.0	1.0	0.00	0.00	\$77,392	#DIV/0!	#DIV/0!
\$220,972	\$86,249	\$64,221	1.0	1.0	0.00	0.00	\$86,249	#DIV/0!	#DIV/0!
\$257,103	\$68,118	\$64,221	1.0	1.0	0.00	0.00	\$68,118	#DIV/0!	#DIV/0!
\$224,927	\$74,294	\$64,221	1.0	1.0	0.00	0.00	\$74,294	#DIV/0!	#DIV/0!
\$222,932	\$61,289	\$64,221	1.0	1.0	0.00	0.00	\$61,289	#DIV/0!	#DIV/0!
\$224,927	\$114,294	\$64,221	1.0	1.0	0.00	0.00	\$114,294	#DIV/0!	#DIV/0!
\$218,745	\$115,476	\$64,221	1.0	1.0	0.00	0.00	\$115,476	#DIV/0!	#DIV/0!
\$218,539	\$100,682	\$64,221	1.0	1.0	0.00	0.00	\$100,682	#DIV/0!	#DIV/0!
\$218,539	\$85,682	\$64,221	1.0	1.0	0.00	0.00	\$85,682	#DIV/0!	#DIV/0!
\$218,813	\$65,408	\$64,221	1.0	1.0	0.00	0.00	\$65,408	#DIV/0!	#DIV/0!
\$257,729	\$112,992	\$64,221	1.0	1.0	0.00	0.00	\$112,992	#DIV/0!	#DIV/0!
\$220,972	\$73,249	\$64,221	1.0	1.0	0.00	0.00	\$73,249	#DIV/0!	#DIV/0!
\$220,972	\$53,249	\$64,221	1.0	1.0	0.00	0.00	\$53,249	#DIV/0!	#DIV/0!
\$257,103	\$77,118	\$64,221	1.0	1.0	0.00	0.00	\$77,118	#DIV/0!	#DIV/0!
\$4,934,707	\$1,731,634	\$1,348,641	21.0		0.00	0.00			
	Average				Average		Average		
	per FF=>		\$82,459		per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
1.00	C0201	56997/081		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	56302/326		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	57021/896		TOWNES OF NORTHWYCK	0	1	5/3/2023		407
1.00	C0201	58467/076		TOWNES OF NORTHWYCK	0	1	5/3/2023		407
1.00	C0201	57152/174		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	56442/472		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	57907/707		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	56575/395		TOWNES OF NORTHWYCK	0	1	7/27/2004		407
1.00	C0201	56892/017		TOWNES OF NORTHWYCK	0	1	7/27/2004		407
1.00	C0201	56535/637		TOWNES OF NORTHWYCK	0	1	7/27/2004		407
1.00	C0201	56569/729		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	57027/367		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	57744/711		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	57759/755		TOWNES OF NORTHWYCK	0	1	4/29/2004		407
1.00	C0201	58048/586		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	57886/354		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	56275/202		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	58308/235		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	57236/860		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	56734/325		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0201	56338/452		TOWNES OF NORTHWYCK	0	1	NOT INSPECTED		407

[illegible]