

Large lot Residential Land Value Table Used for 2024 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr/Terms of Sale	Adj. Sale \$	Acres Sold when Sold/Adj. Sale	Cur. Appraisal	Land Residual Est.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq		
10-007-004-00	133RD AVE	05/31/22	\$234,000	WD 03-ARM'S LE	\$234,000	\$117,500	50.21	\$270,500	\$234,000	\$270,500	1,320.0	0.0	40.00	40.00	\$177	\$5,850	\$0.13	
10-011-011-00	3233 16TH ST	06/23/20	\$222,500	WD 03-ARM'S LE	\$222,500	\$110,400	49.62	\$259,612	\$101,668	\$138,780	481.5	330.0	15.42	15.42	\$211	\$6,593	\$0.15	
10-012-012-20	3389 14TH ST	04/02/21	\$148,000	WD 03-ARM'S LE	\$148,000	\$60,300	40.74	\$168,335	\$58,198	\$78,533	350.0	1030.0	8.28	8.28	\$166	\$7,029	\$0.16	
10-020-011-31	2976 21ST STREET	06/15/21	\$205,000	WD 03-ARM'S LE	\$205,000	\$85,900	41.90	\$195,935	\$77,915	\$68,850	605.0	487.4	6.77	6.77	\$129	\$11,509	\$0.26	
10-021-005-10	2910 18TH ST	04/10/20	\$100,000	WD 03-ARM'S LE	\$100,000	\$25,100	25.10	\$71,097	\$94,803	\$65,900	366.0	735.5	6.18	6.18	\$259	\$15,340	\$0.35	
10-023-010-10	2925 16TH ST	04/20/22	\$619,000	WD 03-ARM'S LE	\$619,000	\$177,500	28.68	\$136,864	\$619,000	\$136,864	600.0	0.0	24.13	24.13	\$1,032	\$25,653	\$0.59	
10-026-026-11	2664 14TH ST	07/09/21	\$590,000	WD 03-ARM'S LE	\$590,000	\$174,500	29.58	\$401,353	\$349,207	\$160,560	630.0	1233.5	17.84	17.84	\$554	\$19,574	\$0.45	
10-029-008-00	2716 20TH ST	09/10/21	\$377,000	WD 03-ARM'S LE	\$377,000	\$102,100	27.08	\$261,103	\$178,447	\$62,550	275.0	872.8	5.51	5.51	\$649	\$32,386	\$0.74	
10-029-016-10	2369 22ND STREET	04/27/22	\$155,000	WD 03-ARM'S LE	\$155,000	\$46,600	30.06	\$99,000	\$155,000	\$99,000	308.0	0.0	9.00	9.00	\$503	\$17,222	\$0.40	
10-032-001-00	2476 20TH ST	09/11/20	\$278,400	WD 03-ARM'S LE	\$278,400	\$87,300	31.36	\$245,807	\$115,126	\$82,533	899.0	407.5	8.88	9.18	\$128	\$12,965	\$0.30	
10-032-013-10	2176 126TH AVE	08/22/22	\$469,000	WD 03-ARM'S LE	\$469,000	\$157,000	33.48	\$328,680	\$230,320	\$90,000	652.3	667.8	10.00	10.00	\$353	\$23,032	\$0.53	
10-034-003-10	1726 126TH AVE	09/06/22	\$110,000	WD 03-ARM'S LE	\$110,000	\$47,600	43.27	\$90,000	\$110,000	\$90,000	691.0	0.0	10.00	10.00	\$159	\$11,000	\$0.25	
10-036-005-10	1331 124TH AVE	06/21/22	\$332,000	WD 03-ARM'S LE	\$332,000	\$100,900	30.39	\$110,000	\$332,000	\$110,000	358.0	0.0	10.00	10.00	\$927	\$33,200	\$0.76	
10-300-005-01	13TH ST	02/16/22	\$115,000	WD 03-ARM'S LE	\$115,000	\$36,700	31.91	\$82,500	\$115,000	\$82,500	200.0	1633.5	7.66	8.42	\$575	\$15,013	\$0.34	
<b>Totals:</b>			<b>\$3,954,900</b>		<b>\$3,954,900</b>	<b>\$1,329,400</b>		<b>\$2,720,786</b>	<b>\$2,770,684</b>	<b>\$1,536,570</b>	<b>7,735.8</b>		<b>179.67</b>	<b>180.73</b>				
							<b>Sale. Ratio =&gt;</b>	<b>33.61</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>				
							<b>Std. Dev. =&gt;</b>	<b>8.29</b>	<b>per FF=&gt;</b>			<b>\$358</b>	<b>per Net Acre</b>		<b>15,420.96</b>	<b>per SqFt=&gt;</b>		<b>\$0.35</b>

Per Acres      Per Acres  
 2023              2024  
 \$11,000        \$ 12,000

Area	Liber/Page	Land Table	Traverse	Average	Class
4100	4769/995	4003 HOPKINS TOW	1	0	402
4100	4481/796	4003 HOPKINS TOW	1	0	401
4100	4603/994	4003 HOPKINS TOW	0	0	401
4100	4634/450	4003 HOPKINS TOW	0	0	401
4100	4451/749	4003 HOPKINS TOW	0	0	401
4100	4754/929	4003 HOPKINS TOW	0	1	401
4100	4645/652	4003 HOPKINS TOW	0	0	401
4100	4671/840	4003 HOPKINS TOW	0	1	401
4100	4765/199	4003 HOPKINS TOW	0	0	401
4100	4510/754	4003 HOPKINS TOW	0	1	401
4100	4798/690	4003 HOPKINS TOW	0	0	401
4100	4798/753	4003 HOPKINS TOW	0	0	401
4100	4774/990	4003 HOPKINS TOW	1	0	401
4100	4731/99	4003 HOPKINS TOW	0	1	402

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