Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
19-31-260-021	9152 S REDWOOD DR	07/18/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$139,600	43.63	$279,296	$165,927	$125,223	75.9	118.0	0.21	0.21	$2,186	$790,129	$18.14	80.00	0005	489/4913		HESS LAKE	401	LAKE FRONTAGE
19-31-260-022	9160 S REDWOOD DR	04/26/22	$215,000	WD	03-ARM'S LENGTH	$215,000	$110,800	51.53	$221,667	$71,925	$78,592	47.6	119.0	0.12	0.12	$1,510	$614,744	$14.11	45.00	0005	488/6136		HESS LAKE	401	LAKE FRONTAGE
19-31-260-029	9254 S REDWOOD DR	09/30/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$113,900	31.21	$227,875	$260,328	$123,203	74.7	100.0	0.18	0.18	$3,486	$1,414,826	$32.48	80.00	0005	490/4914		HESS LAKE	401	LAKE FRONTAGE
19-31-260-038	8998 S REDWOOD	10/13/22	$569,900	WD	03-ARM'S LENGTH	$569,900	$268,800	47.17	$537,601	$290,594	$258,295	156.5	215.0	0.83	0.83	$1,856	$351,383	$8.07	165.00	0005	490/5926		HESS LAKE	401	LAKE FRONTAGE
19-31-260-040	9270 S REDWOOD DR	08/27/21	$320,000	WD	03-ARM'S LENGTH	$320,000	$140,100	43.78	$280,283	$163,651	$123,934	75.1	103.0	0.19	0.19	$2,179	$865,878	$19.88	80.00	0005	485/2091		HESS LAKE	401	LAKE FRONTAGE
19-31-260-045	9280 S REDWOOD DR	05/16/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$144,400	57.76	$288,748	$121,455	$160,203	97.1	104.0	0.26	0.26	$1,251	$461,806	$10.60	110.00	0005	488/6983		HESS LAKE	401	LAKE FRONTAGE
19-31-400-025	9375 S BENJAMIN DR	06/18/21	$112,500	WD	03-ARM'S LENGTH	$112,500	$30,900	27.47	$61,828	$112,500	$61,828	170.6	150.0	0.66	4.46	$660	$170,973	$3.92	227.00	0005	484/1798	19-31-420-025	HESS LAKE	402	
19-31-420-021		05/21/21	$94,000	WD	03-ARM'S LENGTH	$94,000	$57,800	61.49	$115,698	$94,000	$115,698	182.2	70.0	3.83	0.42	$516	$24,517	$0.56	280.00	0005	484/431	19-31-400-026, 19-31-400-038	HESS LAKE	402	LAKE FRONTAGE
19-31-420-024	9394 S REDWOOD DR	05/25/23	$306,500	WD	03-ARM'S LENGTH	$306,500	$117,300	38.27	$234,636	$215,727	$143,863	87.2	210.0	0.36	0.36	$2,474	$592,657	$13.61	91.00	0005	493/266		HESS LAKE	401	LAKE FRONTAGE
19-31-420-025		06/18/21	$112,500	WD	03-ARM'S LENGTH	$112,500	$30,900	27.47	$61,828	$112,500	$61,828	170.6	150.0	0.66	0.66	$660	$170,973	$3.92	227.00	0005	484/1798	19-31-400-025	HESS LAKE	402	LAKE FRONTAGE
19-32-101-010	922 E 88TH ST	07/26/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$172,700	57.57	$345,495	$99,146	$144,641	87.7	175.0	0.34	0.34	$1,131	$290,751	$6.67	85.00	0005	490/5975		HESS LAKE	401	LAKE FRONTAGE
19-32-101-015	970 E 88TH ST	10/14/21	$370,000	WD	03-ARM'S LENGTH	$370,000	$122,800	33.19	$245,650	$202,086	$77,736	47.1	160.0	0.15	0.15	$4,289	$1,374,735	$31.56	40.00	0005	486/535		HESS LAKE	401	LAKE FRONTAGE
19-32-101-041	832 E 88TH ST	08/28/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$303,800	33.76	$607,572	$449,962	$157,534	95.5	140.0	0.32	0.32	$4,713	$1,401,751	$32.18	100.00	0005	494/59		HESS LAKE	401	LAKE FRONTAGE
19-32-225-042	1524 E LOCKWOOD CT	07/07/21	$352,500	WD	03-ARM'S LENGTH	$352,500	$135,800	38.52	$271,677	$193,709	$112,886	68.4	391.0	0.46	0.46	$2,831	$422,945	$9.71	51.00	0005	484/4794		HESS LAKE	401	LAKE FRONTAGE
19-32-225-055	1548 E LOCKWOOD CT	08/11/23	$339,000	WD	03-ARM'S LENGTH	$339,000	$126,300	37.26	$252,548	$190,237	$103,785	62.9	278.0	0.32	0.32	$3,024	$596,354	$13.69	50.00	0005	493/7275		HESS LAKE	401	LAKE FRONTAGE
19-32-325-004	771 E HESS LAKE DR	10/27/22	$390,000	WD	03-ARM'S LENGTH	$390,000	$126,600	32.46	$254,978	$267,344	$132,322	80.2	185.0	0.32	0.32	$3,334	$838,069	$19.24	75.00	0005	490/7405	19-32-325-003	HESS LAKE	401	LAKE FRONTAGE
19-32-325-006	787 E HESS LAKE DR	10/03/23	$485,000	WD	03-ARM'S LENGTH	$485,000	$145,500	30.00	$291,039	$291,131	$97,170	58.9	200.0	0.23	0.23	$4,944	$1,265,787	$29.06	50.00	0005	494/4044		HESS LAKE	401	LAKE FRONTAGE
19-32-325-009	813 E HESS LAKE DR	05/12/21	$239,000	WD	03-ARM'S LENGTH	$239,000	$102,500	42.89	$204,921	$131,249	$97,170	58.9	200.0	0.23	0.23	$2,229	$570,648	$13.10	50.00	0005	483/5640		HESS LAKE	401	LAKE FRONTAGE
19-32-325-010	819 E HESS LAKE DR	03/10/23	$455,000	WD	03-ARM'S LENGTH	$455,000	$129,800	28.53	$259,505	$291,161	$95,666	58.0	185.0	0.21	0.21	$5,022	$1,373,401	$31.53	50.00	0005	491/9625		HESS LAKE	401	LAKE FRONTAGE
19-32-325-014	845 E HESS LAKE DR	11/12/21	$245,000	QC	03-ARM'S LENGTH	$245,000	$185,200	75.59	$370,497	$40,158	$165,655	100.4	180.0	0.41	0.41	$400	$597,235	$2.23	100.00	0005	486/3996, CT3994		HESS LAKE	401	LAKE FRONTAGE
19-32-325-025	955 E HESS LAKE DR	06/04/21	$190,000	WD	03-ARM'S LENGTH	$190,000	$100,600	52.95	$201,297	$97,812	$109,109	66.1	125.0	0.22	0.22	$1,479	$454,940	$10.44	45.00	0005	483/8729		HESS LAKE	401	LAKE FRONTAGE
19-32-325-027	979 E HESS LAKE DR	09/29/21	$180,000	WD	03-ARM'S LENGTH	$180,000	$104,800	58.22	$209,536	$59,453	$88,989	53.9	88.0	0.11	0.11	$1,102	$535,613	$12.30	55.00	0005	485/8485		HESS LAKE	401	LAKE FRONTAGE
19-32-325-028	981 E HESS LAKE DR	03/25/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$76,300	33.91	$152,682	$154,774	$82,456	50.0	88.0	0.10	0.10	$3,097	$1,532,416	$35.18	50.00	0005	487/9815		HESS LAKE	401	LAKE FRONTAGE
19-32-325-049	1087 E HESS LAKE DR	06/16/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$175,400	38.98	$350,788	$229,428	$130,216	78.9	225.0	0.36	0.36	$2,907	$633,779	$14.55	70.00	0005	493/1599		HESS LAKE	401	LAKE FRONTAGE
19-32-451-019	1199 E HESS LAKE DR	08/27/21	$378,000	WD	03-ARM'S LENGTH	$378,000	$116,100	30.71	$232,131	$231,813	$85,944	52.1	165.0	0.17	0.17	$4,450	$1,363,606	$31.30	45.00	0005	485/3894		HESS LAKE	401	LAKE FRONTAGE
19-32-451-023	1229 E HESS LAKE DR	08/12/21	$255,000	WD	03-ARM'S LENGTH	$255,000	$83,500	32.75	$166,934	$174,877	$86,811	52.6	150.0	0.20	0.20	$3,324	$883,217	$20.28	25.00	0005	485/1841		HESS LAKE	401	LAKE FRONTAGE
19-32-451-030	1149 E HESS LAKE DR	09/17/21	$497,500	WD	03-ARM'S LENGTH	$497,500	$279,700	56.22	$559,411	$109,721	$171,632	101.6	191.0	0.94	0.94	$1,080	$116,973	$2.69	100.00	0005	485/6284		HESS LAKE	401	LAKE FRONTAGE
19-32-474-012	9576 S PENINSULA DR	06/30/21	$530,000	WD	03-ARM'S LENGTH	$530,000	$179,700	33.91	$359,373	$319,346	$148,719	90.1	160.0	0.33	0.33	$3,543	$964,792	$22.15	90.00	0005	484/3991		HESS LAKE	401	LAKE FRONTAGE
19-33-104-004	1622 E 88TH ST	09/02/22	$850,000	WD	03-ARM'S LENGTH	$850,000	$342,500	40.29	$684,922	$265,527	$100,449	55.6	150.0	1.35	1.35	$4,776	$196,687	$4.52	50.00	0005	490/1330		HESS LAKE	401	LAKE FRONTAGE
19-33-105-010	1734 E 88TH ST	05/26/21	$505,000	WD	03-ARM'S LENGTH	$505,000	$133,000	26.34	$266,014	$357,824	$118,838	72.0	148.0	0.23	0.23	$4,968	$1,529,162	$35.10	70.00	0005	484/1566		HESS LAKE	401	LAKE FRONTAGE
19-33-105-022	1836 E 88TH ST	09/21/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$81,600	40.80	$163,111	$118,191	$81,302	49.3	125.0	0.13	0.13	$2,399	$916,209	$21.03	45.00	0005	485/6388		HESS LAKE	401	LAKE FRONTAGE
19-33-105-043	9053 S CATALPA AVE	08/07/21	$760,000	WD	03-ARM'S LENGTH	$760,000	$266,900	35.12	$533,751	$480,438	$254,189	205.4	291.0	1.58	1.58	$2,339	$303,498	$6.97	177.00	0005	485/3788		HESS LAKE	401	LAKE FRONTAGE
19-33-350-002	9231 S CATALPA AVE	08/14/23	$825,000	WD	03-ARM'S LENGTH	$825,000	$334,700	40.57	$669,356	$256,590	$100,946	61.2	242.0	0.28	0.28	$4,194	$922,986	$21.19	50.00	0005	493/7789		HESS LAKE	401	LAKE FRONTAGE
19-33-350-039	9223 S CATALPA AVE	04/14/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$145,200	36.30	$290,393	$244,053	$134,446	81.5	264.0	0.38	0.38	$2,995	$643,939	$14.78	85.00	0005	488/2523		HESS LAKE	401	LAKE FRONTAGE
19-33-399-010	9469 S CATALPA AVE	07/07/21	$485,000	WD	03-ARM'S LENGTH	$485,000	$229,200	47.26	$458,462	$192,193	$165,655	100.4	180.0	0.41	0.41	$1,914	$465,358	$10.68	100.00	0005	484/6202		HESS LAKE	401	LAKE FRONTAGE
19-33-399-018	9593 S CATALPA AVE	07/20/22	$675,000	WD	03-ARM'S LENGTH	$675,000	$281,000	41.63	$562,005	$402,093	$289,098	175.2	240.0	0.94	0.94	$2,295	$429,128	$9.85	220.00	0005	489/5131		HESS LAKE	401	LAKE FRONTAGE
	Totals:		**$14,146,400**			**$14,146,400**	**$5,635,700**		**$11,273,508**	**$7,458,923**	**$4,586,031**	**3,201.3**		**18.02**	**18.41**										
							Sale. Ratio =>	**39.84**			**Average**			**Average**				**Average**							
							Std. Dev. =>	**11.40**			**per FF=>**	**$2,330**		**per Net Acre=>**	**413,855.80**			**per SqFt=>**	**$9.50**						

2023 used:	$1,650
2024 use:	$2,000