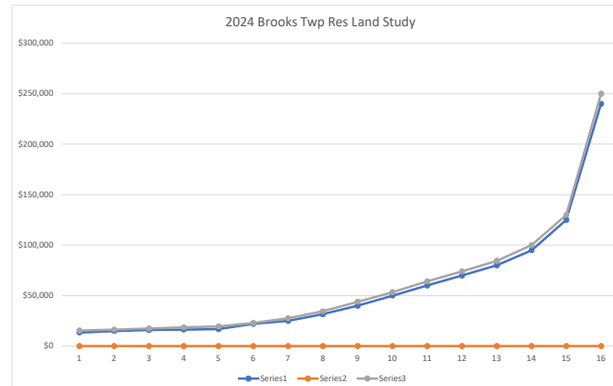
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
19-22-330-004	7789 S MAIN ST	06/21/22	$6,500	WD	03-ARM'S LENGTH	$6,500	$2,400	36.92	$4,887	$6,500	$4,887	0.0	0.0	0.36	0.36	#DIV/0!	$17,956	$0.41	0.00	0003	489/2540		RURAL RESIDENTIAL	402
19-22-326-004	7649 S MAIN ST	04/29/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$81,900	34.13	$163,818	$81,852	$5,670	0.0	0.0	0.42	0.42	#DIV/0!	$194,886	$4.47	0.00	0003	488/7352		RURAL RESIDENTIAL	401
19-22-175-003	2463 E MUSKEGON BLVD	02/28/23	$209,000	WD	03-ARM'S LENGTH	$209,000	$123,000	58.85	$246,096	($29,671)	$7,425	0.0	0.0	0.55	0.55	#DIV/0!	($53,947)	($1.24)	0.00	0003	491/9420		RURAL RESIDENTIAL	401
19-30-252-033	563 E SUNSET DR	03/23/23	$30,000	WD	03-ARM'S LENGTH	$30,000	$16,600	55.33	$33,261	$14,379	$17,640	0.0	0.0	0.59	0.59	#DIV/0!	$24,454	$0.56	0.00	0003	492/1576		RURAL RESIDENTIAL	401
19-20-300-006	988 E 76TH ST	12/30/22	$121,334	WD	03-ARM'S LENGTH	$121,334	$91,000	75.00	$182,035	($51,521)	$9,180	0.0	0.0	0.68	0.68	#DIV/0!	($75,766)	($1.74)	0.00	0003	491/3946		RURAL RESIDENTIAL	401
										$21,539				2.60										
											$4,142 for .5 acre													
19-32-300-020	E 96TH ST	04/02/21	$20,000	WD	32-SPLIT VACANT	$20,000	$5,000	25.00	$9,990	$20,000	$9,990	0.0	0.0	0.74	0.74	#DIV/0!	$27,027	$0.62	0.00	0003	483/1877		RURAL RESIDENTIAL	402
19-30-400-027	765 E 88TH ST	12/30/21	$175,000	WD	03-ARM'S LENGTH	$175,000	$54,300	31.03	$108,569	$89,171	$22,740	0.0	0.0	0.76	0.76	#DIV/0!	$117,640	$2.70	0.00	0003	487/1471		RURAL RESIDENTIAL	401
19-30-425-002	8575 S LINDEN AVE	06/17/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$56,200	44.96	$112,397	$24,996	$12,393	0.0	0.0	0.92	0.92	#DIV/0!	$27,229	$0.63	0.00	0003	489/2834		RURAL RESIDENTIAL	401
19-30-160-008	8349 S EVERGREEN ST	05/20/22	$192,000	WD	03-ARM'S LENGTH	$192,000	$63,600	33.13	$127,184	$78,316	$13,500	0.0	0.0	1.00	1.00	#DIV/0!	$78,316	$1.80	0.00	0003	488/8188		RURAL RESIDENTIAL	401
19-30-160-009	8363 S EVERGREEN ST	07/29/21	$208,000	WD	03-ARM'S LENGTH	$208,000	$84,000	40.38	$168,014	$53,486	$13,500	0.0	0.0	1.00	1.00	#DIV/0!	$53,486	$1.23	0.00	0003	484/8529		RURAL RESIDENTIAL	401
19-30-161-008	8336 S EVERGREEN ST	01/13/22	$205,000	WD	03-ARM'S LENGTH	$205,000	$85,000	41.46	$170,025	$49,975	$15,000	0.0	0.0	1.00	1.00	#DIV/0!	$49,975	$1.15	0.00	0003	487/1854		RURAL RESIDENTIAL	401
19-31-300-012	71 E 96TH ST	05/28/21	$207,000	WD	03-ARM'S LENGTH	$207,000	$116,900	56.47	$233,825	($13,322)	$13,503	0.0	0.0	1.00	1.00	#DIV/0!	($13,309)	($0.31)	0.00	0003	494/1993		RURAL RESIDENTIAL	401
										$302,622				6.42										
											$47,159 for 1 acre													
19-20-410-006	1221 E 78TH ST	01/31/22	$69,000	WD	03-ARM'S LENGTH	$69,000	$22,800	33.04	$45,614	$37,876	$14,490	0.0	0.0	1.33	1.33	#DIV/0!	$28,478	$0.65	0.00	0003	487/3952		RURAL RESIDENTIAL	401
19-20-410-007	1277 E 78TH ST	06/01/22	$21,500	WD	03-ARM'S LENGTH	$21,500	$7,300	33.95	$14,640	$21,500	$14,640	0.0	0.0	1.38	1.38	#DIV/0!	$15,580	$0.36	0.00	0003	488/8651		RURAL RESIDENTIAL	401
19-20-410-011	1383 E 78TH ST	04/30/21	$145,000	WD	03-ARM'S LENGTH	$145,000	$41,800	28.83	$83,648	$75,992	$14,640	0.0	0.0	1.38	1.38	#DIV/0!	$55,067	$1.26	0.00	0003	483/4404		RURAL RESIDENTIAL	401
19-18-100-024	106 E 64TH ST	09/09/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$101,400	39.00	$202,853	$72,141	$14,994	0.0	0.0	1.50	1.50	#DIV/0!	$48,158	$1.11	0.00	0003	490/1810		RURAL RESIDENTIAL	401
19-06-440-002	5259 S WILLOW	04/21/23	$405,000	WD	03-ARM'S LENGTH	$405,000	$141,300	34.89	$282,572	$137,646	$15,218	0.0	0.0	1.61	1.61	#DIV/0!	$85,548	$1.96	0.00	0003	492/4504		RURAL RESIDENTIAL	401
19-05-100-008	Evergreen	11/07/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$7,600	50.67	$15,240	$15,000	$15,240	0.0	0.0	1.62	1.62	#DIV/0!	$9,259	$0.21	0.00	0003	490/9106		RURAL RESIDENTIAL	402
19-17-400-020	1495 E CROTON DR	08/11/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$106,200	42.48	$212,482	$53,118	$15,600	0.0	0.0	1.80	1.75	#DIV/0!	$29,510	$0.68	0.00	0003	493/9027		RURAL RESIDENTIAL	401
										$413,273				10.62										
											$58,388 for 1.5 acres													
19-31-400-049	9489 S ANNIE LN	10/20/21	$22,000	WD	03-ARM'S LENGTH	$22,000	$15,800	71.82	$31,600	$22,000	$31,600	0.0	0.0	1.90	1.90	#DIV/0!	$11,579	$0.27	0.00	0003	486/2315		RURAL RESIDENTIAL	402
19-11-400-014	3715 E CROTON DR	09/28/23	$211,500	WD	03-ARM'S LENGTH	$211,500	$74,800	35.37	$149,693	$77,627	$15,820	0.0	0.0	1.91	1.91	#DIV/0!	$40,642	$0.93	0.00	0003	494/3577		RURAL RESIDENTIAL	401
19-31-400-031	9425 S BENJAMIN DR	10/20/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$15,800	63.20	$31,684	$25,000	$31,684	0.0	0.0	1.92	1.92	#DIV/0!	$13,014	$0.30	0.00	0003	486/950		RURAL RESIDENTIAL	402
19-31-400-031	9425 S BENJAMIN DR	11/28/22	$32,000	WD	03-ARM'S LENGTH	$32,000	$15,800	49.38	$31,684	$32,000	$31,684	0.0	0.0	1.92	1.92	#DIV/0!	$16,658	$0.38	0.00	0003	491/1652		RURAL RESIDENTIAL	402
19-05-300-019	5455 S EVERGREEN DR	07/01/22	$209,000	WD	03-ARM'S LENGTH	$209,000	$86,400	41.34	$172,736	$52,264	$16,000	0.0	0.0	2.00	1.65	#DIV/0!	$26,132	$0.60	0.00	0003	489/4242		RURAL RESIDENTIAL	401
19-07-100-017	394 E 56TH ST	07/01/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$60,500	27.50	$121,069	$114,931	$16,000	0.0	0.0	2.00	2.00	#DIV/0!	$57,466	$1.32	0.00	0003	489/3034		RURAL RESIDENTIAL	401
19-15-100-028	6517 S BARBERRY AVE	12/21/22	$185,000	WD	03-ARM'S LENGTH	$185,000	$84,600	45.73	$169,219	$31,781	$16,000	0.0	0.0	2.00	2.00	#DIV/0!	$15,891	$0.36	0.00	0003	491/3200		RURAL RESIDENTIAL	401
19-16-400-007	2380 E CROTON DR	08/30/23	$200,000	WD	09-FAMILY	$200,000	$75,300	37.65	$150,513	$65,487	$16,000	0.0	0.0	2.00	2.00	#DIV/0!	$32,744	$0.75	0.00	0003	494/103		RURAL RESIDENTIAL	401
19-17-400-062	1321 S BIGELOW CREEK TRAIL	02/04/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$47,600	31.73	$95,120	$78,880	$24,000	0.0	0.0	2.00	2.00	#DIV/0!	$39,440	$0.91	120.00	0003	487/6966,6963		RURAL RESIDENTIAL	401
19-18-100-006	306 E 64TH ST	12/10/21	$150,000	WD	08-ESTATE	$150,000	$100,100	66.73	$200,273	($34,273)	$16,000	0.0	0.0	2.00	2.00	#DIV/0!	($17,137)	($0.39)	0.00	0003	486/7787		RURAL RESIDENTIAL	401
19-18-100-011	6732 S CENTERLINE RD	02/08/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$45,700	30.47	$91,407	$74,593	$16,000	0.0	0.0	2.00	2.00	#DIV/0!	$37,297	$0.86	0.00	0003	487/5777		RURAL RESIDENTIAL	401
19-28-100-006	E 82nd	09/10/21	$10,000	QC	03-ARM'S LENGTH	$10,000	$8,000	80.00	$16,000	$10,000	$16,000	0.0	0.0	2.00	2.00	#DIV/0!	$5,000	$0.11	0.00	0003	485/5497,CT /5495		RURAL RESIDENTIAL	402
19-31-400-029	9439 S BENJAMIN DR	05/21/21	$26,000	WD	03-ARM'S LENGTH	$26,000	$16,000	61.54	$32,042	$26,000	$32,042	0.0	0.0	2.02	2.02	#DIV/0!	$12,865	$0.30	0.00	0003	483/9034		RURAL RESIDENTIAL	402
19-29-300-034	1002 RED RUN LN	04/27/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$60,000	37.50	$120,096	$56,004	$16,100	0.0	0.0	2.10	2.10	#DIV/0!	$26,669	$0.61	0.00	0003	483/4705		RURAL RESIDENTIAL	401
19-31-400-058	9532 S ANNIE LN	07/08/22	$32,500	WD	03-ARM'S LENGTH	$32,500	$16,100	49.54	$32,200	$32,500	$32,200	0.0	0.0	2.10	2.10	#DIV/0!	$15,476	$0.36	0.00	0003	489/6568		RURAL RESIDENTIAL	402
										$664,794				29.87										
											$44,508 for 2 acres													
19-30-400-033	8511 S LINDEN AVE	11/01/21	$170,000	WD	03-ARM'S LENGTH	$170,000	$65,200	38.35	$130,338	$55,897	$16,235	0.0	0.0	2.24	2.24	#DIV/0!	$25,010	$0.57	0.00	0003	486/6167		RURAL RESIDENTIAL	401
19-31-400-040	9370 S HANNA LN	10/01/21	$32,000	WD	03-ARM'S LENGTH	$32,000	$16,300	50.94	$32,522	$32,000	$32,522	0.0	0.0	2.26	2.26	#DIV/0!	$14,153	$0.32	0.00	0003	486/1007		RURAL RESIDENTIAL	401
19-27-100-025	2543 E 82ND ST	08/13/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$57,800	35.03	$115,533	$65,866	$16,399	0.0	0.0	2.40	2.40	#DIV/0!	$27,456	$0.63	0.00	0003	485/633		RURAL RESIDENTIAL	401
19-07-400-017	S Karson & 64th St	01/11/22	$20,000	WD	03-ARM'S LENGTH	$20,000	$8,200	41.00	$16,400	$20,000	$16,400	0.0	0.0	2.40	2.40	#DIV/0!	$8,333	$0.19	0.00	0003	487/1373		RURAL RESIDENTIAL	402
19-29-300-024	860 E MEADOWOOD LN	05/03/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$8,200	32.80	$16,450	$25,000	$16,450	0.0	0.0	2.45	2.45	#DIV/0!	$10,204	$0.23	0.00	0003	483/8582		RURAL RESIDENTIAL	402
19-30-400-049	702 E MEADOWOOD LN	10/04/21	$330,000	WD	03-ARM'S LENGTH	$330,000	$139,200	42.18	$278,478	$68,000	$16,478	0.0	0.0	2.48	2.48	#DIV/0!	$27,441	$0.63	0.00	0003	486/362		RURAL RESIDENTIAL	401
19-30-400-051	758 E MEADOWOOD LN	06/10/22	$30,000	WD	03-ARM'S LENGTH	$30,000	$8,200	27.33	$16,478	$30,000	$16,478	0.0	0.0	2.48	2.48	#DIV/0!	$12,107	$0.28	0.00	0003	489/913		RURAL RESIDENTIAL	402
19-30-400-008	8504 S LINDEN AVE	08/28/23	$172,900	WD	03-ARM'S LENGTH	$172,900	$49,400	28.57	$98,875	$90,506	$16,481	0.0	0.0	2.48	2.48	#DIV/0!	$36,480	$0.84	0.00	0003	494/4		RURAL RESIDENTIAL	401
19-12-300-034	6270 S OAK AVE	09/19/22	$171,500	WD	03-ARM'S LENGTH	$171,500	$61,800	36.03	$123,658	$64,342	$16,500	0.0	0.0	2.50	2.50	#DIV/0!	$25,737	$0.59	0.00	0003	490/3578		RURAL RESIDENTIAL	401
19-13-200-019	6511 S PINE AVE	08/17/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$56,100	29.53	$112,133	$94,367	$16,500	0.0	0.0	2.50	2.50	#DIV/0!	$37,747	$0.87	0.00	0003	489/9139		RURAL RESIDENTIAL	401
19-13-200-020	6581 S PINE AVE	04/18/22	$132,650	WD	03-ARM'S LENGTH	$132,650	$57,900	43.65	$115,740	$33,410	$16,500	0.0	0.0	2.50	2.50	#DIV/0!	$13,364	$0.31	0.00	0003	488/4594		RURAL RESIDENTIAL	401
19-14-100-033	E Croton Rd & S River Trl	01/23/23	$32,000	WD	03-ARM'S LENGTH	$32,000	$8,300	25.94	$16,500	$32,000	$16,500	0.0	0.0	2.50	2.50	#DIV/0!	$12,800	$0.29	0.00	0003	491/6646		RURAL RESIDENTIAL	402
19-16-400-030	6944 S TIA TRLS	02/04/23	$25,000	WD	03-ARM'S LENGTH	$25,000	$8,300	33.20	$16,500	$25,000	$16,500	0.0	0.0	2.50	2.50	#DIV/0!	$10,000	$0.23	0.00	0003	491/7286		RURAL RESIDENTIAL	402
19-26-200-030	8052 S Back Woods Trl	07/13/21	$29,000	WD	03-ARM'S LENGTH	$29,000	$8,300	28.62	$16,500	$29,000	$16,500	0.0	0.0	2.50	2.50	#DIV/0!	$11,600	$0.27	0.00	0003	484/4719		RURAL RESIDENTIAL	402
19-11-300-007	3537 E CROTON DR	06/21/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$95,900	44.60	$191,896	$39,621	$16,517	0.0	0.0	2.52	2.52	#DIV/0!	$15,741	$0.36	0.00	0003	493/6403		RURAL RESIDENTIAL	401
19-29-200-034	8112 S BASSWOOD DR	08/13/21	$199,900	WD	03-ARM'S LENGTH	$199,900	$103,200	51.63	$206,409	$10,014	$16,523	0.0	0.0	2.52	2.52	#DIV/0!	$3,969	$0.09	0.00	0003	485/98		RURAL RESIDENTIAL	401
19-08-300-007	865 E HUMMINGBIRD LN	04/29/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$162,900	42.87	$325,814	$70,846	$16,660	0.0	0.0	2.66	2.66	#DIV/0!	$26,634	$0.61	0.00	0003	488/5049		RURAL RESIDENTIAL	401
19-16-400-034	6959 S EAGLE	04/27/22	$17,159	WD	03-ARM'S LENGTH	$17,159	$8,400	48.95	$16,720	$17,159	$16,720	0.0	0.0	2.72	2.72	#DIV/0!	$6,308	$0.14	0.00	0003	493/3735		RURAL RESIDENTIAL	402
19-27-200-016	E 82nd	07/06/22	$26,250	QC	03-ARM'S LENGTH	$26,250	$8,400	32.00	$16,727	$26,250	$16,727	0.0	0.0	2.73	2.73	#DIV/0!	$9,626	$0.22	0.00	0003	489/3058		RURAL RESIDENTIAL	402
19-27-200-017	2970 E 82ND ST	04/05/22	$12,500	QC	03-ARM'S LENGTH	$12,500	$8,400	67.20	$16,730	$12,500	$16,730	0.0	0.0	2.73	2.73	#DIV/0!	$4,579	$0.11	0.00	0003	488/566		RURAL RESIDENTIAL	401
19-27-200-018	E 82nd	04/05/22	$12,500	QC	03-ARM'S LENGTH	$12,500	$8,400	67.20	$16,730	$12,500	$16,730	0.0	0.0	2.73	2.73	#DIV/0!	$4,579	$0.11	0.00	0003	488/565		RURAL RESIDENTIAL	402
										$854,278				52.79										
											$40,457 for 2.5 acres													
19-20-410-016	1535 E 78TH ST	10/15/21	$195,000	WD	03-ARM'S LENGTH	$195,000	$133,100	68.26	$266,294	($42,014)	$29,280	0.0	0.0	2.76	1.38	#DIV/0!	($15,222)	($0.35)	0.00	0003	485/9568	19-20-410-015	RURAL RESIDENTIAL	401
19-29-400-044	E 82ND ST	09/29/23	$16,000	WD	03-ARM'S LENGTH	$16,000	$7,300	45.63	$14,640	$16,000	$14,640	0.0	0.0	2.79	2.79	#DIV/0!	$5,735	$0.13	0.00	0003	494/3644		RURAL RESIDENTIAL	402
19-30-400-024	703 E 88TH ST	11/16/21	$219,900	WD	03-ARM'S LENGTH	$219,900	$108,300	49.25	$216,552	$20,204	$16,856	0.0	0.0	2.86	2.86	#DIV/0!	$7,074	$0.16	0.00	0003	487/3092,CT 3083		RURAL RESIDENTIAL	401

19-15-200-028	3180 E CROTON DR	04/20/22	$226,800	WD	03-ARM'S LENGTH	$226,800	$112,400	49.56	$224,710	$19,090	$17,000	0.0	0.0	3.00	3.00	#DIV/0!	$6,363	$0.15	0.00	0003 488/3656		RURAL RESIDENTIAL	401
19-15-200-039	6498 S BARBERRY AVE	05/04/21	$149,000	WD	03-ARM'S LENGTH	$149,000	$49,500	33.22	$98,953	$67,047	$17,000	0.0	0.0	3.00	3.00	#DIV/0!	$22,349	$0.51	0.00	0003 483/7659		RURAL RESIDENTIAL	401
19-17-300-013	1113 E CROTON DR	02/15/22	$171,000	WD	03-ARM'S LENGTH	$171,000	$74,400	43.51	$148,890	$39,110	$17,000	0.0	0.0	3.00	3.00	#DIV/0!	$13,037	$0.30	0.00	0003 487/5850		RURAL RESIDENTIAL	401
19-18-200-009	424 E PINE RIDGE TRL	04/07/22	$173,000	WD	03-ARM'S LENGTH	$173,000	$85,300	49.31	$170,535	$19,465	$17,000	0.0	0.0	3.00	3.00	#DIV/0!	$6,488	$0.15	0.00	0003 488/1011		RURAL RESIDENTIAL	401
19-30-400-052	788 E MEADOWOOD LN	04/26/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$8,600	28.67	$17,150	$30,000	$17,150	0.0	0.0	3.03	3.03	#DIV/0!	$9,901	$0.23	0.00	0003 483/4708		RURAL RESIDENTIAL	402
19-31-400-027	9475 S BENJAMIN DR	04/02/21	$29,500	WD	03-ARM'S LENGTH	$29,500	$17,200	58.31	$34,320	$29,500	$34,320	0.0	0.0	3.03	3.03	#DIV/0!	$9,730	$0.22	0.00	0003 483/1214		RURAL RESIDENTIAL	402
19-31-400-027	9475 S BENJAMIN DR	04/06/22	$37,000	WD	03-ARM'S LENGTH	$37,000	$17,200	46.49	$34,320	$37,000	$34,320	0.0	0.0	3.03	3.03	#DIV/0!	$12,203	$0.28	0.00	0003 4///1143		RURAL RESIDENTIAL	402
19-31-400-027	9475 S BENJAMIN DR	08/23/23	$40,000	WD	03-ARM'S LENGTH	$40,000	$17,200	43.00	$34,320	$40,000	$34,320	0.0	0.0	3.03	3.03	#DIV/0!	$13,193	$0.30	0.00	0003 493/9857		RURAL RESIDENTIAL	402
19-21-300-032	7944 S WALNUT AVE	12/01/21	$227,000	WD	03-ARM'S LENGTH	$227,000	$104,600	46.08	$209,282	$35,318	$17,600	0.0	0.0	3.12	3.12	#DIV/0!	$11,320	$0.26	0.00	0003 486/6788		RURAL RESIDENTIAL	401
19-31-300-015	9242 S MASON DR	06/23/23	$238,000	WD	03-ARM'S LENGTH	$238,000	$69,400	29.16	$138,740	$117,025	$17,765	0.0	0.0	3.15	3.95	#DIV/0!	$37,115	$0.85	0.00	0003 493/2657		RURAL RESIDENTIAL	401
19-17-400-017	1437 E CROTON DR	01/11/22	$123,000	WD	03-ARM'S LENGTH	$123,000	$39,000	31.71	$78,048	$62,952	$18,000	0.0	0.0	3.20	3.20	#DIV/0!	$19,673	$0.45	0.00	0003 487/1905		RURAL RESIDENTIAL	401
										$490,697				42.01									
											$35,046 for 3 acres												
19-30-400-021	475 E 88TH ST	04/23/21	$149,500	WD	03-ARM'S LENGTH	$149,500	$64,700	43.28	$129,479	$40,581	$20,560	0.0	0.0	3.71	3.71	#DIV/0!	$10,932	$0.25	0.00	0003 483/5254		RURAL RESIDENTIAL	401
19-30-400-037	589 E 88TH ST	09/01/21	$227,000	WD	03-ARM'S LENGTH	$227,000	$123,400	54.36	$246,874	$816	$20,690	0.0	0.0	3.74	3.74	#DIV/0!	$218	$0.01	0.00	0003 485/4886, CT /4880		RURAL RESIDENTIAL	401
19-15-200-017	3020 E CROTON DR	01/20/22	$203,000	WD	03-ARM'S LENGTH	$203,000	$81,800	40.30	$163,547	$60,818	$21,365	0.0	0.0	3.87	3.87	#DIV/0!	$15,703	$0.36	0.00	0003 487/3541		RURAL RESIDENTIAL	401
19-07-400-022	463 E 64TH ST	04/01/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$11,500	46.00	$22,900	$25,000	$22,900	0.0	0.0	4.30	4.30	#DIV/0!	$5,814	$0.13	0.00	0003 482/9163		RURAL RESIDENTIAL	401
										$127,215				15.62									
											$32,571 for 4 acres												
19-35-300-012	S POPLAR AVE	12/13/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$12,500	25.00	$24,970	$50,000	$24,970	0.0	0.0	4.99	4.99	#DIV/0!	$10,020	$0.23	0.00	0003 491/2325		RURAL RESIDENTIAL	401
19-14-100-040	6614 S TALL PINE TRAIL	06/14/22	$20,000	WD	03-ARM'S LENGTH	$20,000	$12,500	62.50	$25,000	$20,000	$25,000	0.0	0.0	5.00	5.00	#DIV/0!	$4,000	$0.09	0.00	0003 489/1305		RURAL RESIDENTIAL	402
19-15-200-024	6460 S BARBERRY AVE	08/10/21	$290,000	WD	03-ARM'S LENGTH	$290,000	$116,900	40.31	$233,858	$81,142	$25,000	0.0	0.0	5.00	5.00	#DIV/0!	$16,228	$0.37	0.00	0003 485/366, PA 485/366		RURAL RESIDENTIAL	401
19-15-200-024	6460 S BARBERRY AVE	07/14/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$142,200	46.62	$284,325	$45,675	$25,000	0.0	0.0	5.00	5.00	#DIV/0!	$9,135	$0.21	0.00	0003 493/4982		RURAL RESIDENTIAL	401
19-25-200-025	4505 E 82ND ST	08/27/21	$299,900	WD	03-ARM'S LENGTH	$299,900	$97,200	32.41	$194,354	$130,546	$25,000	0.0	0.0	5.00	5.00	#DIV/0!	$26,109	$0.60	0.00	0003 485/2346		RURAL RESIDENTIAL	401
19-29-400-038	8468 S VISTA DR	07/29/21	$175,000	WD	03-ARM'S LENGTH	$175,000	$63,900	36.51	$127,894	$72,106	$25,000	0.0	0.0	5.00	5.00	#DIV/0!	$14,421	$0.33	0.00	0003 484/8502		RURAL RESIDENTIAL	401
19-31-300-040	255 E 96TH ST	09/09/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$104,000	41.60	$208,016	$66,984	$25,000	0.0	0.0	5.00	5.00	#DIV/0!	$13,397	$0.31	0.00	0003 490/6687		RURAL RESIDENTIAL	401
19-35-100-016	8989 S THORNAPPLE AVE	12/23/21	$205,000	WD	03-ARM'S LENGTH	$205,000	$51,400	25.07	$102,891	$127,109	$25,000	0.0	0.0	5.00	5.00	#DIV/0!	$25,422	$0.58	0.00	0003 486/9281		RURAL RESIDENTIAL	401
19-35-100-013	3462 E 88TH ST	11/11/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$12,500	27.78	$25,033	$45,000	$25,033	0.0	0.0	5.01	5.01	#DIV/0!	$8,982	$0.21	0.00	0003 486/3833		RURAL RESIDENTIAL	402
19-18-100-007	6567 S EVERGREEN DR	05/20/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$62,900	57.18	$125,749	$9,966	$25,715	0.0	0.0	5.22	5.22	#DIV/0!	$1,909	$0.04	0.00	0003 483/8513		RURAL RESIDENTIAL	401
										$648,528				50.22									
											$64,569 for 5 acres												
19-30-200-014	8345 S LINDEN AVE	06/07/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$68,300	68.30	$136,530	($4,132)	$32,398	0.0	0.0	7.32	7.32	#DIV/0!	($565)	($0.01)	0.00	0003 488/9609		RURAL RESIDENTIAL	401
19-29-300-014	8564 S TULIP AVE	02/11/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$53,700	30.69	$107,320	$100,597	$32,917	0.0	0.0	7.50	7.50	#DIV/0!	$13,413	$0.31	0.00	0003 487/4859		RURAL RESIDENTIAL	401
19-30-400-002	S Linden	07/15/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$18,600	33.82	$37,167	$55,000	$37,167	0.0	0.0	9.00	9.00	#DIV/0!	$6,111	$0.14	0.00	0003 484/5817		RURAL RESIDENTIAL	402
19-30-400-041	8644 S LINDEN AVE	07/28/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$128,700	53.63	$257,385	$21,907	$39,292	0.0	0.0	9.75	9.75	#DIV/0!	$2,247	$0.05	0.00	0003 493/6160		RURAL RESIDENTIAL	401
										$173,372				33.57									
											$36,155 for 7 acres												
19-31-400-022	465 E 96TH ST	08/25/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$14,500	26.36	$29,056	$55,000	$29,056	0.0	0.0	9.68	3.07	#DIV/0!	$5,682	$0.13	0.00	0003 485/3063	19-31-400-021, 19-31-400-019, 19-31-400-035	RURAL RESIDENTIAL	402
19-29-100-005	8161 S BASSWOOD DR	11/10/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$81,300	40.65	$162,646	$69,862	$32,508	0.0	0.0	9.77	9.77	#DIV/0!	$7,148	$0.16	0.00	0003 490/9613		RURAL RESIDENTIAL	401
19-04-200-010		03/06/22	$38,000	WD	03-ARM'S LENGTH	$38,000	$10,000	26.32	$20,000	$38,000	$20,000	0.0	0.0	10.00	10.00	#DIV/0!	$3,800	$0.09	0.00	0003 491/9223		RURAL RESIDENTIAL	402
19-10-300-009	6101 S BARBERRY AVE	02/11/22	$230,000	WD	09-FAMILY	$230,000	$114,600	49.83	$229,112	$40,888	$40,000	0.0	0.0	10.00	10.00	#DIV/0!	$4,089	$0.09	0.00	0003 487/8692,DC487/5752		RURAL RESIDENTIAL	401
19-18-100-002	6470 S CENTERLINE RD	12/30/22	$267,000	WD	03-ARM'S LENGTH	$267,000	$103,700	38.84	$207,457	$99,543	$40,000	0.0	0.0	10.00	10.00	#DIV/0!	$9,954	$0.23	0.00	0003 491/4250		RURAL RESIDENTIAL	401
19-18-100-009	6610 S CENTERLINE RD	05/31/22	$269,000	WD	03-ARM'S LENGTH	$269,000	$93,200	34.65	$186,495	$122,505	$40,000	0.0	0.0	10.00	10.00	#DIV/0!	$12,251	$0.28	0.00	0003 488/9492		RURAL RESIDENTIAL	401
19-34-100-008	S Spruce	12/05/21	$50,000	WD	09-FAMILY	$50,000	$20,000	40.00	$40,000	$50,000	$40,000	0.0	0.0	10.00	10.00	#DIV/0!	$5,000	$0.11	0.00	0003 486/8218		RURAL RESIDENTIAL	402
19-34-100-016	off 88th	03/14/22	$20,000	WD	03-ARM'S LENGTH	$20,000	$8,500	42.50	$17,000	$20,000	$17,000	0.0	0.0	10.00	5.00	#DIV/0!	$2,000	$0.05	0.00	0003 488/160	19-34-100-017	RURAL RESIDENTIAL	402
19-15-200-021	6676 S HAZELWOOD AVE	08/18/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$104,000	39.25	$207,979	$97,241	$40,220	0.0	0.0	10.11	10.11	#DIV/0!	$9,618	$0.22	0.00	0003 489/8683		RURAL RESIDENTIAL	401
19-20-400-014	S BASSWOOD DR	11/04/22	$70,000	WD	03-ARM'S LENGTH	$70,000	$20,500	29.29	$40,974	$70,000	$40,974	0.0	0.0	14.43	14.43	#DIV/0!	$4,851	$0.11	0.00	0003 490/8800		RURAL RESIDENTIAL	402
										$663,039				103.99									
											$63,758 for 10 acres												
19-08-300-006	6030 S EVERGREEN DR	06/18/21	$225,000	WD	03-ARM'S LENGTH	$225,000	$111,200	49.42	$222,493	$51,507	$49,000	0.0	0.0	14.50	14.50	#DIV/0!	$3,552	$0.08	0.00	0003 484/6424		RURAL RESIDENTIAL	401
19-29-400-041	E 82ND ST	11/28/22	$61,000	WD	03-ARM'S LENGTH	$61,000	$30,300	49.67	$60,620	$61,000	$60,620	0.0	0.0	14.77	14.77	#DIV/0!	$4,130	$0.09	0.00	0003 491/1166		RURAL RESIDENTIAL	402
19-16-300-057	1975 E 72ND ST	07/19/21	$170,000	WD	03-ARM'S LENGTH	$170,000	$86,200	50.71	$172,493	$47,507	$50,000	0.0	0.0	15.00	15.00	#DIV/0!	$3,167	$0.07	0.00	0003 4884/9281		RURAL RESIDENTIAL	401
19-15-100-023	2720 E CROTON DR	07/01/21	$315,000	WD	03-ARM'S LENGTH	$315,000	$92,400	29.33	$184,735	$184,265	$54,000	0.0	0.0	17.00	17.00	#DIV/0!	$10,839	$0.25	0.00	0003 484/3763		RURAL RESIDENTIAL	401
19-14-400-032	7086 S THORNAPPLE AVE	09/24/21	$345,000	WD	03-ARM'S LENGTH	$345,000	$111,400	32.29	$222,715	$178,605	$56,320	0.0	0.0	18.16	18.16	#DIV/0!	$9,835	$0.23	0.00	0003 485/6935		RURAL RESIDENTIAL	401
										$522,884				79.43									
											$98,744 for 15 acres												
19-10-400-008	3183 E CROTON DR	01/19/23	$372,500	WD	03-ARM'S LENGTH	$372,500	$139,900	37.56	$279,744	$150,756	$58,000	0.0	0.0	19.00	22.22	#DIV/0!	$7,935	$0.18	0.00	0003 491/6916		RURAL RESIDENTIAL	401
19-05-200-013	S BASSWOOD DR	11/26/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$24,000	40.00	$48,000	$60,000	$48,000	0.0	0.0	20.00	20.00	#DIV/0!	$3,000	$0.07	0.00	0003 486/5246		RURAL RESIDENTIAL	402
19-10-400-014	6055 S POPLAR AVE	05/15/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$250,500	66.80	$501,034	($46,034)	$80,000	0.0	0.0	20.00	10.00	#DIV/0!	($2,302)	($0.05)	0.00	0003 492/6757	19-10-400-013	RURAL RESIDENTIAL	401
19-12-400-004	4551 E CROTON DR	08/23/21	$210,000	WD	03-ARM'S LENGTH	$210,000	$96,600	46.00	$193,201	$76,799	$60,000	0.0	0.0	20.00	20.00	#DIV/0!	$3,840	$0.09	0.00	0003 485/8230		RURAL RESIDENTIAL	401
19-14-400-004	7110 S THORNAPPLE AVE	05/25/23	$232,000	WD	03-ARM'S LENGTH	$232,000	$100,300	43.23	$200,587	$91,413	$60,000	0.0	0.0	20.00	20.00	#DIV/0!	$4,571	$0.10	0.00	0003 492/8356		RURAL RESIDENTIAL	401
19-16-400-018	2115 E 7ND	01/31/22	$106,500	WD	03-ARM'S LENGTH	$106,500	$30,000	28.17	$60,000	$106,500	$60,000	0.0	0.0	20.00	20.00	#DIV/0!	$5,325	$0.12	0.00	0003 487/3815		RURAL RESIDENTIAL	402
19-25-400-005	Pine & 88th	09/22/22	$63,000	WD	03-ARM'S LENGTH	$63,000	$30,000	47.62	$60,000	$63,000	$60,000	0.0	0.0	20.00	20.00	#DIV/0!	$3,150	$0.07	0.00	0003 490/3307		RURAL RESIDENTIAL	402
19-35-300-007	3315 E 96TH ST	04/15/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$89,100	44.55	$178,205	$81,795	$60,000	0.0	0.0	20.00	20.00	#DIV/0!	$4,090	$0.09	0.00	0003 490/1751		RURAL RESIDENTIAL	401
19-36-100-002	4566 E 88TH	06/03/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$30,000	50.00	$60,000	$60,000	$60,000	0.0	0.0	20.00	20.00	#DIV/0!	$3,000	$0.07	0.00	0003 483/9022		RURAL RESIDENTIAL	402
19-14-400-030	7034 S THORNAPPLE AVE	04/27/21	$342,500	WD	03-ARM'S LENGTH	$342,500	$202,400	59.09	$404,910	$32,596	$95,006	0.0	0.0	21.94	11.04	#DIV/0!	$1,486	$0.03	0.00	0003 483/3807	19-14-400-029, 19-14-400-031	RURAL RESIDENTIAL	401
19-11-400-028	6127 S OAK	08/03/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$127,600	51.04	$255,259	$58,801	$64,060	0.0	0.0	22.03	22.03	#DIV/0!	$2,669	$0.06	0.00	0003 485/18		RURAL RESIDENTIAL	401

									$735,626				222.97										
										$65,984 for 20 acres													
19-06-100-019	Winery Way	05/28/21	$60,000	QC	03-ARM'S LENGTH	$60,000	$39,400	65.67	$78,800	$60,000	$78,800	0.0	0.0	29.13	29.04	#DIV/0!	$2,060	$0.05	0.00	0003 484/587	19-06-220-001	RURAL RESIDENTIAL	402
19-31-300-023	fronts on 96th & E RJ Ln	09/27/21	$109,000	WD	03-ARM'S LENGTH	$109,000	$41,900	38.44	$83,750	$109,000	$83,750	0.0	0.0	32.50	32.50	#DIV/0!	$3,354	$0.08	0.00	0003 485/7822,488/9024		RURAL RESIDENTIAL	402
19-04-300-012	5588 S BASSWOOD DR	10/26/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$33,500	37.22	$67,060	$90,000	$67,060	0.0	0.0	32.55	32.55	#DIV/0!	$2,765	$0.06	0.00	0003 490/7587		RURAL RESIDENTIAL	402
										$259,000				94.18									
											$82,502 for 30 acres												
19-16-100-020	E of Basswood, N of Croton	09/20/22	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,000	64.71	$110,000	$85,000	$110,000	0.0	0.0	45.00	45.00	#DIV/0!	$1,889	$0.04	0.00	0003 490/3826		RURAL RESIDENTIAL	402
19-29-200-004		07/07/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$44,000	26.67	$88,000	$165,000	$88,000	0.0	0.0	71.45	40.00	#DIV/0!	$2,309	$0.05	0.00	0003 489/9715	19-29-200-038, 19-29-400-004	RURAL RESIDENTIAL	402
	Totals:		**$17,235,793**			**$17,235,793**	**$7,285,800**		**$14,571,988**	**$12,003,734**	**$4,137,046**	**0.0**		**1,605.02**	**798.92**								
							Sale. Ratio =>	**42.27**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**12.51**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**7,478.88**		**per SqFt=>**	**$0.17**					

	2023 used	Acres	2024	per acre
1	$13,500	1.0	$15,500	$15,500
2	$15,000	1.5	$16,500	$11,000
3	$16,000	2.0	$17,500	$8,750
4	$16,500	2.5	$18,500	$7,400
5	$17,000	3.0	$19,500	$6,500
6	$22,000	4.0	$23,000	$5,750
7	$25,000	5.0	$27,500	$5,500
8	$31,500	7.0	$34,500	$4,929
9	$40,000	10.0	$44,000	$4,400
10	$50,000	15.0	$53,500	$3,567
11	$60,000	20.0	$64,000	$3,200
12	$70,000	25.0	$74,000	$2,960
13	$80,000	30.0	$84,500	$2,817
14	$95,000	40.0	$100,000	$2,500
15	$125,000	50.0	$130,000	$2,600
16	$240,000	100.0	$250,000	$2,500