

Cherry Valley Per Acre \$5700

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
10-033-042-00	5306 S NELSON RD	10/18/22	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$9,000	30.51	\$18,000	\$29,500	\$18,000	0.0	0.0	5.00	5.00
10-029-015-50	4919 S NELSON RD	04/29/22	\$18,501	WD	03-ARM'S LENGTH	\$18,501	\$5,900	31.89	\$11,750	\$18,501	\$11,750	0.0	0.0	2.50	2.50
10-028-047-01	2283 E 38TH ST	12/23/21	\$27,900	LC	04-BUYERS INTEREST IN A LC	\$27,900	\$9,000	32.26	\$18,036	\$27,900	\$18,036	0.0	0.0	5.01	5.01
10-035-039-05	4152 E CREEK WOOD DR	03/14/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$10,000	34.48	\$20,020	\$29,000	\$20,020	0.0	0.0	4.55	4.55
10-033-117-00	2742 E US 10	10/01/21	\$23,750	QC	03-ARM'S LENGTH	\$23,750	\$8,300	34.95	\$16,500	\$23,750	\$16,500	0.0	0.0	5.00	5.00
10-018-019-11		08/15/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$11,700	36.00	\$23,320	\$32,500	\$23,320	0.0	0.0	5.30	5.30
10-028-047-10		07/22/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$9,000	36.00	\$18,036	\$25,000	\$18,036	0.0	0.0	5.01	5.01
10-033-117-00	2742 E US 10	03/15/23	\$30,000	QC	03-ARM'S LENGTH	\$30,000	\$11,000	36.67	\$22,000	\$30,000	\$22,000	0.0	0.0	5.00	5.00
10-013-002-25		12/10/22	\$16,900	WD	03-ARM'S LENGTH	\$16,900	\$6,600	39.05	\$13,104	\$16,900	\$13,104	0.0	0.0	2.52	2.52
10-035-039-05	4152 E CREEK WOOD DR	06/07/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$8,200	41.00	\$16,380	\$20,000	\$16,380	0.0	0.0	4.55	4.55
<b>Totals:</b>			<b>\$253,051</b>			<b>\$253,051</b>	<b>\$88,700</b>		<b>\$177,146</b>	<b>\$253,051</b>	<b>\$177,146</b>	<b>0.0</b>		<b>44.44</b>	<b>44.44</b>
								<b>Sale. Ratio =&gt;</b>	<b>35.05</b>	<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.23</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>	<b>Average</b>		
													<b>per Net Acre=&gt;</b>	<b>5,694.22</b>	