Starflower

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land Residual	Net Acres	Total Acres	Dollars/Acre
13-031-005-06	642 STARFLOWER LN	03/19/21	$124,900	WD	03-ARM'S LENGTH	$124,900	$124,900	5.30	5.30	$23,566
13-031-005-07	586 STARFLOWER LN	02/08/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$119,000	5.02	5.02	$23,705
13-031-005-08	619 STARFLOWER LN	01/15/21	$107,000	WD	03-ARM'S LENGTH	$107,000	$107,000	5.07	5.07	$21,105
13-031-005-09	557 STARFLOWER LN	02/12/21	$239,000	WD	03-ARM'S LENGTH	$239,000	$239,000	10.42	5.37	$22,937
13-031-005-10	550 STARFLOWER LN	01/18/21	$119,900	WD	03-ARM'S LENGTH	$119,900	$119,900	6.56	6.56	$18,277
13-031-005-12	463 STARFLOWER LN	11/07/20	$189,800	WD	03-ARM'S LENGTH	$189,800	$189,800	10.15	10.15	$18,700
13-031-005-16	321 STARFLOWER LN	11/13/20	$94,900	WD	03-ARM'S LENGTH	$94,900	$94,900	5.00	5.00	$18,980
13-031-005-18	248 STARFLOWER LN	01/25/21	$119,900	WD	03-ARM'S LENGTH	$119,900	$119,900	5.01	5.01	$23,932
13-031-005-19	140 STARFLOWER LN	02/18/21	$119,900	WD	03-ARM'S LENGTH	$119,900	$119,900	5.00	5.00	$23,980
13-031-005-20	231 STARFLOWER LN	11/18/20	$94,900	WD	03-ARM'S LENGTH	$94,900	$94,900	5.08	5.08	$18,681
		Totals:	**$1,329,200**			**$1,329,200**	**$1,329,200**	**62.61**		

Average per Net Acre=> 21,229.84

Adjustment for on Supply Rd -25%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land Residual	Net Acres	Total Acres	Dollars/Acre
13-031-005-02	737 STARFLOWER LN	09/02/21	$114,900	AFF	03-ARM'S LENGTH	$114,900	$114,900	8.01	8.01	$14,345
13-031-005-03	780 STARFLOWER LN	10/08/21	$107,500	WD	03-ARM'S LENGTH	$107,500	$107,500	5.64	5.64	$19,060
		Totals:	**$222,400**			**$222,400**	**$222,400**	**13.65**	**13.65**	

Average per Net Acre=> 16,293.04

Size	$/acre
5 acres	21300
7-15 acres	20000
Reduction for Supply Rd frontage	-25%