Subs Along West Blvd LV

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
02-225-0025-000	120 DEGURSE AVE	05/20/21	$194,333	WD	03-ARM'S LENGTH	$194,333	$84,000	43.22	$210,456	$64,477	$80,600	124.0	89.3	0.25	0.25	$520	$253,846	$5.83
02-225-0026-001	128 DEGURSE AVE	08/10/21	$149,900	WD	03-ARM'S LENGTH	$149,900	$48,400	32.29	$123,634	$84,766	$58,500	90.0	230.0	0.48	0.48	$942	$178,455	$4.10
02-275-0007-000	713 WEST BLVD	10/26/20	$160,000	WD	03-ARM'S LENGTH	$160,000	$48,200	30.13	$123,586	$68,914	$32,500	50.0	110.0	0.13	0.13	$1,378	$546,937	$12.56
02-275-0009-000	714 LOWELL ST	01/06/21	$112,900	WD	03-ARM'S LENGTH	$112,900	$39,800	35.25	$99,283	$46,117	$32,500	50.0	110.0	0.13	0.13	$922	$366,008	$8.40
02-275-0011-000	734 LOWELL ST	12/09/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$54,900	49.91	$137,635	$21,115	$48,750	75.0	110.0	0.19	0.19	$282	$111,720	$2.56
02-375-0027-000	305 N SECOND ST	11/24/21	$170,000	WD	03-ARM'S LENGTH	$170,000	$41,600	24.47	$126,035	$77,765	$33,800	52.0	100.0	0.12	0.12	$1,495	$653,487	$15.00
02-375-0030-000	342 N PARKER ST	09/18/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$76,000	50.67	$190,316	$25,984	$66,300	102.0	100.0	0.23	0.23	$255	$111,043	$2.55
02-375-0033-000	338 N PARKER ST	02/04/22	$145,000	WD	03-ARM'S LENGTH	$145,000	$44,300	30.55	$109,397	$68,753	$33,150	51.0	100.0	0.12	0.12	$1,348	$587,632	$13.49
02-375-0039-000	212 N PARKER ST	08/11/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$38,700	38.70	$96,785	$37,665	$34,450	53.0	100.0	0.12	0.12	$711	$308,730	$7.09
02-375-0057-000	238 WEST BLVD	08/03/20	$144,100	WD	03-ARM'S LENGTH	$144,100	$56,600	39.28	$139,338	$39,862	$35,100	54.0	92.0	0.11	0.11	$738	$349,667	$8.03
02-375-0076-000	209 N PARKER ST	01/14/22	$137,000	WD	03-ARM'S LENGTH	$137,000	$56,400	41.17	$139,422	$32,028	$34,450	53.0	105.0	0.13	0.13	$604	$250,219	$5.74
02-450-0020-000	425 GLADYS AVE	02/26/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$32,300	53.83	$84,260	$8,240	$32,500	50.0	100.0	0.12	0.12	$165	$71,652	$1.64
02-450-0020-000	425 GLADYS AVE	10/06/21	$0	MLC	03-ARM'S LENGTH	$71,000	$33,100	46.62	$84,260	$19,240	$32,500	50.0	100.0	0.12	0.12	$385	$167,304	$3.84
02-925-0008-000	130 N FOURTH ST	10/29/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$55,100	40.81	$136,529	$30,971	$32,500	50.0	100.0	0.12	0.12	$619	$269,313	$6.18
02-925-0039-000	834 WEST BLVD	07/01/21	$148,000	WD	03-ARM'S LENGTH	$148,000	$40,300	27.23	$105,756	$74,744	$32,500	50.0	105.0	0.12	0.12	$1,495	$617,719	$14.18
02-925-0065-000	1098 WEST BLVD	05/05/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$61,800	44.14	$157,591	$47,409	$65,000	100.0	555.0	1.27	1.27	$474	$37,213	$0.85
02-925-0067-200	1110 WEST BLVD	09/18/20	$172,000	WD	03-ARM'S LENGTH	$172,000	$76,400	44.42	$187,489	$25,136	$40,625	62.5	115.5	0.17	0.17	$402	$151,422	$3.48
		Totals:	**$2,228,233**			**$2,299,233**	**$887,900**		**$2,251,772**	**$773,186**	**$725,725**	**1,116.5**		**3.91**	**3.91**			
							Sale. Ratio =>	**38.62**			**Average**			**Average**			**Average**	
							Std. Dev. =>	**8.55**			**per FF=>**	**$693**		**per Net Acre=>**	**197,745.78**		**per SqFt=>**	**$4.54**
												700/ff for 2023						