

2023 RESIDENTIAL LAND VALUE STUDY-BY SITE SIZE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage
160-034-400-002-02		06/09/20	\$15,000	\$15,000	1.44
080-026-400-080-00		10/20/20	\$18,000	\$18,000	1.31
120-026-200-006-00		11/17/20	\$19,500	\$19,500	0.93
070-035-400-060-01		02/03/21	\$16,000	\$16,000	1.41
130-031-200-130-01		02/24/21	\$15,000	\$15,000	0.98
130-031-200-130-02		02/24/21	\$15,000	\$15,000	1.46
070-022-400-041-13		03/17/21	\$25,000	\$25,000	1.10
160-013-100-076-05		04/26/21	\$26,900	\$26,900	1.96
160-022-300-020-06		05/14/21	\$18,000	\$18,000	1.82
080-017-400-042-00		08/27/21	\$38,000	\$38,000	1.78
070-034-100-070-04		09/23/21	\$20,000	\$20,000	0.87
070-011-400-081-02		12/28/21	\$17,000	\$17,000	0.99
140-024-300-050-01		05/12/21	\$15,900	\$15,900	1.79
100-004-300-070-00		11/30/21	\$17,000	\$17,000	0.80
140-008-100-002-08		11/11/21	\$17,000	\$17,000	0.88
120-026-100-076-11		01/12/22	\$30,000	\$30,000	1.63
				\$323,300	21.15

TTL PARCELS 16

AVG SITE \$20,206

2 ACRE PARCELS

010-033-200-040-08		06/30/20	\$15,000	\$15,000	2.82
120-026-100-076-03		08/06/20	\$38,000	\$38,000	2.90
080-019-400-040-02		10/23/20	\$35,900	\$35,900	2.28
160-013-100-076-06		12/23/20	\$24,900	\$24,900	2.16
020-023-200-083-06		01/12/21	\$22,000	\$22,000	2.16
070-009-300-050-15		05/04/21	\$35,000	\$35,000	2.74
080-018-100-150-00		08/04/21	\$38,500	\$38,500	2.23
010-014-400-140-05		09/30/21	\$20,000	\$20,000	2.02
130-034-100-040-02		03/15/22	\$24,000	\$24,000	2.97
110-061-600-002-00		10/28/21	\$26,900	\$26,900	2.79
				\$280,200	25.07

TTL PARCELS 10

AVG SITE \$28,020

3 AND 4 ACRE PARCELS

160-001-100-040-02		05/19/20	\$39,500	\$39,500	3.13
030-019-200-051-00		11/25/20	\$34,900	\$34,900	3.10
080-030-400-046-00		12/07/20	\$45,000	\$45,000	3.80
020-023-200-083-1,2		12/10/20	\$40,000	\$40,000	4.06
110-024-400-151-02		07/08/21	\$44,900	\$44,900	4.76
060-031-400-090-00		05/20/21	\$28,000	\$28,000	3.80
060-001-200-090-03		06/17/22	\$36,285	\$36,285	3.05
060-005-300-052-13		04/30/21	\$26,300	\$26,300	4.16
140-003-300-001-02		04/15/21	\$25,000	\$25,000	3.02
100-012-300-030-07		02/02/22	\$29,000	\$29,000	4.71
090-004-200-029-01		09/20/21	\$45,000	\$45,000	4.93
120-026-100-076-07		01/27/21	\$40,000	\$40,000	3.14
160-012-100-050-05		05/19/21	\$40,000	\$40,000	3.41
				\$473,885	49.07

TTL PARCELS 13

AVG SITE \$36,453

5 AND 6 ACRE PARCELS

100-017-400-075-03		08/06/20	\$25,000	\$25,000	5.74
140-011-300-770-15		08/28/20	\$27,900	\$27,900	5.74
140-003-300-001-05		07/07/21	\$30,000	\$30,000	5.98
010-032-400-075-02		07/20/21	\$38,000	\$38,000	5.26
160-027-400-090-00		06/04/21	\$45,000	\$45,000	6.83
160-009-200-250-00		06/14/21	\$45,000	\$45,000	6.33
				\$210,900	35.88

TTL PARCELS 6

AVG SITE \$35,150.00

7 THRU 10 ACRE PARCELS

070-032-200-205-00		07/10/20	\$42,000	\$42,000	
160-022-400-065-00	E BELLEVUE HWY	08/03/20	\$42,500	\$42,500	9.75
120-028-200-001-08		02/19/21	\$45,000	\$45,000	1.02
120-028-200-001-08		02/19/21	\$45,000	\$45,000	10.17
070-014-300-045-00		04/02/21	\$65,000	\$65,000	9.75
080-030-400-073-00		06/02/21	\$60,000	\$60,000	9.50
090-035-400-060-00		10/08/21	\$38,500	\$38,500	8.84
100-014-400-045-02		02/02/22	\$40,000	\$40,000	9.72

100-029-400-065-00	07/22/21	\$40,000	\$40,000	9.75
090-015-400-085-01	11/18/21	\$35,000	\$35,000	9.66
160-007-100-031-01	09/23/21	\$75,000	\$75,000	10.72
090-025-100-001-03	05/18/21	\$40,000	\$40,000	10.43
120-028-200-001-09	08/27/21	\$65,000	\$65,000	10.17
			\$633,000	\$109
	TTL PARCELS		13	218.95
	AVG SITE		\$48,692	

11 THRU 15 ACRE PARCELS

060-003-100-091-00	05/18/20	\$38,000	\$38,000	13.71
110-003-300-065-00	07/15/21	\$52,000	\$52,000	15.00
150-008-300-061-05	03/12/21	\$40,000	\$40,000	11.00
			\$130,000	39.71
	TTL PARCELS		3	
	AVG SITE		\$43,333	

SUMMARY		AVG SITE VALUE		USE
1 ACRE SITES	\$	20,206	\$	20,200
2 ACRES SITES	\$	28,020	\$	28,000
3 AND 4 ACRE SITES	\$	36,453	\$	36,500
5 AND 6 ACRE SITES	\$	35,150	\$	42,600 INTERPOLATE
7 THRU 10 ACRE SITES	\$	48,692	\$	48,700
11 THRU 15 ACRE SITES	\$	43,333	\$	57,000 INTERPOLATE
PER ACRE RATE AFTER 15 ACRES			\$	4,200 SEE AG STUDY