

**BELLEVUE 2024 LAND ANALYSIS
0 - 1 ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	ADJUSTED SALE \$	CURRENT APPRAISAL	Land Residual	Estimated Land Value	Net Acres	\$/Acre
130-026-400-019-01	7095 SHERWOOD HWY	09/14/21	\$285,000	\$285,000	\$278,246	\$18,311	\$11,557	1.06	\$17,275
130-029-300-044-00	10683 BC DR	07/30/21	\$135,000	\$135,000	\$129,551	\$17,006	\$11,557	0.91	\$18,688
130-034-100-033-01	8551 W BUTTERFIELD HWY	12/17/21	\$32,000	\$32,000	\$28,981	\$19,656	\$16,637	1.50	\$13,104
130-034-300-030-00	9536 S IONIA RD	10/19/21	\$40,000	\$40,000	\$41,422	\$5,309	\$6,731	0.64	\$8,295
Totals:			\$492,000	\$492,000	\$478,200	\$60,282	\$46,482	4.11	
Average per Net Acre=>				14,667	USE 14,700				