

**BELLEVUE 2024 LAND ANALYSIS
1 - 2 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	ADJUSTED SALE \$	CURRENT APPRAISAL	Land Residual	Estimated Land Value	Net Acres	\$/Acre
130-001-200-060-02	4270 S BRADLEY RD	11/10/22	\$143,000	\$143,000	\$145,033	\$18,757	\$20,790	1.82	\$10,306
130-002-100-003-06	YOUNG RD	03/11/22	\$7,000	\$7,000	\$17,653	\$7,000	\$17,653	1.45	\$4,828
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
130-031-200-060-02	EDGEWOOD RD	06/28/22	\$25,500	\$25,500	\$28,557	\$25,500	\$28,557	2.60	\$9,808
130-031-200-150-00	9325 REYNOLDS RD	12/17/21	\$140,000	\$140,000	\$102,373	\$59,828	\$22,201	2.00	\$29,914
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
Totals:			\$632,500	\$632,500	\$600,843	\$149,052	\$117,395	10.43	
Average per Net Acre=>				14,291	USE 14,300				