

**BELLEVUE 2024 LAND ANALYSIS
TOWNSHIP 15 - 20 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	ADJUSTED SALE \$	CURRENT APPRAISAL	Land Residual	Estimated Land Value	Net Acres	\$/Acre
130-010-200-020-00	5038 YOUNG RD	12/29/21	\$273,500	\$273,500	\$255,061	\$83,564	\$65,125	15.00	\$5,571
130-018-400-021-04	6650 HILL RD	01/30/23	\$240,000	\$240,000	\$276,224	\$4,768	\$40,992	10.66	\$447
130-023-400-010-00	HALL RD	04/11/22	\$45,000	\$45,000	\$31,868	\$45,000	\$31,868	10.67	\$4,217
130-027-200-066-00	8195 HALL RD	05/09/22	\$263,000	\$263,000	\$240,927	\$60,867	\$38,794	11.86	\$5,132
130-031-200-040-00	11114 EDGEWOOD RD	08/27/21	\$265,000	\$265,000	\$243,552	\$58,248	\$36,800	10.01	\$5,819
130-035-400-051-00	7331 W BASELINE HWY	06/16/21	\$62,603	\$62,603	\$105,073	\$7,150	\$49,620	10.50	\$681
Totals:			\$1,149,103	\$1,149,103	\$1,152,705	\$259,597	\$263,199	68.70	
Average per Net Acre=>				3,779	USE	3,800			