

**BELLEVUE 2024 LAND ANALYSIS
5 - 7 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	ADJUSTED SALE \$	CURRENT APPRAISAL	Land Residual	Estimated Land Value	Net Acres
130-001-400-040-03	4790 SUNRISE DR	02/15/22	\$288,250	\$288,250	\$266,524	\$72,373	\$50,647	7.80
130-023-300-002-01	7849 CRONK HWY	02/11/22	\$150,000	\$150,000	\$153,662	\$42,994	\$46,656	6.26
130-026-300-030-07	8829 SQUIRE TRAIL	12/09/22	\$420,000	\$420,000	\$444,104	\$21,175	\$45,279	5.31
130-027-400-030-00	GREENFIELD HWY	09/14/22	\$23,400	\$23,400	\$2,773	\$23,400	\$2,773	7.11
130-033-400-040-03	TOWN RD	02/09/23	\$37,500	\$37,500	\$57,680	\$37,500	\$57,680	21.10
Totals:			\$919,150	\$919,150	\$924,743	\$197,442	\$203,035	47.58
Average per Net Acre=>			4,150	USE 4,150				