

**BELLEVUE 2024 LAND ANALYSIS
TOWNSHIP OVER 20 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	ADJUSTED SALE \$	CURRENT APPRAISAL	Land Residual	Estimated Land Value	Net Acres	\$/Acre
130-018-100-055-02	CURTIS RD	03/16/23	\$159,300	\$159,300	\$129,856	\$159,300	\$129,856	38.56	\$4,131
130-030-400-066-00	8832 REYNOLDS RD	12/16/21	\$189,888	\$189,888	\$199,314	\$114,334	\$123,760	37.00	\$3,090
130-031-200-051-03	REYNOLDS RD	10/18/21	\$55,000	\$55,000	\$74,776	\$55,000	\$74,776	31.48	\$1,747
130-032-200-082-00	9449 SAND RD	12/28/21	\$50,000	\$50,000	\$101,800	\$50,000	\$101,800	35.87	\$1,394
130-036-300-002-05	6752 W BASELINE HWY	07/13/22	\$120,000	\$120,000	\$76,756	\$120,000	\$76,756	20.22	\$5,935
130-036-300-045-00	W BASELINE HWY	07/01/22	\$77,000	\$77,000	\$75,050	\$77,000	\$75,050	20.51	\$3,754
Totals:			\$651,188	\$651,188	\$657,552	\$575,634	\$581,998	183.64	

**Average
per Net Acre=>**

3,135

USE 3,130