COMMERCIAL/INDUSTRIAL BENCHMARK-----BARE LAND

Neighborhood: 81905 **Reject Code:** 50/y **Recording:** 99080709

Map & T.L.: 17-02-32-00 905 & 906

Account: 1647948 & 1647955

Situs: vacant site -- 46th/Main Springfield **Actual Size(SF):** 674,744

Zoning: HRD **Prop. Class:** 700 **Useable Size(SF):** 674,744

Sale Date:	09/20/99
Sale Price:	$965,000
Time Adjustment %:	0%
Time Adjustment:	$0
Demolition Costs:	$0
Site Preparation Costs:	$0
Terms:	$0
Adjusted Sale Price:	$965,000
$/SF(Actual)	$1.43
$/SF(Useable)	$1.43
#Acres(Actual)	15.49
#Acres(Useable)	15.48999082
$/Acre:(Actual)	$62,298
$/Acre(Useable)	$62,298

Topography: LEVEL

Wetlands: UNKNOWN -- AREAS MARKED

Street Type: PAVED ACCESS FROM 49TH AVENUE --

Sewers: ON SOUTH 49TH

Utilities: " "

Fill Required: UNKNOWN

Grantor: TRAVESS

Grantee: JENNA ESTATES L.L.C

Comments: LETTER SENT -- 10/5/2000 NO RESPONSE. LEVEL SITE, MAY HAVE SOME WETLANDS. ACCESS ROAD IS NOT DEVELOPED.

Confirmed With:

Appraiser: MCC

Date: 8/29/00

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