

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-11-102-001	1176 FAIRWAYS	09/17/21	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$138,260	49.47	
88-20-11-102-010	1171 FAIRWAYS	05/21/21	\$290,000	WD	21-NOT USED/OTHER	\$290,000	\$138,770	47.85	
88-20-11-102-018	1156 FAIRWAYS	08/03/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,430	45.17	
88-20-11-102-029	5964 CREEKSIDE	09/23/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$129,000	50.00	
88-20-11-102-053	1124 FAIRWAYS	11/10/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,530	50.01	
88-20-11-102-060	1136 FAIRWAYS	12/10/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$136,390	54.56	
88-20-11-102-091	5932 CREEKSIDE	08/27/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$139,260	51.10	
88-20-11-102-098	1099 FAIRWAYS	09/07/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$124,390	36.06	
Totals:			\$2,240,000			\$2,240,000	\$1,066,030		
								Sale. Ratio =>	47.59
								Std. Dev. =>	5.52

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$276,514	\$71,140	\$68,154	1.0	1.0	1.00	1.00	\$71,140	\$71,140	\$1.63
\$277,532	\$80,622	\$68,154	1.0	1.0	1.00	1.00	\$80,622	\$80,622	\$1.85
\$234,860	\$93,294	\$68,154	1.0	1.0	1.00	1.00	\$93,294	\$93,294	\$2.14
\$258,008	\$68,146	\$68,154	1.0	1.0	1.00	1.00	\$68,146	\$68,146	\$1.56
\$285,051	\$68,103	\$68,154	1.0	1.0	1.00	1.00	\$68,103	\$68,103	\$1.56
\$272,770	\$45,384	\$68,154	1.0	1.0	1.00	1.00	\$45,384	\$45,384	\$1.04
\$278,525	\$62,129	\$68,154	1.0	1.0	1.00	1.00	\$62,129	\$62,129	\$1.43
\$248,772	\$164,382	\$68,154	1.0	1.0	1.00	1.00	\$164,382	\$164,382	\$3.77
\$2,132,032	\$653,200	\$545,232	8.0		8.00	8.00			
	Average			Average			Average		
	per FF=>		\$81,650	per Net Acre=>	81,650.00		per SqFt=>	\$1.87	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
1.00	C1101	56922/896		FAIRWAYS	0	1	8/1/1992		407	
1.00	C1101	56313/556		FAIRWAYS	0	1	8/25/1992		407	
1.00	C1101	56659/314		FAIRWAYS	0	1	8/1/1992		407	
1.00	C1101	56911/076		FAIRWAYS	0	1	8/24/1992		407	
1.00	C1101			FAIRWAYS	0	1	8/1/1992		407	
1.00	C1101			FAIRWAYS	0	1	8/1/1992		407	
1.00	C1101	56889/869		FAIRWAYS	0	1	6/3/1996		407	
1.00	C1101	58127/485		FAIRWAYS	0	1	9/22/1993		407	

Rate Group 2	Rate Group 3
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