

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-08-202-048	5923 WHITFIELD	07/28/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,590	44.18
88-20-08-202-059	5964 WHITFIELD	02/25/22	\$290,000	WD	21-NOT USED/OTHER	\$290,000	\$143,590	49.51
88-20-08-202-065	5904 WHITFIELD	07/23/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,170	47.72
88-20-08-202-088	5891 DAWN RIDGE	01/14/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$156,310	47.95
88-20-08-202-090	5895 DAWN RIDGE	10/31/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$163,560	44.81
88-20-08-202-097	1324 AUTUMN	11/02/22	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$158,900	44.45
88-20-08-202-100	1330 AUTUMN	08/06/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,900	49.36
88-20-08-202-107	1252 AUTUMN	06/21/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$141,910	44.35
88-20-08-202-114	1230 AUTUMN	03/10/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$160,770	41.01
88-20-08-202-116	1226 AUTUMN	01/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$162,190	46.34
88-20-08-202-120	1218 AUTUMN	10/14/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,900	47.51
88-20-08-202-122	1265 AUTUMN	11/08/21	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$157,070	48.93
88-20-08-202-130	5826 DAWN RIDGE	04/29/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$164,030	47.54
88-20-08-202-133	5870 DAWN RIDGE	02/10/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$189,530	48.35
88-20-08-202-146	1223 AUTUMN	07/21/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,160	43.20
88-20-08-202-146	1223 AUTUMN	03/13/23	\$395,000	LC	04-BUYERS INTEREST IN A LC	\$395,000	\$164,160	41.56
Totals:			\$5,573,500			\$5,573,500	\$2,558,740	
							Sale. Ratio =>	45.91
							Std. Dev. =>	2.73

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$287,185	\$107,343	\$69,528	1.0	1.0	1.00	1.00	\$107,343	\$107,343	\$2.46
\$287,185	\$72,343	\$69,528	1.0	1.0	1.00	1.00	\$72,343	\$72,343	\$1.66
\$286,337	\$83,191	\$69,528	1.0	1.0	1.00	1.00	\$83,191	\$83,191	\$1.91
\$312,612	\$82,916	\$69,528	1.0	1.0	1.00	1.00	\$82,916	\$82,916	\$1.90
\$327,120	\$107,408	\$69,528	1.0	1.0	1.00	1.00	\$107,408	\$107,408	\$2.47
\$317,794	\$109,234	\$69,528	1.0	1.0	1.00	1.00	\$109,234	\$109,234	\$2.51
\$325,797	\$73,731	\$69,528	1.0	1.0	1.00	1.00	\$73,731	\$73,731	\$1.69
\$283,817	\$105,711	\$69,528	1.0	1.0	0.10	0.10	\$105,711	\$1,057,110	\$24.27
\$321,543	\$139,985	\$69,528	1.0	1.0	1.00	1.00	\$139,985	\$139,985	\$3.21
\$324,373	\$95,155	\$69,528	1.0	1.0	1.00	1.00	\$95,155	\$95,155	\$2.18
\$365,803	\$88,725	\$69,528	1.0	1.0	1.00	1.00	\$88,725	\$88,725	\$2.04
\$314,145	\$76,383	\$69,528	1.0	1.0	1.00	1.00	\$76,383	\$76,383	\$1.75
\$328,058	\$86,470	\$69,528	1.0	1.0	1.00	1.00	\$86,470	\$86,470	\$1.99
\$379,051	\$82,477	\$69,528	1.0	1.0	1.00	1.00	\$82,477	\$82,477	\$1.89
\$328,322	\$121,206	\$69,528	1.0	1.0	1.00	1.00	\$121,206	\$121,206	\$2.78
\$328,322	\$136,206	\$69,528	1.0	1.0	1.00	1.00	\$136,206	\$136,206	\$3.13
\$5,117,464	\$1,568,484	\$1,112,448	16.0		15.10	15.10			
	Average				Average			Average	
	per FF=>		\$98,030		per Net Acre=>	103,873.11		per SqFt=>	\$2.38

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
1.00	C0802	56767/775		MANOR HOMES	0	1	7/6/1992		407	
1.00	C0802	57580/209		MANOR HOMES	0	1	7/6/1992		407	
1.00	C0802	56616/801		MANOR HOMES	0	1	7/1/1992		407	
1.00	C0802			MANOR HOMES	0	1	7/6/1992		407	
1.00	C0802	58241/361		MANOR HOMES	0	1	12/21/1995		407	
1.00	C0802	58250/841		MANOR HOMES	0	1	8/19/1996		407	
1.00	C0802	56680/033		MANOR HOMES	0	1	7/1/1992		407	
1.00	C0802	56476/890		MANOR HOMES	0	1	8/3/1993		407	
1.00	C0802	58491/746		MANOR HOMES	0	1	4/5/1995		407	
1.00	C0802	58365/007		MANOR HOMES	0	1	4/5/1995		407	
1.00	C0802	58213/146		MANOR HOMES	0	1	9/9/1994		407	
1.00	C0802	57152/820		MANOR HOMES	0	1	6/5/1995		407	
1.00	C0802			MANOR HOMES	0	1	12/20/1995		407	
1.00	C0802	57518/476		MANOR HOMES	0	1	5/5/1995		407	
1.00	C0802	57999/423		MANOR HOMES	0	1	8/19/1996		407	
1.00	C0802	58488/788		MANOR HOMES	0	1	8/19/1996		407	

[illegible]