

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-21-127-003	3839 OLD CREEK	08/31/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$83,640	38.02
88-20-21-127-005	3843 OLD CREEK	08/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$88,070	40.96
88-20-21-127-011	3855 OLD CREEK	02/04/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,640	46.29
88-20-21-127-016	3877 OLD CREEK	09/17/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,080	43.86
88-20-21-127-030	3864 OLD CREEK	09/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,770	45.47
88-20-21-128-002	3863 OLD CREEK	02/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,580	45.50
88-20-21-128-003	3861 OLD CREEK	03/27/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$118,490	44.88
88-20-21-128-008	3827 OLD CREEK	08/31/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,350	46.14
88-20-21-129-001	3984 OLD CREEK	07/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$103,710	47.14
88-20-21-129-032	3894 OLD CREEK	06/04/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$104,260	46.86
88-20-21-129-036	3908 OLD CREEK	09/27/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,510	41.92
88-20-21-129-037	3918 OLD CREEK	11/18/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$123,610	43.76
88-20-21-129-045	3974 OLD CREEK	11/28/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$123,610	57.49
88-20-21-178-007	3700 OLD CREEK	10/12/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$99,850	57.09
88-20-21-178-013	3678 OLD CREEK	04/08/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$130,370	55.48
88-20-21-178-019	3652 OLD CREEK	07/26/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$102,990	52.82
88-20-21-178-021	3640 OLD CREEK	11/10/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,420	44.19
88-20-21-178-025	3632 OLD CREEK	11/10/21	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$102,670	48.91
88-20-21-178-042	3612 OLD CREEK	09/23/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$126,570	52.74
88-20-21-178-047	3658 OLD CREEK	03/10/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,250	45.55
88-20-21-178-051	3666 OLD CREEK	08/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,030	51.68
88-20-21-178-054	3682 OLD CREEK	07/30/21	\$234,500	WD	03-ARM'S LENGTH	\$234,500	\$110,910	47.30
88-20-21-178-058	3690 OLD CREEK	12/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$113,020	52.57
88-20-21-179-009	3743 OLD CREEK	01/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$89,150	42.45
88-20-21-179-016	3769 OLD CREEK	11/12/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$86,870	46.33
88-20-21-180-012	3711 OLD CREEK	03/24/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,190	39.63
Totals:			\$5,885,800			\$5,885,800	\$2,764,610	
Sale. Ratio =>								46.97
Std. Dev. =>								5.16

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$167,280	\$102,866	\$50,146	1.0	1.0	1.00	1.00	\$102,866	\$102,866	\$2.36
\$176,142	\$89,004	\$50,146	1.0	1.0	1.00	1.00	\$89,004	\$89,004	\$2.04
\$171,279	\$63,867	\$50,146	1.0	1.0	1.00	1.00	\$63,867	\$63,867	\$1.47
\$206,152	\$78,994	\$50,146	1.0	1.0	1.00	1.00	\$78,994	\$78,994	\$1.81
\$195,544	\$69,602	\$50,146	1.0	1.0	1.00	1.00	\$69,602	\$69,602	\$1.60
\$241,154	\$73,992	\$50,146	1.0	1.0	1.00	1.00	\$73,992	\$73,992	\$1.70
\$236,985	\$77,161	\$50,146	1.0	1.0	1.00	1.00	\$77,161	\$77,161	\$1.77
\$230,708	\$69,438	\$50,146	1.0	1.0	1.00	1.00	\$69,438	\$69,438	\$1.59
\$207,418	\$62,728	\$50,146	1.0	1.0	1.00	1.00	\$62,728	\$62,728	\$1.44
\$208,512	\$64,134	\$50,146	1.0	1.0	1.00	1.00	\$64,134	\$64,134	\$1.47
\$197,029	\$88,117	\$50,146	1.0	1.0	1.00	1.00	\$88,117	\$88,117	\$2.02
\$247,220	\$85,426	\$50,146	1.0	1.0	1.00	1.00	\$85,426	\$85,426	\$1.96
\$247,220	\$17,926	\$50,146	1.0	1.0	1.00	1.00	\$17,926	\$17,926	\$0.41
\$199,706	\$25,340	\$50,146	1.0	1.0	1.00	1.00	\$25,340	\$25,340	\$0.58
\$260,749	\$24,397	\$50,146	1.0	1.0	1.00	1.00	\$24,397	\$24,397	\$0.56
\$205,982	\$39,164	\$50,146	1.0	1.0	1.00	1.00	\$39,164	\$39,164	\$0.90
\$198,843	\$76,303	\$50,146	1.0	1.0	1.00	1.00	\$76,303	\$76,303	\$1.75
\$205,341	\$54,705	\$50,146	1.0	1.0	1.00	1.00	\$54,705	\$54,705	\$1.26
\$253,135	\$37,011	\$50,146	1.0	1.0	1.00	1.00	\$37,011	\$37,011	\$0.85
\$250,507	\$74,639	\$50,146	1.0	1.0	1.00	1.00	\$74,639	\$74,639	\$1.71
\$248,063	\$42,083	\$50,146	1.0	1.0	1.00	1.00	\$42,083	\$42,083	\$0.97
\$221,826	\$62,820	\$50,146	1.0	1.0	1.00	1.00	\$62,820	\$62,820	\$1.44
\$226,040	\$39,106	\$50,146	1.0	1.0	1.00	1.00	\$39,106	\$39,106	\$0.90
\$178,302	\$81,844	\$50,146	1.0	1.0	1.00	1.00	\$81,844	\$81,844	\$1.88
\$173,732	\$63,914	\$50,146	1.0	1.0	1.00	1.00	\$63,914	\$63,914	\$1.47
\$174,371	\$95,775	\$50,146	1.0	1.0	1.00	1.00	\$95,775	\$95,775	\$2.20
\$5,529,240	\$1,660,356	\$1,303,796	26.0		26.00	26.00			
	Average				Average			Average	
	per FF=>		\$63,860		per Net Acre=>	63,859.85		per SqFt=>	\$1.47

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
1.00	C2101	58113/698		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	57949/626		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	57465/787		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	56929/582		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101			WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	57509/135		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	58516/685		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	56990/309		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	58006/425		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	56361/676		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	58159/619		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	58288/454		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	58303/279		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	57453/502		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	56807/37		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	57998/303		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101	57146/575		WATTLES CREEK	0	1	8/26/1994		407	
1.00	C2101			WATTLES CREEK	0	1	4/7/2022		407	
1.00	C2101	56940/709		WATTLES CREEK	0	1	8/16/1994		407	
1.00	C2101	58478/477		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	56835/353		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	56780/333		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101			WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	57478/700		WATTLES CREEK	0	1	8/29/1994		407	
1.00	C2101	57211/759		WATTLES CREEK	0	1	8/16/1994		407	
1.00	C2101	58548/246		WATTLES CREEK	0	1	8/16/1994		407	

[illegible]