

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-04-101-003	865 KIMBERLY CT	03/12/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$374,210
88-20-04-101-004	881 KIMBERLY CT	03/29/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$374,340
88-20-07-151-011	5755 SUSSEX	11/16/22	\$596,500	WD	03-ARM'S LENGTH	\$596,500	\$306,010
88-20-07-153-013	5698 SUSSEX	08/12/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$313,010
88-20-18-102-002	4861 VALLEY VISTA	10/13/21	\$815,000	WD	21-NOT USED/OTHER	\$815,000	\$365,220
88-20-18-127-002	4930 BIG OAK TRAIL	05/28/21	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$356,110
88-20-18-131-016	4950 PARK MANOR	08/05/22	\$1,100,000	WD	21-NOT USED/OTHER	\$1,100,000	\$487,310
88-20-18-131-019	4888 PARK MANOR	10/12/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$473,030
88-20-18-131-020	4880 PARK MANOR	07/19/21	\$1,010,000	WD	03-ARM'S LENGTH	\$1,010,000	\$473,160
Totals:			\$7,651,500			\$7,651,500	\$3,522,400
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
46.78	\$748,411	\$249,648	\$198,059	1.0	124.5	0.29	0.29	\$249,648	\$872,895
46.79	\$748,674	\$249,385	\$198,059	1.0	124.4	0.29	0.29	\$249,385	\$871,976
51.30	\$612,015	\$182,544	\$198,059	1.0	244.0	0.90	0.90	\$182,544	\$203,505
44.09	\$626,010	\$282,049	\$198,059	1.0	226.9	0.85	0.85	\$282,049	\$331,043
44.81	\$730,444	\$282,615	\$198,059	1.0	297.0	2.12	2.12	\$282,615	\$133,309
46.25	\$712,229	\$255,830	\$198,059	1.0	43560.0	1.15	1.15	\$255,830	\$222,848
44.30	\$974,611	\$323,448	\$198,059	1.0	90.2	0.16	0.16	\$323,448	\$2,073,385
45.05	\$946,050	\$302,009	\$198,059	1.0	94.0	0.17	0.17	\$302,009	\$1,745,717
46.85	\$946,329	\$261,730	\$198,059	1.0	102.5	0.19	0.19	\$261,730	\$1,363,177
\$7,044,773		\$2,389,258	\$1,782,531	9.0		6.11	6.11		
46.04			Average			Average			Average
2.19			per FF=>	\$265,473		per Net Acre=>	391,040.59		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
\$20.04	100.00	04P			R-1A	0	0	6/9/2022		401
\$20.02	100.00	04P	57673/728		R-1A	0	0	6/9/2022		401
\$4.67	160.18	07A	58272/673		R-1A	1	0	8/9/2001		401
\$7.60	163.62	07M	56710/495		R-1A	0	1	5/1/1991		401
\$3.06	311.00	18A	57004/492		R-1A	1	1	5/1/1994		401
\$5.12	1.15	18A	56416/390		R-1A	1	1	8/1/2023		401
\$47.60	75.52	18B	58030/090		R-1A	0	0	11/7/2022		401
\$40.08	80.00	18B	57009/231		R-1A	0	0	4/11/2022		401
\$31.29	81.76	18B	56599/353		R-1A	0	0	4/11/2022		401

\$8.98

Rate Group 1	Rate Group 2	Rate Group 3
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
R-1A BASE RATE		
