

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
88-20-03-452-005	6170 ELARZ	04/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$159,540	45.58	\$319,081
88-20-03-452-008	6158 ELARZ	06/29/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,320	50.54	\$338,633
Totals:			\$685,000			\$685,000	\$328,860		\$657,714
								Sale. Ratio =>	48.01
								Std. Dev. =>	3.51

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$125,303	\$94,384	1.0	7698.7	0.18	0.18	\$125,303	\$707,927	\$16.25	1.00
\$90,751	\$94,384	1.0	7698.7	0.18	0.18	\$90,751	\$512,718	\$11.77	1.00
\$216,054	\$188,768	2.0		0.35	0.35				
Average				Average			Average		
per FF=>		\$108,027		per Net Acre=>	610,322.03		per SqFt=>	\$14.01	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
C0302	57767/329		CARLTON VILLAS	0	1	NOT INSPECTED		407		
C0302	56654/391		CARLTON VILLAS	0	1	NOT INSPECTED		407		

Rate Group 3
