

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-23-356-001	1168 FAULKNER	01/28/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,410	48.69
88-20-23-356-016	1135 BEAVER RUN	03/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,550	48.69
88-20-23-356-036	1121 FOXBORO	07/07/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,740	45.00
88-20-23-356-038	1129 FOXBORO	10/05/21	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$111,650	54.07
88-20-23-356-042	1145 FOXBORO	02/07/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$114,140	45.67
88-20-23-356-051	3080 SCHOOLHOUSE	07/15/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$111,650	43.96
88-20-23-356-053	3072 SCHOOLHOUSE	02/25/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,740	43.30
88-20-23-356-055	3064 SCHOOLHOUSE	08/24/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,140	48.57
88-20-23-356-056	3060 SCHOOLHOUSE	09/13/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,890	45.84
88-20-23-356-057	1116 FAULKNER	04/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,410	45.76
88-20-23-356-064	1088 FAULKNER	08/31/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$109,550	48.91
88-20-23-356-069	1071 BEAVER RUN	06/03/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,830	46.21
88-20-23-356-070	1075 BEAVER RUN	01/12/23	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$120,500	45.05
88-20-23-356-076	1099 BEAVER RUN	11/09/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,540	50.25
88-20-23-356-078	1107 BEAVER RUN	09/20/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$114,610	40.21
Totals:			\$3,681,900			\$3,681,900	\$1,709,350	
							Sale. Ratio =>	46.43
							Std. Dev. =>	3.30

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$228,812	\$68,157	\$61,969	1.0	1.0	0.00	0.00	\$68,157	#DIV/0!	#DIV/0!
\$219,106	\$67,863	\$61,969	1.0	1.0	0.00	0.00	\$67,863	#DIV/0!	#DIV/0!
\$229,485	\$87,484	\$61,969	1.0	1.0	0.00	0.00	\$87,484	#DIV/0!	#DIV/0!
\$223,291	\$45,178	\$61,969	1.0	1.0	0.00	0.00	\$45,178	#DIV/0!	#DIV/0!
\$228,280	\$83,589	\$61,969	1.0	1.0	0.00	0.00	\$83,589	#DIV/0!	#DIV/0!
\$223,291	\$92,678	\$61,969	1.0	1.0	0.00	0.00	\$92,678	#DIV/0!	#DIV/0!
\$229,485	\$97,484	\$61,969	1.0	1.0	0.00	0.00	\$97,484	#DIV/0!	#DIV/0!
\$228,280	\$68,689	\$61,969	1.0	1.0	0.00	0.00	\$68,689	#DIV/0!	#DIV/0!
\$233,777	\$83,192	\$61,969	1.0	1.0	0.00	0.00	\$83,192	#DIV/0!	#DIV/0!
\$228,812	\$83,157	\$61,969	1.0	1.0	0.00	0.00	\$83,157	#DIV/0!	#DIV/0!
\$219,106	\$66,863	\$61,969	1.0	1.0	0.00	0.00	\$66,863	#DIV/0!	#DIV/0!
\$235,653	\$81,316	\$61,969	1.0	1.0	0.00	0.00	\$81,316	#DIV/0!	#DIV/0!
\$241,005	\$88,464	\$61,969	1.0	1.0	0.00	0.00	\$88,464	#DIV/0!	#DIV/0!
\$221,078	\$60,891	\$61,969	1.0	1.0	0.00	0.00	\$60,891	#DIV/0!	#DIV/0!
\$229,215	\$117,754	\$61,969	1.0	1.0	0.00	0.00	\$117,754	#DIV/0!	#DIV/0!
\$3,418,676	\$1,192,759	\$929,535	15.0		0.00	0.00			
	Average				Average		Average		
	per FF=>		\$79,517		per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
1.00	C2301	57450/056		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301			ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	56550/280		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	56991/097		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	57480/361		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	57969/723		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	57559/528		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	56802/071		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	56923/440		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301			ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	56922/511		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	57849/476		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	58378/712		ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301			ROCHESTER COMMONS	0	1	NOT INSPECTED		407
1.00	C2301	58141/758		ROCHESTER COMMONS	0	1	NOT INSPECTED		407

Rate Group 1	Rate Group 2	Rate Group 3