

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-25-102-005	2679 ROUNDTREE	09/14/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,340	42.02
88-20-25-103-012	2687 ROUNDTREE	11/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,680	50.45
88-20-25-103-022	2715 ROUNDTREE	10/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,040	43.15
88-20-25-104-003	2733 ROUNDTREE	10/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,990	43.42
88-20-25-104-008	2719 ROUNDTREE	08/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,610	49.07
88-20-25-105-002	2712 ROUNDTREE	11/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,760	44.31
88-20-25-105-008	2714 ROUNDTREE	07/30/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$81,290	47.26
88-20-25-106-011	2781 ROUNDTREE	04/29/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$75,170	50.15
88-20-25-106-013	2767 ROUNDTREE	12/22/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$73,880	45.33
88-20-25-106-018	2787 ROUNDTREE	07/15/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,120	49.11
88-20-25-127-004	2847 ROUNDTREE	11/11/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,400	39.24
88-20-25-127-020	2879 ROUNDTREE	03/15/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$84,240	46.80
88-20-25-128-011	2758 ROUNDTREE	02/22/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$69,540	41.15
88-20-25-128-015	2766 ROUNDTREE	04/08/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,540	42.15
88-20-25-128-020	2770 ROUNDTREE	07/27/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$85,640	48.66
88-20-25-128-024	2778 ROUNDTREE	10/18/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$88,340	41.87
88-20-25-128-027	2790 ROUNDTREE	08/13/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,840	51.42
88-20-25-129-010	2822 ROUNDTREE	07/12/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$84,650	45.76
88-20-25-129-011	2820 ROUNDTREE	10/19/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$91,250	43.25
88-20-25-129-017	2842 ROUNDTREE	09/29/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$85,230	44.62
88-20-25-129-020	2848 ROUNDTREE	10/05/21	\$139,999	WD	03-ARM'S LENGTH	\$139,999	\$80,070	57.19
88-20-25-130-004	2951 ROUNDTREE	09/28/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,880	44.93
88-20-25-131-004	2893 ROUNDTREE	10/01/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,180	44.35
88-20-25-131-023	2931 ROUNDTREE	02/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,540	39.74
88-20-25-132-003	2991 ROUNDTREE	09/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,950	46.08
88-20-25-133-020	2890 ROUNDTREE	10/14/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,200	51.68
88-20-25-135-006	2972 ROUNDTREE	10/21/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$78,120	46.78
88-20-25-136-002	2900 ROUNDTREE	12/19/22	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$79,790	35.70
88-20-25-136-011	2918 ROUNDTREE	02/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,370	46.08
88-20-25-136-017	2920 ROUNDTREE	07/21/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,420	38.74
88-20-25-136-026	2948 ROUNDTREE	10/06/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$93,120	44.34
Totals:			\$5,538,399			\$5,538,399	\$2,492,190	
							Sale. Ratio =>	45.00

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$138,684	\$65,751	\$39,435	1.0	1.0	1.00	1.00	\$65,751	\$65,751	\$1.51
\$151,358	\$38,077	\$39,435	1.0	1.0	1.00	1.00	\$38,077	\$38,077	\$0.87
\$138,084	\$61,351	\$39,435	1.0	1.0	1.00	1.00	\$61,351	\$61,351	\$1.41
\$151,975	\$62,460	\$39,435	1.0	1.0	1.00	1.00	\$62,460	\$62,460	\$1.43
\$147,221	\$42,214	\$39,435	1.0	1.0	1.00	1.00	\$42,214	\$42,214	\$0.97
\$159,511	\$59,924	\$39,435	1.0	1.0	1.00	1.00	\$59,924	\$59,924	\$1.38
\$162,573	\$48,862	\$39,435	1.0	1.0	1.00	1.00	\$48,862	\$48,862	\$1.12
\$150,337	\$38,998	\$39,435	1.0	1.0	1.00	1.00	\$38,998	\$38,998	\$0.90
\$147,765	\$54,670	\$39,435	1.0	1.0	1.00	1.00	\$54,670	\$54,670	\$1.26
\$152,236	\$42,199	\$39,435	1.0	1.0	1.00	1.00	\$42,199	\$42,199	\$0.97
\$164,804	\$84,631	\$39,435	1.0	1.0	1.00	1.00	\$84,631	\$84,631	\$1.94
\$168,471	\$50,964	\$39,435	1.0	1.0	1.00	1.00	\$50,964	\$50,964	\$1.17
\$139,081	\$69,354	\$39,435	1.0	1.0	1.00	1.00	\$69,354	\$69,354	\$1.59
\$139,081	\$65,354	\$39,435	1.0	1.0	1.00	1.00	\$65,354	\$65,354	\$1.50
\$171,280	\$44,155	\$39,435	1.0	1.0	1.00	1.00	\$44,155	\$44,155	\$1.01
\$176,680	\$73,755	\$39,435	1.0	1.0	1.00	1.00	\$73,755	\$73,755	\$1.69
\$169,677	\$34,758	\$39,435	1.0	1.0	1.00	1.00	\$34,758	\$34,758	\$0.80
\$169,306	\$55,129	\$39,435	1.0	1.0	1.00	1.00	\$55,129	\$55,129	\$1.27
\$182,493	\$67,942	\$39,435	1.0	1.0	1.00	1.00	\$67,942	\$67,942	\$1.56
\$170,468	\$59,967	\$39,435	1.0	1.0	1.00	1.00	\$59,967	\$59,967	\$1.38
\$160,134	\$19,300	\$39,435	1.0	1.0	1.00	1.00	\$19,300	\$19,300	\$0.44
\$161,765	\$57,670	\$39,435	1.0	1.0	1.00	1.00	\$57,670	\$57,670	\$1.32
\$146,356	\$58,079	\$39,435	1.0	1.0	1.00	1.00	\$58,079	\$58,079	\$1.33
\$139,071	\$75,364	\$39,435	1.0	1.0	1.00	1.00	\$75,364	\$75,364	\$1.73
\$165,909	\$53,526	\$39,435	1.0	1.0	1.00	1.00	\$53,526	\$53,526	\$1.23
\$196,401	\$33,034	\$39,435	1.0	1.0	1.00	1.00	\$33,034	\$33,034	\$0.76
\$156,234	\$50,201	\$39,435	1.0	1.0	1.00	1.00	\$50,201	\$50,201	\$1.15
\$159,575	\$103,360	\$39,435	1.0	1.0	1.00	1.00	\$103,360	\$103,360	\$2.37
\$202,737	\$56,698	\$39,435	1.0	1.0	1.00	1.00	\$56,698	\$56,698	\$1.30
\$158,834	\$85,601	\$39,435	1.0	1.0	1.00	1.00	\$85,601	\$85,601	\$1.97
\$186,244	\$63,191	\$39,435	1.0	1.0	1.00	1.00	\$63,191	\$63,191	\$1.45
\$4,984,345	\$1,776,539	\$1,222,485	31.0		31.00	31.00			
Average			Average			Average			

per FF=>

\$57,308

per Net Acre=>

57,307.71

per SqFt=>

\$1.32

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
1.00	C2501	56867/118		WEXFORD PARKHOMES	0	1	6/3/1996		407
1.00	C2501	58292/627		WEXFORD PARKHOMES	0	1	6/3/1996		407
1.00	C2501	56999/489		WEXFORD PARKHOMES	0	1	6/3/1996		407
1.00	C2501			WEXFORD PARKHOMES	0	1	6/3/1996		407
1.00	C2501	56776/105		WEXFORD PARKHOMES	0	1	6/3/1996		407
1.00	C2501			WEXFORD PARKHOMES	0	1	7/17/1990		407
1.00	C2501	56662/832		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	56171/833		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	58366/146		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	56602/032		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	58259/433		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	58542/412		WEXFORD PARKHOMES	0	1	5/3/2023		407
1.00	C2501	58493/803		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	57697/417		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	58004/699		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	58228/119		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	56885/715		WEXFORD PARKHOMES	0	1	6/4/1996		407
1.00	C2501	56556/026		WEXFORD PARKHOMES	0	1	6/5/1996		407
1.00	C2501	58213/524		WEXFORD PARKHOMES	0	1	6/5/1996		407
1.00	C2501	58175/333		WEXFORD PARKHOMES	0	1	10/18/2022		407
1.00	C2501	57018/347		WEXFORD PARKHOMES	0	1	6/5/1996		407
1.00	C2501	58162/003		WEXFORD PARKHOMES	0	1	6/6/1996		407
1.00	C2501	57007/775		WEXFORD PARKHOMES	0	1	6/5/1996		407
1.00	C2501			WEXFORD PARKHOMES	0	1	6/5/1996		407
1.00	C2501	56854/599		WEXFORD PARKHOMES	0	1	6/6/1996		407
1.00	C2501	58206/840		WEXFORD PARKHOMES	0	1	6/7/1996		407
1.00	C2501	58216/275		WEXFORD PARKHOMES	0	1	6/7/1996		407
1.00	C2501	58337/427		WEXFORD PARKHOMES	0	1	6/7/1996		407
1.00	C2501	57485/258		WEXFORD PARKHOMES	0	1	6/7/1996		407
1.00	C2501	58157/858		WEXFORD PARKHOMES	0	1	6/7/1996		407
1.00	C2501	58212/740		WEXFORD PARKHOMES	0	1	6/7/1996		407

Rate Group 1	Rate Group 2	Rate Group 3
