

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-28-151-039	827 KIRTS	11/19/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$81,690	51.70
88-20-28-151-044	741 KIRTS	09/23/21	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$92,140	48.62
88-20-28-151-053	757 KIRTS	06/17/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$87,340	47.47
88-20-28-151-054	755 KIRTS	05/05/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,790	45.26
88-20-28-151-060	767 KIRTS	11/30/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,870	49.64
88-20-28-151-062	773 KIRTS	02/17/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$88,900	50.51
88-20-28-151-074	797 KIRTS	04/08/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,700	45.22
88-20-28-151-078	805 KIRTS	07/28/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$88,610	53.06
88-20-28-151-083	815 KIRTS	08/06/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$86,570	52.47
Totals:			\$1,624,500			\$1,624,500	\$797,610	
							Sale. Ratio =>	49.10
							Std. Dev. =>	2.92

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$163,384	\$22,897	\$28,281	1.0	1.0	1.00	1.00	\$22,897	\$22,897	\$0.53
\$184,273	\$33,508	\$28,281	1.0	1.0	1.00	1.00	\$33,508	\$33,508	\$0.77
\$174,678	\$37,603	\$28,281	1.0	1.0	1.00	1.00	\$37,603	\$37,603	\$0.86
\$185,572	\$47,709	\$28,281	1.0	1.0	1.00	1.00	\$47,709	\$47,709	\$1.10
\$173,740	\$29,541	\$28,281	1.0	1.0	1.00	1.00	\$29,541	\$29,541	\$0.68
\$177,809	\$26,472	\$28,281	1.0	1.0	1.00	1.00	\$26,472	\$26,472	\$0.61
\$185,404	\$47,877	\$28,281	1.0	1.0	1.00	1.00	\$47,877	\$47,877	\$1.10
\$177,214	\$18,067	\$28,281	1.0	1.0	1.00	1.00	\$18,067	\$18,067	\$0.41
\$173,139	\$20,142	\$28,281	1.0	1.0	1.00	1.00	\$20,142	\$20,142	\$0.46
\$1,595,213	\$283,816	\$254,529	9.0		9.00	9.00			
	Average			Average			Average		
	per FF=>		\$31,535	per Net Acre=>	31,535.11		per SqFt=>	\$0.72	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
1.00	C2801			CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801			CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801	56423/328		CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801	56241/883		CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801			CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801	57507/356		CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801	57693/522		CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801	58020/591		CAPITAL HILL CLUB	0	1	9/10/1990		407
1.00	C2801	56846/447		CAPITAL HILL CLUB	0	1	9/10/1990		407

Rate Group 1	Rate Group 2	Rate Group 3
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