

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-31-227-007	3268 NEWBURY	07/01/21	\$268,125	WD	03-ARM'S LENGTH	\$268,125	\$134,000	49.98
88-20-31-227-010	3256 NEWBURY	10/29/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$121,970	49.99
88-20-31-227-011	3248 NEWBURY	02/08/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$121,490	46.19
88-20-31-227-012	3244 NEWBURY	03/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,000	47.02
88-20-31-227-013	3240 NEWBURY	04/23/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,470	44.90
88-20-31-227-017	3245 NEWBURY	03/04/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$130,330	46.22
88-20-31-227-026	3285 NEWBURY	05/13/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$130,000	45.94
88-20-31-227-027	3289 NEWBURY	11/18/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$117,830	40.91
88-20-31-227-029	3173 NEWBURY	08/05/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$127,320	43.60
88-20-31-227-030	3177 NEWBURY	02/03/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$117,320	44.78
88-20-31-227-038	3209 NEWBURY	08/05/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$119,280	46.23
88-20-31-227-053	3188 NEWBURY	10/12/21	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$144,130	54.29
88-20-31-227-055	3180 NEWBURY	08/27/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$146,500	47.11
88-20-31-227-058	1377 ASHFORD	07/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,660	48.45
88-20-31-227-063	1413 ASHFORD	05/18/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$123,340	47.99
88-20-31-227-069	1449 ASHFORD	11/04/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$123,270	44.18
88-20-31-227-076	1466 ASHFORD	07/29/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$140,450	51.45
88-20-31-227-083	1418 ASHFORD	11/24/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,850	50.35
88-20-31-227-085	1406 ASHFORD	08/26/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,630	43.38
88-20-31-227-086	1400 ASHFORD	03/07/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$120,850	41.67
88-20-31-227-090	1375 RALIEGH	09/23/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$139,680	48.18
88-20-31-227-094	1399 RALIEGH	08/30/21	\$287,400	WD	03-ARM'S LENGTH	\$287,400	\$146,210	50.87
88-20-31-227-096	1411 RALIEGH	01/07/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,960	51.68
88-20-31-227-098	1423 RALIEGH	06/07/22	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$146,480	43.86
88-20-31-227-105	1465 RALIEGH	02/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,400	48.47
88-20-31-227-106	1477 RALIEGH	11/30/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$147,590	50.89
88-20-31-227-118	1410 RALIEGH	08/25/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$134,410	48.00
88-20-31-227-123	1380 RALIEGH	11/01/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$137,390	50.70
88-20-31-227-126	1462 DEVON	06/30/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$162,820	53.56
88-20-31-227-127	1456 DEVON	09/24/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$159,580	57.82
88-20-31-227-130	1438 DEVON	02/03/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$173,660	49.20
88-20-31-227-131	1432 DEVON	02/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$145,920	53.06
88-20-31-227-138	1390 DEVON	12/23/21	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$158,060	51.57

88-20-31-228-016	1492 DEVON	05/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,950	49.27
88-20-31-228-022	3010 CAMDEN	06/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,070	45.69
88-20-31-228-051	3070 CAMDEN	08/23/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$125,860	44.95
88-20-31-228-056	3046 CAMDEN	09/10/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$126,840	42.71
88-20-31-228-058	3162 CAMDEN	05/28/21	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$137,950	48.49
88-20-31-228-059	3158 CAMDEN	07/23/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$126,030	47.03
88-20-31-228-070	3110 CAMDEN	05/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$126,300	46.78
88-20-31-228-085	3170 CAMDEN	06/14/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$138,340	49.94
88-20-31-228-091	3127 CAMDEN	04/07/21	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$146,250	48.35
88-20-31-228-099	3163 CAMDEN	06/16/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,820	47.24
88-20-31-228-105	3187 CAMDEN	09/19/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$149,920	49.32
88-20-31-228-111	3211 CAMDEN	11/19/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$149,550	48.40
88-20-31-228-115	3231 CAMDEN	11/17/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,270	49.40
88-20-31-228-120	3251 CAMDEN	07/23/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$148,160	51.99
88-20-31-228-124	3267 CAMDEN	04/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,500	48.25
88-20-31-228-127	3279 CAMDEN	10/29/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$146,550	46.52
88-20-31-228-132	3286 CAMDEN	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,730	42.58
88-20-31-228-133	3282 CAMDEN	02/03/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,590	48.28
88-20-31-228-142	3242 CAMDEN	01/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,900	49.28
Totals:			\$14,849,425			\$14,849,425	\$7,124,430	
Sale. Ratio =>								47.98
Std. Dev. =>								3.35

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$267,991	\$73,345	\$73,211	1.0	1.0	0.00	0.00	\$73,345	#DIV/0!	#DIV/0!
\$243,934	\$73,277	\$73,211	1.0	1.0	0.00	0.00	\$73,277	#DIV/0!	#DIV/0!
\$242,979	\$93,232	\$73,211	1.0	1.0	0.00	0.00	\$93,232	#DIV/0!	#DIV/0!
\$267,991	\$90,220	\$73,211	1.0	1.0	0.00	0.00	\$90,220	#DIV/0!	#DIV/0!
\$246,949	\$101,262	\$73,211	1.0	1.0	0.00	0.00	\$101,262	#DIV/0!	#DIV/0!
\$260,651	\$94,560	\$73,211	1.0	1.0	0.00	0.00	\$94,560	#DIV/0!	#DIV/0!
\$260,002	\$96,209	\$73,211	1.0	1.0	0.00	0.00	\$96,209	#DIV/0!	#DIV/0!
\$235,650	\$125,561	\$73,211	1.0	1.0	0.00	0.00	\$125,561	#DIV/0!	#DIV/0!
\$254,649	\$110,562	\$73,211	1.0	1.0	0.00	0.00	\$110,562	#DIV/0!	#DIV/0!
\$234,630	\$100,581	\$73,211	1.0	1.0	0.00	0.00	\$100,581	#DIV/0!	#DIV/0!
\$238,566	\$92,645	\$73,211	1.0	1.0	0.00	0.00	\$92,645	#DIV/0!	#DIV/0!
\$288,262	\$50,449	\$73,211	1.0	1.0	0.00	0.00	\$50,449	#DIV/0!	#DIV/0!
\$292,997	\$91,214	\$73,211	1.0	1.0	0.00	0.00	\$91,214	#DIV/0!	#DIV/0!
\$271,318	\$81,893	\$73,211	1.0	1.0	0.00	0.00	\$81,893	#DIV/0!	#DIV/0!
\$246,684	\$83,527	\$73,211	1.0	1.0	0.00	0.00	\$83,527	#DIV/0!	#DIV/0!
\$246,546	\$105,665	\$73,211	1.0	1.0	0.00	0.00	\$105,665	#DIV/0!	#DIV/0!
\$280,900	\$65,311	\$73,211	1.0	1.0	0.00	0.00	\$65,311	#DIV/0!	#DIV/0!
\$241,691	\$71,520	\$73,211	1.0	1.0	0.00	0.00	\$71,520	#DIV/0!	#DIV/0!
\$247,266	\$110,945	\$73,211	1.0	1.0	0.00	0.00	\$110,945	#DIV/0!	#DIV/0!
\$241,691	\$121,520	\$73,211	1.0	1.0	0.00	0.00	\$121,520	#DIV/0!	#DIV/0!
\$279,362	\$83,749	\$73,211	1.0	1.0	0.00	0.00	\$83,749	#DIV/0!	#DIV/0!
\$292,413	\$68,198	\$73,211	1.0	1.0	0.00	0.00	\$68,198	#DIV/0!	#DIV/0!
\$273,920	\$64,291	\$73,211	1.0	1.0	0.00	0.00	\$64,291	#DIV/0!	#DIV/0!
\$292,960	\$114,251	\$73,211	1.0	1.0	0.00	0.00	\$114,251	#DIV/0!	#DIV/0!
\$290,798	\$82,413	\$73,211	1.0	1.0	0.00	0.00	\$82,413	#DIV/0!	#DIV/0!
\$295,172	\$68,039	\$73,211	1.0	1.0	0.00	0.00	\$68,039	#DIV/0!	#DIV/0!
\$268,827	\$84,384	\$73,211	1.0	1.0	0.00	0.00	\$84,384	#DIV/0!	#DIV/0!
\$274,771	\$69,440	\$73,211	1.0	1.0	0.00	0.00	\$69,440	#DIV/0!	#DIV/0!
\$325,642	\$51,569	\$73,211	1.0	1.0	0.00	0.00	\$51,569	#DIV/0!	#DIV/0!
\$319,151	\$30,060	\$73,211	1.0	1.0	0.00	0.00	\$30,060	#DIV/0!	#DIV/0!
\$347,314	\$78,897	\$73,211	1.0	1.0	0.00	0.00	\$78,897	#DIV/0!	#DIV/0!
\$291,832	\$56,379	\$73,211	1.0	1.0	0.00	0.00	\$56,379	#DIV/0!	#DIV/0!
\$316,117	\$63,594	\$73,211	1.0	1.0	0.00	0.00	\$63,594	#DIV/0!	#DIV/0!

\$275,896	\$77,315	\$73,211	1.0	1.0	0.00	0.00	\$77,315	#DIV/0!	#DIV/0!
\$274,130	\$99,081	\$73,211	1.0	1.0	0.00	0.00	\$99,081	#DIV/0!	#DIV/0!
\$251,728	\$101,483	\$73,211	1.0	1.0	0.00	0.00	\$101,483	#DIV/0!	#DIV/0!
\$253,671	\$116,540	\$73,211	1.0	1.0	0.00	0.00	\$116,540	#DIV/0!	#DIV/0!
\$275,896	\$81,815	\$73,211	1.0	1.0	0.00	0.00	\$81,815	#DIV/0!	#DIV/0!
\$252,050	\$89,161	\$73,211	1.0	1.0	0.00	0.00	\$89,161	#DIV/0!	#DIV/0!
\$252,591	\$90,620	\$73,211	1.0	1.0	0.00	0.00	\$90,620	#DIV/0!	#DIV/0!
\$276,673	\$73,538	\$73,211	1.0	1.0	0.00	0.00	\$73,538	#DIV/0!	#DIV/0!
\$292,509	\$83,202	\$73,211	1.0	1.0	0.00	0.00	\$83,202	#DIV/0!	#DIV/0!
\$297,648	\$90,563	\$73,211	1.0	1.0	0.00	0.00	\$90,563	#DIV/0!	#DIV/0!
\$299,847	\$77,364	\$73,211	1.0	1.0	0.00	0.00	\$77,364	#DIV/0!	#DIV/0!
\$299,101	\$83,110	\$73,211	1.0	1.0	0.00	0.00	\$83,110	#DIV/0!	#DIV/0!
\$286,531	\$76,680	\$73,211	1.0	1.0	0.00	0.00	\$76,680	#DIV/0!	#DIV/0!
\$296,314	\$61,897	\$73,211	1.0	1.0	0.00	0.00	\$61,897	#DIV/0!	#DIV/0!
\$274,997	\$83,214	\$73,211	1.0	1.0	0.00	0.00	\$83,214	#DIV/0!	#DIV/0!
\$293,093	\$95,118	\$73,211	1.0	1.0	0.00	0.00	\$95,118	#DIV/0!	#DIV/0!
\$255,461	\$117,750	\$73,211	1.0	1.0	0.00	0.00	\$117,750	#DIV/0!	#DIV/0!
\$275,174	\$83,037	\$73,211	1.0	1.0	0.00	0.00	\$83,037	#DIV/0!	#DIV/0!
\$285,809	\$77,402	\$73,211	1.0	1.0	0.00	0.00	\$77,402	#DIV/0!	#DIV/0!
\$14,248,745	\$4,407,652	\$3,806,972	52.0		0.00	0.00			
	Average			Average			Average		
	per FF=>	\$84,763		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	C3101	56618/574		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57096/605		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57491/660		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	58503/701		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	56282/321		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57604/560		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	56256/631		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	58281/832		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	56673/114		VILLAGE AT MIDTOWN SQUARE	0	1	7/25/2002		407
1.00	C3101	57465/216		VILLAGE AT MIDTOWN SQUARE	0	1	7/25/2002		407
1.00	C3101	58064/861		VILLAGE AT MIDTOWN SQUARE	0	1	7/25/2002		407
1.00	C3101	57021/556		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	56828/264		VILLAGE AT MIDTOWN SQUARE	0	1	12/30/2002		407
1.00	C3101	56612/380		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57799/668		VILLAGE AT MIDTOWN SQUARE	0	1	8/12/2002		407
1.00	C3101	58254/113		VILLAGE AT MIDTOWN SQUARE	0	1	8/12/2002		407
1.00	C3101	56662/407		VILLAGE AT MIDTOWN SQUARE	0	1	9/18/2002		407
1.00	C3101			VILLAGE AT MIDTOWN SQUARE	0	1	9/18/2002		407
1.00	C3101	56877/357		VILLAGE AT MIDTOWN SQUARE	0	1	9/18/2002		407
1.00	C3101	58476/337		VILLAGE AT MIDTOWN SQUARE	0	1	9/18/2002		407
1.00	C3101	58171/416		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	56865/474		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57379/041		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57872/572		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	58467/475		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101			VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	56788/802		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57123/450		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57927/161		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	57257/657		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101	58417/640		VILLAGE AT MIDTOWN SQUARE	0	1	5/3/2023		407
1.00	C3101	57481/142		VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407
1.00	C3101			VILLAGE AT MIDTOWN SQUARE	0	1	NOT INSPECTED		407

1.00	C3101 56235/275	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57838/221	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 58101/353	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 56835/650	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 56448/854	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 56634/879	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57835/568	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 56528/858	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 56118/823	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57885/532	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 58061/195	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57174/366	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57178/577	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 56636/277	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 56169/077	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57149/690	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57927/536	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407
1.00	C3101 57430/528	VILLAGE AT MIDTOWN SQUARE	0	1 NOT INSPECTED	407

Rate Group 1	Rate Group 2	Rate Group 3

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