

HARTLAND METES & BOUNDS																
Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sa	Cur.	Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-01-100-008	5750 GREEN	10/25/22	WD	\$380,000	\$207,100	54.50		\$406,739	\$180,848		\$199,152	\$209,158	0.952	1,298	\$153.43	00002
4707-01-100-012	5900 GREEN	04/07/22	WD	\$375,000	\$168,900	45.04		\$369,905	\$96,252		\$278,748	\$252,725	1.103	1,714	\$162.63	00002
4707-01-100-035	7275 HICKORY VLY DR	09/16/21	WD	\$378,000	\$168,100	44.47		\$379,098	\$62,088		\$315,912	\$293,528	1.076	2,270	\$139.17	00002
4707-01-200-019	5586 FERN DR	04/01/21	WD	\$350,000	\$160,100	45.74		\$359,266	\$60,580		\$289,420	\$276,561	1.046	2,712	\$106.72	00002
4707-01-200-019	5586 FERN DR	03/27/23	WD	\$395,000	\$163,600	41.42		\$359,266	\$60,580		\$334,420	\$276,561	1.209	2,712	\$123.31	00002
4707-01-400-051	7529 CLYDE	09/06/22	WD	\$575,000	\$205,600	35.76		\$523,286	\$74,164		\$500,836	\$414,602	1.208	1,920	\$260.85	00002
4707-02-300-013	5300 ARGENTINE	02/28/22	WD	\$450,000	\$183,600	40.80		\$430,497	\$66,768		\$383,232	\$336,786	1.138	1,948	\$196.73	00002
4707-02-300-013	5300 ARGENTINE	06/15/21	WD	\$413,000	\$183,600	44.46		\$430,497	\$66,768		\$346,232	\$336,786	1.028	1,948	\$177.74	00002
4707-02-300-024	6300 HAZARD	11/19/21	WD	\$524,900	\$219,400	41.80		\$492,408	\$71,916		\$452,984	\$395,992	1.144	2,034	\$222.71	00002
4707-02-300-029	6157 CLYDE	06/21/21	WD	\$347,000	\$135,500	39.05		\$301,365	\$81,952		\$265,048	\$203,121	1.305	1,844	\$143.74	00002
4707-02-300-036	5200 ARGENTINE	08/16/21	WD	\$378,000	\$198,100	52.41		\$445,201	\$97,552		\$280,448	\$321,897	0.871	1,934	\$145.01	00002
4707-03-100-029	5834 MACK	07/08/22	WD	\$530,000	\$218,300	41.19		\$481,297	\$73,476		\$456,524	\$377,514	1.209	2,461	\$185.50	00002
4707-03-100-029	5834 MACK	08/26/21	WD	\$389,900	\$125,600	32.21		\$285,644	\$83,652		\$306,248	\$169,584	1.806	2,096	\$146.11	00002
4707-13-300-027	7190 ARMSTRONG	12/14/21	WD	\$341,000	\$106,200	31.14		\$290,769	\$53,508		\$287,492	\$219,686	1.309	1,704	\$168.72	00002
4707-13-300-028	7196 ARMSTRONG	09/12/22	WD	\$300,000	\$130,800	43.60		\$287,683	\$53,508		\$246,492	\$216,829	1.137	1,420	\$173.59	00002
4707-14-400-015	6779 BROPHY	08/29/22	WD	\$330,000	\$152,200	46.12		\$331,690	\$53,456		\$276,544	\$262,485	1.054	1,344	\$205.76	00002
4707-23-100-005	6050 BROPHY	10/05/21	WD	\$300,000	\$125,500	41.83		\$296,063	\$69,420		\$230,580	\$209,855	1.099	1,702	\$135.48	00002
4707-24-200-020	7944 BROPHY	09/09/22	WD	\$390,000	\$130,500	33.46		\$328,085	\$61,991		\$328,009	\$246,383	1.331	1,859	\$176.44	00002
4707-24-301-022	2172 HARTWICK LN	06/14/22	WD	\$258,000	\$96,500	37.40		\$210,894	\$52,000		\$206,000	\$147,124	1.400	1,344	\$153.27	00002
4707-24-400-043	7661 E HIGHLAND	12/21/21	WD	\$515,000	\$48,000	9.32		\$518,009	\$57,980		\$457,020	\$432,212	1.057	1,691	\$270.27	00002
4707-25-100-014	1628 N KELLOGG	04/29/22	WD	\$400,000	\$130,000	32.50		\$310,366	\$84,812		\$315,188	\$208,846	1.509	1,534	\$205.47	00004
4707-25-100-019	1408 N KELLOGG	11/01/21	WD	\$350,000	\$162,100	46.31		\$357,903	\$123,448		\$226,552	\$217,088	1.044	1,632	\$138.82	00004
4707-25-200-019	7901 DAULT DR	04/08/21	WD	\$333,500	\$140,200	42.04		\$314,109	\$68,744		\$264,756	\$227,164	1.165	1,848	\$143.27	00004
4707-25-200-039	1931 N HACKER	11/02/21	WD	\$319,900	\$135,800	42.45		\$309,927	\$97,604		\$222,296	\$196,472	1.131	1,680	\$132.32	00004
4707-25-300-011	1390 N KELLOGG	08/12/21	WD	\$400,000	\$161,800	40.45		\$356,872	\$136,500		\$263,500	\$203,774	1.293	1,398	\$188.48	00004
4707-25-300-027	7453 BERGIN	10/28/21	WD	\$390,000	\$146,100	37.46		\$375,704	\$60,239		\$329,761	\$292,097	1.129	1,683	\$195.94	00004
4707-25-301-007	1100 N KELLOGG	11/30/22	WD	\$420,000	\$159,200	37.90		\$344,118	\$113,703		\$306,297	\$213,297	1.436	2,695	\$113.65	00004
4707-26-300-054	6255 BERGIN	05/28/21	WD	\$497,000	\$148,800	29.94		\$402,242	\$62,036		\$434,964	\$315,006	1.381	2,081	\$209.02	00004
4707-26-300-060	1448 ARGENTINE	09/17/21	WD	\$428,000	\$191,800	44.81		\$429,400	\$57,252		\$372,516	\$352,751	1.056	1,917	\$194.32	00004
4707-26-400-025	6926 FAIRWAY VISTA	05/27/22	WD	\$300,000	\$108,100	36.03		\$243,363	\$57,484		\$242,748	\$172,325	1.409	1,536	\$158.04	00004
4707-26-400-030	6939 FAIRWAY VISTA	11/24/21	WD	\$404,000	\$157,400	38.96		\$383,509	\$54,704		\$349,296	\$304,449	1.147	2,172	\$160.82	00004
4707-26-400-041	6873 BERGIN	06/16/22	WD	\$485,000	\$171,300	35.32		\$412,936	\$52,156		\$432,844	\$334,056	1.296	1,752	\$247.06	00004
4707-26-400-054	1100 DUSTY LN	03/03/22	WD	\$362,500	\$135,200	37.30		\$304,840	\$57,030		\$305,470	\$229,454	1.331	1,750	\$174.55	00004
4707-26-400-055	1054 DUSTY LN	01/03/23	WD	\$315,000	\$135,000	42.86		\$297,331	\$56,056		\$258,944	\$223,403	1.159	1,402	\$184.70	00004
4707-35-300-007	636 ARGENTINE	06/02/22	WD	\$425,000	\$129,400	30.45		\$312,831	\$97,448		\$327,552	\$198,946	1.646	1,482	\$221.02	00004
4707-35-300-011	528 ARGENTINE	10/01/21	WD	\$364,000	\$143,500	39.42		\$319,482	\$72,176		\$291,824	\$228,987	1.274	1,945	\$150.04	00004
4707-35-300-015	6159 GOLF CLUB	10/18/21	WD	\$300,000	\$107,500	35.83		\$256,377	\$31,200		\$268,800	\$208,497	1.289	1,400	\$192.00	00004
4707-35-300-017	6205 GOLF CLUB	07/30/21	WD	\$249,900	\$108,600	43.46		\$253,243	\$30,160		\$219,740	\$206,558	1.064	1,560	\$140.86	00004
4707-35-300-026	6085 GOLF CLUB	09/16/21	WD	\$330,000	\$113,400	34.36		\$295,435	\$66,300		\$263,700	\$211,903	1.244	1,585	\$166.37	00004
4707-35-400-013	365 N KELLOGG	12/21/22	WD	\$515,000	\$207,200	40.23		\$449,806	\$126,828		\$388,172	\$298,894	1.299	2,216	\$175.17	00004
4707-36-100-021	7110 BERGIN	10/11/22	WD	\$419,900	\$140,100	33.37		\$328,347	\$58,708		\$361,192	\$249,666	1.447	2,032	\$177.75	00004

4707-21-300-010	4299 E HIGHLANI	06/04/21	WD	\$530,000	\$188,600	35.58	\$499,053	\$99,620	\$430,380	\$376,824	1.142	2,946	\$146,09	00001
4707-21-400-019	2501 N HUGHES	06/08/21	WD	\$405,000	\$158,700	39.19	\$393,041	\$90,167	\$314,833	\$284,605	1.106	1,750	\$179,90	00001
4707-22-100-014	2750 N HUGHES	01/13/23	WD	\$325,000	\$151,200	46.52	\$353,008	\$55,380	\$269,620	\$280,781	0.960	1,642	\$164,20	00001
4707-22-200-020	5695 WHISPERRIN	12/15/21	WD	\$470,000	\$174,100	37.04	\$426,897	\$78,567	\$391,433	\$328,613	1.191	2,386	\$164,05	00001
4707-23-300-041	6328 ARGENTINE	10/22/21	WD	\$351,000	\$129,600	36.92	\$300,763	\$57,200	\$293,800	\$229,320	1.281	1,400	\$209,86	00001
4707-26-100-041	1756 ARGENTINE	12/14/21	WD	\$340,000	\$122,300	35.97	\$281,933	\$54,600	\$285,400	\$214,465	1.331	1,554	\$183,66	00003
4707-27-100-020	5070 E HIGHLANI	10/12/21	WD	\$220,000	\$112,200	51.00	\$256,228	\$72,781	\$147,219	\$173,063	0.851	1,740	\$84,61	00003
4707-27-100-029	1810 N HUGHES	08/01/22	WD	\$440,000	\$153,600	34.91	\$346,839	\$63,222	\$376,778	\$267,563	1.408	3,134	\$120,22	00003
4707-28-400-012	1318 GULLEY	06/30/22	WD	\$210,000	\$56,400	26.86	\$149,617	\$44,720	\$165,280	\$87,414	1.891	912	\$181,23	00003
4707-29-100-022	3470 E HIGHLANI	10/21/22	WD	\$525,000	\$185,000	35.24	\$451,342	\$58,604	\$466,396	\$370,508	1.259	2,348	\$198,64	00003
4707-29-400-020	1065 N LATSON	07/29/22	WD	\$242,000	\$76,900	31.78	\$170,176	\$54,600	\$187,400	\$109,034	1.719	861	\$217,65	00003
4707-29-400-039	1017 N LATSON	02/10/23	WD	\$294,000	\$119,800	40.75	\$293,984	\$58,204	\$235,796	\$222,434	1.060	1,624	\$145,19	00003
4707-30-200-020	1875 EAGER	02/27/23	WD	\$310,000	\$157,100	50.68	\$355,870	\$80,080	\$229,920	\$257,684	0.892	2,448	\$93,92	00001
4707-31-200-049	956 PINECONE	04/30/21	WD	\$285,200	\$121,400	42.57	\$314,502	\$73,145	\$212,055	\$227,087	0.934	1,680	\$126,22	00003
4707-31-300-016	2450 GOLF CLUB	09/09/21	WD	\$501,500	\$186,000	37.09	\$377,224	\$124,380	\$377,120	\$238,532	1.581	2,545	\$148,18	00003
4707-32-100-011	3140 GENTRY RD	12/05/22	WD	\$350,000	\$114,100	32.60	\$327,069	\$60,840	\$289,160	\$250,385	1.155	2,502	\$115,57	00003
4707-32-100-022	3073 GENTRY RD	01/07/22	WD	\$550,000	\$158,700	28.85	\$418,480	\$84,433	\$465,567	\$340,679	1.367	2,814	\$165,45	00003
4707-32-101-007	310 FAGER	01/18/22	WD	\$345,000	\$151,600	43.94	\$377,185	\$50,701	\$294,299	\$308,004	0.956	2,244	\$131,15	00003
4707-33-100-013	875 GULLEY	07/19/21	WD	\$340,000	\$100,300	29.50	\$295,452	\$57,857	\$282,143	\$224,050	1.259	1,755	\$160,77	00003
4707-33-100-014	905 GULLEY	08/16/21	WD	\$415,000	\$149,300	35.98	\$382,205	\$58,326	\$356,674	\$305,546	1.167	2,631	\$135,57	00003
4707-33-200-031	711 N HUGHES	07/12/21	WD	\$571,500	\$240,900	42.15	\$554,873	\$85,800	\$485,700	\$441,386	1.100	2,370	\$204,94	00003
4707-33-200-032	650 GULLEY	05/06/21	WD	\$124,000	\$38,700	31.21	\$528,358	\$87,490	\$36,510	\$423,912	0.086	2,397	\$15,23	00003
4707-33-200-034	671 N HUGHES	07/20/22	WD	\$520,000	\$191,800	36.88	\$460,374	\$56,316	\$463,684	\$381,187	1.216	1,887	\$245,73	00003
4707-33-300-012	100 N LATSON	12/16/22	PTA	\$850,000	\$322,300	37.92	\$817,128	\$182,040	\$667,960	\$598,385	1.116	3,258	\$205,02	00003
4707-33-300-012	100 N LATSON	11/08/21	WD	\$680,000	\$311,400	45.79	\$817,128	\$182,040	\$497,960	\$598,385	0.832	3,258	\$152,84	00003
Totals:				\$26,231,300	\$10,508,300	40.06	\$25,232,036	\$21,170,029	\$19,029,389		1.112		\$157,39	0.249
					Sale. Ratio =>						E.C.F. =>		Std. Deviat	#REF!
					Std. Dev. =>	5.93					Ave. E.C.F. =>	1.170	Ave. Variat	

AVERAGE SALE PRICE \$397,444

BECAUSE OF VARYING ACREAGE DID NOT USE 20%

USE 91-100%
 HUD/MOD 1.050
 FARMHOUSE 1.250
 ALL OTHERS 1.100

EMERALD GLEN

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	isd. when Sold/Adj.	SaCur.	Appraisal and + YarrBldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/sq.Ft.	ECF Area	
4707-04-101-001	5990 KERRI LN	06/17/21	WD	\$375,000	\$178,900	47.71	\$413,423	\$58,000	\$317,000	\$355,423	0.892	2,424	\$130.78	04101
4707-04-101-006	5957 KRISTIN DR	07/19/21	WD	\$414,000	\$151,500	36.59	\$433,784	\$59,623	\$354,377	\$374,161	0.947	2,120	\$167.16	04101
4707-04-101-008	4324 KELLIE CT	10/01/21	WD	\$390,000	\$134,800	34.56	\$394,104	\$63,814	\$326,186	\$330,290	0.988	1,640	\$198.89	04101
4707-04-101-020	5692 KRISTIN DR	06/23/22	WD	\$402,000	\$156,100	38.83	\$372,836	\$61,500	\$340,500	\$311,336	1.094	1,644	\$207.12	04101
4707-04-101-029	5549 KRISTIN DR	01/28/22	WD	\$425,000	\$163,700	38.52	\$375,890	\$63,800	\$361,200	\$312,090	1.157	1,941	\$186.09	04101
Totals:				\$2,006,000	\$785,000	39.13	\$1,990,037	\$1,699,263	\$1,683,300	E.C.F. =>	1.009	Std. Deviat	0.10836074	
					Std. Dev. =>	5.03			Ave. E.C.F. =>	1.016	Ave. Varian	#REF!		

INDICATED LAND VALUE @ 20% \$80,240 USE 1.00

15% \$60,180

DIAMOND GLEN

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Adj. SalCur.	Appraisal and + YarcBldg.	Residual	Cost Man. \$	E.C.F.	SO FT	\$/Sq.Ft.	ECF Area	
4707-04-201-018	5559 RADIANT AV	08/02/22	WD	\$418,100	\$184,400	44.10	\$404,883	\$58,000	\$360,100	\$408,098	0.882	2,368	\$152.07	04201
4707-04-201-022	5683 BRILLIANT CIRCLE	09/20/21	WD	\$400,000	\$173,100	43.28	\$391,093	\$58,000	\$342,000	\$391,874	0.873	2,368	\$144.43	04201
4707-04-201-044	5574 RADIANT AV	05/26/21	WD	\$370,000	\$160,900	43.49	\$363,147	\$58,000	\$312,000	\$358,996	0.869	2,052	\$152.05	04201
4707-04-201-045	5610 RADIANT AV	04/29/22	WD	\$415,000	\$182,500	43.98	\$400,675	\$58,000	\$357,000	\$403,147	0.886	2,368	\$150.76	04201
Totals:				\$1,603,100	\$700,900	43.72	\$1,559,798		\$1,371,100	\$1,562,115	0.878		\$149.83	
					Sale. Ratio =>	43.72			E.C.F. =>	0.878			Std. Deviat:	0.007787
					Std. Dev. =>	0.39			Ave. E.C.F. =>	0.877			Ave. Varian	#REF!

INDICATED LAND VALUE @ 20% \$80,100
 15% \$60,100

USE .88

HIDDEN HILLS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	sd. when Soisd/Adj. Sal	Cur. Appraisal Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	SQ FT	\$/sq.ft.	ECF Area		
4707-04-401-016	4808 HIDDEN HILLS CRC	10/22/21	WD	\$335,000	\$154,000	45.97	\$356,716	\$63,800	\$271,200	\$259,218	1.046	1,656	\$163.77	04401
Totals:				\$335,000	\$154,000	45.97	\$356,716		\$271,200	\$259,218			\$163.77	
				Sale. Ratio =		45.97			E.C.F. =>		1.046	Std. Devia.		#DIV/0!
				Std. Dev. =>		#DIV/0!			Ave. E.C.F. =:		1.046	Ave. Varia		#REF!

INDICATED LAND VALUE AT 20% \$67,000 1 SALE, LAST YR 1.13
 AT 15% \$50,250 PUT AT 1.100

WELLINGTON HILLS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	tsd. when sold	Adj. Sal	Cur. Appraisal Land + Yard/Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area	
4707-20-101-008	3267 SHEFFIELD DR	09/28/22	WD	\$800,000	\$340,700	42.59	\$771,257	\$108,028	\$691,972	\$713,149	0.970	3,312	\$208.93	20101
4707-20-101-015	3463 SHEFFIELD DR	11/22/22	WD	\$660,000	\$256,900	38.92	\$579,086	\$70,595	\$589,405	\$546,765	1.078	2,737	\$215.35	20101
4707-20-101-021	3240 SHEFFIELD DR	04/29/22	WD	\$780,000	\$295,300	37.86	\$714,308	\$76,753	\$703,247	\$685,543	1.026	2,910	\$241.67	20101
Totals:				\$2,240,000	\$892,900	39.86	\$2,064,651	\$1,984,624	\$1,945,457	1.020	1,025	\$221.98	0.05385	
				Sale. Ratio =>	39.86			E.C.F. =>	1.020			Std. Deviat	0.05385	
				Std. Dev. =>	2.48			Ave. E.C.F. =>	1.025			Ave. Variat	#REF!	

INDICATED LAND VALUE @ 20%

15% \$149,333
\$112,000

1.000

MOORLANDS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	sd. when Sold/Adj. S.Cur.	Appraisal Land + Yard/Bldg. Residua	Cost Man. \$	E.C.F.	SQ.FT	\$/Sq.Ft.	ECF Area
4707-21-401-008	2041 MOORLANDS VW	06/30/22	WD	\$490,000	\$158,500	\$392,167	\$66,000	1.105	2,119	\$200.09	21401
4707-21-401-015	2082 BLACKBERRY LN	05/25/22	WD	\$470,000	\$176,400	\$401,146	\$60,000	1.022	2,386	\$171.84	21401
4707-21-401-020	2043 BLACKBERRY LN	06/24/22	WD	\$437,000	\$166,100	\$405,053	\$66,000	0.930	2,322	\$159.78	21401
4707-21-401-026	2241 MOORLANDS VW	10/24/22	WD	\$425,000	\$180,000	\$405,294	\$66,540	0.899	2,086	\$171.84	21401
4707-21-401-032	2206 MOORLANDS VW	06/01/22	WD	\$517,200	\$214,000	\$488,666	\$70,438	0.908	2,289	\$195.18	21401
Totals:				\$2,339,200	\$895,000	\$2,092,326	\$2,010,222	\$2,074,527	0.969	\$179.74	\$179.74
				Sale. Ratio = 38.26				E.C.F. =>		Std. Deviatl 0.08838442	
				Std. Dev. => 3.94				Ave. E.C.F. =>		Ave. Varian #REF!	

INDICATED LAND VALUE @ 20%

15%

\$93,568
\$70,176

USE .95

GOLF VIEW ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Std. when Sold/Adj. \$	Sur. Adj.	Apprais. and + Var. Idg.	Residue	Cost Man. \$	E.C.F.	SQ. FT.	\$/Sq. Ft.	ECF Area	
4707-25-101-002	1877 APRIL CT	05/25/22	AF	\$388,888	\$151,900	39.06	\$359,524	\$55,000	\$333,888	\$287,287	1.162	1,860	\$179.51	25101
4707-25-101-011	1859 NIKKI CT	12/07/21	WD	\$415,000	\$166,700	40.17	\$411,076	\$55,000	\$360,000	\$335,921	1.072	2,188	\$164.53	25101
Totals:				\$803,888	\$318,600		\$770,600		\$693,888	\$623,208			\$172.02	
										Sale. Ratio	39.63			
										Std. Dev. =:	0.78			
										E.C.F. =>	1.113			
										Ave. E.C.F. =	1.117			

INDICATED LAND VALUE @ 20%

15%

USE 1.10

\$80,388
\$60,292

SHADOWLAND

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-25-401-009	7814 SUMMER BREEZE TRL	06/16/21	WD	\$417,000	\$161,900	38.82	\$399,649	\$79,411	\$337,589	1.001	2,436	\$138.58	25401
4707-25-401-010	7807 SUMMER BREEZE TRL	12/09/21	WD	\$320,000	\$131,300	41.03	\$333,554	\$65,000	\$282,688	0.902	1,781	\$143.18	25401
4707-25-401-021	7835 BENT GRASS TRL	08/20/21	WD	\$339,000	\$137,500	40.56	\$356,506	\$71,500	\$267,500	0.892	1,503	\$177.98	25401
4707-25-401-064	1293 SWEET GRASS TRL	05/18/22	WD	\$470,000	\$170,900	36.36	\$470,722	\$87,500	\$382,500	0.948	1,707	\$224.08	25401
4707-25-401-075	7500 SUMMER BREEZE TRL	07/29/22	WD	\$475,000	\$186,000	39.16	\$440,218	\$73,695	\$401,305	1.040	2,253	\$178.12	25401
4707-25-401-080	7635 BENT GRASS TRL	11/18/21	WD	\$489,900	\$201,500	41.13	\$477,861	\$65,000	\$424,900	0.926	2,615	\$162.49	25401
Totals:				\$2,510,900	\$989,100	39.39	\$2,478,510	\$73,684	\$2,068,794	\$2,167,727	0.954	\$170.74	
				Sale. Ratio =>		1.82	E.C.F. =>		0.952				
				Std. Dev. =>			Ave. E.C.F. =>						

INDICATED LAND VALUE @ 20%

15% \$83,696
\$62,772

USE .95

HIGHLAND HILLS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal Cur.	Appraisal	land + Yarc Bldg.	Residual	Cost Man. \$	E. C. F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-26-201-016	1621 WHITE CLF DR	10/31/22	WD	\$412,000	\$166,800	40.49	\$342,921	\$55,000	\$357,000	\$359,901	0.992	1,763	\$202.50	26201
Totals:				\$412,000	\$166,800	40.49	\$342,921	\$55,000	\$357,000	\$359,901	0.992		\$202.50	
					Sale. Ratio =>	40.49				E.C.F. =>	0.992			
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.992			

INDICATED LAND VALUE @ 20% \$82,400 1 SALE, PUT AT 0.900
 15% \$61,800 STILL 15% INCREASE

OLYMPIAN MEADOWS & WHITETAIL WOODS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sa-ur.	Appraisal	Land + Yarc3ldg.	Residua Cost	Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-28-102-002	4455 ANTLER AVE	12/31/21	WD	\$360,000	\$143,800	39.94	\$326,361	\$55,000	\$305,000	\$335,014	0.910	2,148	\$141.99	28102
4707-28-102-008	1781 GULLEY	05/20/22	WD	\$450,000	\$137,700	30.60	\$304,563	\$55,000	\$395,000	\$308,102	1.282	1,926	\$205.09	28102
Totals:				\$810,000	\$281,500		\$630,924		\$700,000	\$643,116			\$173.54	
											Sale. Ratio =>	34.75		
											Std. Dev. =>	6.61		
											E.C.F. =>	1.088	Std. Devia	0.26278
											Ave. E.C.F. =:	1.096	Ave. Varia	#REF!

INDICATED LAND VALUE @ 20% \$83,333 2 SALES USE 0.900
 15% \$62,499 15% INCREASE

VETERAN TO VETERAN SALE, DISTRESSED, HUSBAND PASSED
 4707-28-101-020 1906 OLYMPIAN WAY 10/18/21 WD \$440,000 \$0 0.00 \$451,006 \$55,000 \$385,000 \$488,896 0.787 2,773 \$138.84 28101

ORCHARD PARK VILLAGE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Adj. when Sold/Adj. S:Cur.	Appraisal Land + YardBldg.	Residua	Cost Man. \$	E.C.F.	SQFT	\$/Sq.Ft.	ECF Area		
4707-28-103-013	4134 CHASE RDG LN	08/20/21	WD	\$310,000	\$136,400	\$44.00	\$300,766	\$45,000	\$265,000	\$269,227	0.984	1,522	\$174.11	28103
4707-28-103-013	4134 CHASE RDG LN	02/10/23	WD	\$355,000	\$142,200	40.06	\$300,766	\$45,000	\$310,000	\$269,227	1.151	1,522	\$203.68	28103
4707-28-103-019	4127 PEACH TREE LN	08/25/21	WD	\$351,000	\$139,500	39.74	\$307,235	\$45,000	\$306,000	\$276,037	1.109	1,865	\$164.08	28103
4707-28-103-020	4119 PEACH TREE LN	11/15/21	WD	\$324,000	\$122,200	37.72	\$270,111	\$45,000	\$279,000	\$236,959	1.177	1,477	\$188.90	28103
4707-28-103-022	4103 PEACH TREE LN	08/19/22	WD	\$354,000	\$128,600	36.33	\$286,504	\$45,000	\$309,000	\$254,215	1.216	1,540	\$200.65	28103
4707-28-103-032	4050 PEACH TREE LN	02/28/22	WD	\$345,000	\$134,200	38.90	\$312,803	\$45,000	\$300,000	\$281,898	1.064	1,506	\$199.20	28103
4707-28-103-035	4074 PEACH TREE LN	01/26/23	WD	\$384,900	\$165,500	43.00	\$348,586	\$45,000	\$339,900	\$319,564	1.064	2,248	\$151.20	28103
4707-28-103-039	4112 PEACH TREE LN	09/24/21	WD	\$345,000	\$135,100	39.16	\$315,942	\$45,000	\$300,000	\$285,202	1.052	1,804	\$166.30	28103
4707-28-103-041	4128 PEACH TREE LN	05/05/22	WD	\$400,000	\$165,700	41.43	\$348,929	\$45,000	\$355,000	\$319,925	1.110	2,260	\$157.08	28103
4707-28-103-042	4136 PEACH TREE LN	10/11/21	WD	\$319,000	\$121,600	38.12	\$268,873	\$45,000	\$274,000	\$235,656	1.163	1,477	\$185.51	28103
4707-28-103-042	4136 PEACH TREE LN	04/07/22	WD	\$340,000	\$126,700	37.26	\$268,873	\$45,000	\$295,000	\$235,656	1.252	1,477	\$199.73	28103
4707-28-103-064	4068 ASH TR LN	07/29/22	WD	\$365,000	\$147,800	40.49	\$315,169	\$46,526	\$318,474	\$282,782	1.126	2,013	\$158.21	28103
4707-28-103-066	4090 ASH TR LN	06/29/21	WD	\$351,500	\$141,800	40.34	\$324,657	\$45,000	\$306,500	\$294,376	1.041	1,920	\$159.64	28103
4707-28-103-081	4107 ORCHARD PK BLVD	01/24/22	WD	\$315,000	\$115,600	36.70	\$267,773	\$45,000	\$270,000	\$234,498	1.151	1,477	\$182.80	28103
4707-28-103-085	4069 ORCHARD PK BLVD	08/12/22	WD	\$365,000	\$147,600	40.44	\$311,454	\$45,000	\$320,000	\$280,478	1.141	1,993	\$160.56	28103
4707-28-103-090	1577 BANBURY	05/07/21	WD	\$308,000	\$131,500	42.69	\$291,548	\$56,250	\$251,750	\$247,682	1.016	1,554	\$162.00	28103
4707-28-103-093	1559 BANBURY	03/30/22	WD	\$363,500	\$145,000	39.89	\$320,650	\$56,250	\$307,250	\$278,316	1.104	1,996	\$153.93	28103
4707-28-103-112	4093 PEPPER TREE LN	05/26/21	WD	\$276,000	\$122,000	44.20	\$269,431	\$49,218	\$226,782	\$231,803	0.978	1,288	\$176.07	28103
4707-28-103-119	4138 PEPPER TREE LN	04/30/21	WD	\$335,500	\$143,300	42.71	\$318,229	\$49,500	\$286,000	\$282,873	1.011	1,975	\$144.81	28103
4707-28-103-131	1612 ARBOR VW LN	10/26/22	WD	\$345,000	\$125,000	36.23	\$265,256	\$45,000	\$300,000	\$231,848	1.294	1,520	\$197.37	28103
4707-28-103-139	1726 ARBOR VW LN	10/27/22	WD	\$384,000	\$134,500	35.03	\$298,853	\$45,000	\$339,000	\$267,214	1.269	1,593	\$212.81	28103
4707-28-103-140	1732 ARBOR VW LN	10/08/21	WD	\$332,000	\$120,900	36.42	\$272,892	\$50,589	\$281,411	\$234,003	1.203	1,493	\$188.49	28103
Totals:				\$7,568,400	\$2,992,700	39.54	\$6,585,300	\$46,742	\$6,540,067	\$5,849,439	1.118	\$176.69	0.09048	
					Sale. Ratio =>				E.C.F. =>			Std. Deviat		
						2.68			Ave. E.C.F. =>	1.122		Ave. Varian	#REF!	

INDICATED LAND VALUE @ 20% \$68,803
 15% \$51,602

USE 1.10

OUTLIER PREVIOUSLY VA EXEMPT
 4707-28-103-062 4052 ASH TR LN 04/07/22 WD \$350,000 \$0 0.00 \$314,534 \$45,000 \$305,000 \$283,720 1.075 1,520 \$200.66 28103

HIDDEN CREEK

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold/Adj. S.	Cur. Appraisal	and + Var	Bldg. Residual	Cost Man. \$	E.C.F.	SQ. FT	\$/Sq.Ft.	ECF Area
4707-28-301-002	4018 HIDDEN TRL	08/10/21	WD	\$360,000	\$155,400	\$355,006	\$52,000	\$308,000	\$356,478	0.864	2,278	\$135.21	28301
4707-28-301-014	1353 CALLAWAY CT	11/21/22	WD	\$449,900	\$190,100	\$475,875	\$52,000	\$397,900	\$498,676	0.798	3,040	\$130.89	28301
4707-28-301-015	1347 CALLAWAY CT	07/19/21	WD	\$400,000	\$161,100	\$422,200	\$52,000	\$348,000	\$435,529	0.799	2,553	\$136.31	28301
4707-28-301-018	1329 CALLAWAY CT	04/22/21	WD	\$389,000	\$182,900	\$449,359	\$52,000	\$337,000	\$467,481	0.721	2,997	\$112.45	28301
4707-28-301-022	1305 CALLAWAY CT	07/07/22	WD	\$473,000	\$168,600	\$392,766	\$53,701	\$419,299	\$398,900	1.051	2,521	\$166.32	28301
4707-28-301-035	1211 CALLAWAY CT	07/19/22	WD	\$365,000	\$132,000	\$308,081	\$52,000	\$313,000	\$301,272	1.039	1,790	\$174.86	28301
4707-28-301-048	1111 CALLAWAY CT	04/16/21	WD	\$285,000	\$122,300	\$278,168	\$52,000	\$233,000	\$266,080	0.876	1,795	\$129.81	28301
4707-28-301-055	1039 CALLAWAY CT	11/23/22	WD	\$320,000	\$116,200	\$275,011	\$52,000	\$268,000	\$262,366	1.021	1,494	\$179.38	28301
4707-28-301-074	4269 SONATA DR	06/15/22	WD	\$326,000	\$129,400	\$283,696	\$52,000	\$274,000	\$272,584	1.005	1,808	\$151.55	28301
4707-28-301-075	4261 SONATA DR	11/14/22	WD	\$339,900	\$129,300	\$305,042	\$52,000	\$287,900	\$297,696	0.967	1,790	\$160.84	28301
4707-28-301-076	4253 SONATA DR	06/27/22	WD	\$336,000	\$122,200	\$267,864	\$53,588	\$282,412	\$252,089	1.120	1,494	\$189.03	28301
4707-28-301-085	4181 SONATA DR	05/11/21	WD	\$286,000	\$136,700	\$313,296	\$52,000	\$234,000	\$307,407	0.761	1,800	\$130.00	28301
4707-28-301-086	4173 SONATA DR	09/03/21	WD	\$293,450	\$123,300	\$280,473	\$52,000	\$241,450	\$268,792	0.898	1,795	\$134.51	28301
4707-28-301-090	4141 SONATA DR	04/13/21	WD	\$283,000	\$121,600	\$276,732	\$52,000	\$231,000	\$264,391	0.874	1,795	\$128.69	28301
4707-28-301-105	1072 CALLAWAY CT	11/16/22	WD	\$319,900	\$112,200	\$287,453	\$52,000	\$267,900	\$277,004	0.967	1,494	\$179.32	28301
4707-28-301-110	1136 CALLAWAY CT	08/30/22	WD	\$330,000	\$126,200	\$276,618	\$52,000	\$278,000	\$264,256	1.052	1,795	\$154.87	28301
4707-28-301-126	1224 CALLAWAY CT	08/22/22	WD	\$356,000	\$127,200	\$297,165	\$52,000	\$304,000	\$288,429	1.054	1,790	\$169.83	28301
4707-28-301-131	1054 WALCOTT LN	12/17/21	WD	\$284,900	\$123,100	\$280,123	\$52,000	\$232,900	\$268,380	0.868	1,795	\$129.75	28301
4707-28-301-137	1025 WALCOTT LN	05/03/21	WD	\$285,000	\$123,000	\$279,841	\$52,000	\$233,000	\$268,048	0.869	1,790	\$130.17	28301
4707-28-301-138	1240 CALLAWAY CT	05/09/22	WD	\$311,000	\$111,600	\$244,534	\$52,000	\$259,000	\$226,511	1.143	1,494	\$173.36	28301
4707-28-301-148	1340 CALLAWAY CT	09/10/21	WD	\$440,000	\$187,700	\$433,332	\$52,000	\$388,000	\$448,626	0.865	2,988	\$129.85	28301
4707-28-301-152	4093 LANDON CT	11/17/21	WD	\$460,000	\$195,000	\$445,249	\$57,200	\$402,800	\$456,528	0.882	3,012	\$133.73	28301
4707-28-301-153	4085 LANDON CT	06/29/22	WD	\$445,000	\$171,600	\$417,029	\$57,200	\$387,800	\$423,328	0.916	2,512	\$154.38	28301
4707-28-301-161	4126 SONATA DR	05/07/21	WD	\$424,900	\$183,300	\$459,014	\$58,451	\$366,449	\$471,251	0.778	3,038	\$120.62	28301
4707-28-301-163	4117 SONATA DR	05/09/22	WD	\$506,000	\$174,700	\$390,567	\$57,200	\$448,800	\$392,196	1.144	2,522	\$177.95	28301
4707-28-301-169	4043 HIDDEN TRL	10/13/22	WD	\$385,000	\$158,300	\$347,141	\$57,200	\$327,800	\$341,107	0.961	2,222	\$147.52	28301
4707-28-301-176	1456 CALLAWAY CT	09/09/21	WD	\$411,000	\$184,900	\$422,215	\$56,721	\$354,279	\$429,993	0.824	2,988	\$118.57	28301
4707-28-301-199	4274 MERRIMAN LOOF	02/24/22	WD	\$504,000	\$201,500	\$491,736	\$52,000	\$452,000	\$517,336	0.874	3,143	\$143.81	28301
4707-28-301-200	4286 MERRIMAN LOOF	01/23/23	WD	\$430,000	\$192,500	\$422,886	\$52,000	\$378,000	\$436,336	0.866	3,044	\$124.18	28301
4707-28-301-204	4308 MERRIMAN LOOF	12/20/22	WD	\$250,000	\$168,900	\$370,840	\$52,000	\$198,000	\$375,106	0.528	2,512	\$78.82	28301
4707-28-301-243	1496 CALLAWAY CT	07/19/21	WD	\$335,000	\$142,400	\$324,550	\$52,000	\$283,000	\$320,647	0.883	1,954	\$144.83	28301
4707-28-301-251	1489 CALLAWAY CT	02/22/23	WD	\$435,000	\$169,000	\$371,040	\$55,512	\$379,488	\$371,209	1.022	2,458	\$154.39	28301
Totals:				\$11,818,950	\$4,844,200	\$11,244,902	\$53,212	\$10,116,177	\$11,226,034	0.901		\$144.56	
					Sale. Ratio =>				E.C.F. =>	0.915			
					Std. Dev. =>				Ave. E.C.F. =>				

AVERAGE SALE PRICE

\$369,342

INDICATED LAND VALUE @ 20%

15%

\$73,868
\$55,401

USE .90

ECHO HILLS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	sd. when Sold/Adj.	Secur.	Appraisal Land + Yardsldg.	Residue	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	CF Area	
4707-29-101-004	1963 BELLAVISTA	05/10/21	WD	\$350,000	\$109,500	31.29	\$323,896	\$62,500	\$287,500	\$258,808	1.111	1,900	\$151.32	29101
4707-29-101-013	1860 ECHO HLS	05/27/21	WD	\$340,000	\$142,000	41.76	\$307,347	\$50,000	\$290,000	\$254,799	1.138	1,722	\$168.41	29101
Totals:				\$690,000	\$251,500		\$631,243	\$56,250	\$577,500	\$513,607			\$159.86	
				Sale. Ratio =:		36.45								
				Std. Dev. =>		7.41								
				E.C.F. =>			1.124							
				Ave. E.C.F. =			1.125							

AVERAGE SALE PRICE \$345,000

INDICATED LAND VALUE @ 20% \$69,000

15% \$51,750

USE 1.10

PINE RIDGE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Sq. When Sold	Adj. SaleCur.	Appraisal Land + Yarrc Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-29-301-001	1243 DOUGLAS FIR DR	04/18/22	WD	\$450,000	\$167,100	\$373,412	\$55,000	\$395,000	\$357,766	1.104	2,262	\$174.62	29301
4707-29-301-005	1187 DOUGLAS FIR DR	12/22/21	WD	\$370,000	\$136,700	\$315,411	\$55,000	\$315,000	\$292,597	1.077	1,881	\$167.46	29301
4707-29-301-010	1117 DOUGLAS FIR DR	06/01/22	WD	\$390,000	\$135,100	\$328,090	\$55,000	\$335,000	\$306,843	1.092	1,528	\$219.24	29301
4707-29-301-013	1075 DOUGLAS FIR DR	10/28/21	WD	\$460,000	\$191,000	\$445,079	\$60,500	\$399,500	\$432,111	0.925	2,686	\$148.73	29301
4707-29-301-015	1076 DOUGLAS FIR DR	04/30/21	WD	\$374,900	\$151,500	\$348,528	\$73,276	\$301,624	\$309,183	0.976	1,707	\$176.70	29301
4707-29-301-019	1140 DOUGLAS FIR DR	05/07/21	WD	\$364,000	\$165,400	\$388,562	\$55,000	\$309,000	\$374,789	0.824	2,638	\$117.13	29301
4707-29-301-022	1174 STONEBROOKE DR	11/18/22	WD	\$350,000	\$149,700	\$359,243	\$66,000	\$284,000	\$329,487	0.862	2,010	\$141.29	29301
4707-29-301-029	1274 STONEBROOKE DR	10/24/22	WD	\$410,000	\$171,200	\$433,977	\$66,000	\$344,000	\$413,457	0.832	1,737	\$198.04	29301
4707-29-301-035	1320 BLUFF DR	12/07/21	WD	\$400,000	\$179,800	\$419,348	\$55,000	\$345,000	\$409,380	0.843	1,737	\$198.62	29301
4707-29-301-036	1319 BLUFF DR	05/28/21	WD	\$335,000	\$137,800	\$317,921	\$55,000	\$280,000	\$295,417	0.948	1,541	\$181.70	29301
4707-29-301-048	1260 DOUGLAS FIR DR	11/03/21	WD	\$386,000	\$168,200	\$390,346	\$55,000	\$331,000	\$376,793	0.878	2,355	\$140.55	29301
4707-29-301-065	1363 DOUGLAS FIR DR	01/25/22	WD	\$380,000	\$162,400	\$377,904	\$55,000	\$325,000	\$362,813	0.896	2,126	\$152.87	29301
4707-29-301-071	1350 DOUGLAS FIR DR	09/30/21	WD	\$356,000	\$148,100	\$343,808	\$55,000	\$301,000	\$324,503	0.928	1,878	\$160.28	29301
4707-29-301-077	1450 DOUGLAS FIR CT	12/17/21	WD	\$440,000	\$180,300	\$420,852	\$55,000	\$385,000	\$411,070	0.937	2,385	\$161.43	29301
Totals:				\$5,465,900	\$2,244,300	\$5,262,481		\$4,650,124	\$4,996,209	0.931		\$167.05	0.0946748
				Sale. Ratio =>				E.C.F. =>		0.937		Std. Devia	
								Ave. E.C.F. =>		3.05		Ave. Varia	
												#REF!	

AVERAGE SALE PRICE

\$390,421

INDICATED LAND VALUE @ 20%

15%

\$78,084
\$58,563

USE .93

FOREST RIDGE

Parcel Number	Street Address	Instr.	Adj. Sale \$	Asd. when Sold/Adj. S. Cur.	Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	SQ.FT	\$/Sq.Ft.	ECF Area		
4707-29-401-020	1148 FUNNYCIDE WAY	WD	\$380,000	\$154,100	40.55	\$355,369	\$58,000	\$222,000	\$358,276	0.899	2,473	\$130.21	29401
4707-29-401-029	3942 WHIRLAWAY LN	WD	\$309,000	\$129,000	41.75	\$305,965	\$58,000	\$251,000	\$298,753	0.840	1,543	\$162.67	29401
4707-29-401-033	3894 WHIRLAWAY LN	WD	\$420,000	\$164,600	39.19	\$405,323	\$58,000	\$362,000	\$418,461	0.865	2,712	\$133.48	29401
4707-29-401-038	3834 WHIRLAWAY LN	WD	\$420,000	\$164,800	39.24	\$393,688	\$86,634	\$333,366	\$369,945	0.901	2,473	\$134.80	29401
4707-29-401-040	3810 WHIRLAWAY LN	WD	\$480,000	\$156,300	32.56	\$380,336	\$58,000	\$422,000	\$388,357	1.087	2,214	\$190.61	29401
4707-29-401-041	3798 WHIRLAWAY LN	WD	\$423,000	\$177,800	42.03	\$410,648	\$58,000	\$365,000	\$424,877	0.859	2,598	\$140.49	29401
4707-29-401-044	3762 WHIRLAWAY LN	WD	\$380,000	\$171,200	45.05	\$395,314	\$58,000	\$322,000	\$406,402	0.792	2,641	\$121.92	29401
4707-29-401-050	3785 WHIRLAWAY LN	WD	\$350,000	\$145,600	41.60	\$333,414	\$58,000	\$292,000	\$331,824	0.880	2,188	\$133.46	29401
4707-29-401-062	3860 SILVER CHARM LN	WD	\$410,000	\$154,900	37.78	\$344,155	\$58,000	\$352,000	\$344,765	1.021	2,079	\$169.31	29401
4707-29-401-075	1221 SECRETARIAT WAY	WD	\$345,000	\$155,000	44.93	\$358,293	\$59,423	\$285,577	\$360,084	0.793	2,366	\$120.70	29401
4707-29-401-078	1200 RISEN STAR WAY	WD	\$410,000	\$161,500	39.39	\$359,891	\$58,000	\$352,000	\$363,724	0.968	2,244	\$156.86	29401
4707-29-401-086	1165 RISEN STAR WAY	WD	\$385,000	\$175,500	45.58	\$405,698	\$66,700	\$318,300	\$408,431	0.779	2,668	\$119.30	29401

\$4,712,000 **\$1,910,300** **\$4,448,094** **\$61,230** **\$3,977,243** **\$4,473,900** **0.889** **\$142.82**

Sale. Ratio => 40.54 E.C.F. => 0.889
 Std. Dev. => 3.63 Ave. E.C.F. => 0.890

AVERAGE SALE PRICE **\$392,666**

INDICATED LAND VALUE @ 20% **\$78,533**
 15% **\$58,899**

USE .88

FOREST RIDGE & ENCLAVE OF FOREST RIDGE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Usd. when Sold/Adj. \$	Cur. Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-29-401-020	1148 FUNNYCIDE WAY	10/27/21	WD	\$380,000	\$154,100	\$355,369	\$58,000	\$322,000	0.899	2,473	\$130.21	29401
4707-29-401-029	3942 WHIRLAWAY LN	06/10/22	WD	\$309,000	\$129,000	\$305,965	\$58,000	\$251,000	0.840	1,543	\$162.67	29401
4707-29-401-033	3894 WHIRLAWAY LN	11/03/21	WD	\$420,000	\$164,600	\$405,323	\$58,000	\$362,000	0.865	2,712	\$133.48	29401
4707-29-401-038	3834 WHIRLAWAY LN	08/20/21	WD	\$420,000	\$164,800	\$393,688	\$66,634	\$333,366	0.901	2,473	\$134.80	29401
4707-29-401-040	3810 WHIRLAWAY LN	05/06/22	WD	\$480,000	\$156,300	\$380,356	\$58,000	\$422,000	1.087	2,214	\$190.61	29401
4707-29-401-041	3798 WHIRLAWAY LN	07/26/21	WD	\$423,000	\$177,800	\$410,648	\$58,000	\$365,000	0.859	2,598	\$140.49	29401
4707-29-401-044	3762 WHIRLAWAY LN	05/20/21	WD	\$380,000	\$171,200	\$395,314	\$58,000	\$322,000	0.792	2,641	\$121.92	29401
4707-29-401-050	3785 WHIRLAWAY LN	06/23/21	WD	\$350,000	\$145,600	\$333,414	\$58,000	\$292,000	0.880	2,188	\$133.46	29401
4707-29-401-062	3860 SILVER CHARM LN	09/01/22	WD	\$410,000	\$154,900	\$344,155	\$58,000	\$352,000	1.021	2,079	\$169.31	29401
4707-29-401-075	1221 SECRETARIAT WAY	06/12/21	WD	\$345,000	\$155,000	\$358,293	\$59,423	\$285,577	0.793	2,366	\$120.70	29401
4707-29-401-078	1200 RISEN STAR WAY	06/17/22	WD	\$410,000	\$161,500	\$359,891	\$58,000	\$352,000	0.968	2,244	\$156.86	29401
4707-29-401-086	1165 RISEN STAR WAY	10/29/21	WD	\$385,000	\$175,500	\$405,698	\$66,700	\$318,300	0.779	2,668	\$119.30	29401
4707-29-402-023	1402 SECRETARIAT WAY	10/20/22	WD	\$382,000	\$168,000	\$380,603	\$58,000	\$324,000	0.834	2,335	\$138.76	29402
4707-29-402-026	1219 CANNONADE LOOP	03/17/23	WD	\$470,000	\$213,100	\$477,953	\$58,000	\$412,000	0.814	2,366	\$174.13	29402
4707-29-402-030	1171 CANNONADE LOOP	02/18/22	WD	\$405,000	\$162,500	\$376,255	\$58,000	\$347,000	0.905	2,257	\$153.74	29402
4707-29-402-030	1171 CANNONADE LOOP	08/12/22	WD	\$415,000	\$167,500	\$376,255	\$58,000	\$357,000	0.931	2,257	\$158.17	29402
4707-29-402-031	1426 SECRETARIAT WAY	11/24/21	WD	\$405,000	\$177,600	\$408,507	\$58,000	\$347,000	0.822	2,654	\$130.75	29402
Totals:				\$6,789,000	\$2,799,000	\$6,467,667	\$60,280	\$5,764,243	\$6,557,723	0.879		\$145.26
				Sale. Ratio =>				E.C.F. =>				
								3.36				
				Std. Dev. =>								

AVERAGE SALE PRICE

\$399,352

INDICATED LAND VALUE @ 20%

15%

\$79,870

\$59,902

USE .88

HICKORY HILLS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold/d	Adj. Sa Cur.	Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-30-101-003	2271 HICKORY CIR DR	05/20/21	WD	\$265,000	\$111,100	41.92	\$255,730	\$48,000	\$217,000	\$188,845	1.149	1,342	\$161.70	30101
4707-30-101-021	2333 HICKORY CIR DR	07/28/21	WD	\$259,000	\$108,800	42.01	\$245,511	\$48,000	\$211,000	\$179,555	1.175	1,512	\$139.55	30101
4707-30-101-056	1624 HICKORY HLS BLVD	01/13/22	WD	\$290,000	\$120,500	41.55	\$275,256	\$49,963	\$240,037	\$204,812	1.172	1,597	\$150.30	30101
4707-30-101-060	2358 REDBUD DR	09/10/21	WD	\$260,000	\$117,300	45.12	\$265,209	\$48,000	\$212,000	\$197,463	1.074	1,332	\$159.16	30101
4707-30-101-067	1678 SMOKETREE LN	07/01/21	WD	\$297,450	\$125,800	42.29	\$309,551	\$48,000	\$249,450	\$237,774	1.049	1,494	\$166.97	30101
4707-30-101-073	2372 SUMMIT CEDAR DR	09/24/21	WD	\$265,000	\$120,600	45.51	\$272,738	\$48,000	\$217,000	\$204,307	1.062	1,465	\$148.12	30101
4707-30-101-075	2358 SUMMIT CEDAR DR	06/16/22	WD	\$345,000	\$123,500	35.80	\$283,707	\$48,000	\$297,000	\$214,279	1.386	1,664	\$178.49	30101
4707-30-101-078	2381 HICKORY CIR DR	06/17/22	WD	\$330,000	\$116,400	35.27	\$295,803	\$48,000	\$282,000	\$225,275	1.252	1,368	\$206.14	30101
4707-30-101-108	2415 HICKORY CIR DR	05/03/22	WD	\$385,000	\$146,900	38.16	\$324,917	\$48,000	\$337,000	\$251,743	1.339	1,899	\$177.46	30101
4707-30-101-110	2427 HICKORY CIR DR	07/01/21	WD	\$290,000	\$124,300	42.86	\$314,069	\$48,000	\$242,000	\$241,881	1.000	1,366	\$177.16	30101
4707-30-101-119	2485 HICKORY CIR DR	02/27/23	PTA	\$308,000	\$121,600	39.48	\$267,809	\$48,000	\$260,000	\$199,826	1.301	1,560	\$166.67	30101
4707-30-101-252	1891 HICKORY HLS BLVD	06/09/22	WD	\$316,000	\$116,600	36.90	\$289,959	\$48,000	\$268,000	\$219,963	1.218	1,286	\$208.40	30101
4707-30-101-253	1879 HICKORY HLS BLVD	12/17/21	WD	\$275,000	\$115,600	42.04	\$282,600	\$48,000	\$227,000	\$213,273	1.064	1,562	\$145.33	30101
4707-30-101-255	1855 HICKORY HLS BLVD	03/23/23	WD	\$376,000	\$144,300	38.38	\$338,316	\$63,613	\$312,387	\$249,730	1.251	1,468	\$212.80	30101
4707-30-101-257	2277 N LAUREL OAK DR	10/19/22	WD	\$314,500	\$118,400	37.65	\$260,449	\$48,000	\$266,500	\$193,135	1.380	1,560	\$170.83	30101
4707-30-101-272	2133 N LAUREL OAK DR	07/08/21	WD	\$285,000	\$121,100	42.49	\$309,923	\$48,000	\$237,000	\$238,112	0.995	1,792	\$132.25	30101
4707-30-101-275	2091 N LAUREL OAK DR	07/06/22	WD	\$360,000	\$134,900	37.47	\$300,239	\$65,378	\$294,622	\$213,510	1.380	1,322	\$222.86	30101
4707-30-101-282	2134 N LAUREL OAK DR	05/07/21	WD	\$345,000	\$137,400	39.83	\$332,835	\$48,000	\$297,000	\$258,941	1.147	2,013	\$147.54	30101
4707-30-101-300	1888 HICKORY HLS BLVD	07/06/21	WD	\$325,000	\$119,300	36.71	\$299,012	\$48,000	\$277,000	\$228,193	1.214	1,607	\$172.37	30101
4707-30-201-155	2659 LAUREL OAK DR	03/10/23	WD	\$330,000	\$140,500	42.58	\$332,285	\$48,000	\$282,000	\$258,441	1.091	1,922	\$146.72	30101
4707-30-201-164	2851 LAUREL OAK DR	11/24/21	WD	\$319,900	\$137,400	42.95	\$328,192	\$50,660	\$269,240	\$252,302	1.067	2,082	\$129.32	30101
4707-30-201-178	2716 LAUREL OAK DR	05/13/21	WD	\$255,000	\$116,800	45.80	\$267,680	\$48,000	\$207,000	\$199,709	1.037	1,672	\$123.80	30101
4707-30-201-190	2510 LAUREL OAK DR	02/23/23	WD	\$315,000	\$123,100	39.08	\$282,005	\$48,000	\$267,000	\$212,732	1.255	1,592	\$167.71	30101
4707-30-201-193	2683 BIRCHWOOD DR	06/21/22	WD	\$350,000	\$123,100	35.17	\$279,512	\$48,000	\$302,000	\$210,465	1.435	1,371	\$220.28	30101
4707-30-201-197	2635 BIRCHWOOD DR	07/11/22	WD	\$326,000	\$148,500	45.55	\$330,679	\$48,000	\$278,000	\$256,981	1.082	1,586	\$175.28	30101
4707-30-201-199	2617 BIRCHWOOD DR	10/07/22	WD	\$355,000	\$129,800	36.56	\$349,830	\$48,000	\$307,000	\$274,391	1.119	1,585	\$193.69	30101
4707-30-201-201	1900 ASHLEY CIR	10/21/22	WD	\$330,000	\$132,600	40.18	\$292,790	\$48,000	\$282,000	\$222,536	1.267	1,693	\$166.57	30101
4707-30-201-236	1870 APPLE VLY CT	03/02/22	WD	\$339,000	\$122,800	36.22	\$281,851	\$48,000	\$291,000	\$212,592	1.369	1,682	\$173.01	30101
Totals:				\$8,810,850	\$3,519,000	39.94	\$8,268,457	\$49,343	\$7,429,236	\$6,260,766	1.187		\$169.30	
					Sale. Ratio =>	39.94				E.C.F. =>	1.187			
					Std. Dev. =>	3.32				Ave. E.C.F. =>	1.190			

AVERAGE SALE PRICE \$314,673

INDICATED LAND VALUE @ 20% \$62,934
15% \$47,200

USE 1.18

SANCTUARY AT MALLARD POND

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	sd. when Sold/Adj. S. Jur.	Appraise Land + Yardsldg.	Residue	Cost Man. \$	E.C.F.	SQ FT	\$/sq.Ft.	ECF Area		
4707-30-102-002	1540 MALLARD POND DR	12/01/21	WD	\$219,000	\$103,400	47.21	\$243,674	\$40,000	\$179,000	\$203,674	0.879	1,604	\$111.60	30102
4707-30-102-023	1639 SANCTUARY CIR	10/15/21	WD	\$350,000	\$147,000	42.00	\$347,429	\$40,000	\$310,000	\$307,429	1.008	2,055	\$150.85	30102
4707-30-102-024	1647 SANCTUARY CIR	12/20/21	WD	\$340,000	\$130,800	38.47	\$328,101	\$40,000	\$300,000	\$288,101	1.041	2,055	\$145.99	30102
Totals:				\$909,000	\$381,200		\$919,204	\$40,000	\$789,000	\$799,204			\$136.14	
				Sale. Ratio = 41.94				E.C.F. =>		0.987				
				Std. Dev. =>		4.40		Ave. E.C.F. :		0.976				

AVERAGE SALE PRICE

\$303,000

INDICATED LAND VALUE @ 20%

15%

\$60,600
\$45,450

USE .98

OAKWOODS CC & OAKWOODS CC2&OAKCREST BCH 1 & 2

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	RATIO	Cur. Appraisal/Land + YareBldg. Residua	Cost Man. \$	E.C.F.	SQ.FT	\$/sq.Ft.	ECF Area			
4707-30-301-017	1333 BUTLER BLVD	11/22/21	WD	\$264,000	\$131,100	49.66	\$275,827	\$40,000	\$224,000	\$210,560	1.064	1,687	\$132.78	30300	
4707-30-301-135	1420 BUTLER BLVD	04/28/22	WD	\$335,000	\$127,800	38.15	\$293,473	\$61,967	\$273,033	\$206,702	1.321	2,176	\$125.47	30300	
4707-30-301-364	1418 CHICAGO BLVD	08/27/21	WD	\$210,000	\$90,200	42.95	\$195,713	\$48,000	\$162,000	\$131,887	1.228	1,008	\$160.71	30300	
4707-30-302-075	1437 BOOTH	10/14/21	WD	\$238,000	\$98,100	41.22	\$224,081	\$48,000	\$190,000	\$157,215	1.209	1,176	\$161.56	30300	
4707-30-302-151	2444 PFEIFLE	06/16/21	WD	\$244,900	\$91,500	37.36	\$207,680	\$48,000	\$196,900	\$142,571	1.381	1,056	\$186.46	30300	
4707-30-302-155	1386 BOOTH	12/12/22	WD	\$210,000	\$88,500	42.14	\$186,247	\$48,000	\$162,000	\$123,435	1.312	1,008	\$160.71	30300	
4707-30-302-214	2378 LIVERNOIS	05/13/21	WD	\$206,500	\$100,200	48.52	\$216,912	\$51,233	\$155,267	\$147,928	1.050	1,200	\$129.39	30300	
4707-30-302-688	2424 ROSE	03/24/22	WD	\$195,700	\$101,300	51.76	\$211,921	\$40,000	\$155,700	\$155,027	1.004	1,434	\$108.58	30300	
4707-30-303-019	2466 OSEOLA AV	04/05/22	WD	\$280,000	\$109,200	39.00	\$228,509	\$48,000	\$232,000	\$161,169	1.439	1,294	\$179.29	30300	
4707-31-101-038	2470 PINECONE	06/28/21	WD	\$250,000	\$103,000	41.20	\$235,952	\$48,000	\$202,000	\$167,814	1.204	1,040	\$194.23	30300	
4707-31-101-043	2439 PAR CT	03/10/22	WD	\$301,300	\$112,700	37.40	\$251,662	\$48,000	\$253,300	\$181,841	1.393	1,344	\$188.47	30300	
Totals:				\$2,735,400	\$1,153,600	42.17	\$2,527,977	\$44,100	\$2,206,200	\$1,786,148	1.235		\$157.06	0.14834	
				Sale. Ratio =>		5.10	Ave. E.C.F. =>		1.237	Std. Deviatio		0.14834	Ave. Varianc		#REF!
				Std. Dev. =>		5.10									

AVERAGE SALE PRICE

\$248,672

INDICATED LAND VALUE @ 20%

\$49,734

15%

\$37,300

USE 1.20

VACANT, NEW BUILD

4707-30-301-406	1407 ROBERTA CT	03/07/22	WD	\$322,500	\$20,000	6.20	\$284,403	\$48,000	\$274,500	\$211,074	1.300	1,376	\$199.49	30300
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OUTLIERS

4707-30-301-133	1450 BUTLER BLVD	07/11/22	WD	\$225,000	\$71,400	31.73	\$155,467	\$48,000	\$177,000	\$95,953	1.845	960	\$184.38	30300
4707-30-301-313	1314 ROBERTA CT	04/19/22	WD	\$329,900	\$118,600	35.95	\$248,357	\$40,000	\$289,900	\$186,033	1.558	2,204	\$131.53	30300
4707-30-302-161	2458 PFEIFLE	10/01/21	WD	\$234,900	\$85,600	36.44	\$185,985	\$48,000	\$186,900	\$123,201	1.517	1,040	\$179.71	30300

LAMB OAKWOODS CC & OAKCREST BEACH ANNEX

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	RATIO	Cur. Appraisal and + VariBldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area	
4707-30-301-379	1120 BUTLER BLVD	09/12/22	WD	\$384,900	\$188,700	49.03	\$377,199	\$75,000	\$309,900	\$308,366	1.005	2,208	\$140.35	30311
4707-30-301-379	1120 BUTLER BLVD	01/06/23	WD	\$384,900	\$188,700	49.03	\$377,199	\$75,000	\$309,900	\$308,366	1.005	2,208	\$140.35	30311
4707-30-301-387	1185 WESTWOOD SHR DR	02/06/23	WD	\$325,000	\$156,900	48.28	\$318,008	\$50,000	\$275,000	\$273,478	1.006	1,609	\$170.91	30311
4707-30-302-651	995 GASSER CT	06/27/22	WD	\$470,000	\$177,900	37.85	\$401,450	\$50,000	\$420,000	\$358,622	1.171	2,211	\$189.96	30311
4707-30-302-659	1074 THOMPSON SHR DR	06/04/21	WD	\$490,000	\$183,200	37.39	\$460,760	\$75,000	\$415,000	\$393,633	1.054	2,434	\$170.50	30311
4707-30-302-693	962 GASSER CT	10/07/22	WD	\$375,000	\$170,800	45.55	\$377,843	\$50,000	\$325,000	\$334,534	0.972	1,880	\$172.87	30311
Totals:				\$2,429,800	\$1,066,200	43.88	\$2,312,459	\$62,500	\$2,054,800	\$1,976,999	1.039		\$164.16	0.0716
				Sale. Ratio =>		43.88			E.C.F. =>		1.039	Std. Deviantic		0.0716
				Std. Dev. =>		5.50			Ave. E.C.F. =>		1.035	Ave. Variant		#REF!

AVERAGE SALE PRICE

\$404,966

INDICATED LAND VALUE @ 20%

15%

\$80,993
\$60,748

USE 1.00

OAKWOODS CC & LAMB LAKEFRONT 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Soli	RATIO	Cur. Appraisal	Land + YardBldg	Residua	Cost Man. \$	E.C.F.	SQ.FT	\$/Sq.Ft.	ECF Area
4707-30-301-370	1177 BUTLER BLVD	08/16/22	\$452,500	WD	\$452,500	\$191,300	42.28	\$443,149	\$199,199	\$253,301	\$203,292	1.246	1,740	\$145.58	30312
4707-30-301-397	1025 THOMPSON SHR	09/30/21	\$925,000	WD	\$925,000	\$427,200	46.18	\$971,259	\$250,000	\$675,000	\$601,049	1.123	3,802	\$177.54	30312
4707-31-102-011	965 WESTWIND SHR D	10/22/21	\$840,000	WD	\$840,000	\$387,300	46.11	\$814,235	\$193,404	\$646,596	\$517,359	1.250	2,850	\$226.88	30312
Totals:			\$2,217,500		\$2,217,500	\$1,005,800		\$2,228,643	\$214,201	\$1,574,897	\$1,321,700			\$183.33	
												Sale. Ratio =>	45.36		
												Std. Dev. =>	2.23		
												E.C.F. =>	1.192		
												Ave. E.C.F. =>	1.206		
												Std. Devia	0.0721		
												Ave. Varia			
												#REF!			

AVERAGE SALE PRICE \$739,166

INDICATED LAND VALUE @ 20% \$147,833
15% \$110,875

USE 1.20

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Soli	RATIO	Cur. Appraisal	Land + YardBldg	Residua	Cost Man. \$	E.C.F.	SQ.FT	\$/Sq.Ft.	ECF Area
4707-30-301-043	1169 BUTLER BLVD	06/10/22	\$435,000	WD	\$435,000	\$132,200	30.39	\$346,216	\$150,969	\$284,031	\$162,706	1.746	1,578	\$179.99	30312
4707-31-102-009	929 WESTWIND SHR D	05/20/22	\$910,000	WD	\$910,000	\$319,400	35.10	\$710,833	\$200,000	\$710,000	\$425,694	1.668	2,458	\$288.85	30312

OUTLIERS

AUTUMN CREEK AND HIGHLAND MEADOWS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold/sd/Adj. Sal Cur.	Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	SQ. FT	\$/Sq.Ft.	CF Area
4707-30-401-008	1109 OAKCREST	05/03/21	WD	\$305,000	\$128,300	\$287,041	\$45,000	\$220,037	1.182	1,740	\$149.43	30401
4707-30-401-019	2551 CASTLE ROCK CT	07/29/21	WD	\$280,000	\$106,200	\$236,360	\$49,777	\$169,621	1.357	1,286	\$179.02	30401
4707-30-401-041	2621 BONNNY BRK DR	05/04/21	WD	\$289,600	\$119,300	\$266,749	\$45,000	\$201,590	1.213	1,582	\$154.61	30401
4707-30-401-043	2604 BONNNY BRK DR	05/24/21	WD	\$285,000	\$113,100	\$252,716	\$45,000	\$188,833	1.271	1,450	\$165.52	30401
4707-30-401-046	1158 HEATHER GLNS CT	06/10/22	WD	\$380,000	\$128,300	\$301,649	\$45,000	\$233,317	1.436	1,764	\$189.91	30401
4707-30-401-047	1174 HEATHER GLNS CT	06/02/21	WD	\$335,300	\$117,100	\$271,228	\$45,000	\$205,662	1.412	1,596	\$181.89	30401
4707-30-401-050	2659 TURNBERRY LN	05/26/21	WD	\$320,000	\$131,200	\$292,564	\$46,230	\$223,940	1.223	1,275	\$214.72	30401
4707-30-402-006	2776 BONNNY BRK DR	10/22/21	WD	\$330,000	\$122,300	\$300,276	\$45,000	\$285,000	1.228	1,553	\$183.52	30402
4707-30-402-026	1341 ASHWOOD LN	05/06/22	WD	\$345,000	\$136,700	\$315,593	\$45,000	\$245,994	1.220	1,892	\$158.56	30402
4707-30-402-037	1438 ASHWOOD LN	04/13/22	WD	\$328,500	\$116,400	\$296,742	\$54,764	\$219,980	1.244	1,228	\$222.91	30402
4707-30-402-049	2874 LAUREL RDG LN	12/21/21	WD	\$300,000	\$120,600	\$284,113	\$45,000	\$217,375	1.173	1,412	\$180.59	30402
4707-30-402-062	2787 AUTUMN CRK LN	06/23/22	WD	\$410,000	\$138,300	\$356,645	\$45,000	\$365,000	1.288	1,912	\$190.90	30402
4707-30-402-068	2826 AUTUMN CRK LN	06/29/22	WD	\$300,000	\$112,200	\$254,815	\$45,000	\$190,741	1.337	1,404	\$181.62	30402
4707-30-402-083	1263 MAPLE LEAF LN	02/11/22	WD	\$330,000	\$126,500	\$296,560	\$45,000	\$228,691	1.246	1,596	\$178.57	30402
Totals:				\$4,538,400	\$1,716,500	\$4,013,051	\$46,127	\$3,892,629	\$3,061,164	1.272	\$180.84	
				Sale. Ratio =>	37.82				E.C.F. =>	1.272		
				Std. Dev. =>	2.77				Ave. E.C.F. =>	1.274		

AVERAGE SALE PRICE \$324,171

INDICATED LAND VALUE @ 20% \$64,834

15% \$48,325

USE 1.25

OUTLIER	Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold/sd/Adj. Sal Cur.	Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	SQ. FT	\$/Sq.Ft.	CF Area	
	4707-30-401-026	2561 BONNNY BRK DR	06/08/21	WD	\$250,000	\$121,000	\$270,695	\$45,000	\$205,000	\$205,177	0.999	1,390	\$147.48	30401

PINE RIDGE CORNERS DUPLEX

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Secur.	Appraisal and + Yard Bldg.	Residua Cost	Man. \$	E.C.F.	sq ft	\$/Sq.Ft.	EGF Area
4707-30-403-012	2830 GRAND MARAIS DR	08/15/22	\$329,900	WD	\$329,900	\$134,300	40.71	\$294,513	\$35,000	\$294,900	1.114	1,584	\$186.17	30403
4707-30-403-018	2865 GRAND MARAIS DR	09/01/22	\$335,000	WD	\$335,000	\$135,600	40.48	\$309,900	\$35,000	\$300,000	1.069	1,584	\$189.39	30403
4707-30-403-021	2925 GRAND MARAIS DR	10/04/21	\$330,000	WD	\$330,000	\$140,100	42.45	\$317,161	\$35,000	\$295,000	1.025	1,605	\$183.80	30403
Totals:			\$994,900		\$994,900	\$410,000		\$921,574		\$889,900				
						Sale Ratio =>	41.21			E.C.F. =>	1.068			
						Std. Dev. =>	1.08			Ave. E.C.F. =	1.069			

AVERAGE SALE PRICE \$331,633

INDICATED LAND VALUE @ 20% \$66,326

15% \$49,744

USE 1.05

PINE RIDGE COMMONS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	vsd. when Sold/Adj. \$	Cur. Appraisal Land + Yarc Bldg. Residual	Cost Man. \$	E.C.F.	sq ft	\$/Sq.Ft.	ECF Area	
4707-30-404-001	2793 BLUE SKY DR	09/17/21	WD	\$287,000	\$20,000	\$295,730	\$241,648	1.014	1,290	\$189.92	30404	
4707-30-404-002	2797 BLUE SKY DR	09/29/21	WD	\$311,750	\$20,000	\$303,742	\$249,278	1.082	1,328	\$203.13	30404	
4707-30-404-003	2805 BLUE SKY DR	02/07/22	WD	\$312,000	\$20,000	\$293,458	\$239,484	1.127	1,290	\$209.30	30404	
4707-30-404-004	2813 BLUE SKY DR	02/11/22	WD	\$313,100	\$20,000	\$295,593	\$271,100	1.122	1,308	\$207.26	30404	
4707-30-404-005	2821 BLUE SKY DR	04/29/22	WD	\$339,925	\$46,700	\$341,558	\$297,925	1.044	1,605	\$185.62	30404	
4707-30-404-006	2825 BLUE SKY DR	05/06/22	WD	\$342,235	\$47,000	\$344,772	\$300,235	1.041	1,628	\$184.42	30404	
4707-30-404-007	2833 BLUE SKY DR	04/13/22	WD	\$324,950	\$78,500	\$364,743	\$282,950	0.921	1,605	\$176.29	30404	
4707-30-404-007	2833 BLUE SKY DR	04/13/22	WD	\$403,000	\$78,500	\$364,743	\$361,000	1.174	1,605	\$224.92	30404	
4707-30-404-008	2841 BLUE SKY DR	04/29/22	WD	\$352,870	\$74,400	\$341,760	\$310,870	1.089	1,628	\$190.95	30404	
4707-30-404-009	2851 BLUE SKY DR	04/29/22	WD	\$324,950	\$87,100	\$341,927	\$282,950	0.991	1,605	\$176.29	30404	
4707-30-404-009	2851 BLUE SKY DR	03/16/23	WD	\$355,000	\$87,100	\$341,927	\$285,645	1.096	1,605	\$195.02	30404	
4707-30-404-010	2855 BLUE SKY DR	04/06/22	WD	\$346,100	\$87,800	\$344,772	\$288,354	1.055	1,628	\$186.79	30404	
4707-30-404-011	2861 BLUE SKY DR	12/17/21	WD	\$323,350	\$20,000	\$337,191	\$281,350	1.001	1,605	\$175.30	30404	
4707-30-404-012	2867 BLUE SKY DR	11/19/21	WD	\$355,000	\$20,000	\$365,978	\$313,000	1.014	1,628	\$192.26	30404	
4707-30-404-013	2877 BLUE SKY DR	02/18/22	WD	\$329,000	\$20,000	\$340,202	\$287,000	1.011	1,605	\$178.82	30404	
4707-30-404-014	2885 BLUE SKY DR	02/21/22	WD	\$335,000	\$20,000	\$343,416	\$293,000	1.021	1,628	\$179.98	30404	
4707-30-404-015	2891 BLUE SKY DR	08/26/21	WD	\$316,000	\$20,000	\$342,804	\$274,000	0.956	1,605	\$170.72	30404	
4707-30-404-016	2899 BLUE SKY DR	07/23/21	WD	\$303,100	\$20,000	\$345,648	\$289,189	0.903	1,628	\$160.38	30404	
4707-30-404-017	2909 BLUE SKY DR	01/14/22	WD	\$329,900	\$20,000	\$340,202	\$287,900	1.014	1,605	\$179.38	30404	
4707-30-404-018	2917 BLUE SKY DR	12/17/21	WD	\$310,250	\$20,000	\$340,405	\$268,250	0.944	1,628	\$164.77	30404	
4707-30-404-019	2929 BLUE SKY DR	01/19/22	WD	\$322,000	\$20,000	\$364,101	\$306,763	0.913	1,605	\$174.45	30404	
4707-30-404-020	2935 BLUE SKY DR	01/13/22	WD	\$330,400	\$20,000	\$344,109	\$288,400	1.002	1,636	\$176.28	30404	
4707-30-404-021	2941 BLUE SKY DR	06/20/22	WD	\$375,000	\$74,500	\$381,781	\$333,000	1.029	1,605	\$207.48	30404	
4707-30-404-022	2949 BLUE SKY DR	03/10/23	WD	\$375,000	\$74,600	\$346,880	\$333,000	1.147	1,628	\$204.55	30404	
4707-30-404-022	2949 BLUE SKY DR	05/18/22	WD	\$368,740	\$74,600	\$346,880	\$326,740	1.125	1,628	\$200.70	30404	
4707-30-404-024	2971 BLUE SKY DR	02/16/22	WD	\$327,650	\$20,000	\$342,956	\$285,650	0.997	1,628	\$175.46	30404	
4707-30-404-029	2745 BLUE SKY DR	06/10/21	WD	\$304,000	\$147,900	\$335,648	\$262,000	0.937	1,605	\$163.24	30404	
4707-30-404-031	2765 BLUE SKY DR	10/14/22	WD	\$369,000	\$152,400	\$336,959	\$327,000	1.164	1,636	\$199.88	30404	
4707-30-404-035	2930 BLUE SKY DR	11/24/21	WD	\$365,625	\$20,000	\$366,687	\$323,625	1.047	1,605	\$201.64	30404	
4707-30-404-036	2920 BLUE SKY DR	12/17/21	WD	\$348,245	\$20,000	\$340,833	\$306,245	1.076	1,607	\$190.57	30404	
4707-30-404-037	2912 BLUE SKY DR	11/24/21	WD	\$322,000	\$20,000	\$340,202	\$280,000	0.986	1,605	\$174.45	30404	
4707-30-404-038	2900 BLUE SKY DR	10/18/21	WD	\$310,000	\$20,000	\$345,648	\$268,000	0.927	1,628	\$164.62	30404	
4707-30-404-039	2892 BLUE SKY DR	11/05/21	WD	\$312,340	\$20,000	\$369,351	\$270,340	0.867	1,605	\$168.44	30404	
4707-30-404-040	2880 BLUE SKY DR	10/20/21	PTA	\$322,000	\$20,000	\$345,648	\$280,000	0.968	1,628	\$171.99	30404	
4707-30-404-041	2850 BLUE SKY DR	08/31/21	WD	\$329,955	\$20,000	\$342,434	\$287,955	1.006	1,605	\$179.41	30404	
4707-30-404-042	2838 BLUE SKY DR	09/27/21	WD	\$307,000	\$20,000	\$304,311	\$265,000	1.030	1,605	\$165.11	30404	
4707-30-404-044	2790 BLUE SKY DR	06/18/21	WD	\$310,000	\$32,900	\$338,192	\$268,000	0.950	1,645	\$162.92	30404	
4707-30-404-046	2764 BLUE SKY DR	07/28/21	WD	\$313,225	\$32,400	\$326,796	\$271,225	1.000	1,652	\$164.18	30404	
Totals:				\$12,626,660	\$1,636,400	\$12,949,987	\$11,030,660	\$10,820,668	1.019		\$183.60	
					Sale. Ratio => 12.96			E.C.F. => 1.019				
					Std. Dev. => 10.40			Ave. E.C.F. => 1.021				

AVERAGE SALE PRICE

\$332,280

INDICATED LAND VALUE @ 20%

\$66,456
\$49,842

15%

USE 1.02

AMBERLY WOODS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	1std. when Sold	Adj. Sa Cur.	Appraisal Land + Yard Bldg	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	CF Area	
4707-31-201-011	2828 W AMBERLY BLVD	09/10/21	WD	\$393,000	\$154,800	39.39	\$358,675	\$55,781	\$337,219	\$344,198	0.980	1,909	\$176.65	31201
4707-31-201-012	2800 W AMBERLY BLVD	08/18/21	WD	\$370,000	\$143,400	38.76	\$331,788	\$52,000	\$318,000	\$317,941	1.000	1,610	\$197.52	31201
4707-31-201-014	2776 W AMBERLY BLVD	10/07/22	WD	\$380,000	\$158,100	41.61	\$356,818	\$52,000	\$328,000	\$346,384	0.947	2,137	\$153.49	31201
4707-31-201-020	2753 W AMBERLY BLVD	07/06/21	WD	\$400,000	\$166,700	41.68	\$385,684	\$62,400	\$337,600	\$367,368	0.919	1,847	\$182.78	31201
4707-31-201-024	2799 W AMBERLY BLVD	09/29/22	WD	\$390,000	\$162,900	41.77	\$367,784	\$53,180	\$336,820	\$357,505	0.942	1,711	\$196.86	31201
4707-31-201-047	938 COLEGHESTER CRT	04/27/22	WD	\$377,000	\$143,900	38.17	\$345,795	\$56,708	\$320,292	\$328,508	0.975	1,584	\$202.20	31201
4707-31-201-052	933 WHITLEY CRC	04/06/21	WD	\$359,000	\$167,200	46.57	\$387,958	\$52,000	\$307,000	\$381,770	0.804	1,890	\$162.43	31201
4707-31-201-056	981 WHITLEY CRC	05/05/22	WD	\$439,000	\$156,400	35.63	\$371,597	\$52,000	\$387,000	\$363,178	1.066	1,732	\$223.44	31201
4707-31-201-059	2776 WILLOWCREST CRC	04/02/21	WD	\$375,000	\$146,900	39.17	\$339,733	\$72,978	\$302,022	\$303,131	0.996	1,800	\$167.79	31201
4707-31-201-065	2610 WILLOWCREST CRC	05/04/21	WD	\$324,900	\$146,000	44.94	\$338,160	\$52,000	\$272,900	\$325,182	0.839	1,576	\$173.16	31201
Totals:				\$3,807,900	\$1,546,300	40.61	\$3,583,992		\$3,246,853	\$3,435,165	0.945		\$183.63	0.077
					Sale. Ratio =>	40.61			E.C.F. =>	0.945			Std. Devia	0.077
					Std. Dev. =>	3.25			Ave. E.C.F. =>	0.947			Ave. Variat	#REF!

INDICATED LAND VALUE @ 20% \$76,158

USE .94

OUTLIER

VAS EXEMPT

4707-31-201-008	2874 W AMBERLY BLVD	06/09/22	WD	\$400,000		0.00	\$325,031	\$52,000	\$348,000	\$310,263	1.122	1,686	\$206.41	31201
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HOWELL LAKE OAKGROVE 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Ysd. when Soli	RATIO	Cur. Appraisa Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area		
4707-31-300-002&004	663 ILLINOIS	06/04/21	WD	\$190,000	\$71,200	37.47	\$190,419	\$80,000	\$110,000	\$93,575	1.176	1,104	\$99.64	31301
4707-31-301-013	588 ILLINOIS	05/16/22	WD	\$188,000	\$83,900	44.63	\$176,728	\$45,000	\$143,000	\$111,634	1.281	1,000	\$143.00	31301
4707-31-301-023	649 CHICAGO DR	07/19/21	WD	\$215,000	\$100,700	46.84	\$218,429	\$45,000	\$170,000	\$146,974	1.157	1,526	\$111.40	31301
4707-31-301-023	649 CHICAGO DR	04/26/22	WD	\$239,900	\$104,100	43.39	\$218,429	\$45,000	\$194,900	\$146,974	1.326	1,526	\$127.72	31301
4707-31-301-065	477 CHICAGO DR	11/30/21	WD	\$215,500	\$79,800	37.03	\$184,021	\$45,000	\$170,500	\$117,814	1.447	1,000	\$170.50	31301
4707-31-301-083&884	377 CORNELL	05/06/22	WD	\$250,000	\$108,200	43.28	\$213,837	\$70,000	\$180,000	\$116,941	1.539	1,350	\$133.33	31301
4707-31-301-092	251 CORNELL	06/23/21	WD	\$290,000	\$103,600	35.72	\$255,503	\$52,518	\$237,482	\$172,021	1.381	1,392	\$170.60	31301
Totals:				\$1,588,400	\$651,500		\$1,457,366		\$1,205,882	\$905,933			\$136.60	
				Sale. Ratio => 41.02		E.C.F. => 1.331								
				Std. Dev. => 4.36		Ave. E.C.F. => 1.329								

AVERAGE SALE PRICE

\$226,914

INDICATED LAND VALUE @ 20%

\$45,382

15%

\$34,037

USE 1.30

OUTLIERS

4707-31-301-002	631 ILLINOIS	10/24/22	WD	\$265,000	\$87,100	32.87	\$183,677	\$45,000	\$220,000	\$117,523	1.872	1,156	\$190.31	31301
4707-31-301-088	321 CORNELL	04/19/22	WD	\$230,000	\$71,400	31.04	\$156,562	\$45,000	\$185,000	\$94,544	1.957	884	\$209.28	31301
4707-31-301-123	148 CORNELL	12/28/22	WD	\$249,000	\$86,700	34.82	\$191,306	\$45,000	\$204,000	\$123,988	1.645	1,025	\$199.02	31301

HOWELL LAKE MANOR CANAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when So	RATIO	Cur. Appraisal Land + Yardbidg.	Residua Cost Man. \$	E.C.F.	SQ. FT	\$/Sq.Ft.	ECF Area	
4707-31-302-009	262 CORNELL	03/08/22	\$316,000	WD	\$316,000	\$101,800	32.22	\$250,595	\$81,379	1.594	1,280	\$183.30	31302	
4707-31-302-028	255 HARVARD	04/12/22	\$410,000	WD	\$410,000	\$135,100	32.95	\$290,077	\$80,000	1.806	1,638	\$201.47	31302	
Totals:			\$726,000		\$726,000	\$236,900		\$540,672	\$564,621				\$192.38	
							Sale. Ratio :	32.63			E.C.F. =>	1.712		
							Std. Dev. =>	0.52			Ave. E.C.F. =>	1.700		

AVERAGE SALE PRICE \$363,000

INDICATED LAND VALUE @ 20% \$72,600

15% \$54,450

USE 1.50

RAVINE PARK

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	CF Area
4707-31-303-020	106 RAVINE PL	09/15/21	LC	\$240,000	\$107,600	44.83	\$233,361	\$45,000	\$195,000	\$163,792	\$163,792	1.191	1,728	\$112.85	31303
4707-31-303-034	2445 MONTE CARLO	06/30/22	WD	\$250,000	\$132,800	53.12	\$287,396	\$48,000	\$202,000	\$208,170	\$208,170	0.970	2,117	\$95.42	31303
4707-31-303-035	2457 MONTE CARLO	12/12/22	WD	\$320,000	\$122,400	38.25	\$256,496	\$48,000	\$272,000	\$181,301	\$181,301	1.500	1,593	\$170.75	31303
Totals:				\$810,000	\$362,800		\$777,253		\$669,000	\$553,263		1.209		\$126.34	
				Sale. Ratio =>		44.79			E.C.F. =>		1.209				
				Std. Dev. =>		7.45			Ave. E.C.F. =>		1.220				

AVERAGE SALE PRICE

\$270,000

INDICATED LAND VALUE @ 20%

\$54,000

15%

\$40,500

USE 1.20

HOWELL LAKE & OAKGROVE MANOR LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when Sol	RATIO	Cur. Appraisal Land + Yardldg. Residue	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area		
4707-31-302-033	294 HARVARD	02/10/22	\$725,000	WD	\$725,000	\$262,400	36.19	\$598,403	\$181,681	\$543,319	\$320,555	1.695	2,640	\$205.80	31312
Totals:			\$725,000		\$725,000	\$262,400		\$598,403	\$543,319	\$320,555		1.695		\$205.80	

Sale. Ratio = 36.19
 Std. Dev. => #DIV/0!

E.C.F. => 1.695
 Ave. E.C.F. => 1.695

AVERAGE SALE PRICE \$725,000

1 SALE USE 1.50

INDICATED LAND VALUE @ 20% \$145,000
 15% \$108,750

EARL LAKE HEIGHTS & CHEMUNG SOUTH LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Isd. when Sol	RATIO	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	CF Area
4707-31-400-027	2720 GOLF CLUB	04/01/22	\$492,000	WD	\$492,000	\$228,500	46.44	\$459,645	\$140,000	\$352,000	\$273,201	1.288	2,416	\$145.70	3141L
4707-31-401-005	2631 EARL LK DR	02/07/22	\$355,000	WD	\$355,000	\$149,200	42.03	\$306,309	\$142,097	\$212,903	\$140,352	1.517	1,032	\$206.30	3141L
4707-31-401-060	2678 GOLF CLUB	05/23/22	\$572,000	WD	\$572,000	\$235,100	41.10	\$506,655	\$151,083	\$420,917	\$303,908	1.385	1,622	\$259.50	3141L
4707-31-401-061	2686 GOLF CLUB	12/28/21	\$525,000	WD	\$525,000	\$204,300	38.91	\$453,701	\$137,175	\$387,825	\$270,535	1.434	1,408	\$275.44	3141L
4707-32-301-002	3086 GOLF CLUB	04/21/21	\$555,000	WD	\$555,000	\$294,600	53.08	\$593,997	\$141,663	\$413,337	\$386,610	1.069	2,735	\$151.13	3141L
Totals:			\$2,499,000		\$2,499,000	\$1,111,700		\$2,320,307	\$142,404	\$1,786,982	\$1,374,606				\$207.61
												Sale. Ratio =>	44.49		
												Std. Dev. =>	5.61		
												E.C.F. =>	1.300		
												Ave. E.C.F. =>	1.339		

AVERAGE SALE PRICE \$499,800

INDICATED LAND VALUE @ 20% \$99,960

15% \$74,970

USE 1.30

LAKEVIEW VILLAGE

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	sd. when SoJ/Adj. S Cur.	Appraisal Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area			
4707-31-403-001	15 SKYLINE DR	08/19/21	WD	\$329,900	\$141,600	42.92	\$316,281	\$45,000	\$284,900	\$279,671	1.019	2,130	\$133.76	31403
4707-31-403-016	157 SKYLINE DR	10/13/21	WD	\$430,000	\$183,300	42.63	\$414,336	\$50,683	\$379,317	\$374,900	1.012	2,763	\$137.28	31403
4707-31-403-023	152 SKYLINE DR	05/07/21	WD	\$339,900	\$142,600	41.95	\$309,501	\$49,500	\$290,400	\$268,042	1.083	1,763	\$164.72	31403
4707-31-403-024	140 SKYLINE DR	08/02/21	WD	\$399,999	\$169,600	42.40	\$371,234	\$49,500	\$350,499	\$331,685	1.057	2,378	\$147.39	31403
Totals:				\$1,499,799	\$637,100		\$1,411,352	\$1,305,116	\$1,254,298		1.041		\$145.79	
				Sale. Ratio = 42.48				E.C.F. =>		1.041				
				Std. Dev. => 0.41				Ave. E.C.F. =>		1.043				

AVERAGE SALE PRICE

\$374,949

INDICATED LAND VALUE @ 20%

\$74,989

15%

\$56,242

USE 1.04

LAKESHORE PT LAKEFRONT

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Ysd. when Sold	Adj. SaCur.	Appraisal	Land + Yard 31dg.	Residua	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	F Area
4707-31-402-050	179 LAKESHORE PT DR	01/25/23	WD	\$595,000	\$262,600	44.13	\$539,856	\$114,970	\$480,030	\$386,260	1.243	2,766	\$173.55	3142L
4707-31-402-164	357 LAKESHORE PT DR	10/28/21	WD	\$530,000	\$186,900	35.26	\$479,443	\$202,110	\$327,890	\$252,121	1.301	1,522	\$215.43	3142L
Totals:				\$1,125,000	\$449,500		\$1,019,299		\$807,920	\$638,381			\$194.49	

Sale. Ratio => 39.96
 Std. Dev. => 6.27
 E.C.F. => 1.266
 Ave. E.C.F. => 1.272

AVERAGE SALE PRICE

\$562,500

INDICATED LAND VALUE @ 20%

15%

\$112,500
 \$84,375

USE 1.20

WAVERLY WOODS

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Std. when Sold	Adj. SecCur	Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	sq ft	\$/Sq.Ft.	ECF Area
4707-32-102-028	3230 WAVERLY WOODS LN	05/31/22	WD	\$452,000	\$171,200	37.88	\$364,752	\$50,000	\$402,000	\$383,844	1,047	\$246.32	32102
4707-32-102-031	3210 WAVERLY WOODS LN	05/23/22	WD	\$475,000	\$199,700	42.04	\$396,981	\$50,000	\$425,000	\$423,148	1,004	\$180.77	32102
Totals:				\$927,000	\$370,900	40.01	\$761,733	\$50,000	\$827,000	\$806,991		\$213.55	
				Sale. Ratio =>		40.01			E.C.F. =>		1.025	Std. Deviativ 0.030351	
				Std. Dev. =>		2.95			Ave. E.C.F. =>		1.026	Ave. Varianc #REF!	

AVERAGE SALE PRICE \$463,500

INDICATED LAND VALUE @ 20% \$92,700

15% \$69,525

2 SALES, 1 OUTLIER?

USED .95

outlier

4707-32-102-021	3281 WAVERLY WOODS LN	05/07/21	WD	\$430,000	\$217,600	50.60	\$451,587	\$70,000	\$360,000	\$465,350	0.774	2,351	\$153.13	32102
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VILLAS OF OCEOLA DUPLEX

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard/Bldg. Residua	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area	
4707-32-201-001	3991 RAINIER DR	10/09/21	WD	\$370,000	\$162,800	44.00	\$379,018	\$45,000	\$325,000	\$334,018	0.973	1,700	\$191.18	32201
4707-32-201-009	3927 RAINIER DR	08/23/22	WD	\$375,000	\$162,200	43.25	\$362,718	\$45,000	\$330,000	\$317,718	1.039	1,700	\$194.12	32201
4707-32-201-020	3781 RAINIER DR	09/08/21	WD	\$410,000	\$160,800	39.22	\$374,510	\$45,000	\$365,000	\$329,510	1.108	1,700	\$214.71	32201
4707-32-201-071	684 ZION CT	07/09/21	WD	\$340,000	\$161,800	47.59	\$378,036	\$45,000	\$295,000	\$333,036	0.886	1,706	\$172.92	32201
4707-32-201-084	653 ZION CT	12/12/22	WD	\$429,900	\$167,400	38.94	\$395,447	\$45,000	\$384,900	\$350,447	1.098	1,706	\$225.62	32201
4707-32-201-087	3950 RAINIER DR	09/20/22	WD	\$430,000	\$187,600	43.63	\$418,740	\$45,000	\$385,000	\$373,740	1.030	1,728	\$222.80	32201
4707-32-201-106	3754 RAINIER DR	08/06/21	WD	\$395,000	\$175,800	44.51	\$408,988	\$45,951	\$349,049	\$363,037	0.961	1,716	\$203.41	32201
4707-32-201-114	3737 WICKSBURG WAY	08/22/22	WD	\$380,400	\$154,900	40.72	\$346,780	\$45,000	\$335,400	\$301,780	1.111	1,700	\$197.29	32201
4707-32-201-171	3776 WICKSBURG WAY	09/07/21	WD	\$324,000	\$148,700	45.90	\$347,245	\$45,000	\$279,000	\$302,245	0.923	1,715	\$162.68	32201
Totals:				\$3,454,300	\$1,482,000	42.90	\$3,411,482	\$3,048,349	\$3,005,531	1.014		\$198.30		
				Sale. Ratio =>		42.90			E.C.F. =>	1.014				
				Std. Dev. =>		2.94			Ave. E.C.F. =>	1.014				

AVERAGE SALE PRICE

\$383,811

INDICATED LAND VALUE @ 20%

15%

\$76,762
\$57,571

USE 1.00

VILLAS DETACHED

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	ECF Area
4707-32-201-137	546 GLACIER LN	12/06/22	WD	\$432,600	\$190,200	\$419,667	\$75,000	\$374,638	0.955	1,728	\$206.94	32205
4707-32-201-159	502 ACADIA CT	06/21/22	WD	\$429,000	\$222,700	\$450,936	\$50,000	\$435,800	0.870	2,554	\$148.39	32205
4707-32-201-179	363 BOZEMAN CRT	07/06/22	WD	\$430,000	\$223,400	\$480,087	\$80,000	\$434,877	0.805	1,728	\$202.55	32205
4707-32-201-183	335 BOZEMAN CRT	05/14/21	WD	\$430,000	\$218,400	\$454,914	\$80,000	\$407,515	0.859	1,728	\$202.55	32205
4707-32-201-202	326 BOZEMAN CRT	06/07/21	WD	\$445,000	\$199,700	\$422,635	\$50,000	\$405,038	0.975	1,949	\$202.67	32205
4707-32-201-207	380 BOZEMAN CRT	02/25/22	WD	\$375,000	\$173,700	\$367,909	\$50,000	\$345,553	0.941	1,728	\$188.08	32205
4707-32-201-211	422 BOZEMAN CRT	03/31/22	WD	\$375,000	\$168,700	\$357,302	\$50,000	\$334,024	0.973	1,722	\$188.73	32205
4707-32-201-225	3787 LARAMIE WAY	10/13/22	WD	\$393,500	\$175,300	\$356,244	\$50,000	\$332,874	1.032	1,722	\$199.48	32205
4707-32-201-243	3872 VICKSBURG WAY	05/14/21	WD	\$389,900	\$201,100	\$417,690	\$55,000	\$334,900	0.850	1,722	\$194.48	32205
4707-32-201-245	3888 VICKSBURG WAY	06/04/21	WD	\$419,000	\$214,100	\$446,567	\$60,362	\$419,788	0.854	1,722	\$208.27	32205
Totals:				\$4,119,000	\$1,987,300	\$4,173,951	\$60,036	\$3,518,638	\$3,884,336	0.906	\$194.21	
				Sale. Ratio =>				E.C.F. =>				
								48.25				
				Std. Dev. =>				3.50				
								Ave. E.C.F. =>		0.911		

AVERAGE SALE PRICE

\$411,900

INDICATED LAND VALUE @ 20%

15%

\$82,380
\$61,785

USE .90

OAKBLUFF 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Adj. SalCur	Appraisal	Land + Yard	hdg. Residue	Cost Man. \$	E.C.F.	SQ FT	\$/Sq.Ft.	EGF Area
4707-33-301-027	4402 LILY DR	12/17/21	WD	\$425,000	\$176,600	41.55	\$387,669	\$60,000	\$365,000	\$368,167	0.991	2,340	\$155.98	33301
4707-33-301-035	4435 LILY DR	12/01/22	WD	\$476,000	\$194,800	40.92	\$444,188	\$60,000	\$416,000	\$431,672	0.964	2,259	\$184.15	33301
Totals:				\$901,000	\$371,400		\$831,857	\$60,000	\$781,000	\$799,839			\$170.07	
											Sale. Ratio =>	41.22		
											Std. Dev. =>	0.44		
											E.C.F. =>	0.976		
											Ave. E.C.F. =:	0.978		

AVERAGE SALE PRICE \$450,500

INDICATED LAND VALUE @ 20% \$90,100
 15% \$67,575

USE .97