

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal
11-003-095-00	4695 HAPPY HOLLOW	7/31/2020	\$260,000	WD	03-ARM'S	\$260,000	\$120,000	46.15 \$240,014
11-100-008-01	4655 CHERRY ST	6/30/2020	\$229,000	WD	03-ARM'S	\$229,000	\$107,500	46.94 \$215,078
11-100-010-00	6460 SPRUCE LN	12/20/2019	\$285,000	WD	03-ARM'S	\$285,000	\$126,700	44.46 \$253,489
11-100-025-00	4675 BEECH ST	7/26/2019	\$230,600	WD	03-ARM'S	\$230,600	\$108,300	46.96 \$216,681
11-102-040-00	4681 COTTONWOOD DR	12/10/2019	\$292,000	WD	03-ARM'S	\$292,000	\$159,000	54.45 \$317,804
11-102-052-00	6476 MAPLE LN	8/14/2020	\$275,000	WD	03-ARM'S	\$275,000	\$139,600	50.76 \$279,264
Totals:			\$1,571,600			\$1,571,600	\$761,100	\$1,522,330
							Sale. Ratio =>	48.43
							Std. Dev. =>	3.66

Land Valuation Supported

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal
11-003-095-00	4695 HAPPY HOLLOW	7/31/2020	\$260,000	WD	03-ARM'S	\$260,000	\$119,200	45.85 \$238,353
11-100-008-01	4655 CHERRY ST	6/30/2020	\$229,000	WD	03-ARM'S	\$229,000	\$103,800	45.33 \$207,505
11-100-010-00	6460 SPRUCE LN	12/20/2019	\$285,000	WD	03-ARM'S	\$285,000	\$169,300	59.40 \$338,607
11-100-025-00	4675 BEECH ST	7/26/2019	\$230,600	WD	03-ARM'S	\$230,600	\$119,200	51.69 \$238,422
11-102-040-00	4681 COTTONWOOD DR	12/10/2019	\$292,000	WD	03-ARM'S	\$292,000	\$159,000	54.45 \$317,804
11-102-052-00	6476 MAPLE LN	8/14/2020	\$275,000	WD	03-ARM'S	\$275,000	\$145,600	52.95 \$291,268
Totals:			\$1,571,600			\$1,571,600	\$816,100	\$1,631,959
							Sale. Ratio =>	51.93
							Std. Dev. =>	5.35

Land Residua Est.	Land Val	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$51,399	\$31,413	108	160	0.36	0.40	\$475	\$143,573	\$3	110
\$41,687	\$27,765	96	110	0.32	0.32	\$435	\$131,921	\$3	125
\$71,032	\$39,521	136	195	0.70	0.70	\$521	\$101,474	\$2	144
\$42,919	\$29,000	100	150	0.34	0.34	\$429	\$124,765	\$3	100
\$12,278	\$38,082	428	203	0.92	0.49	\$29	\$13,346	\$0	459
\$30,404	\$34,668	120	214	0.49	0.49	\$254	\$61,797	\$1	100
\$249,719	\$200,449	988		3.13	2.75				
Average				Average					
per FF=>		\$253		per Net Ac		\$79,782			

Land Residua Est.	Land Val	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$53,060	\$31,413	108	160	0.36	0.40	\$490	\$148,212	\$3	110
\$49,260	\$27,765	96	110	0.32	0.32	\$515	\$155,886	\$4	125
-\$14,086	\$39,521	136	195	0.70	0.70	-\$103	-\$20,123	\$0	144
\$21,178	\$29,000	100	150	0.34	0.34	\$212	\$61,564	\$1	100
\$12,278	\$38,082	428	203	0.92	0.49	\$29	\$13,346	\$0	459
\$18,400	\$34,668	120	214	0.49	0.49	\$154	\$37,398	\$1	100
\$140,090	\$200,449	988		3.13	2.75				
Average				Average					
per FF=>		\$142		per Net Ac		\$44,757			