

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
11-125-030-00	823 CLAREWOOD CT	3/17/2020	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$94,300	48.36	
11-125-031-00	816 CLAREWOOD CT	5/22/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,700	43.27	
11-125-039-00	854 CLAREMONT CT	7/19/2019	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,500	46.25	
11-125-060-00	891 CLAREWOOD CT	1/17/2020	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$102,100	52.49	
11-125-061-00	887 CLAREWOOD CT	5/3/2019	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$89,100	49.53	
11-125-063-00	896 CLAREWOOD CT.	2/16/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,000	43.48	
11-125-065-00	890 CLAREWOOD CT	2/1/2021	\$224,300	WD	03-ARM'S LENGTH	\$224,300	\$95,600	42.62	
11-125-078-00	858 CLAREWOOD CT	11/30/2020	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$94,300	40.13	
11-125-082-00	846 CLAREWOOD CT	3/3/2020	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$95,300	42.17	
11-125-085-00	849 CLAREWOOD CT	6/18/2019	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$100,100	53.24	
11-157-004-00	869 DEERVIEW	10/20/2020	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,200	44.77	
Totals:			\$2,312,700			\$2,312,700	\$1,057,200		
								Sale. Ratio =>	45.71
								Std. Dev. =>	4.34

Change Exterior Site Value to \$35,000/site

CORRECTED IMPROVEMENT & LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
11-125-030-00	823 CLAREWOOD CT	1/8/2020	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$107,900	59.29
11-125-030-00	823 CLAREWOOD CT	3/17/2020	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$107,900	55.33
11-125-031-00	816 CLAREWOOD CT	5/22/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,300	50.88
11-125-039-00	854 CLAREMONT CT	7/19/2019	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,600	53.30
11-125-060-00	891 CLAREWOOD CT	1/17/2020	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$102,600	52.75
11-125-061-00	887 CLAREWOOD CT	5/3/2019	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$91,300	50.75
11-125-063-00	896 CLAREWOOD CT.	2/16/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$114,600	49.83
11-125-065-00	890 CLAREWOOD CT	2/1/2021	\$224,300	WD	03-ARM'S LENGTH	\$224,300	\$99,600	44.40
11-125-078-00	858 CLAREWOOD CT	11/30/2020	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,800	45.45
11-125-082-00	846 CLAREWOOD CT	3/3/2020	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$107,500	47.57
11-125-085-00	849 CLAREWOOD CT	6/18/2019	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$96,700	51.44
11-157-004-00	869 DEERVIEW	10/20/2020	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,100	46.43

Totals: \$2,494,700

\$2,494,700 \$1,254,900

Sale. Ratio => 50.30

Std. Dev. => 4.29

Cur. Appraisal	Land Residual	Est. Land Value
\$188,532	\$16,468	\$10,000
\$177,315	\$37,685	\$10,000
\$184,935	\$25,065	\$10,000
\$204,192	\$15,308	\$25,000
\$178,212	\$26,688	\$25,000
\$200,096	\$39,904	\$10,000
\$191,176	\$58,124	\$25,000
\$188,518	\$56,482	\$10,000
\$190,673	\$45,327	\$10,000
\$200,182	\$12,818	\$25,000
\$210,467	\$49,533	\$25,000
\$2,114,298	\$383,402	\$185,000

Cur. Appraisal	Land Residual	Est. Land Value
\$215,876	\$1,124	\$35,000
\$215,876	\$14,124	\$35,000
\$208,524	\$31,476	\$35,000
\$213,235	\$21,765	\$35,000
\$205,107	\$14,393	\$25,000
\$182,661	\$22,239	\$25,000
\$229,231	\$35,769	\$35,000
\$199,100	\$50,200	\$25,000
\$213,518	\$56,482	\$35,000
\$214,997	\$46,003	\$35,000
\$193,353	\$19,647	\$25,000
\$218,284	\$41,716	\$25,000

\$2,509,762

\$354,938

\$370,000