

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-153-001-00	6502 CREEKWOOD DR	11/4/2019	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$285,800	51.04	\$571,571
11-153-004-00	6538 CREEKWOOD DR	9/4/2020	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$304,900	50.07	\$609,839
11-153-012-00	6530 CREEKWOOD CT	1/13/2021	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$192,200	35.59	\$384,340
11-153-013-00	6533 CREEKWOOD DR	6/10/2019	\$829,800	WD	03-ARM'S LENGTH	\$829,800	\$362,100	43.64	\$724,288
		Totals:	\$2,538,800			\$2,538,800	\$1,145,000		\$2,290,038
								Sale. Ratio =>	45.10
								Std. Dev. =>	7.13

Land Table changed as follows: "Upper" Site Value = \$108,000;
 "Creek Lots" Site Value = \$118,000

CORRECTED IMPROVEMENT AND LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-153-001-00	6502 CREEKWOOD DR	11/4/2019	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$279,500	49.91	\$558,974
11-153-004-00	6538 CREEKWOOD DR	9/4/2020	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$272,800	44.79	\$545,559
11-153-012-00	6530 CREEKWOOD CT	1/13/2021	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$257,500	47.69	\$514,901
11-153-013-00	6533 CREEKWOOD DR	6/10/2019	\$829,800	WD	03-ARM'S LENGTH	\$829,800	\$412,000	49.65	\$824,065
		Totals:	\$2,538,800			\$2,538,800	\$1,221,800		\$2,443,499
								Sale. Ratio =>	48.13
								Std. Dev. =>	2.36

Land Residual	Est. Land Val	Effec. Fron	Depth	Net Acres	Total Acres
\$90,729	\$102,300	0	0	3.38	3.38
\$104,161	\$105,000	0	0	2.88	2.88
\$257,960	\$102,300	0	0	2.58	2.58
\$207,812	\$102,300	0	0	3.31	3.31
\$660,662	\$411,900	0		12.15	12.15

Land Residual	Est. Land Val	Effec. Fron	Depth	Net Acres	Total Acres
\$103,326	\$102,300	0	0	3.38	3.38
\$168,441	\$105,000	0	0	2.88	2.88
\$127,399	\$102,300	0	0	2.58	2.58
\$108,035	\$102,300	0	0	3.31	3.31
\$507,201	\$411,900	0		12.15	12.15