

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-170-014-00	4714 FOREST RIDGE DR	3/24/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,800	51.75	\$165,600
11-170-019-00	4701 FOREST RIDGE DR	12/18/2020	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$62,000	68.89	\$124,000
11-170-034-00	6650 FOREST BEACH DR	3/26/2021	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$90,000	53.73	\$180,000
11-170-044-00	6637 FOREST BEACH DR	10/21/2020	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,000	47.37	\$180,000
		Totals:	\$607,500			\$607,500	\$324,800		\$649,600
								Sale. Ratio =>	53.47
								Std. Dev. =>	9.36

Land Table changed as follows: "No View - Small" Site Value = \$100,000;

CORRECTED LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-170-014-00	4714 FOREST RIDGE DR	44279	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,800	51.75	\$165,600
11-170-019-00	4701 FOREST RIDGE DR	44183	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,000	55.56	\$100,000
11-170-034-00	6650 FOREST BEACH DR	44281	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$90,000	53.73	\$180,000
11-170-044-00	6637 FOREST BEACH DR	44125	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,000	47.37	\$180,000
		Totals:	\$607,500			\$607,500	\$312,800		\$625,600
								Sale. Ratio =>	51.49
								Std. Dev. =>	3.52

Land Residual	Est. Land Value	Net Acres	Total Acres
\$160,000	\$165,600	0.325	0.325
\$90,000	\$124,000	0.262	0.262
\$167,500	\$180,000	0.303	0.303
\$190,000	\$180,000	0.249	0.249
\$607,500	\$649,600	1.139	1.139

Land Residual	Est. Land Value	Net Acres	Total Acres
\$160,000	\$165,600	0.325	0.325
\$90,000	\$100,000	0.262	0.262
\$167,500	\$180,000	0.303	0.303
\$190,000	\$180,000	0.249	0.249
\$607,500	\$625,600	1.139	1.139