

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S Adj.	Sale \$	Cur. Asmnt.	Asd/Adj. S
11-203-002-00	4739 HEDGESTONE CT	2/25/2021	\$250,000	WD	03-ARM'S	\$250,000	\$131,100	52.44
11-203-018-00	4746 BRENTWOOD CT	9/12/2019	\$310,000	WD	03-ARM'S	\$310,000	\$153,400	49.48
11-203-019-00	4744 BRENTWOOD CT	6/10/2019	\$277,000	WD	03-ARM'S	\$277,000	\$137,000	49.46
11-203-022-00	4736 BRENTWOOD CT	4/19/2019	\$255,000	WD	03-ARM'S	\$255,000	\$118,900	46.63
11-203-024-00	6034 HERITAGE MEADOW DR	7/14/2020	\$265,000	WD	03-ARM'S	\$265,000	\$131,600	49.66
11-203-064-00	4714 HERITAGE MEADOW DR	9/8/2020	\$250,000	WD	03-ARM'S	\$250,000	\$131,400	52.56
11-203-066-00	4710 HERITAGE MEADOW DR	4/21/2020	\$283,000	WD	03-ARM'S	\$283,000	\$141,600	50.04
11-203-070-00	6043 HERITAGE MEADOW CT	10/9/2020	\$312,500	WD	03-ARM'S	\$312,500	\$143,800	46.02
11-203-075-00	6033 HERITAGE MEADOW CT	11/27/2019	\$214,750	WD	03-ARM'S	\$214,750	\$107,300	49.97
11-203-084-00	6030 WOODCREST CT	4/21/2020	\$275,500	WD	03-ARM'S	\$275,500	\$152,800	55.46
11-203-084-00	6030 WOODCREST CT	9/8/2020	\$285,000	WD	03-ARM'S	\$285,000	\$152,800	53.61
Totals:			\$2,977,750			\$2,977,750	\$1,501,700	
							Sale. Ratio =>	50.43
							Std. Dev. =>	2.84

Land Valuation Supported

Cur. Appraisal	Land Residual	Est. Land Value
\$262,197	\$27,803	\$40,000
\$306,853	\$63,147	\$60,000
\$273,926	\$43,074	\$40,000
\$237,844	\$57,156	\$40,000
\$263,244	\$41,756	\$40,000
\$262,782	\$27,218	\$40,000
\$283,214	\$39,786	\$40,000
\$287,637	\$64,863	\$40,000
\$214,542	\$40,208	\$40,000
\$305,684	\$29,816	\$60,000
\$305,684	\$39,316	\$60,000
\$3,003,607	\$474,143	\$500,000