

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
11-204-001-00	6401 HIDDEN HOLLOW LN	11/25/2020	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$175,800	39.95
11-204-018-00	6424 HIDDEN HOLLOW LN	1/7/2020	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$298,500	50.59
Totals:			\$1,030,000			\$1,030,000	\$474,300	
							Sale. Ratio =>	46.05
							Std. Dev. =>	7.52

Land Values Supported

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
11-204-001-00	6401 HIDDEN HOLLOW LN	11/25/2020	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$206,500	46.93
11-204-018-00	6424 HIDDEN HOLLOW LN	1/7/2020	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$298,500	50.59
Totals:			\$1,030,000			\$1,030,000	\$505,000	
							Sale. Ratio =>	49.03
							Std. Dev. =>	2.59

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron Depth		Net Acres	Total Acres
\$351,654	\$143,346	\$55,000	129	162	0.48	0.48
\$597,000	\$48,000	\$55,000	120	190	0.523	0.523
\$948,654	\$191,346	\$110,000	249		1.003	1.003

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron Depth		Net Acres	Total Acres
\$413,068	\$81,932	\$55,000	129	162	0.48	0.48
\$597,000	\$48,000	\$55,000	120	190	0.523	0.523
\$1,010,068	\$129,932	\$110,000	249		1.003	1.003