

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-205-002-00	6393 HIDDEN PONDS DR	7/10/2019	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$251,700	58.67	\$503,443
11-205-007-00	6380 HIDDEN PONDS DR	7/31/2020	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$266,900	52.85	\$533,801
Totals:			\$934,000			\$934,000	\$518,600		\$1,037,244
								Sale. Ratio =>	55.52
								Std. Dev. =>	4.12

Land Valuation Supported

Land Residual	Est. Land Val	Net Acres	Total Acres
-\$26,443	\$48,000	2.5	2.5
\$44,199	\$73,000	2.5	2.5
\$17,756	\$121,000	5	5