

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-270-001-00	934 LAKETOWN DR	12/22/2020	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$82,500	53.92	\$164,962
11-270-015-00	961 LAKETOWN DR	6/21/2019	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,200	44.32	\$168,497
11-270-018-00	969 LAKETOWN DR	5/15/2020	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$84,300	52.72	\$168,515
11-270-066-00	895 CREEKRIDGE DR	1/15/2020	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$96,300	51.77	\$192,614
11-270-068-00	873 CREEKRIDGE DR	8/28/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,300	54.29	\$222,650
11-270-069-00	867 CREEKRIDGE DR	9/27/2019	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,000	45.71	\$159,929
11-270-070-00	865 CREEKRIDGE DR	11/22/2019	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$92,400	50.77	\$184,717
11-270-072-00	859 CREEKRIDGE DR	6/26/2020	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$85,900	39.40	\$171,861
11-270-083-00	925 VILLAGE CT	3/5/2021	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$86,500	43.69	\$173,032
Totals:			\$1,666,900			\$1,666,900	\$803,400		\$1,606,777
								Sale. Ratio =>	48.20
								Std. Dev. =>	5.34

Land Valuation Supported

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-270-001-00	934 LAKETOWN DR	12/22/2020	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$81,000	52.94	\$162,009
11-270-015-00	961 LAKETOWN DR	6/21/2019	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,000	48.95	\$186,070
11-270-018-00	969 LAKETOWN DR	5/15/2020	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$83,800	52.41	\$167,544
11-270-066-00	895 CREEKRIDGE DR	1/15/2020	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$106,500	57.26	\$212,925
11-270-068-00	873 CREEKRIDGE DR	8/28/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,400	54.83	\$224,876
11-270-069-00	867 CREEKRIDGE DR	9/27/2019	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,500	44.86	\$157,004
11-270-070-00	865 CREEKRIDGE DR	11/22/2019	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$92,400	50.77	\$184,777
11-270-072-00	859 CREEKRIDGE DR	6/26/2020	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$95,300	43.72	\$190,610
11-270-083-00	925 VILLAGE CT	3/5/2021	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$93,100	47.02	\$186,114
Totals:			\$1,666,900			\$1,666,900	\$836,000		\$1,671,929
								Sale. Ratio =>	50.15
								Std. Dev. =>	4.56

Land Residual	Est. Land Value
\$30,038	\$42,000
\$56,503	\$35,000
\$33,385	\$42,000
\$35,386	\$42,000
\$24,350	\$42,000
\$50,071	\$35,000
\$32,283	\$35,000
\$88,139	\$42,000
\$66,968	\$42,000
\$417,123	\$357,000

Land Residual	Est. Land Value
\$32,991	\$42,000
\$38,930	\$35,000
\$34,356	\$42,000
\$15,075	\$42,000
\$15,124	\$35,000
\$52,996	\$35,000
\$32,223	\$35,000
\$69,390	\$42,000
\$53,886	\$42,000
\$344,971	\$350,000