

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-342-012-00	6167 STANDING STONE DR	7/8/2019	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$187,900	42.51	\$375,850
11-342-019-00	4327 BEELINE	12/3/2020	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$70,000
		Totals:	\$557,000			\$557,000	\$222,900		\$445,850
							Sale. Ratio =>	40.02	
							Std. Dev. =>	8.54	

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-342-012-00	6167 STANDING STONE DR	7/8/2019	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$205,100	46.40	\$410,271
11-342-019-00	4327 BEELINE	12/3/2020	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$70,000
		Totals:	\$557,000			\$557,000	\$240,100		\$480,271
							Sale. Ratio =>	43.11	
							Std. Dev. =>	11.29	

Chg Site Values as Follows: Small Lot = \$60,000; Ave/No Water = \$85,000;
Lrg/Wtr = \$115,000

CORRECTED LAND & IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-342-012-00	6167 STANDING STONE DR	7/8/2019	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$227,600	51.49	\$455,271
11-342-019-00	4327 BEELINE	12/3/2020	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,500	50.00	\$70,000
		Totals:	\$557,000			\$557,000	\$285,100		\$525,271
							Sale. Ratio =>	51.18	
							Std. Dev. =>	1.06	

Oakridge Estates(no sales) land values adjusted using Meyering Fields sales. Chg Site Values as Follows: SV < 1.5 AC = \$75,000; SV > 1.5 AC = \$90,000

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$136,150	\$70,000	0	0	2.53	2.53
\$115,000	\$70,000	0	0	2.7	2.7
\$251,150	\$140,000	0		5.23	5.23

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$101,729	\$70,000	0	0	2.53	2.53
\$115,000	\$70,000	0	0	2.7	2.7
\$216,729	\$140,000	0		5.23	5.23

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$101,729	\$115,000	0	0	2.53	2.53
\$115,000	\$115,000	0	0	2.7	2.7
\$216,729	\$230,000	0		5.23	5.23

