

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-346-010-00	6691 INDIAN PIPE CIRCLE	12/3/2020	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$115,300	48.34	\$230,607
11-346-013-00	6677 INDIAN PIPE CIRCLE	12/15/2020	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$103,800	43.25	\$207,612
Totals:			\$478,500			\$478,500	\$219,100		\$438,219
								Sale. Ratio =>	45.79
								Std. Dev. =>	3.60

Change Land Table to \$358,000/acre.

CORRECTED LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-346-010-00	6691 INDIAN PIPE CIRCLE	12/3/2020	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$125,700	52.70	\$230,607
11-346-013-00	6677 INDIAN PIPE CIRCLE	12/15/2020	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,100	47.13	\$226,256
Totals:			\$478,500			\$478,500	\$238,800		\$456,863
								Sale. Ratio =>	49.91
								Std. Dev. =>	3.95

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$238,500	\$230,607	0.702	0.702	\$339,744
\$240,000	\$207,612	0.632	0.632	\$379,747
\$478,500	\$438,219	1.334	1.334	
		Average		
		per Net Acre=>	\$358,696	

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$238,500	\$251,316	0.702	0.702	\$339,744
\$240,000	\$226,256	0.632	0.632	\$379,747
\$478,500	\$477,572	1.334	1.334	
		Average		
		per Net Acre=>	\$358,696	