

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-350-012-00	819 APPLE BLOSSOM LN	11/13/2019	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$87,800	57.42	\$175,639
11-350-014-00	825 APPLE BLOSSOM LN	1/6/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$93,400	51.89	\$186,891
11-350-022-00	830 APPLE BLOSSOM LN	11/8/2019	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,200	41.88	\$142,460
11-350-024-00	834 APPLE BLOSSOM LN	6/26/2020	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$71,100	46.62	\$142,276
		Totals:	\$655,400			\$655,400	\$323,500		\$647,266
								Sale. Ratio =>	49.36
								Std. Dev. =>	6.70

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
11-350-012-00	819 APPLE BLOSSOM LN	11/13/2019	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$82,000	53.63	\$163,956
11-350-014-00	825 APPLE BLOSSOM LN	1/6/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$93,900	52.17	\$187,786
11-350-022-00	830 APPLE BLOSSOM LN	11/8/2019	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,000	47.65	\$162,099
11-350-024-00	834 APPLE BLOSSOM LN	6/26/2020	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$75,700	49.64	\$151,369
		Totals:	\$655,400			\$655,400	\$332,600		\$665,210
								Sale. Ratio =>	50.75
								Std. Dev. =>	2.66

Land Residual	Est. Land Value
-\$12,739	\$10,000
\$3,109	\$10,000
\$37,540	\$10,000
\$20,224	\$10,000
\$48,134	\$40,000

Land Residual	Est. Land Value
-\$1,056	\$10,000
\$2,214	\$10,000
\$17,901	\$10,000
\$11,131	\$10,000
\$30,190	\$40,000