

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-370-004-00	4781 PINE HOLLOW RD	6/12/2020	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,800	45.17	\$293,695
11-370-006-00	4769 PINE HOLLOW RD	5/30/2019	\$387,900	WD	03-ARM'S LENGTH	\$387,900	\$225,800	58.21	\$451,595
11-370-012-00	4764 PINE HOLLOW RD	10/2/2019	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$164,800	59.93	\$329,646
Totals:			\$987,900			\$987,900	\$537,400		\$1,074,936
								Sale. Ratio =>	54.40
								Std. Dev. =>	8.07

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-370-004-00	4781 PINE HOLLOW RD	6/12/2020	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,600	50.65	\$329,259
11-370-006-00	4769 PINE HOLLOW RD	5/30/2019	\$387,900	WD	03-ARM'S LENGTH	\$387,900	\$192,900	49.73	\$385,881
11-370-012-00	4764 PINE HOLLOW RD	10/2/2019	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$132,400	48.15	\$264,713
Totals:			\$987,900			\$987,900	\$489,900		\$979,853
								Sale. Ratio =>	49.59
								Std. Dev. =>	1.27

Pine Hollow Land Table Changed to \$410/FF. Sales support Land Value of "155 - Crestwood Ridge" Change to \$68,000/site.

CORRECTED LAND AND IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-370-004-00	4781 PINE HOLLOW RD	6/12/2020	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,800	51.02	\$331,638
11-370-006-00	4769 PINE HOLLOW RD	5/30/2019	\$387,900	WD	03-ARM'S LENGTH	\$387,900	\$194,300	50.09	\$388,535
11-370-012-00	4764 PINE HOLLOW RD	10/2/2019	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$134,000	48.73	\$268,033
Totals:			\$987,900			\$987,900	\$494,100		\$988,206
								Sale. Ratio =>	50.02
								Std. Dev. =>	1.15

Land Residual Est.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$61,445	\$30,140	79	172	0.396	0.396	\$775	\$155,164
-\$30,085	\$33,610	88	212	0.494	0.494	-\$340	-\$60,901
-\$12,587	\$42,059	111	337	0.773	0.773	-\$114	-\$16,283
\$18,773	\$105,809	278		1.663	1.663		
Average				Average			
per FF=>		\$67		per Net Acre=>		\$11,289	

Land Residual Est.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$25,881	\$30,140	79	172	0.396	0.396	\$326	\$65,356
\$35,629	\$33,610	88	212	0.494	0.494	\$403	\$72,123
\$52,346	\$42,059	111	337	0.773	0.773	\$473	\$67,718
\$113,856	\$105,809	278		1.663	1.663		
Average				Average			
per FF=>		\$409		per Net Acre=>		\$68,464	

Land Residual Est.	Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$25,881	\$32,519	79	172	0.396	0.396	\$326	\$65,356
\$35,629	\$36,264	88	212	0.494	0.494	\$403	\$72,123
\$52,346	\$45,379	111	337	0.773	0.773	\$473	\$67,718
\$113,856	\$114,162	278		1.663	1.663		
Average				Average			
per FF=>		\$409		per Net Acre=>		\$68,464	