

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisa
11-405-012-00	6305 N RYAN RIDGE DR	9/22/2020	\$629,900	WD	03-ARM'S I	\$629,900	\$239,500	38.02 \$478,928
			Totals:	\$629,900		\$629,900	\$239,500	\$478,928
							Sale. Ratio =>	38.02

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisa
11-405-012-00	6305 N RYAN RIDGE DR	9/22/2020	\$629,900	WD	03-ARM'S I	\$629,900	\$306,700	48.69 \$613,474
			Totals:	\$629,900		\$629,900	\$306,700	\$613,474
							Sale. Ratio =>	48.69

Change Site Value to \$75,000

CORRECTED IMPROVEMENT AND LAND DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisa
11-405-012-00	6305 N RYAN RIDGE DR	9/22/2020	\$629,900	WD	03-ARM'S I	\$629,900	\$316,200	50.20 \$632,474
			Totals:	\$629,900		\$629,900	\$316,200	\$632,474
							Sale. Ratio =>	50.20

Land Residua Est.	Land Va	Effec.	Front	Depth	Net Acres	Total Acres	Dollars/Acre
\$206,972	\$56,000		287	385	2.54	2.54	\$81,549
\$206,972	\$56,000		287		2.54	2.54	
Average							
per Net Acre=>						\$81,549	

Land Residua Est.	Land Va	Effec.	Front	Depth	Net Acres	Total Acres	Dollars/Acre
\$72,426	\$56,000		287	385	2.54	2.54	\$28,537
\$72,426	\$56,000		287		2.54	2.54	
Average							
per Net Acre=>						\$28,537	

Land Residua Est.	Land Va	Effec.	Front	Depth	Net Acres	Total Acres	Dollars/Acre
\$72,426	\$75,000		287	385	2.54	2.54	\$28,537
\$72,426	\$75,000		287		2.54	2.54	
Average							
per Net Acre=>						\$28,537	