

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-406-005-00	6451 SAND CASTLE VIEW	7/9/2020	\$712,000	WD	03-ARM'S LENGTH	\$712,000	\$387,000	54.35	\$773,940
11-406-008-00	6452 SAND CASTLE VIEW	1/10/2020	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$317,600	39.70	\$635,242
11-406-008-00	6452 SAND CASTLE VIEW	10/8/2020	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$317,600	38.27	\$635,242
11-406-009-00	6440 SAND CASTLE VIEW	6/6/2019	\$709,000	WD	03-ARM'S LENGTH	\$698,000	\$338,700	48.52	\$677,389
11-406-009-00	6440 SAND CASTLE VIEW	11/13/2020	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$338,700	45.22	\$677,389
11-406-027-00	SANDCASTLE DR	12/14/2020	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$54,800	52.95	\$109,500
11-406-030-00	3819 SANDCASTLE	10/9/2020	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$47,300	53.45	\$94,500
11-406-031-00	SANDCASTLE	6/18/2020	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$55,600	46.33	\$111,100
11-406-032-00	3830 SANDCASTLE	1/10/2020	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$666,100	51.24	\$1,332,148
11-406-032-00	3830 SANDCASTLE	2/27/2020	\$1,340,000	WD	03-ARM'S LENGTH	\$1,340,000	\$666,100	49.71	\$1,332,148
Totals:			\$6,752,000			\$6,741,000	\$3,189,500		\$6,378,598
								Sale. Ratio =>	47.31
								Std. Dev. =>	5.60

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
11-406-005-00	6451 SAND CASTLE VIEW	7/9/2020	\$712,000	WD	03-ARM'S LENGTH	\$712,000	\$373,400	52.44	\$746,821
11-406-008-00	6452 SAND CASTLE VIEW	1/10/2020	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$418,000	52.25	\$835,929
11-406-008-00	6452 SAND CASTLE VIEW	10/8/2020	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$418,000	50.36	\$835,929
11-406-009-00	6440 SAND CASTLE VIEW	6/6/2019	\$709,000	WD	03-ARM'S LENGTH	\$698,000	\$380,100	54.46	\$760,234
11-406-009-00	6440 SAND CASTLE VIEW	11/13/2020	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$380,100	50.75	\$760,234
11-406-027-00	SANDCASTLE DR	12/14/2020	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$54,800	52.95	\$109,500
11-406-030-00	3819 SANDCASTLE	10/9/2020	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$47,300	53.45	\$94,500
11-406-031-00	SANDCASTLE	6/18/2020	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$55,600	46.33	\$111,100
11-406-032-00	3830 SANDCASTLE	1/10/2020	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$671,700	51.67	\$1,343,489
11-406-032-00	3830 SANDCASTLE	2/27/2020	\$1,340,000	WD	03-ARM'S LENGTH	\$1,340,000	\$671,700	50.13	\$1,343,489
Totals:			\$6,752,000			\$6,741,000	\$3,470,700		\$6,941,225
								Sale. Ratio =>	51.49
								Std. Dev. =>	2.27

Land Residual	Est. Land Value	Net Acres	Total Acres
\$48,060	\$110,000	2.5	2.5
\$297,858	\$133,100	2.61	2.61
\$327,858	\$133,100	2.61	2.61
\$155,311	\$134,700	2.77	2.77
\$206,311	\$134,700	2.77	2.77
\$103,500	\$109,500	3.45	3.45
\$88,500	\$94,500	3.15	3.15
\$120,000	\$111,100	2.61	2.61
\$111,752	\$143,900	4.89	4.89
\$151,752	\$143,900	4.89	4.89
\$1,610,902	\$1,248,500	32.25	32.25

Land Residual	Est. Land Value	Net Acres	Total Acres
\$75,179	\$110,000	2.5	2.5
\$97,171	\$133,100	2.61	2.61
\$127,171	\$133,100	2.61	2.61
\$72,466	\$134,700	2.77	2.77
\$123,466	\$134,700	2.77	2.77
\$103,500	\$109,500	3.45	3.45
\$88,500	\$94,500	3.15	3.15
\$120,000	\$111,100	2.61	2.61
\$100,411	\$143,900	4.89	4.89
\$140,411	\$143,900	4.89	4.89
\$1,048,275	\$1,248,500	32.25	32.25