

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-009-042-00	4515 AUDUBON RD	12/15/2020	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$273,700	46.23	\$547,359
		Totals:	\$592,000			\$592,000	\$273,700		\$547,359
							Sale. Ratio =>	46.23	

Land Valuation Supported

CORRESTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-009-042-00	4515 AUDUBON RD	12/15/2020	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$310,300	52.42	\$620,552
		Totals:	\$592,000			\$592,000	\$310,300		\$620,552
							Sale. Ratio =>	52.42	

Land Residual	Est. Land Value	Net Acres	Total Acres
\$304,041	\$259,400	1.11	1.11
\$304,041	\$259,400	1.11	1.11

Land Residual	Est. Land Value	Net Acres	Total Acres
\$230,848	\$259,400	1.11	1.11
\$230,848	\$259,400	1.11	1.11