

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-465-001-00	4612 FOREST LANE	5/9/2019	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$164,600	48.84	\$329,234
11-465-006-00	4602 FOREST LANE	2/9/2021	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$163,000	49.17	\$325,974
11-465-007-00	4603 FOREST LANE	4/26/2019	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$139,600	48.14	\$279,141
11-465-014-00	4619 FOREST LANE	8/24/2019	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$157,800	48.48	\$315,586
11-465-020-00	4624 FOREST LANE	6/14/2019	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$163,800	48.53	\$327,545
11-466-023-00	6475 CASTLE AVE	8/7/2020	\$351,450	WD	03-ARM'S LENGTH	\$351,450	\$159,800	45.47	\$319,547
11-466-027-00	6485 CASTLE AVE	9/16/2019	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$153,100	45.16	\$306,226
11-466-035-00	6478 CASTLE AVE	12/27/2019	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$171,200	54.01	\$342,355
11-466-038-00	6472 CASTLE AVE	6/10/2019	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$162,300	48.23	\$324,595
Totals:			\$2,965,450			\$2,965,450	\$1,435,200		\$2,870,203
								Sale. Ratio =>	48.40
								Std. Dev. =>	2.53

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
11-465-001-00	4612 FOREST LANE	5/9/2019	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$162,200	48.13	\$324,418
11-465-006-00	4602 FOREST LANE	2/9/2021	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$173,200	52.25	\$346,421
11-465-007-00	4603 FOREST LANE	4/26/2019	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,800	50.62	\$293,542
11-465-014-00	4619 FOREST LANE	8/24/2019	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$192,400	59.11	\$384,804
11-465-020-00	4624 FOREST LANE	6/14/2019	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$177,300	52.53	\$354,547
11-466-023-00	6475 CASTLE AVE	8/7/2020	\$351,450	WD	03-ARM'S LENGTH	\$351,450	\$176,400	50.19	\$352,896
11-466-027-00	6485 CASTLE AVE	9/16/2019	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$172,000	50.74	\$343,909
11-466-035-00	6478 CASTLE AVE	12/27/2019	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$175,600	55.39	\$351,138
11-466-038-00	6472 CASTLE AVE	6/10/2019	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$172,200	51.17	\$344,387
Totals:			\$2,965,450			\$2,965,450	\$1,548,100		\$3,096,062
								Sale. Ratio =>	52.20
								Std. Dev. =>	3.25

Land Residual	Est. Land Value	Effec. Fron Depth	Net Acres	Total Acres	
\$51,766	\$44,000	113.8	142.75	0.373	0.373
\$49,526	\$44,000	115.77	146.99	0.391	0.391
\$75,859	\$65,000	245.59	139.92	0.789	0.789
\$53,914	\$44,000	100.29	175.87	0.405	0.405
\$53,955	\$44,000	125.5	142.83	0.412	0.412
\$75,903	\$44,000	142.94	137.14	0.89	0.45
\$97,774	\$65,000	100.18	447.86	1.03	1.03
\$39,645	\$65,000	90.76	671.93	1.4	1.4
\$76,905	\$65,000	97.78	261.26	0.586	0.586
\$575,247	\$480,000	1132.61	6.276	5.836	

Land Residual	Est. Land Value	Effec. Fron Depth	Net Acres	Total Acres	
\$56,582	\$44,000	113.8	142.75	0.373	0.373
\$29,079	\$44,000	115.77	146.99	0.391	0.391
\$61,458	\$65,000	245.59	139.92	0.789	0.789
-\$15,304	\$44,000	100.29	175.87	0.405	0.405
\$26,953	\$44,000	125.5	142.83	0.412	0.412
\$42,554	\$44,000	142.94	137.14	0.89	0.45
\$60,091	\$65,000	100.18	447.86	1.03	1.03
\$30,862	\$65,000	90.76	671.93	1.4	1.4
\$57,113	\$65,000	97.78	261.26	0.586	0.586
\$349,388	\$480,000	1132.61	6.276	5.836	