

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-480-015-00	6247 WOODCLIFF ST	3/23/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$94,900	46.29	\$189,768
Totals:			\$205,000			\$205,000	\$94,900		\$189,768
								Sale. Ratio =>	46.29

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-480-015-00	6247 WOODCLIFF ST	3/23/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,700	47.66	\$195,340
Totals:			\$205,000			\$205,000	\$97,700		\$195,340
								Sale. Ratio =>	47.66

Land Table Changed to \$516/FF

CORRECTED LAND VALUE & IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-480-015-00	6247 WOODCLIFF ST	3/23/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,500	50.00	\$204,970
Totals:			\$205,000			\$205,000	\$102,500		\$204,970
								Sale. Ratio =>	50.00

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$57,364	\$42,132	100	148	0.342	0.342	\$572
\$57,364	\$42,132	100		0.342	0.342	
Average						
per FF=>		\$572				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$51,792	\$42,132	100	148	0.342	0.342	\$516
\$51,792	\$42,132	100		0.342	0.342	
Average						
per FF=>		\$516				

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$51,792	\$51,762	100	148	0.342	0.342	\$516
\$51,792	\$51,762	100		0.342	0.342	
Average						
per FF=>		\$516				