

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal
11-555-005-00	4716 WEST LAKE	3/5/2020	\$314,900	WD	25-PARTIAL CONSTRUCTION	\$314,900	\$154,000	48.90	\$307,991
11-555-006-00	4718 WEST LAKE	2/18/2021	\$346,900	WD	03-ARM'S LENGTH	\$346,900	\$169,800	48.95	\$339,595
11-555-011-00	4730 WEST LAKE	12/17/2019	\$354,900	WD	25-PARTIAL CONSTRUCTION	\$354,900	\$182,200	51.34	\$364,418
11-555-012-00	4732 WEST LAKE	8/7/2020	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$153,800	51.28	\$307,644
11-555-013-00	4736 WEST LAKE	10/9/2020	\$369,900	WD	25-PARTIAL CONSTRUCTION	\$369,900	\$179,200	48.45	\$358,457
11-555-040-00	4733 WEST LAKE	7/24/2020	\$482,130	WD	25-PARTIAL CONSTRUCTION	\$482,130	\$235,300	48.80	\$470,636
11-555-041-00	4731 WEST LAKE	7/31/2020	\$395,000	WD	25-PARTIAL CONSTRUCTION	\$395,000	\$193,000	48.86	\$386,029
11-555-045-00	4719 WEST LAKE	7/17/2019	\$387,400	WD	25-PARTIAL CONSTRUCTION	\$387,400	\$188,400	48.63	\$376,721
Totals:			\$2,951,030			\$2,951,030	\$1,455,700		\$2,911,491
								Sale. Ratio =>	49.33
								Std. Dev. =>	1.19

Chg Land Table as Follows: On Pond = \$110,000; Off Pond
= \$90,000

CORRECTED LAND DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal
11-555-005-00	4716 WEST LAKE	3/5/2020	\$314,900	WD	25-PARTIAL CONSTRUCTION	\$314,900	\$156,500	49.70	\$313,091
11-555-006-00	4718 WEST LAKE	2/18/2021	\$346,900	WD	03-ARM'S LENGTH	\$346,900	\$172,300	49.67	\$344,695
11-555-011-00	4730 WEST LAKE	12/17/2019	\$354,900	WD	25-PARTIAL CONSTRUCTION	\$354,900	\$184,800	52.07	\$369,518
11-555-012-00	4732 WEST LAKE	8/7/2020	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$156,400	52.15	\$312,744
11-555-013-00	4736 WEST LAKE	10/9/2020	\$369,900	WD	25-PARTIAL CONSTRUCTION	\$369,900	\$181,800	49.15	\$363,557
11-555-040-00	4733 WEST LAKE	7/24/2020	\$482,130	WD	25-PARTIAL CONSTRUCTION	\$482,130	\$240,400	49.86	\$480,736
11-555-041-00	4731 WEST LAKE	7/31/2020	\$395,000	WD	25-PARTIAL CONSTRUCTION	\$395,000	\$198,100	50.15	\$396,129
11-555-045-00	4719 WEST LAKE	7/17/2019	\$387,400	WD	25-PARTIAL CONSTRUCTION	\$387,400	\$193,400	49.92	\$386,821
Totals:			\$2,951,030			\$2,951,030	\$1,483,700		\$2,967,291
								Sale. Ratio =>	50.28
								Std. Dev. =>	1.13

Land Residua Est. Land Value

\$91,809	\$84,900
\$92,205	\$84,900
\$75,382	\$84,900
\$77,156	\$84,900
\$96,343	\$84,900
\$111,394	\$99,900
\$108,871	\$99,900
\$110,579	\$99,900
\$763,739	\$724,200

Land Residua Est. Land Value

\$91,809	\$90,000
\$92,205	\$90,000
\$75,382	\$90,000
\$77,156	\$90,000
\$96,343	\$90,000
\$111,394	\$110,000
\$108,871	\$110,000
\$110,579	\$110,000
\$763,739	\$780,000