

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-003-025-41	6453 WILD CREEK DR	8/16/2019	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$130,800	50.50	\$261,527
11-585-011-00	6460 WILD CREEK DR	4/3/2020	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$109,400	38.79	\$218,726
11-585-013-00	6468 WILD CREEK DR	7/2/2019	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$133,400	42.76	\$266,892
11-585-017-00	4717 WILDWOOD RD.	8/4/2020	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$116,300	36.34	\$232,662
Totals:			\$1,173,000			\$1,173,000	\$489,900		\$979,807
								Sale. Ratio =>	41.76
								Std. Dev. =>	6.19

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-003-025-41	6453 WILD CREEK DR	8/16/2019	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$131,300	50.69	\$262,518
11-585-011-00	6460 WILD CREEK DR	4/3/2020	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$131,700	46.70	\$263,471
11-585-013-00	6468 WILD CREEK DR	7/2/2019	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$139,500	44.71	\$279,046
11-585-017-00	4717 WILDWOOD RD.	8/4/2020	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$136,700	42.72	\$273,339
Totals:			\$1,173,000			\$1,173,000	\$539,200		\$1,078,374
								Sale. Ratio =>	45.97
								Std. Dev. =>	3.41

Chg Land Value as follows: Small = \$48,000, Standard = \$60,000, Large/Prime = \$80,000

CORRECTED IMPROVEMENT & LAND DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-003-025-41	6453 WILD CREEK DR	8/16/2019	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$138,300	53.40	\$276,518
11-585-011-00	6460 WILD CREEK DR	4/3/2020	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$138,700	49.18	\$277,471
11-585-013-00	6468 WILD CREEK DR	7/2/2019	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$159,500	51.12	\$319,046
11-585-017-00	4717 WILDWOOD RD.	8/4/2020	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$168,300	52.59	\$299,339
Totals:			\$1,173,000			\$1,173,000	\$604,800		\$1,172,374
								Sale. Ratio =>	51.56
								Std. Dev. =>	1.85

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$31,473	\$34,000	50	271	0.311	0.311
\$97,274	\$34,000	90	175	0.363	0.363
\$85,108	\$40,000	85	330	0.645	0.645
\$121,338	\$34,000	100	176	0.404	0.404
\$335,193	\$142,000	325		1.723	1.723

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$30,482	\$34,000	50	271	0.311	0.311
\$52,529	\$34,000	90	175	0.363	0.363
\$72,954	\$40,000	85	330	0.645	0.645
\$80,661	\$34,000	100	176	0.404	0.404
\$236,626	\$142,000	325		1.723	1.723

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\$30,482	\$48,000	50	271	0.311	0.311
\$52,529	\$48,000	90	175	0.363	0.363
\$72,954	\$80,000	85	330	0.645	0.645
\$80,661	\$60,000	100	176	0.404	0.404
\$236,626	\$236,000	325		1.723	1.723