

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-262-005-00	6408 COPPERLEAF	8/28/2019	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$175,600	50.17	\$351,102
11-262-006-00	6406 COPPERLEAF	9/18/2019	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$174,100	49.76	\$348,174
11-262-012-00	6421 COPPERLEAF	8/28/2020	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$210,300	49.72	\$420,618
11-262-013-00	6423 COPPERLEAF	11/3/2020	\$576,500	WD	03-ARM'S LENGTH	\$576,500	\$260,200	45.13	\$520,430
		Totals:	\$1,699,400			\$1,699,400	\$820,200		\$1,640,324
								Sale. Ratio =>	48.26
								Std. Dev. =>	2.38

Prime Site Value Changed to \$100,000

CORRECTED LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
11-262-005-00	6408 COPPERLEAF	8/28/2019	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$175,600	50.17	\$351,102
11-262-006-00	6406 COPPERLEAF	9/18/2019	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$174,100	49.76	\$348,174
11-262-012-00	6421 COPPERLEAF	8/28/2020	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$210,300	49.72	\$420,618
11-262-013-00	6423 COPPERLEAF	11/3/2020	\$576,500	WD	03-ARM'S LENGTH	\$576,500	\$270,400	46.90	\$535,430
		Totals:	\$1,699,400			\$1,699,400	\$830,400		\$1,655,324
								Sale. Ratio =>	48.86
								Std. Dev. =>	1.50

Land Residual	Est. Land Value
\$58,898	\$60,000
\$61,726	\$60,000
\$62,382	\$60,000
\$141,070	\$85,000
\$324,076	\$265,000

Land Residual	Est. Land Value
\$58,898	\$60,000
\$61,726	\$60,000
\$62,382	\$60,000
\$141,070	\$100,000
\$324,076	\$280,000