

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-270-008-00	1753 DALEY	04/01/21	\$185,000	WD	03-ARM'S LENGTH
014-370-007-00	1569 WADE DR	06/10/21	\$188,000	WD	03-ARM'S LENGTH
014-402-046-00	1750 MULBERRY	09/15/20	\$193,000	WD	03-ARM'S LENGTH
014-403-112-00	1538 RED MAPLE	04/20/21	\$250,000	WD	03-ARM'S LENGTH
014-403-115-00	1379 WHITE OAK DR	01/19/21	\$165,000	WD	03-ARM'S LENGTH
014-403-132-00	1687 WILD CHERRY LN	06/09/20	\$180,000	WD	03-ARM'S LENGTH
014-470-015-00	1469 SHADOWTREE LN	12/17/21	\$225,700	WD	03-ARM'S LENGTH
014-470-022-00	1410 SHADOWTREE	02/18/22	\$216,000	WD	03-ARM'S LENGTH
014-470-033-00	1443 TRACKWOOD	08/23/21	\$210,000	PTA	03-ARM'S LENGTH
Totals:			\$1,812,700		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$185,000	\$66,200	35.78	\$156,129	\$22,080	\$162,920
\$188,000	\$91,400	48.62	\$218,506	\$16,960	\$171,040
\$193,000	\$77,500	40.16	\$198,518	\$26,760	\$166,240
\$250,000	\$92,100	36.84	\$218,500	\$21,953	\$228,047
\$165,000	\$68,000	41.21	\$193,961	\$21,033	\$143,967
\$180,000	\$77,800	43.22	\$199,763	\$22,301	\$157,699
\$225,700	\$95,500	42.31	\$228,143	\$18,532	\$207,168
\$216,000	\$88,900	41.16	\$211,740	\$18,000	\$198,000
\$210,000	\$76,900	36.62	\$228,837	\$19,708	\$190,292
\$1,812,700	\$734,300		\$1,854,097		\$1,625,373
	Sale. Ratio =>	40.51			
	Std. Dev. =>	4.00			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$127,181	1.281	1,748	\$93.20	00030	24.6497	FARMHOUSE
\$191,220	0.894	1,050	\$162.90	00030	14.0043	RANCH
\$162,958	1.020	1,336	\$124.43	00030	1.4371	TRI LEVEL
\$186,477	1.223	1,876	\$121.56	00030	18.8411	CAPE COD
\$164,068	0.877	1,232	\$116.86	00030	15.7028	RANCH
\$168,370	0.937	1,350	\$116.81	00030	9.7888	TRI LEVEL
\$198,872	1.042	1,252	\$165.47	00030	0.7206	RANCH
\$183,814	1.077	1,144	\$173.08	00030	4.2665	C
\$198,415	0.959	1,228	\$154.96	00030	7.5448	TRI LEVEL
\$1,581,376			\$136.59		0.6688	
E.C.F. =>	1.028		Std. Deviation=>	0.140482538		
Ave. E.C.F. =>	1.035		Ave. Variance=>	10.7729	Coefficient of Var=>	10.41349859

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$22,080	No	/ /	
	\$16,960	No	/ /	
	\$26,760	No	/ /	
	\$21,953	No	/ /	
	\$21,033	No	/ /	
	\$21,408	No	/ /	
	\$18,532	No	/ /	
	\$18,000	No	/ /	
	\$19,708	No	/ /	

Land Table	Property Class	Building Depr.
LONS-BERRY	401	62
ONE OAK	401	74
PEPPER RIDGE	401	69
PEPPER RIDGE	401	64
PEPPER RIDGE	401	69
PEPPER RIDGE	401	66
SHADOWTREE	401	78
SHADOWTREE	401	71
SHADOWTREE	401	78
