

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-009-002-10	3320 ROCKLEDGE	06/21/21	\$382,000	WD	03-ARM'S LENGTH
014-009-002-30	3372 WOODVALLEY DR	03/29/22	\$288,000	WD	03-ARM'S LENGTH
014-205-016-00	1260 HORIZON	11/18/21	\$275,800	WD	03-ARM'S LENGTH
014-520-028-00	1385 OLD MILL RD	06/18/20	\$224,000	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$1,169,800</b>		

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$382,000	\$156,400	40.94	\$410,103	\$84,000	\$298,000
\$288,000	\$92,900	32.26	\$293,164	\$25,373	\$262,627
\$275,800	\$104,700	37.96	\$284,645	\$25,271	\$250,529
\$224,000	\$91,400	40.80	\$228,303	\$17,818	\$206,182
<b>\$1,169,800</b>	<b>\$445,400</b>		<b>\$1,216,215</b>		<b>\$1,017,338</b>
	<b>Sale. Ratio =&gt;</b>	<b>38.07</b>			
	<b>Std. Dev. =&gt;</b>	<b>4.06</b>			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$308,810	0.965	1,808	\$164.82	00042	4.8763	RANCH
\$253,590	1.036	1,370	\$191.70	00042	2.1878	RANCH
\$245,619	1.020	1,532	\$163.53	00042	0.6231	RANCH
\$199,323	1.034	1,380	\$149.41	00042	2.0654	RANCH
<b>\$1,007,342</b>			<b>\$167.36</b>		<b>0.3835</b>	
<b>E.C.F. =&gt;</b>	<b>1.010</b>		<b>Std. Deviation=&gt;</b>	<b>0.033275774</b>		
<b>Ave. E.C.F. =&gt;</b>	<b>1.014</b>		<b>Ave. Variance=&gt;</b>	<b>2.4381</b>	<b>Coefficient of Var=&gt;</b>	<b>2.405037114</b>

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$84,000	No	//	
	\$25,020	No	//	
	\$22,330	No	//	
	\$17,818	No	//	

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Land Table	Property Class	Building Depr.
METES & BOUNDS N DALI	401	75
TIMBERVIEW HILLS	401	85
HORIZON HILLS	401	84
TIMBERVIEW HILLS	401	74

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