

Parcel Number	Street Address	Sale Date
023-200-000-006-00	5935 MT MARIA RD	11/09/21
023-200-000-016-00	5835 N MT MARIA RD	04/23/21
023-210-000-016-00	ROBIN HOOD DR	10/04/21
023-210-000-046-00	534 ROBIN HOOD	09/12/21
023-150-000-029-00	MATTHEW DR	06/01/21
023-182-000-102-00	CHARLES TERRACE	05/19/21
022-009-100-030-35	1428 E SPRUCE RD	04/15/21
023-215-000-007-00	6472 GILLARD RD	03/30/21

**Totals:**

**Gen Res Sub Lots \$70 Per F/F**

Sale Date	>= 4/1/2020 <b>AND</b> <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH <b>OR</b> 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= RESIDENTIAL-IMPROVED <b>OR</b> RESIDENTIAL-VACANT	AND
Neighborhood	= GENERAL RES	AND
Land Tables	= GEN RESIDENTIAL	AND
Sale Type	= Conventional	AND
Sale Ratio	>= 20 <b>AND</b> <= 80	AND
Net Acres	<= 2	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$49,600
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,800
\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,000
\$5,600	WD	03-ARM'S LENGTH	\$5,600	\$3,000
\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$3,000
\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$6,800
\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$23,800
\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$35,800
<b>\$296,100</b>			<b>\$296,100</b>	<b>\$144,800</b>
				Sale. Ratio =>
				Std. Dev. =>



Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
55.11	\$99,112	\$2,888	\$12,000	200.0	200.0	0.92
49.50	\$39,666	\$6,334	\$6,000	100.0	200.0	0.46
50.00	\$6,000	\$6,000	\$6,000	100.0	196.0	0.45
53.57	\$6,000	\$5,600	\$6,000	100.0	170.0	0.39
66.67	\$6,000	\$4,500	\$6,000	100.0	150.0	0.34
27.20	\$13,698	\$15,682	\$4,380	73.0	315.0	0.53
55.35	\$47,663	\$3,497	\$8,160	66.0	330.0	1.80
43.66	\$71,531	\$22,469	\$12,000	200.0	200.0	0.92
	• <b>\$289,670</b>	<b>\$66,970</b>	<b>\$60,540</b>	<b>939.0</b>		<b>5.81</b>
<b>48.90</b>			<b>Average</b>			<b>Average</b>
<b>11.37</b>			<b>per FF=&gt;</b>	<b>\$71</b>		<b>per Net Acre=&gt;</b>




Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.92	\$14	\$3,146	\$0.07	200.00	401R
0.46	\$63	\$13,800	\$0.32	100.00	401R
0.45	\$60	\$13,333	\$0.31	100.00	401R
0.39	\$56	\$14,359	\$0.33	100.00	401R
0.34	\$45	\$13,081	\$0.30	100.00	401R
0.53	\$215	\$29,701	\$0.68	73.00	401R
1.80	\$53	\$1,943	\$0.04	66.00	401R
0.92	\$112	\$24,476	\$0.56	200.00	401R
<b>5.81</b>					
<b>11,532.63</b>	<b>Average per SqFt=&gt;</b>		<b>\$0.26</b>		




Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
2.021E+11		GEN RESIDENTIAL	0	0
2.021E+11		GEN RESIDENTIAL	0	0
2.021E+11		GEN RESIDENTIAL	1	0
2.021E+11		GEN RESIDENTIAL	1	0
2.021E+11		GEN RESIDENTIAL	0	0
2.021E+11		GEN RESIDENTIAL	0	1
2.021E+11		GEN RESIDENTIAL	0	0
2.021E+11		GEN RESIDENTIAL	0	0

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Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
8/27/2019	401		RES SUB LOTS		
8/27/2019	401		RES SUB LOTS		
8/27/2019	402		RES SUB LOTS		
8/27/2019	402		RES SUB LOTS		
8/27/2019	402			RES SUB LOTS	
8/27/2019	401		RES SUB LOTS		
8/10/2021	401		RES SUB LOTS		
8/27/2019	401		RES SUB LOTS		

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