

RAW SALES W/CORRECTED BUILDING ATTRIBUTES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal	Land Residual	Est. Land Val.	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Fror	ECF Area	Liber/Page	Land Table	Class		
07-180-022-00	7129 EVERGREEN LN	7/29/2022	\$310,000	WD	03-ARM'S I	\$310,000	\$158,600	51.16	\$317,142	\$58,858	\$66,000	120	120	0.331	0.331	\$490	\$177,819	\$4	120	EGB	4785/374	EVERGREEN BEACH	401		
07-180-049-00	EVERGREEN LN	10/29/2021	\$50,000	WD	03-ARM'S I	\$50,000	\$33,000	66.00	\$66,000	\$50,000	\$66,000	120	120	0.331	0.331	\$417	\$151,057	\$3	120	EGB	4692/519	EVERGREEN BEACH	402		
07-180-119-00	SILVER RD	9/9/2022	\$45,000	WD	03-ARM'S I	\$45,000	\$13,500	30.00	\$27,000	\$45,000	\$27,000	120	120	0.331	0.331	\$375	\$135,952	\$3	120	EGB	4797/870	EVERGREEN BEACH	402		
Totals:			\$405,000			\$405,000	\$205,100		\$410,142	\$153,858	\$159,000	360		0.993	0.993										
								Sale. Ratio =>	50.64	Average			Average		Average										
								Std. Dev. =>	18.09	per FF=>			\$427	per Net Acre=>		\$154,943	per SqFt=>		\$4						
								Median =>	51.16																
								Abs Diff =>	36.00																
								COV =>	23.46																
								COD =>	36.88																

CORRECTED BUILDING ATTRIBUTES AND LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S:	Cur. Appraisal	Land Residual	Est. Land Val.	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Fror	ECF Area	Liber/Page	Land Table	Class		
07-180-022-00	7129 EVERGREEN LN	7/29/2022	\$310,000	WD	03-ARM'S I	\$310,000	\$158,600	51.16	\$317,142	\$58,858	\$66,000	120	120	0.331	0.331	\$490	\$177,819	\$4	120	EGB	4785/374	EVERGREEN BEACH	401		
07-180-049-00	EVERGREEN LN	10/29/2021	\$50,000	WD	03-ARM'S I	\$50,000	\$28,100	56.20	\$66,000	\$50,000	\$56,100	120	120	0.331	0.331	\$417	\$151,057	\$3	120	EGB	4692/519	EVERGREEN BEACH	402		
07-180-119-00	SILVER RD	9/9/2022	\$45,000	WD	03-ARM'S I	\$45,000	\$21,000	46.67	\$21,000	\$45,000	\$42,000	120	120	0.331	0.331	\$375	\$135,952	\$3	120	EGB	4797/870	EVERGREEN BEACH	402		
Totals:			\$405,000			\$405,000	\$207,700		\$404,142	\$153,858	\$164,100	360		0.993	0.993										
								Sale. Ratio =>	51.28	Average			Average		Average										
								Std. Dev. =>	4.77	per FF=>			\$427	per Net Acre=>		\$154,943	per SqFt=>		\$4						
								Median =>	51.16																
								Abs Diff =>	9.53																
								COV =>	6.21																
								COD =>	9.29																