

GLENN OAKS CONDO ANALYSIS

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Si	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acre	Dollars/FF	Dollars/Aci	Dollars/Sqf	Actual For	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Group	Rate Group	Rate Group 3
07-031-007-10	7095 GLENN OAKS DR	3/12/2021	52500	WD	03-ARM'S	52500	25340	48.26667	75106	28074	50680	0	0	2.17	2.17	#DIV/0!	12937.33	0.297	0	RSCON	4594/452		GLENN OA	0	0	#####	401				
07-031-007-40	7090 GLENN OAKS DR	6/23/2021	50000	WD	03-ARM'S	50000	24250	48.5	48500	50000	48500	0	0	1.85	1.85	#DIV/0!	27027.03	0.620455	0	RSCON	4640/877		GLENN OA	0	0	#####	401				
07-220-011-00	7046 GLENN OAKS DR	12/9/2021	45000	WD	03-ARM'S	45000	23900	53.11111	47800	45000	47800	0	0	1.78	1.78	#DIV/0!	25280.9	0.58037	0	RSCON	4707/585		GLENN OA	0	0	NOT INSPECTED	402				
07-220-012-00	7054 GLENN OAKS DR	6/18/2021	52000	WD	03-ARM'S	52000	23100	44.42308	46100	52000	46100	0	0	1.61	1.61	#DIV/0!	32298.14	0.741463	0	RSCON	4640/841		GLENN OA	0	0	NOT INSPECTED	402				
Totals:		199500				199500	96590		217506	175074	193080	0		7.41	7.41																
		Sale. Ratio =>				48.41604		Average				Average																			
		Std. Dev. =>				3.555065		per FF=>		#DIV/0!		per Net Ac		23626.72		Average		per SqFt=>		0.542395											

Current Land Valuation Supported.