

**RAW SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page
07-012-019-53	6163 FENNVIEW DR	10/12/2022	\$915,000	WD	31 - SPLIT IMPROVED	\$915,000	\$460,800	50.36	\$921,501	\$36,200	\$42,801	3.93	3.93	\$9,211	\$0.21	4810/89
07-012-019-62	6186 FENNVIEW DR	11/30/2022	\$129,000	WD	32 - SPLIT VACANT	\$129,000	\$15,403	11.94	\$30,806	\$129,000	\$30,806	2.07	2.07	\$62,319	\$1.43	4822/318
07-012-019-63	6164 FENNVIEW DR	4/28/2023	\$179,000	WD	32 - SPLIT VACANT	\$179,000	\$21,400	11.96	\$42,801	\$179,000	\$42,801	3.93	3.93	\$45,547	\$1.05	4854/798
07-405-017-00	6323 ORCHARD TR	8/30/2021	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$160,000	42.67	\$319,926	\$100,878	\$45,804	4.62	4.62	\$21,835	\$0.50	4667/344
Totals:						\$375,000	\$160,000		\$319,926	\$100,878	\$45,804	4.62	4.62			
								Sale. Ratio =>	42.67				Average	Average		
								Std. Dev. =>	20.20				per Net Acre=>	\$21,835	per SqFt=>	\$0.50
								Median =>	27.31							
								Abs Diff =>	69.13							
								COD =>	63.28							
								COV =>	69.11							

**CORRECTED BUILDING ATTRIBUTES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page
07-012-019-53	6163 FENNVIEW DR	10/12/2022	\$915,000	WD	31 - SPLIT IMPROVED	\$915,000	\$363,700	39.75	\$727,486	\$230,315	\$42,801	3.93	3.93	\$58,604	\$1.35	4810/89
07-012-019-62	6186 FENNVIEW DR	11/30/2022	\$129,000	WD	32 - SPLIT VACANT	\$129,000	\$15,403	11.94	\$30,806	\$129,000	\$30,806	2.07	2.07	\$62,319	\$1.43	4822/318
07-012-019-63	6164 FENNVIEW DR	4/28/2023	\$179,000	WD	32 - SPLIT VACANT	\$179,000	\$21,400	11.96	\$42,801	\$179,000	\$42,801	3.93	3.93	\$45,547	\$1.05	4854/798
07-405-017-00	6323 ORCHARD TR	8/30/2021	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$160,000	42.67	\$319,926	\$100,878	\$45,804	4.62	4.62	\$21,835	\$0.50	4667/344
Totals:						\$375,000	\$160,000		\$319,926	\$100,878	\$45,804	4.62	4.62			
								Sale. Ratio =>	42.67				Average	Average		
								Std. Dev. =>	16.94				per Net Acre=>	\$21,835	per SqFt=>	\$0.50
								Median =>	25.85							
								Abs Diff =>	58.52							
								COD =>	56.59							
								COV =>	63.72							

**CORRECTED BUILDING ATTRIBUTES & LAND VALUE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page
07-012-019-53	6163 FENNVIEW DR	10/12/2022	\$915,000	WD	31 - SPLIT IMPROVED	\$915,000	\$451,400	49.33	\$902,800	\$230,315	\$218,115	3.93	3.93	\$58,604	\$1.35	4810/89
07-012-019-62	6186 FENNVIEW DR	11/30/2022	\$129,000	WD	32 - SPLIT VACANT	\$129,000	\$57,400	44.50	\$114,885	\$129,000	\$114,885	2.07	2.07	\$62,319	\$1.43	4822/318
07-012-019-63	6164 FENNVIEW DR	4/28/2023	\$179,000	WD	32 - SPLIT VACANT	\$179,000	\$109,100	60.95	\$218,115	\$179,000	\$218,115	3.93	3.93	\$45,547	\$1.05	4854/798
07-405-017-00	6323 ORCHARD TR	8/30/2021	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$187,900	50.11	\$375,762	\$100,878	\$101,640	4.62	4.62	\$21,835	\$0.50	4667/344
Totals:						\$375,000	\$187,900		\$375,762	\$100,878	\$101,640	4.62	4.62			
								Sale. Ratio =>	50.11				Average	Average		
								Std. Dev. =>	6.94				per Net Acre=>	\$21,835	per SqFt=>	\$0.50
								Median =>	49.72							
								Abs Diff =>	17.23							
								COD =>	8.66							
								COV =>	13.56							