

RD - RURAL DEVELOPMENT

RAW SALES

SELAH WAY

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-010-015-01	2188 SELAH	5/11/2023	\$200,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$100,000	50.00	\$200,000	\$200,000	\$200,000	7	2	\$28,571	\$0.66	0	RSCON	4859/428	07-010-015-06	RURAL DEVELOPMENT	402		
07-010-015-02	2178 SELAH	5/11/2023	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$100,000	50.00	\$200,000	\$200,000	\$200,000	4	2	\$50,000	\$1.15	0	RSCON	4857/554	07-010-015-03	RURAL DEVELOPMENT	402		
07-010-015-04	2162 SELAH	5/11/2023	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$129,500	50.78	\$259,000	\$255,000	\$259,000	5.18	2.4	\$49,228	\$1.13	0	RSCON	4863/253	07-010-015-05	RURAL DEVELOPMENT	401		
Totals:						\$655,000	\$329,500		\$659,000	\$655,000	\$659,000	16.18	6.4										
						Sale. Ratio =>			50.31			Average			Average								
						Std. Dev. =>			0.45			per Net Acre=>			\$40,482 per SqFt=>						\$0.93		

FENNVIEW

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-012-019-51	6193 FENNVIEW	8/28/2024	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$653,200	46.66	\$1,306,380	\$207,007	\$113,387	2.27	2.27	\$91,193	\$2.09	0	RSCON	4970/545		RURAL DEVELOPMENT	401		
07-012-019-62	6186 FENNVIEW	11/30/2022	\$129,000	WD	32-SPLIT VACANT	\$136,792	\$57,400	41.96	\$114,885	\$136,792	\$114,885	2.07	2.07	\$66,083	\$1.52	0	RSCON	4822/318		RURAL DEVELOPMENT	401		
Totals:						\$1,536,792	\$710,600		\$1,421,265	\$343,799	\$228,272	4.34	4.34										
						Sale. Ratio =>			46.24			Average			Average								
						Std. Dev. =>			3.32			per Net Acre=>			\$79,216 per SqFt=>						\$1.82		

FENNVIEW CUL-DA-SAC

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-012-019-53	6163 FENNVIEW	10/12/2022	\$915,000	WD	31-SPLIT IMPROVED	\$995,703	\$541,700	54.40	\$1,083,460	\$130,358	\$218,115	3.93	3.93	\$33,170	\$0.76	0	RSCON	4810/89		RURAL DEVELOPMENT	401		
Totals:						\$915,000	\$995,703		\$1,083,460	\$130,358	\$218,115	3.93	3.93										
						Sale. Ratio =>			54.40			Average			Average								
												per Net Acre=>			\$33,170 per SqFt=>						\$0.76		

Orchard Meadows" \$/AC rate increased 42.7% reflecting rate increase to "Fennview" \$/AC rate

CORRECTED LAND VALUES

SELAH WAY

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-010-015-01	2188 SELAH	5/11/2023	\$200,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$100,000	50.00	\$200,000	\$200,000	\$200,000	7	2	\$28,571	\$0.66	0	RSCON	4859/428	07-010-015-06	RURAL DEVELOPMENT	402		
07-010-015-02	2178 SELAH	5/11/2023	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$100,000	50.00	\$200,000	\$200,000	\$200,000	4	2	\$50,000	\$1.15	0	RSCON	4857/554	07-010-015-03	RURAL DEVELOPMENT	402		
07-010-015-04	2162 SELAH	5/11/2023	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$129,500	50.78	\$259,000	\$255,000	\$259,000	5.18	2.4	\$49,228	\$1.13	0	RSCON	4863/253	07-010-015-05	RURAL DEVELOPMENT	401		
Totals:						\$655,000	\$329,500		\$659,000	\$655,000	\$659,000	16.18	6.4										
						Sale. Ratio =>			50.31			Average			Average								
						Std. Dev. =>			0.45			per Net Acre=>			\$40,482 per SqFt=>						\$0.93		

FENNVIEW

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-012-019-51	6193 FENNVIEW	8/28/2024	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$677,400	48.39	\$1,354,831	\$207,007	\$161,838	2.27	2.27	\$91,193	\$2.09	0	RSCON	4970/545		RURAL DEVELOPMENT	401		
07-012-019-62	6186 FENNVIEW	11/30/2022	\$129,000	WD	32-SPLIT VACANT	\$136,792	\$81,988	59.94	\$163,977	\$136,792	\$163,977	2.07	2.07	\$66,083	\$1.52	0	RSCON	4822/318		RURAL DEVELOPMENT	401		
Totals:						\$1,529,000	\$759,388		\$1,518,808	\$343,799	\$325,815	4.34	4.34										
						Sale. Ratio =>			49.41			Average			Average								
						Std. Dev. =>			8.17			per Net Acre=>			\$79,216 per SqFt=>						\$1.82		

FENNVIEW CUL-DE-SAC

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-012-019-53	6163 FENNVIEW	10/12/2022	\$915,000	WD	31-SPLIT IMPROVED	\$995,703	\$497,900	50.00	\$995,703	\$130,358	\$130,358	3.93	3.93	\$33,170	\$0.76	0	RSCON	4810/89		RURAL DEVELOPMENT	401		
Totals:						\$915,000	\$995,703		\$995,703	\$130,358	\$130,358	3.93	3.93										
						Sale. Ratio =>			50.00			Average			Average								
												per Net Acre=>			\$33,170 per SqFt=>						\$0.76		