

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
11 075 001 002	2332 STEAMBURG RD	12/07/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$88,200	44.32
11 075 001 003	2342 STEAMBURG RD	09/15/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$88,100	36.86
11 075 001 004	2350 STEAMBURG RD	02/11/21	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$88,100	35.25
11 075 001 020	1876 HUDSON RD	05/20/20	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$42,300	36.62
11 075 001 025	2388 STEAMBURG RD	11/20/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$65,900	33.62
Totals:			\$999,400			\$999,400	\$372,600	
							Sale. Ratio =>	37.28
							Std. Dev. =>	4.11

COUNTRY CLUB ESTATES \$408 CALCULATED, \$250 APPLIED CONSIDERING 2022 VALUES FO \$200 APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$177,479	\$57,436	\$35,915	239.4	347.0	0.95	0.46	\$240	\$60,395	\$1.39
\$187,229	\$81,629	\$29,858	221.2	468.0	1.09	0.51	\$369	\$74,820	\$1.72
\$175,042	\$108,034	\$33,176	221.2	468.0	1.09	0.58	\$488	\$99,023	\$2.27
\$85,079	\$45,396	\$14,975	99.8	158.0	0.36	0.36	\$455	\$127,160	\$2.92
\$132,209	\$85,767	\$21,976	146.5	200.0	0.69	0.69	\$585	\$124,480	\$2.86
\$757,038	\$378,262	\$135,900	928.1		4.18	2.59			
	Average				Average			Average	
	per FF=>		\$408		per Net Acre=>	90,514.96		per SqFt=>	\$2.08

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
243.50	4005	1781-0756	11 075 001 001		0	1	9/26/2017		401	
203.03	4005	1773-0094	11 075 001 004		0	1	9/26/2017		401	
203.03	4005		11 075 001 003		0	1	9/26/2017		401	
98.50	4005	1762-1116			0	1	10/11/2017		401	
150.00	4005	1779-1249			0	1	9/26/2017		401	

Rate Group 2 Rate Group 3

