

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
016-082-001-50	1210 N GREENVILLE RD	4/18/2023	\$15,000	QC	03-ARM'S LENGTH	\$15,000	\$10,700
001-113-003-00	9566 N SIX LAKES RD	10/11/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$81,300
001-110-009-00	128 N CENTER ST	4/26/2024	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$56,400
016-102-007-00	1631 N GREENVILLE RD	12/27/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,600
Totals:			\$386,900			\$386,900	\$181,000
							Sale. Ratio =>
							Std. Dev. =>

LANGSTON LAND \$185 CALCULATED, \$170 PER FRONT FOOT APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
71.33	\$21,472	\$3,028	\$9,500	75.0	148.5	0.26	0.26
48.68	\$162,613	\$15,887	\$11,500	125.0	125.0	0.36	0.36
43.42	\$112,791	\$25,149	\$8,040	67.0	125.0	0.19	0.19
43.47	\$65,269	\$36,931	\$27,200	170.0	330.0	0.64	0.23
	\$362,145	\$80,995	\$56,240	437.0		1.45	1.03
46.78			Average			Average	
13.30			per FF=>	\$185		per Net Acre=>	55,820.12

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$40	\$11,828	\$0.27	75.00	'4002	2023R-5059	
\$127	\$44,253	\$1.02	125.00	'4580	2024R-09484	
\$375	\$130,984	\$3.01	67.00	'4580	2024R-04536	
\$217	\$57,346	\$1.32	170.00	'4002	2025R-00717	016-102-008-00

Average
per SqFt=> \$1.28

Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
4002 LANGSTON	0	1	05/09/2011	401	FRONT
4580 SIX LAKES VILLAGE	0	1	01/03/2018	401	SIX LAKES VILLA
4580 SIX LAKES VILLAGE	0	1	11/28/2018	401	SIX LAKES VILLA
4002 LANGSTON	0	1	05/24/2011	401	FRONT
