

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale |
|----------------|-----------------------|-----------|------------|--------|-----------------|--------------|-------------|---------------|
| 010-022-006-11 | 2770 W FENWICK RD | 08/13/24 | \$134,000 | WD | 03-ARM'S LENGTH | \$134,000 | \$74,700 | 55.75 |
| 010-100-006-10 | 9879 W COLLINS | 01/10/24 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$89,800 | 56.13 |
| 010-010-004-80 | 7911 S DERBY RD | 06/30/23 | \$169,000 | WD | 03-ARM'S LENGTH | \$169,000 | \$74,800 | 44.26 |
| 010-026-005-30 | 10990 BROWN RD | 01/03/24 | \$174,900 | WD | 03-ARM'S LENGTH | \$174,900 | \$68,100 | 38.94 |
| 010-016-025-00 | 8751 S NEVINS RD | 06/12/24 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$71,100 | 40.63 |
| 010-028-005-01 | 3425 FENWICK RD | 09/03/24 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$108,100 | 61.77 |
| 010-100-027-00 | 445 W FENWICK RD | 06/07/24 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$87,400 | 47.24 |
| 010-022-024-06 | 2100 W FENWICK RD | 10/15/24 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$79,700 | 41.95 |
| 010-023-007-01 | 1655 W BOYER RD | 11/19/24 | \$195,000 | WD | 03-ARM'S LENGTH | \$195,000 | \$95,100 | 48.77 |
| 010-025-018-10 | 10481 S BROWN RD | 03/29/24 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$81,200 | 40.60 |
| 010-035-012-50 | 11205 S HOLLAND RD | 03/12/24 | \$203,000 | WD | 03-ARM'S LENGTH | \$203,000 | \$99,200 | 48.87 |
| 010-012-010-21 | 7572 S COLLINS RD | 08/18/23 | \$207,000 | WD | 03-ARM'S LENGTH | \$207,000 | \$110,700 | 53.48 |
| 010-004-013-00 | 3781 W WISE RD | 12/18/23 | \$210,000 | WD | 03-ARM'S LENGTH | \$210,000 | \$126,000 | 60.00 |
| 010-014-008-00 | 8551 S CARLSON RD | 08/10/23 | \$217,900 | WD | 03-ARM'S LENGTH | \$217,900 | \$113,500 | 52.09 |
| 010-004-014-02 | 3569 W WISE RD | 06/07/24 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$118,800 | 52.80 |
| 010-014-023-00 | 1961 W CARSON CITY RD | 02/09/24 | \$225,000 | PTA | 03-ARM'S LENGTH | \$225,000 | \$98,700 | 43.87 |
| 010-022-024-07 | 2084 W FENWICK RD | 08/29/24 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$92,100 | 40.93 |
| 010-012-010-21 | 7572 S COLLINS RD | 07/10/24 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$110,700 | 48.13 |
| 010-017-014-00 | 4872 W CARSON CITY RD | 10/30/23 | \$232,000 | WD | 03-ARM'S LENGTH | \$232,000 | \$105,700 | 45.56 |
| 010-023-022-31 | 1412 W FENWICK RD | 09/13/24 | \$235,000 | WD | 03-ARM'S LENGTH | \$235,000 | \$107,200 | 45.62 |
| 010-017-022-10 | 4219 W CARSON CITY RD | 07/12/23 | \$236,000 | WD | 03-ARM'S LENGTH | \$236,000 | \$133,700 | 56.65 |
| 010-012-019-00 | 7754 S SHERIDAN RD | 06/14/23 | \$236,750 | WD | 03-ARM'S LENGTH | \$236,750 | \$145,100 | 61.29 |
| 010-026-013-05 | 10210 S HOLLAND RD | 08/28/24 | \$237,000 | WD | 03-ARM'S LENGTH | \$237,000 | \$121,100 | 51.10 |
| 010-021-008-02 | 9252 S BARNES RD | 10/25/24 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$124,400 | 51.83 |
| 010-024-010-10 | 9306 S SHERIDAN RD | 05/23/24 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$113,600 | 47.33 |
| 010-017-016-00 | 4699 W CARSON CITY RD | 08/23/23 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$129,300 | 52.78 |
| 010-015-023-10 | 2837 W CARSON CITY RD | 06/09/23 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$121,900 | 48.76 |
| 010-005-025-10 | 4977 W WISE RD | 02/05/24 | \$255,125 | WD | 03-ARM'S LENGTH | \$255,125 | \$124,500 | 48.80 |
| 010-015-023-12 | 2825 W CARSON CITY RD | 06/20/23 | \$263,000 | PTA | 03-ARM'S LENGTH | \$263,000 | \$163,500 | 62.17 |
| 010-017-019-00 | 4649 W CARSON CITY RD | 05/22/23 | \$264,900 | WD | 03-ARM'S LENGTH | \$264,900 | \$150,400 | 56.78 |
| 010-015-010-00 | 2510 W CARSON CITY RD | 01/10/25 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$155,000 | 58.49 |
| 010-022-010-50 | 9540 S AMSDEN RD | 04/19/24 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$120,100 | 45.32 |

| | | | | | | | | | |
|----------------|-----------------------|----------|---------------------|----|-----------------|---------------------|--------------------|--------------------------|--------------|
| 010-022-021-11 | 9540 S CARLSON RD | 05/23/24 | \$269,900 | WD | 03-ARM'S LENGTH | \$269,900 | \$124,100 | 45.98 | |
| 010-015-023-53 | 8589 S DERBY RD | 05/05/23 | \$299,000 | WD | 03-ARM'S LENGTH | \$299,000 | \$162,400 | 54.31 | |
| 010-015-023-52 | 2945 W CARSON CITY RD | 04/10/23 | \$305,000 | WD | 03-ARM'S LENGTH | \$305,000 | \$142,700 | 46.79 | |
| 010-022-010-30 | 9690 S AMSDEN RD | 10/11/24 | \$318,000 | WD | 03-ARM'S LENGTH | \$318,000 | \$204,500 | 64.31 | |
| 010-021-006-70 | 9083 S GROW RD | 11/28/23 | \$325,000 | WD | 03-ARM'S LENGTH | \$325,000 | \$180,700 | 55.60 | |
| 010-015-018-00 | 8899 S AMSDEN RD | 07/11/24 | \$330,000 | WD | 03-ARM'S LENGTH | \$330,000 | \$157,800 | 47.82 | |
| 010-022-012-50 | 9503 S AMSDEN RD | 09/13/24 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$154,100 | 44.03 | |
| 010-035-013-00 | 11316 S BROWN RD | 12/06/24 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$177,900 | 49.42 | |
| 010-012-002-52 | 7303 S BROWN RD | 04/24/23 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$193,200 | 49.54 | |
| 010-022-010-10 | 2750 DUCK POINT LANE | 01/16/24 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$284,400 | 56.88 | |
| 010-022-010-43 | 9634 S AMSDEN RD | 09/12/24 | \$530,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$257,700 | 48.62 | |
| Totals: | | | \$10,942,475 | | | \$10,942,475 | \$5,554,700 | | |
| | | | | | | | | Sale. Ratio => | 50.76 |
| | | | | | | | | Std. Dev. => | 6.44 |

RESIDENTIAL & AG ECF 1.194 CALCULATED, 1.194 APPLIED

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style |
|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|------------------|----------------|
| \$149,414 | \$55,595 | \$78,405 | \$76,462 | 1.025 | 1,064 | \$73.69 | 4000 | 12.8022 | 1.25 STORY |
| \$179,527 | \$15,757 | \$144,243 | \$133,472 | 1.081 | 1,888 | \$76.40 | 4000 | 47.4739 | 1.25 STORY |
| \$149,513 | \$54,719 | \$114,281 | \$77,257 | 1.479 | 1,216 | \$93.98 | 4000 | 147.9237 | SINGLEWIDE |
| \$136,158 | \$58,981 | \$115,919 | \$62,899 | 1.843 | 1,056 | \$109.77 | 4000 | 67.4553 | 1.25 STORY |
| \$142,271 | \$20,000 | \$155,000 | \$99,650 | 1.555 | 1,568 | \$98.85 | 4000 | 45.8397 | DOUBLEWIDE |
| \$216,258 | \$41,369 | \$133,631 | \$142,534 | 0.938 | 2,079 | \$64.28 | 4000 | #REF! | 1.25 STORY |
| \$174,702 | \$11,435 | \$173,565 | \$133,062 | 1.304 | 1,689 | \$102.76 | 4000 | 29.2821 | 1.25 STORY |
| \$159,423 | \$19,800 | \$170,200 | \$113,792 | 1.496 | 720 | \$236.39 | 4000 | 23.2328 | 1 |
| \$190,182 | \$83,952 | \$111,048 | \$86,577 | 1.283 | 1,232 | \$90.14 | 4000 | 1.5793 | 1.25 STORY |
| \$162,457 | \$38,028 | \$161,972 | \$101,409 | 1.597 | 864 | \$187.47 | 4000 | 64.9165 | 1.25 STORY |
| \$198,307 | \$50,110 | \$152,890 | \$120,780 | 1.266 | 1,456 | \$105.01 | 4000 | 1.3850 | 1.25 STORY |
| \$221,351 | \$20,000 | \$187,000 | \$164,100 | 1.140 | 2,542 | \$73.56 | 4000 | 113.9547 | 1.25 STORY |
| \$251,915 | \$25,518 | \$184,482 | \$184,513 | 1.000 | 1,298 | \$142.13 | 4000 | 99.9834 | 1.25 STORY |
| \$226,931 | \$37,877 | \$180,023 | \$154,078 | 1.168 | 1,320 | \$136.38 | 4000 | 116.8387 | 1 STORY |
| \$237,594 | \$59,922 | \$165,078 | \$144,802 | 1.140 | 1,568 | \$105.28 | 4000 | 114.0026 | DOUBLEWIDE |
| \$197,449 | \$22,860 | \$202,140 | \$142,289 | 1.421 | 1,092 | \$185.11 | 4000 | 142.0627 | 1.25 STORY |
| \$184,133 | \$9,600 | \$215,400 | \$142,244 | 1.514 | 1,050 | \$205.14 | 4000 | 43.3804 | 1 |
| \$221,351 | \$20,000 | \$210,000 | \$164,100 | 1.280 | 2,542 | \$82.61 | 4000 | 127.9706 | 1.25 STORY |
| \$211,416 | \$21,000 | \$211,000 | \$155,188 | 1.360 | 1,152 | \$183.16 | 4000 | 135.9639 | 1.25 STORY |
| \$214,301 | \$97,097 | \$137,903 | \$95,521 | 1.444 | 2,052 | \$67.20 | 4000 | 36.3198 | DOUBLEWIDE |
| \$267,429 | \$22,314 | \$213,686 | \$199,768 | 1.070 | 2,230 | \$95.82 | 4000 | 106.9672 | 1.25 STORY |
| \$290,140 | \$55,298 | \$181,452 | \$191,395 | 0.948 | 1,834 | \$98.94 | 4000 | 94.8048 | 1.25 STORY |
| \$242,280 | \$43,499 | \$193,501 | \$162,006 | 1.194 | 1,092 | \$177.20 | 4000 | 9.0267 | 1.25 STORY |
| \$248,858 | \$60,269 | \$179,731 | \$154,708 | 1.162 | 1,724 | \$104.25 | 1000 | 116.1744 | 1.25 STORY |
| \$227,234 | \$56,333 | \$183,667 | \$139,284 | 1.319 | 1,527 | \$120.28 | 4000 | 22.1614 | 1.25 STORY |
| \$258,694 | \$30,298 | \$214,702 | \$186,142 | 1.153 | 1,176 | \$182.57 | 4000 | 115.3432 | 1 STORY |
| \$243,796 | \$52,804 | \$197,196 | \$155,658 | 1.267 | 1,638 | \$120.39 | 4000 | 126.6857 | 1.25 STORY |
| \$249,021 | \$43,156 | \$211,969 | \$167,779 | 1.263 | 936 | \$226.46 | 4000 | 126.3381 | 1 STORY |
| \$327,095 | \$57,902 | \$205,098 | \$219,391 | 0.935 | 1,476 | \$138.96 | 4000 | 93.4851 | 1.25 STORY |
| \$300,888 | \$35,054 | \$229,846 | \$216,654 | 1.061 | 1,400 | \$164.18 | 4000 | 106.0892 | 1.25 STORY |
| \$309,983 | \$24,590 | \$240,410 | \$232,594 | 1.034 | 2,246 | \$107.04 | 4000 | 103.3603 | 1.25 STORY |
| \$240,244 | \$33,528 | \$231,472 | \$168,473 | 1.374 | 1,848 | \$125.26 | 4000 | 137.3944 | 1.25 STORY |

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|---------------------|-----------|--------------------------|--------------------|-------|-------|----------------------------|--------------------------------------|---------------|--------------|
| \$248,283 | \$71,820 | \$198,080 | \$143,817 | 1.377 | 1,080 | \$183.41 | 4000 | 137.7309 | 1 STORY |
| \$324,882 | \$66,395 | \$232,605 | \$210,666 | 1.104 | 1,288 | \$180.59 | 4000 | 110.4142 | 1 STORY |
| \$285,490 | \$30,133 | \$274,867 | \$208,115 | 1.321 | 1,288 | \$213.41 | 4000 | 132.0746 | 1 STORY |
| \$409,086 | \$44,840 | \$273,160 | \$296,859 | 0.920 | 1,586 | \$172.23 | 4000 | 92.0167 | 1 STORY |
| \$361,380 | \$56,685 | \$268,315 | \$248,325 | 1.080 | 1,456 | \$184.28 | 4000 | 108.0499 | 1 STORY |
| \$315,657 | \$92,631 | \$237,369 | \$181,765 | 1.306 | 1,216 | \$195.20 | 4000 | 130.5909 | 1.25 STORY |
| \$308,281 | \$67,225 | \$282,775 | \$196,460 | 1.439 | 1,800 | \$157.10 | 4000 | 143.9354 | 1.25 STORY |
| \$355,901 | \$146,285 | \$213,715 | \$194,810 | 1.097 | 2,160 | \$98.94 | 4000 | 13.7950 | 1 STORY |
| \$386,377 | \$77,179 | \$312,821 | \$251,995 | 1.241 | 1,304 | \$239.89 | 4000 | 124.1377 | 1.25 STORY |
| \$568,799 | \$266,945 | \$233,055 | \$280,533 | 0.831 | 1,848 | \$126.11 | 4000 | 83.0756 | 1.25 STORY |
| \$515,357 | \$140,981 | \$389,019 | \$305,115 | 1.275 | 2,016 | \$192.97 | 4000 | 127.4992 | 1.25 STORY |
| \$11,109,808 | | \$8,602,691 | \$7,207,040 | | | \$140.11 | | 4.1340 | |
| | | E.C.F. => | 1.194 | | | Std. Deviation=> | 0.21031711 | | |
| | | Ave. E.C.F. => | 1.235 | | | Ave. Variance=> | #REF! Coefficient of Var=> | | #REF! |

| Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|------------|-----------------------|-------------|----------------|----------------|
| \$39,300 | | RESIDENTIAL | 401 | 66 |
| \$12,400 | | RESIDENTIAL | 401 | 45 |
| \$20,000 | | RESIDENTIAL | 401 | 70 |
| \$43,125 | | RESIDENTIAL | 401 | 63 |
| \$20,000 | | RESIDENTIAL | 401 | 68 |
| \$30,000 | | RESIDENTIAL | 401 | 49 |
| \$8,000 | | RESIDENTIAL | 401 | 64 |
| \$19,800 | | RESIDENTIAL | 401 | 94 |
| \$71,940 | | RESIDENTIAL | 401 | 53 |
| \$27,850 | | RESIDENTIAL | 401 | 62 |
| \$43,000 | | RESIDENTIAL | 401 | 55 |
| \$20,000 | | RESIDENTIAL | 401 | 59 |
| \$21,600 | | RESIDENTIAL | 401 | 66 |
| \$31,050 | | RESIDENTIAL | 401 | 67 |
| \$30,000 | | RESIDENTIAL | 401 | 72 |
| \$22,500 | | RESIDENTIAL | 401 | 63 |
| \$9,600 | | RESIDENTIAL | 401 | 98 |
| \$20,000 | | RESIDENTIAL | 401 | 59 |
| \$21,000 | | RESIDENTIAL | 401 | 73 |
| \$73,320 | | RESIDENTIAL | 401 | 68 |
| \$11,600 | | RESIDENTIAL | 401 | 68 |
| \$32,700 | | RESIDENTIAL | 401 | 69 |
| \$27,500 | | RESIDENTIAL | 401 | 75 |
| \$44,725 | | RESIDENTIAL | 401 | 62 |
| \$30,450 | | RESIDENTIAL | 401 | 66 |
| \$15,000 | | RESIDENTIAL | 401 | 79 |
| \$45,050 | | RESIDENTIAL | 401 | 68 |
| \$41,850 | | RESIDENTIAL | 401 | 92 |
| \$30,050 | | RESIDENTIAL | 401 | 76 |
| \$24,250 | | RESIDENTIAL | 401 | 62 |
| \$23,150 | | RESIDENTIAL | 401 | 71 |
| \$30,000 | | RESIDENTIAL | 401 | 69 |

| | | | | |
|-----------|--------------------------------|-------------|-----|----|
| \$71,820 | | RESIDENTIAL | 401 | 75 |
| \$26,100 | | RESIDENTIAL | 401 | 96 |
| \$25,100 | | RESIDENTIAL | 401 | 96 |
| \$32,000 | | RESIDENTIAL | 401 | 76 |
| \$36,950 | | RESIDENTIAL | 401 | 73 |
| \$70,000 | | RESIDENTIAL | 401 | 62 |
| \$40,000 | | RESIDENTIAL | 401 | 71 |
| \$143,213 | 010-035-012-20, 010-035-012-40 | RESIDENTIAL | 401 | 59 |
| \$59,650 | | RESIDENTIAL | 401 | 74 |
| \$266,945 | 010-022-010-60 | RESIDENTIAL | 401 | 79 |
| \$130,800 | | RESIDENTIAL | 401 | 78 |
