

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
52-050-029-10	E FILLMORE RD	01/02/25	\$275,000	WD	20-MULTI PARCEL SALE REF	\$275,000	\$98,400	35.78
52-801-007-00	128 N UNION ST	10/06/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,900	37.17
52-803-008-01	922 E EMERSON ST	06/07/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,700	38.69
52-804-007-00	122 N CATHERINE ST	08/31/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,600	37.94
Totals:			\$760,000			\$760,000	\$282,600	
							Sale. Ratio =>	37.18
							Std. Dev. =>	1.24

POTTS SHELINE WHISPERING PINES, WILLIAMS & WT NALDRETS LAND \$417 CALCLATED, \$325 APPLIED PER FRONT FOOT

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$208,219	\$146,661	\$79,880	266.3	707.0	2.92	2.28	\$551	\$50,209	\$1.15
\$140,385	\$42,115	\$37,500	125.0	64.0	0.18	0.18	\$337	\$228,886	\$5.25
\$176,486	\$38,114	\$39,600	132.0	165.0	0.50	0.50	\$289	\$76,228	\$1.75
\$161,893	\$32,807	\$29,700	99.0	165.0	0.38	0.38	\$331	\$87,485	\$2.01
\$686,983	\$259,697	\$186,680	622.3		3.98	3.34			
		Average			Average			Average	
		per FF=>	\$417		per Net Acre=>	65,250.50		per SqFt=>	\$1.50

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
375.00	4030	2025R-00061	52-600-010-00	SHELINE SUBDIVISION	0	0	NOT INSPECTED	401	
125.00	4020	2023R-2624		WILLIAMS ADDITION	0	1	1/18/2022	401	TYPICAL FF
132.00	4020	2023R-1899		WILLIAMS ADDITION	0	0	1/18/2022	401	TYPICAL FF
99.00	4020	2023R-2189		WILLIAMS ADDITION	0	1	10/20/2021	401	TYPICAL FF
