

RAW SALES - ALL VACANT

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	ECF Area	Liber/Page	Land Table	Class
07-031-007-40	7090 GLENN OAKS DR	6/23/2021	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,250	48.50	\$54,601	\$50,000	\$48,500	1.85	1.85	\$27,027	RSCON	4640/877	GLENN OAKS CONDO	402
07-031-007-61	7070 GLENN OAKS DR	8/4/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$32,800	28.52	\$65,550	\$115,000	\$65,550	4.37	4.37	\$26,316	RSCON	4788/395	GLENN OAKS CONDO	402
07-220-002-00	7043 GLENN OAKS DR	1/25/2023	\$58,500	WD	03-ARM'S LENGTH	\$58,500	\$22,600	38.63	\$45,200	\$58,500	\$45,200	1.52	1.52	\$38,487	RSCON	4834/291	GLENN OAKS CONDO	402
07-220-003-00	7033 GLENN OAKS DR	1/25/2023	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$22,800	37.07	\$45,600	\$61,500	\$45,600	1.56	1.56	\$39,423	RSCON	4834/294	GLENN OAKS CONDO	402
07-220-011-00	7046 GLENN OAKS DR	12/9/2021	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,900	53.11	\$47,800	\$45,000	\$47,800	1.78	1.78	\$25,281	RSCON	4707/585	GLENN OAKS CONDO	402
07-220-012-00	7054 GLENN OAKS DR	6/18/2021	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$23,000	44.23	\$46,100	\$52,000	\$46,100	1.61	1.61	\$32,298	RSCON	4640/841	GLENN OAKS CONDO	401
Totals:			\$382,000			\$382,000	\$149,350		\$304,851	\$382,000	\$298,750	12.69	12.69					
								Sale. Ratio =>					Average					
								Std. Dev. =>	8.80				per Net Acre=>		\$30,102			
								Median =>	41.43									
								Abs Diff =>	41.61									
								COD =>	16.74									
								COV =>	21.12									

CORRECTED LAND VALUATION

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	ECF Area	Liber/Page	Land Table	Class
07-031-007-40	7090 GLENN OAKS DR	6/23/2021	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$31,000	62.00	\$54,601	\$50,000	\$48,500	1.85	1.85	\$27,027	RSCON	4640/877	GLENN OAKS CONDO	402
07-031-007-61	7070 GLENN OAKS DR	8/4/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$65,550	\$115,000	\$65,550	4.37	4.37	\$26,316	RSCON	4788/395	GLENN OAKS CONDO	402
07-220-002-00	7043 GLENN OAKS DR	1/25/2023	\$58,500	WD	03-ARM'S LENGTH	\$58,500	\$29,100	49.74	\$45,200	\$58,500	\$45,200	1.52	1.52	\$38,487	RSCON	4834/291	GLENN OAKS CONDO	402
07-220-003-00	7033 GLENN OAKS DR	1/25/2023	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$29,400	47.80	\$45,600	\$61,500	\$45,600	1.56	1.56	\$39,423	RSCON	4834/294	GLENN OAKS CONDO	402
07-220-011-00	7046 GLENN OAKS DR	12/9/2021	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$31,000	68.89	\$47,800	\$45,000	\$47,800	1.78	1.78	\$25,281	RSCON	4707/585	GLENN OAKS CONDO	402
07-220-012-00	7054 GLENN OAKS DR	6/18/2021	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$29,800	57.31	\$46,100	\$52,000	\$46,100	1.61	1.61	\$32,298	RSCON	4640/841	GLENN OAKS CONDO	401
Totals:			\$382,000			\$382,000	\$207,200		\$304,851	\$382,000	\$298,750	12.69	12.69					
								Sale. Ratio =>	54.24				Average					
								Std. Dev. =>	8.40				per Net Acre=>		\$30,102			
								Median =>	53.53									
								Abs Diff =>	41.17									
								COD =>	12.82									
								COV =>	15.03									