RESORT ACREAGE-B ANALYSIS

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appra	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acı	Dollars/Sq	Actual Fro	ECF Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Grou	Rate Grou	Rate Group 3
07-031-002-01	FOSTER LANE	3/8/2021	58000	WD	03-ARM'S I	58000	30900	53.28	61760	58000	61760	0	0	2.72	2.72	#DIV/0!	21323.53	0.489521	0	RAB	4588/271		RESORT AC	0	0	########	402			
07-031-002-03	7030 FOSTER LANE	2/28/2022	61000	WD	03-ARM'S I	61000	30000	49.18	60000	61000	60000	0	0	2.5	2.5	#DIV/0!	24400	0.560147	0	RAB	4736/54		RESORT AC	0	0	########	402			
07-031-002-04	4022 FOSTER LANE	9/7/2021	61500	WD	03-ARM'S I	61500	28100	45.69	56160	61500	56160	0	0	2.02	2.02	#DIV/0!	30445.54	0.698934	0	RAB	4670/940		RESORT AC	0	0	########	402			
07-031-002-07	7036 114TH AVE	6/1/2021	103000	WD	03-ARM'S I	103000	50375	48.91	100750	103000	100750	0	0	4.3	4.3	#DIV/0!	23953.49	0.549896	0	RAB	4627/414		RESORT AC	0	0	########	401			
07-031-002-08	FOSTER LANE	8/31/2021	105000	WD	03-ARM'S I	105000	50200	47.81	100400	105000	100400	0	0	4.16	4.16	#DIV/0!	25240.38	0.579439	0	RAB	4670/891		RESORT AC	0	0	########	402			
07-031-004-10	1360 LARUE LANE	2/19/2021	570000	WD	03-ARM'S I	570000	244500	42.89	488955	191420	110375	0	0	4.83	4.83	#DIV/0!	39631.47	0.909813	0	RAB	4583/438		RESORT AC	0	0	########	401			
07-031-005-00	7055 FOSTER LANE	9/18/2020	104000	WD	03-ARM'S I	104000	55500	53.37	111000	104000	111000	0	0	4.88	4.88	#DIV/0!	21311.48	0.489244	0	RAB			RESORT AC	0	0	########	401			
07-031-005-20	7054 FOSTER LANE	6/30/2020	432000	WD	03-ARM'S I	432000	209300	48.45	418688	142142	128830	0	0	5.52	3.25	#DIV/0!	25750.36	0.591147	0	RAB	4480/482	07-220-00:	RESORT AC	0	0	########	401			
07-031-009-40	7083 CREEKWOOD DR	7/16/2020	343500	WD	03-ARM'S I	343500	207100	60.29	414220	-7420	63300	0	0	1.33	1.33	#DIV/0!	-5578.95	-0.12808	0	RAB	4489/242		RESORT AC	0	0	########	401			
07-031-009-50	CREEKWOOD DR	6/18/2021	55250	WD	03-ARM'S I	55250	31000	56.11	62000	55250	62000	0	0	1.2	1.2	#DIV/0!	46041.67	1.056971	0	RAB	4636/381		RESORT AC	0	0	########	402			
07-031-009-60	CREEKWOOD DR	2/9/2022	65000	WD	03-ARM'S I	65000	35600	54.77	71200	65000	60400	0	0	1.04	1.04	#DIV/0!	62500	1.434803	0	RAB	4731/149		RESORT AC	0	0	########	402			
07-031-009-70	7063 CREEKWOOD DR	2/25/2022	70000	WD	03-ARM'S I	70000	34400	49.14	68800	70000	60200	0	0	1.02	1.02	#DIV/0!	68627.45	1.575469	0	RAB	4741/789		RESORT AC	0	0	########	402			
07-031-009-93	CREEKWOOD DR	10/4/2021	111500	WD	03-ARM'S I	111500	34700	31.12	69300	111500	64300	0	0	1.43	1.43	#DIV/0!	77972.03	1.789991	0	RAB	4692/593		RESORT AC	0	0	########	402			
07-031-009-94	7019 CREEKWOOD DR	8/31/2020	410000	WD	03-ARM'S I	410000	202900	49.49	405769	67331	63100	0	0	1.31	1.31	#DIV/0!	51397.71	1.179929	0	RAB	4509/482		RESORT AC	0	0	########	401			
07-031-010-00	1248 BLUE STAR HWY	4/20/2021	550000	WD	03-ARM'S I	550000	346500	63.00	693051	31949	175000	0	0	10	10	#DIV/0!	3194.9	0.073345	0	RAB			RESORT AC	0	0	########	401			
07-031-012-00	1230 BLUE STAR HWY	4/20/2021	200000	WD	03-ARM'S I	200000	68400	34.20	136848	123452	60300	0	0	1.03	1.03	#DIV/0!	119856.3	2.751522	0	RAB			RESORT AC	0	0	########	401			
		Totals:	3299750			3299750	1659475		3318901	1343124	1337875	0		49.29	47.02															
							Sale. Ratio =>		50.29		Average			Average			Average														
							Std. Dev. =>		8.30		per FF=>	#DIV/0!		per Net Acı	27249.42		per SqFt=>	0.625561											