

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
19-27-155-023	8360 S SPRUCE AVE	09/29/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,200	41.14	\$86,358	\$78,883	\$60,241	48.2	125.0	0.13	0.50	\$1,637	\$611,496	\$14.04	45.00	0010	486/9405		BROOKS LAKE	401	LAKE FRONTAGE
19-27-301-009	8453 S SPRUCE AVE	09/30/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$91,900	36.04	\$189,079	\$145,003	\$79,082	63.3	182.0	0.21	0.21	\$2,292	\$693,794	\$15.93	50.00	0006	485/8620	19-28-450-008	BROOKS LAKE	401	LAKE FRONTAGE
19-27-301-031	8599 S SPRUCE AVE	01/21/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$195,400	42.48	\$990,780	\$154,472	\$85,252	68.2	139.0	0.21	0.21	\$2,265	\$746,242	\$17.13	65.00	0006	487/5328		BROOKS LAKE	401	LAKE FRONTAGE
19-27-355-020		09/30/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,600	28.83	\$10,350	\$120,000	\$10,350	38.2	150.0	0.23	0.10	\$3,144	\$521,739	\$11.98	30.00	0006	490/4769	19-27-358-002	BROOKS LAKE	402	LAKE FRONTAGE
19-28-310-006	8544 S VISTA DR	05/26/21	\$161,850	WD	03-ARM'S LENGTH	\$161,850	\$79,300	49.00	\$158,627	\$80,547	\$77,324	61.9	174.0	0.20	0.20	\$1,302	\$402,735	\$9.25	50.00	0006	483/8090		BROOKS LAKE	401	LAKE FRONTAGE
19-28-310-012	8574 S VISTA DR	05/04/21	\$413,525	WD	03-ARM'S LENGTH	\$413,525	\$205,200	49.62	\$410,324	\$203,246	\$200,045	160.0	150.0	1.03	1.03	\$1,270	\$197,326	\$4.53	180.00	0006	483/5338		BROOKS LAKE	401	LAKE FRONTAGE
19-28-326-029	8585 S PINEPOINT DR	05/07/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$161,800	38.07	\$323,523	\$195,334	\$93,857	75.1	134.0	0.23	0.23	\$2,601	\$845,602	\$19.41	75.00	0006	483/5276		BROOKS LAKE	401	LAKE FRONTAGE
19-28-329-009	8511 S PINEPOINT DR	07/20/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$66,100	68.10	\$136,274	\$40,325	\$76,599	61.3	154.0	0.67	0.25	\$658	\$59,829	\$1.37	20.00	0006	493/5536		BROOKS LAKE	401	LAKE FRONTAGE
19-28-329-014	2002 E BATH ST	08/11/21	\$260,000	QC	03-ARM'S LENGTH	\$260,000	\$177,000	68.08	\$393,913	\$124,333	\$218,246	199.5	312.0	1.86	1.86	\$623	\$66,810	\$1.53	150.00	0006	484/9532		BROOKS LAKE	401	LAKE FRONTAGE
19-28-330-004	8560 S PINEPOINT DR	09/16/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,200	47.90	\$196,363	\$74,369	\$65,732	61.9	130.0	0.18	0.18	\$1,202	\$415,469	\$9.54	60.00	0006	490/2749		BROOKS LAKE	401	LAKE FRONTAGE
19-28-360-011	8688 S VISTA DR	01/26/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$148,700	58.31	\$297,314	\$92,328	\$134,642	107.7	130.0	0.39	0.39	\$857	\$237,959	\$5.46	100.00	0006	487/4278		BROOKS LAKE	401	LAKE FRONTAGE
19-28-428-025	2292 E SPRUELL ST	06/02/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$102,100	29.17	\$204,149	\$248,032	\$102,181	81.7	130.0	0.25	0.25	\$3,034	\$976,504	\$22.42	85.00	0006	493/5533		BROOKS LAKE	401	LAKE FRONTAGE
19-29-285-006	1524 E COVE POINT DR	10/20/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$97,300	44.63	\$194,663	\$105,997	\$82,660	66.1	180.0	0.22	0.22	\$1,603	\$481,805	\$11.06	53.21	0006	486/505		BROOKS LAKE	401	LAKE FRONTAGE
19-29-400-007	8488 S VISTA DR	05/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,200	47.28	\$236,459	\$183,361	\$169,800	135.9	412.0	0.74	0.74	\$1,350	\$248,457	\$5.70	78.00	0006	488/8318		BROOKS LAKE	401	LAKE FRONTAGE
19-29-400-008	8459 S NORTH AVE	04/01/22	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$199,300	41.74	\$398,665	\$183,756	\$104,921	83.9	187.0	0.30	0.30	\$2,189	\$610,485	\$14.01	70.00	0006	488/484		BROOKS LAKE	401	LAKE FRONTAGE
19-33-230-009	8861 S PARK BLVD	07/28/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$181,800	39.52	\$363,599	\$215,065	\$118,664	94.9	160.0	0.33	0.33	\$2,265	\$649,743	\$14.92	90.00	0006	493/6130		BROOKS LAKE	401	LAKE FRONTAGE
Totals:			\$4,515,875			\$4,515,875	\$2,002,100		\$3,950,440	\$2,245,051	\$1,679,616	1,407.7		7.18	7.00										
								Sale. Ratio =>	44.33					Average					Average						
								Std. Dev. =>	11.52					per FF=>					per Net Acre=>						
														\$1,595					312,594.12						
																			\$7.18						

2023 used: 1,250.0 per FF
 2024 use: 1,500.0 per FF