

2023 MISTY PINES, RAINBOW PRK, CABLE PRK

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
14-130-121-056-00	10/08/21	\$280,000	WD	\$280,000	\$90,400	32.29	\$178,822	\$166,428	\$65,250	150.0	120.0	\$1,110
14-130-121-083-00	08/04/20	\$145,000	WD	\$145,000	\$65,300	45.03	\$128,934	\$54,141	\$38,075	256.0	240.0	\$211
14-130-305-049-00	02/04/21	\$125,000	WD	\$125,000	\$68,200	54.56	\$134,466	\$70,534	\$80,000	200.0	600.0	\$353
14-130-305-083-00	06/26/20	\$136,250	WD	\$136,250	\$52,900	38.83	\$104,447	\$57,803	\$26,000	65.0	150.0	\$889
14-130-305-083-00	10/22/21	\$194,000	WD	\$194,000	\$54,100	27.89	\$106,815	\$113,185	\$26,000	65.0	150.0	\$1,741
14-130-305-084-00	12/18/20	\$40,000	WD	\$40,000	\$12,000	30.00	\$24,000	\$40,000	\$24,000	60.0	150.0	\$667
14-130-305-097-00	12/27/21	\$56,000	WD	\$56,000	\$12,000	21.43	\$24,000	\$56,000	\$24,000	60.0	150.0	\$933
Totals:		\$976,250		\$976,250	\$354,900		\$701,484	\$558,091	\$283,325	856.0		
					Sale. Ratio =>	36.35			Average			
					Std. Dev. =>	11.27			per FF=>			\$652

USED 650 FF