

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Land Table
015-470-008-00	1747 MEADOWLANDS vac	06/14/22	\$50,000	\$50,000	\$31,000	62.00	\$50,000	\$62,000	MOUNT CHRISTIE
015-470-012-00	1611 MEADOWLANDS	07/01/20	\$501,200	\$501,200	\$221,100	44.11	\$87,977	\$75,000	MOUNT CHRISTIE
015-470-015-00	1780 ARLINGTON CT	06/04/19	\$583,000	\$583,000	\$310,200	53.21	\$75,486	\$75,000	MOUNT CHRISTIE
015-470-024-00	5843 SARATOGA	07/20/20	\$445,000	\$445,000	\$220,400	49.53	\$64,200	\$60,000	MOUNT CHRISTIE
015-480-004-00	5865 ANDREW DR VAC	03/06/18	\$66,000	\$66,000	\$22,500	34.09	\$66,000	\$60,000	NORTH RIDGE SUBDIVISION
015-480-006-00	5891 ANDREW DR	07/01/19	\$475,000	\$475,000	\$240,000	50.53	\$58,500	\$60,000	NORTH RIDGE SUBDIVISION
015-490-005-00	95 Highland View VAC	01/07/21	\$59,000	\$59,000	\$17,700	30.00	\$59,000	\$53,000	Highlands condo
015-490-007-00	883 Highland View VAC	03/18/21	\$55,000	\$55,000	\$17,700	32.18	\$55,000	\$53,000	Highlands condo
015-490-016-00	946 Highland View VAC	03/15/21	\$45,000	\$45,000	\$17,700	39.33	\$45,000	\$53,000	Highlands condo
015-500-009-00	4429 MEDFORD HILL DR VAC	06/01/20	\$42,000	\$42,000	\$27,000	64.29	\$42,000	\$54,000	STEEPLECHASE
015-500-016-00	STEEPLECHASE DR VAC	01/14/22	\$40,000	\$40,000	\$27,000	67.50	\$40,000	\$43,200	STEEPLECHASE
015-500-035-00	MEDFORD HILL DR VAC	05/10/21	\$64,500	\$64,500	\$27,000	41.86	\$64,500	\$54,000	STEEPLECHASE
015-500-027-00	MEDFORD HILL DR VAC	01/27/21	\$65,750	\$65,750	\$27,000	41.06	\$65,750	\$62,000	STEEPLECHASE
015-500-029-00	MEDFORD HILL DR VAC	04/13/20	\$59,175	\$59,175	\$27,000	45.63	\$59,175	\$54,000	STEEPLECHASE

Totals: **\$2,550,625** **\$2,550,625** **\$1,233,300**
Sale. Ratio => **48.35**
Std. Dev. => **11.79**
Average per FF=> **\$832,588** **\$818,200**

	Land Residual total	Sales	Avg lot	less outliers	Revised total	Revised avg	Est value	Ind. % change	% x 2022 base
Mt Christie	\$277,663	4	\$69,416	4	\$277,663	\$69,416	\$68,000	1.02	\$63,291
North Ridge	\$124,500	2	\$62,250	2	\$124,500	\$62,250	\$60,000	1.04	\$64,325
Steeplechase	\$271,425	5	\$54,285	5	\$271,425	\$54,285	\$53,440	1.02	\$54,854
Highlands	\$159,000	3	\$53,000	3	\$159,000	\$53,000	\$53,000	1.00	\$53,000
All table	\$832,588	14	\$59,471	14	\$832,588	\$59,471			

Notes: Mt Christie single vacant sale came below assessment, influencing a lower rate than the total adjusted result indicates
North Ridge sales are both out of study period, influenced by general increase in other similar lot areas
Steeplechase-only vacant sales are used. 2022 low sale has transmission lines limiting house site-that parcel is adjusted

	2022 Base rate	2023
Mt Christie	\$62,000	\$64,000
North Ridge	\$62,000	\$64,000
Steeplechase	\$54,000	\$54,500
Highlands	\$53,000	\$53,000

Premium units are adjusted from base rate based on vacant list price differences, supported by occasional sales