Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Land TCV	Land Table
015-129-012-00	3142 AUTUMN VIEW LANE	09/15/20	$315,000	$315,000	$134,100	42.57	$50,800	$44,000	AUTUMN VIEW ESTATES
015-129-013-00	3146 AUTUMN VIEW LANE	09/15/20	$409,900	$409,900	$162,900	39.74	$53,100	$40,000	AUTUMN VIEW ESTATES
015-129-007-00	**AUTUMN VIEW LANE VAC**	10/15/21	$39,900	$39,900	$20,000	50.13	$39,900	$40,000	AUTUMN VIEW ESTATES
015-430-031-00	3785 WINDING PINE DR	09/15/20	$293,500	$293,500	$122,000	41.57	$57,500	$53,000	BRECHTWOOD ESTATES
015-430-043-00	3639 WINDING PINE DR	09/03/20	$331,000	$331,000	$155,900	47.10	$54,200	$53,000	BRECHTWOOD ESTATES
015-430-044-00	3655 WINDING PINE DR	07/30/21	$329,000	$329,000	$128,800	39.15	$82,800	$53,000	BRECHTWOOD ESTATES
015-430-061-00	3693 WINDING PINE DR	04/17/20	$319,000	$319,000	$145,400	45.58	$43,800	$53,000	BRECHTWOOD ESTATES
015-450-019-00	4183 CREEKSEDGE DR	11/06/19	$260,000	$260,000	$123,200	47.38	$45,600	$45,000	CREEKSEDGE ESTATES
	Totals:		**$2,297,300**	**$2,297,300**	**$992,300**		**$427,700**	**$381,000**	
					Sale. Ratio =>	**43.19**		Average	
					Std. Dev. =>	**3.97**		per FF=>	

	Land Residual Total	Sales	Avg Lot Residual	Less outliers	Adj Res Value	Avg Res Unit	Avg TCV	Ind. Multiplier	22 rate x mult.
Autumn View	$143,800	3	$47,933	3	$143,800	$47,933	$41,333	1.16	$46,387
Brechtwood	$238,300	4	$59,575	4	$238,300	$59,575	$53,000	1.12	$59,575
Creeksedge	$45,600	1	$45,600	1	$45,600	$45,600	$45,000	1.01	$45,600
Avg	$427,700	8	$53,463	8	$427,700	$53,463	$47,625	1.12	

	2022 unit rate	2023 unit rate
Autumn View	$40,000	**$44,000**
Brechtwood	$53,000	**$56,000**
Creeksedge	$45,000	**$47,500**

Notes:

Autumn View single vacant sale is at current value-influences to lower rate

Brechtwood one high sale is skewing the result, not high enough to exclude entirely
median of 55,850 is a better reflection of value

Creeksedge no recent sales, value like similar Brechtwood increase