

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	\$44,000	AUTUMN VIEW ESTATES
015-129-007-00	AUTUMN VIEW LANE VAC	10/15/21	\$39,900	\$39,900	\$20,000	50.13	\$39,900	\$44,000	AUTUMN VIEW ESTATES
015-430-003-00	3857 WINDING PINE DR	11/17/22	\$380,000	\$380,000	\$140,700	37.03	\$116,600	\$56,000	BRECHTWOOD ESTATES
015-430-004-00	3841 WINDING PINE DR	12/07/22	\$456,000	\$456,000	\$201,300	44.14	\$52,800	\$56,000	BRECHTWOOD ESTATES
015-430-007-00	3807 WINDING PINE DR	08/30/22	\$304,000	\$304,000	\$118,500	38.98	\$93,000	\$56,000	BRECHTWOOD ESTATES
015-430-012-00	376 HELEN	07/06/22	\$442,500	\$442,500	\$153,000	34.58	\$120,100	\$56,000	BRECHTWOOD ESTATES
015-430-017-00	3844 WINDING PINE DR	10/07/22	\$410,000	\$410,000	\$140,000	34.15	\$157,000	\$56,000	BRECHTWOOD ESTATES
015-430-022-00	439 HELEN	07/14/22	\$325,000	\$325,000	\$147,100	45.26	\$67,200	\$56,000	BRECHTWOOD ESTATES
015-430-035-00	3786 WINDING PINE DR	02/06/23	\$395,000	\$395,000	\$152,800	38.68	\$133,400	\$56,000	BRECHTWOOD ESTATES
015-430-044-00	3655 WINDING PINE DR	07/30/21	\$329,000	\$329,000	\$128,800	39.15	\$67,000	\$56,000	BRECHTWOOD ESTATES
015-430-057-00	3640 WINDING PINE DR	09/09/22	\$410,000	\$410,000	\$175,000	42.68	\$98,800	\$56,000	BRECHTWOOD ESTATES
015-450-002-00	416 CREEKSEDGE DR	12/07/21	\$450,000	\$450,000	\$170,000	37.78	\$55,600	\$47,500	CREEKSEDGE ESTATES

Totals: \$4,666,300 \$4,666,300 \$1,844,200 \$1,105,300 \$683,500

Sale. Ratio => 39.52
Std. Dev. => 4.48 **Average per FF=>**

	Land Residual Total	Sales	Avg Lot Residual	Less outliers	Adj Res Value	Avg Res Unit	Avg TCV	Ind. Multiplier	23 rate x mult.
Autumn View	\$143,800	3	\$47,933	3	\$143,800	\$47,933	\$44,000	1.09	\$47,933
Brechtwood	\$905,900	9	\$100,656	9	\$905,900	\$100,656	\$56,000	1.80	\$100,656
Creeksedge	\$55,600	1	\$55,600	1	\$55,600	\$55,600	\$47,500	1.17	\$55,600
Avg	\$1,105,300	8	\$138,163	8	\$1,105,300	\$138,163	\$85,438	1.62	

Notes:		2023 unit rate	2024 unit rate
Autumn View single vacant sale is at current value-influences to lower rate	Autumn View	\$44,000	\$50,000
Brechtwood residuals expose an ECF that is undervaluing rapidly rising house prices	Brechtwood	\$56,000	\$65,000
this can only be addressed by ECF change	Creeksedge	\$47,500	\$55,000
Creeksedge only recent sale supports increase			