RESIDENTIAL VALUE ANALYSIS FOR "NEW TOWN" LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
700-045-000-012-00	613 REMWAY	05/18/22	$250,500	WD	03-ARM'S LENGTH	$250,500	$96,300	38.44	$230,022	$69,742	$180,758	$170,511	1.060	1,728	$104.61	4020	BI/TRI-LEVEL	$67,102		NEW TOWN	401	80
700-045-000-029-00	509 LAURENS	11/29/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$93,600	40.70	$223,834	$53,829	$176,171	$180,856	0.974	1,248	$141.16	4020	RANCH	$46,974		NEW TOWN	401	80
700-045-000-040-00	409 REMWAY	12/12/22	$237,500	WD	03-ARM'S LENGTH	$237,500	$84,300	35.49	$208,913	$49,837	$187,663	$169,230	1.109	1,728	$108.60	4020	BI/TRI-LEVEL	$46,270		NEW TOWN	401	84
700-045-000-045-00	502 REMWAY	08/30/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$81,700	34.04	$203,299	$41,070	$198,930	$172,584	1.153	1,728	$115.12	4020	BI/TRI-LEVEL	$37,775		NEW TOWN	401	85
700-045-000-050-00	113 COUNTRY LAKE	01/03/24	$238,000	WD	03-ARM'S LENGTH	$238,000	$111,500	46.85	$234,871	$83,826	$154,174	$160,686	0.959	1,248	$123.54	4020	2-STORY MODERN	$77,969		NEW TOWN	401	80
700-050-000-002-00	334 FOLK	05/18/22	$118,000	WD	03-ARM'S LENGTH	$118,000	$47,300	40.08	$112,194	$26,237	$91,763	$91,444	1.003	1,134	$80.92	4020	2-STORY MODERN	$23,601		NEW TOWN	401	59
700-050-000-005-00	326 FOLK	07/25/22	$124,000	WD	03-ARM'S LENGTH	$124,000	$48,400	39.03	$114,879	$26,149	$97,851	$94,394	1.037	1,186	$82.51	4020	2-STORY MODERN	$23,601		NEW TOWN	401	59
700-050-000-007-00	322 FOLK	09/02/22	$124,000	PTA	03-ARM'S LENGTH	$124,000	$47,500	38.31	$112,475	$26,518	$97,482	$91,444	1.066	1,134	$85.96	4020	2-STORY MODERN	$23,601		NEW TOWN	401	59
700-057-400-002-00	704 CLAIRE	04/18/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$84,700	38.50	$199,159	$43,021	$176,979	$166,104	1.065	1,168	$151.52	4020	2-STORY MODERN	$40,314		NEW TOWN	401	81
700-057-400-006-00	714 BRENNEMAN	08/04/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$86,900	37.78	$198,047	$36,587	$193,413	$171,766	1.126	1,142	$169.36	4020	RANCH	$33,127		NEW TOWN	401	83
700-057-400-010-00	717 BRENNEMAN	03/17/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$109,000	39.64	$259,220	$38,243	$236,757	$235,082	1.007	1,660	$142.62	4020	1.25 STORY	$33,127		NEW TOWN	401	83
700-057-400-018-00	125 ELIZABETH	09/11/23	$238,000	WD	03-ARM'S LENGTH	$238,000	$109,900	46.18	$243,118	$84,466	$153,534	$168,779	0.910	1,208	$127.10	4020	2-STORY MODERN	$78,542		NEW TOWN	401	80
700-057-400-019-00	121 ELIZABETH	11/10/23	$226,000	WD	03-ARM'S LENGTH	$226,000	$101,300	44.82	$227,816	$48,513	$177,487	$190,748	0.930	1,376	$128.99	4020	2-STORY MODERN	$43,541		NEW TOWN	401	82
700-057-400-023-00	105 ELIZABETH	06/21/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$89,500	37.29	$221,035	$53,700	$186,300	$178,016	1.047	1,188	$156.82	4020	2-STORY MODERN	$50,453		NEW TOWN	401	84
700-057-400-034-00	755 TIM'S VIEW	09/28/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$106,500	42.60	$238,847	$43,115	$206,885	$208,226	0.994	1,361	$152.01	4020	RANCH	$41,099		NEW TOWN	401	82
700-057-400-045-00	720 MITCHELL	04/27/22	$236,000	WD	03-ARM'S LENGTH	$236,000	$90,800	38.47	$216,824	$37,508	$198,492	$190,762	1.041	1,378	$144.04	4020	2-STORY MODERN	$33,127		NEW TOWN	401	82
700-057-400-048-00	732 MITCHELL	03/08/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$97,400	42.35	$233,628	$38,206	$191,794	$207,896	0.923	1,560	$122.94	4020	2-STORY MODERN	$33,127		NEW TOWN	401	83
700-057-400-049-00	736 MITCHELL	06/06/22	$224,000	WD	03-ARM'S LENGTH	$224,000	$91,700	40.94	$219,971	$36,299	$187,701	$195,396	0.961	1,243	$151.01	4020	RANCH	$33,127		NEW TOWN	401	87
700-057-400-049-00	736 MITCHELL	09/20/22	$233,000	WD	03-ARM'S LENGTH	$233,000	$91,700	39.36	$219,971	$36,299	$196,701	$195,396	1.007	1,243	$158.25	4020	RANCH	$33,127		NEW TOWN	401	87
700-057-400-051-00	746 TIM'S VIEW	05/20/22	$235,500	WD	03-ARM'S LENGTH	$235,500	$100,600	42.72	$244,551	$40,969	$194,531	$216,577	0.898	1,640	$118.62	4020	2-STORY MODERN	$36,421		NEW TOWN	401	83
700-057-400-070-00	720 TIM'S VIEW	08/31/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$105,800	44.08	$235,473	$46,079	$193,921	$201,483	0.962	1,248	$155.39	4020	1.5 STORY	$42,740		NEW TOWN	401	95
700-057-400-083-00	155 ELIZABETH	12/06/22	$238,000	WD	03-ARM'S LENGTH	$238,000	$95,900	40.29	$230,138	$39,793	$198,207	$202,495	0.979	1,472	$134.65	4020	2-STORY MODERN	$37,152		NEW TOWN	401	84
700-057-400-084-00	149 ELIZABETH	01/20/23	$237,000	WD	03-ARM'S LENGTH	$237,000	$95,900	40.46	$231,406	$39,951	$197,049	$203,676	0.967	1,344	$146.61	4020	RANCH	$37,152		NEW TOWN	401	83
700-057-400-085-00	145 ELIZABETH	03/01/24	$282,500	WD	03-ARM'S LENGTH	$282,500	$103,800	36.74	$243,873	$42,024	$240,476	$214,733	1.120	1,456	$165.16	4020	2-STORY MODERN	$37,152		NEW TOWN	401	85
700-070-000-060-00	115 THORNWAY	03/01/24	$226,000	WD	03-ARM'S LENGTH	$226,000	$84,500	37.39	$193,076	$38,234	$187,766	$164,726	1.140	1,092	$171.95	4020	1 STORY	$35,401		NEW TOWN	401	82
700-072-000-100-00	4844 SUNSET	10/07/22	$232,000	WD	03-ARM'S LENGTH	$232,000	$104,100	44.87	$237,446	$51,734	$180,266	$197,566	0.912	1,318	$136.77	4020	RANCH	$48,719		NEW TOWN	401	80
700-072-000-200-00	4735 SUNSET	09/26/22	$258,000	WD	03-ARM'S LENGTH	$258,000	$98,800	38.29	$246,801	$52,013	$205,987	$207,221	0.994	1,590	$129.55	4020	2-STORY MODERN	$48,719		NEW TOWN	401	80
700-072-000-430-00	4610 SUNSET	11/17/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$103,600	41.94	$233,658	$53,228	$193,772	$191,947	1.010	1,230	$157.54	4020	RANCH	$48,550		NEW TOWN	401	83
700-072-000-580-00	4567 SUNSET	06/30/23	$251,100	WD	03-ARM'S LENGTH	$251,100	$103,700	41.30	$233,606	$53,627	$197,473	$191,467	1.031	1,406	$140.45	4020	2-STORY MODERN	$51,079		NEW TOWN	401	85
700-072-000-810-00	4754 PINE HILL	05/23/22	$247,000	WD	03-ARM'S LENGTH	$247,000	$90,400	36.60	$226,840	$48,351	$198,649	$189,882	1.046	1,728	$114.96	4020	BI/TRI-LEVEL	$42,650		NEW TOWN	401	92
700-072-000-900-00	4869 PINE HILL	12/14/23	$271,250	WD	03-ARM'S LENGTH	$271,250	$113,800	41.95	$257,241	$50,102	$221,148	$220,361	1.004	1,644	$134.52	4020	2-STORY MODERN	$45,179		NEW TOWN	401	87
700-072-000-910-00	4885 PINE HILL	06/24/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$107,900	41.50	$254,000	$54,806	$205,194	$211,909	0.968	1,562	$131.37	4020	2-STORY MODERN	$45,179		NEW TOWN	401	85
700-072-000-950-00	4951 PINE HILL	11/15/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$111,400	41.26	$270,256	$60,032	$209,968	$223,643	0.939	1,504	$139.61	4020	2-STORY MODERN	$45,179		NEW TOWN	401	95
		Totals:	**$7,659,350**			**$7,659,350**	**$3,090,200**		**$7,256,488**		**$6,115,242**	**$6,077,000**			**$134.07**							
							Sale. Ratio =>	**40.35**				**E.C.F. =>**	**1.006**									
							Std. Dev. =>	**3.02**				**Ave. E.C.F. =>**	**1.010**									
												Used	1.010									
												Prior	0.940									