

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class				
700-040-000-011-00	4394 SUNSET	06/16/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$26,900	48.04	\$63,228	\$56,000	\$63,228	0.0	0.0	0.34	0.34	#DIV/0!	\$166,667	\$3.83	0.00	4020	3055/279	NEW TOWN	0	1	9/26/2023	401						
700-040-000-015-00	4473 ROSE	09/14/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$22,900	40.89	\$53,819	\$56,000	\$53,819	0.0	0.0	0.29	0.29	#DIV/0!	\$195,804	\$4.50	0.00	4020	3066/611	NEW TOWN	0	1	10/10/2023	401						
700-040-000-016-00	4519 ROSE	01/06/24	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$20,700	36.96	\$48,550	\$56,000	\$48,550	0.0	0.0	0.26	0.26	#DIV/0!	\$217,054	\$4.98	0.00	4020	3078/1201	NEW TOWN	0	1	7/17/2024	401						
700-040-000-017-00	4561 ROSE	05/21/24	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$25,100	44.82	\$56,077	\$56,000	\$56,077	0.0	0.0	0.30	0.30	#DIV/0!	\$187,919	\$4.31	0.00	4020	3093/1138	NEW TOWN	0	1	12/3/2024	401						
700-040-000-024-00	4518 ROSE	09/20/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$24,800	44.29	\$58,336	\$56,000	\$58,336	0.0	0.0	0.31	0.31	#DIV/0!	\$180,645	\$4.15	0.00	4020	3075/659	NEW TOWN	0	1	11/28/2023	401						
700-045-000-038-00	505 REMWAY	04/11/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$98,800	51.46	\$201,791	\$36,589	\$46,380	0.0	0.0	0.25	0.25	#DIV/0!	\$148,736	\$3.41	0.00	4020	3093/774	NEW TOWN	0	1	5/20/2025	401						
700-045-000-050-00	113 COUNTRY LAKE	01/03/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$111,500	46.85	\$254,793	\$70,242	\$87,035	0.0	0.0	0.46	0.46	#DIV/0!	\$151,711	\$3.48	0.00	4020	3077/591	NEW TOWN	0	1	5/7/2024	401						
700-057-400-006-00	714 BRENNEMAN	08/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,900	37.78	\$218,826	\$48,153	\$36,979	0.0	0.0	0.20	0.20	#DIV/0!	\$244,431	\$5.61	0.00	4020	3059/1241	NEW TOWN	0	1	5/7/2024	401						
700-057-400-018-00	125 ELIZABETH	09/11/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$109,900	46.18	\$263,595	\$62,079	\$87,674	0.0	0.0	0.47	0.47	#DIV/0!	\$133,217	\$3.06	0.00	4020	3064/1106	NEW TOWN	0	1	5/7/2024	401						
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	\$255,940	\$39,938	\$45,878	0.0	0.0	0.24	0.24	#DIV/0!	\$163,680	\$3.76	0.00	4020	3068/357	NEW TOWN	0	1	5/7/2024	401						
700-057-400-045-00	720 MITCHELL	02/21/25	\$230,715	WD	03-ARM'S LENGTH	\$230,715	\$111,500	48.33	\$236,020	\$31,674	\$36,979	0.0	0.0	0.20	0.20	#DIV/0!	\$160,782	\$3.69	0.00	4020	3131/544	NEW TOWN	0	1	5/20/2025	401						
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	\$253,001	\$34,709	\$47,710	0.0	0.0	0.25	0.25	#DIV/0!	\$136,650	\$3.14	0.00	4020	3062/1265	NEW TOWN	0	1	5/7/2024	401						
700-057-400-085-00	145 ELIZABETH	03/01/24	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$103,800	36.74	\$268,026	\$55,946	\$41,472	0.0	0.0	0.22	0.22	#DIV/0!	\$254,300	\$5.84	0.00	4020	3083/819	NEW TOWN	0	1	5/7/2024	401						
700-070-000-060-00	115 THORNWAY	03/01/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$84,500	37.39	\$213,570	\$51,948	\$39,518	0.0	0.0	0.21	0.21	#DIV/0!	\$247,371	\$5.68	0.00	4020	3083/1202	NEW TOWN	0	1	5/7/2024	401						
700-072-000-210-00	4751 SUNSET	05/15/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,900	43.54	\$262,040	\$70,651	\$52,691	0.0	0.0	0.28	0.28	#DIV/0!	\$252,325	\$5.79	0.00	4020	3091/1165	NEW TOWN	0	1	7/25/2023	401						
700-072-000-330-00	4056 SCENICVIEW	03/05/25	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$117,600	43.72	\$244,908	\$89,202	\$65,110	0.0	0.0	0.35	0.35	#DIV/0!	\$257,809	\$5.92	0.00	4020	3129/356	NEW TOWN	0	1	8/20/2024	401						
700-072-000-410-00	4624 SUNSET	12/30/24	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$117,700	43.11	\$260,326	\$64,800	\$52,126	0.0	0.0	0.28	0.28	#DIV/0!	\$233,935	\$5.37	0.00	4020	3123/926	NEW TOWN	0	1	8/27/2024	401						
700-072-000-430-00	4610 SUNSET	11/17/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$103,600	41.94	\$250,596	\$50,600	\$54,196	0.0	0.0	0.29	0.29	#DIV/0!	\$175,694	\$4.03	0.00	4020	3073/490	NEW TOWN	0	1	5/7/2024	401						
700-072-000-580-00	4567 SUNSET	06/30/23	\$251,100	WD	03-ARM'S LENGTH	\$251,100	\$103,700	41.30	\$252,424	\$55,694	\$57,018	0.0	0.0	0.30	0.30	#DIV/0!	\$183,809	\$4.22	0.00	4020	3055/538	NEW TOWN	0	1	5/7/2024	401						
700-072-000-730-00	4874 PINE HILL	10/04/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,700	44.62	\$260,608	\$61,625	\$47,233	0.0	0.0	0.25	0.25	#DIV/0!	\$245,518	\$5.64	0.00	4020	3112/775	NEW TOWN	0	1	5/20/2025	401						
700-072-000-900-00	4869 PINE HILL	12/14/23	\$271,250	WD	03-ARM'S LENGTH	\$271,250	\$113,800	41.95	\$278,183	\$43,499	\$50,432	0.0	0.0	0.27	0.27	#DIV/0!	\$162,310	\$3.73	0.00	4020	3075/912	NEW TOWN	0	1	5/7/2024	401						
<b>Totals:</b>			<b>\$4,273,565</b>			<b>\$4,273,565</b>	<b>\$1,840,600</b>		<b>\$4,254,657</b>	<b>\$1,147,349</b>	<b>\$1,128,441</b>	<b>0.0</b>		<b>6.00</b>	<b>6.00</b>			<b>\$4.48</b>	<b>Mean</b>													
								<b>Sale. Ratio =&gt;</b>	<b>43.07</b>					<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>												
								<b>Std. Dev. =&gt;</b>	<b>3.89</b>					<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>per Net Acre=&gt;</b>	<b>191,288.60</b>	<b>per SqFt=&gt;</b>	<b>\$4.39</b>													

2026 \$4.39

Outliers