

Neighborhoods Used: 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

7463 FAUSSETT RD					
Parcel Number	**	Valid Sale	**	Class	
4703-25-400-018		03/29/2023	0000	401	
AdjSalePrice		531,000		LandValue	
				80,300	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		TWO-STORY	77	439,444	475,666
E.C.F.					0.924
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.
		11256		12184	0.924



9412 WHITE RD					
Parcel Number	**	Valid Sale	**	Class	
4703-16-200-009		03/14/2023	0000	401	
AdjSalePrice		420,000		LandValue	
				110,469	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		TWO-STORY	61	308,560	194,646
E.C.F.					1.585
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.
		971		612	1.585



6178 CENTER RD					
Parcel Number	**	Valid Sale	**	Class	
4703-23-100-002		03/08/2023	0000	401	
AdjSalePrice		275,000		LandValue	
				67,700	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		TWO-STORY	79	207,300	186,989
E.C.F.					1.109



10555 LOVEJOY RD					
Parcel Number	**	Valid Sale	**	Class	
4703-04-100-020		02/17/2023	0000	401	
AdjSalePrice		459,000		LandValue	
				82,650	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		RANCH	77	376,350	372,743
E.C.F.					1.010



9233 WIGGINS RD					
Parcel Number	**	Valid Sale	**	Class	
4703-18-400-006		01/20/2023	0000	401	
AdjSalePrice		355,000		LandValue	
				114,078	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		TRI-LEVEL	53	240,922	241,824
E.C.F.					0.996



2260 LANNEN RD					
Parcel Number	**	Valid Sale	**	Class	
4703-30-300-008		01/06/2023	0000	401	
AdjSalePrice		250,000		LandValue	
				110,000	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		RANCH	66	126,407	190,039
E.C.F.					0.665
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.
		13593		20436	0.665



8327 WIGGINS RD					
Parcel Number	**	Valid Sale	**	Class	
4703-19-400-024		01/05/2023	0000	401	
AdjSalePrice		287,125		LandValue	
				80,000	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		TWO-STORY	54	154,166	152,431
E.C.F.					1.011
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.
		52959		52363	1.011



2300 E JONES RD					
Parcel Number	**	Valid Sale	**	Class	
4703-19-300-008		12/29/2022	0000	401	
AdjSalePrice		252,350		LandValue	
				62,200	
Occupancy		Style	%Good	ResidualValue	CostByManual
Single Family		RANCH	69	190,150	171,637
E.C.F.					1.108



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7053 ARGENTINE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-27-400-019 12/21/2022 0000 401 235,000 45,650
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home RANCH 66 189,350 228,944 0.827



6595 BENNETT LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-02-200-009 12/19/2022 0000 401 282,500 68,232
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 69 214,268 198,563 1.079



6185 E ALLEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-35-300-022 12/05/2022 0000 401 210,000 59,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 150,211 142,836 1.052
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 789 750 1.052



6373 GREEN PINE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-11-200-021 11/16/2022 0000 401 290,000 77,527
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.75 STORY 68 212,473 235,594 0.902



4367 CENTER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-16-400-010 09/30/2022 0000 401 425,000 88,912
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 74 303,791 228,862 1.327
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 32297 24331 1.327



3334 DEAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-29-100-002 09/23/2022 0000 401 200,000 70,611
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 54 127,067 119,199 1.066
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2322 2179 1.066



9070 WHITE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-16-400-020 09/23/2022 0000 401 505,100 92,593
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CAP COD 86 412,507 377,862 1.092



7185 WIGGINS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-30-400-023 09/23/2022 0000 401 195,000 110,800
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 65 74,514 118,798 0.627
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9686 15442 0.627



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6065 MARVU DR
 Parcel Number 4703-32-400-019
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/14/2022 0000	401	394,800	87,442
%Good	ResidualValue	CostByManual	E.C.F.
74	307,358	300,966	1.021



7645 LANNENWOOD DR
 Parcel Number 4703-30-200-018
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/08/2022 0000	401	395,000	78,150
%Good	ResidualValue	CostByManual	E.C.F.
78	304,243	259,470	1.173

Agricultural Buildings: ResidualValue 12607 CostByManual 10752 E.C.F. 1.173



5020 CENTER RD
 Parcel Number 4703-22-100-004
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/02/2022 0000	401	220,000	41,250
%Good	ResidualValue	CostByManual	E.C.F.
84	178,750	180,234	0.992



6161 LATSON CT
 Parcel Number 4703-32-400-016
 Occupancy Style
 Single Family CAP COD

** Valid Sale	** Class	AdjSalePrice	LandValue
09/01/2022 0000	401	599,000	129,346
%Good	ResidualValue	CostByManual	E.C.F.
80	360,271	379,810	0.949

Agricultural Buildings: ResidualValue 109383 CostByManual 115316 E.C.F. 0.949



9105 WIGGINS RD
 Parcel Number 4703-18-400-008
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/31/2022 0000	401	410,000	110,824
%Good	ResidualValue	CostByManual	E.C.F.
66	299,176	292,514	1.023



6575 HEAVEN DR
 Parcel Number 4703-33-200-030
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/23/2022 0000	401	452,500	76,519
%Good	ResidualValue	CostByManual	E.C.F.
90	375,981	402,830	0.933



8020 NORTHVIEW DR
 Parcel Number 4703-21-400-021
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/10/2022 0000	401	510,000	85,000
%Good	ResidualValue	CostByManual	E.C.F.
80	423,754	479,570	0.884

Agricultural Buildings: ResidualValue 1246 CostByManual 1411 E.C.F. 0.884



8130 WIGGINS RD
 Parcel Number 4703-20-300-008
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/04/2022 0000	401	540,000	110,080
%Good	ResidualValue	CostByManual	E.C.F.
74	371,087	274,001	1.354

Agricultural Buildings: ResidualValue 58833 CostByManual 43441 E.C.F. 1.354



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4075 CENTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-16-300-007		07/26/2022		0000	100,000	72,632
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	47		27,368	54,830	0.499



3148 INDIAN HILLS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-17-300-010		07/22/2022		0000	440,000	122,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		317,200	300,168	1.057



5054 POMA LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-27-100-012		07/14/2022		0000	285,000	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAP COD	64		205,000	416,435	0.492



7200 GRANGER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-27-301-007		07/12/2022		0000	595,000	228,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	COLONIAL	76		366,250	432,794	0.846
!!MULTI-PARCEL SALE!!						



5038 CENTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-22-100-003		06/24/2022		0000	130,000	13,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		116,800	105,616	1.106



7286 FAUSSETT RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-36-200-005		06/23/2022		0000	259,000	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		193,357	156,067	1.239
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		10643		8590	1.239	



7060 AUGUSTINE CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-25-301-023		06/14/2022		0000	451,000	101,196
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	COLONIAL	78		349,804	346,992	1.008



8195 N LATSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4703-20-400-008		06/03/2022		0000	280,000	132,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		147,900	195,250	0.757
!!MULTI-PARCEL SALE!!						



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7384 BENNETT LAKE RD
 Parcel Number 4703-01-200-005
 Occupancy Single Family
 Style COLONIAL
 %Good 69
 ResidualValue 218,850
 CostByManual 215,125
 E.C.F. 1.017



7225 FAUSSETT RD
 Parcel Number 4703-25-300-013
 Occupancy Single Family
 Style RANCH
 %Good 75
 ResidualValue 234,250
 CostByManual 237,964
 E.C.F. 0.984



4374 FAUSSETT RD
 Parcel Number 4703-33-200-004
 Occupancy Single Family
 Style RANCH
 %Good 69
 ResidualValue 105,000
 CostByManual 132,073
 E.C.F. 0.795



2160 E JONES RD
 Parcel Number 4703-19-300-012
 Occupancy Single Family
 Style CAP COD
 %Good 60
 ResidualValue 1,037,970
 CostByManual 1,037,792
 E.C.F. 1.000



7017 MCGUIRE RD
 Parcel Number 4703-25-400-019
 Agricultural Buildings:
 %Good 244600
 ResidualValue 98421
 CostByManual 2.485
 E.C.F. 2.485



8500 WIGGINS RD
 Parcel Number 4703-20-100-009
 Occupancy Single Family
 Style RANCH
 %Good 54
 ResidualValue 220,000
 CostByManual 203,830
 E.C.F. 1.079



9015 ARGENTINE RD
 Parcel Number 4703-15-400-009
 Occupancy Single Family
 Style RANCH
 %Good 52
 ResidualValue 154,950
 CostByManual 129,970
 E.C.F. 1.192



8120 GREEN RD
 Parcel Number 4703-24-300-016
 Occupancy Single Family
 Style CAP COD
 %Good 73
 ResidualValue 300,468
 CostByManual 330,221
 E.C.F. 0.910



Neighborhoods Used: 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

4196 COHOCTAH RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-09-100-007		01/21/2022		0000	401	270,000	61,192
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	CAP COD	71		208,808	210,210		0.993



5349 FAUSSETT RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-27-400-014		01/03/2022		0000	401	280,000	110,843
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1.5 STORY	64		167,670	118,633		1.413
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.	
		1487		1052	1.413		



4451 CENTER RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-16-400-004		12/27/2021		0000	401	209,900	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	RANCH	70		148,124	131,946		1.123
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.	
		6776		6036	1.123		



9051 N LATSON RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-17-400-004		12/23/2021		0000	401	267,500	68,642
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	CAP COD	57		192,521	161,329		1.193
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.	
		6337		5310	1.193		



3817 DEAN RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-20-400-004		11/30/2021		0000	401	325,000	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	RANCH	82		229,222	264,969		0.865
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.	
		15778		18239	0.865		



6121 MARVU DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-32-400-018		11/29/2021		0000	401	875,000	276,084
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	RANCH	95		598,916	528,435		1.133
!!MULTI-PARCEL SALE!!							



7110 GRANGER DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-27-301-003		11/17/2021		0000	401	595,000	85,000
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	RANCH	83		422,241	394,975		1.069
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.	
		87759		82092	1.069		



7045 COLONIAL WAY							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
4703-28-400-013		11/12/2021		0000	401	375,000	72,500
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	RANCH	88		302,500	272,058		1.112
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.	
		0		0	1.112		



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2695 E JONES RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-19-200-022 11/05/2021 0000 401 233,000 85,550
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home RANCH 47 144,635 88,934 1.626
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2815 1731 1.626



6346 COHOCTAH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-11-200-029 11/04/2021 0000 401 328,000 77,410
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 69 236,751 236,030 1.003
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13839 13796 1.003



11061 WIGGINS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-06-400-014 11/03/2021 0000 401 418,000 167,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 250,100 303,737 0.823



6081 SPAULDING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-23-100-010 10/22/2021 0000 401 332,900 76,984
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 255,916 247,305 1.035



6047 N LATSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-33-300-017 10/20/2021 0000 401 345,000 70,168
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family COLONIAL 65 274,832 266,707 1.030



7480 GREEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-25-100-015 10/15/2021 0000 401 235,000 83,396
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 151,604 143,984 1.053



11633 WHITE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-04-100-018 10/08/2021 0000 401 593,000 140,350
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family COLONIAL 91 414,822 348,873 1.189
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 37828 31814 1.189



6434 COHOCTAH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-11-200-027 09/30/2021 0000 401 685,000 218,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 93 467,000 457,301 1.021
 !!MULTI-PARCEL SALE!!



Neighborhoods Used: 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

3855 FAUSSETT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-29-400-007 09/17/2021 0000 401 325,000 72,368
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family COLONIAL 71 252,632 206,000 1.226



4280 CENTER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-21-200-019 09/16/2021 0000 401 330,000 71,550
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 258,450 275,440 0.938



9028 HIDDEN LAKE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-19-100-020 09/15/2021 0000 401 305,000 61,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 243,800 229,620 1.062



9189 WHITE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-16-300-015 09/10/2021 0000 401 290,000 110,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 64 180,000 198,826 0.905



5485 FAUSSETT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-27-400-020 09/08/2021 0000 401 315,000 90,600
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 46 212,037 102,570 2.067
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12363 5980 2.067



5085 E ALLEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-34-300-015 08/30/2021 0000 401 365,000 72,228
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 81 292,772 312,532 0.937



6449 SETTLERS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-32-200-008 08/02/2021 0000 401 405,000 104,885
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 78 292,025 278,367 1.049
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8090 7712 1.049



7355 HOGAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-12-400-008 07/16/2021 0000 401 325,000 70,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 208,111 205,554 1.012
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 46589 46017 1.012



Neighborhoods Used: 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

5395 FAUSSETT RD
 Parcel Number 4703-27-400-009
 Occupancy Single Family
 Style RANCH
 ** Valid Sale 07/16/2021 0000
 ** Class 401
 AdjSalePrice 250,000
 LandValue 79,830
 %Good 56
 ResidualValue 170,170
 CostByManual 162,820
 E.C.F. 1.045



9911 KNAPP RD
 Parcel Number 4703-18-200-009
 Occupancy Single Family
 Style COLONIAL
 ** Valid Sale 07/12/2021 0000
 ** Class 401
 AdjSalePrice 230,000
 LandValue 59,873
 %Good 52
 ResidualValue 170,127
 CostByManual 147,641
 E.C.F. 1.152



2910 E COHOCTAH RD
 Parcel Number 4703-06-400-010
 Occupancy Single Family
 Style RANCH
 ** Valid Sale 06/30/2021 0000
 ** Class 401
 AdjSalePrice 235,500
 LandValue 55,000
 %Good 68
 ResidualValue 180,500
 CostByManual 197,209
 E.C.F. 0.915



4401 FAUSSETT RD
 Parcel Number 4703-28-400-028
 Occupancy Single Family
 Style RANCH
 ** Valid Sale 06/28/2021 0000
 ** Class 401
 AdjSalePrice 405,000
 LandValue 75,864
 %Good 93
 ResidualValue 329,136
 CostByManual 381,591
 E.C.F. 0.863



9240 WHITE RD
 Parcel Number 4703-16-400-021
 Occupancy Single Family
 Style COLONIAL
 ** Valid Sale 06/02/2021 0000
 ** Class 401
 AdjSalePrice 395,000
 LandValue 79,975
 %Good 73
 ResidualValue 315,025
 CostByManual 382,705
 E.C.F. 0.823



3918 LATSON ACRES LN
 Parcel Number 4703-20-200-018
 Occupancy Single Family
 Style 1.5 STORY
 ** Valid Sale 05/26/2021 0000
 ** Class 401
 AdjSalePrice 402,700
 LandValue 75,025
 %Good 85
 ResidualValue 327,675
 CostByManual 298,556
 E.C.F. 1.098



9028 HIDDEN LAKE DR
 Parcel Number 4703-19-100-020
 Occupancy Single Family
 Style RANCH
 ** Valid Sale 05/24/2021 0000
 ** Class 401
 AdjSalePrice 285,000
 LandValue 61,200
 %Good 85
 ResidualValue 223,800
 CostByManual 229,620
 E.C.F. 0.975



9051 GOULD RD
 Parcel Number 4703-15-300-015
 Occupancy Single Family
 Style COLONIAL
 ** Valid Sale 05/20/2021 0000
 ** Class 401
 AdjSalePrice 290,000
 LandValue 59,131
 %Good 78
 ResidualValue 230,869
 CostByManual 267,855
 E.C.F. 0.862



Neighborhoods Used: 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

7341 HOGAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-12-400-010 05/14/2021 0000 401 300,000 89,288
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CAP COD 66 210,712 185,266 1.137



11166 ARGENTINE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-02-300-003 05/03/2021 0000 401 245,000 55,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 190,000 189,228 1.004



10227 WHITE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4703-09-300-022 05/03/2021 0000 401 445,000 110,080
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CAP COD 84 324,712 425,784 0.763
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10208 13386 0.763



Neighborhoods Used: 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 STORY	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
1.5 STORY	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
1.75 STORY	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
A-FRAME	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
BI-LEVEL	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
CAP COD	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
COLONIAL	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
DUPLEX	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
PRE-FAB	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
RANCH	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
TRI-LEVEL	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059
TWO-STORY	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059	18,981,059

Total Single Family Costs by Manual : 18,981,059
 Total Mobile Home Costs by Manual : 372,708
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 639,392
 Total Commercial Costs by Manual : 0

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 STORY	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
1.5 STORY	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
1.75 STORY	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
A-FRAME	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
BI-LEVEL	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
CAP COD	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
COLONIAL	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
DUPLEX	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
PRE-FAB	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
RANCH	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
TRI-LEVEL	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129
TWO-STORY	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129	19,060,129

Total Single Family Sale Residual Values : 19,060,129
 Total Mobile Home Sale Residual Values : 361,353
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 811,054
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
75	2	10.48	15.73	1.006
After Application of E.C.F.s		10.44	15.41	1.005

f/b 98-103 low valued prop. is overpriced

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 STORY	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
1.5 STORY	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
1.75 STORY	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
A-FRAME	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
BI-LEVEL	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
CAP COD	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
COLONIAL	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
DUPLEX	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
PRE-FAB	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
RANCH	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
TRI-LEVEL	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)
TWO-STORY	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)	1.004(71)

Single Family E.C.F. : 1.004 (71)
 Mobile Home E.C.F. : 0.970 (3)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.268 (27)
 Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 0000 - DEFAULT NEIGHBORHOOD, 00018 - DEFAULT-CRANBERRY CREEK PARK, 00019 - DEFAULT-GRANGER MEADOWS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00