

Neighborhoods Used: 4003.4003A NORTHWEST PRIME

5060 HIDDEN GLEN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-156-006-00 03/13/2023 4003 401 825,000 138,068
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 81 686,932 421,982 1.628



5107 PEBBLESTONE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-314-016-00 11/22/2022 4003 401 650,000 169,535
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 81 480,465 590,494 0.814



4318 CARLSON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-233-003-00 07/25/2022 4003 401 550,750 207,003
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 343,747 384,830 0.893



5487 LONE BEECH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-224-029-00 05/16/2022 4003 401 527,000 91,590
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 88 435,410 429,263 1.014



5060 HIDDEN GLEN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-156-002-00 04/25/2022 4003 401 495,000 197,246
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY 79 297,754 375,896 0.792



4393 APPLE TREE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-224-060-00 03/16/2022 4003 401 508,000 79,693
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 88 428,307 418,586 1.023



4874 WESTBROOK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-159-001-00 03/01/2022 4003 401 617,000 116,785
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 89 500,215 486,301 1.029



4170 AQUILA CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-108-028-00 02/28/2022 4003 401 679,000 54,283
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 93 624,717 521,990 1.197



Neighborhoods Used: 4003.4003A NORTHWEST PRIME

5240 BIG MAPLE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-358-003-00		12/15/2021		4003	615,000	180,599
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		75	434,401	381,149
						1.140



5330 LONE BEECH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-224-058-00		12/03/2021		4003	525,000	85,657
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		TWO-STORY		87	439,343	388,882
						1.130



5136 STONEFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-314-022-00		11/12/2021		4003	680,000	162,597
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		94	517,403	459,519
						1.126



4545 GALLAGHER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-007-014-15		11/10/2021		4003	535,000	108,453
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1-1/2 STORY		84	426,547	473,100
						0.902



7 BENT BEECH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-358-012-00		10/13/2021		4003	520,000	150,380
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		84	369,620	397,605
						0.930



5060 HIDDEN GLEN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-156-006-00		08/16/2021		4003	505,000	138,068
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		81	366,932	421,982
						0.870



5324 LONE BEECH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-224-057-00		07/12/2021		4003	475,000	96,437
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		87	378,563	356,447
						1.062



5320 LONE BEECH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-224-056-00		06/23/2021		4003	560,500	104,415
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		87	456,085	347,498
						1.312



11/08/2023
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Neighborhoods Used: 4003.4003A NORTHWEST PRIME

5463 LONE BEECH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-224-033-00	05/21/2021 4003	401	475,000	91,577	
Company	Style	%Good	ResidualValue	CostByManual	E.C.F.
le Family	RANCH	94	383,423	461,133	0.831



Max # of Res. Buildings: 1	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