

Neighborhoods Used: 4007B.4007B WEST AVG

4545 BRIARCLIFF DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-240-075-00		11/30/2022		4007B	355,000	160,473
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	53		194,527	152,160	1.278



4260 NORTHRIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-146-054-00		10/21/2022		4007B	376,000	153,564
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70		222,436	188,251	1.182



4084 GARDEN CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-124-009-00		09/30/2022		4007B	309,000	145,360
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		163,640	148,311	1.103



5293 EAGLEHURST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-109-033-00		09/30/2022		4007B	540,000	154,628
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		385,372	313,952	1.227



PANORAMA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-260-021-00		09/16/2022		4007B	300,000	112,647
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52		187,353	120,533	1.554



4420 SUMMIT VIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-240-066-00		09/07/2022		4007B	503,750	155,932
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	53		347,818	203,053	1.713



4005 HEARTHSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-145-040-00		08/04/2022		4007B	369,000	157,231
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74		211,769	172,523	1.227



5411 RAVENHURST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-109-007-00		07/29/2022		4007B	385,000	153,273
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		231,727	260,684	0.889



Neighborhoods Used: 4007B.4007B WEST AVG

4947 BUCKHORN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-106-003-00 07/18/2022 4007B 401 386,000 68,380
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 69 317,620 209,284 1.518



3848 HEATHERWOOD EAST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-241-110-00 05/31/2022 4007B 401 380,000 155,727
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 224,273 163,920 1.368



3795 TIMBERWOLF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-106-029-20 05/12/2022 4007B 401 365,900 95,894
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 270,006 219,630 1.229



3672 WESTRIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-146-083-00 05/09/2022 4007B 401 368,100 156,562
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 211,538 208,662 1.014



NORTH RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-146-060-00 03/31/2022 4007B 401 345,000 154,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 190,480 133,256 1.429



3070 ZIMMERMAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-261-051-00 01/13/2022 4007B 401 285,000 122,962
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 162,038 150,678 1.075



3110 ZIMMERMAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-261-052-50 11/10/2021 4007B 401 550,000 146,055
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY 66 403,945 344,432 1.173



3551 WESTRIDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-146-070-00 11/09/2021 4007B 401 400,000 159,827
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 240,173 219,375 1.095



Neighborhoods Used: 4007B.4007B WEST AVG

4484 WYATT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-146-071-00 10/29/2021 4007B 401 249,000 162,902
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 74 86,098 161,248 0.534



4240 HEARTHSIDE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-145-029-00 10/12/2021 4007B 401 402,000 168,323
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 74 233,677 270,001 0.865



3398 PANORAMA LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-260-029-00 06/21/2021 4007B 401 290,000 115,849
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 75 174,151 204,547 0.851



3828 TIMBERWOLF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-106-047-00 06/01/2021 4007B 401 362,500 114,504
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 247,996 265,464 0.934



384 BALD EAGLE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-106-058-00 05/27/2021 4007B 401 225,000 68,508
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY 70 156,492 167,637 0.934



3804 TIMBERWOLF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-106-046-00 05/26/2021 4007B 401 330,700 98,537
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family QUAD-LEVEL 78 232,163 215,532 1.077



3910 HEATHERWOOD EAST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-241-088-00 04/22/2021 4007B 401 330,000 154,317
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 175,683 189,043 0.929



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