

Neighborhoods Used: 4007.4007A WEST PRIME

3923 STONERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-307-109-00	03/30/2023 4007	401	485,000	177,632	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76	307,368	334,310	0.919



4072 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-403-013-00	03/21/2023 4007	407	310,000	24,909	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TWO-STORY	93	285,091	202,586	1.407



3260 SILVER FARMS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-288-052-00	03/15/2023 4007	401	652,000	121,645	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	68	530,355	354,475	1.496



5064 VILLAGE LANE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-154-135-00	02/24/2023 4007	401	350,000	144,032	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94	205,968	281,859	0.731



HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-403-002-00	02/10/2023 4007	407	282,500	25,540	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TWO-STORY	92	256,960	200,407	1.282



3667 BROADVIEW TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-235-015-00	01/30/2023 4007	401	485,000	156,909	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	58	328,091	179,780	1.825



3767 W SOUTH AIRPORT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-021-048-10	01/18/2023 4007	401	330,000	101,615	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	223,895	143,876	1.556
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			4490	2886	1.556



4323 RIDGEMOOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-120-044-00	01/06/2023 4007	401	407,000	166,637	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	QUAD-LEVEL	66	240,363	312,149	0.770



Neighborhoods Used: 4007.4007A WEST PRIME

3693 WESTRIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-017-031-60	01/04/2023 4007	401	575,000	175,128
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	84	399,872	314,115	1.273



4086 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-017-005-12	01/03/2023 4007	401	337,000	119,606
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	217,394	203,479	1.068



4326 RIDGEMOOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-120-059-00	11/28/2022 4007	401	370,000	141,406
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	228,594	125,967	1.815



4639 SILVER VALLEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-287-012-00	11/18/2022 4007	401	425,000	115,326
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	66	309,674	253,820	1.220



3 ZIMMERMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-018-006-05	11/16/2022 4007	401	520,025	137,726
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	382,299	331,192	1.154



4054 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-016-00	11/11/2022 4007	407	312,000	25,176
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	93	286,824	233,484	1.228



3644 SILVER FARMS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-289-082-00	11/04/2022 4007	401	705,765	183,680
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	49	522,085	395,389	1.320



4524 BRUNSON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-332-015-00	11/01/2022 4007	401	464,900	164,091
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	300,809	344,195	0.874



Neighborhoods Used: 4007.4007A WEST PRIME

2637 ROCK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-308-145-00	10/25/2022 4007	401	650,000	211,631
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	438,369	417,954	1.049



2709 SOUTH WALTERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-020-007-06	10/06/2022 4007	401	295,000	121,214
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	173,786	157,968	1.100



4815 WESTCHESTER CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-346-008-00	09/23/2022 4007	401	699,900	262,830
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	437,070	501,810	0.871



4169 SUMMERHILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-313-013-00	09/19/2022 4007	401	431,000	160,242
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	270,758	227,376	1.191



3 BRIARCLIFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-235-020-00	09/16/2022 4007	401	375,000	152,180
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	222,820	248,902	0.895



4067 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-019-00	09/13/2022 4007	407	312,000	24,909
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	93	287,091	202,586	1.417



2738 RA WA SI

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-060-00	08/29/2022 4007	401	325,000	144,790
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	180,210	187,460	0.961



4416 STONERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-306-035-00	08/29/2022 4007	401	710,000	205,783
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	504,217	454,488	1.109



Neighborhoods Used: 4007.4007A WEST PRIME

4053 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-017-00	08/26/2022 4007	407	310,000	25,151
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	93	284,849	210,888
				E.C.F. 1.351



4125 SUMMERHILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-313-010-00	08/26/2022 4007	401	550,000	155,669
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	394,331	369,215
				E.C.F. 1.068



2623 HEDWIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-094-00	08/24/2022 4007	401	455,000	153,719
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	301,281	319,494
				E.C.F. 0.943



2573 WESTWARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-049-00	08/19/2022 4007	401	320,000	155,895
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	164,105	256,132
				E.C.F. 0.641



WESTWARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-084-00	08/18/2022 4007	401	425,000	162,262
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	262,738	271,155
				E.C.F. 0.969



4460 HILLCREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-057-00	08/12/2022 4007	401	330,000	150,777
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	61	179,223	157,412
				E.C.F. 1.139



2999 RIDGE TRAIL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-308-133-00	08/01/2022 4007	401	675,000	204,637
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	470,363	479,810
				E.C.F. 0.980



5085 LIBERTY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-154-170-00	08/01/2022 4007	401	364,000	146,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	217,359	248,109
				E.C.F. 0.876



Neighborhoods Used: 4007.4007A WEST PRIME

3801 HILL VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-158-007-00	07/27/2022 4007	401	485,000	142,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	342,750	397,873
				E.C.F. 0.861



2717 SOUTH WALTERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-020-007-02	07/27/2022 4007	401	332,700	130,086
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	202,614	198,557
				E.C.F. 1.020



3202 SILVER FARMS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-288-051-00	07/14/2022 4007	401	530,000	117,844
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	89	412,156	418,458
				E.C.F. 0.985



4273 STONERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-306-007-00	07/08/2022 4007	401	565,000	199,109
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	365,891	494,134
				E.C.F. 0.740



4 SILVER HILLS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-288-055-00	06/16/2022 4007	401	421,000	132,197
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	288,803	330,311
				E.C.F. 0.874



5487 HERITAGE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-149-041-00	06/16/2022 4007	401	495,000	189,628
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	73	305,372	328,510
				E.C.F. 0.930



4066 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-014-00	06/10/2022 4007	407	310,000	24,909
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	93	285,091	202,586
				E.C.F. 1.407



3717 W SOUTH AIRPORT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-021-048-00	05/23/2022 4007	401	362,500	136,597
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	217,515	142,356
				E.C.F. 1.528
Cultural Buildings:			ResidualValue 8388	CostByManual 5490
				E.C.F. 1.528



Neighborhoods Used: 4007.4007A WEST PRIME

4062 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-403-003-00	05/05/2022 4007	407	295,000	24,865	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TWO-STORY	92	270,135	198,697	1.360



4569 BRUNSON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-332-008-00	05/01/2022 4007	401	215,000	160,955	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	54,045	233,225	0.232



3945 TIMBERWOLF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-017-023-00	04/26/2022 4007	401	383,000	111,336	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	271,664	189,053	1.437



4669 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-008-038-30	04/25/2022 4007	401	425,000	158,074	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	266,926	251,038	1.063



HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-403-007-00	04/15/2022 4007	407	290,000	25,424	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TWO-STORY	92	264,576	207,620	1.274



3872 STONERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-308-110-00	04/15/2022 4007	401	542,000	228,912	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	311,333	466,341	0.668
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1755	2629	0.668		



4090 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-403-009-00	04/06/2022 4007	407	310,000	27,123	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TWO-STORY	93	282,877	233,484	1.212



4078 HAVERHILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-403-011-00	04/05/2022 4007	407	300,000	24,345	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	TWO-STORY	93	275,655	202,586	1.361



Neighborhoods Used: 4007.4007A WEST PRIME

2818 RIDGE TRAIL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-307-097-00	03/28/2022 4007	401	535,000	178,166
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	356,834	367,447	0.971



4083 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-018-00	03/25/2022 4007	407	299,000	24,909
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	93	274,091	202,586	1.353



4094 HIDDEN CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-306-047-00	03/23/2022 4007	401	625,000	208,091
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	416,909	500,433	0.833



4284 RIDGEMOOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-120-015-10	03/11/2022 4007	401	605,000	208,905
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	396,095	400,149	0.990



WOODSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-356-011-00	03/02/2022 4007	401	587,500	157,688
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	429,812	458,055	0.938



2705 SOUTH WALTERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-020-007-08	02/15/2022 4007	401	330,000	128,841
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	201,159	251,728	0.799



4064 QUINCY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-403-015-00	02/09/2022 4007	407	310,000	25,176
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	93	284,824	229,866	1.239



4869 WESTCHESTER CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-346-005-00	02/02/2022 4007	401	642,500	222,026
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	420,474	430,057	0.978



Neighborhoods Used: 4007.4007A WEST PRIME

4052 HAVERHILL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-403-001-00		02/02/2022	4007	407	300,000	26,867
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	92	273,133	218,288	1.251	



4051 HAVERHILL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-403-006-00		01/28/2022	4007	407	300,000	25,424
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	92	274,576	210,442	1.305	



4076 HAVERHILL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-403-012-00		01/24/2022	4007	407	300,000	25,813
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	TWO-STORY	93	274,187	200,030	1.371	



4099 HIDDEN CREEK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-306-060-00		01/22/2022	4007	401	540,000	178,064
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	361,936	411,231	0.880	



4101 E COLONIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-153-102-00		01/10/2022	4007	401	335,000	136,853
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	198,147	262,401	0.755	



3820 W SOUTH AIRPORT RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-021-042-00		12/30/2021	4007	401	525,000	132,502
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	91	392,498	348,451	1.126	



5067 VILLAGE LANE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-154-136-00		12/27/2021	4007	401	460,000	175,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	86	284,995	345,913	0.824	



3872 STONERIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-308-110-00		12/22/2021	4007	401	542,100	228,912
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	311,433	466,341	0.668	
Cultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			1755	2629	0.668	



Neighborhoods Used: 4007.4007A WEST PRIME

2696 BLUE RIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-175-030-00		12/15/2021		4007	377,000	145,847
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		73	231,153	253,238
						0.913



4126 STONERIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-307-065-10		12/10/2021		4007	492,000	183,477
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		92	308,523	390,922
						0.789



4103 STONERIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-307-068-00		12/03/2021		4007	565,000	181,381
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		TWO-STORY		79	383,619	404,650
						0.948



5245 LIBERTY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-151-069-00		11/30/2021		4007	425,000	135,099
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		TWO-STORY		78	289,901	342,280
						0.847



3 SHENANDOAH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-175-004-00		11/30/2021		4007	405,000	147,986
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		72	257,014	280,531
						0.916



5505 HERITAGE WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-149-040-00		11/17/2021		4007	600,000	197,120
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		80	402,880	400,475
						1.006



4074 STONERIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-307-072-00		11/15/2021		4007	380,000	177,212
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		TWO-STORY		77	202,788	349,160
						0.581



5109 HERITAGE WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-149-052-00		11/03/2021		4007	280,000	131,593
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		68	148,407	197,729
						0.751



Neighborhoods Used: 4007.4007A WEST PRIME

5443 HERITAGE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-149-042-00	10/29/2021 4007	401	385,000	146,259
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	238,741	216,744	1.101



4280 RIDGEMOOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-120-016-10	10/21/2021 4007	401	596,000	307,293
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	91	288,707	337,247	0.856



2662 RA WA SI

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-104-00	10/15/2021 4007	401	330,162	150,702
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	61	179,460	176,095	1.019



5055 S COLONIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-154-154-00	10/07/2021 4007	401	405,000	145,085
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	93	259,915	353,536	0.735



3 ZIMMERMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-018-006-05	10/01/2021 4007	401	434,750	137,726
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	297,024	331,192	0.897



2674 BLUE RIDGE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-175-035-00	10/01/2021 4007	401	437,400	167,030
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	270,370	216,453	1.249



2985 SILVER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-287-019-00	09/24/2021 4007	401	465,500	190,299
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	275,201	441,950	0.623



4888 WYATT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-356-030-00	09/16/2021 4007	401	579,000	120,632
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	458,368	681,179	0.673



Neighborhoods Used: 4007,4007A WEST PRIME

2795 RIDGE TRAIL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-307-075-00		09/10/2021		4007	524,000	195,759
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	77	328,241	328,737	0.998	



2698 SHENANDOAH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-175-005-00		09/07/2021		4007	340,000	147,074
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	47	192,926	169,064	1.141	



3885 GADDI DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-017-022-00		09/01/2021		4007	325,000	135,477
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	189,523	178,138	1.064	



4225 BAY VIEW POINT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-235-025-00		08/26/2021		4007	449,000	196,401
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	58	252,599	269,352	0.938	



SILVER VALLEY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-289-077-00		08/06/2021		4007	450,000	126,481
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	323,519	446,581	0.724	



3298 E COLONIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-154-152-00		08/06/2021		4007	395,000	128,883
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	88	266,117	292,979	0.908	



6097 HERKNER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-018-023-10		08/05/2021		4007	350,000	177,506
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	71	162,404	294,047	0.552	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			10090	18269	0.552	



3826 HIDDEN CREEK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-308-118-00		07/30/2021		4007	525,000	152,669
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	372,331	377,830	0.985	



Neighborhoods Used: 4007.4007A WEST PRIME

4149 FOXCRAFT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-121-069-00		07/27/2021		4007	317,500	143,637
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	QUAD-LEVEL	57		173,863	186,028	0.935



2712 BLUE RIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-175-027-00		07/23/2021		4007	353,000	180,901
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75		172,099	252,885	0.681



5195 LIBERTY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-154-185-00		07/23/2021		4007	600,000	150,559
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		449,441	454,748	0.988



4215 SUMMERHILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-313-017-00		07/23/2021		4007	495,000	155,021
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	76		339,979	548,008	0.620



3 HIDDEN CREEK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-306-057-00		07/16/2021		4007	480,000	200,319
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		279,681	415,085	0.674



2920 SILVER FARMS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-287-014-20		07/15/2021		4007	385,100	175,424
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		209,676	317,906	0.660



3871 SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-017-006-00		07/06/2021		4007	276,000	118,513
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		157,487	161,488	0.975



5176 ARLINGTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-152-085-00		06/25/2021		4007	394,000	138,973
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		255,027	263,172	0.969



Neighborhoods Used: 4007.4007A WEST PRIME

2616 WESTWARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-085-00	06/24/2021 4007	401	365,000	161,843
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	203,157	283,682
				0.716



4261 BRIARCLIFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-235-019-00	06/18/2021 4007	401	257,000	156,929
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	100,071	173,769
				0.576



3634 WOODSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-356-004-00	06/02/2021 4007	401	375,000	92,610
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81	282,390	428,806
				0.659



4194 SUMMERHILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-313-022-00	05/18/2021 4007	401	260,000	158,331
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	73	101,669	196,995
				0.516



FOXCRAFT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-121-068-00	05/14/2021 4007	401	350,000	153,666
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	56	196,334	197,429
				0.994



3616 WOODSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-356-003-00	05/14/2021 4007	401	382,500	88,676
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77	293,824	363,624
				0.808



4377 FOXFIRE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-120-064-00	05/06/2021 4007	401	294,500	143,502
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	150,998	216,964
				0.696



2555 WESTWARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-176-048-00	04/29/2021 4007	401	410,000	162,306
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74	247,694	341,705
				0.725



Neighborhoods Used: 4007.4007A WEST PRIME

5113 S COLONIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-154-162-00		04/28/2021		4007	370,000	133,387
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		236,613	322,492	0.734



4381 STONERIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-306-013-00		04/28/2021		4007	550,000	195,391
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		354,609	542,874	0.653



4382 STONERIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-306-037-00		04/23/2021		4007	465,000	182,978
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		282,022	347,860	0.811



5192 HERITAGE WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-149-008-00		04/21/2021		4007	311,000	127,426
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70		183,574	268,418	0.684



SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-017-010-00		04/01/2021		4007	225,000	121,248
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		103,752	158,527	0.654



Neighborhoods Used: 4007.4007A WEST PRIME

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Cycles	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
109	1	15.13	19.20	0.999
After Application of E.C.F.s		12.53	16.59	1.008

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
1-1/4 STORY	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
1-3/4 STORY	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
BI-LEVEL	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
CAPE COD	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
COTTAGE	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
DBL WIDE	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
DUPLEX	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
FOUR STORY	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
OTHER	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
QUAD-LEVEL	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
QUADPLEX	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
RANCH	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
SINGLE WIDE	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
THREE-STORY	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
TRI-LEVEL	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
TWO-STORY	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)
	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)	0.902 (97)

Single Family E.C.F. : 0.902 (97)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.322 (12)
Agricultural E.C.F. : 0.830 (5)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
```

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s) : 4007 - 4007A WEST PRIME

```

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