

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	
H-08-21-430-002	5949 JACKSON RD	06/21/19	\$4,973,504	CD	MARKET SALE	\$4,973,504	\$0	0.00	\$4,776,028	\$2,467,991	\$2,505,513	\$3,663,551	0.684	102,200	\$24.52	I1	\$2,230,991	
H-08-26-155-001	82 APRILL DR	07/12/19	\$1,700,000	WD	MARKET SALE	\$1,700,000	\$809,900	47.64	\$1,667,802	\$272,664	\$1,427,336	\$1,550,153	0.921	16,320	\$87.46	K	\$272,664	
H-08-07-400-003	1885 BAKER RD	08/27/19	\$368,000	WD	MARKET SALE	\$368,000	\$113,100	30.73	\$261,523	\$221,939	\$146,061	\$43,982	3.321	5,000	\$29.21	H2	\$221,939	
H-08-22-302-006	5210 JACKSON RD	11/13/19	\$1,140,000	AFF	MARKET SALE	\$1,140,000	\$633,400	55.56	\$1,359,818	\$704,805	\$435,195	\$727,792	0.598	8,557	\$50.86	K	\$679,245	
H-08-26-105-007	333 JACKSON PLAZA	01/17/20	\$1,950,000	CD	MARKET SALE	\$1,950,000	\$1,189,400	60.99	\$2,532,492	\$516,876	\$1,433,124	\$2,121,701	0.675	35,135	\$40.79	K	\$516,876	
H-08-26-105-006	287 JACKSON PLAZA	07/27/20	\$900,000	WD	MARKET SALE	\$900,000	\$500,000	55.56	\$991,730	\$465,625	\$434,375	\$553,795	0.784	12,000	\$36.20	K	\$442,585	
H-08-26-100-025	75 APRILL DR	07/28/20	\$850,000	LC	MARKET SALE	\$850,000	\$428,400	50.40	\$848,409	\$247,494	\$602,506	\$632,542	0.953	8,400	\$71.73	K	\$207,462	
H-08-20-200-008	7235 JACKSON RD	01/07/20	\$1,130,000	AFF	MARKET SALE	\$1,130,000	\$394,500	34.91	\$803,442	\$126,612	\$1,003,388	\$1,074,333	0.934	17,449	\$57.50	I2	\$72,612	
H-08-19-200-020	8110 JACKSON RD	01/21/21	\$500,000	WD	MARKET SALE	\$500,000	\$373,800	74.76	\$779,800	\$94,816	\$405,184	\$671,592	0.603	4,934	\$82.12	I2	\$73,216	
Totals:			\$13,511,504			\$13,511,504	\$4,442,500		\$14,021,044		\$8,392,682	\$11,039,442			\$53.38			
								Sale. Ratio =>	32.88					E.C.F. =>	0.760	Std. Deviation: TDEV(N2:N10)		
								Std. Dev. =>	21.59					Ave. E.C.F. =>	1.053	Ave. Variance	#REF!	

Use: 1.053 for 2022

VACANT
COMMERCIAL
LAND
SALES