

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
140-017-300-003-00	5307 RUBY DR	09/03/20	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$141,500	44.08	\$317,861	\$145,039	
140-100-000-019-00	5139 RUBY DR	02/08/19	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$51,700	50.69	\$97,908	\$49,242	
140-101-000-024-00	5109 RUBY DR	10/14/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$65,500	31.49	\$156,898	\$94,532	
140-101-000-033-00	5073 RUBY DR	05/28/19	\$123,000	WD	03-ARM'S LENGTH	\$120,700	\$50,000	41.43	\$111,685	\$49,865	
140-101-000-040-00	5045 RUBY DR	06/23/20	\$100,000	WD	03-ARM'S LENGTH	\$97,500	\$45,400	46.56	\$105,537	\$25,503	
140-101-000-049-10	5021 RUBY DR	05/31/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,600	49.07	\$232,268	\$57,442	
140-102-000-056-00	5009 RUBY DR	11/09/21	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$50,000	55.87	\$99,575	\$79,365	
140-103-000-065-00	4985 RUBY DR	08/04/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$76,000	32.48	\$222,027	\$43,363	
140-103-000-065-00	4985 RUBY DR	07/23/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,400	38.59	\$222,027	\$64,363	
Totals:			\$1,637,500			\$1,632,700	\$679,100		\$1,565,786	\$608,714	
								Sale. Ratio =>	41.59		
								Std. Dev. =>	8.21		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
\$141,900	330.0	0.0	5.00	5.00	\$440	\$29,008	\$0.67	330.00	4520	1188/26		ISLAND LAKE	6/14/2017	401
\$45,150	105.0	280.4	0.68	0.68	\$469	\$72,843	\$1.67	105.00	4520	1147/244		ISLAND LAKE	9/12/2022	401
\$43,430	101.0	0.0	0.00	0.00	\$936	#DIV/0!	#DIV/0!	101.00	4520	1254/503		ISLAND LAKE	8/22/2022	401
\$40,850	95.0	0.0	0.00	0.00	\$525	#DIV/0!	#DIV/0!	95.00	4520	1156/548		ISLAND LAKE	6/14/2017	401
\$33,540	78.0	359.1	0.64	0.64	\$327	\$39,663	\$0.91	78.00	4520	1182/382		ISLAND LAKE	6/14/2017	401
\$84,710	197.0	0.0	0.00	0.00	\$292	#DIV/0!	#DIV/0!	197.00	4520	1154/306		ISLAND LAKE	6/14/2017	401
\$89,440	208.0	0.0	0.00	0.00	\$382	#DIV/0!	#DIV/0!	208.00	4520	1228/32		ISLAND LAKE	6/14/2017	401
\$31,390	73.0	247.0	0.41	0.41	\$594	\$104,742	\$2.40	73.00	4520	1185/164		ISLAND LAKE	6/14/2017	401
\$31,390	73.0	247.0	0.41	0.41	\$882	\$155,466	\$3.57	73.00	4520	1217/269		ISLAND LAKE	6/14/2017	401
\$541,800	1,260.0		7.15	7.15										
Average			Average			Average								
per FF=>	\$483		per Net A	85,170.56		per SqFt=>	\$1.96							

Used \$480/ff no change from 2023