

The Durocher Sub, Newer B Sub, Newer C Sub & Walter Sub #2 2024 4-1-2020 to 3-31-2023

Parcel Number	Street Address	Valuation Method	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt				
140-B10-000-016-00	4742 BRIARWOOD CT	Abstraction	10/19/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$141,950	45.06	\$283,909	\$64,641	\$33,550	110.0	230.0	0.58	0.58	\$588	\$111,258	\$2.55				
140-C05-000-003-00	1956 CARTER RIDGE SUB	Abstraction	09/23/20	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$165,650	51.60	\$331,284	\$20,216	\$30,500	100.0	280.0	0.64	0.64	\$202	\$31,440	\$0.72				
140-C05-000-010-00	1889 CARTER RIDGE CT	Abstraction	09/04/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$166,650	54.64	\$333,322	\$20,173	\$48,495	159.0	0.0	0.00	0.00	\$127	#DIV/0!	#DIV/0!				
140-C11-000-028-00	4773 PUTT LANE	Vacant	12/21/20	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$18,300	79.57	\$36,600	\$23,000	\$36,600	120.0	134.0	0.37	0.37	\$192	\$62,331	\$1.43				
140-D05-000-022-00	MARK ST	Vacant	02/26/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$5,250	8.20	\$10,529	\$64,000	\$10,529	370.7	157.0	1.80	1.80	\$173	\$35,516	\$0.82				
140-F05-000-007-01	1564 FISHERVILLE CT	Abstraction	04/29/22	\$324,150	PTA	03-ARM'S LENGTH	\$324,150	\$129,100	39.83	\$258,233	\$94,282	\$28,365	93.0	156.0	0.33	0.00	\$1,014	\$285,703	\$6.56				
140-E05-000-005-00	4564 EASTWOOD DR	Abstraction	06/17/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$148,900	42.54	\$297,783	\$82,717	\$30,500	100.0	144.0	0.33	0.33	\$827	\$249,900	\$5.74				
140-F05-000-003-00	1526 FISHERVILLE CT	Abstraction	07/06/22	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$147,800	43.22	\$295,637	\$73,508	\$27,145	89.0	134.0	0.27	0.27	\$826	\$268,277	\$6.16				
140-F05-000-008-01	1576 FISHERVILLE CT	Abstraction	09/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,450	48.98	\$244,899	\$32,551	\$27,450	90.0	159.0	0.33	0.00	\$362	\$98,639	\$2.26				
140-F06-000-014-00	4831 WHEAT RIDGE CT	Abstraction	07/27/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$148,200	51.64	\$296,398	\$16,527	\$25,925	85.0	140.0	0.28	0.28	\$194	\$59,025	\$1.36				
140-G15-000-001-00	4740 GRAY HAWK LN	Abstraction	10/14/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$121,400	50.58	\$242,834	\$31,479	\$34,313	112.5	138.0	0.35	0.35	\$280	\$89,940	\$2.06				
140-D05-000-022-00	MARK ST	Abstraction	02/26/21	\$64,000	PTA	03-ARM'S LENGTH	\$64,000	\$13,500	21.09	\$26,954	\$64,000	\$26,954	370.7	157.0	5.53	1.80	\$173	\$11,573	\$0.27				
140-G15-000-018-00	4691 GRAY HAWK LN	Vacant	11/30/20	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$132,600	552.50	\$41,784	\$24,000	\$33,347	109.3	157.0	0.38	0.38	\$220	\$63,158	\$1.45				
140-G15-000-037-00	4739 GRAY HAWK LN	Abstraction	08/05/21	\$288,900	WD	03-ARM'S LENGTH	\$288,900	\$135,700	46.97	\$271,365	\$49,255	\$31,720	104.0	135.0	0.32	0.32	\$474	\$153,922	\$3.53				
140-P10-000-001-01	4770 NORTHRIDGE DR	Abstraction	12/07/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$275,900	50.16	\$551,787	\$49,682	\$51,469	225.0	178.0	0.92	0.92	\$221	\$54,061	\$1.24				
140-Z05-000-001-00	4774 ZIELINSKI LN	Abstraction	06/05/20	\$195,700	WD	03-ARM'S LENGTH	\$195,700	\$100,600	51.41	\$201,157	\$25,043	\$30,500	100.0	150.0	0.34	0.34	\$250	\$72,799	\$1.67				
Totals:				\$3,943,750			\$3,943,750	\$1,973,950		\$3,724,475	\$735,074	\$507,362	2,338.3		12.78	8.40							
									Sale. Ratio =>	50.05						Average							
									Std. Dev. =>	127.60						per FF=>	\$314	Average	per Net Acre=>	\$7,504.03	Average	per SqFt=>	\$1.32

Used \$314 for 2024