

GLEN VALLEY

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. \$	
41-23-20-424-006	6101 NORTH COSTNER CT SE	10/16/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,000	49.66	\$302,786	\$42,865	\$247,135	\$256,839	
41-23-20-426-011	6090 EAST ALANADA CT SE	09/13/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$138,000	45.25	\$290,961	\$41,480	\$263,520	\$246,523	
41-23-20-426-012	6100 EAST ALANADA CT SE	01/05/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$183,300	41.66	\$388,294	\$46,737	\$322,263	\$324,366	
41-23-20-427-002	8768 COSTNER DR SE	10/06/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$171,600	44.00	\$360,576	\$42,188	\$347,812	\$302,363	
41-23-20-427-006	8885 ALANADA DR SE	03/17/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,800	39.04	\$271,834	\$42,436	\$229,564	\$217,852	
41-23-20-427-017	6000 WEST ALANADA CT SE	12/04/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$148,100	40.03	\$310,800	\$46,259	\$283,741	\$251,226	
41-23-20-427-020	8953 ALANADA DR SE	08/11/20	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$142,600	42.95	\$289,238	\$42,122	\$249,878	\$244,186	
41-23-20-450-004	9005 LENTER DR SE	05/18/20	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$108,100	44.21	\$218,858	\$42,337	\$202,163	\$174,428	
41-23-20-450-007	8981 LENTER DR SE	09/06/19	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$102,400	42.49	\$217,393	\$41,693	\$199,307	\$173,617	
41-23-20-450-008	8973 LENTER DR SE	03/03/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$102,700	41.10	\$218,048	\$41,736	\$188,164	\$174,221	
41-23-20-450-030	6238 SOUTH LENTER CT SE	06/07/19	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$101,800	42.77	\$215,168	\$39,408	\$198,592	\$173,676	
41-23-20-451-007	6105 GLENGARRY DR SE	09/28/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$117,000	41.05	\$245,071	\$39,285	\$199,715	\$195,428	
41-23-20-451-008	6121 GLENGARRY DR SE	09/10/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,200	47.92	\$259,121	\$41,480	\$213,520	\$215,060	
41-23-20-453-007	6135 STATLER DR SE	08/28/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$137,700	45.15	\$289,016	\$41,480	\$263,520	\$235,077	
41-23-20-454-016	6003 STATLER CT SE	11/24/20	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$201,900	50.60	\$423,633	\$65,584	\$333,416	\$340,028	
41-23-20-455-022	6004 STATLER DR SE	10/09/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$169,600	44.05	\$356,679	\$51,561	\$303,439	\$289,761	
41-23-20-455-026	6026 STATLER DR SE	08/26/19	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$155,200	43.12	\$328,240	\$59,480	\$300,420	\$265,573	
41-23-20-456-017	9158 COSTNER DR SE	10/13/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$130,000	42.35	\$272,413	\$48,324	\$198,676	\$212,810	
41-23-20-478-001	9031 GLENGARRY CT SE	03/24/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,600	41.96	\$206,478	\$40,910	\$194,090	\$163,605	
41-23-20-478-010	9125 GLENGARRY CT SE	12/30/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,900	43.16	\$226,619	\$37,980	\$182,020	\$179,144	
41-23-20-478-021	9164 GLENGARRY CT SE	11/06/20	\$274,250	WD	03-ARM'S LENGTH	\$274,250	\$114,800	41.86	\$240,862	\$37,980	\$236,270	\$192,670	
41-23-20-478-024	9134 GLENGARRY CT SE	07/19/19	\$247,200	WD	03-ARM'S LENGTH	\$247,200	\$106,800	43.20	\$225,940	\$38,260	\$208,940	\$185,455	
41-23-20-478-026	9114 GLENGARRY CT SE	02/28/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,200	41.47	\$251,061	\$37,980	\$197,020	\$210,554	
Totals:			\$7,022,750			\$7,022,750	\$3,053,300		\$6,409,089		\$5,563,185	\$5,224,461	
								Sale. Ratio =>	43.48				E.C.F. =>
								Std. Dev. =>	2.82				Ave. E.C.F. =>

