

RURAL ESTATES 3

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.
41-23-01-452-008	6786 CATHEDRAL CT SE	09/23/20	\$560,000	WD	03-ARM'S LEI	\$560,000	\$255,700	45.66	\$548,105	\$76,027	\$483,973	\$456,997	1.059
41-23-02-102-004	6100 COUNTRY PLACE DR SE	08/26/19	\$350,000	WD	03-ARM'S LEI	\$350,000	\$136,800	39.09	\$289,686	\$65,178	\$284,822	\$230,265	1.237
41-23-02-102-008	6200 COUNTRY PINE CT SE	06/04/19	\$360,000	WD	03-ARM'S LEI	\$360,000	\$126,300	35.08	\$298,577	\$60,026	\$299,974	\$244,668	1.226
41-23-02-102-014	8070 COUNTRY PINE DR SE	08/30/19	\$310,000	WD	03-ARM'S LEI	\$310,000	\$146,500	47.26	\$312,489	\$43,420	\$266,580	\$275,968	0.966
41-23-02-102-016	8055 COUNTRY PINE DR SE	01/21/20	\$347,000	WD	03-ARM'S LEI	\$347,000	\$175,300	50.52	\$359,951	\$48,420	\$298,580	\$319,519	0.934
41-23-02-102-023	6200 COUNTRY PLACE DR SE	08/12/19	\$375,000	WD	03-ARM'S LEI	\$375,000	\$160,000	42.67	\$340,038	\$64,948	\$310,052	\$282,144	1.099
41-23-02-102-030	6031 COUNTRY PLACE DR SE	09/18/20	\$335,000	WD	03-ARM'S LEI	\$335,000	\$136,200	40.66	\$289,400	\$46,620	\$190,380	\$235,024	0.810
41-23-02-102-036	6150 BUTTRICK AVE SE	08/09/19	\$308,000	WD	03-ARM'S LEI	\$308,000	\$127,000	41.23	\$269,691	\$47,090	\$260,910	\$228,309	1.143
41-23-02-102-038	6230 BUTTRICK AVE SE	01/05/21	\$353,000	WD	03-ARM'S LEI	\$353,000	\$133,900	37.93	\$284,217	\$46,004	\$306,996	\$230,603	1.331
41-23-02-178-002	8280 CLARKLAND DR SE	05/15/20	\$375,000	WD	03-ARM'S LEI	\$375,000	\$161,800	43.15	\$327,959	\$54,235	\$320,765	\$280,743	1.143
41-23-02-326-008	8328 PRAIRIE VIEW LN SE	06/28/19	\$309,900	WD	03-ARM'S LEI	\$309,900	\$138,400	44.66	\$295,284	\$50,920	\$258,980	\$250,630	1.033
41-23-03-476-010	6641 WOODVILLE CT SE	08/31/20	\$320,000	WD	03-ARM'S LEI	\$320,000	\$136,700	42.72	\$293,031	\$47,920	\$272,080	\$237,281	1.147
41-23-03-480-019	7858 WOODVILLE DR SE	04/03/20	\$325,000	WD	03-ARM'S LEI	\$325,000	\$128,500	39.54	\$263,010	\$51,920	\$273,080	\$216,503	1.261
41-23-03-490-001	7900 CREEKWOOD CT SE	06/12/20	\$273,000	WD	03-ARM'S LEI	\$273,000	\$118,900	43.55	\$242,685	\$50,679	\$222,321	\$196,929	1.129
41-23-03-490-017	7832 CREEKWOOD DR SE	07/09/19	\$325,500	WD	03-ARM'S LEI	\$325,500	\$135,300	41.57	\$305,158	\$61,775	\$263,725	\$249,624	1.056
41-23-12-298-009	7010 SKYE CT SE	09/23/20	\$492,000	WD	03-ARM'S LEI	\$492,000	\$236,600	48.09	\$490,474	\$71,168	\$420,832	\$405,911	1.037
41-23-15-401-012	7669 ABBY LANE RD SE	09/22/20	\$350,000	WD	03-ARM'S LEI	\$350,000	\$184,200	52.63	\$390,677	\$53,777	\$296,223	\$326,137	0.908
41-23-15-401-013	7657 ABBY LANE RD SE	09/15/20	\$320,000	WD	03-ARM'S LEI	\$320,000	\$150,700	47.09	\$319,409	\$53,848	\$266,152	\$257,077	1.035
41-23-15-401-014	7660 ABBY LANE RD SE	06/21/19	\$370,000	WD	03-ARM'S LEI	\$370,000	\$165,700	44.78	\$351,838	\$63,940	\$306,060	\$295,280	1.037
41-23-15-401-021	8085 CAMERON CT SE	02/09/21	\$495,000	WD	03-ARM'S LEI	\$495,000	\$228,400	46.14	\$493,227	\$59,655	\$435,345	\$419,721	1.037
41-23-15-401-025	8100 CAMERON CT SE	04/12/19	\$375,000	WD	03-ARM'S LEI	\$375,000	\$170,000	45.33	\$370,172	\$58,420	\$316,580	\$319,746	0.990
41-23-15-401-057	7985 A J CT SE	10/28/20	\$485,000	WD	03-ARM'S LEI	\$485,000	\$192,300	39.65	\$410,343	\$61,252	\$423,748	\$337,939	1.254
41-23-15-401-061	7997 THERESE CT SE	12/22/20	\$550,000	WD	03-ARM'S LEI	\$550,000	\$215,200	39.13	\$459,619	\$54,945	\$495,055	\$391,746	1.264
41-23-15-401-062	7983 THERESE CT SE	09/05/19	\$385,000	WD	03-ARM'S LEI	\$385,000	\$180,200	46.81	\$390,048	\$58,420	\$326,580	\$340,131	0.960
41-23-15-401-064	7986 THERESE CT SE	05/01/20	\$399,000	WD	35-UNDER DL	\$399,000	\$179,500	44.99	\$363,971	\$63,968	\$335,032	\$307,695	1.089
41-23-15-401-069	7868 AUSTINRIDGE DR SE	08/21/20	\$405,000	WD	03-ARM'S LEI	\$405,000	\$206,300	50.94	\$440,460	\$53,420	\$351,580	\$374,676	0.938
41-23-15-401-079	8019 KYLEY CT SE	10/07/19	\$409,000	WD	03-ARM'S LEI	\$409,000	\$205,600	50.27	\$440,179	\$53,420	\$355,580	\$396,676	0.896
41-23-15-401-080	8054 KYLEY CT SE	07/29/20	\$535,000	WD	03-ARM'S LEI	\$535,000	\$276,200	51.63	\$560,136	\$63,420	\$471,580	\$509,452	0.926
41-23-15-401-089	8040 THERESE CT SE	06/08/20	\$420,000	WD	03-ARM'S LEI	\$420,000	\$201,100	47.88	\$408,519	\$55,920	\$364,080	\$361,640	1.007
41-23-17-101-016	7788 COPPER CORNER DR	08/28/20	\$320,000	WD	03-ARM'S LEI	\$320,000	\$142,600	44.56	\$305,978	\$49,845	\$270,155	\$247,951	1.090
41-23-17-101-044	5674 COPPER CORNER CT	12/08/20	\$339,000	WD	03-ARM'S LEI	\$339,000	\$146,400	43.19	\$308,237	\$45,480	\$193,520	\$254,363	0.761
41-23-17-101-047	5638 COPPER CORNER CT	10/23/20	\$279,500	WD	03-ARM'S LEI	\$279,500	\$110,700	39.61	\$240,830	\$43,220	\$236,280	\$191,297	1.235
41-23-25-276-016	9545 ANDREW FARM CT SE	10/23/20	\$407,583	WD	03-ARM'S LEI	\$407,583	\$30,000	7.36	\$409,383	\$63,960	\$343,623	\$334,388	1.028
41-23-25-276-021	9530 PLOW POINT CT SE	09/21/20	\$397,500	WD	03-ARM'S LEI	\$397,500	\$184,600	46.44	\$392,477	\$64,346	\$333,154	\$317,649	1.049
41-23-25-276-024	9517 PLOW POINT CT SE	07/15/20	\$385,000	WD	03-ARM'S LEI	\$385,000	\$166,300	43.19	\$336,713	\$80,042	\$204,958	\$263,252	0.779
41-23-25-276-025	9499 PLOW POINT CT SE	08/16/19	\$370,000	WD	03-ARM'S LEI	\$370,000	\$132,700	35.86	\$325,808	\$71,198	\$298,802	\$261,138	1.144
41-23-26-297-015	9433 BARBER LAKE CT SE	12/04/20	\$420,000	WD	03-ARM'S LEI	\$420,000	\$151,100	35.98	\$312,613	\$38,680	\$281,320	\$265,182	1.061

41-23-26-297-018	8500 EAST BARBER RIDGE	09/21/20	\$386,000	WD	03-ARM'S LEI	\$386,000	\$187,200	48.50	\$388,986	\$38,680	\$347,320	\$339,115	1.024
41-23-29-151-004	9606 SCOTSMOOR DR	08/14/20	\$352,000	WD	03-ARM'S LEI	\$352,000	\$173,800	49.38	\$360,988	\$55,850	\$296,150	\$295,390	1.003
41-23-29-151-007	9580 SCOTSMOOR DR	09/11/20	\$274,900	WD	03-ARM'S LEI	\$274,900	\$130,400	47.44	\$269,601	\$53,080	\$221,820	\$209,604	1.058
41-23-29-152-003	9536 SCOTSMOOR DR	12/07/20	\$305,000	WD	03-ARM'S LEI	\$305,000	\$137,600	45.11	\$284,689	\$55,720	\$249,280	\$221,654	1.125
41-23-29-152-010	9478 SCOTSMOOR DR	10/16/20	\$320,000	WD	03-ARM'S LEI	\$320,000	\$147,000	45.94	\$304,562	\$53,254	\$266,746	\$243,280	1.096
41-23-29-152-027	5655 SCOTSGLEN CT SE	12/29/20	\$330,000	WD	03-ARM'S LEI	\$330,000	\$139,900	42.39	\$289,348	\$67,008	\$262,992	\$215,237	1.222
41-23-29-152-027	5655 SCOTSGLEN CT SE	03/26/21	\$330,000	WD	03-ARM'S LEI	\$330,000	\$139,900	42.39	\$286,955	\$66,960	\$263,040	\$212,967	1.235
41-23-29-152-037	9630 SCOTSMOOR CT SE	11/02/20	\$280,000	WD	03-ARM'S LEI	\$280,000	\$136,000	48.57	\$281,628	\$53,324	\$226,676	\$221,011	1.026
Totals:			\$16,712,883			\$16,712,883	\$7,265,500		\$15,707,149		\$13,773,481	\$13,072,512	
								Sale. Ratio =>	43.47			E.C.F. =>	1.054
								Std. Dev. =>	6.98			Ave. E.C.F. =>	1.064

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2,817	\$171.80	4EST3	0.5129	2 STORY		\$56,000	No	//		BLACKSTONE	401	80
1,961	\$145.24	4EST3	17.2776	1 1/2 STORY		\$40,000	No	//		COUNTRYVIEW	401	75
1,825	\$164.37	4EST3	16.1889	TRI-LEVEL		\$40,000	No	//		COUNTRYVIEW	401	75
1,934	\$137.84	4EST3	9.8177	2 STORY		\$40,000	No	//		COUNTRYVIEW	401	76
2,592	\$115.19	4EST3	12.9690	2 STORY		\$45,000	No	//		COUNTRYVIEW	401	75
2,402	\$129.08	4EST3	3.4758	2 STORY		\$45,000	No	//		COUNTRYVIEW	401	76
1,754	\$108.54	4EST3	25.4113	2 STORY		\$40,000	No	//		COUNTRYVIEW	401	75
1,798	\$145.11	4EST3	7.8637	1 1/2 STORY		\$40,000	No	//		COUNTRYVIEW	401	73
1,802	\$170.36	4EST3	26.7117	1 1/2 STORY		\$40,000	No	//		COUNTRYVIEW	401	73
1,870	\$171.53	4EST3	7.8402	RANCH		\$50,000	No	//		CLARKLAND ESTATES	401	78
1,592	\$162.68	4EST3	3.0840	RANCH		\$45,000	No	//		PRAIRIEVIEW	401	81
2,062	\$131.95	4EST3	8.2501	1 1/2 STORY		\$42,000	No	//		LISTENING VALLEY	401	70
1,473	\$185.39	4EST3	19.7167	RANCH		\$46,000	No	//		LISTENING VALLEY	401	70
1,648	\$134.90	4EST3	6.4781	RANCH		\$46,000	No	//		LISTENING VALLEY	401	70
2,058	\$128.15	4EST3	0.7667	1 3/4 STORY		\$58,000	No	//		LISTENING VALLEY	401	70
3,000	\$140.28	4EST3	2.7398	1 3/4 STORY		\$60,000	No	//		SNOWBERRY	401	86
2,617	\$113.19	4EST3	15.5881	2 STORY		\$50,000	No	//		AUSTINRIDGE	401	71
1,982	\$134.28	4EST3	2.8858	1 3/4 STORY		\$50,000	No	//		AUSTINRIDGE	401	74
2,400	\$127.53	4EST3	2.7650	2 STORY		\$50,000	No	//		AUSTINRIDGE	401	74
2,522	\$172.62	4EST3	2.6933	RANCH		\$55,000	No	//		AUSTINRIDGE	401	70
2,495	\$126.89	4EST3	7.4058	1 3/4 STORY		\$55,000	No	//		AUSTINRIDGE	401	70
1,882	\$225.16	4EST3	18.9761	RANCH		\$55,000	No	//		AUSTINRIDGE	401	81
2,449	\$202.15	4EST3	19.9556	RANCH		\$50,000	No	//		AUSTINRIDGE	401	75
2,460	\$132.76	4EST3	10.3999	2 STORY		\$55,000	No	//		AUSTINRIDGE	401	76
1,859	\$180.22	4EST3	2.4686	RANCH		\$55,000	No	//		AUSTINRIDGE	401	76
2,100	\$167.42	4EST3	12.5799	RANCH		\$50,000	No	//		AUSTINRIDGE	401	74
2,216	\$160.46	4EST3	16.7758	1 1/2 STORY		\$50,000	No	//		AUSTINRIDGE	401	78
3,468	\$135.98	4EST3	13.8497	2 STORY		\$60,000	No	//		AUSTINRIDGE	401	78
2,099	\$173.45	4EST3	5.7410	RANCH		\$50,000	No	//		AUSTINRIDGE	401	76
1,390	\$194.36	4EST3	2.5394	RANCH		\$44,000	No	//		COPPER CORNER	401	90
2,270	\$85.25	4EST3	30.3355	2 STORY		\$40,000	No	//		COPPER CORNER	401	85
1,273	\$185.61	4EST3	17.0989	RANCH		\$40,000	No	//		COPPER CORNER	401	92
2,197	\$156.41	4EST3	3.6540	2 STORY		\$60,000	No	//		ANDREW FARMS ESTATES	401	99
2,010	\$165.75	4EST3	1.5344	RANCH		\$60,000	No	//		ANDREW FARMS ESTATES	401	84
1,756	\$116.72	4EST3	28.5596	RANCH		\$60,000	No	//		ANDREW FARMS ESTATES	401	82
1,788	\$167.12	4EST3	8.0071	RANCH		\$50,000	No	//		ANDREW FARMS ESTATES	401	83
2,304	\$122.10	4EST3	0.3301	2 STORY		\$35,000	No	//		BARBER RIDGE ESTATES	401	92

2,592	\$134.00	4EST3	3.9963	2 STORY	\$35,000	No	//	BARBER RIDGE ESTATES	401	92
2,077	\$142.59	4EST3	6.1585	1 1/2 STORY	\$50,000	No	//	SCOTSMOOR	401	83
2,088	\$106.24	4EST3	0.5876	2 STORY	\$50,000	No	//	SCOTSMOOR	401	88
1,606	\$155.22	4EST3	6.0476	RANCH	\$50,000	No	//	SCOTSMOOR	401	92
2,140	\$124.65	4EST3	3.2300	2 STORY	\$50,000	No	//	SCOTSMOOR	401	93
1,606	\$163.76	4EST3	15.7713	RANCH	\$60,000	No	//	SCOTSMOOR	401	95
1,606	\$163.79	4EST3	17.0963	RANCH	\$60,000	No	//	SCOTSMOOR	401	94
1,606	\$141.14	4EST3	3.8524	RANCH	\$50,000	No	//	SCOTSMOOR	401	95

\$149.32

1.0536

Std. Deviation= 0.130265

Ave. Variance=: 9.9997 Coefficient of Var=> 9.396855429