

Hidden Hollow LV

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
02-385-0004-000	104 MURRAY CT	11/24/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,300	39.55	\$152,458	\$44,792	\$42,250	65.0	125.0	0.19	0.19	\$689	\$239,529	\$5.50
02-385-0007-000	107 MURRAY CT	03/22/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$57,500	30.26	\$141,934	\$90,316	\$42,250	65.0	148.0	0.22	0.22	\$1,389	\$408,670	\$9.38
02-385-0011-000	111 MURRAY CT	03/18/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$73,800	41.93	\$182,890	\$45,110	\$52,000	80.0	135.0	0.25	0.25	\$564	\$181,895	\$4.18
02-385-0012-000	112 MURRAY CT	04/08/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$72,700	47.52	\$174,968	\$24,182	\$46,150	71.0	125.0	0.20	0.20	\$341	\$118,539	\$2.72
Totals:			\$674,000			\$674,000	\$265,300		\$652,250	\$204,400	\$182,650	281.0		0.86	0.86			
Sale. Ratio =>								39.36			Average			Average			Average	
Std. Dev. =>								7.19			per FF=>	\$727		per Net Acre=>	237,674.42		per SqFt=>	\$5.46
												700/ff for 2023						