

2026 Village		320 Neighborhood															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Style	Floor Area	Garage Area	
05-10-6-20-0215-000	8106 WOODHALL	05/17/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$101,500	52.05	\$216,171	\$108,100	\$105,400	\$19,192	0.39	RANCH	1,524	788	
05-10-6-20-0220-000	8022 WOODHALL	11/07/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,100	44.38	\$176,797	\$88,400	\$85,300	\$17,128	0.26	RANCH	1,240	672	
05-10-6-20-0222-000	8029 WOODHALL	09/13/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,900	43.73	\$174,521	\$87,300	\$83,900	\$16,344	0.21	RANCH	1,016	384	
05-10-6-20-2032-007	11655 MAPLE	11/22/24	\$290,000	WD	31-SPLIT IMPROVED	\$290,000	\$0	0.00	\$317,996	\$159,000	\$155,000	\$58,737	7.90	RANCH	1,380	1,392	
Totals:			\$855,000			\$855,000	\$264,500		\$885,485	\$442,800	\$429,600	\$111,401	8.75		5,160	3,236	
								Sale. Ratio ==>	30.94	\$110,700	\$107,400	\$27,850	2.19		1,290	809	
								Std. Dev. ==>	23.66								

Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Depreciated Value	Land Value	Net Acreage
05-10-6-20-0215-000	8106 WOODHALL	05/17/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$154,577	\$40,423	0.387
05-10-6-20-0220-000	8022 WOODHALL	11/07/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$123,789	\$61,211	0.258
05-10-6-20-0222-000	8029 WOODHALL	09/13/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$122,616	\$62,384	0.209
05-10-6-20-2032-007	11655 MAPLE	11/22/24	\$290,000	WD	31-SPLIT IMPROVED	\$290,000	\$204,080	\$85,920	7.900
						\$855,000	\$605,062	\$249,938	8.754
									\$28,551

2025 Land Value		Average	\$62,485
1 Acre	16,000		
Res Bldg Site	13,000		

ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Value	Residual Value	Cost By Manual	ECF
05-10-6-20-0215-000	8106 WOODHALL	05/17/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$24,188	\$170,812	\$154,577	1.105
05-10-6-20-0220-000	8022 WOODHALL	11/07/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$16,125	\$168,875	\$123,789	1.364
05-10-6-20-0222-000	8029 WOODHALL	09/13/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$13,063	\$171,937	\$122,616	1.402
05-10-6-20-2032-007	11655 MAPLE	11/22/24	\$290,000	WD	31-SPLIT IMPROVED	\$290,000	\$78,400	\$211,600	\$204,080	1.037
						\$855,000	\$131,776	\$723,224	\$605,062	1.195

2026 Village		Westwood (330) Neighborhood														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Style	Floor Area	Ground Area
05-10-6-30-0813-000	12224 OAK	08/22/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$117,700	51.62	\$261,546	\$130,800	\$126,000	\$17,752	0.30	RANCH	1,752	1,752
05-10-6-30-0822-000	7805 BEECH	04/26/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$86,900	43.47	\$204,989	\$102,500	\$98,300	\$18,120	0.32	RANCH	1,548	1,548
05-10-6-30-0834-000	7753 ASH	03/03/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,600	40.82	\$226,954	\$113,500	\$108,400	\$23,448	0.65	RANCH	1,538	1,538
Totals:			\$622,900			\$622,900	\$284,200		\$693,489	\$346,800	\$332,700	\$59,320	1.27		4,838	4,838
								Sale. Ratio =>	45.63		\$115,600	\$110,900	\$19,773	0.42	1,613	1,613
								Std. Dev. =>	5.63							

Land Value									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Depreciated Cost	Land Value	Net Acreage
05-10-6-30-0813-000	12224 OAK	08/22/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$184,258	\$43,742	0.297
05-10-6-30-0822-000	7805 BEECH	04/26/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$140,659	\$59,241	0.320
05-10-6-30-0834-000	7753 ASH	03/03/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$152,050	\$42,950	0.653
Totals:			\$622,900			\$622,900	\$476,967	\$145,933	1.270
									\$114,908

2025 Land Value		Average		\$48,644
1 Acre	16,000			
Res. Bldg Site	13,000			

ECF						
Parcel Number	Street Address	Sale Price	Land Value	Residual Value	Cost By Manual	ECF
05-10-6-30-0813-000	12224 OAK	\$228,000	\$14,449	\$213,551	\$184,258	1.159
05-10-6-30-0822-000	7805 BEECH	\$199,900	\$15,568	\$184,332	\$140,659	1.310
05-10-6-30-0834-000	7753 ASH	\$195,000	\$31,768	\$163,232	\$152,050	1.074
		\$622,900	\$61,785	\$561,115	\$476,967	1.176
Average						1.181
Median						1.159

2026 Village		Sheley (340) Neighborhood														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Style	Floor Area	Garage Area
05-10-6-19-1982-000	7845 MAIN	07/03/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$52,300	29.89	\$135,130	\$67,600	\$59,100	\$15,640	0.17	MULTI STORY	1,553	256
05-10-6-29-0852-000	12087 CHURCH	07/31/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,400	34.51	\$155,413	\$77,700	\$75,100	\$15,640	0.17	TWO STORY	1,400	0
05-10-6-30-0605-000	7784 MAIN	04/12/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,000	46.80	\$307,799	\$153,900	\$147,800	\$21,832	0.55	RANCH	2,789	528
05-10-6-30-0670-000	7822 MAPLE	12/07/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,800	48.91	\$139,101	\$69,600	\$67,100	\$15,288	0.14	MODULAR	1,056	0
05-10-6-30-0673-000	12080 ELM	06/12/23	\$150,900	WD	03-ARM'S LENGTH	\$150,900	\$50,400	33.40	\$128,301	\$64,200	\$62,600	\$16,040	0.19	MULTI STORY	1,396	0
05-10-6-30-0732-000	7900 ASH	05/15/24	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$57,600	36.46	\$134,514	\$67,300	\$64,900	\$19,176	0.39	RANCH	1,267	576
05-10-6-30-3046-000	12176 CHURCH	08/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,500	31.29	\$125,381	\$62,700	\$60,200	\$15,576	0.16	MULTI STORY	1,174	320
05-10-6-30-3073-000	12274 CHURCH	08/15/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$76,000	43.18	\$182,080	\$91,000	\$94,700	\$22,136	0.57	TWO STORY	2,060	0
Totals:			\$1,349,900			\$1,349,900	\$516,000		\$1,307,719	\$654,000	\$631,500	\$141,328	2.33		12,695	1,680
								Sale. Ratio =>	38.23	\$81,750	\$78,938	\$17,666	0.29		1,587	210
								Std. Dev. =>	7.27							

Land Value												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Depreciated Cost	Land Residual	Net Acres	
05-10-6-19-1982-000	7845 MAIN	07/03/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$52,300	29.89	\$76,836	\$98,164	0.165	
05-10-6-29-0852-000	12087 CHURCH	07/31/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,400	34.51	\$102,649	\$72,351	0.165	
05-10-6-30-0605-000	7784 MAIN	04/12/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,000	46.80	\$211,208	\$38,792	0.552	
05-10-6-30-0670-000	7822 MAPLE	12/07/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,800	48.91	\$89,765	\$20,235	0.143	
05-10-6-30-0673-000	12080 ELM	06/12/23	\$150,900	WD	03-ARM'S LENGTH	\$150,900	\$50,400	33.40	\$82,506	\$68,394	0.190	
05-10-6-30-0732-000	7900 ASH	05/15/24	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$57,600	36.46	\$83,441	\$74,559	0.386	
05-10-6-30-3046-000	12176 CHURCH	08/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,500	31.29	\$79,271	\$75,729	0.161	
05-10-6-30-3073-000	12274 CHURCH	08/15/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$76,000	43.18	\$126,332	\$49,668	0.571	
Totals:			\$1,349,900			\$1,349,900	\$516,000		\$852,008	\$497,892	2.333	213,413
								Sale. Ratio =>	38.23			
								Std. Dev. =>	7.27			

2025 Land Value				
1 Acre	16,000	Average		\$62,237
Res Bldg Site	13,000			

ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Value	Residual Value	Cost By Manual	ECF
05-10-6-29-0852-000	12087 CHURCH	07/31/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$10,263	\$164,737	\$102,649	1.605
05-10-6-30-0605-000	7784 MAIN	04/12/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$34,344	\$215,656	\$211,208	1.021
05-10-6-30-0670-000	7822 MAPLE	12/07/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$8,895	\$101,105	\$89,765	1.126
05-10-6-30-0673-000	12080 ELM	06/12/23	\$150,900	WD	03-ARM'S LENGTH	\$150,900	\$11,818	\$139,082	\$82,506	1.686
05-10-6-30-0732-000	7900 ASH	05/15/24	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$24,009	\$133,991	\$83,441	1.606
05-10-6-30-3046-000	12176 CHURCH	08/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$10,014	\$144,986	\$79,271	1.829
05-10-6-30-3073-000	12274 CHURCH	08/15/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$35,516	\$140,484	\$126,332	1.112
Totals:			\$1,174,900			\$1,174,900	\$134,859	\$1,040,041	\$775,172	1.342

05-10-6-19-1982-000	7845 MAIN	07/03/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$10,263	\$164,737	\$76,836	2.144
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2026	Village	360 Neighborhood													
Parcel Number	Street Address	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Style	Floor Area	Garage Area
05-10-6-20-2058-000	8255 MAIN	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$31,600	16.63	\$145,237	\$72,600	\$72,400	\$15,211	0.13	MULTI STORY	1,790	0
05-10-6-20-2064-000	8319 MAIN	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$7,900	60.77	\$15,723	\$7,900	\$7,900	\$15,723	0.17			
05-10-6-20-2068-000	8217 MAIN	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,200	39.47	\$161,182	\$80,600	\$77,500	\$15,475	0.15	TWO STORY	1,856	0
05-10-6-29-0103-000	8220 MAIN	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,100	38.19	\$146,286	\$73,100	\$72,300	\$17,373	0.27	MULTI STORY	1,503	0
05-10-6-29-0455-000	8300 MAIN	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$59,100	26.86	\$153,203	\$76,600	\$76,700	\$15,838	0.17	MULTI STORY	1,608	360
05-10-6-29-0457-000	8310 MAIN	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$46,200	45.74	\$123,249	\$61,600	\$59,700	\$15,838	0.17	MULTI STORY	1,254	380
05-10-6-29-0465-000	8368 MAIN	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$56,600	28.30	\$134,418	\$67,200	\$67,000	\$15,772	0.17	MULTI STORY	1,262	0
05-10-6-29-0492-000	12115 EMELIA	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$46,700	29.10	\$113,219	\$56,600	\$54,900	\$16,234	0.20	RANCH	920	320
05-10-6-29-0518-000	12064 EMELIA	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,700	38.52	\$163,401	\$81,700	\$78,200	\$15,261	0.14	MULTI STORY	1,418	336
05-10-6-29-0520-000	12060 EMELIA	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,100	35.21	\$141,799	\$70,900	\$68,900	\$15,261	0.14	MULTI STORY	1,270	624
05-10-6-29-0554-000	12106 ROTTIERS	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,500	41.61	\$157,608	\$78,800	\$76,500	\$16,416	0.21	RANCH	1,104	720
					\$1,669,500	\$550,700		\$1,455,325	\$727,600	\$712,000	\$174,402	1.90		13,985	2,740
							Sale. Ratio =>		\$66,145	\$64,727	\$15,855	0.17		1,399	274
							Std. Dev. =>		11.52						

Land Value									
Parcel Number	Street Address	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Replacement Cost New	Depreciated Value	Land Value	Net Acreage
05-10-6-20-2068-000	8217 MAIN	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$214,930	\$96,674	\$53,326	0.150
05-10-6-29-0103-000	8220 MAIN	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$206,623	\$92,988	\$67,012	0.265
05-10-6-29-0455-000	8300 MAIN	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$221,131	\$99,509	\$120,491	0.172
05-10-6-29-0457-000	8310 MAIN	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$159,574	\$71,808	\$29,192	0.172
05-10-6-29-0465-000	8368 MAIN	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$172,031	\$86,051	\$113,949	0.168
05-10-6-29-0492-000	12115 EMELIA	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$124,715	\$64,854	\$95,646	0.196
05-10-6-29-0518-000	12064 EMELIA	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$217,219	\$97,754	\$57,246	0.137
05-10-6-29-0520-000	12060 EMELIA	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$184,689	\$84,956	\$80,044	0.137
05-10-6-29-0554-000	12106 ROTTIERS	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$178,616	\$94,667	\$60,333	0.207
					\$1,466,500	\$1,679,528	\$789,261	\$677,239	1.604
									\$422,219
							Averaged	\$75,249	

2025 Land Value

1 Acre16,500

Res. Bldg Site13,000

ECF								
Parcel Number	Street Address	Sale Price	Land Value	Residual Value	Cost By Manual	ECF		
05-10-6-20-2068-000	8220 MAIN	\$150,000	\$11,288	\$138,712	\$96,674	1.435		
05-10-6-29-0103-000	8220 MAIN	\$160,000	\$19,941	\$140,059	\$92,988	1.506		
05-10-6-29-0455-000	8300 MAIN	\$220,000	\$12,943	\$207,057	\$99,509	2.081		
05-10-6-29-0457-000	8310 MAIN	\$101,000	\$12,943	\$88,057	\$71,808	1.226		
05-10-6-29-0465-000	8368 MAIN	\$200,000	\$12,642	\$187,358	\$86,051	2.177		
05-10-6-29-0492-000	12115 EMELIA	\$160,500	\$14,749	\$145,751	\$64,854	2.247		
05-10-6-29-0518-000	12064 EMELIA	\$155,000	\$10,309	\$144,691	\$97,754	1.480		
05-10-6-29-0520-000	12060 EMELIA	\$165,000	\$10,309	\$154,691	\$84,956	1.821	Average	1.716
05-10-6-29-0554-000	12106 ROTTIERS	\$155,000	\$15,577	\$139,423	\$94,667	1.473	Median	1.506
			\$1,466,500	\$120,701	\$1,345,799	\$789,261	1.705	

2026		Village		Ulmer (370) Neighborhood													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Style	Floor Area	Garage Area	
05-10-6-29-2911-700	12189 ULMER	09/17/24	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$68,300	40.53	\$147,674	\$73,800	\$71,900	\$20,460	0.56	RANCH	1,008	336	
Totals:			\$168,500			\$168,500	\$68,300		\$147,674	\$73,800	\$71,900	\$20,460	0.56		1,008	336	
							Sale. Ratio ==>	40.53		\$73,800	\$71,900	\$20,460	0.56		1,008	336	
							Std. Dev. ==>	#DIV/0!									

Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Depreciated Cost	Land Residual	Net Acres
05-10-6-29-2911-700	12189 ULMER	09/17/24	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$111,852	\$56,648	0.56

2025 Land Value

1 Acre 15,000
Res. Bldg Site 12,000

ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Value	Residual Value	Cost By Manual	ECF
05-10-6-29-2911-700	12189 ULMER	09/17/24	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$31,951	\$136,549	\$111,852	1.221

2026 Village		Country Run Neighborhood														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Style	Floor Area	Garage Area
05-10-6-30-0906-000	12095 COUNTRY RUN	08/02/24	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$16,600	44.27	\$33,141	\$16,600	\$16,600	\$33,141	0.31			
05-10-6-30-0909-000	12141 COUNTRY RUN	03/26/24	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$118,500	37.04	\$291,211	\$145,600	\$139,700	\$36,303	0.41	RANCH	1,505	483
05-10-6-30-0909-000	12141 COUNTRY RUN	02/28/25	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$131,700	37.74	\$291,211	\$145,600	\$139,700	\$36,303	0.41	RANCH	1,505	483
05-10-6-30-0912-000	12177 COUNTRY RUN	08/16/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,400	38.80	\$95,123	\$47,600	\$47,300	\$39,310	0.51	RANCH	0	0
05-10-6-30-3103-000	12300 OAK	10/16/24	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$119,400	37.49	\$284,001	\$142,000	\$137,700	\$33,296	0.32	RANCH	1,512	558
05-10-6-30-3112-000	7850 OAK	11/03/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$155,600	47.17	\$383,465	\$191,700	\$184,700	\$33,792	0.33	RANCH	1,821	843
Totals:			\$1,404,800			\$1,404,800	\$561,200		\$1,378,152	\$689,100	\$665,700	\$212,145	2.30		6,343	2,367
								Sale. Ratio =>	39.95	\$114,850	\$110,950	\$35,358	0.38		1,269	473
								Std. Dev. =>	4.25							

Land Value									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acreage	\$Sale/Acre	\$Sale/Sq.Ft.
05-10-6-30-0906-000	12095 COUNTRY RUN	08/02/24	\$37,500	WD	03-ARM'S LENGTH	\$37,500	0.31	120,579	\$2.768
05-10-6-30-0912-000	12177 COUNTRY RUN	08/16/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	0.51	98,039	\$2.251
							\$87,500	0.82	\$2.447
								\$43,750	
05-10-6-30-0926-000	12080 COUNTRY RUN	11/02/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	0.278	107,914	\$2.477

2025 Land Value
1 Acre 31,000
Res. Bldg Site 23,500

ECF									
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Residual Value	Cost By Manual	ECF		
05-10-6-30-0909-000	12141 COUNTRY RUN	02/28/25	\$349,000	\$44,026	\$304,974	\$207,936	1.467		
05-10-6-30-3103-000	12300 OAK	10/16/24	\$318,500	\$33,686	\$284,814	\$285,673	0.997		
05-10-6-30-3112-000	7850 OAK	11/03/23	\$329,900	\$35,391	\$294,509	\$218,097	1.350		
			\$997,400	\$113,103	\$884,297	\$711,706	1.243		
Average							1.271		

2026 Village		Chapel View Condos														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Style	Floor Area	Ground Area
05-10-6-29-0903-000	8048 LYNN	03/27/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,600	42.14	\$194,740	\$94,000	\$90,600	\$6,876	0.15	CONDO	1,313	935
05-10-6-29-0906-000	12242 TAFT	06/27/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,700	43.50	\$230,989	\$115,500	\$111,500	\$6,876	0.15	CONDO	1,486	1,486
05-10-6-29-0909-000	12252 TAFT	08/14/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$115,900	41.47	\$279,091	\$139,500	\$135,200	\$6,876	0.15	CONDO	1,516	1,516
Totals:			\$714,500			\$714,500	\$302,200		\$704,820	\$349,000	\$337,300	\$20,628	0.44		4,315	3,937
								Sale. Ratio =>	42.30	\$116,333	\$112,433	\$6,876	0.15		1,438	1,312
								Std. Dev. =>	1.04							

Use Country Run Land Value.
Newest Developments

2025 Land Value
Per Unit 4,529
Res. Bldg Site 2,350

ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Value	Residual Value	Cost By Manual	ECF
05-10-6-29-0903-000	8048 LYNN	03/27/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$14,817	\$200,183	\$167,307	1.197
05-10-6-29-0906-000	12242 TAFT	06/27/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$14,817	\$205,183	\$199,732	1.027
05-10-6-29-0909-000	12252 TAFT	08/14/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$14,817	\$264,683	\$238,947	1.108
Totals:			\$714,500			\$714,500	\$44,451	\$670,049	\$605,986	1.106