

**2023 LAND ANALYSIS - MONITOR CONDOS 2YR 4/01/2020 - 3/31/2022**

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	ECF Area	Liber/Page	Land Table	Inspected Date	Class
100-A03-000-011-00	4805 APPLETREE LANE	11/19/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$61,100	37.48	\$126,120	\$61,880	\$25,000	03-80	202119615	MONITOR CONDOS	11/29/2021	407
100-A03-000-021-00	4825 APPLETREE LANE	03/04/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$137,446	\$52,554	\$25,000	03-80	202203762	MONITOR CONDOS	3/7/2022	407
100-A03-000-028-00	4830 APPLETREE LANE	02/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,600	38.55	\$130,986	\$59,014	\$25,000	03-80	202202376	MONITOR CONDOS	2/17/2022	407
100-A03-000-031-00	4835 APPLETREE LANE	04/07/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,500	42.26	\$134,728	\$45,272	\$25,000	03-80	202105943	MONITOR CONDOS	5/14/2021	407
100-A03-000-018-00	4819 APPLETREE LANE	07/23/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$56,400	36.62	\$153,559	\$32,441	\$32,000	03-80	202009996	MONITOR CONDOS	8/11/2020	407
100-A03-000-030-00	4837 APPLETREE LANE	10/13/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$60,600	38.97	\$164,090	\$23,410	\$32,000	03-80	202015212	MONITOR CONDOS	11/2/2020	407
100-C15-000-131-00	5661 CORTLAND CIRCLE	06/08/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$79,600	46.28	\$209,851	(\$5,851)	\$32,000	FI-07	202007793	MONITOR CONDOS	10/25/2022	407
100-C15-000-034-00	5580 STONEY CREEK DR	10/23/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$77,100	37.25	\$202,846	\$36,154	\$32,000	FI-07	202016868	MONITOR CONDOS	11/2/2020	407
100-C16-000-071-00	5651 FIRETHORNE DR	06/24/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$97,100	48.07	\$254,087	(\$20,087)	\$32,000	FI-07	202009777	MONITOR CONDOS	2/16/2021	407
100-C16-000-085-00	5613 FIRETHORNE DR	07/24/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$112,200	54.07	\$291,662	(\$32,162)	\$32,000	FI-07	202010587	MONITOR CONDOS	8/21/2020	407
100-C25-000-001-00	3031 CREEKWOOD CIRCLE	09/01/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,300	41.69	\$214,162	\$12,838	\$32,000	FIRE	202013661	MONITOR CONDOS	3/18/2022	407
100-C25-000-006-00	3057 CREEKWOOD CIRCLE	10/06/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$79,900	34.89	\$210,744	\$50,256	\$32,000	FIRE	202014393	MONITOR CONDOS	11/2/2020	407
100-C25-000-018-00	3127 CREEKWOOD CIRCLE	07/02/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$74,800	41.58	\$197,501	\$14,399	\$32,000	FIRE	202008806	MONITOR CONDOS	9/20/2022	407
100-C25-000-049-00	4105 CREEKWOOD CIRCLE	08/03/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$187,469	\$4,531	\$32,000	FIRE	202010624	MONITOR CONDOS	10/27/2020	407
100-C25-000-060-00	4096 CREEKWOOD CIRCLE	12/18/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,600	39.80	\$246,132	(\$8,132)	\$32,000	FIRE	202018527	MONITOR CONDOS	5/9/2022	407
100-C25-000-071-00	4038 CREEKWOOD CIRCLE	12/08/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$77,400	34.10	\$199,093	\$59,907	\$32,000	FIRE	202120431	MONITOR CONDOS	5/26/2022	407
100-A03-000-060-00	4871 APPLETREE LANE	09/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,800	41.06	\$143,254	\$51,746	\$25,000	03-80	202115929	MONITOR CONDOS	9/27/2021	407
100-C02-000-006-00	5987 RED FEATHER DR	06/30/21	\$194,050	WD	03-ARM'S LENGTH	\$194,050	\$85,400	44.01	\$174,352	\$44,698	\$25,000	DO-90	202111844	MONITOR CONDOS	7/13/2021	407
100-C02-000-024-00	5950 RED FEATHER DR	04/12/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,900	49.68	\$187,281	\$22,719	\$25,000	DO-90	202107613	MONITOR CONDOS	3/4/2022	407
100-C02-000-024-00	5950 RED FEATHER DR	02/28/22	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$91,900	47.25	\$198,682	\$20,818	\$25,000	DO-90	202202955	MONITOR CONDOS	3/4/2022	407
100-C16-000-063-00	5667 MACINTOSH DR	09/17/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$90,700	41.61	\$238,140	\$11,860	\$32,000	FI-07	202013138	MONITOR CONDOS	10/6/2020	407
100-C02-000-033-00	5968 RED FEATHER DR	07/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,500	46.05	\$178,621	\$36,379	\$25,000	DO-90	202112965	MONITOR CONDOS	7/30/2021	407
100-C15-000-062-00	5577 SPRING KNOLL DR	06/15/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$80,700	38.43	\$164,930	\$70,070	\$25,000	FI-07	202110769	MONITOR CONDOS	7/9/2021	407
100-C15-000-072-00	5616 WINDFIELD DR	02/22/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$85,800	35.16	\$185,536	\$83,464	\$25,000	FI-07	202202998	MONITOR CONDOS	2/28/2022	407
100-C15-000-101-00	5620 W SPRING KNOLL DR	09/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,400	35.80	\$217,831	\$107,169	\$25,000	FI-07	202116945	MONITOR CONDOS	10/14/2021	407
100-C15-000-123-00	5645 CORTLAND CIRCLE	09/29/21	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$92,500	36.29	\$188,436	\$91,464	\$25,000	FI-07	202117085	MONITOR CONDOS	10/12/2021	407
100-C15-000-138-00	5640 CORTLAND CIRCLE	09/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,000	50.00	\$163,656	\$21,344	\$25,000	FI-07	202115312	MONITOR CONDOS	12/28/2021	407
100-C16-000-058-00	5602 MEADOW VIEW DR	07/12/21	\$335,000	WD	08-ESTATE	\$335,000	\$116,100	34.66	\$235,056	\$124,944	\$25,000	FI-07	202112197	MONITOR CONDOS	1/18/2022	407
100-C25-000-071-00	4038 CREEKWOOD CIRCLE	12/08/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$77,400	34.10	\$158,580	\$93,420	\$25,000	FIRE	202120431	MONITOR CONDOS	5/26/2022	407
100-P09-000-020-00	4762 PINE VIEW CT	09/24/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$24,900	23.71	\$518,084	(\$199,961)	\$96,000	NH/CG	202014520	MONITOR CONDOS	10/31/2022	407
100-P09-000-023-00	4756 PINE VIEW CT	08/14/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$103,500	36.70	\$263,570	\$50,430	\$32,000	NH/CG	202011294	MONITOR CONDOS	9/9/2020	407
100-E05-000-010-00	5514 HICKORY LANE	10/07/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,600	47.37	\$331,292	\$25,608	\$77,000	ST/CO	202014253	MONITOR CONDOS	10/26/2020	407
100-C25-000-049-00	4105 CREEKWOOD CIRCLE	08/03/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$187,469	\$4,531	\$32,000	FIRE	202010624	MONITOR CONDOS	10/27/2020	407
100-C15-000-122-00	5643 CORTLAND CIRCLE	09/09/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,100	32.11	\$173,762	\$116,238	\$25,000	FI-07	202115583	MONITOR CONDOS	9/17/2021	407
100-C16-000-026-00	5672 FIRETHORNE DR	06/15/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$97,900	35.60	\$199,168	\$100,832	\$25,000	FI-07	202110767	MONITOR CONDOS	7/13/2022	407
100-C16-000-031-00	5660 MACINTOSH DR	06/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,500	35.40	\$180,645	\$94,355	\$25,000	FI-07	202111867	MONITOR CONDOS	7/13/2021	407
100-C16-000-055-00	5603 MEADOW VIEW DR	05/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,000	45.50	\$185,398	\$39,602	\$25,000	FI-07	202108679	MONITOR CONDOS	5/18/2021	407
100-C16-000-067-00	5661 MACINTOSH DR	11/02/21	\$225,000	OTH	03-ARM'S LENGTH	\$225,000	\$102,600	45.60	\$208,391	\$41,609	\$25,000	FI-07	202118600	MONITOR CONDOS	11/15/2021	407
100-E05-000-008-00	5550 HICKORY LANE	02/25/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$204,800	37.58	\$438,606	\$151,394	\$45,000	ST/CO	202203330	MONITOR CONDOS	2/28/2022	407

**Totals: \$8,411,250 \$8,411,250 \$3,360,300 \$8,181,216 \$1,591,157 \$1,223,000**

**Sale. Ratio => 39.95  
Std. Dev. => 5.98**

**Average Per Condo Site Value 31,823.14**

**2023 USED \$32,000 SITE VALUE (6)  
2023 USED \$45,000 SITE VALUE - STRATFORD**