

2023 MUTUAL COUNTRY ESTATES - LAND ANALYSIS 2YR STUDY 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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class
100-M05-000-030-00	3395 PARKWAY DR	09/24/21	\$188,500	OTH	08-ESTATE	\$188,500	\$74,700	39.63	\$142,945	\$83,555	\$38,000	100.0	142.0	0.33	0.33	\$836	\$256,304	\$5.88	100.00	MA/CG	202116758	MUTUAL COUNTRY EST	10/4/2021	401
100-M05-000-041-00	3370 PARKWAY DR	08/30/21	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$81,500	36.30	\$156,064	\$106,436	\$38,000	100.0	123.0	0.28	0.28	\$1,064	\$377,433	\$8.66	100.00	MA/CG	202117404	MUTUAL COUNTRY EST	9/7/2021	401
100-M05-000-086-00	3428 FAIRWAY DR	10/13/21	\$278,400	WD	03-ARM'S LENGTH	\$278,400	\$95,500	34.30	\$185,071	\$123,729	\$30,400	80.0	200.0	0.37	0.37	\$1,547	\$337,136	\$7.74	80.00	MA/CG	202117475	MUTUAL COUNTRY EST	10/25/2021	401
100-M05-000-109-00	5253 CRESTWAY DR	03/29/21	\$169,800	WD	03-ARM'S LENGTH	\$169,800	\$94,400	55.59	\$187,807	\$19,993	\$38,000	100.0	120.0	0.28	0.28	\$200	\$72,702	\$1.67	100.00	MA/CG	202105028	MUTUAL COUNTRY EST	8/30/2022	401
100-M05-000-109-00	5253 CRESTWAY DR	04/01/21	\$227,000	LC	03-ARM'S LENGTH	\$227,000	\$97,700	43.04	\$211,126	\$53,874	\$38,000	100.0	120.0	0.28	0.28	\$539	\$195,905	\$4.50	100.00	MA/CG	UNRECORDED	MUTUAL COUNTRY EST	8/30/2022	401
100-M05-000-124-00	5294 CRESTWAY DR	02/02/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$107,200	52.29	\$214,179	\$27,301	\$36,480	96.0	100.0	0.22	0.22	\$284	\$124,095	\$2.85	96.00	MA/CG	202102063	MUTUAL COUNTRY EST	2/11/2021	401
100-M05-000-131-00	5244 CRESTWAY DR	07/28/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$78,400	38.24	\$156,450	\$78,950	\$30,400	80.0	125.0	0.23	0.23	\$987	\$343,261	\$7.88	80.00	MA/CG	202010644	MUTUAL COUNTRY EST	5/17/2021	401
100-P10-000-004-00	3350 BRENTWAY DR	07/14/20	\$176,100	WD	03-ARM'S LENGTH	\$176,100	\$75,200	42.70	\$152,272	\$59,928	\$36,100	95.0	135.0	0.29	0.29	\$631	\$203,837	\$4.68	95.00	MA/CG	202009553	MUTUAL COUNTRY EST	8/3/2020	401
100-P10-000-013-00	3333 BRENTWAY DR	08/31/20	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$71,000	34.47	\$139,458	\$98,842	\$32,300	85.0	135.0	0.26	0.26	\$1,163	\$375,825	\$8.63	85.00	MA/CG	202012253	MUTUAL COUNTRY EST	9/9/2020	401
100-P11-000-018-00	3342 NORTHWAY DR	10/28/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$65,400	44.49	\$129,315	\$48,085	\$30,400	80.0	135.0	0.25	0.25	\$601	\$193,891	\$4.45	80.00	MA/CG	202015764	MUTUAL COUNTRY EST	10/27/2021	401
100-P11-000-022-00	3372 NORTHWAY DR	02/26/21	\$149,000	WD	08-ESTATE	\$149,000	\$58,400	39.19	\$117,019	\$69,981	\$38,000	100.0	135.0	0.31	0.31	\$700	\$225,745	\$5.18	100.00	MA/CG	202103450	MUTUAL COUNTRY EST	5/14/2021	401
100-P11-000-024-00	3369 NORTHWAY DR	04/02/21	\$165,357	WD	03-ARM'S LENGTH	\$165,357	\$67,300	40.70	\$129,292	\$66,465	\$30,400	80.0	135.0	0.25	0.25	\$831	\$268,004	\$6.15	80.00	MA/CG	202105424	MUTUAL COUNTRY EST	5/14/2021	401
100-P11-000-027-00	3345 NORTHWAY DR	07/31/20	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$107,900	53.15	\$216,135	\$17,265	\$30,400	80.0	135.0	0.25	0.25	\$216	\$69,617	\$1.60	80.00	MA/CG	202011156	MUTUAL COUNTRY EST	10/27/2020	401
100-W05-000-002-00	4781 E WESTGATE DR	07/27/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,200	49.50	\$158,055	\$39,945	\$38,000	100.0	147.0	0.34	0.34	\$399	\$118,531	\$2.72	100.00	MA/CG	202011016	MUTUAL COUNTRY EST	11/6/2020	401
100-W05-000-009-00	4851 E WESTGATE DR	06/22/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$88,100	56.84	\$179,164	\$22,956	\$47,120	124.0	145.0	0.41	0.41	\$185	\$55,584	\$1.28	124.00	MA/CG	202008239	MUTUAL COUNTRY EST	7/6/2020	401
100-W05-000-011-00	2732 S WESTGATE DR	09/30/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$75,400	52.73	\$151,073	\$29,927	\$38,000	100.0	281.0	0.65	0.65	\$299	\$46,398	\$1.07	100.00	MA/CG	202014582	MUTUAL COUNTRY EST	11/2/2020	401
100-W05-000-028-00	4791 W WESTGATE DR	08/31/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,000	47.50	\$147,434	\$51,706	\$39,140	103.0	145.0	0.34	0.34	\$502	\$150,746	\$3.46	103.00	MA/CG	115569/202115	MUTUAL COUNTRY EST	10/21/2021	401
100-W05-000-035-00	4854 E WESTGATE DR	08/24/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$116,600	53.49	\$239,853	\$16,147	\$38,000	100.0	145.0	0.33	0.33	\$161	\$48,489	\$1.11	100.00	MA/CG	202011707	MUTUAL COUNTRY EST	3/18/2022	401

Totals:

\$3,380,657

\$3,380,657

\$1,509,900

\$3,012,712

\$1,015,085

\$647,140

1,703.0

5.66

5.66

Sale. Ratio =>

44.66

Average

Average

Average

Std. Dev. =>

7.54

per FF=>

\$596

per Net Ac

179,438.75

per SqFt=>

\$4.12

2023 USED \$596 FF