

2024 LAND ANALYSIS: MONITOR CONDOS: 2YR 4/01/2021 - 3/31/2023

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	\$164,900	\$30,100	\$32,000	03-80	202119615	MONITOR CONDOS	5/25/2023	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	\$175,604	\$21,396	\$32,000	03-80	202203762	MONITOR CONDOS	1/17/2023	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	\$171,290	\$25,710	\$32,000	03-80	202202376	MONITOR CONDOS	1/4/2023	407
100-A03-000-028-00	4830 APPLETREE LANE	12/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,200	43.25	\$171,290	\$20,710	\$32,000	03-80	202216312	MONITOR CONDOS	1/4/2023	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	\$176,279	\$10,721	\$32,000	03-80	202105943	MONITOR CONDOS	5/25/2023	407
100-A03-000-032-00	4833 APPLETREE LANE	05/05/22	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$75,000	46.44	\$185,598	\$7,902	\$32,000	03-80	2022073306	MONITOR CONDOS	5/9/2022	407
100-A03-000-034-00	4829 APPLETREE LANE	02/02/23	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$70,100	40.64	\$182,306	\$22,194	\$32,000	03-80	202301368/202301366	MONITOR CONDOS	9/19/2023	407
100-A03-000-036-00	4834 APPLETREE LANE	07/06/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,100	43.09	\$175,951	\$21,049	\$32,000	03-80	202209962	MONITOR CONDOS	7/21/2022	407
100-A03-000-039-00	4840 APPLETREE LANE	09/07/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$64,600	39.75	\$173,953	\$20,547	\$32,000	03-80	202116325	MONITOR CONDOS	5/30/2023	407
100-A03-000-047-00	4845 APPLETREE LANE	10/14/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$73,200	45.78	\$183,608	\$8,292	\$32,000	03-80	202214569	MONITOR CONDOS	11/16/2022	407
100-A03-000-048-00	4847 APPLETREE LANE	10/14/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,000	44.12	\$185,598	\$16,402	\$32,000	03-80	202214857	MONITOR CONDOS	9/19/2023	407
100-A03-000-059-00	4869 APPLETREE LANE	11/18/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$72,000	41.17	\$207,567	(\$667)	\$32,000	03-80	202216356	MONITOR CONDOS	1/18/2023	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	\$187,613	\$14,387	\$32,000	03-80	202115929	MONITOR CONDOS	5/30/2023	407
100-C02-000-002-00	5995 RED FEATHER DR	03/31/23	\$210,000	OTH	08-ESTATE	\$210,000	\$84,500	40.24	\$220,831	\$21,169	\$32,000	DO-90	202303633/202303632	MONITOR CONDOS	4/24/2023	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	\$229,177	(\$3,127)	\$32,000	DO-90	202111844	MONITOR CONDOS	9/19/2023	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	\$246,374	(\$29,374)	\$32,000	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	\$246,374	(\$19,874)	\$32,000	DO-90	202202955	MONITOR CONDOS	3/4/2022	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	\$235,063	(\$13,063)	\$32,000	DO-90	202112965	MONITOR CONDOS	7/3/2023	407
100-C02-000-045-00	5992 RED FEATHER DR	12/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,900	43.45	\$220,102	\$11,898	\$32,000	DO-90	202217093	MONITOR CONDOS	12/16/2022	407
100-C15-000-038-00	5538 CEDARCREST LANE	05/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,100	45.55	\$225,830	\$6,170	\$32,000	FI-07	202209032	MONITOR CONDOS	5/12/2023	407
100-C15-000-046-00	5536 HAWTHORNE DR	12/07/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$85,100	40.54	\$204,665	\$37,235	\$32,000	FI-07	202216798	MONITOR CONDOS	12/19/2022	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	\$216,344	\$25,656	\$32,000	FI-07	202110769	MONITOR CONDOS	5/12/2023	407
100-C15-000-063-00	5579 SPRING KNOLL DR	06/21/21	\$250,200	WD	08-ESTATE	\$250,200	\$83,500	33.37	\$223,609	\$58,591	\$32,000	FI-07	202111045	MONITOR CONDOS	5/12/2023	407
100-C15-000-067-00	5613 SPRING KNOLL DR	10/27/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,500	39.80	\$243,844	\$33,156	\$32,000	FI-07	202215073/202215066	MONITOR CONDOS	11/16/2022	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	\$229,771	\$46,229	\$32,000	FI-07	202202998	MONITOR CONDOS	3/30/2023	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	\$286,926	\$45,074	\$32,000	FI-07	202116945	MONITOR CONDOS	11/29/2023	407
100-C15-000-101-00	5620 W SPRING KNOLL DR	12/28/22	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$115,700	34.23	\$286,926	\$83,074	\$32,000	FI-07	202300205	MONITOR CONDOS	11/29/2023	407
100-C15-000-114-00	5607 CORTLAND CIRCLE	10/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,400	36.00	\$239,804	\$57,196	\$32,000	FI-07	202214806	MONITOR CONDOS	11/21/2022	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	\$228,347	\$68,653	\$32,000	FI-07	202115583	MONITOR CONDOS	9/17/2021	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	\$247,729	\$39,171	\$32,000	FI-07	202117085	MONITOR CONDOS	3/22/2023	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	\$215,008	(\$23,008)	\$32,000	FI-07	202115312	MONITOR CONDOS	12/28/2021	407
100-C16-000-012-00	5638 FIRETHORNE DR	05/27/22	\$258,200	WD	03-ARM'S LENGTH	\$258,200	\$99,300	38.46	\$246,353	\$43,847	\$32,000	FI-07	202208303	MONITOR CONDOS	5/31/2022	407
100-C16-000-015-00	5650 FIRETHORNE DR	07/21/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$97,100	39.15	\$240,870	\$39,130	\$32,000	FI-07	202210795	MONITOR CONDOS	7/26/2022	407
100-C16-000-018-00	5656 FIRETHORNE DR	12/20/22	\$284,100	PTA	03-ARM'S LENGTH	\$284,100	\$105,600	37.17	\$265,493	\$50,607	\$32,000	FI-07	202217071	MONITOR CONDOS	5/30/2023	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	\$262,295	\$44,705	\$32,000	FI-07	202110767	MONITOR CONDOS	5/15/2023	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	\$237,801	\$44,199	\$32,000	FI-07	202111867	MONITOR CONDOS	12/27/2022	407
100-C16-000-053-00	5607 MEADOW VIEW DR	01/23/23	\$280,000	OTH	03-ARM'S LENGTH	\$280,000	\$97,300	34.75	\$241,446	\$70,554	\$32,000	FI-07	202301033/202301032	MONITOR CONDOS	1/30/2023	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	\$244,032	(\$12,032)	\$32,000	FI-07	202108679	MONITOR CONDOS	5/18/2021	407
100-C16-000-058-00	5602 MEADOW VIEW DR	07/12/21	\$335,000	WD	08-ESTATE	\$335,000	\$116,100	34.66	\$341,496	\$57,504	\$64,000	FI-07	202112197	MONITOR CONDOS	1/18/2022	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	\$271,534	(\$14,534)	\$32,000	FI-07	202118600	MONITOR CONDOS	11/15/2021	407
100-C16-000-077-00	5637 FIRETHORNE DR	06/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$91,300	33.81	\$225,963	\$76,037	\$32,000	FI-07	202209409/202209408	MONITOR CONDOS	9/26/2023	407
100-C16-000-081-00	5623 FIRETHORNE DR	11/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$93,200	35.17	\$232,212	\$64,788	\$32,000	FI-07	202216118	MONITOR CONDOS	11/29/2023	407
100-C16-000-087-00	5609 FIRETHORNE DR	08/12/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$97,400	33.59	\$241,461	\$80,539	\$32,000	FI-07	202212548/202212547	MONITOR CONDOS	9/11/2023	407
100-C25-000-018-00	3127 CREEKWOOD CIRCLE	09/13/22	\$188,175	WD	03-ARM'S LENGTH	\$188,175	\$83,400	44.32	\$206,475	\$13,700	\$32,000	FIRE	202213077	MONITOR CONDOS	7/12/2023	407
100-C25-000-028-00	3098 CREEKWOOD CIRCLE	06/30/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,700	39.86	\$217,416	\$34,584	\$32,000	FIRE	202209689	MONITOR CONDOS	7/12/2023	407
100-C25-000-044-00	4079 CREEKWOOD CIRCLE	03/14/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$95,700	48.09	\$237,356	(\$6,356)	\$32,000	FIRE	202302892/202302891	MONITOR CONDOS	1/18/2024	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	\$208,310	\$50,690	\$32,000	FIRE	202120431	MONITOR CONDOS	5/26/2022	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	\$521,329	\$68,671	\$45,000	ST/CO	202203330	MONITOR CONDOS	8/1/2023	407
100-P09-000-010-00	4775 PINE VIEW CT	08/20/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$143,200	36.91	\$365,845	\$54,155	\$32,000	NH/CG	202114461	MONITOR CONDOS	1/4/2023	407
100-P09-000-014-00	4774 PINE VIEW CT	11/18/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$12,500	31.25	\$32,000	\$40,000	\$32,000	NH/CG	202216109	MONITOR CONDOS	5/8/2023	402

Totals: \$11,247,325 \$11,247,325 \$4,403,200 \$11,427,968 \$1,464,357 \$1,645,000

Sale. Ratio => 39.15

Std. Dev. => 4.88

Average

PER CONDO SITE VALUE => \$31,635

2024 USED \$32,000 (6)

2024 USED \$45,000 STRATFORD WOODS