Deepwater Pointe Condos

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Appr. Date | ECF Area | Land Table | Unit Type | Sq Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-447-006-00 | 7753 CLEARWATER DR | 05/13/21 | $459,000 | WD | 03-ARM'S LENGTH | $459,000 | $162,000 | 35.29 | $324,012 | | 401-1 | DEEPWATER PT CONDO | D | 1340 |
| 01-447-007-00 | 7765 CLEARWATER DR | 01/26/21 | $600,000 | WD | 03-ARM'S LENGTH | $600,000 | $226,800 | 37.80 | $453,654 | | 401-1 | DEEPWATER PT CONDO | A | 2439 |
| 01-447-009-00 | 7769 CLEARWATER DR | 12/21/20 | $351,000 | WD | 03-ARM'S LENGTH | $351,000 | $162,000 | 46.15 | $324,012 | | 401-1 | DEEPWATER PT CONDO | D | 1340 |
| | | **Totals:** | **$1,410,000** | | | **$1,410,000** | **$550,800** | | **$1,101,678** | | | | | 5119 |

**Used $275/sq ft** **Weighted Mean** $275.44

Golfcrest Condos

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale |
|---|---|---|---|---|---|---|---|---|
| 01-443-002-00 | 6007 GOLFCREST DR | 05/28/21 | $175,000 | WD | 03-ARM'S LENGTH | $175,000 | $47,700 | 27.26 |
| 01-443-002-00 | 6007 GOLFCREST DR | 10/20/21 | $168,900 | PTA | 03-ARM'S LENGTH | $168,900 | $47,700 | 28.24 |
| 01-443-006-00 | 6003 GOLFCREST DR | 05/12/21 | $145,000 | WD | 03-ARM'S LENGTH | $145,000 | $47,700 | 32.90 |
| | | **Totals:** | **$488,900** | | | **$488,900** | **$143,100** | |
| | | | | | | | **Sale. Ratio =>** | **29.27** |
| | | | | | | | **Std. Dev. =>** | **3.01** |

| | |
|---|---|
| Average Unit Value | 162966.67 |
| **Used/ unit** | **163,000** |

Golfview Condos

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Appr. Date | ECF Area | SQ Feet |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-448-001-00 | 5516 GOLFVIEW CT | 10/15/21 | $175,000 | WD | 03-ARM'S LENGTH | $175,000 | $76,000 | 43.43 | $152,021 | | 401-1 | 765 |
| 01-448-006-00 | 5521 GOLFVIEW CT | 03/18/22 | $180,000 | WD | 03-ARM'S LENGTH | $180,000 | $74,800 | 41.56 | $149,636 | | 401-1 | 753 |
| 01-448-009-00 | 5524 GOLFVIEW CT | 06/18/21 | $225,000 | WD | 03-ARM'S LENGTH | $225,000 | $100,000 | 44.44 | $199,912 | | 401-1 | 1006 |
| 01-448-012-00 | 5527 GOLFVIEW CT | 01/07/22 | $145,000 | WD | 03-ARM'S LENGTH | $145,000 | $74,800 | 51.59 | $149,636 | | 401-1 | 753 |
| 01-448-018-00 | 5533 GOLFVIEW CT | 10/06/21 | $205,000 | WD | 03-ARM'S LENGTH | $205,000 | $100,000 | 48.78 | $199,912 | | 401-1 | 1006 |
| 01-448-019-00 | 5534 GOLFVIEW CT | 03/16/21 | $127,500 | WD | 03-ARM'S LENGTH | $127,500 | $76,000 | 59.61 | $152,021 | | 401-1 | 765 |
| 01-448-020-00 | 5535 GOLFVIEW CT | 07/10/20 | $138,000 | WD | 03-ARM'S LENGTH | $138,000 | $85,400 | 61.88 | $170,700 | | 401-1 | 859 |
| 01-448-032-00 | 5547 GOLFVIEW CT | 10/15/21 | $170,000 | PTA | 03-ARM'S LENGTH | $170,000 | $76,000 | 44.71 | $152,021 | | 401-1 | 765 |
| 01-448-036-00 | 5551 GOLFVIEW CT | 08/11/21 | $217,000 | WD | 03-ARM'S LENGTH | $217,000 | $124,200 | 57.24 | $248,400 | | 401-1 | 1250 |
| 01-448-038-00 | 5553 GOLFVIEW CT | 02/02/22 | $170,000 | WD | 03-ARM'S LENGTH | $170,000 | $85,400 | 50.24 | $170,700 | | 401-1 | 859 |
| | | **Totals:** | **$1,752,500** | | | **$1,752,500** | **$872,600** | | **$1,744,959** | | | **8781** |
| | | | | | | | **Sale. Ratio =>** | **49.79** | | | | |
| | | | | | | | **Std. Dev. =>** | **7.17** | | **Weighted Mean** | | **$199.58** |

Used $200/Sq

Used $148/SF to account for County Multiplier adding 35%

GT Apartment Condo

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Appr. Date | ECF Area | Other Parcels in Sale | Land Table | #Bedrooms |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-450-002-00 | 6022 HOLT RD | 10/14/21 | $121,500 | WD | 03-ARM'S LENGTH | $121,500 | $60,000 | 49.38 | $120,000 | | 401-1 | | GT APARTMENT CONDO | 2 |
| 01-450-004-00 | 6022 HOLT RD | 01/12/21 | $125,000 | WD | 03-ARM'S LENGTH | $125,000 | $60,000 | 48.00 | $120,000 | | 401-1 | | GT APARTMENT CONDO | 2 |
| 01-450-010-00 | 6056 HOLT RD | 12/30/20 | $143,900 | WD | 03-ARM'S LENGTH | $143,900 | $60,000 | 41.70 | $120,000 | | 401-1 | | GT APARTMENT CONDO | 2 |
| | | | | | | $130,133 | | | | | | | | |
| 01-450-007-00 | 6056 HOLT RD | 11/25/20 | $155,100 | WD | 03-ARM'S LENGTH | $155,100 | $62,400 | 40.23 | $124,800 | | 401-1 | | GT APARTMENT CONDO | 3 |
| 01-450-011-00 | 6056 HOLT RD | 02/16/21 | $150,000 | WD | 03-ARM'S LENGTH | $150,000 | $62,400 | 41.60 | $124,800 | | 401-1 | | GT APARTMENT CONDO | 3 |
| | | | | | | $152,550 | | | | | | | | |
| | | **Totals:** | **$695,500** | | | **$978,183** | **$304,800** | | **$609,600** | | | | | |
| | | | | | | | **Sale. Ratio =>** | **31.16** | | | | | | |
| | | | | | | | **Std. Dev. =>** | **4.19** | | | | | | |

| **Used** | |
|---|---|
| **2 Bedroom** | **130,000** |
| **3 Bedroom** | **152,500** |

GT Bayview Condo

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Appr. Date | ECF Area | Land Table | Square Feet | $/Sq Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-446-002-00 | 5502 BAYVIEW WAY | 10/07/22 | $415,000 | WD | 03-ARM'S LENGTH | $415,000 | $133,800 | 32.24 | $267,540 | | 401-1 | GT BAYVIEW CONDOS | 1750 | $237.14 |
| 01-446-003-00 | 5503 BAYVIEW WAY | 12/30/19 | $345,000 | WD | 03-ARM'S LENGTH | $345,000 | $144,500 | 41.88 | $289,096 | | 401-1 | GT BAYVIEW CONDOS | 1891 | $182.44 |
| | | **Totals:** | **$760,000** | | | **$760,000** | **$278,300** | | **$556,636** | | | | **3641** | |
| | | | | | | | **Sale. Ratio =>** | **36.62** | | | | | | |
| | | | | | | | **Std. Dev. =>** | **6.82** | | **Weighted Mean** | | **$208.73** | | |
| | | | | | | | | | | **Used** | **210** Per Sq Ft | | | |

Hilltop Condo

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Appr. Date | ECF Area | Land Table | Unit |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-452-002-00 | 5722 HILLTOP WAY | 07/18/21 | $255,000 | AFF | 03-ARM'S LENGTH | $255,000 | $80,600 | 31.61 | $161,280 | | 401-1 | GT HILLTOP CONDO | Lower |
| 01-452-004-00 | 5724 HILLTOP WAY | 03/11/22 | $350,000 | WD | 03-ARM'S LENGTH | $350,000 | $80,600 | 23.03 | $161,280 | | 401-1 | GT HILLTOP CONDO | Lower |
| 01-452-018-00 | 5738 HILLTOP WAY | 01/08/21 | $188,000 | WD | 03-ARM'S LENGTH | $188,000 | $80,600 | 42.87 | $161,280 | | 401-1 | GT HILLTOP CONDO | Lower |
| 01-452-020-00 | 5740 HILLTOP WAY | 12/14/20 | $185,000 | WD | 03-ARM'S LENGTH | $185,000 | $80,600 | 43.57 | $161,280 | | 401-1 | GT HILLTOP CONDO | Lower |
| | | | | | Weighted Mean | $244,500 | | | | | | | |
| 01-452-001-00 | 5721 HILLTOP WAY | 05/14/21 | $241,500 | WD | 03-ARM'S LENGTH | $241,500 | $74,400 | 30.81 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| 01-452-007-00 | 5727 HILLTOP WAY | 07/01/21 | $250,000 | WD | 03-ARM'S LENGTH | $250,000 | $74,400 | 29.76 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| 01-452-009-00 | 5729 HILLTOP WAY | 10/15/21 | $239,500 | WD | 03-ARM'S LENGTH | $239,500 | $74,400 | 31.06 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| 01-452-015-00 | 5735 HILLTOP WAY | 08/11/20 | $150,000 | WD | 03-ARM'S LENGTH | $150,000 | $74,400 | 49.60 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| 01-452-017-00 | 5737 HILLTOP WAY | 08/31/21 | $275,000 | AFF | 03-ARM'S LENGTH | $275,000 | $74,400 | 27.05 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| 01-452-019-00 | 5739 HILLTOP WAY | 12/13/21 | $239,900 | WD | 03-ARM'S LENGTH | $239,900 | $74,400 | 31.01 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| 01-452-021-00 | 5741 HILLTOP WAY | 07/19/21 | $243,000 | WD | 03-ARM'S LENGTH | $243,000 | $74,400 | 30.62 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| 01-452-023-00 | 5743 HILLTOP WAY | 01/14/22 | $269,900 | WD | 03-ARM'S LENGTH | $269,900 | $74,400 | 27.57 | $148,800 | | 401-1 | GT HILLTOP CONDO | Upper |
| | | | | | | $238,600 | | | | | | | |
| | | **Totals:** | **$2,886,800** | | | **$3,369,900** | **$917,600** | | **$1,835,520** | | | | |
| | | | | | | | **Sale. Ratio =>** | **27.23** | | | | | |
| | | | | | | | **Std. Dev. =>** | **7.86** | | | | | |

| **Used** | |
|---|---|
| **Upper** | **238,600** |
| **Lower** | **244,500** |

Juniper Hills Condo

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Locatipon |
|---|---|---|---|---|---|---|---|---|---|---|
| 01-527-006-00 | 5825 ANDORRA DR | 02/18/21 | $255,000 | WD | 03-ARM'S LENGTH | $255,000 | $126,900 | 49.76 | $253,800 | upper |
| 01-527-009-00 | 5847 ANDORRA DR | 08/20/21 | $261,600 | AFF | 03-ARM'S LENGTH | $261,600 | $126,900 | 48.51 | $253,800 | Upper |
| 01-527-011-00 | 5847 ANDORRA DR | 11/04/20 | $243,000 | WD | 03-ARM'S LENGTH | $243,000 | $126,900 | 52.22 | $253,800 | Upper |
| 01-527-018-00 | 5875 ANDORRA DR | 06/12/20 | $212,900 | WD | 03-ARM'S LENGTH | $212,900 | $126,900 | 59.61 | $253,800 | upper |
| | | **Totals:** | **$972,500** | | | **$972,500** | **$507,600** | | **$1,015,200** | |
| | | | | | | | **Sale. Ratio =>** | **52.20** | | |
| | | | | | | | **Std. Dev. =>** | **4.97** | | |

| | |
|---|---|
| Upper Unit | 243,100 |
| Lower | 206,500 |

Used the same percentage increase for the lower as the upper

Singletee Condo

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Appr. Date | ECF Area | Unit Tyype | Sq Ft | $/SQ Ft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-453-003-00 | 6172 SINGLETREE LN | 05/11/21 | $250,000 | WD | 03-ARM'S LENGTH | $250,000 | $109,100 | 43.64 | $218,117 | | 401-1 | D-Lower | 1122 | $222.82 |
| 01-453-004-00 | 6174 SINGLETREE LN | 08/13/21 | $320,000 | AFF | 03-ARM'S LENGTH | $320,000 | $118,100 | 36.91 | $236,196 | | 401-1 | B | 1215 | $263.37 |
| | | **Totals:** | **$570,000** | | | **$570,000** | **$227,200** | | **$454,313** | | | | | |
| | | | | | | | **Sale. Ratio =>** | **39.86** | | | | | | |
| | | | | | | | **Std. Dev. =>** | **4.76** | | | | | | |

**Singletree Units $250/ Sq Ft**
**To account for computer add 35% $185/Sf was used**

**Refurbished Shores Condo**

| Parcels.pnum | Refurbished Condo | | Sales.saledate | Sales.saleprice | $/Sq Ft | |
|---|---|---|---|---|---|---|
| 01-618-061-00 | | 350 | 9/8/2020 | 115,000 | 328.57 | |
| 01-618-034-00 | | 336 | 1/6/2021 | 116,000 | 345.24 | |
| 01-618-147-00 | | 529 | 1/7/2021 | 160,000 | 302.46 | |
| 01-618-013-00 | | 510 | 10/30/2020 | 167,000 | 327.45 | |
| 01-618-055-00 | | 531 | 11/25/2020 | 167,500 | 315.44 | |
| 01-618-079-01 | | 345 | 10/14/2020 | 180,000 | 521.74 | |
| 01-618-080-00 | | 690 | 10/14/2020 | 180,000 | 260.87 | |
| 01-618-080-01 | | 345 | 10/14/2020 | 180,000 | 521.74 | |
| 01-618-020-00 | | 514 | 6/6/2022 | 200,000 | 389.11 | |
| 01-618-083-00 | | 520 | 4/29/2022 | 236,000 | 453.85 | |
| 01-618-047-00 | | 684 | 8/24/2022 | 300,000 | 438.60 | |
| 01-618-087-00 | | 677 | 4/28/2022 | 310,000 | 457.90 | |
| 01-618-066-00 | | 678 | 7/29/2021 | 315,000 | 464.60 | |
| 01-618-001-00 | | 514 | 9/30/2021 | 402,601 | 783.27 | |
| | | 7223 | | 3,029,101 | 422.20 | Mean |
| | | | | | 419.37 | Weighted Mean |
| | | | | | **420.00** | **Used** |

**Shores Condo**

| Parcels.pnum | Condo | | Sales.saledate | Sales.saleprice | $/Sq Ft | Tier Location |
|---|---|---|---|---|---|---|
| 01-618-036-00 | | 336 | 6/22/2020 | 106000 | 315 | 4 |
| 01-618-073-00 | | 339 | 4/14/2021 | 139000 | 410 | 1 |
| 01-618-094-00 | | 339 | 6/28/2022 | 150000 | 442 | 2 |
| 01-618-017-00 | | 342 | 2/28/2020 | 115000 | 336 | 2 |
| 01-618-045-00 | | 348 | 9/6/2022 | 124000 | 356 | 4 |
| 01-618-134-00 | | 512 | 7/11/2022 | 220000 | 430 | 4 |
| | | 2216 | | 854000 | 382 | Mean |
| | | | | | 385 | Weighted Mean |
| | | | | | **385** | **Used** |

Traverse Bay RV Park

| Parcel Number | Location | Sale Date | Sale Price | Instr. | Terms of Sale | | Adj. Sale $ |
|---|---|---|---|---|---|---|---|
| 01-722-050-00 | Center inner | 10/02/20 | $37,500 | WD | 03-ARM'S LENGTH | | $37,500 |
| 01-722-021-00 | Center inner | 08/10/20 | $42,500 | LC | 03-ARM'S LENGTH | | $42,500 |
| 01-722-024-00 | Center inner | 04/17/20 | $46,000 | WD | 03-ARM'S LENGTH | | $46,000 |
| 01-722-052-00 | Center inner | 09/11/20 | $47,500 | WD | 03-ARM'S LENGTH | | $47,500 |
| 01-722-039-00 | Center inner | 10/04/21 | $55,000 | WD | 03-ARM'S LENGTH | | $55,000 |
| 01-722-048-00 | Center inner | 03/12/21 | $55,000 | WD | 03-ARM'S LENGTH | | $55,000 |
| 01-722-034-00 | Center inner | 01/18/21 | $56,000 | WD | 03-ARM'S LENGTH | | $56,000 |
| 01-722-028-00 | Center inner | 08/26/20 | $57,000 | WD | 03-ARM'S LENGTH | | $57,000 |
| 01-722-042-00 | Center inner | 07/02/20 | $58,000 | LC | 03-ARM'S LENGTH | | $58,000 |
| 01-722-046-00 | Center inner | 03/19/21 | $58,700 | WD | 03-ARM'S LENGTH | | $58,700 |
| 01-722-043-00 | Center inner | 09/01/21 | $58,900 | AFF | 03-ARM'S LENGTH | | $58,900 |
| 01-722-022-00 | Center inner | 11/01/21 | $62,500 | WD | 03-ARM'S LENGTH | | $62,500 |
| 01-722-030-00 | Center inner | 09/01/21 | $62,500 | AFF | 03-ARM'S LENGTH | | $62,500 |
| 01-722-026-00 | Center inner | 09/01/21 | $62,900 | AFF | 03-ARM'S LENGTH | | $62,900 |
| 01-722-027-00 | Center inner | 08/26/21 | $79,000 | AFF | 03-ARM'S LENGTH | | $79,000 |
| 01-722-037-00 | Center inner | 01/20/22 | $87,000 | WD | 03-ARM'S LENGTH | | $87,000 |
| | | | | | | **Mean** | **$57,875** |
| | | | | | | **Used** | **$57,800** |
| | | | | | | | |
| 01-722-018-00 | Center outer | 09/23/20 | $52,000 | WD | 03-ARM'S LENGTH | | $52,000 |
| 01-722-009-00 | Center outer | 05/06/21 | $53,000 | WD | 03-ARM'S LENGTH | | $53,000 |
| 01-722-059-00 | Center outer | 12/11/20 | $57,000 | WD | 03-ARM'S LENGTH | | $57,000 |
| 01-722-054-00 | Center outer | 06/26/20 | $59,900 | WD | 03-ARM'S LENGTH | | $59,900 |
| 01-722-060-00 | Center outer | 08/31/21 | $60,000 | AFF | 03-ARM'S LENGTH | | $60,000 |
| 01-722-010-00 | Center outer | 08/04/20 | $63,000 | WD | 03-ARM'S LENGTH | | $63,000 |
| 01-722-006-00 | Center outer | 09/08/20 | $63,200 | WD | 03-ARM'S LENGTH | | $63,200 |
| 01-722-058-00 | Center outer | 09/25/20 | $65,000 | WD | 03-ARM'S LENGTH | | $65,000 |
| 01-722-019-00 | Center outer | 05/21/21 | $67,500 | WD | 03-ARM'S LENGTH | | $67,500 |
| 01-722-009-00 | Center outer | 08/17/21 | $79,900 | WD | 03-ARM'S LENGTH | | $79,900 |
| 01-722-005-00 | Center outer | 09/01/20 | $87,500 | WD | 03-ARM'S LENGTH | | $87,500 |
| 01-722-008-00 | Center outer | 07/30/21 | $89,900 | AFF | 03-ARM'S LENGTH | | $89,900 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 01-722-007-00 | Center outer | 01/19/22 | $90,000 | WD | 03-ARM'S LENGTH | | $90,000 |
| 01-722-013-00 | Center outer | 02/01/22 | $100,000 | WD | 03-ARM'S LENGTH | | $100,000 |
| | | | | | | **Mean** | **$70,564** |
| | | | | | | **Used** | **$70,600** |
| 01-722-145-00 | North | 08/25/20 | $54,900 | WD | 03-ARM'S LENGTH | | $54,900 |
| 01-722-151-00 | North | 02/26/21 | $58,500 | WD | 03-ARM'S LENGTH | | $58,500 |
| 01-722-156-00 | North | 08/19/20 | $59,500 | WD | 03-ARM'S LENGTH | | $59,500 |
| 01-722-159-00 | North | 08/28/20 | $63,000 | WD | 03-ARM'S LENGTH | | $63,000 |
| 01-722-147-00 | North | 07/16/21 | $65,900 | WD | 03-ARM'S LENGTH | | $65,900 |
| 01-722-157-00 | North | 08/16/21 | $67,500 | WD | 03-ARM'S LENGTH | | $67,500 |
| 01-722-136-00 | North | 08/20/20 | $68,000 | WD | 03-ARM'S LENGTH | | $68,000 |
| 01-722-182-00 | North | 07/29/20 | $68,000 | WD | 03-ARM'S LENGTH | | $68,000 |
| 01-722-201-00 | North | 05/28/20 | $68,500 | WD | 03-ARM'S LENGTH | | $68,500 |
| 01-722-160-00 | North | 09/03/21 | $70,000 | AFF | 03-ARM'S LENGTH | | $70,000 |
| 01-722-196-00 | North | 09/21/20 | $71,000 | WD | 03-ARM'S LENGTH | | $71,000 |
| 01-722-166-00 | North | 08/20/21 | $73,000 | AFF | 03-ARM'S LENGTH | | $73,000 |
| 01-722-202-00 | North | 08/19/20 | $73,000 | WD | 03-ARM'S LENGTH | | $73,000 |
| 01-722-138-00 | North | 09/15/21 | $73,500 | WD | 03-ARM'S LENGTH | | $73,500 |
| 01-722-158-00 | North | 07/20/21 | $74,000 | WD | 03-ARM'S LENGTH | | $74,000 |
| 01-722-203-00 | North | 08/07/21 | $74,000 | WD | 03-ARM'S LENGTH | | $74,000 |
| 01-722-191-00 | North | 09/21/21 | $75,000 | WD | 03-ARM'S LENGTH | | $75,000 |
| 01-722-197-00 | North | 06/08/20 | $77,000 | WD | 03-ARM'S LENGTH | | $77,000 |
| 01-722-207-00 | North | 06/29/20 | $77,000 | LC | 03-ARM'S LENGTH | | $77,000 |
| 01-722-192-00 | North | 07/14/20 | $79,000 | LC | 03-ARM'S LENGTH | | $79,000 |
| 01-722-133-00 | North | 09/01/20 | $79,900 | WD | 03-ARM'S LENGTH | | $79,900 |
| 01-722-137-00 | North | 09/14/20 | $79,900 | LC | 03-ARM'S LENGTH | | $79,900 |
| 01-722-152-00 | North | 07/30/21 | $82,500 | AFF | 03-ARM'S LENGTH | | $82,500 |
| 01-722-198-00 | North | 07/15/20 | $82,500 | WD | 03-ARM'S LENGTH | | $82,500 |
| 01-722-183-00 | North | 07/08/21 | $85,000 | WD | 03-ARM'S LENGTH | | $85,000 |
| 01-722-192-00 | North | 07/03/21 | $85,000 | WD | 03-ARM'S LENGTH | | $85,000 |
| 01-722-199-00 | North | 09/15/21 | $87,000 | WD | 03-ARM'S LENGTH | | $87,000 |
| 01-722-180-00 | North | 08/19/20 | $91,000 | WD | 03-ARM'S LENGTH | | $91,000 |
| 01-722-190-00 | North | 09/15/21 | $92,500 | WD | 03-ARM'S LENGTH | | $92,500 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 01-722-163-00 | North | 10/13/21 | $95,000 | WD | 03-ARM'S LENGTH | | $95,000 |
| 01-722-188-00 | North | 08/12/21 | $95,000 | AFF | 03-ARM'S LENGTH | | $95,000 |
| 01-722-196-00 | North | 10/07/21 | $95,000 | WD | 03-ARM'S LENGTH | | $95,000 |
| 01-722-181-00 | North | 07/15/21 | $95,900 | WD | 03-ARM'S LENGTH | | $95,900 |
| 01-722-185-00 | North | 08/31/21 | $98,500 | AFF | 03-ARM'S LENGTH | | $98,500 |
| 01-722-187-00 | North | 09/15/20 | $100,000 | WD | 03-ARM'S LENGTH | | $100,000 |
| 01-722-210-00 | North | 06/01/21 | $100,000 | WD | 03-ARM'S LENGTH | | $100,000 |
| 01-722-154-00 | North | 03/10/22 | $105,000 | WD | 03-ARM'S LENGTH | | $105,000 |
| 01-722-167-00 | North | 12/01/21 | $110,000 | WD | 03-ARM'S LENGTH | | $110,000 |
| 01-722-155-00 | North | 02/08/22 | $116,250 | LC | 03-ARM'S LENGTH | | $116,250 |
| 01-722-138-00 | North | 03/29/22 | $119,950 | WD | 03-ARM'S LENGTH | | $119,950 |
| 01-722-216-00 | North | 07/14/20 | $125,000 | WD | 03-ARM'S LENGTH | | $125,000 |
| 01-722-217-00 | North | 07/14/20 | $125,000 | WD | 03-ARM'S LENGTH | | $125,000 |
| 01-722-204-00 | North | 08/24/21 | $140,000 | AFF | 03-ARM'S LENGTH | | $140,000 |
| 01-722-205-00 | North | 09/16/21 | $145,000 | WD | 03-ARM'S LENGTH | | $145,000 |
| 01-722-211-00 | North | 11/16/21 | $152,900 | WD | 03-ARM'S LENGTH | | $152,900 |
| | | | | | | **Mean** | $88,313 |
| | | | | | | **Used** | **$88,300** |
| 01-722-112-00 | South Pond | 05/18/21 | $44,000 | WD | 03-ARM'S LENGTH | | $44,000 |
| 01-722-103-00 | South Pond | 09/12/20 | $45,000 | WD | 03-ARM'S LENGTH | | $45,000 |
| 01-722-110-00 | South Pond | 05/28/21 | $50,000 | WD | 03-ARM'S LENGTH | | $50,000 |
| 01-722-122-00 | South Pond | 08/19/20 | $51,500 | WD | 03-ARM'S LENGTH | | $51,500 |
| 01-722-119-00 | South Pond | 09/02/20 | $55,000 | WD | 03-ARM'S LENGTH | | $55,000 |
| 01-722-066-00 | South Pond | 11/25/20 | $56,000 | WD | 03-ARM'S LENGTH | | $56,000 |
| 01-722-118-00 | South Pond | 09/01/21 | $60,000 | AFF | 03-ARM'S LENGTH | | $60,000 |
| 01-722-113-00 | South Pond | 09/07/21 | $64,000 | AFF | 03-ARM'S LENGTH | | $64,000 |
| 01-722-102-00 | South Pond | 09/10/21 | $69,900 | WD | 03-ARM'S LENGTH | | $69,900 |
| 01-722-068-00 | South Pond | 07/15/20 | $70,000 | WD | 03-ARM'S LENGTH | | $70,000 |
| 01-722-105-00 | South Pond | 05/18/21 | $70,000 | WD | 03-ARM'S LENGTH | | $70,000 |
| 01-722-108-00 | South Pond | 09/14/21 | $80,000 | WD | 03-ARM'S LENGTH | | $80,000 |
| 01-722-117-00 | South Pond | 08/27/21 | $82,900 | AFF | 03-ARM'S LENGTH | | $82,900 |
| 01-722-127-00 | South Pond | 09/30/21 | $90,000 | WD | 03-ARM'S LENGTH | | $90,000 |
| 01-722-119-00 | South Pond | 03/11/22 | $93,000 | WD | 03-ARM'S LENGTH | | $93,000 |

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| 01-722-068-00 | South Pond | 08/31/21 | $100,000 | AFF | 03-ARM'S LENGTH | | $100,000 |
| 01-722-107-00 | South Pond | 06/22/21 | $102,500 | WD | 03-ARM'S LENGTH | | $102,500 |
| 01-722-123-00 | South Pond | 01/26/22 | $108,000 | WD | 03-ARM'S LENGTH | | $108,000 |
| | | | | | | **Mean** | **$71,767** |
| | | | | | | **Used** | **$71,800** |
| | | | | | | | |
| 01-722-081-00 | South Road | 07/06/20 | $38,000 | WD | 03-ARM'S LENGTH | | $38,000 |
| 01-722-077-00 | South Road | 06/05/20 | $39,500 | WD | 03-ARM'S LENGTH | | $39,500 |
| 01-722-082-00 | South Road | 06/11/20 | $43,900 | WD | 03-ARM'S LENGTH | | $43,900 |
| 01-722-071-00 | South Road | 06/18/20 | $45,000 | WD | 03-ARM'S LENGTH | | $45,000 |
| 01-722-083-00 | South Road | 08/20/21 | $45,000 | AFF | 03-ARM'S LENGTH | | $45,000 |
| 01-722-079-00 | South Road | 12/16/20 | $47,250 | WD | 03-ARM'S LENGTH | | $47,250 |
| 01-722-076-00 | South Road | 08/27/21 | $54,500 | AFF | 03-ARM'S LENGTH | | $54,500 |
| 01-722-087-00 | South Road | 09/01/21 | $64,900 | AFF | 03-ARM'S LENGTH | | $64,900 |
| 01-722-081-00 | South Road | 02/22/22 | $65,000 | WD | 03-ARM'S LENGTH | | $65,000 |
| 01-722-073-00 | South Road | 09/10/21 | $67,000 | AFF | 03-ARM'S LENGTH | | $67,000 |
| 01-722-078-00 | South Road | 09/25/20 | $70,000 | LC | 03-ARM'S LENGTH | | $70,000 |
| 01-722-078-00 | South Road | 07/20/21 | $74,999 | WD | 03-ARM'S LENGTH | | $74,999 |
| 01-722-078-00 | South Road | 09/27/21 | $88,000 | AFF | 03-ARM'S LENGTH | | $88,000 |
| 01-722-074-00 | South Road | 06/18/21 | $89,900 | WD | 03-ARM'S LENGTH | | $89,900 |
| | | | | | **Mean** | | $59,496 |
| | | | | | **Used** | | **$59,500** |
| | | | | | | | |
| 01-722-096-00 | South Woods | 05/29/20 | $44,900 | WD | 03-ARM'S LENGTH | | $44,900 |
| 01-722-093-00 | South Woods | 08/24/20 | $45,000 | WD | 03-ARM'S LENGTH | | $45,000 |
| 01-722-099-00 | South Woods | 08/06/20 | $45,000 | WD | 03-ARM'S LENGTH | | $45,000 |
| 01-722-095-00 | South Woods | 05/04/21 | $46,000 | WD | 03-ARM'S LENGTH | | $46,000 |
| 01-722-096-00 | South Woods | 09/01/21 | $62,500 | AFF | 03-ARM'S LENGTH | | $62,500 |
| 01-722-089-00 | South Woods | 09/08/20 | $70,000 | WD | 03-ARM'S LENGTH | | $70,000 |
| 01-722-091-00 | South Woods | 05/13/21 | $74,000 | WD | 03-ARM'S LENGTH | | $74,000 |
| 01-722-097-00 | South Woods | 10/23/20 | $75,000 | WD | 03-ARM'S LENGTH | | $75,000 |
| | | | | | **Mean** | | $57,800 |
| | | | | | **used** | | **$57,800** |

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| | **Totals:** | **$8,475,149** |

Valleyview Condos

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Appr. Date | ECF Area | Other Parcels in Sale | Land Table | unit | SQ ft | $/SF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-454-003-00 | 5039 VALLEYWAY DR | 09/30/20 | $122,000 | WD | 03-ARM'S LENGTH | $122,000 | $68,500 | 56.15 | $136,941 | | 401-1 | | VALLEYVIEW CONDOS | Ground | 710 | $171.83 |
| 01-454-010-00 | 5046 VALLEYWAY DR | 10/16/20 | $145,000 | WD | 03-ARM'S LENGTH | $145,000 | $68,500 | 47.24 | $136,941 | | 401-1 | | VALLEYVIEW CONDOS | Mid 1st | 710 | $204.23 |
| 01-454-011-00 | 5047 VALLEYWAY DR | 04/26/21 | $150,000 | WD | 03-ARM'S LENGTH | $150,000 | $68,500 | 45.67 | $136,941 | | 401-1 | | VALLEYVIEW CONDOS | Mid 2nd | 710 | $211.27 |
| 01-454-013-00 | 5049 VALLEYWAY DR | 07/28/21 | $162,450 | WD | 03-ARM'S LENGTH | $162,450 | $68,500 | 42.17 | $136,941 | | 401-1 | | VALLEYVIEW CONDOS | Mid 2nd | 710 | $228.80 |
| 01-454-058-00 | 5017 VALLEYWAY DR | 03/23/21 | $145,000 | WD | 03-ARM'S LENGTH | $145,000 | $68,500 | 47.24 | $136,941 | | 401-1 | | VALLEYVIEW CONDOS | Mid 2nd | 710 | $204.23 |
| 01-454-057-00 | 5015 VALLEYWAY DR | 06/08/20 | $170,000 | WD | 03-ARM'S LENGTH | $170,000 | $109,700 | 64.53 | $219,491 | | 401-1 | | VALLEYVIEW CONDOS | Mid 2nd | 1138 | $149.38 |
| 01-454-062-00 | 5025 VALLEYWAY DR | 11/18/20 | $237,500 | WD | 03-ARM'S LENGTH | $237,500 | $109,700 | 46.19 | $219,491 | | 401-1 | | VALLEYVIEW CONDOS | Mid 3rd | 1138 | $208.70 |
| 01-454-028-00 | 5155 VALLEYWAY DR | 10/08/21 | $265,000 | WD | 03-ARM'S LENGTH | $265,000 | $91,400 | 34.49 | $182,874 | | 401-1 | | VALLEYVIEW CONDOS | Terr Mid | 1256 | $210.99 |
| 01-454-037-00 | 5148 VALLEYWAY DR | 11/06/20 | $225,900 | WD | 03-ARM'S LENGTH | $225,900 | $91,400 | 40.46 | $182,874 | | 401-1 | | VALLEYVIEW CONDOS | Terr Mid | 1256 | $179.86 |
| 01-454-031-00 | 5157 VALLEYWAY DR | 07/19/21 | $265,000 | WD | 03-ARM'S LENGTH | $265,000 | $91,400 | 34.49 | $182,874 | | 401-1 | | VALLEYVIEW CONDOS | terr Upper | 1256 | $210.99 |
| | | **Totals:** | **$1,887,850** | | | **$1,887,850** | **$836,100** | | **$1,672,309** | | | | | | | $198.03 |
| | | | | | | | **Sale. Ratio =>** | **44.29** | | | | | | | | |
| | | | | | | | **Std. Dev. =>** | **9.19** | | | | | | | | |

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|---|---|
| Ground | 170 |
| Mid 1st | 200 |
| Mid 2nd | 210 |
| Mid 3rd | 210 |
| Mid 4th | 210 |
| Terr Ground | 170 |
| Terr Mid | 210 |
| Terr Upper | 210 |