

CUTTER'S RIDGE

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Prev. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqPt | Actual Front | ECF Area | Liber/Page | Land Table | Inspected Date | Class | Rate Group 1 | |
|----------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|--------------------|------------------|--------------------|--------------|-------|--------------------------|------------------|--------------|----------------------|---------------|--------------|----------|-------------|-----------------|----------------|-------|---------------|--|
| 02-30-427-230 | 3555 SANDSTONE | 10/02/24 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$193,150 | 45.99 | \$401,125 | \$95,638 | \$76,763 | 160.6 | 236.9 | 1.07 | 1.07 | \$596 | \$89,801 | \$2.06 | 78.57 | CUTTR | 2024-025567 | CUTTERS RIDGE * | 11/4/2024 | 401 | CUTTERS RIDGE | |
| 02-30-427-280 | 3506 SANDSTONE | 08/04/23 | \$392,500 | WD | 03-ARM'S LENGTH | \$392,500 | \$198,800 | 50.65 | \$407,677 | \$47,967 | \$63,144 | 132.1 | 203.0 | 0.62 | 0.62 | \$363 | \$77,366 | \$1.78 | 133.00 | CUTTR | 2023-019162 | CUTTERS RIDGE * | 12/12/2023 | 401 | CUTTERS RIDGE | |
| 02-30-427-310 | 6398 HEATHER RIDGE | 05/27/22 | \$351,500 | WD | 03-ARM'S LENGTH | \$351,500 | \$174,200 | 49.56 | \$360,260 | \$52,777 | \$61,537 | 128.7 | 200.0 | 0.60 | 0.60 | \$410 | \$88,404 | \$2.03 | 130.00 | CUTTR | 2022-019711 | CUTTERS RIDGE * | 12/6/2023 | 401 | CUTTERS RIDGE | |
| 02-30-427-370 | 3566 TIMBERSTONE | 08/22/22 | \$358,500 | WD | 03-ARM'S LENGTH | \$358,500 | \$182,700 | 50.96 | \$381,045 | \$53,869 | \$76,414 | 159.9 | 265.2 | 1.13 | 1.13 | \$337 | \$47,630 | \$1.09 | 86.36 | CUTTR | 2022-028636 | CUTTERS RIDGE * | 12/11/2023 | 401 | CUTTERS RIDGE | |
| 02-30-430-070 | 3434 TIMBERSTONE | 09/29/22 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$180,700 | 50.19 | \$371,710 | \$50,430 | \$62,140 | 130.0 | 210.0 | 0.63 | 0.63 | \$388 | \$80,431 | \$1.85 | 130.00 | CUTTR | 2022-032842 | CUTTERS RIDGE * | 12/11/2023 | 401 | CUTTERS RIDGE | |
| 02-30-430-110 | 6420 FLAGSTONE | 10/27/23 | \$385,000 | WD | 03-ARM'S LENGTH | \$385,000 | \$180,850 | 46.97 | \$376,019 | \$69,890 | \$60,909 | 127.4 | 190.0 | 0.57 | 0.57 | \$548 | \$123,263 | \$2.83 | 130.00 | CUTTR | 2023-026543 | CUTTERS RIDGE * | 12/19/2023 | 401 | CUTTERS RIDGE | |
| 02-30-430-120 | 6398 FLAGSTONE | 05/06/22 | \$387,000 | WD | 03-ARM'S LENGTH | \$387,000 | \$200,450 | 51.80 | \$412,035 | \$35,874 | \$60,909 | 127.4 | 190.0 | 0.57 | 0.57 | \$282 | \$63,270 | \$1.45 | 130.00 | CUTTR | 2022-017244 | CUTTERS RIDGE * | 7/14/2025 | 401 | CUTTERS RIDGE | |
| Totals: | | | \$2,654,500 | | | \$2,654,500 | \$1,310,850 | | \$2,709,871 | \$406,445 | \$461,816 | 966.1 | | 5.17 | 5.17 | \$418 | \$81,452 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 49.38 | | | Average | | | Average | | | Average | | | | | | | | | |
| | | | | | | | Std. Dev. => | 2.16 | | | per FF=> | \$421 | | per Net Acre=> | 78,555.28 | | per SqFt=> | \$1.80 | | | | | | | | |

Using \$400 FF