

Parchment Schools

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/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
02-33-488-080	5041 N WESTNEDGE	08/01/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,500	49.43	\$173,590	\$24,450	\$23,040	62.3	140.3	0.20	0.20	\$393	\$125,385	\$2.88	60.50	SD40	2024-020456		10/2/2024	401	PLAT 36 & SM FF	
02-33-488-100	5021 N WESTNEDGE	01/30/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,150	45.72	\$152,553	\$30,487	\$23,040	62.3	140.3	0.20	0.20	\$490	\$156,344	\$3.59	60.50	SD40	2025-002875		5/21/2025	401	PLAT 36 & SM FF	
02-36-376-270	2911 E G	03/15/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,650	43.26	\$204,282	\$58,468	\$27,750	75.0	132.0	0.23	0.23	\$780	\$257,568	\$5.91	75.00	SD40	2024-006224		4/1/2024	401	PARCHMENT 5	
02-35-385-100	1471 E G	06/07/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,100	45.35	\$223,746	\$50,854	\$29,600	80.0	132.0	0.24	0.24	\$636	\$210,140	\$4.82	80.00	SD40	2023-014111		6/26/2023	401	PARCHMENT 5	
02-35-385-110	1497 E G	12/30/24	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$97,050	41.32	\$202,767	\$61,733	\$29,600	80.0	132.0	0.24	0.24	\$772	\$255,095	\$5.86	80.00	SD40	2025-000248		2/26/2025	401	PARCHMENT 5	
02-35-378-260	5258 N RIVERVIEW	08/17/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$87,450	46.52	\$176,356	\$36,568	\$24,924	67.4	198.0	0.25	0.25	\$543	\$146,272	\$3.36	55.00	SD40	2023-020534		10/4/2023	401	PARCHMENT 3	
02-34-360-170	90 MOFFETT	12/27/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,550	42.76	\$144,798	\$52,217	\$32,015	86.5	165.0	0.31	0.31	\$603	\$166,827	\$3.83	82.50	SD40	2024-000432		1/10/2024	401	PARCHMENT 1	
02-35-160-130	5525 CLATO	12/12/23	\$219,140	WD	03-ARM'S LENGTH	\$219,140	\$106,700	48.69	\$215,396	\$37,523	\$33,779	91.3	154.4	0.32	0.32	\$411	\$117,627	\$2.70	90.00	SD40	PTA		10/19/2023	401	PARCHMENT 1	
02-36-301-110	5395 CLATO	09/11/23	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$97,350	46.25	\$198,293	\$48,614	\$36,407	98.4	154.4	0.34	0.34	\$494	\$141,320	\$3.24	97.00	SD40	2023-022438		8/8/2023	401	PARCHMENT 1	
02-35-226-100	5815 N RIVERVIEW	10/25/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,700	36.97	\$135,476	\$77,689	\$38,165	103.1	183.0	0.39	0.39	\$753	\$197,682	\$4.54	93.52	SD40	2024-028055		12/16/2024	401	PARCHMENT 5	
02-36-326-030	5496 MT OLIVET	05/30/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$123,850	49.56	\$250,030	\$38,425	\$38,555	104.2	181.7	0.41	0.41	\$369	\$94,643	\$2.17	103.46	SD40	2023-012553		6/26/2023	401	PARCHMENT 2	
02-34-360-311	308 W G	04/03/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,000	32.73	\$123,510	\$60,812	\$39,322	106.3	198.0	0.42	0.42	\$760	\$192,410	\$4.42	92.50	SD40	2024-008972		5/1/2025	401	PARCHMENT 1	
02-32-490-040	1834 W G	05/02/23	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$112,550	44.31	\$229,135	\$65,933	\$41,068	111.0	184.8	0.42	0.42	\$594	\$155,502	\$3.57	100.00	SD40	2023-010883		6/19/2023	401	PARCHMENT 1	
02-33-365-020	1620 W G	11/14/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,900	44.78	\$278,981	\$53,177	\$62,158	222.0	369.6	0.85	0.85	\$240	\$62,709	\$1.44	200.00	SD40	2023-028046	02-33-365-030		12/20/2023	401	PARCHMENT 1
02-36-252-110	5650 WHITMORE	03/15/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$166,450	50.44	\$336,313	\$41,987	\$48,300	130.5	170.0	0.47	0.47	\$322	\$88,956	\$2.04	121.00	SD40	2024-007834		5/20/2024	401	PARCHMENT 5	
02-36-254-003	4233 ROLLRIDGE	12/19/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$169,100	50.93	\$342,318	\$39,995	\$50,313	136.0	193.0	0.59	0.59	\$294	\$67,673	\$1.55	97.00	SD40	2023-030283		1/10/2024	401	PARCHMENT 5	
02-35-230-013	5882 N RIVERVIEW	11/10/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$108,450	49.98	\$224,711	\$46,852	\$54,563	147.5	216.4	0.60	0.60	\$318	\$79,479	\$1.80	105.26	SD40	2023-030089		1/10/2024	401	PARCHMENT 3	
02-33-451-051	1068 W G	07/25/23	\$269,914	WD	03-ARM'S LENGTH	\$269,914	\$135,500	50.02	\$265,502	\$27,710	\$23,298	175.1	264.0	0.75	0.75	\$158	\$37,095	\$0.85	123.80	SD40	2023-017714		8/15/2023	401	PLAT 36 & SM FF	
02-33-451-060	1018 W G	12/05/24	\$130,200	WD	03-ARM'S LENGTH	\$130,200	\$58,300	44.78	\$128,732	\$48,757	\$47,289	127.8	396.0	0.75	0.75	\$381	\$65,009	\$1.49	82.50	SD40	2024-030942		1/8/2025	401	PARCHMENT 2	
02-13-376-020	3623 E D	06/23/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$123,600	47.54	\$255,405	\$63,042	\$56,447	158.0	330.0	0.91	0.91	\$399	\$69,353	\$1.59	120.00	SD40	2023-017638		6/23/2023	401	PARCHMENT 4	
02-24-351-051	7200 N RIVERVIEW	05/07/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,550	38.07	\$174,825	\$88,357	\$33,182	187.0	320.0	0.94	0.94	\$473	\$93,997	\$2.16	128.00	SD40	2024-013267		6/3/2024	401	PARCHMENT 1	
02-36-151-190	5587 MT OLIVET	10/24/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$123,850	51.18	\$244,395	\$32,209	\$34,594	207.9	347.5	0.98	0.98	\$155	\$32,866	\$0.75	148.87	SD40	2024-027968		12/16/2024	401	PARCHMENT 2	
02-36-151-110	5619 MT OLIVET	02/28/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$115,400	50.17	\$243,642	\$62,834	\$76,476	206.7	289.1	0.99	0.99	\$304	\$63,597	\$1.46	148.87	SD40	2024-004537		9/14/2023	401	PARCHMENT 1	
02-14-276-014	8750 N RIVERVIEW	02/05/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$81,550	28.61	\$283,156	\$67,347	\$65,503	177.0	334.0	1.03	1.03	\$380	\$65,576	\$1.51	134.00	SD40	2025-003267		3/3/2025	401	PARCHMENT 4	
02-23-226-050	2922 E D	09/03/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$94,650	38.63	\$197,865	\$83,023	\$35,888	135.0	362.0	1.12	1.12	\$615	\$74,128	\$1.70	135.00	SD40	2024-023736		10/24/2024	401	PLAT 36 & SM FF	
02-14-480-050	2863 E D	06/30/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,800	41.36	\$230,013	\$86,365	\$36,378	133.0	400.0	1.22	1.22	\$649	\$70,791	\$1.63	0.00	SD40	2023-016396		8/15/2023	401	PLAT 36 & SM FF	
						Totals:	\$5,997,554																			
								Std. Dev. =>	5.82			per FF=>	\$430		per Net Acre=>	92,712.45		per SqFt=>	\$2.13							
								Sale. Ratio =>	44.80			Average		Average				Average								

Acreage Parcels		Over 6 Ac.																									
02-14-276-080	8580 N RIVERVIEW	08/04/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$157,800	58.44	\$315,541	\$39,475	\$85,016	0.0	0.0	6.75	6.75	#DIV/0!	\$5,848	\$0.13	0.00	SD40	2023-018970		9/13/2023	401			
02-35-276-022	N RIVERVIEW	01/16/25	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$41,450	18.84	\$79,216	\$220,000	\$79,216	0.0	0.0	7.39	7.39	#DIV/0!	\$29,754	\$0.68	0.00	SD40	2025-001778		11/17/2023	402			
02-35-290-016	5616 N RIVERVIEW	03/06/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$157,850	35.16	\$316,272	\$225,378	\$92,650	0.0	0.0	7.80	7.80	#DIV/0!	\$28,895	\$0.66	0.00	SD40	2024-006030		1/10/2025	401			
02-24-351-080	7094 N RIVERVIEW	08/21/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$102,300	46.71	\$241,941	\$92,096	\$115,037	0.0	0.0	9.04	9.04	#DIV/0!	\$10,188	\$0.23	0.00	SD40	2023-020515		8/13/2024	401			

Acreage per parcel \$18,671

High & Low																									
02-35-378-020	1237 E G	07/17/24	\$137,100	WD	03-ARM'S LENGTH	\$137,100	\$33,700	24.58	\$89,242	\$61,265	\$13,407	36.2	93.1	0.06	0.06	\$1,691	\$957,266	\$21.98	59.12	SD40	2024-020283		1/8/2025	401	PLAT 36 & SM FF
02-35-378-080	5088 N RIVERVIEW	07/31/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,850	38.43	\$155,312	\$69,612	\$24,924	67.4	198.0	0.25	0.25	\$1,033	\$278,448	\$6.39	55.00	SD40	2023-018728		9/13/2023	401	PARCHMENT 3
02-35-226-051	5881 N RIVERVIEW	10/01/24	\$264,800	WD	03-ARM'S LENGTH	\$264,800	\$91,600	34.59	\$201,904	\$101,038	\$38,142	102.0	673.0	1.58	1.58	\$991	\$63,948	\$1.47	0.00	SD40	2025-001748 & 001749		3/3/2025	401	PLAT 36 & SM FF
02-36-252-140	4270 PINE KNOLL	08/15/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,650	38.40	\$261,066	\$121,939	\$46,005	129.7	189.9	0.53	0.53	\$940	\$232,265	\$5.33	134.99	SD40	2024-022390		5/5/2025	401	PLAT 36 & SM FF
02-34-360-100	5094 HENSHAW	09/29/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,550	38.88	\$103,636	\$48,677	\$22,313	60.3	165.0	0.22	0.22	\$807	\$223,289	\$5.13	57.50	SD40	2023-024077		11/20/2023	401	PARCHMENT 1
02-36-376-152	5142 MT OLIVET	08/29/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,750	39.44	\$180,158	\$75,753	\$30,911	83.5	102.0	0.33	0.33	\$907	\$227,486	\$5.22	75.00	SD40	2024-024206		3/21/2025	401	PARCHMENT 1
02-36-280-210	4538 ROLLRIDGE	05/05/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$98,800	41.18	\$199,917	\$72,957	\$32,974	89.1	132.0	0.29	0.29	\$819	\$253,323	\$5.82	95.00	SD40					