

4510 RESIDENTIAL SALES USED - (Value Group 13)

2025- What If - **ALREADY + 25% Improvements/Outbuildings w/intended land values**

	BK - PG	Sale Date	ID#	House	Land	Bldgs	Total	Sale Price	Ratio	ABS	
1	2022-1921	11/9/2022	760086338	126,570	55,295	15,645	197,510	260,000	75.97%	5.78%	
2	2023-844	6/5/2023	760148083	404,280	72,880	12,040	489,200	385,000	127.06%	45.31%	
3	2022-1894	11/2/2022	760094144	164,740	38,915	44,075	247,730	270,000	91.75%	10.00%	
4	2024-529	1/5/2024	760072965	26,970	46,245	5,245	78,460	60,000	130.77%	49.02%	
5	2024-708	5/21/2024	760085242	163,765	42,750	12,325	218,840	250,000	87.54%	5.79%	
6	2022-1837	10/25/2022	760070571	27,175	43,725	13,495	84,395	240,000	35.16%	46.59%	
7	2023-94	1/17/2023	760078718	58,795	63,500	22,440	144,735	306,000	47.30%	34.45%	
8	2024-1000	7/12/2024	760094578	109,355	63,500	15,895	188,750	310,000	60.89%	20.86%	
							1,649,620	2,081,000	7	2	
	Mean	82.05%									
	Median	81.75%									
	Aggregate	79.27%									
	ABS	27.23%									
	PRD	103.51%									
	COD	33.30%									