

4505 RESIDENTIAL SALES USED -(Value Group 12)											
2025- What If - ALREADY +18% on Improvements w/ intended land values											
	BK - PG	Sale Date	ID#	House	Land	Bldgs	Total	Sale Price	Ratio	ABS	
1	2022-1958	11/14/2022	760077894	308,840	42,330	-	351,170	360,000	97.55%	31.16%	
2	2024-1055	7/30/2024	760138796	139,200	30,565	915	170,680	175,000	97.53%	31.14%	
3	2022-2197	12/22/2022	760064571	200,595	70,650	34,105	305,350	385,000	79.31%	12.92%	
4	2023-1637	10/11/2023	760074992	57,815	52,205	3,195	113,215	220,000	51.46%	14.93%	
5	2024-759	5/30/2024	760074569	62,825	63,510	38,175	164,510	400,000	41.13%	25.26%	
6	2024-1123	8/9/2024	760117071	174,325	30,500	6,400	211,225	395,000	53.47%	12.92%	
							1,316,150	1,935,000	4	1	
	Mean	70.08%									
	Median	66.39%									
	Aggregate	68.02%									
	ABS	21.39%									
	PRD	103.03%									
	COD	32.22%									