

VISIT QUICK LINKS - INSTRUCTIONS AND CODES - TO FIND YOUR LAND STUDY CODE FOR USE IN THIS DOCUMENT

Georgetown Charter

Condo: 2024 LAND STUDY BOULDER BLUFF(NOT 3 STRY), CON-A GRANDVILLAGE , CON-F WATERFRONT (NO WATER)

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|----------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|-------------|
| 70-14-14-331-011 | 7523 BOULDER BLUFF D | 4/26/2023 | 195000 | 0.000% | \$195,000 | | | - | \$195,000 | 0.20 | \$39,000.00 |
| 70-14-14-332-005 | 7483 BOULDER BLUFF D | 4/11/2023 | 223000 | 0.000% | \$223,000 | | | - | \$223,000 | 0.20 | \$44,600.00 |
| 70-14-14-333-014 | 7403 BOULDER BLUFF D | 6/23/2022 | 185000 | 0.000% | \$185,000 | | | - | \$185,000 | 0.20 | \$37,000.00 |
| 70-14-14-331-001 | 7545 BOULDER BLUFF D | 12/13/2021 | 148000 | 0.000% | \$148,000 | | | - | \$148,000 | 0.20 | \$29,600.00 |
| 70-14-14-332-006 | 7485 BOULDER BLUFF D | 11/16/2021 | 170000 | 0.000% | \$170,000 | | | - | \$170,000 | 0.20 | \$34,000.00 |
| 70-14-14-332-013 | 7443 BOULDER BLUFF D | 4/23/2021 | 158000 | 0.000% | \$158,000 | | | - | \$158,000 | 0.20 | \$31,600.00 |
| 70-14-24-274-014 | 130 GRAND VILLAGE CT | 3/8/2023 | 220000 | 0.000% | \$220,000 | | | - | \$220,000 | 0.20 | \$44,000.00 |
| 70-14-14-334-023 | 7408 BOULDER BLUFF D | 8/24/2022 | 225000 | 0.000% | \$225,000 | | | - | \$225,000 | 0.20 | \$45,000.00 |
| 70-14-14-334-009 | 7422 BOULDER BLUFF D | 1/21/2022 | 209000 | 0.000% | \$209,000 | | | - | \$209,000 | 0.20 | \$41,800.00 |
| 70-14-14-334-003 | 7428 BOULDER BLUFF D | 11/24/2021 | 191000 | 0.000% | \$191,000 | | | - | \$191,000 | 0.20 | \$38,200.00 |
| 70-14-24-274-010 | 110 GRAND VILLAGE CT | 8/17/2021 | 190000 | 0.000% | \$190,000 | | | - | \$190,000 | 0.20 | \$38,000.00 |
| 70-14-14-334-006 | 7434 BOULDER BLUFF D | 6/4/2021 | 185300 | 0.000% | \$185,300 | | | - | \$185,300 | 0.20 | \$37,060.00 |
| 70-14-24-320-024 | 670 WATERVIEW CT | 1/20/2023 | 210000 | 0.000% | \$210,000 | | | - | \$210,000 | 0.20 | \$42,000.00 |
| 70-14-24-320-077 | 6788 WATERVIEW DR | 10/3/2022 | 220000 | 0.000% | \$220,000 | | | - | \$220,000 | 0.20 | \$44,000.00 |
| 70-14-24-320-026 | 674 WATERVIEW CT | 9/30/2022 | 215000 | 0.000% | \$215,000 | | | - | \$215,000 | 0.20 | \$43,000.00 |
| 70-14-24-320-008 | 755 PORT SHELDON ST | 5/28/2021 | 195000 | 0.000% | \$195,000 | | | - | \$195,000 | 0.20 | \$39,000.00 |
| 70-14-24-320-024 | 670 WATERVIEW CT | 4/12/2021 | 181900 | 0.000% | \$181,900 | | | - | \$181,900 | 0.20 | \$36,380.00 |

Unit of Comparison: Allocation

Average Sale Price Per Unit: \$39,072.94
 Standard Deviation: \$4,435.80
 Coefficient of Dispersion : 9.3%
Indicated land value: \$39,100.00

Georgetown Charter

Condo: CON- B

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|---------------------------------------|----------------------|------------|------------|--------|--------------|-------------|-------------|----------|------------------------------|-----------------|--------------------|
| 70-14-24-357-009 | 6539 ANDRE'S CROSSIN | 11/21/2022 | 498000 | 0.000% | \$498,000 | 5138 | 430640 | 0.930 | \$92,367 | 0.20 | \$99,600.00 |
| 70-14-26-401-036 | 1179 GLENEAGLE TRL | 9/30/2022 | 425000 | 0.000% | \$425,000 | 4059 | 369153.8125 | 0.930 | \$77,628 | 0.20 | \$85,000.00 |
| 70-14-26-401-035 | 1177 GLENEAGLE TRL | 8/2/2022 | 455924 | 0.000% | \$455,924 | 6643 | 380209.125 | 0.930 | \$95,687 | 0.20 | \$91,184.80 |
| 70-14-26-276-088 | 6068 GLENEAGLE HIGH | 6/1/2022 | 445000 | 0.000% | \$445,000 | 3414 | 434369.6875 | 0.930 | \$37,622 | 0.20 | \$89,000.00 |
| 70-14-26-276-094 | 6112 GLENEAGLE HIGH | 10/4/2021 | 366000 | 0.000% | \$366,000 | 3713 | 356679.5938 | 0.930 | \$30,575 | 0.20 | \$73,200.00 |
| 70-14-26-276-091 | 6090 GLENEAGLE HIGH | 8/23/2021 | 365000 | 0.000% | \$365,000 | 8115 | 341909.4375 | 0.930 | \$38,909 | 0.20 | \$73,000.00 |
| 70-14-26-401-032 | 5901 GLENEAGLE TRL | 8/20/2021 | 425000 | 0.000% | \$425,000 | 5198 | 403002.3125 | 0.930 | \$45,010 | 0.20 | \$85,000.00 |
| 70-14-26-276-090 | 6088 GLENEAGLE HIGH | 7/15/2021 | 364900 | 0.000% | \$364,900 | 3369 | 367681.1563 | 0.930 | \$19,588 | 0.20 | \$72,980.00 |
| Unit of Comparison: Allocation | | | | | | | | | Average Sale Price Per Unit: | | \$83,620.60 |
| | | | | | | | | | Standard Deviation: | | \$9,218.94 |
| | | | | | | | | | Coefficient of Dispersion : | | 9.5% |
| | | | | | | | | | Indicated land value: | | \$83,600.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON C MEADOWS EAST

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit | |
|----------------------------|-------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|--------------------|-------------|--|
| 70-14-27-230-049 | 6260 MELBOURNE CT | 1/11/2023 | 360000 | 0.000% | \$360,000 | | | - | \$360,000 | 0.20 | \$72,000.00 | |
| 70-14-27-230-057 | 6342 MANSFIELD CT | 1/11/2023 | 272500 | 0.000% | \$272,500 | | | - | \$272,500 | 0.20 | \$54,500.00 | |
| 70-14-27-230-046 | 6271 MELBOURNE CT | 11/3/2022 | 357000 | 0.000% | \$357,000 | | | - | \$357,000 | 0.20 | \$71,400.00 | |
| 70-14-27-230-117 | 6352 GENTRY CT | 10/31/2022 | 309000 | 0.000% | \$309,000 | | | - | \$309,000 | 0.20 | \$61,800.00 | |
| 70-14-27-230-099 | 6338 THORNHILL CT | 9/9/2022 | 311000 | 0.000% | \$311,000 | | | - | \$311,000 | 0.20 | \$62,200.00 | |
| 70-14-27-230-066 | 1658 STONEGATE DR | 9/2/2022 | 360000 | 0.000% | \$360,000 | | | - | \$360,000 | 0.20 | \$72,000.00 | |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | \$65,650.00 | | |
| | | | | | | | | | Standard Deviation: | \$6,642.73 | | |
| | | | | | | | | | Coefficient of Dispersion : | 9.4% | | |
| | | | | | | | | | Indicated land value: | \$65,700.00 | | |

Georgetown Charter

Condo: 2024 LAND STUDY CON D GREENMEADOW

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|--------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|-------------|
| 70-14-27-215-073 | 6370 SPRINGMONT CT | 2/28/2023 | 295000 | 0.000% | \$295,000 | | | - | \$295,000 | 0.20 | \$59,000.00 |
| 70-14-27-215-038 | 6265 SPRINGMONT DR | 12/16/2022 | 337500 | 0.000% | \$337,500 | | | - | \$337,500 | 0.20 | \$67,500.00 |
| 70-14-27-215-066 | 6355 SPRINGMONT CT | 11/21/2022 | 279000 | 0.000% | \$279,000 | | | - | \$279,000 | 0.20 | \$55,800.00 |
| 70-14-27-215-060 | 6223 EASTRIDGE DR | 11/1/2022 | 310000 | 0.000% | \$310,000 | | | - | \$310,000 | 0.20 | \$62,000.00 |
| 70-14-27-215-020 | 6291 EASTRIDGE DR | 6/23/2022 | 304000 | 0.000% | \$304,000 | | | - | \$304,000 | 0.20 | \$60,800.00 |
| 70-14-27-215-051 | 6232 SPRINGMONT DR | 12/8/2021 | 249900 | 0.000% | \$249,900 | | | - | \$249,900 | 0.20 | \$49,980.00 |
| 70-14-27-215-034 | 6288 SPRINGMONT DR | 11/5/2021 | 325000 | 0.000% | \$325,000 | | | - | \$325,000 | 0.20 | \$65,000.00 |
| 70-14-27-215-035 | 6271 SPRINGMONT DR | 11/3/2021 | 335000 | 0.000% | \$335,000 | | | - | \$335,000 | 0.20 | \$67,000.00 |
| 70-14-27-215-031 | 6282 SPRINGMONT DR | 10/11/2021 | 315000 | 0.000% | \$315,000 | | | - | \$315,000 | 0.20 | \$63,000.00 |

Unit of Comparison: Allocation

Average Sale Price Per Unit: \$61,120.00

Standard Deviation: \$5,287.73

Coefficient of Dispersion : 6.9%

Indicated land value: \$61,100.00

Georgetown Charter

Condo: 2024 LAND STUDY CON E GT WEST BLACKSTAR TH

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|---------------------------------------|---------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|-----------------|--------------------|
| 70-14-28-464-087 | 5808 EAST TOWN DR 3 | 7/13/2022 | 215000 | 0.000% | \$215,000 | | | - | \$215,000 | 0.20 | \$43,000.00 |
| 70-14-28-464-084 | 5808 EAST TOWN DR 1 | 6/6/2022 | 190000 | 0.000% | \$190,000 | | | - | \$190,000 | 0.20 | \$38,000.00 |
| 70-14-28-464-042 | 5688 EAST TOWN DR 6 | 11/19/2021 | 160000 | 0.000% | \$160,000 | | | - | \$160,000 | 0.20 | \$32,000.00 |
| 70-14-28-464-073 | 5668 EAST TOWN DR 5 | 9/10/2021 | 162000 | 0.000% | \$162,000 | | | - | \$162,000 | 0.20 | \$32,400.00 |
| Unit of Comparison: Allocation | | | | | | | | | Average Sale Price Per Unit: | | \$36,350.00 |
| | | | | | | | | | Standard Deviation: | | \$4,513.04 |
| | | | | | | | | | Coefficient of Dispersion : | | 11.4% |
| | | | | | | | | | Indicated land value: | | \$36,400.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON H PARKSIDE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit | |
|----------------------------|-------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|--------------------|-------------|--|
| 70-14-16-150-056 | 2936 PARKSIDE DR | 11/23/2022 | 230000 | 0.000% | \$230,000 | | | - | \$230,000 | 0.20 | \$46,000.00 | |
| 70-14-16-150-018 | 2855 PARKSIDE DR | 10/19/2022 | 237500 | 0.000% | \$237,500 | | | - | \$237,500 | 0.20 | \$47,500.00 | |
| 70-14-16-150-058 | 2932 PARKSIDE DR | 10/6/2022 | 236000 | 0.000% | \$236,000 | | | - | \$236,000 | 0.20 | \$47,200.00 | |
| 70-14-16-150-086 | 2927 PARKSIDE DR | 12/8/2021 | 245000 | 0.000% | \$245,000 | | | - | \$245,000 | 0.20 | \$49,000.00 | |
| 70-14-16-150-001 | 2801 PARKSIDE DR | 11/12/2021 | 245600 | 0.000% | \$245,600 | | | - | \$245,600 | 0.20 | \$49,120.00 | |
| 70-14-16-150-060 | 2946 PARKSIDE DR | 11/4/2021 | 220000 | 0.000% | \$220,000 | | | - | \$220,000 | 0.20 | \$44,000.00 | |
| 70-14-16-150-085 | 2923 PARKSIDE DR | 10/6/2021 | 210000 | 0.000% | \$210,000 | | | - | \$210,000 | 0.20 | \$42,000.00 | |
| 70-14-16-150-059 | 2930 PARKSIDE DR | 7/27/2021 | 240000 | 0.000% | \$240,000 | | | - | \$240,000 | 0.20 | \$48,000.00 | |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | \$46,602.50 | | |
| | | | | | | | | | Standard Deviation: | \$2,332.39 | | |
| | | | | | | | | | Coefficient of Dispersion : | 4.2% | | |
| | | | | | | | | | Indicated land value: | \$46,600.00 | | |

Georgetown Charter

Condo: 2024 LAND STUDY CON I STONEYCREEK

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|----------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|-----------------|--------------------|
| 70-14-21-380-115 | 6444 STONEY CREEK CT | 12/9/2022 | 215000 | 0.000% | \$215,000 | | | - | \$215,000 | 0.20 | \$43,000.00 |
| 70-14-21-380-018 | 6487 EDGESTONE DR | 11/12/2022 | 241000 | 0.000% | \$241,000 | | | - | \$241,000 | 0.20 | \$48,200.00 |
| 70-14-21-380-036 | 2937 PEBBLESTONE DR | 10/13/2022 | 230000 | 0.000% | \$230,000 | | | - | \$230,000 | 0.20 | \$46,000.00 |
| 70-14-21-380-113 | 6452 STONEY CREEK CT | 9/2/2022 | 257000 | 0.000% | \$257,000 | | | - | \$257,000 | 0.20 | \$51,400.00 |
| 70-14-21-380-056 | 2927 EDGESTONE DR | 7/27/2022 | 272000 | 0.000% | \$272,000 | | | - | \$272,000 | 0.20 | \$54,400.00 |
| 70-14-21-380-031 | 2979 EDGESTONE DR | 6/16/2022 | 205000 | 0.000% | \$205,000 | | | - | \$205,000 | 0.20 | \$41,000.00 |
| 70-14-21-380-049 | 2955 EDGESTONE DR | 10/15/2021 | 273000 | 0.000% | \$273,000 | | | - | \$273,000 | 0.20 | \$54,600.00 |
| 70-14-21-380-076 | 2938 EDGESTONE DR | 9/22/2021 | 248500 | 0.000% | \$248,500 | | | - | \$248,500 | 0.20 | \$49,700.00 |
| 70-14-21-380-075 | 2934 EDGESTONE DR | 7/28/2021 | 236000 | 0.000% | \$236,000 | | | - | \$236,000 | 0.20 | \$47,200.00 |
| 70-14-21-380-037 | 2933 PEBBLESTONE DR | 7/16/2021 | 204000 | 0.000% | \$204,000 | | | - | \$204,000 | 0.20 | \$40,800.00 |
| 70-14-21-380-096 | 2953 STONEY CREEK CT | 6/25/2021 | 210000 | 0.000% | \$210,000 | | | - | \$210,000 | 0.20 | \$42,000.00 |
| 70-14-21-380-018 | 6487 EDGESTONE DR | 4/6/2021 | 203000 | 0.000% | \$203,000 | | | - | \$203,000 | 0.20 | \$40,600.00 |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | | \$46,575.00 |
| | | | | | | | | | Standard Deviation: | | \$4,965.57 |
| | | | | | | | | | Coefficient of Dispersion : | | 9.3% |
| | | | | | | | | | Indicated land value: | | \$46,600.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON J PINEBROOK

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|---------------------------------------|------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|-----------------|--------------------|
| 70-14-21-349-046 | 2887 WENTWARD CT | 3/27/2023 | 212000 | 0.000% | \$212,000 | | | - | \$212,000 | 0.20 | \$42,400.00 |
| 70-14-21-349-018 | 2924 WENTWARD CT | 11/4/2022 | 227000 | 0.000% | \$227,000 | | | - | \$227,000 | 0.20 | \$45,400.00 |
| 70-14-21-349-075 | 6688 WENTWARD CT | 8/1/2022 | 219000 | 0.000% | \$219,000 | | | - | \$219,000 | 0.20 | \$43,800.00 |
| 70-14-21-349-043 | 2881 WENTWARD CT | 7/20/2022 | 218000 | 0.000% | \$218,000 | | | - | \$218,000 | 0.20 | \$43,600.00 |
| 70-14-21-349-014 | 2932 WENTWARD CT | 7/19/2022 | 240000 | 0.000% | \$240,000 | | | - | \$240,000 | 0.20 | \$48,000.00 |
| 70-14-21-349-123 | 6768 WENTWARD CT | 5/23/2022 | 220000 | 0.000% | \$220,000 | | | - | \$220,000 | 0.20 | \$44,000.00 |
| 70-14-21-349-151 | 6790 WENTWARD CT | 2/28/2022 | 230000 | 0.000% | \$230,000 | | | - | \$230,000 | 0.20 | \$46,000.00 |
| 70-14-21-349-060 | 6697 WENTWARD CT | 2/23/2022 | 182500 | 0.000% | \$182,500 | | | - | \$182,500 | 0.20 | \$36,500.00 |
| 70-14-21-349-132 | 2919 WENTWARD CT | 12/21/2021 | 220000 | 0.000% | \$220,000 | | | - | \$220,000 | 0.20 | \$44,000.00 |
| 70-14-21-349-073 | 6684 WENTWARD CT | 11/4/2021 | 212150 | 0.000% | \$212,150 | | | - | \$212,150 | 0.20 | \$42,430.00 |
| 70-14-21-349-005 | 6652 WENTWARD CT | 9/30/2021 | 189900 | 0.000% | \$189,900 | | | - | \$189,900 | 0.20 | \$37,980.00 |
| 70-14-21-349-113 | 6748 WENTWARD CT | 4/9/2021 | 175000 | 0.000% | \$175,000 | | | - | \$175,000 | 0.20 | \$35,000.00 |
| Unit of Comparison: Allocation | | | | | | | | | Average Sale Price Per Unit: | | \$42,425.83 |
| | | | | | | | | | Standard Deviation: | | \$3,774.25 |
| | | | | | | | | | Coefficient of Dispersion : | | 7.0% |
| | | | | | | | | | Indicated land value: | | \$42,400.00 |

Georgetown Charter

Condo: CON-K WALLINWOOD

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|----------------------------|-----------|------------|--------|--------------|-------------|---------|----------|---------------|------------------------------|--------------------|
| 70-14-12-325-056 | 8116 WEATHERWAX DR | 5/12/2023 | 365000 | 0.000% | \$365,000 | | | - | \$365,000 | 0.22 | \$80,300.00 |
| 70-14-12-325-055 | 8114 WEATHERWAX DR | 4/19/2023 | 300000 | 0.000% | \$300,000 | | | - | \$300,000 | 0.22 | \$66,000.00 |
| 70-14-11-298-002 | 8403 WALLINWOOD SPRINGS DR | 4/22/2022 | 390000 | 0.000% | \$390,000 | | | - | \$390,000 | 0.22 | \$85,800.00 |
| 70-14-12-325-062 | 8362 WALLINWOOD SPRINGS DR | 1/13/2022 | 459900 | 0.000% | \$459,900 | | | - | \$459,900 | 0.22 | \$101,178.00 |
| 70-14-12-325-010 | 8259 WALLINWOOD SPRINGS DR | 3/25/2022 | 278000 | 0.000% | \$278,000 | | | - | \$278,000 | 0.22 | \$61,160.00 |
| 70-14-12-325-019 | 8295 WALLINWOOD SPRINGS DR | 8/27/2021 | 340000 | 0.000% | \$340,000 | | | - | \$340,000 | 0.22 | \$74,800.00 |
| 70-14-12-325-026 | 8305 WALLINWOOD SPRINGS DR | 8/13/2021 | 295000 | 0.000% | \$295,000 | | | - | \$295,000 | 0.22 | \$64,900.00 |
| 70-14-11-299-003 | 8422 WALLINWOOD SPRINGS DR | 5/14/2021 | 422000 | 0.000% | \$422,000 | | | - | \$422,000 | 0.22 | \$92,840.00 |
| Unit of Comparison: | Allocation | | | | | | | | | | |
| | | | | | | | | | | Average Sale Price Per Unit: | \$78,372.25 |
| | | | | | | | | | | Standard Deviation: | \$13,378.63 |
| | | | | | | | | | | Coefficient of Dispersion : | 14.9% |
| | | | | | | | | | | Indicated land value: | \$78,400.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON-L CEDAR GROVE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|------------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|-----------------|--------------------|
| 70-14-21-405-056 | 2717 CEDAR GROVE NORTH | 2/8/2023 | 285000 | 0.000% | \$285,000 | | | - | \$285,000 | 0.20 | \$57,000.00 |
| 70-14-21-405-062 | 2687 CEDAR GROVE NORTH | 1/31/2023 | 319900 | 0.000% | \$319,900 | | | - | \$319,900 | 0.20 | \$63,980.00 |
| 70-14-21-405-063 | 2665 CEDAR GROVE NORTH | 12/6/2022 | 275000 | 0.000% | \$275,000 | | | - | \$275,000 | 0.20 | \$55,000.00 |
| 70-14-21-405-061 | 2689 CEDAR GROVE NORTH | 9/2/2022 | 324900 | 0.000% | \$324,900 | | | - | \$324,900 | 0.20 | \$64,980.00 |
| 70-14-21-405-054 | 2735 CEDAR GROVE NORTH | 8/17/2022 | 310000 | 0.000% | \$310,000 | | | - | \$310,000 | 0.20 | \$62,000.00 |
| 70-14-21-405-059 | 2693 CEDAR GROVE NORTH | 7/26/2022 | 310000 | 0.000% | \$310,000 | | | - | \$310,000 | 0.20 | \$62,000.00 |
| 70-14-21-405-095 | 6665 CEDAR GROVE PT | 6/13/2022 | 310000 | 0.000% | \$310,000 | | | - | \$310,000 | 0.20 | \$62,000.00 |
| 70-14-21-405-158 | 2655 CEDAR GROVE SOUTH | 5/4/2022 | 311400 | 0.000% | \$311,400 | | | - | \$311,400 | 0.20 | \$62,280.00 |
| 70-14-21-405-121 | 6596 CEDAR GROVE TRL | 4/26/2022 | 305000 | 0.000% | \$305,000 | | | - | \$305,000 | 0.20 | \$61,000.00 |
| 70-14-21-405-044 | 2777 CEDAR GROVE NORTH | 2/24/2022 | 290000 | 0.000% | \$290,000 | | | - | \$290,000 | 0.20 | \$58,000.00 |
| 70-14-21-405-016 | 2722 CEDAR GROVE CT | 12/28/2021 | 290000 | 0.000% | \$290,000 | | | - | \$290,000 | 0.20 | \$58,000.00 |
| 70-14-21-405-064 | 2663 CEDAR GROVE NORTH | 12/6/2021 | 300000 | 0.000% | \$300,000 | | | - | \$300,000 | 0.20 | \$60,000.00 |
| 70-14-21-405-103 | 6636 CEDAR GROVE SOUTH | 11/19/2021 | 280000 | 0.000% | \$280,000 | | | - | \$280,000 | 0.20 | \$56,000.00 |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | | \$60,172.31 |
| | | | | | | | | | Standard Deviation: | | \$2,992.98 |
| | | | | | | | | | Coefficient of Dispersion : | | 4.4% |
| | | | | | | | | | Indicated land value: | | \$60,200.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON M GLEN EAGLE MOOR

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|-----------------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|-----------------|--------------------|
| 70-14-26-401-009 | 1016 CASTLEBAY WAY | 3/1/2023 | 344900 | 0.000% | \$344,900 | | | - | \$344,900 | 0.20 | \$68,980.00 |
| 70-14-26-401-011 | 1020 CASTLEBAY WAY | 11/29/2022 | 351000 | 0.000% | \$351,000 | | | - | \$351,000 | 0.20 | \$70,200.00 |
| 70-14-26-401-026 | 5918 GLENEAGLE TRL | 5/6/2022 | 399000 | 0.000% | \$399,000 | | | - | \$399,000 | 0.20 | \$79,800.00 |
| 70-14-26-401-025 | 5920 GLENEAGLE TRL | 12/30/2021 | 359900 | 0.000% | \$359,900 | | | - | \$359,900 | 0.20 | \$71,980.00 |
| 70-14-26-276-049 | 1059 ABERDEEN WAY | 12/21/2021 | 290000 | 0.000% | \$290,000 | | | - | \$290,000 | 0.20 | \$58,000.00 |
| 70-14-26-276-118 | 6113 GLENEAGLE HIGHLANDS DR | 10/18/2021 | 374900 | 0.000% | \$374,900 | | | - | \$374,900 | 0.20 | \$74,980.00 |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | | \$70,656.67 |
| | | | | | | | | | Standard Deviation: | | \$6,674.00 |
| | | | | | | | | | Coefficient of Dispersion : | | 7.0% |
| | | | | | | | | | Indicated land value: | | \$70,700.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON N PINEGROVE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|--------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|-------------|
| 70-14-15-423-024 | 7487 PINE GROVE DR | 3/14/2023 | 225000 | 0.000% | \$225,000 | | | - | \$225,000 | 0.20 | \$45,000.00 |
| 70-14-15-423-017 | 7471 PINE GROVE DR | 2/14/2023 | 185000 | 0.000% | \$185,000 | | | - | \$185,000 | 0.20 | \$37,000.00 |
| 70-14-15-423-088 | 7388 PINE GROVE DR | 2/8/2023 | 199900 | 0.000% | \$199,900 | | | - | \$199,900 | 0.20 | \$39,980.00 |
| 70-14-15-423-022 | 7483 PINE GROVE DR | 1/30/2023 | 223000 | 0.000% | \$223,000 | | | - | \$223,000 | 0.20 | \$44,600.00 |
| 70-14-15-423-065 | 7428 PINE GROVE DR | 1/18/2023 | 210000 | 0.000% | \$210,000 | | | - | \$210,000 | 0.20 | \$42,000.00 |
| 70-14-15-423-057 | 7448 PINE GROVE DR | 9/13/2022 | 200000 | 0.000% | \$200,000 | | | - | \$200,000 | 0.20 | \$40,000.00 |
| 70-14-15-465-054 | 1823 ELIZABETH LN | 6/7/2022 | 192000 | 0.000% | \$192,000 | | | - | \$192,000 | 0.20 | \$38,400.00 |
| 70-14-15-465-061 | 1837 ELIZABETH LN | 5/16/2022 | 227500 | 0.000% | \$227,500 | | | - | \$227,500 | 0.20 | \$45,500.00 |
| 70-14-15-423-009 | 7507 PINE GROVE DR | 3/25/2022 | 210100 | 0.000% | \$210,100 | | | - | \$210,100 | 0.20 | \$42,020.00 |
| 70-14-15-423-015 | 7493 PINE GROVE DR | 2/2/2022 | 182500 | 0.000% | \$182,500 | | | - | \$182,500 | 0.20 | \$36,500.00 |
| 70-14-15-423-130 | 7387 PINE GROVE DR | 1/21/2022 | 195000 | 0.000% | \$195,000 | | | - | \$195,000 | 0.20 | \$39,000.00 |
| 70-14-15-465-107 | 1893 ELIZABETH LN | 1/11/2022 | 222500 | 0.000% | \$222,500 | | | - | \$222,500 | 0.20 | \$44,500.00 |
| 70-14-15-465-045 | 7337 PINE GROVE DR | 12/7/2021 | 180000 | 0.000% | \$180,000 | | | - | \$180,000 | 0.20 | \$36,000.00 |
| 70-14-15-465-064 | 1855 ELIZABETH LN | 11/4/2021 | 175000 | 0.000% | \$175,000 | | | - | \$175,000 | 0.20 | \$35,000.00 |
| 70-14-15-423-046 | 7476 PINE GROVE DR | 11/2/2021 | 210000 | 0.000% | \$210,000 | | | - | \$210,000 | 0.20 | \$42,000.00 |
| 70-14-15-423-112 | 7367 PINE GROVE DR | 10/22/2021 | 190000 | 0.000% | \$190,000 | | | - | \$190,000 | 0.20 | \$38,000.00 |
| 70-14-15-423-033 | 7508 PINE GROVE DR | 8/31/2021 | 180000 | 0.000% | \$180,000 | | | - | \$180,000 | 0.20 | \$36,000.00 |
| 70-14-15-423-089 | 7447 PINE GROVE DR | 8/25/2021 | 173000 | 0.000% | \$173,000 | | | - | \$173,000 | 0.20 | \$34,600.00 |
| 70-14-15-465-038 | 7321 PINE GROVE DR | 7/30/2021 | 200000 | 0.000% | \$200,000 | | | - | \$200,000 | 0.20 | \$40,000.00 |
| 70-14-15-423-099 | 7423 PINE GROVE DR | 7/28/2021 | 190000 | 0.000% | \$190,000 | | | - | \$190,000 | 0.20 | \$38,000.00 |
| 70-14-15-423-002 | 7513 PINE GROVE DR | 6/29/2021 | 160000 | 0.000% | \$160,000 | | | - | \$160,000 | 0.20 | \$32,000.00 |
| 70-14-15-423-028 | 7457 PINE GROVE DR | 6/17/2021 | 165000 | 0.000% | \$165,000 | | | - | \$165,000 | 0.20 | \$33,000.00 |
| 70-14-15-465-010 | 7326 PINE GROVE DR | 5/17/2021 | 165000 | 0.000% | \$165,000 | | | - | \$165,000 | 0.20 | \$33,000.00 |
| 70-14-15-465-098 | 1875 ELIZABETH LN | 4/23/2021 | 184000 | 0.000% | \$184,000 | | | - | \$184,000 | 0.20 | \$36,800.00 |

Unit of Comparison: **Allocation**

Average Sale Price Per Unit: \$38,704.17
 Standard Deviation: \$3,871.10
 Coefficient of Dispersion : 8.4%
Indicated land value: \$38,700.00

Georgetown Charter

Condo: CON-O FAIRWAY AND FAIRFIELD

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|-------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|--------------------|-------------|
| 70-14-26-251-055 | 1037 FAIRFIELD DR | 3/9/2023 | 265000 | 0.000% | \$265,000 | | | - | \$265,000 | 0.20 | \$53,000.00 |
| 70-14-26-251-017 | 1115 FAIRFIELD DR | 2/1/2023 | 229000 | 0.000% | \$229,000 | | | - | \$229,000 | 0.20 | \$45,800.00 |
| 70-14-26-251-044 | 1139 FAIRFIELD DR | 12/30/2022 | 230000 | 0.000% | \$230,000 | | | - | \$230,000 | 0.20 | \$46,000.00 |
| 70-14-26-251-009 | 1163 FAIRFIELD DR | 10/20/2022 | 265000 | 0.000% | \$265,000 | | | - | \$265,000 | 0.20 | \$53,000.00 |
| 70-14-26-251-052 | 1043 FAIRFIELD DR | 9/1/2022 | 253000 | 0.000% | \$253,000 | | | - | \$253,000 | 0.20 | \$50,600.00 |
| 70-14-26-251-081 | 1026 FAIRFIELD DR | 6/15/2022 | 276000 | 0.000% | \$276,000 | | | - | \$276,000 | 0.20 | \$55,200.00 |
| 70-14-26-251-043 | 1141 FAIRFIELD DR | 5/20/2022 | 267000 | 0.000% | \$267,000 | | | - | \$267,000 | 0.20 | \$53,400.00 |
| 70-14-26-251-086 | 1012 FAIRFIELD DR | 12/8/2021 | 242000 | 0.000% | \$242,000 | | | - | \$242,000 | 0.20 | \$48,400.00 |
| 70-14-26-251-035 | 1152 FAIRFIELD DR | 11/8/2021 | 246000 | 0.000% | \$246,000 | | | - | \$246,000 | 0.20 | \$49,200.00 |
| 70-14-26-251-053 | 1041 FAIRFIELD DR | 9/1/2021 | 238000 | 0.000% | \$238,000 | | | - | \$238,000 | 0.20 | \$47,600.00 |
| 70-14-26-251-057 | 1033 FAIRFIELD DR | 6/17/2021 | 251000 | 0.000% | \$251,000 | | | - | \$251,000 | 0.20 | \$50,200.00 |
| 70-14-26-251-077 | 1036 FAIRFIELD DR | 6/7/2021 | 247500 | 0.000% | \$247,500 | | | - | \$247,500 | 0.20 | \$49,500.00 |
| 70-14-26-251-023 | 1210 FAIRFIELD DR | 5/25/2021 | 260000 | 0.000% | \$260,000 | | | - | \$260,000 | 0.20 | \$52,000.00 |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | \$50,300.00 | |
| | | | | | | | | | Standard Deviation: | \$2,810.42 | |
| | | | | | | | | | Coefficient of Dispersion : | 4.7% | |
| | | | | | | | | | Indicated land value: | \$50,300.00 | |

Georgetown Charter

Condo: 2024 LAND STUDY CON P GLEAN EAGLE EAST

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|-----------------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|-------------|
| 70-14-26-276-026 | 6184 GLENEAGLE HIGHLANDS DR | 2/24/2023 | 276000 | 0.000% | \$276,000 | | | - | \$276,000 | 0.20 | \$55,200.00 |
| 70-14-26-327-010 | 1301 GLENEAGLE PL | 1/31/2023 | 292000 | 0.000% | \$292,000 | | | - | \$292,000 | 0.20 | \$58,400.00 |
| 70-14-26-327-005 | 1327 GLENEAGLE PL | 2/18/2022 | 315000 | 0.000% | \$315,000 | | | - | \$315,000 | 0.20 | \$63,000.00 |
| 70-14-26-276-005 | 6183 GLENEAGLE HIGHLANDS DR | 1/28/2022 | 265000 | 0.000% | \$265,000 | | | - | \$265,000 | 0.20 | \$53,000.00 |
| 70-14-26-276-141 | 975 CASTLEBAY WAY | 1/6/2022 | 328000 | 0.000% | \$328,000 | | | - | \$328,000 | 0.20 | \$65,600.00 |
| 70-14-26-276-104 | 1137 CASTLEBAY WAY | 11/30/2021 | 312000 | 0.000% | \$312,000 | | | - | \$312,000 | 0.20 | \$62,400.00 |
| 70-14-26-401-003 | 976 CASTLEBAY WAY | 9/29/2021 | 300000 | 0.000% | \$300,000 | | | - | \$300,000 | 0.20 | \$60,000.00 |
| 70-14-26-401-002 | 974 CASTLEBAY WAY | 9/22/2021 | 274900 | 0.000% | \$274,900 | | | - | \$274,900 | 0.20 | \$54,980.00 |
| 70-14-26-401-001 | 972 CASTLEBAY WAY | 9/17/2021 | 281000 | 0.000% | \$281,000 | | | - | \$281,000 | 0.20 | \$56,200.00 |

Unit of Comparison: **Allocation**

Average Sale Price Per Unit: \$58,753.33
 Standard Deviation: \$4,032.82
 Coefficient of Dispersion : 6.0%
Indicated land value: \$58,800.00

Georgetown Charter

Condo: 2024 CON-Q SUMMERSET RATE 1

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|--------------------|------------|------------|--------|--------------|-------------|-------------|----------|---------------|-----------------|-------------|
| 70-14-36-119-024 | 670 STONEBRIAR CIR | 5/3/2022 | 407000 | 0.000% | \$407,000 | 2973 | 371047.875 | 0.900 | \$70,084 | 0.20 | \$81,400.00 |
| 70-14-36-119-022 | 686 STONEBRIAR CIR | 3/28/2022 | 437730 | 0.000% | \$437,730 | 3192 | 432730.8438 | 0.900 | \$45,080 | 0.20 | \$87,546.00 |
| 70-14-36-119-018 | 724 STONEBRIAR CIR | 1/21/2022 | 405900 | 0.000% | \$405,900 | 6031 | 370375.9688 | 0.900 | \$66,531 | 0.20 | \$81,180.00 |
| 70-14-36-119-019 | 718 STONEBRIAR CIR | 12/14/2021 | 413835 | 0.000% | \$413,835 | 5737 | 390297.6563 | 0.900 | \$56,830 | 0.20 | \$82,767.00 |
| 70-14-36-119-004 | 671 STONEBRIAR CIR | 10/29/2021 | 360972 | 0.000% | \$360,972 | 4820 | 337383.7813 | 0.900 | \$52,507 | 0.20 | \$72,194.40 |
| 70-14-36-119-020 | 714 STONEBRIAR CIR | 10/13/2021 | 423794 | 0.000% | \$423,794 | 8093 | 440666.5 | 0.900 | \$19,101 | 0.20 | \$84,758.80 |
| 70-14-36-119-021 | 696 STONEBRIAR CIR | 7/15/2021 | 383900 | 0.000% | \$383,900 | 5209 | 365897.7188 | 0.900 | \$49,383 | 0.20 | \$76,780.00 |
| 70-14-36-119-002 | 655 STONEBRIAR CIR | 5/21/2021 | 482403 | 0.000% | \$482,403 | 6282 | 479684.7188 | 0.900 | \$44,405 | 0.20 | \$96,480.60 |

Unit of Comparison: Allocation

Average Sale Price Per Unit: \$82,888.35
 Standard Deviation: \$6,770.92
 Coefficient of Dispersion : 6.1%
Indicated land value: \$83,000.00

Georgetown Charter

| Condo: CON-R WATERFRONT ON WATER | | | | | | | | | | | |
|----------------------------------|---------------------|-----------|------------|--------|--------------|-------------|---------|----------|------------------|------------------------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-24-320-086 | 6707 WATERVIEW DR | 1/23/2023 | 196000 | 0.000% | \$196,000 | | | - | \$196,000 | 0.20 | \$39,200.00 |
| 70-14-24-320-094 | 6759 WATERFRONT CIR | 5/24/2022 | 236000 | 0.000% | \$236,000 | | | - | \$236,000 | 0.20 | \$47,200.00 |
| 70-14-24-320-045 | 707 WATERVIEW CT | 3/25/2022 | 210000 | 0.000% | \$210,000 | | | - | \$210,000 | 0.20 | \$42,000.00 |
| 70-14-24-320-050 | 689 WATERVIEW CT | 11/1/2021 | 225000 | 0.000% | \$225,000 | | | - | \$225,000 | 0.20 | \$45,000.00 |
| 70-14-24-320-093 | 6747 WATERFRONT CIR | 8/17/2021 | 220000 | 0.000% | \$220,000 | | | - | \$220,000 | 0.20 | \$44,000.00 |
| Unit of Comparison: | Allocation | | | | | | | | | | |
| | | | | | | | | | | Average Sale Price Per Unit: | \$43,480.00 |
| | | | | | | | | | | Standard Deviation: | \$2,717.65 |
| | | | | | | | | | | Coefficient of Dispersion : | 5.3% |
| | | | | | | | | | | Indicated land value: | \$43,500.00 |
| | | | | | | | | | as % of no water | Use | \$43,800 |

Georgetown Charter

Condo: 2024 LAND STUDY CON S FAIRWAY BENTREE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|--------------------------------------|-------------------|------------|------------|--------|--------------|-------------|-------------|----------|---------------|------------------------------|--------------------|
| 70-14-26-130-06 | 1323 BENT TREE DR | 3/20/2023 | 261900 | 0.000% | \$261,900 | 1929 | 240087.8125 | 0.960 | \$29,487 | 0.20 | \$52,380.00 |
| 70-14-26-130-09 | 1338 BENT TREE CT | 12/6/2022 | 230000 | 0.000% | \$230,000 | 1188 | 197203.7969 | 0.960 | \$39,496 | 0.20 | \$46,000.00 |
| 70-14-26-130-02 | 1358 BENT TREE DR | 10/25/2022 | 225000 | 0.000% | \$225,000 | 949 | 227796.5156 | 0.960 | \$5,366 | 0.20 | \$45,000.00 |
| 70-14-26-130-02 | 1350 BENT TREE DR | 10/19/2022 | 240000 | 0.000% | \$240,000 | 1485 | 200016.1563 | 0.960 | \$46,499 | 0.20 | \$48,000.00 |
| 70-14-26-130-08 | 1348 BENT TREE CT | 8/30/2022 | 200000 | 0.000% | \$200,000 | 1411 | 206864.8906 | 0.960 | (\$1) | 0.20 | \$40,000.00 |
| 70-14-26-130-07 | 1335 BENT TREE CT | 7/18/2022 | 215000 | 0.000% | \$215,000 | 760 | 179943.125 | 0.960 | \$41,495 | 0.20 | \$43,000.00 |
| 70-14-26-130-01 | 1339 BENT TREE DR | 5/9/2022 | 228000 | 0.000% | \$228,000 | 1422 | 241791.6719 | 0.960 | (\$5,542) | 0.20 | \$45,600.00 |
| 70-14-26-130-10 | 1301 BENT TREE DR | 5/9/2022 | 259000 | 0.000% | \$259,000 | 1558 | 231835.125 | 0.960 | \$34,880 | 0.20 | \$51,800.00 |
| 70-14-26-130-03 | 1344 BENT TREE DR | 1/11/2022 | 239900 | 0.000% | \$239,900 | 1522 | 236762.2969 | 0.960 | \$11,086 | 0.20 | \$47,980.00 |
| 70-14-26-130-03 | 1338 BENT TREE DR | 12/2/2021 | 268000 | 0.000% | \$268,000 | 1597 | 238644.9844 | 0.960 | \$37,304 | 0.20 | \$53,600.00 |
| 70-14-26-130-09 | 1342 BENT TREE CT | 8/24/2021 | 220000 | 0.000% | \$220,000 | 1300 | 203237.2656 | 0.960 | \$23,592 | 0.20 | \$44,000.00 |
| 70-14-26-130-10 | 1322 BENT TREE CT | 8/18/2021 | 203000 | 0.000% | \$203,000 | 1188 | 193066.3438 | 0.960 | \$16,468 | 0.20 | \$40,600.00 |
| 70-14-26-130-05 | 1353 BENT TREE CT | 6/8/2021 | 206900 | 0.000% | \$206,900 | 495 | 175511.3281 | 0.960 | \$37,914 | 0.20 | \$41,380.00 |
| 70-14-26-130-05 | 1374 BENT TREE CT | 5/21/2021 | 200000 | 0.000% | \$200,000 | 462 | 174415.0469 | 0.960 | \$32,100 | 0.20 | \$40,000.00 |
| 70-14-26-130-04 | 1376 BENT TREE CT | 4/8/2021 | 201150 | 0.000% | \$201,150 | 780 | 189480.9219 | 0.960 | \$18,468 | 0.20 | \$40,230.00 |
| 70-14-26-130-03 | 1346 BENT TREE DR | 4/5/2021 | 225000 | 0.000% | \$225,000 | 825 | 245871.3594 | 0.960 | (\$11,862) | 0.20 | \$45,000.00 |
| Unit of Comparison Allocation | | | | | | | | | | Average Sale Price Per Unit: | \$45,285.63 |
| | | | | | | | | | | Standard Deviation: | \$4,350.41 |
| | | | | | | | | | | Coefficient of Dispersion : | 7.8% |
| | | | | | | | | | | Indicated land value: | \$45,300.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON-T LOWING WOODS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|-------------------|------------|------------|--------|--------------|-------------|-------------|----------|------------------------------|-----------------|--------------------|
| 70-14-04-372-023 | 8811 BRAYRIDGE CT | 10/28/2022 | 375000 | 0.000% | \$375,000 | 5742 | 355023.4375 | 0.980 | \$21,335 | 0.20 | \$75,000.00 |
| 70-14-04-372-005 | 8839 BRAYRIDGE CT | 10/19/2022 | 390000 | 0.000% | \$390,000 | 6366 | 356124.625 | 0.980 | \$34,632 | 0.20 | \$78,000.00 |
| 70-14-05-494-032 | 3206 BRAEBURN CT | 8/30/2022 | 445000 | 0.000% | \$445,000 | 4746 | 371408.5625 | 0.980 | \$76,274 | 0.20 | \$89,000.00 |
| 70-14-04-363-017 | 3184 BRAEBURN CT | 3/4/2022 | 451000 | 0.000% | \$451,000 | 5797 | 458276.5 | 0.980 | (\$3,908) | 0.20 | \$90,200.00 |
| 70-14-04-372-027 | 8829 BRAYRIDGE CT | 2/17/2022 | 370000 | 0.000% | \$370,000 | 6540 | 305039.9688 | 0.980 | \$64,521 | 0.20 | \$74,000.00 |
| 70-14-04-372-024 | 8815 BRAYRIDGE CT | 1/10/2022 | 418450 | 0.000% | \$418,450 | 5087 | 357849.3125 | 0.980 | \$62,671 | 0.20 | \$83,690.00 |
| 70-14-05-494-001 | 8861 BRAEBURN CT | 8/5/2021 | 326000 | 0.000% | \$326,000 | 2667 | 350744.875 | 0.980 | (\$20,397) | 0.20 | \$65,200.00 |
| 70-14-05-494-002 | 8863 BRAEBURN CT | 6/4/2021 | 352000 | 0.000% | \$352,000 | 2391 | 312790.75 | 0.980 | \$43,074 | 0.20 | \$70,400.00 |
| Unit of Comparison: | Allocation | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$78,186.25 |
| | | | | | | | | | Standard Deviation: | | \$8,280.54 |
| | | | | | | | | | Coefficient of Dispersion : | | 9.1% |
| | | | | | | | | | Indicated land value: | | \$78,200.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON U UNITY TIMBERS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|-------------------|------------|------------|--------|--------------|-------------|-------------|----------|------------------------------|-----------------|--------------------|
| 70-14-31-429-028 | 4204 COTTAGE TRL | 2/28/2023 | 355000 | 0.000% | \$355,000 | 3378 | 336392.6875 | 0.880 | \$55,596 | 0.20 | \$71,000.00 |
| 70-14-31-412-004 | 4223 COTTAGE TRL | 11/10/2022 | 375000 | 0.000% | \$375,000 | 3403 | 338103.6563 | 0.880 | \$74,066 | 0.20 | \$75,000.00 |
| 70-14-31-412-012 | 4256 COTTAGE TRL | 8/17/2022 | 360000 | 0.000% | \$360,000 | 3426 | 349776.8438 | 0.880 | \$48,770 | 0.20 | \$72,000.00 |
| 70-14-31-412-014 | 4274 COTTAGE TRL | 7/11/2022 | 370000 | 0.000% | \$370,000 | 4023 | 335810.9688 | 0.880 | \$70,463 | 0.20 | \$74,000.00 |
| 70-14-31-429-021 | 4170 COTTAGE TRL | 4/4/2022 | 395400 | 0.000% | \$395,400 | 3341 | 383770.7188 | 0.880 | \$54,341 | 0.20 | \$79,080.00 |
| 70-14-31-412-021 | 4303 COTTAGE TRL | 12/23/2021 | 355000 | 0.000% | \$355,000 | 2568 | 329865.8438 | 0.880 | \$62,150 | 0.20 | \$71,000.00 |
| 70-14-31-429-027 | 4202 COTTAGE TRL | 10/6/2021 | 369000 | 0.000% | \$369,000 | 3378 | 382607.3125 | 0.880 | \$28,928 | 0.20 | \$73,800.00 |
| 70-14-31-412-005 | 4234 COTTAGE TRL | 9/3/2021 | 330000 | 0.000% | \$330,000 | 5117 | 322270.7188 | 0.880 | \$41,285 | 0.20 | \$66,000.00 |
| Unit of Comparison: | Allocation | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$72,735.00 |
| | | | | | | | | | Standard Deviation: | | \$3,536.32 |
| | | | | | | | | | Coefficient of Dispersion : | | 3.8% |
| | | | | | | | | | Indicated land value: | | \$72,700.00 |

Georgetown Charter

| Condo: 2024 LAND STUDY CON W BALDWIN WOODS | | | | | | | | | | | |
|--|-----------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|--------------------|-------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-14-188-008 | 7676 BALDWIN WOODS DR | 10/28/2021 | 407855 | 0.000% | \$407,855 | | | - | \$407,855 | 0.20 | \$81,571.00 |
| 70-14-14-188-009 | 7682 BALDWIN WOODS DR | 10/1/2021 | 426170 | 0.000% | \$426,170 | | | - | \$426,170 | 0.20 | \$85,234.00 |
| 70-14-14-188-006 | 7656 BALDWIN WOODS DR | 10/1/2021 | 453345 | 0.000% | \$453,345 | | | - | \$453,345 | 0.20 | \$90,669.00 |
| 70-14-14-188-007 | 7662 BALDWIN WOODS DR | 9/1/2021 | 478434 | 0.000% | \$478,434 | | | - | \$478,434 | 0.20 | \$95,686.80 |
| 70-14-14-188-004 | 7640 BALDWIN WOODS CT | 7/19/2021 | 440192 | 0.000% | \$440,192 | | | - | \$440,192 | 0.20 | \$88,038.40 |
| 70-14-14-188-005 | 7646 BALDWIN WOODS CT | 5/11/2021 | 490707 | 0.000% | \$490,707 | | | - | \$490,707 | 0.20 | \$98,141.40 |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | \$89,890.10 | |
| | | | | | | | | | Standard Deviation: | \$5,724.33 | |
| | | | | | | | | | Coefficient of Dispersion : | 5.5% | |
| | | | | | | | | | Indicated land value: | \$89,900.00 | |

Georgetown Charter

Condo: 2024 LAND STUDY CON X EAGLE ROOST

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|-----------------------|------------|------------|--------|--------------|-------------|-------------|----------|---------------|-----------------|-------------|
| 70-14-17-202-129 | 7960 BALD EAGLE PASS | 12/22/2022 | 465505 | 0.000% | \$465,505 | 5433 | 422305.375 | 0.890 | \$84,220 | 0.20 | \$93,101.00 |
| 70-14-17-202-071 | 3345 BALD EAGLE PASS | 11/10/2022 | 421715 | 0.000% | \$421,715 | 4301 | 372924.5625 | 0.890 | \$85,511 | 0.20 | \$84,343.00 |
| 70-14-17-202-076 | 3365 BALD EAGLE PASS | 10/25/2022 | 389900 | 0.000% | \$389,900 | 4567 | 339815.5625 | 0.890 | \$82,897 | 0.20 | \$77,980.00 |
| 70-14-17-202-120 | 7996 BALD EAGLE PASS | 9/23/2022 | 395000 | 0.000% | \$395,000 | 4506 | 349900.5938 | 0.890 | \$79,082 | 0.20 | \$79,000.00 |
| 70-14-17-202-112 | 3491 BALD EAGLE PASS | 9/22/2022 | 419900 | 0.000% | \$419,900 | 4452 | 368788.0313 | 0.890 | \$87,227 | 0.20 | \$83,980.00 |
| 70-14-17-202-085 | 3399 BALD EAGLE PASS | 9/9/2022 | 393515 | 0.000% | \$393,515 | 3695 | 350310.1875 | 0.890 | \$78,044 | 0.20 | \$78,703.00 |
| 70-14-17-202-096 | 3459 BALD EAGLE PASS | 8/29/2022 | 376900 | 0.000% | \$376,900 | 4403 | 316610.7813 | 0.890 | \$90,713 | 0.20 | \$75,380.00 |
| 70-14-17-202-111 | 3485 BALD EAGLE PASS | 8/25/2022 | 452750 | 0.000% | \$452,750 | 4246 | 396470.6563 | 0.890 | \$95,645 | 0.20 | \$90,550.00 |
| 70-14-17-202-080 | 3383 BALD EAGLE PASS | 8/19/2022 | 457865 | 0.000% | \$457,865 | 5021 | 394914.9688 | 0.890 | \$101,370 | 0.20 | \$91,573.00 |
| 70-14-17-202-115 | 3501 BALD EAGLE PASS | 7/28/2022 | 400000 | 0.000% | \$400,000 | 4403 | 350132.9375 | 0.890 | \$83,979 | 0.20 | \$80,000.00 |
| 70-14-17-202-072 | 3349 BALD EAGLE PASS | 7/11/2022 | 464235 | 0.000% | \$464,235 | 4403 | 389871.8438 | 0.890 | \$112,846 | 0.20 | \$92,847.00 |
| 70-14-17-202-064 | 7978 GOLDEN EAGLE WAY | 6/13/2022 | 470000 | 0.000% | \$470,000 | 3358 | 421699.4063 | 0.890 | \$91,330 | 0.20 | \$94,000.00 |
| 70-14-17-202-103 | 7969 EAGLES ROOST TRL | 5/31/2022 | 446400 | 0.000% | \$446,400 | 4373 | 425621.5625 | 0.890 | \$63,224 | 0.20 | \$89,280.00 |
| 70-14-17-202-086 | 3405 BALD EAGLE PASS | 5/24/2022 | 409075 | 0.000% | \$409,075 | 4095 | 330244.3125 | 0.890 | \$111,063 | 0.20 | \$81,815.00 |
| 70-14-17-202-095 | 3453 BALD EAGLE PASS | 5/13/2022 | 451150 | 0.000% | \$451,150 | 4428 | 398870.6563 | 0.890 | \$91,727 | 0.20 | \$90,230.00 |
| 70-14-17-202-070 | 3350 BALD EAGLE PASS | 5/12/2022 | 345900 | 0.000% | \$345,900 | 4293 | 288985.625 | 0.890 | \$84,410 | 0.20 | \$69,180.00 |
| 70-14-17-202-119 | 7998 BALD EAGLE PASS | 4/14/2022 | 448335 | 0.000% | \$448,335 | 3549 | 438028.75 | 0.890 | \$54,940 | 0.20 | \$89,667.00 |
| 70-14-17-202-116 | 3507 BALD EAGLE PASS | 4/12/2022 | 466570 | 0.000% | \$466,570 | 4851 | 430190.4063 | 0.890 | \$78,850 | 0.20 | \$93,314.00 |
| 70-14-17-202-104 | 7975 EAGLES ROOST TRL | 4/12/2022 | 389400 | 0.000% | \$389,400 | 4506 | 350930.5313 | 0.890 | \$72,566 | 0.20 | \$77,880.00 |
| 70-14-17-202-077 | 3382 BALD EAGLE PASS | 3/25/2022 | 441900 | 0.000% | \$441,900 | 4257 | 429487.4375 | 0.890 | \$55,399 | 0.20 | \$88,380.00 |
| 70-14-17-202-102 | 7957 EAGLES ROOST TRL | 3/8/2022 | 441900 | 0.000% | \$441,900 | 4392 | 398529.3438 | 0.890 | \$82,817 | 0.20 | \$88,380.00 |
| 70-14-17-202-019 | 3464 GOLDEN EAGLE WAY | 2/25/2022 | 385000 | 0.000% | \$385,000 | 4592 | 359118.5625 | 0.890 | \$60,792 | 0.20 | \$77,000.00 |
| 70-14-17-202-101 | 7953 EAGLES ROOST TRL | 2/8/2022 | 407900 | 0.000% | \$407,900 | 4597 | 368192.8125 | 0.890 | \$75,611 | 0.20 | \$81,580.00 |
| 70-14-17-202-078 | 3384 BALD EAGLE PASS | 1/28/2022 | 388270 | 0.000% | \$388,270 | 4436 | 359578.4375 | 0.890 | \$63,809 | 0.20 | \$77,654.00 |
| 70-14-17-202-024 | 3442 GOLDEN EAGLE WAY | 1/14/2022 | 374900 | 0.000% | \$374,900 | 4532 | 346559.2813 | 0.890 | \$61,930 | 0.20 | \$74,980.00 |
| 70-14-17-202-041 | 3371 GOLDEN EAGLE WAY | 12/28/2021 | 408000 | 0.000% | \$408,000 | 4039 | 412578.4375 | 0.890 | \$36,766 | 0.20 | \$81,600.00 |
| 70-14-17-202-106 | 3472 BALD EAGLE PASS | 12/23/2021 | 398900 | 0.000% | \$398,900 | 6666 | 428730.5313 | 0.890 | \$10,664 | 0.20 | \$79,780.00 |
| 70-14-17-202-069 | 3348 BALD EAGLE PASS | 11/18/2021 | 385880 | 0.000% | \$385,880 | 5582 | 385707.7813 | 0.890 | \$37,018 | 0.20 | \$77,176.00 |
| 70-14-17-202-110 | 3490 BALD EAGLE PASS | 11/12/2021 | 382625 | 0.000% | \$382,625 | 4149 | 400165.2813 | 0.890 | \$22,329 | 0.20 | \$76,525.00 |
| 70-14-17-202-093 | 3437 BALD EAGLE PASS | 11/11/2021 | 365400 | 0.000% | \$365,400 | 4257 | 347325.75 | 0.890 | \$52,023 | 0.20 | \$73,080.00 |
| 70-14-17-202-094 | 3445 BALD EAGLE PASS | 10/21/2021 | 427875 | 0.000% | \$427,875 | 4143 | 424873.0625 | 0.890 | \$45,595 | 0.20 | \$85,575.00 |
| 70-14-17-202-107 | 3469 BALD EAGLE PASS | 10/8/2021 | 383750 | 0.000% | \$383,750 | 4359 | 394453.9063 | 0.890 | \$28,327 | 0.20 | \$76,750.00 |
| 70-14-17-202-083 | 3398 BALD EAGLE PASS | 10/4/2021 | 317900 | 0.000% | \$317,900 | 4837 | 347348.5 | 0.890 | \$3,923 | 0.20 | \$63,580.00 |
| 70-14-17-202-105 | 3466 BALD EAGLE PASS | 10/4/2021 | 327900 | 0.000% | \$327,900 | 9565 | 382268.25 | 0.890 | (\$21,884) | 0.20 | \$65,580.00 |
| 70-14-17-202-016 | 3474 EAGLES ROOST TRL | 10/4/2021 | 332000 | 0.000% | \$332,000 | 7092 | 300153.2813 | 0.890 | \$57,772 | 0.20 | \$66,400.00 |
| 70-14-17-202-091 | 3432 BALD EAGLE PASS | 9/10/2021 | 358975 | 0.000% | \$358,975 | 5551 | 369214.375 | 0.890 | \$24,823 | 0.20 | \$71,795.00 |
| 70-14-17-202-109 | 3482 BALD EAGLE PASS | 9/2/2021 | 389925 | 0.000% | \$389,925 | 4155 | 414421.5625 | 0.890 | \$16,935 | 0.20 | \$77,985.00 |
| 70-14-17-202-108 | 3475 BALD EAGLE PASS | 7/29/2021 | 386360 | 0.000% | \$386,360 | 4562 | 421180.8438 | 0.890 | \$6,947 | 0.20 | \$77,272.00 |
| 70-14-17-202-073 | 3358 BALD EAGLE PASS | 7/14/2021 | 356200 | 0.000% | \$356,200 | 4562 | 364092.2188 | 0.890 | \$27,596 | 0.20 | \$71,240.00 |
| 70-14-17-202-088 | 3422 BALD EAGLE PASS | 6/30/2021 | 317900 | 0.000% | \$317,900 | 4461 | 313475.4375 | 0.890 | \$34,446 | 0.20 | \$63,580.00 |
| 70-14-17-202-087 | 3416 BALD EAGLE PASS | 6/18/2021 | 386100 | 0.000% | \$386,100 | 4257 | 432425.1563 | 0.890 | (\$3,015) | 0.20 | \$77,220.00 |
| 70-14-17-202-092 | 3440 BALD EAGLE PASS | 6/14/2021 | 395010 | 0.000% | \$395,010 | 6571 | 421930.5313 | 0.890 | \$12,921 | 0.20 | \$79,002.00 |
| 70-14-17-202-084 | 3402 BALD EAGLE PASS | 6/8/2021 | 394655 | 0.000% | \$394,655 | 4562 | 390429.9375 | 0.890 | \$42,610 | 0.20 | \$78,931.00 |
| 70-14-17-202-097 | 7976 EAGLES ROOST TRL | 6/1/2021 | 360600 | 0.000% | \$360,600 | 4226 | 358635.9375 | 0.890 | \$37,188 | 0.20 | \$72,120.00 |
| 70-14-17-202-100 | 7954 EAGLES ROOST TRL | 5/25/2021 | 356200 | 0.000% | \$356,200 | 4220 | 369214.375 | 0.890 | \$23,379 | 0.20 | \$71,240.00 |
| 70-14-17-202-074 | 3364 BALD EAGLE PASS | 5/14/2021 | 386100 | 0.000% | \$386,100 | 5551 | 386413.1875 | 0.890 | \$36,641 | 0.20 | \$77,220.00 |
| 70-14-17-202-027 | 3432 GOLDEN EAGLE WAY | 4/20/2021 | 322200 | 0.000% | \$322,200 | 4359 | 347348.5 | 0.890 | \$8,701 | 0.20 | \$64,440.00 |
| 70-14-17-202-098 | 7968 EAGLES ROOST TRL | 4/8/2021 | 415230 | 0.000% | \$415,230 | 5575 | 420934.125 | 0.890 | \$35,024 | 0.20 | \$83,046.00 |

Unit of Comparison: Allocation

| | |
|------------------------------|-------------|
| Average Sale Price Per Unit: | \$79,415.29 |
| Standard Deviation: | \$8,166.26 |
| Coefficient of Dispersion : | 8.1% |
| Indicated land value: | \$79,400.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON Y SHELDON CROSSING

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|--------------------------|------------|------------|--------|--------------|-------------|-------------|----------|------------------------------|-----------------|--------------------|
| 70-14-21-357-034 | 6615 CROFT LN | 11/23/2022 | 364900 | 0.000% | \$364,900 | 2811 | 321663.4063 | 0.880 | \$79,025 | 0.20 | \$72,980.00 |
| 70-14-21-357-030 | 6645 CROFT LN | 10/13/2022 | 314900 | 0.000% | \$314,900 | 2907 | 271323.125 | 0.880 | \$73,229 | 0.20 | \$62,980.00 |
| 70-14-21-357-031 | 6643 CROFT LN | 10/10/2022 | 395000 | 0.000% | \$395,000 | 2907 | 354116.2813 | 0.880 | \$80,471 | 0.20 | \$79,000.00 |
| 70-14-21-357-029 | 6647 CROFT LN | 9/23/2022 | 388604 | 0.000% | \$388,604 | 2907 | 352816.4063 | 0.880 | \$75,219 | 0.20 | \$77,720.80 |
| 70-14-21-357-033 | 6617 CROFT LN | 9/9/2022 | 337431 | 0.000% | \$337,431 | 2811 | 327068.5313 | 0.880 | \$46,800 | 0.20 | \$67,486.20 |
| 70-14-21-357-032 | 6619 CROFT LN | 8/29/2022 | 449900 | 0.000% | \$449,900 | 2811 | 408378.2188 | 0.880 | \$87,716 | 0.20 | \$89,980.00 |
| 70-14-21-357-024 | 6647 SHELDON CROSSING DR | 7/28/2022 | 406391 | 0.000% | \$406,391 | 3489 | 390022.0313 | 0.880 | \$59,683 | 0.20 | \$81,278.20 |
| 70-14-21-357-025 | 6649 SHELDON CROSSING DR | 7/8/2022 | 383271 | 0.000% | \$383,271 | 4294 | 392684.2188 | 0.880 | \$33,415 | 0.20 | \$76,654.20 |
| 70-14-21-357-036 | 6595 CROFT LN | 6/1/2022 | 314900 | 0.000% | \$314,900 | 2907 | 291965.7188 | 0.880 | \$55,063 | 0.20 | \$62,980.00 |
| 70-14-21-357-035 | 6597 CROFT LN | 5/27/2022 | 359900 | 0.000% | \$359,900 | 2811 | 384784.5625 | 0.880 | \$18,479 | 0.20 | \$71,980.00 |
| 70-14-21-357-037 | 6593 CROFT LN | 5/18/2022 | 355900 | 0.000% | \$355,900 | 2811 | 316291.3125 | 0.880 | \$74,753 | 0.20 | \$71,180.00 |
| 70-14-21-357-016 | 6595 SHELDON CROSSING DR | 3/25/2022 | 346300 | 0.000% | \$346,300 | 4664 | 316789.4688 | 0.880 | \$62,861 | 0.20 | \$69,260.00 |
| 70-14-21-357-015 | 6593 SHELDON CROSSING DR | 2/11/2022 | 342250 | 0.000% | \$342,250 | 3961 | 316291.3125 | 0.880 | \$59,953 | 0.20 | \$68,450.00 |
| 70-14-21-357-017 | 6615 SHELDON CROSSING DR | 11/29/2021 | 340400 | 0.000% | \$340,400 | 3729 | 348249.6875 | 0.880 | \$30,211 | 0.20 | \$68,080.00 |
| 70-14-21-357-018 | 6617 SHELDON CROSSING DR | 11/16/2021 | 349805 | 0.000% | \$349,805 | 4975 | 379838.4375 | 0.880 | \$10,572 | 0.20 | \$69,961.00 |
| 70-14-21-357-020 | 6618 SHELDON CROSSING DR | 10/29/2021 | 309900 | 0.000% | \$309,900 | 2877 | 310042.8438 | 0.880 | \$34,185 | 0.20 | \$61,980.00 |
| 70-14-21-357-004 | 6566 SHELDON CROSSING DR | 10/25/2021 | 280000 | 0.000% | \$280,000 | 3381 | 272533.6563 | 0.880 | \$36,789 | 0.20 | \$56,000.00 |
| 70-14-21-357-023 | 6621 SHELDON CROSSING DR | 10/18/2021 | 362900 | 0.000% | \$362,900 | 4856 | 397113.8438 | 0.880 | \$8,584 | 0.20 | \$72,580.00 |
| 70-14-21-357-027 | 6646 SHELDON CROSSING DR | 10/15/2021 | 284900 | 0.000% | \$284,900 | 2973 | 267097.9063 | 0.880 | \$46,881 | 0.20 | \$56,980.00 |
| 70-14-21-357-026 | 6644 SHELDON CROSSING DR | 10/6/2021 | 339900 | 0.000% | \$339,900 | 2686 | 390335.375 | 0.880 | (\$6,281) | 0.20 | \$67,980.00 |
| 70-14-21-357-022 | 6619 SHELDON CROSSING DR | 10/1/2021 | 344700 | 0.000% | \$344,700 | 4304 | 388473.6875 | 0.880 | (\$1,461) | 0.20 | \$68,940.00 |
| 70-14-21-357-021 | 6620 SHELDON CROSSING DR | 8/9/2021 | 350200 | 0.000% | \$350,200 | 2782 | 360632.8125 | 0.880 | \$30,061 | 0.20 | \$70,040.00 |
| 70-14-21-357-019 | 6616 SHELDON CROSSING DR | 6/28/2021 | 347100 | 0.000% | \$347,100 | 2877 | 358255.8125 | 0.880 | \$28,958 | 0.20 | \$69,420.00 |
| 70-14-21-357-010 | 6579 SHELDON CROSSING DR | 6/11/2021 | 353300 | 0.000% | \$353,300 | 3740 | 384477.3438 | 0.880 | \$11,220 | 0.20 | \$70,660.00 |
| 70-14-21-357-011 | 6581 SHELDON CROSSING DR | 4/19/2021 | 310050 | 0.000% | \$310,050 | 4502 | 383336.5938 | 0.880 | (\$31,788) | 0.20 | \$62,010.00 |
| Unit of Comparison: | Allocation | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$69,862.42 |
| | | | | | | | | | Standard Deviation: | | \$7,328.96 |
| | | | | | | | | | Coefficient of Dispersion : | | 7.5% |
| | | | | | | | | | Indicated land value: | | \$69,900.00 |

Georgetown Charter

Condo: 2024 LAND STUDY CON Z GLEN EAGLE SHORES

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|---------------------|------------|------------|--------|--------------|-------------|---------|----------|------------------------------|--------------------|-------------|
| 70-14-26-163-027 | 1557 EAGLE SHORE CT | 12/9/2022 | 383413 | 0.000% | \$383,413 | | | - | \$383,413 | 0.20 | \$76,682.60 |
| 70-14-26-163-016 | 1516 EAGLE SHORE CT | 11/4/2022 | 349900 | 0.000% | \$349,900 | | | - | \$349,900 | 0.20 | \$69,980.00 |
| 70-14-26-163-001 | 1414 EAGLE SHORE CT | 10/28/2022 | 354900 | 0.000% | \$354,900 | | | - | \$354,900 | 0.20 | \$70,980.00 |
| 70-14-26-163-019 | 1538 EAGLE SHORE CT | 9/30/2022 | 422900 | 0.000% | \$422,900 | | | - | \$422,900 | 0.20 | \$84,580.00 |
| 70-14-26-163-018 | 1532 EAGLE SHORE CT | 9/29/2022 | 419900 | 0.000% | \$419,900 | | | - | \$419,900 | 0.20 | \$83,980.00 |
| 70-14-26-163-002 | 1420 EAGLE SHORE CT | 9/2/2022 | 334900 | 0.000% | \$334,900 | | | - | \$334,900 | 0.20 | \$66,980.00 |
| 70-14-26-163-015 | 1510 EAGLE SHORE CT | 8/17/2022 | 344925 | 0.000% | \$344,925 | | | - | \$344,925 | 0.20 | \$68,985.00 |
| 70-14-26-163-026 | 1563 EAGLE SHORE CT | 8/16/2022 | 439900 | 0.000% | \$439,900 | | | - | \$439,900 | 0.20 | \$87,980.00 |
| 70-14-26-163-017 | 1526 EAGLE SHORE CT | 8/15/2022 | 420000 | 0.000% | \$420,000 | | | - | \$420,000 | 0.20 | \$84,000.00 |
| Unit of Comparison: | Allocation | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | \$77,127.51 | |
| | | | | | | | | | Standard Deviation: | \$7,643.83 | |
| | | | | | | | | | Coefficient of Dispersion : | 9.2% | |
| | | | | | | | | | Indicated land value: | \$77,100.00 | |

Georgetown Charter

| Condo: LOWINGWOOD TWN HM BLACKSTAR CONDO ALLENSPRINGS | | | | | | | | | | | |
|---|----------------------|------------|------------|--------|--------------|-------------|-------------|----------|------------------------------|--------------------|-------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-11-482-004 | 905 ALLEN SPRINGS LN | 5/11/2021 | 243000 | 0.000% | \$243,000 | 0 | 259465.8438 | 1.000 | (\$16,466) | 0.20 | \$48,600.00 |
| 70-14-05-489-024 | 8900 BARRINGTON LN | 5/14/2021 | 254937 | 0.000% | \$254,937 | 2590 | 273760.1563 | 1.000 | (\$21,413) | 0.20 | \$50,987.40 |
| 70-14-05-489-025 | 8901 BARRINGTON LN | 11/30/2021 | 308774 | 0.000% | \$308,774 | 1780 | 263747.3125 | 1.000 | \$43,247 | 0.20 | \$61,754.80 |
| 70-14-05-489-023 | 8902 BARRINGTON LN | 5/17/2021 | 266847 | 0.000% | \$266,847 | 1780 | 237468.9531 | 1.000 | \$27,598 | 0.20 | \$53,369.40 |
| 70-14-05-489-026 | 8903 BARRINGTON LN | 3/11/2022 | 310000 | 0.000% | \$310,000 | 1714 | 242143.4688 | 1.000 | \$66,143 | 0.20 | \$62,000.00 |
| 70-14-05-489-022 | 8904 BARRINGTON LN | 6/9/2021 | 271462 | 0.000% | \$271,462 | 1780 | 237468.9531 | 1.000 | \$32,213 | 0.20 | \$54,292.40 |
| 70-14-05-489-027 | 8905 BARRINGTON LN | 12/21/2021 | 299900 | 0.000% | \$299,900 | 2590 | 235337.2656 | 1.000 | \$61,973 | 0.20 | \$59,980.00 |
| 70-14-05-489-021 | 8906 BARRINGTON LN | 5/14/2021 | 241307 | 0.000% | \$241,307 | 2590 | 242629.5469 | 1.000 | (\$3,913) | 0.20 | \$48,261.40 |
| 70-14-05-489-028 | 8907 BARRINGTON LN | 12/10/2021 | 309321 | 0.000% | \$309,321 | 2590 | 257697 | 1.000 | \$49,034 | 0.20 | \$61,864.20 |
| 70-14-05-489-012 | 8924 BARRINGTON LN | 1/3/2023 | 315000 | 0.000% | \$315,000 | 1619 | 269624.1875 | 1.000 | \$43,757 | 0.20 | \$63,000.00 |
| 70-14-05-489-011 | 8926 BARRINGTON LN | 12/12/2022 | 325000 | 0.000% | \$325,000 | 2590 | 232096.3594 | 1.000 | \$90,314 | 0.20 | \$65,000.00 |
| 70-14-17-194-014 | 3739 BLACK STAR CV | 2/23/2023 | 365000 | 0.000% | \$365,000 | 3322 | 316106.9688 | 0.920 | \$70,860 | 0.20 | \$73,000.00 |
| 70-14-05-489-017 | 8901 DALTON LN | 4/1/2021 | 291125 | 0.000% | \$291,125 | 2494 | 275077.0938 | 1.000 | \$13,554 | 0.20 | \$58,225.00 |
| 70-14-05-489-018 | 8903 DALTON LN | 6/3/2021 | 254900 | 0.000% | \$254,900 | 2590 | 231846.8906 | 1.000 | \$20,463 | 0.20 | \$50,980.00 |
| 70-14-05-489-019 | 8905 DALTON LN | 6/7/2021 | 265450 | 0.000% | \$265,450 | 1780 | 250119.9219 | 1.000 | \$13,550 | 0.20 | \$53,090.00 |
| 70-14-05-489-029 | 3356 WINDBORNE LN | 11/17/2022 | 364900 | 0.000% | \$364,900 | 2617 | 326373.6563 | 1.000 | \$35,909 | 0.20 | \$72,980.00 |
| 70-14-05-489-030 | 3358 WINDBORNE LN | 11/29/2022 | 290000 | 0.000% | \$290,000 | 1798 | 229150.9688 | 1.000 | \$59,051 | 0.20 | \$58,000.00 |
| 70-14-05-489-036 | 3384 WINDBORNE LN | 11/10/2022 | 325000 | 0.000% | \$325,000 | 1798 | 264946.4688 | 1.000 | \$58,256 | 0.20 | \$65,000.00 |
| 70-14-05-489-037 | 3386 WINDBORNE LN | 7/29/2022 | 320000 | 0.000% | \$320,000 | 1798 | 237765.5313 | 1.000 | \$80,436 | 0.20 | \$64,000.00 |
| 70-14-05-489-038 | 3388 WINDBORNE LN | 7/29/2022 | 320569 | 0.000% | \$320,569 | 1798 | 237765.5313 | 1.000 | \$81,005 | 0.20 | \$64,113.80 |
| 70-14-05-489-039 | 3390 WINDBORNE LN | 10/31/2022 | 299900 | 0.000% | \$299,900 | 1798 | 229150.9688 | 1.000 | \$68,951 | 0.20 | \$59,980.00 |
| 70-14-05-489-040 | 3392 WINDBORNE LN | 8/5/2022 | 375400 | 0.000% | \$375,400 | 2617 | 326373.6563 | 1.000 | \$46,409 | 0.20 | \$75,080.00 |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | \$60,161.75 | |
| | | | | | | | | | Standard Deviation: | \$7,472.90 | |
| | | | | | | | | | Coefficient of Dispersion : | 10.0% | |
| | | | | | | | | | Indicated land value: | \$60,200.00 | |

Georgetown Charter

Condo: 2024 NAVC

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|-------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|-------------|
| 70-14-13-165-019 | 607 CARRIAGE LN | 5/10/2021 | 135000 | 0.000% | \$135,000 | | | - | \$135,000 | 0.20 | \$27,000.00 |
| 70-14-14-249-003 | 991 VILLAGE LN | 5/28/2021 | 129000 | 0.000% | \$129,000 | | | - | \$129,000 | 0.20 | \$25,800.00 |
| 70-14-13-171-006 | 964 VILLAGE LN | 6/22/2021 | 122500 | 0.000% | \$122,500 | | | - | \$122,500 | 0.20 | \$24,500.00 |
| 70-14-14-247-003 | 1066 VILLAGE LN | 7/9/2021 | 150000 | 0.000% | \$150,000 | | | - | \$150,000 | 0.20 | \$30,000.00 |
| 70-14-13-165-001 | 649 CARRIAGE LN | 7/22/2021 | 140000 | 0.000% | \$140,000 | | | - | \$140,000 | 0.20 | \$28,000.00 |
| 70-14-14-247-012 | 1046 VILLAGE LN | 7/30/2021 | 124000 | 0.000% | \$124,000 | | | - | \$124,000 | 0.20 | \$24,800.00 |
| 70-14-13-166-004 | 694 VILLAGE LN | 8/4/2021 | 125000 | 0.000% | \$125,000 | | | - | \$125,000 | 0.20 | \$25,000.00 |
| 70-14-13-166-002 | 690 VILLAGE LN | 8/18/2021 | 133000 | 0.000% | \$133,000 | | | - | \$133,000 | 0.20 | \$26,600.00 |
| 70-14-13-168-002 | 921 VILLAGE LN | 8/25/2021 | 114900 | 0.000% | \$114,900 | | | - | \$114,900 | 0.20 | \$22,980.00 |
| 70-14-14-249-016 | 1019 VILLAGE LN | 8/27/2021 | 135000 | 0.000% | \$135,000 | | | - | \$135,000 | 0.20 | \$27,000.00 |
| 70-14-14-247-015 | 1040 VILLAGE LN | 9/17/2021 | 165000 | 0.000% | \$165,000 | | | - | \$165,000 | 0.20 | \$33,000.00 |
| 70-14-13-162-011 | 7747 COACHMANS LN | 11/18/2021 | 154000 | 0.000% | \$154,000 | | | - | \$154,000 | 0.20 | \$30,800.00 |
| 70-14-13-167-004 | 883 VILLAGE LN | 12/14/2021 | 129000 | 0.000% | \$129,000 | | | - | \$129,000 | 0.20 | \$25,800.00 |
| 70-14-13-166-006 | 698 VILLAGE LN | 12/16/2021 | 134200 | 0.000% | \$134,200 | | | - | \$134,200 | 0.20 | \$26,840.00 |
| 70-14-13-163-010 | 7721 COACHMANS LN | 1/31/2022 | 130000 | 0.000% | \$130,000 | | | - | \$130,000 | 0.20 | \$26,000.00 |
| 70-14-13-163-001 | 7703 COACHMANS LN | 2/4/2022 | 145000 | 0.000% | \$145,000 | | | - | \$145,000 | 0.20 | \$29,000.00 |
| 70-14-13-165-014 | 638 VILLAGE LN | 2/25/2022 | 125000 | 0.000% | \$125,000 | | | - | \$125,000 | 0.20 | \$25,000.00 |
| 70-14-13-165-002 | 647 CARRIAGE LN | 5/18/2022 | 131000 | 0.000% | \$131,000 | | | - | \$131,000 | 0.20 | \$26,200.00 |
| 70-14-13-166-013 | 706 VILLAGE LN | 8/1/2022 | 143000 | 0.000% | \$143,000 | | | - | \$143,000 | 0.20 | \$28,600.00 |
| 70-14-13-164-012 | 7732 COACHMANS LN | 8/8/2022 | 130000 | 0.000% | \$130,000 | | | - | \$130,000 | 0.20 | \$26,000.00 |
| 70-14-14-250-006 | 1012 VILLAGE LN | 8/15/2022 | 139000 | 0.000% | \$139,000 | | | - | \$139,000 | 0.20 | \$27,800.00 |
| 70-14-13-171-012 | 948 VILLAGE LN | 8/31/2022 | 125000 | 0.000% | \$125,000 | | | - | \$125,000 | 0.20 | \$25,000.00 |
| 70-14-13-165-011 | 644 VILLAGE LN | 9/16/2022 | 125000 | 0.000% | \$125,000 | | | - | \$125,000 | 0.20 | \$25,000.00 |
| 70-14-13-167-016 | 897 VILLAGE LN | 9/16/2022 | 145000 | 0.000% | \$145,000 | | | - | \$145,000 | 0.20 | \$29,000.00 |
| 70-14-14-249-014 | 1015 VILLAGE LN | 9/23/2022 | 143000 | 0.000% | \$143,000 | | | - | \$143,000 | 0.20 | \$28,600.00 |
| 70-14-13-164-002 | 703 CARRIAGE LN | 10/3/2022 | 139200 | 0.000% | \$139,200 | | | - | \$139,200 | 0.20 | \$27,840.00 |
| 70-14-13-161-010 | 7771 COACHMANS LN | 10/21/2022 | 120000 | 0.000% | \$120,000 | | | - | \$120,000 | 0.20 | \$24,000.00 |
| 70-14-13-167-006 | 879 VILLAGE LN | 10/25/2022 | 142500 | 0.000% | \$142,500 | | | - | \$142,500 | 0.20 | \$28,500.00 |
| 70-14-13-164-015 | 695 CARRIAGE LN | 2/24/2023 | 140000 | 0.000% | \$140,000 | | | - | \$140,000 | 0.20 | \$28,000.00 |
| 70-14-13-160-010 | 7797 COACHMANS LN | 3/7/2023 | 135000 | 0.000% | \$135,000 | | | - | \$135,000 | 0.20 | \$27,000.00 |
| 70-14-13-169-013 | 7805 COACHMANS LN | 3/24/2023 | 145750 | 0.000% | \$145,750 | | | - | \$145,750 | 0.20 | \$29,150.00 |
| 70-14-13-169-006 | 926 VILLAGE LN | 3/29/2023 | 120000 | 0.000% | \$120,000 | | | - | \$120,000 | 0.20 | \$24,000.00 |

Unit of Comparison: Allocation

Average Sale Price Per Unit: \$26,962.81
 Standard Deviation: \$2,162.82
 Coefficient of Dispersion : 6.5%
 Indicated land value: \$27,000.00

Georgetown Charter

FULL PEGWS SITE VALUE <1 ACRE FOR 2024 ROLL

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|--------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|--------------|
| 70-14-20-308-007 | 6716 ARLENE | 4/9/2021 | 88000 | 0.000% | \$88,000 | | | - | \$88,000 | 1.00 | \$88,000.00 |
| 70-14-20-308-010 | 3862 DELIA | 4/12/2021 | 80000 | 0.000% | \$80,000 | | | - | \$80,000 | 1.00 | \$80,000.00 |
| 70-14-20-308-011 | 3848 DELIA | 4/12/2021 | 85000 | 0.000% | \$85,000 | | | - | \$85,000 | 1.00 | \$85,000.00 |
| 70-14-20-308-006 | 6702 ARLENE | 4/13/2021 | 88000 | 0.000% | \$88,000 | | | - | \$88,000 | 1.00 | \$88,000.00 |
| 70-14-09-348-008 | 2872 TWO OAKS | 4/20/2021 | 71000 | 0.000% | \$71,000 | | | - | \$71,000 | 1.00 | \$71,000.00 |
| 70-14-09-348-002 | 2867 TWO OAKS | 4/26/2021 | 75000 | 0.000% | \$75,000 | | | - | \$75,000 | 1.00 | \$75,000.00 |
| 70-14-20-307-003 | 6741 ARLENE | 4/29/2021 | 86000 | 0.000% | \$86,000 | | | - | \$86,000 | 1.00 | \$86,000.00 |
| 70-14-27-300-059 | 2376 EDSON DR | 4/29/2021 | 70000 | 0.000% | \$70,000 | | | - | \$70,000 | 1.00 | \$70,000.00 |
| 70-14-20-326-002 | 3778 DELIA | 5/13/2021 | 79000 | 0.000% | \$79,000 | | | - | \$79,000 | 1.00 | \$79,000.00 |
| 70-14-03-339-002 | 9126 EAST CEDAR | 5/21/2021 | 82900 | 0.000% | \$82,900 | | | - | \$82,900 | 1.00 | \$82,900.00 |
| 70-14-20-307-009 | 6663 ARLENE | 5/21/2021 | 86000 | 0.000% | \$86,000 | | | - | \$86,000 | 1.00 | \$86,000.00 |
| 70-14-20-306-007 | 3825 DELIA | 5/24/2021 | 87000 | 0.000% | \$87,000 | | | - | \$87,000 | 1.00 | \$87,000.00 |
| 70-14-03-338-001 | 2108 EAST VIEW | 6/2/2021 | 84900 | 0.000% | \$84,900 | | | - | \$84,900 | 1.00 | \$84,900.00 |
| 70-14-20-307-010 | 6649 ARLENE | 6/10/2021 | 89500 | 0.000% | \$89,500 | | | - | \$89,500 | 1.00 | \$89,500.00 |
| 70-14-09-348-009 | 2860 TWO OAKS | 6/14/2021 | 70000 | 0.000% | \$70,000 | | | - | \$70,000 | 1.00 | \$70,000.00 |
| 70-14-11-100-087 | 8559 COTTONWOOD | 6/15/2021 | 60000 | 0.000% | \$60,000 | | | - | \$60,000 | 1.00 | \$60,000.00 |
| 70-14-16-103-007 | 7887 PARKSIDE | 6/29/2021 | 75000 | 0.000% | \$75,000 | | | - | \$75,000 | 1.00 | \$75,000.00 |
| 70-14-09-348-006 | 2886 TWO OAKS | 7/16/2021 | 74000 | 0.000% | \$74,000 | | | - | \$74,000 | 1.00 | \$74,000.00 |
| 70-14-20-301-002 | 6775 ALWARD | 7/19/2021 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-04-357-020 | 3055 DEER HAVEN | 7/23/2021 | 85000 | 0.000% | \$85,000 | | | - | \$85,000 | 1.00 | \$85,000.00 |
| 70-14-04-357-012 | 3071 DEER HAVEN | 7/26/2021 | 100000 | 0.000% | \$100,000 | | | - | \$100,000 | 1.00 | \$100,000.00 |
| 70-14-04-358-010 | 3066 DEER HAVEN | 8/12/2021 | 81000 | 0.000% | \$81,000 | | | - | \$81,000 | 1.00 | \$81,000.00 |
| 70-14-20-306-002 | 3891 DELIA | 8/17/2021 | 84000 | 0.000% | \$84,000 | | | - | \$84,000 | 1.00 | \$84,000.00 |
| 70-14-20-307-008 | 6675 ARLENE | 8/17/2021 | 86000 | 0.000% | \$86,000 | | | - | \$86,000 | 1.00 | \$86,000.00 |
| 70-14-04-369-001 | 8811 EMERADO | 8/27/2021 | 78000 | 0.000% | \$78,000 | | | - | \$78,000 | 1.00 | \$78,000.00 |
| 70-14-05-476-006 | 3301 DEER HAVEN | 8/27/2021 | 73000 | 0.000% | \$73,000 | | | - | \$73,000 | 1.00 | \$73,000.00 |
| 70-14-05-490-005 | 8865 ABBINGTON | 8/27/2021 | 69000 | 0.000% | \$69,000 | | | - | \$69,000 | 1.00 | \$69,000.00 |
| 70-14-20-306-004 | 3865 DELIA | 8/27/2021 | 84000 | 0.000% | \$84,000 | | | - | \$84,000 | 1.00 | \$84,000.00 |
| 70-14-09-126-002 | 3021 BRIXTON | 8/30/2021 | 75000 | 0.000% | \$75,000 | | | - | \$75,000 | 1.00 | \$75,000.00 |
| 70-14-04-371-002 | 3051 DEER HAVEN | 9/9/2021 | 75000 | 0.000% | \$75,000 | | | - | \$75,000 | 1.00 | \$75,000.00 |
| 70-14-16-300-053 | 7413 ROLLING HILLS | 9/9/2021 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-04-358-009 | 3068 DEER HAVEN | 9/17/2021 | 83000 | 0.000% | \$83,000 | | | - | \$83,000 | 1.00 | \$83,000.00 |
| 70-14-04-357-003 | 3089 DEER HAVEN | 9/23/2021 | 88000 | 0.000% | \$88,000 | | | - | \$88,000 | 1.00 | \$88,000.00 |
| 70-14-04-358-002 | 3094 DEER HAVEN | 9/27/2021 | 80000 | 0.000% | \$80,000 | | | - | \$80,000 | 1.00 | \$80,000.00 |
| 70-14-04-358-008 | 3072 DEER HAVEN | 9/30/2021 | 85000 | 0.000% | \$85,000 | | | - | \$85,000 | 1.00 | \$85,000.00 |
| 70-14-09-348-013 | 2816 TWO OAKS | 10/5/2021 | 60000 | 0.000% | \$60,000 | | | - | \$60,000 | 1.00 | \$60,000.00 |
| 70-14-21-103-004 | 7113 SUGARMAPLE | 10/5/2021 | 85000 | 0.000% | \$85,000 | | | - | \$85,000 | 1.00 | \$85,000.00 |
| 70-14-17-377-010 | 7358 YELLOWSTONE | 10/26/2021 | 85900 | 0.000% | \$85,900 | | | - | \$85,900 | 1.00 | \$85,900.00 |
| 70-14-09-347-002 | 2829 TWO OAKS | 11/5/2021 | 64000 | 0.000% | \$64,000 | | | - | \$64,000 | 1.00 | \$64,000.00 |
| 70-14-09-348-005 | 2889 TWO OAKS | 11/5/2021 | 74000 | 0.000% | \$74,000 | | | - | \$74,000 | 1.00 | \$74,000.00 |

| | | | | | | | | | | | |
|----------------------------|--------------------|------------|--------|--------|-----------|--|--|---|---------------------------------------|------|--------------------|
| 70-14-09-348-011 | 2836 TWO OAKS | 11/19/2021 | 69000 | 0.000% | \$69,000 | | | - | \$69,000 | 1.00 | \$69,000.00 |
| 70-14-16-300-053 | 7413 ROLLING HILLS | 12/13/2021 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-09-347-001 | 2815 TWO OAKS | 12/27/2021 | 72000 | 0.000% | \$72,000 | | | - | \$72,000 | 1.00 | \$72,000.00 |
| 70-14-05-482-011 | 3181 DEER HAVEN | 2/15/2022 | 79000 | 0.000% | \$79,000 | | | - | \$79,000 | 1.00 | \$79,000.00 |
| 70-14-20-309-002 | 6733 MARIA | 5/4/2022 | 91000 | 0.000% | \$91,000 | | | - | \$91,000 | 1.00 | \$91,000.00 |
| 70-14-20-309-004 | 6709 MARIA | 5/4/2022 | 93000 | 0.000% | \$93,000 | | | - | \$93,000 | 1.00 | \$93,000.00 |
| 70-14-20-309-006 | 6683 MARIA | 5/4/2022 | 93000 | 0.000% | \$93,000 | | | - | \$93,000 | 1.00 | \$93,000.00 |
| 70-14-20-309-009 | 6645 MARIA | 5/4/2022 | 91000 | 0.000% | \$91,000 | | | - | \$91,000 | 1.00 | \$91,000.00 |
| 70-14-05-482-005 | 3231 DEER HAVEN | 5/11/2022 | 74000 | 0.000% | \$74,000 | | | - | \$74,000 | 1.00 | \$74,000.00 |
| 70-14-05-483-012 | 3168 DEER HAVEN | 5/17/2022 | 75000 | 0.000% | \$75,000 | | | - | \$75,000 | 1.00 | \$75,000.00 |
| 70-14-04-351-001 | 3125 DEER HAVEN | 5/18/2022 | 86000 | 0.000% | \$86,000 | | | - | \$86,000 | 1.00 | \$86,000.00 |
| 70-14-05-483-007 | 3206 DEER HAVEN | 5/19/2022 | 73000 | 0.000% | \$73,000 | | | - | \$73,000 | 1.00 | \$73,000.00 |
| 70-14-17-376-021 | 3663 TETON | 5/25/2022 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-20-327-010 | 6742 MARIA | 5/25/2022 | 93000 | 0.000% | \$93,000 | | | - | \$93,000 | 1.00 | \$93,000.00 |
| 70-14-05-483-014 | 3154 DEER HAVEN | 5/27/2022 | 79000 | 0.000% | \$79,000 | | | - | \$79,000 | 1.00 | \$79,000.00 |
| 70-14-20-327-009 | 6726 MARIA | 5/31/2022 | 95000 | 0.000% | \$95,000 | | | - | \$95,000 | 1.00 | \$95,000.00 |
| 70-14-20-309-001 | 6749 MARIA | 6/1/2022 | 91000 | 0.000% | \$91,000 | | | - | \$91,000 | 1.00 | \$91,000.00 |
| 70-14-20-327-011 | 6743 DELIA | 6/10/2022 | 93000 | 0.000% | \$93,000 | | | - | \$93,000 | 1.00 | \$93,000.00 |
| 70-14-05-483-016 | 3132 DEER HAVEN | 6/15/2022 | 72540 | 0.000% | \$72,540 | | | - | \$72,540 | 1.00 | \$72,540.00 |
| 70-14-05-482-007 | 3217 DEER HAVEN | 6/22/2022 | 78000 | 0.000% | \$78,000 | | | - | \$78,000 | 1.00 | \$78,000.00 |
| 70-14-17-376-016 | 3725 TETON | 6/27/2022 | 103300 | 0.000% | \$103,300 | | | - | \$103,300 | 1.00 | \$103,300.00 |
| 70-14-21-103-001 | 7161 SUGARMAPLE | 7/1/2022 | 96500 | 0.000% | \$96,500 | | | - | \$96,500 | 1.00 | \$96,500.00 |
| 70-14-05-482-015 | 3133 DEER HAVEN | 7/8/2022 | 76000 | 0.000% | \$76,000 | | | - | \$76,000 | 1.00 | \$76,000.00 |
| 70-14-05-482-008 | 3205 DEER HAVEN | 7/13/2022 | 76000 | 0.000% | \$76,000 | | | - | \$76,000 | 1.00 | \$76,000.00 |
| 70-14-05-483-016 | 3132 DEER HAVEN | 7/19/2022 | 78000 | 0.000% | \$78,000 | | | - | \$78,000 | 1.00 | \$78,000.00 |
| 70-14-20-309-005 | 6695 MARIA | 7/20/2022 | 93000 | 0.000% | \$93,000 | | | - | \$93,000 | 1.00 | \$93,000.00 |
| 70-14-20-327-008 | 6714 MARIA | 7/20/2022 | 95000 | 0.000% | \$95,000 | | | - | \$95,000 | 1.00 | \$95,000.00 |
| 70-14-20-327-013 | 6721 DELIA | 7/20/2022 | 98000 | 0.000% | \$98,000 | | | - | \$98,000 | 1.00 | \$98,000.00 |
| 70-14-20-309-010 | 6631 MARIA | 8/17/2022 | 91000 | 0.000% | \$91,000 | | | - | \$91,000 | 1.00 | \$91,000.00 |
| 70-14-08-438-001 | 3389 HAGER | 9/19/2022 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-08-439-001 | 3359 HAGER | 9/20/2022 | 90900 | 0.000% | \$90,900 | | | - | \$90,900 | 1.00 | \$90,900.00 |
| 70-14-20-309-003 | 6721 MARIA | 9/28/2022 | 93000 | 0.000% | \$93,000 | | | - | \$93,000 | 1.00 | \$93,000.00 |
| 70-14-04-357-001 | 3105 DEER HAVEN | 10/18/2022 | 88000 | 0.000% | \$88,000 | | | - | \$88,000 | 1.00 | \$88,000.00 |
| 70-14-20-327-012 | 6735 DELIA | 10/25/2022 | 98000 | 0.000% | \$98,000 | | | - | \$98,000 | 1.00 | \$98,000.00 |
| 70-14-20-309-007 | 6673 MARIA | 2/28/2023 | 95000 | 0.000% | \$95,000 | | | - | \$95,000 | 1.00 | \$95,000.00 |
| 70-14-20-309-008 | 6657 MARIA | 3/27/2023 | 95000 | 0.000% | \$95,000 | | | - | \$95,000 | 1.00 | \$95,000.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$83,420.26 |
| | | | | | | | | | Standard Deviation: | | \$9,463.27 |
| | | | | | | | | | Coefficient of Dispersion : | | 9.5% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$83,400.00 |

Georgetown Charter

FULL PEGWS SITE VALUE PLUS <1 ACRE FOR 2024 ROLL

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|--------------|
| 70-14-08-476-004 | 8181 EAGLE PEAK | 4/6/2021 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-08-488-002 | 3378 BOX ELDER | 4/12/2021 | 98900 | 0.000% | \$98,900 | | | - | \$98,900 | 1.00 | \$98,900.00 |
| 70-14-20-306-010 | 3789 DELIA | 4/12/2021 | 98000 | 0.000% | \$98,000 | | | - | \$98,000 | 1.00 | \$98,000.00 |
| 70-14-08-476-005 | 8169 EAGLE PEAK | 5/7/2021 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-08-477-016 | 3344 EAGLE PEAK | 5/7/2021 | 96900 | 0.000% | \$96,900 | | | - | \$96,900 | 1.00 | \$96,900.00 |
| 70-14-04-402-009 | 2584 CEDAR WEST | 5/21/2021 | 84900 | 0.000% | \$84,900 | | | - | \$84,900 | 1.00 | \$84,900.00 |
| 70-14-08-477-019 | 8096 EAGLE PEAK | 6/30/2021 | 102900 | 0.000% | \$102,900 | | | - | \$102,900 | 1.00 | \$102,900.00 |
| 70-14-17-377-016 | 3674 TETON | 7/1/2021 | 87900 | 0.000% | \$87,900 | | | - | \$87,900 | 1.00 | \$87,900.00 |
| 70-14-17-377-017 | 3668 TETON | 7/1/2021 | 99900 | 0.000% | \$99,900 | | | - | \$99,900 | 1.00 | \$99,900.00 |
| 70-14-08-476-003 | 8195 EAGLE PEAK | 7/6/2021 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-08-477-003 | 3342 HAGER | 7/6/2021 | 98900 | 0.000% | \$98,900 | | | - | \$98,900 | 1.00 | \$98,900.00 |
| 70-14-08-488-005 | 3334 BOX ELDER | 7/6/2021 | 98900 | 0.000% | \$98,900 | | | - | \$98,900 | 1.00 | \$98,900.00 |
| 70-14-17-376-005 | 7289 YELLOWSTONE | 7/7/2021 | 92900 | 0.000% | \$92,900 | | | - | \$92,900 | 1.00 | \$92,900.00 |
| 70-14-17-377-008 | 7332 YELLOWSTONE | 8/20/2021 | 96900 | 0.000% | \$96,900 | | | - | \$96,900 | 1.00 | \$96,900.00 |
| 70-14-17-376-001 | 7263 YELLOWSTONE | 8/30/2021 | 89900 | 0.000% | \$89,900 | | | - | \$89,900 | 1.00 | \$89,900.00 |
| 70-14-08-477-004 | 3358 HAGER | 10/28/2021 | 96900 | 0.000% | \$96,900 | | | - | \$96,900 | 1.00 | \$96,900.00 |
| 70-14-17-377-018 | 3660 TETON | 11/9/2021 | 115000 | 0.000% | \$115,000 | | | - | \$115,000 | 1.00 | \$115,000.00 |
| 70-14-08-477-022 | 3341 BOX ELDER | 1/14/2022 | 104900 | 0.000% | \$104,900 | | | - | \$104,900 | 1.00 | \$104,900.00 |
| 70-14-08-426-002 | 8367 BAUERRIDGE | 2/24/2022 | 90900 | 0.000% | \$90,900 | | | - | \$90,900 | 1.00 | \$90,900.00 |
| 70-14-08-427-007 | 8302 BAUERRIDGE | 2/24/2022 | 98900 | 0.000% | \$98,900 | | | - | \$98,900 | 1.00 | \$98,900.00 |
| 70-14-17-377-011 | 3740 TETON | 2/28/2022 | 97900 | 0.000% | \$97,900 | | | - | \$97,900 | 1.00 | \$97,900.00 |
| 70-14-08-426-010 | 8287 EAGLE PEAK | 3/2/2022 | 95900 | 0.000% | \$95,900 | | | - | \$95,900 | 1.00 | \$95,900.00 |
| 70-14-17-377-007 | 7320 YELLOWSTONE | 4/11/2022 | 119900 | 0.000% | \$119,900 | | | - | \$119,900 | 1.00 | \$119,900.00 |
| 70-14-08-427-015 | 8274 EAGLE PEAK | 5/31/2022 | 99900 | 0.000% | \$99,900 | | | - | \$99,900 | 1.00 | \$99,900.00 |
| 70-14-20-327-027 | 6710 DELIA | 6/1/2022 | 115000 | 0.000% | \$115,000 | | | - | \$115,000 | 1.00 | \$115,000.00 |
| 70-14-08-426-003 | 8355 BAUERRIDGE | 6/9/2022 | 90900 | 0.000% | \$90,900 | | | - | \$90,900 | 1.00 | \$90,900.00 |
| 70-14-20-327-023 | 6668 DELIA | 6/10/2022 | 120000 | 0.000% | \$120,000 | | | - | \$120,000 | 1.00 | \$120,000.00 |
| 70-14-17-377-001 | 7248 BISCAYNE | 6/23/2022 | 100000 | 0.000% | \$100,000 | | | - | \$100,000 | 1.00 | \$100,000.00 |
| 70-14-17-377-006 | 7304 YELLOWSTONE | 6/28/2022 | 105000 | 0.000% | \$105,000 | | | - | \$105,000 | 1.00 | \$105,000.00 |
| 70-14-17-376-004 | 7281 YELLOWSTONE | 7/8/2022 | 95900 | 0.000% | \$95,900 | | | - | \$95,900 | 1.00 | \$95,900.00 |
| 70-14-20-327-014 | 6711 DELIA | 7/20/2022 | 112000 | 0.000% | \$112,000 | | | - | \$112,000 | 1.00 | \$112,000.00 |
| 70-14-20-327-015 | 6701 DELIA | 7/20/2022 | 117000 | 0.000% | \$117,000 | | | - | \$117,000 | 1.00 | \$117,000.00 |

| | | | | | | | | | | | |
|----------------------------|-------------------|------------|--------|--------|-----------|--|--|---|---------------------------------------|------|---------------------|
| 70-14-20-327-024 | 6678 DELIA | 7/20/2022 | 115000 | 0.000% | \$115,000 | | | - | \$115,000 | 1.00 | \$115,000.00 |
| 70-14-08-477-006 | 8190 EAGLE PEAK | 7/28/2022 | 96900 | 0.000% | \$96,900 | | | - | \$96,900 | 1.00 | \$96,900.00 |
| 70-14-20-327-005 | 6674 MARIA | 7/28/2022 | 113000 | 0.000% | \$113,000 | | | - | \$113,000 | 1.00 | \$113,000.00 |
| 70-14-08-426-006 | 3367 EAGLE PEAK | 7/29/2022 | 93900 | 0.000% | \$93,900 | | | - | \$93,900 | 1.00 | \$93,900.00 |
| 70-14-08-426-008 | 8317 EAGLE PEAK | 7/29/2022 | 95900 | 0.000% | \$95,900 | | | - | \$95,900 | 1.00 | \$95,900.00 |
| 70-14-08-427-003 | 8354 BAUERRIDGE | 7/29/2022 | 95900 | 0.000% | \$95,900 | | | - | \$95,900 | 1.00 | \$95,900.00 |
| 70-14-08-427-009 | 8286 BAUERRIDGE | 7/29/2022 | 102900 | 0.000% | \$102,900 | | | - | \$102,900 | 1.00 | \$102,900.00 |
| 70-14-17-376-007 | 7323 YELLOWSTONE | 8/8/2022 | 92900 | 0.000% | \$92,900 | | | - | \$92,900 | 1.00 | \$92,900.00 |
| 70-14-20-327-031 | 6756 DELIA | 9/12/2022 | 117000 | 0.000% | \$117,000 | | | - | \$117,000 | 1.00 | \$117,000.00 |
| 70-14-08-476-007 | 8143 EAGLE PEAK | 9/15/2022 | 96900 | 0.000% | \$96,900 | | | - | \$96,900 | 1.00 | \$96,900.00 |
| 70-14-08-477-017 | 3362 EAGLE PEAK | 9/15/2022 | 98900 | 0.000% | \$98,900 | | | - | \$98,900 | 1.00 | \$98,900.00 |
| 70-14-08-477-024 | 3313 BOX ELDER | 9/21/2022 | 98900 | 0.000% | \$98,900 | | | - | \$98,900 | 1.00 | \$98,900.00 |
| 70-14-17-376-002 | 7269 YELLOWSTONE | 9/22/2022 | 111900 | 0.000% | \$111,900 | | | - | \$111,900 | 1.00 | \$111,900.00 |
| 70-14-20-327-007 | 6702 MARIA | 10/13/2022 | 108000 | 0.000% | \$108,000 | | | - | \$108,000 | 1.00 | \$108,000.00 |
| 70-14-20-327-026 | 6700 DELIA | 11/22/2022 | 125000 | 0.000% | \$125,000 | | | - | \$125,000 | 1.00 | \$125,000.00 |
| 70-14-20-327-028 | 6720 DELIA | 1/12/2023 | 125000 | 0.000% | \$125,000 | | | - | \$125,000 | 1.00 | \$125,000.00 |
| 70-14-20-327-003 | 6648 MARIA | 1/18/2023 | 118000 | 0.000% | \$118,000 | | | - | \$118,000 | 1.00 | \$118,000.00 |
| 70-14-20-327-029 | 6734 DELIA | 1/18/2023 | 115000 | 0.000% | \$115,000 | | | - | \$115,000 | 1.00 | \$115,000.00 |
| 70-14-20-338-003 | 6582 MARIA | 1/18/2023 | 124000 | 0.000% | \$124,000 | | | - | \$124,000 | 1.00 | \$124,000.00 |
| 70-14-17-377-014 | 3700 TETON | 1/26/2023 | 108000 | 0.000% | \$108,000 | | | - | \$108,000 | 1.00 | \$108,000.00 |
| 70-14-08-476-001 | 8227 EAGLE PEAK | 2/17/2023 | 90000 | 0.000% | \$90,000 | | | - | \$90,000 | 1.00 | \$90,000.00 |
| 70-14-20-327-019 | 6653 DELIA | 2/28/2023 | 126000 | 0.000% | \$126,000 | | | - | \$126,000 | 1.00 | \$126,000.00 |
| 70-14-08-477-014 | 3246 EAGLE PEAK | 3/10/2023 | 118000 | 0.000% | \$118,000 | | | - | \$118,000 | 1.00 | \$118,000.00 |
| 70-14-18-102-006 | 7891 TESSA | 11/3/2022 | 119900 | 0.000% | \$119,900 | | | - | \$119,900 | 1.00 | \$119,900.00 |
| 70-14-18-102-013 | 4740 HIDDEN RIDGE | 11/15/2022 | 129900 | 0.000% | \$129,900 | | | - | \$129,900 | 1.00 | \$129,900.00 |
| 70-14-18-102-011 | 7831 TESSA | 11/22/2022 | 129900 | 0.000% | \$129,900 | | | - | \$129,900 | 1.00 | \$129,900.00 |
| 70-14-20-338-001 | 6606 MARIA | 3/4/2022 | 129000 | 0.000% | \$129,000 | | | - | \$129,000 | 1.00 | \$129,000.00 |
| 70-14-18-102-017 | 4688 HIDDEN RIDGE | 11/15/2022 | 129900 | 0.000% | \$129,900 | | | - | \$129,900 | 1.00 | \$129,900.00 |
| 70-14-20-327-004 | 6658 MARIA | 3/27/2023 | 115000 | 0.000% | \$115,000 | | | - | \$115,000 | 1.00 | \$115,000.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$105,462.30 |
| | | | | | | | | | Standard Deviation: | | \$12,618.97 |
| | | | | | | | | | Coefficient of Dispersion : | | 10.6% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$105,500.00 |

| Georgetown Charter | | | | | | | | | | | |
|--------------------------------------|-------------------|-----------|------------|--------|--------------|-------------|---------|----------|---------------------------------------|-----------------|---------------------|
| FOR 2024 ROLL CEDARLAKE AND RUSHMORE | | | | | | | | | | | |
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-04-401-024 | 2541 CEDAR WEST | 5/19/2021 | 192900 | 0.000% | \$192,900 | | | - | \$192,900 | 1.00 | \$192,900.00 |
| 04-401-026 AND 027 | | 9/14/2021 | 220000 | 0.000% | \$220,000 | | | - | \$220,000 | 1.00 | \$220,000.00 |
| 70-14-04-401-022 | 2557 CEDARWEST DR | 1/31/2020 | 189000 | 0.000% | \$189,000 | | | - | \$189,000 | 1.00 | \$189,000.00 |
| 70-14-04-401-002 | 9144 28TH AVE | 1/16/2020 | 184900 | 0.000% | \$184,900 | | | - | \$184,900 | 1.00 | \$184,900.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$196,700.00 |
| | | | | | | | | | Standard Deviation: | | \$13,746.45 |
| | | | | | | | | | Coefficient of Dispersion : | | 6.9% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$196,700.00 |

Georgetown Charter

FOR 2024 GT SHORES

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|-------------------|------------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|---------------------|
| 70-14-27-497-016 | 5757 16TH AVE | 7/2/2021 | 710000 | 0.000% | \$710,000 | 9715 | 407201.31 | 1.200 | \$211,643 | 1.00 | \$211,643.43 |
| 70-14-27-261-013 | 6096 WEST BAY CT | 10/30/2020 | 689900 | 0.000% | \$689,900 | 11235 | 393586.28 | 1.200 | \$206,361 | 1.00 | \$206,361.46 |
| 70-14-27-463-001 | 1971 VANBUREN ST | 2/23/2023 | 1035000 | 0.000% | \$1,035,000 | 18691 | 624592.94 | 1.200 | \$266,797 | 1.00 | \$266,797.47 |
| 70-14-27-463-004 | 1925 VANBUREN ST | 7/2/2020 | 750000 | 0.000% | \$750,000 | 22320 | 456215.65 | 1.200 | \$180,221 | 1.00 | \$180,221.22 |
| Unit of Comparison: | Site Value | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$216,255.90 |
| | | | | | | | | | Standard Deviation: | | \$31,512.39 |
| | | | | | | | | | Coefficient of Dispersion : | | 11.7% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$216,300.00 |

| Georgetown Charter | | | | | | | | | | | |
|----------------------------|-------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------------------------------|-----------------|---------------------|
| GT SHORES LAKE FOR 2024 | | | | | | | | | | | |
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-18-103-007 | 7868 TESSA | 11/11/2022 | 139900 | 0.000% | \$139,900 | | | - | \$139,900 | 1.00 | \$139,900.00 |
| 70-14-18-103-011 | 4717 HIDDEN RIDGE | 11/15/2022 | 139900 | 0.000% | \$139,900 | | | - | \$139,900 | 1.00 | \$139,900.00 |
| 70-14-18-103-012 | 4703 HIDDEN RIDGE | 11/17/2022 | 139900 | 0.000% | \$139,900 | | | - | \$139,900 | 1.00 | \$139,900.00 |
| 70-14-18-103-004 | 7910 TESSA | 12/6/2022 | 139900 | 0.000% | \$139,900 | | | - | \$139,900 | 1.00 | \$139,900.00 |
| 70-14-18-103-006 | 7884 TESSA | 1/27/2023 | 139900 | 0.000% | \$139,900 | | | - | \$139,900 | 1.00 | \$139,900.00 |
| 70-14-18-103-016 | 4649 HIDDEN RIDGE | 3/31/2023 | 131500 | 0.000% | \$131,500 | | | - | \$131,500 | 1.00 | \$131,500.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$138,500.00 |
| | | | | | | | | | Standard Deviation: | | \$3,130.50 |
| | | | | | | | | | Coefficient of Dispersion : | | 0.0% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$138,500.00 |

| Georgetown Charter | | | | | | | | | | | |
|----------------------------|-------------------|-----------|------------|--------|--------------|-------------|---------|----------|---------------------------------------|-----------------|-------------------|
| SUMMERSET > .9A FOR 2024 | | | | | | | | | | | |
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-25-324-003 | 735 CHANCELLOR | 11/7/2022 | 185000 | 0.000% | \$185,000 | | | - | \$185,000 | 1.00 | \$185,000.00 |
| 70-14-25-376-032 | 679 STONEBRIDGE | 4/13/2021 | 165000 | 0.000% | \$165,000 | | | - | \$165,000 | 1.00 | \$165,000.00 |
| 70-14-36-126-005 | 5543 STONEBRIDGE | 5/19/2021 | 160000 | 0.000% | \$160,000 | | | - | \$160,000 | 1.00 | \$160,000.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$170,000.00 |
| | | | | | | | | | Standard Deviation: | | \$10,801.23 |
| | | | | | | | | | Coefficient of Dispersion : | | 5.9% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$1,133.00 |

| Georgetown Charter | | | | | | | | | | | |
|----------------------------|---------------------|------------|------------|--------|--------------|-------------|---------|----------|---------------------------------------|-----------------|-------------------|
| SUMMERSET <.9A FOR 2024 | | | | | | | | | | | |
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-25-376-028 | 618 STONEHILL | 6/4/2021 | 171000 | 0.000% | \$171,000 | | | - | \$171,000 | 1.00 | \$171,000.00 |
| 70-14-25-376-030 | 582 STONEHILL | 6/10/2022 | 183000 | 0.000% | \$183,000 | | | - | \$183,000 | 1.00 | \$183,000.00 |
| 70-14-25-388-002 | 5639 STONEBRIDGE | 3/24/2022 | 174900 | 0.000% | \$174,900 | | | - | \$174,900 | 1.00 | \$174,900.00 |
| 70-14-25-376-016 | 634 STONEBRIDGE CT | 6/10/2020 | 145000 | 0.000% | \$145,000 | | | - | \$145,000 | 1.00 | \$145,000.00 |
| 70-14-36-126-006 | 5531 STONEBRIDGE DR | 5/18/2020 | 117500 | 0.000% | \$117,500 | | | - | \$117,500 | 1.00 | \$117,500.00 |
| 70-14-25-388-001 | 5663 STONEBRIDGE DR | 11/17/2020 | 95000 | 0.000% | \$95,000 | | | - | \$95,000 | 1.00 | \$95,000.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$147,733.33 |
| | | | | | | | | | Standard Deviation: | | \$32,211.37 |
| | | | | | | | | | Coefficient of Dispersion : | | 3.0% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$1,055.00 |

| Georgetown Charter | | | | | | | | | | | |
|-----------------------------|---------------------|-----------|------------|--------|--------------|-------------|---------|----------|---------------------------------------|-----------------|-----------------|
| SUMMERSET NO WOODS FOR 2023 | | | | | | | | | | | |
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-36-127-004 | 5584 STONEBRIDGE | 2/8/2022 | 97500 | 0.000% | \$97,500 | | | - | \$97,500 | 1.00 | \$97,500.00 |
| 70-14-36-127-006 | 5562 STONEBRIDGE | 4/28/2021 | 99900 | 0.000% | \$99,900 | | | - | \$99,900 | 1.00 | \$99,900.00 |
| 70-14-25-389-004 | 5640 STONEBRIDGE DR | 1/15/2021 | 99000 | 0.000% | \$99,000 | | | | \$99,000 | 1.00 | \$99,000.00 |
| 70-14-25-389-005 | 5624 STONEBRIDGE DR | 2/19/2021 | 118140 | 0.000% | \$118,140 | | | | \$118,140 | 1.00 | \$118,140.00 |
| 70-14-25-389-006 | 5618 STONEBRIDGE DR | 2/12/2021 | 115390 | 0.000% | \$115,390 | | | | \$115,390 | 1.00 | \$115,390.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$105,986.00 |
| | | | | | | | | | Standard Deviation: | | \$8,877.06 |
| | | | | | | | | | Coefficient of Dispersion : | | 8.1% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$848.00 |

Wetlands

| Parcel | Sale Date | Sale Amount | Acres | \$/Acre |
|------------------|-----------|----------------------|---------------|--------------------|
| 70-14-13-200-031 | 5/7/2017 | \$ 23,920.00 | 5.145 | \$ 4,649.17 |
| 70-14-23-300-001 | 3/23/2018 | \$ 40,000.00 | 8.91 | \$ 4,489.34 |
| 70-18-32-300-011 | 8/10/2016 | \$ 65,000.00 | 14.38 | \$ 4,520.17 |
| | | \$ 128,920.00 | 28.435 | \$ 4,533.85 |
| | | | Use | \$ 4,500.00 |

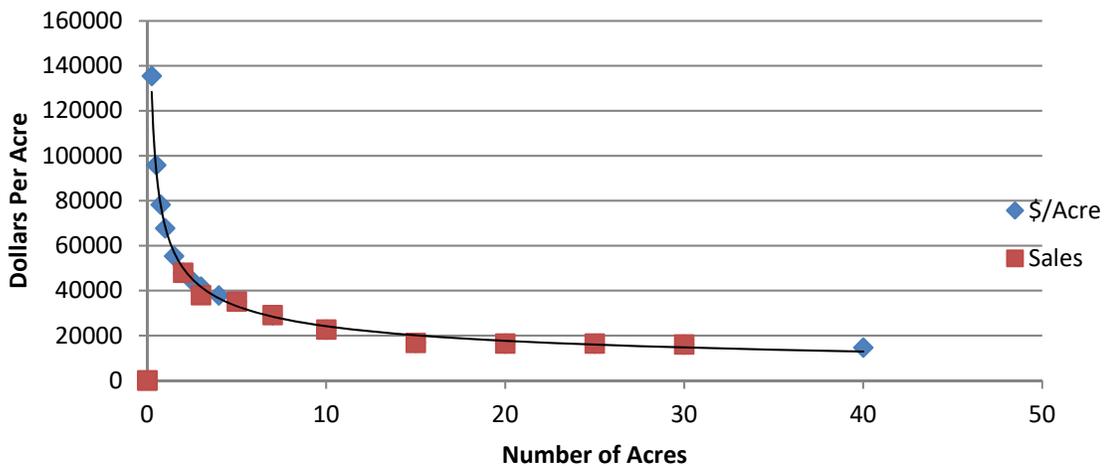
| Muck | | | | |
|------------------------|------------|---------------|------------|--------------------|
| Parcel | Sale Date | Sale Amount | Acres | \$/Acre |
| 70-17-03-40-007 | 7/11/2019 | \$ 54,000.00 | 6.59 | \$ 8,194.23 |
| 70-14-29-200-012 45 55 | 12/29/2020 | \$ 355,000.00 | 37.16 | \$ 9,553.28 |
| 70-14-11-300-019 | 7/11/2019 | \$ 312,099.00 | 31.36 | \$ 9,952.14 |
| | | | | |
| | | | | \$ 9,233.22 |
| | | | Use | \$ 9,200.00 |

GEORGETOWN ACREAGE 2024

1.5 ACRES AND GREATER

| Acres | \$/SF | \$/Acre | Value | Note |
|-------|---------|--------------|-----------------|------|
| 1.5 | \$ 1.46 | \$ 63,553.43 | \$ 95,330.15 | |
| 2 | \$ 1.38 | \$ 60,000.00 | \$ 120,000.00 | |
| 2.5 | \$ 1.35 | \$ 58,675.97 | \$ 146,689.92 | |
| 3 | \$ 1.32 | \$ 57,615.87 | \$ 172,847.61 | |
| 4 | \$ 1.29 | \$ 55,981.98 | \$ 223,927.92 | |
| 5 | \$ 0.92 | \$ 39,981.94 | \$ 199,909.68 | |
| 7 | \$ 0.67 | \$ 28,994.78 | \$ 202,963.43 | |
| 10 | \$ 0.56 | \$ 24,500.00 | \$ 245,000.00 | |
| 15 | \$ 0.54 | \$ 23,526.48 | \$ 352,897.20 | |
| 20 | \$ 0.51 | \$ 22,080.64 | \$ 441,612.73 | |
| 25 | \$ 0.49 | \$ 21,353.80 | \$ 533,844.89 | |
| 30 | \$ 0.43 | \$ 18,615.97 | \$ 558,479.23 | |
| 40 | \$ 0.40 | \$ 17,324.12 | \$ 692,964.65 | |
| 50 | \$ 0.38 | \$ 16,384.14 | \$ 819,206.87 | |
| 100 | \$ 0.32 | \$ 13,777.36 | \$ 1,377,736.25 | |

Dollars Per Acre



Farmland-Georgetown 2024 ROLL

| Location | Location | Parcel Number | Dale of sale | Sale Price | Acres | \$ per A | Type | Note |
|----------|----------|-------------------|--------------|-----------------|--------------|-----------|-------|------|
| | 72ND | 70-13-03-100-033 | 4/6/2021 | \$ 188,300.00 | 26.9 | \$ 7,000 | | |
| | BALDWIN | 70-13-17-300-001 | 8/4/2021 | \$ 335,000.00 | 36.44 | \$ 9,193 | | |
| | TYLER | 70-13-20-200-018 | 12/29/2021 | \$ 480,000.00 | 37.72 | \$ 12,725 | | |
| | | 70-14-01-300-003 | 4/22/2021 | \$ 290,000.00 | 30.46 | \$ 9,521 | | |
| | | 70-10-28-100-046 | 6/28/2021 | \$ 194,900.00 | 13.2 | \$ 14,765 | | |
| | | 70--10-14-200-038 | 11/23/2020 | \$ 185,000.00 | 12.7 | \$ 14,567 | | |
| | | 70-17-35-300-015 | 4/15/2021 | \$ 337,500.00 | 45.71 | \$ 7,384 | | |
| | | 70-17-22-100-009 | 7/6/2021 | \$ 315,000.00 | 35.9 | \$ 8,774 | | |
| | | 70-17-06-100-003 | 12/10/2021 | \$ 340,000.00 | 19.4 | \$ 17,526 | | |
| | | 70-13-17-200-009 | 12/5/2022 | \$ 306,000.00 | 35.7 | \$ 8,571 | | |
| | | 70-13-34-400-030 | 12/16/2022 | \$ 383,550.00 | 30.33 | \$ 12,646 | | |
| | | 70-09-30-400-034 | 4/20/2021 | \$ 1,500,000.00 | 83.45 | \$ 17,975 | | |
| | | 70-09-18-200-020 | 7/8/2021 | \$ 280,000.00 | 41.97 | \$ 6,671 | | |
| | | 70-09-16-100-041 | 9/17/2021 | \$ 400,000.00 | 30.43 | \$ 13,145 | | |
| | | 70-09-19-400-048 | 9/30/2021 | \$ 350,000.00 | 29.54 | \$ 11,848 | | |
| | | 70-09-35-200-032 | 12/14/2021 | \$ 775,000.00 | 55.76 | \$ 13,899 | | |
| | | 70-09-24-300-011 | 5/30/2022 | \$ 800,000.00 | 33.94 | \$ 23,571 | | |
| | | 70-10-23-300-041 | 2/16/2023 | \$ 550,000.00 | 78.86 | \$ 6,974 | | |
| | | | | | | | use | |
| | | | | \$ 8,010,250.00 | 678.41 | \$ 11,807 | 11800 | |
| | | | | | \$ 12,042 | | | |
| | | | | | \$ 11,284.71 | | | |

Georgetown Charter

| Condo: 2024 PEGW PEGWT | | | | | | | | | | | |
|----------------------------|---------------------|------------|------------|--------|--------------|-------------|-------------|----------|---------------|------------------------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-14-07-400-042 | 8032 42ND | 7/30/2021 | 100000 | 0.000% | \$100,000 | | | - | \$100,000 | 1.00 | \$100,000.00 |
| 70-14-07-400-043 | 8018 42ND | 7/30/2021 | 100000 | 0.000% | \$100,000 | | | - | \$100,000 | 1.00 | \$100,000.00 |
| 70-14-07-400-044 | 8008 42ND | 12/29/2021 | 99000 | 0.000% | \$99,000 | | | - | \$99,000 | 1.00 | \$99,000.00 |
| 70-14-25-100-030 | 6008 8TH AVE | 5/25/2021 | 35000 | 0.000% | \$35,000 | | | - | \$35,000 | 1.00 | \$35,000.00 |
| 70-14-03-349-007 | 9001 VICTOR AVE | 11/12/2021 | 253000 | 0.000% | \$253,000 | 5071 | 185081.6875 | 1.098 | \$44,728 | 1.00 | \$44,727.82 |
| 70-14-03-475-009 | 1878 GREENWOODS DR | 7/20/2021 | 286000 | 0.000% | \$286,000 | 3869 | 227472.6094 | 1.098 | \$32,389 | 1.00 | \$32,388.82 |
| 70-14-03-493-004 | 1785 GREENWOODS DR | 11/3/2021 | 280000 | 0.000% | \$280,000 | 4009 | 200545.8281 | 1.098 | \$55,812 | 1.00 | \$55,811.74 |
| 70-14-10-100-014 | 2189 BAUER RD | 11/30/2022 | 210000 | 0.000% | \$210,000 | 1112 | 124032.4609 | 1.066 | \$76,669 | 1.00 | \$76,669.40 |
| 70-14-10-174-002 | 8465 CEDARCREST DR | 7/29/2022 | 287500 | 0.000% | \$287,500 | 5618 | 202045.1875 | 1.100 | \$59,632 | 1.00 | \$59,632.29 |
| 70-14-10-248-016 | 8672 HONEYBROOK CT | 10/18/2022 | 333000 | 0.000% | \$333,000 | 6997 | 220715.3438 | 1.100 | \$83,216 | 1.00 | \$83,216.12 |
| 70-14-10-248-018 | 8664 SHADOWBROOK DR | 5/14/2021 | 299900 | 0.000% | \$299,900 | 27801 | 213029.3594 | 1.100 | \$37,767 | 1.00 | \$37,766.70 |
| 70-14-10-248-032 | 1652 OAKBROOK DR | 9/30/2021 | 270000 | 0.000% | \$270,000 | 6145 | 204448.2031 | 1.100 | \$38,962 | 1.00 | \$38,961.98 |
| 70-14-10-299-001 | 8568 MEADOWBROOK DR | 10/8/2021 | 307000 | 0.000% | \$307,000 | 2033 | 205010.2188 | 1.100 | \$79,456 | 1.00 | \$79,455.76 |
| 70-14-11-104-003 | 1564 HONEYBROOK DR | 6/28/2022 | 280000 | 0.000% | \$280,000 | 6637 | 179966.4688 | 1.100 | \$75,400 | 1.00 | \$75,399.88 |
| 70-14-11-322-001 | 1540 OAKWOOD DR | 11/17/2021 | 280000 | 0.000% | \$280,000 | 3040 | 193820.4844 | 0.986 | \$85,853 | 1.00 | \$85,853.00 |
| 70-14-11-326-007 | 1244 BAUER RD | 7/23/2021 | 326100 | 0.000% | \$326,100 | 5887 | 234809 | 1.016 | \$81,647 | 1.00 | \$81,647.06 |
| 70-14-11-327-004 | 1294 WOODLAND ST | 11/30/2021 | 249900 | 0.000% | \$249,900 | 5675 | 165035.5 | 1.094 | \$63,600 | 1.00 | \$63,600.25 |
| 70-14-11-327-008 | 1230 WOODLAND ST | 10/14/2008 | 53000 | 0.000% | \$53,000 | | | - | \$53,000 | 1.00 | \$53,000.00 |
| 70-14-11-405-010 | 1175 BEECHWOOD DR | 6/29/2022 | 265000 | 0.000% | \$265,000 | 7267 | 182565.9219 | 1.094 | \$57,922 | 1.00 | \$57,921.90 |
| 70-14-11-406-008 | 1180 BEECHWOOD DR | 7/12/2021 | 275000 | 0.000% | \$275,000 | 5578 | 180753.5469 | 1.094 | \$71,594 | 1.00 | \$71,594.47 |
| 70-14-11-406-010 | 1194 BEECHWOOD DR | 6/15/2022 | 289000 | 0.000% | \$289,000 | 5451 | 187289.0469 | 1.094 | \$78,569 | 1.00 | \$78,568.63 |
| 70-14-14-254-001 | 7676 STEELE AVE | 9/22/2021 | 280000 | 0.000% | \$280,000 | 6637 | 212985.0469 | 0.983 | \$63,999 | 1.00 | \$63,998.70 |
| 70-14-14-356-002 | 1482 FAIRVIEW ST | 5/21/2021 | 240000 | 0.000% | \$240,000 | 7404 | 154241.4531 | 1.109 | \$61,559 | 1.00 | \$61,559.20 |
| 70-14-15-250-007 | 7835 RONSON AVE | 11/19/2021 | 280000 | 0.000% | \$280,000 | 6155 | 179834.9844 | 1.106 | \$74,948 | 1.00 | \$74,947.51 |
| 70-14-15-250-013 | 7836 RONSON AVE | 4/16/2021 | 313000 | 0.000% | \$313,000 | 8431 | 207574.2813 | 1.106 | \$74,992 | 1.00 | \$74,991.84 |
| 70-14-15-477-011 | 7230 WESTWOOD DR | 12/27/2022 | 285000 | 0.000% | \$285,000 | 7049 | 167003.7969 | 1.110 | \$92,577 | 1.00 | \$92,576.79 |
| 70-14-15-478-015 | 1683 FAIRVIEW ST | 2/10/2023 | 285000 | 0.000% | \$285,000 | 4241 | 171141.7813 | 1.110 | \$90,792 | 1.00 | \$90,791.62 |
| 70-14-15-479-012 | 1606 FAIRVIEW ST | 9/27/2021 | 258000 | 0.000% | \$258,000 | 4662 | 170281.4531 | 1.110 | \$64,326 | 1.00 | \$64,325.59 |
| 70-14-19-273-010 | 6871 PINEBROOK DR | 7/26/2022 | 425000 | 0.000% | \$425,000 | 15974 | 313754.1875 | 1.126 | \$55,739 | 1.00 | \$55,738.78 |
| 70-14-19-400-012 | 6567 40TH AVE | 3/21/2022 | 145000 | 0.000% | \$145,000 | 445 | 63085.25 | 1.066 | \$77,306 | 1.00 | \$77,306.12 |
| 70-14-19-429-018 | 6661 40TH AVE | 1/27/2023 | 259900 | 0.000% | \$259,900 | 6752 | 156325.9688 | 1.042 | \$90,211 | 1.00 | \$90,211.01 |
| 70-14-23-373-007 | 6487 ARTHUR AVE | 5/7/2021 | 215000 | 0.000% | \$215,000 | 5561 | 161941.5156 | 1.083 | \$34,017 | 1.00 | \$34,017.47 |
| 70-14-24-352-014 | 6527 LILY ST | 2/11/2022 | 277300 | 0.000% | \$277,300 | 5377 | 171720.625 | 1.071 | \$87,984 | 1.00 | \$87,984.45 |
| 70-14-26-100-006 | 6394 12TH AVE | 5/19/2022 | 375000 | 0.000% | \$375,000 | 5654 | 259352.9063 | 1.066 | \$92,876 | 1.00 | \$92,875.80 |
| Unit of Comparison: | Site Value | | | | | | | | | Average Sale Price Per Unit: | \$69,751.20 |
| | | | | | | | | | | Standard Deviation: | \$19,883.78 |
| | | | | | | | | | | Coefficient of Dispersion : | 24.3% |
| | | | | | | | | | | Indicated land value: | \$69,800.00 |

Georgetown Charter

GEORGETOWN 2024 LAND STUDY PE PEG

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|-------------------|-----------|------------|--------|--------------|-------------|-------------|----------|------------------------------|-----------------|--------------------|
| 70-14-09-476-011 | 8100 BELAIRE DR | 5/27/2021 | 305000 | 0.000% | \$305,000 | 20050 | 225980.9063 | 1.020 | \$54,449 | 0.20 | \$61,000.00 |
| 70-14-30-200-053 | 6005 40TH AVE | 6/30/2022 | 196000 | 0.000% | \$196,000 | 8436 | 106790.6563 | 1.020 | \$78,638 | 0.20 | \$39,200.00 |
| Unit of Comparison: | Allocation | | | | | | | | Average Sale Price Per Unit: | | \$50,100.00 |
| | | | | | | | | | Standard Deviation: | | \$10,900.00 |
| | | | | | | | | | Coefficient of Dispersion : | | 21.8% |
| | | | | | | | | | Indicated land value: | | \$50,100.00 |

Georgetown Charter

COMMERCIAL RATE 1

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|------------------------|-----------|------------|--------|--------------|-------------|---------|----------|---------------|---------------------------------------|---------------|
| 70-14-15-227-017 | 7754 GEORGETOWN CENTER | 7/30/2021 | 230000 | 0.000% | conf | 0 | 0 | - | conf | | \$2.94 |
| 70-14-27-100-117 | 2320 Chicago Dr. | 12/05/22 | \$45,000 | 0.000% | \$45,000 | \$0 | \$0 - | | \$45,000 | 7,923 | \$5.68 |
| 70-14-15-228-004 | 7721 GEORGETOWN CENTER | 6/28/2021 | 110000 | 0.000% | \$110,000 | 0 | 0 | - | \$110,000 | 36,241.92 | \$3.04 |
| 70-14-26-200-074 | 6069 8TH | 7/8/2022 | 350000 | 0.000% | \$350,000 | 0 | 0 | - | \$350,000 | 116,740.80 | \$3.00 |
| 70-14-28-300-027 | 5875 Balsam | 11/18/21 | \$237,500 | 0.000% | \$237,500 | \$0 | \$0 - | | \$237,500 | 62,000 | \$3.83 |
| Unit of Comparison: | Square Foot | | | | | | | | | | |
| | | | | | | | | | | Average Sale Price Per Unit: | \$3.70 |
| | | | | | | | | | | Standard Deviation: | \$1.27 |
| | | | | | | | | | | Coefficient of Dispersion : | 32.4% |
| | | | | | | | | | | Indicated Sale Price Per Unit: | \$3.70 |

Georgetown Charter

COMMERCIAL RATE 2

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|----------------|------------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|---------|
| 70-17-20-200-027 | 84th AVE | 5/25/2021 | 500000 | 0.000% | \$500,000 | 0 | 0 | - | \$500,000 | 43,560.00 | \$11.48 |
| 70-09-24-300-071 | Edgeway Dr. | 6/11/2021 | 3700000 | 0.000% | \$3,700,000 | 0 | 0 | - | \$3,700,000 | 400,293.00 | \$9.24 |
| 70-17-20-200-028 | 84th AVE | 11/28/2021 | 315000 | 0.000% | \$315,000 | 0 | 0 | - | \$315,000 | 36,458.00 | \$8.64 |
| 70-17-20-200-029 | 84th AVE | 10/7/2022 | 2200000 | 0.000% | \$2,200,000 | 0 | 0 | - | \$2,200,000 | 240,015.60 | \$9.17 |
| 70-18-05-499-013 | 4029 32ND AVE | 08/10/22 | \$600,000 | 0.000% | \$600,000 | 0 | 0 | - | \$600,000 | 67,953.60 | \$8.83 |
| 70-16-28-328-003 | 414 E 8th | 02/28/23 | \$97,000 | 0.000% | \$97,000 | 0 | 0 | - | \$97,000 | 8,580.00 | \$11.31 |

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$9.78

Standard Deviation: \$0.00

Coefficient of Dispersion : 0.0%

Use: **\$10.00**

Georgetown Charter

INDUSTRIAL LAND

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|--------------------|-----------|-----------------|--------|--------------|-------------|---------|----------|---------------------------------------|-----------------|--------------------|
| 70-18-05-225-018 | 3523 HIGHLAND DR | 7/22/2020 | \$ 106,000.00 | 0.000% | \$106,000 | | | | \$106,000 | 1.27 | \$83,464.57 |
| 70-10-24-400-083 | STEELE ST | 12/2/2022 | \$ 183,616.00 | 0.000% | \$183,616 | | | | \$183,616 | 1.77 | \$103,737.85 |
| 70-10-24-484-001 | STEELE ST | 11/4/2021 | \$ 225,000.00 | 0.000% | \$225,000 | 0 | 0 | | \$225,000 | 3.68 | \$61,141.30 |
| 70-18-05-225-018 | 3974 CENTRAL PRKWY | 5/18/2021 | \$ 550,000.00 | 0.000% | \$550,000 | 0 | 0 | | \$550,000 | 2.95 | \$186,440.68 |
| 70-18-05-400-026 | QUINCY | 6/9/2021 | \$ 1,700,000.00 | 0.000% | \$1,700,000 | 0 | 0 | | \$1,700,000 | 22.56 | \$75,354.61 |
| 70-18-05-200-036 | CENTRAL PRKWY | 6/29/2022 | \$ 1,000,000.00 | 0.000% | \$1,000,000 | 0 | 0 | | \$1,000,000 | 18.16 | \$55,066.08 |
| 70-10-01-200-037 | 13960 IRONWOOD | 6/24/2022 | \$ 1,803,685.00 | 0.000% | \$1,803,685 | 0 | 0 | | \$1,803,685 | 22.06 | \$81,762.69 |
| 70-14-28-300-040 | CHICAGO DR | 9/22/2022 | \$ 83,000.00 | 0.000% | \$ 83,000.00 | 0 | 0 | | \$83,000 | 2.52 | \$32,936.51 |
| Unit of Comparison: | Acre | | | | | | | | Average Sale Price Per Unit: | | \$84,988.04 |
| | | | | | | | | | Standard Deviation: | | \$41,103.80 |
| | | | | | | | | | Coefficient of Dispersion : | | 0.0% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$84,000.00 |