

## Small AC Sales Study Full\_Final

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO ( 40% )
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
03610001J00				CROSS FOREST WAYNE	07/21/2023	250,000	19.60	0.1752
V	4	LM	000829	STILLE RICHARD A AND MELISSA M	2861 585	43,802		
04240076A00				HARTRIDGE PROPERTIES LLC	07/10/2023	200,000	25.58	0.2174
A	4	LM	001204	DUFF DILLON STEVEN AND DALE S	2859 258	43,474		
02400011				SHEAROUSE HARRY H AND PHYLLIS M	08/02/2023	5,000	0.25	0.2582
A	4	QQ	000240	TUCKER JAMIE N	2863 989	1,291		
02540011				STONE JOEL M	10/17/2023	505,000	10.00	0.2881
V	1	FM	000275	PRESS MARY JO	2876 440	145,514		
03020015				USHER RICHARD E AS TRUSTEE OF	05/26/2023	147,200	18.40	0.2941
A	4	LM	000495	REDDING JOHN WILLIE	2854 206	43,286		
02910023				OFFICE SNIPER LLC	11/30/2023	106,800	13.41	0.3027
V	4	LM	000423	ARNSDORFF ANDREW BRUCE	2888 410	32,328		
02990063				FEIDER SHONE E AND SHERRI L	10/16/2023	635,000	11.87	0.3266
V	1	FM	000466	LANE CARLTON AND TANISHA	2876 75	207,396		
03430010B1A				CYPRESS CUSTOMS LLC	05/05/2023	640,000	5.00	0.3267
A	1	FM	000700	EGGER JOSEPH A AND STEPHANIE E	2848 948	209,085		
03190001A00				JOHNSON ADAM AND MARISA K	09/11/2023	720,000	20.00	0.3317
V	1	FM	000587	ADAMS E BRUCE AND AMARI A	2870 479	238,797		
04260021				GRAFTON ANTHONY S AND JOANN	10/09/2023	170,000	16.91	0.3325
A	4	LM	001215	LOVELL JOHN CHRISTIAN	2877 819	56,519		
03430018A00				EUBANKS JEREMY CHASE	04/28/2023	130,000	13.01	0.3351
V	4	LM	000700	RAMIREZ AMBERLY FALICA	2846 158	43,560		
02890010				MORGAN LESTER H JR	02/22/2023	150,000	8.46	0.3375
A	4	LM	000418	TREPAGNIER MICHAEL SEAN AND	2833 386	50,619		
03450012				STARLING CURTIS MALCOLM	09/15/2023	185,000	22.72	0.3434
V	4	LM	000713	FORRON CELESTE AS TRUSTEE OF	2871 458	63,524		
04070012A00				ORFORD WILLIAM R JR AND	07/28/2023	750,000	10.00	0.3514
V	1	FM	001096	RATCHFORD JOSEPH L AND MONA	2862 870	263,559		
04590084B00				RAIMONDO MARIE	02/23/2023	150,000	19.54	0.3533
A	4	LM	001400	WEBBER ADRIAN CORBBREY	2834 900	52,997		
03700016B02				PAULK PROPERTIES INC	09/11/2023	155,000	11.00	0.3608
A	4	LM	002030	BACA MIGUEL	2870 473	55,923		
03700016B03				PAULK PROPERTIES INC	09/11/2023	155,000	11.00	0.3608
A	4	LM	002030	BACA MIGUEL	2870 475	55,923		
03700016B00				PAULK PROPERTIES INC	02/21/2023	49,900	1.00	0.3648
A	4	LM	002030	DEAL WILLIAM CHRISTOPHER	2833 784	18,204		
04610021D00				GARNER CATHERINE O AKA	05/02/2023	350,000	1.97	0.3673
A	1	FM	001426	ZEIGLER TYLER AND COURTNEY	2845 855	128,551		
04600048				SECKINGER KRISTA JANELLE AND	11/20/2023	1,100,000	25.77	0.3702
A	1	FM	001410	THE CARSON COMPANY UNLIMITED	2882 608	407,236		
03700016B01				PAULK PROPERTIES INC	04/13/2023	48,000	1.00	0.3793
A	4	LM	002030	GONZALEZ VICTOR MANUEL RUIZ AND	29 493	18,204		
0432A001				SIMCOE INVESTMENT GRIUP LLC	05/24/2023	60,000	0.21	0.3800
A	4	QQ	001256	HOMES OF INTEGRITY	2849 333	22,800		

0432A002				SIMCOE INVESTMENT GROUP LLC	05/24/2023	60,000	0.37	0.3800
A	4	QQ	001256	HOMES OF INTEGRITY	2849 333	22,800		
02490018C00				POLK JESSI A	04/25/2023	509,000	10.15	0.3842
A	1	FM	000262	FORTNER AUSTIN	2844 800	195,558		
04300037A00				ROBINSON ERIK BERNARD AND	08/09/2023	250,000	13.67	0.3871
V	4	LM	001247	ALLSBROOK ANDREA L	2865 94	96,772		
02930017B00				POWELL GARON H	03/31/2023	75,000	5.00	0.3875
A	4	LM	000427	CYPRESS CUSTOMS LLC	2840 728	29,062		
02490018				MORTON BRIAN J AND KARI TIA	01/17/2023	214,400	5.03	0.3892
A	1	FM	000262	SCHULZE JUSTIN W AND SHANNON	2827 376	83,443		
03740029B00				PETERSON WILLIAM WESLEY AND	05/25/2023	200,000	10.98	0.3908
A	4	LM	000909	BARROW THORNTON DEAS	2853 365	78,155		
03700016B00				DEAL WILLIAM CHRISTOPHER	12/15/2023	46,000	1.00	0.3957
A	4	LM	002030	VEGA VICTOR DE JESUS RUIZ	2886 569	18,204		
03190001D00				RENNERT RAYMOND C AND BARBARA	02/03/2023	157,520	20.00	0.3974
V	4	LM	000587	CLARK MEREDITH AND MICHAEL	2830 217	62,596		
03510004A00				CONAWAY CRAIG T AND LORI J	08/31/2023	100,000	5.00	0.3998
A	4	LM	000776	BROUSSARD RICHARD JOSEPH JR	2870 354	39,982		
S1170062				KILDARE LAND COMPANY LLC	12/01/2023	1,500,000	14.57	0.3998
A	4	LM	004005	SMMCCALL LLC	2884 768	599,741		
03240115B02				MILLEN TIMBER COMPANY	03/21/2023	119,000	10.16	0.4005
A	4	LM	000611	DOYLE JACK G ND ASHLEY MARIE	2838 375	47,656		
04250006A00				WENDELKEN PAUL V AND SHERRY M	12/01/2023	155,000	19.70	0.4029
A	4	LM	001212	MCGRALEY REAL ESTATE LLC	2884 312	62,442		
03810011				GUEST BILLY S AND MELISSA A	04/07/2023	50,000	18.02	0.4037
V	4	LM	000970	MORGAN CLAY K	2841 759	20,183		
03240018CUV				MORRIS JAMES RYAN	04/14/2023	115,000	5.22	0.4043
A	4	LM	000611	THOMAS TOBY TALMADGE AND	2842 761	46,496		
02630028				FLOYD DAVID HAROLD	04/11/2023	67,300	11.95	0.4058
V	4	LM	000292	WALLS BRIAN MICHAEL	2842 373	27,313		
02630028B00				CLIFTON RHONDA M	04/11/2023	67,300	11.94	0.4059
V	4	LM	000292	WALLS BRIAN MICHAEL	2842 376	27,314		
02630028C00				MCLENDON WILLIAM L AND JAMIE M	04/11/2023	67,250	11.95	0.4061
V	4	LM	000292	WALLS BRIAN MICHAEL	2842 379	27,313		
02630028A00				MCLENDON MARLA FRANCES	04/11/2023	67,250	11.94	0.4062
V	4	LM	000292	WALLS BRIAN MICHAEL	2842 382	27,314		
03240115B01				MILLEN TIMBER COMPANY	05/04/2023	129,000	7.33	0.4126
A	4	LM	000611	JARVIS JARED	2846 372	53,231		
03180006B00				ARNSDORFF CARL E JR	01/20/2023	65,000	12.33	0.4212
A	4	LM	000583	MARSH CHAD A	2827 952	27,378		
03020009				USHER RICHARD E AS TRUSTEE OF	04/11/2023	35,000	4.20	0.4290
A	4	LM	000495	ALONSO JOSUE PAIZAN AND	2843 88	15,014		
02910023				NEAL ALMETA P AND GATSON	11/30/2023	72,500	13.41	0.4459
V	4	LM	000423	OFFICE SNIPER LLC	2884 484	32,328		
04030032				WYNN LAVONNE FULGHUM	11/16/2023	25,000	5.00	0.4490
A	4	LM	001081	KALISH KURT B	2881 849	11,225		
03910003D00				MONTGOMERY RAMSEY LEE AND RITA	05/19/2023	149,000	5.30	0.4638
A	5	LM	001013	HOMES FOR OUR TROOPS INC	2848 629	69,103		

02690012 POSTELL ROBBIE AND DENISE 06/09/2023 18,000 5.33 0.6688  
 V 4 LM 000319 PABST STEVEN AND KARAANN 2853 906 12,038

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
<b>Measured</b>	0.3842	0.3586	0.1183	1.0438	47
<b>Lower Confidence Interval</b>	0.3608	0.3381			
<b>Upper Confidence Interval</b>	0.3998	0.3791			

and ( s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W ) and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in ( LR , RT , SR , G1 , G , FM , J , LM , QQ , D1 , FM , LM ) and r.totalacres >= 0.01 and r.totalacres <= 29.99

*Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.*