

Commercial Study Final 5.17.2024

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
04760081				WILLIAMS JASON T AND NESMITH	01/03/2023	350,000	3.25	0.4692
C	4	LM	001558	RIVER OF LIFE MINISTRIES RINCON	2825 816	164,221		
R2120017D00				THE KROGER CO	01/24/2023	530,000	0.30	0.4200
C	4	LM	001762	SHEFFIELD AND SHORE LLC	2828 287	222,604		
R2640016				RX ELITE FITNESS LLC	01/31/2023	907,500	1.06	0.3970
C	1	FM	001905	PRATT ENTERPRISES LLC	2829 842	360,273		
R2170022				WEBB ANIMAL CLINIC INC	03/10/2023	215,000	1.12	0.3687
C	4	LM	001785	KINDRED DAVID	2837 116	79,279		
R2570021				SOUTH RINCON DEVELOPMENT	03/16/2023	1,671,000	24.58	0.4050
C	5	LM	001700	GATE PETROLEUM COMPANY	283 404	676,686		
04780002B00				KICKLIGHTER CLAUDE M AND	03/17/2023	2,512,907	9.81	0.4000
C	3	QQ	001580	DRAYTON PARKER COMPANIES LLC	2838 99	1,005,066		
04780002C01				KICKLIGHTER CLAUDE M AND	03/17/2023	87,091	0.34	0.4000
C	4	QQ	001580	DRAYTON PARKER COMPANIES LLC	2838 99	34,833		
R2640012				TALECC LLC	03/08/2023	509,382	1.26	0.3986
C	3	QQ	001903	SAP RINCON LLC	2838 130	203,048		
R2640013				TALECC LLC	03/08/2023	440,662	1.09	0.3834
C	3	QQ	001905	SAP RINCON LLC	2838 130	168,968		
S1070029B00				KIEFFER CONSTRUCTION INC	03/23/2023	135,000	0.36	0.3980
C	1	QQ	001957	BASHLOR TYLER	2838 590	53,730		
R2070038				DICKEY JAMES DAVID AND	03/28/2023	269,000	0.46	0.4139
C	1	FM	001729	QC COMMERCIAL REAL ESTATE LLC	2839 483	111,346		
0465J001A00				ROSIE LLC	03/29/2023	475,000	0.63	0.3623
C	3	FM	001513	KATY LAND HOLDINGS LLC	2840 248	172,072		
04340012				HAZZARD GINA C	04/11/2023	650,000	2.37	0.3998
C	1	FM	001260	PATEL ANIKET	2842 90	259,867		
S1100004B00				HILL JORDAN A	05/04/2023	110,000	1.01	0.4346
C	3	LM	001968	TLP INVESTMENT PROPERTIES LLC	2846 221	47,801		
0465J003A00				BRANT DONALD H AND SUSAN M	05/02/2023	400,000	0.39	0.2947
C	3	FM	001513	KATY LANDINGS LLC	2846 742	117,875		
R2370002				ADADA LLC	05/26/2023	165,000	1.58	0.4365
C	4	LM	001830	FORT HOWARD 21 LLC	2850 22	72,025		
03020102				HT SAVANNAH PROPERTIES LLC	05/16/2023	495,000	6.08	0.4026
C	4	LM	000495	BRALY INVESTMENT PROPERTIES LLC	2850 690	199,269		
S1070056				TRUIST BANK FKA BB AND T FKA	06/09/2023	700,000	1.61	0.4075
C	1	FM	001957	RENASANT BANK	2853 559	285,221		
04460031				JAMASON JOHN	07/11/2023	290,000	1.00	0.4000
C	1	FM	001334	FIGUEROA SALVADOR III	2859 632	115,996		
0389B008				COLLINS LARRY D	07/11/2023	250,000	0.45	0.3870
C	3	FM	001976	LANG JACOB E	2860 181	96,756		
0264A021				USHER GEORGE A AND ANGELA F	07/21/2023	219,000	1.00	0.3676
C	3	LM	000306	TERAMORE DEVELOPMENT LLC	2862 202	80,498		
S1100004A00				HILL JEREMY D	07/26/2023	400,000	1.01	0.3153
C	1	FM	001968	BURNLEE PROPERTIES LLC	2862 492	126,135		

S1150016				MCREAL LLC	07/27/2023	285,000	1.06	0.3999
C	4	LM	001976	THREE BEARS SPRINGFIELD LLC	2862 730	113,958		
R2360018				MULEGE LLC	07/31/2023	240,000	1.00	0.3799
C	3	LM	001827	GALAXY HOLDINGS GROUP LLC	2863 652	91,171		
R2120004A01				BEARHEART PROPERTIES LLC	07/28/2023	1,570,000	1.00	0.3679
C	1	FM	001760	IPI RINCON LLC	2864 166	577,598		
S1150002B00				HOTH INVESTMENT PROPERTIES LLC	08/22/2023	575,000	1.27	0.3999
C	4	LM	001977	TRAN HOLDINGS INC	2867 790	229,914		
02940041				L AND J SANDERS INC	08/30/2023	275,000	4.33	0.4444
C	3	LM	000434	FORKLIFT TIRE SPECIALIST LLC	2868 791	122,222		
R2640007				ELK PROPERTIES PARTNERSHIP	09/08/2023	250,000	0.98	0.4659
C	3	LM	001905	MAG 24 ENTERPRISES LLC	2871 157	116,486		
R2360018A00				MULEGE LLC	09/15/2023	230,000	1.00	0.3964
C	3	LM	001827	GALAXY HOLDINGS GROUP LLC	2871 474	91,171		
R2070076				ENGBRETSON POLLY ANN B	09/29/2023	400,000	0.46	0.3590
C	1	FM	001729	RODRIGUEZ BETZAIDA	2873 433	143,588		
S1000056				LAYGO MARINA M	10/04/2023	234,900	0.36	0.4009
C	1	FM	001917	CARLSONS SPRINGFIELD HOLDINGS	2874 346	94,179		
S1310009A00				21 SOUTH PROPERTIES LLC	10/31/2023	450,000	1.33	0.4004
C	3	FM	002016	DAVIS TIRE SERVICE AND REPAIR LLC	2879 587	180,159		
S1310002				RAHN KEVIN MICHAEL AND RAHN	11/13/2023	230,000	6.40	0.4059
C	4	LM	002016	TRU COMMERCIAL HOLDINGS LLLP	2881 718	93,349		
03420027				IJDM HOLDINGS LLC	12/04/2023	350,000	1.85	0.3896
C	1	FM	000696	B G BAZEMORE HOLDINGS LLC	2884 876	136,373		
03780011				VICKERY DONALD M AND RONALD M	12/07/2023	35,000	0.23	0.4155
C	3	LM	000955	MURRAY STEVE T AND JUSTIN	2885 150	14,544		
R2170011				ZIPPERER FAMILY LIMITED	12/20/2023	1,550,000	21.29	0.3693
C	1	FM	001784	KILDARE LAND COMPANY LLC	2887 277	572,406		
R2640006				TLP INVESTMENT PROPERTIES LLC	12/28/2023	280,000	0.97	0.4120
C	3	LM	001905	MAG24 ENTERPRISES LLC	2888 303	115,351		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3999	0.3921	0.0541	1.0110	37
Lower Confidence Interval	0.3964	0.3812			
Upper Confidence Interval	0.4026	0.4030			

and s.saleclass = C and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in (LR , RT , SR , A , 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.