

Agg Sales Study First 8.12.2024

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
02180006				BLITCH JENNIFER DELANE FKA	05/24/2024	220,000	30.83	0.0929
V	4	LM	000177	COCKRELL TYLER GRIFFIN	2911 43	20,443		
02360004				WALLACE MEGHAN ALICIA AND	05/17/2024	260,000	41.69	0.1672
V	5	LM	000234	PHILLIPS JAMES E	2910 137	43,466		
02450006				SUHOR JUDY C AND JOSEPH JOHN SR	05/15/2024	66,000	10.00	0.8950
A	1	G1	000249	COASTAL MAGNOLIA PROPERTIES LLC	2913 856	59,069		
02830006TPO				BRANNEN MICHELLE DURDEN AND	03/28/2024	183,300	24.44	0.0994
V	4	LM	000398	TILLMAN JUSTIN AND ELIZABETH	2902 1	18,212		
03020150A00				COTE ALLEN A AND COLLEEN M	05/23/2024	780,000	23.38	0.2185
A	1	FM	000495	DICKERSON CRAIG AND TOSHIA D	2910 837	170,463		
03240018				THOMAS TOBY TALMADGE AND	06/07/2024	299,900	13.00	0.1397
V	4	LM	000611	DRIGGERS JODI LYNNE	2913 560	41,883		
03340022				LEE FITZHUGH TERRY AND VICKIE	01/27/2024	175,000	14.55	0.2312
A	4	LM	000664	BROWN BRITTANY ANN AND BROOKS	2892 538	40,464		
03360016				SOUTHERN PRIDE PROPERTIES LLC	05/29/2024	138,000	1.00	0.3075
A	1	FM	000668	SE INVESTMENTS LLC	2912 643	42,440		
03430018				SMITH DANNY NICHOLAS	07/08/2024	180,000	18.27	0.3414
V	4	LM	000700	WEBB CHRISTOPHER JAMES AND	2918 934	61,455		
03520079				BRALY INVESTMENT PROPERTIES LLC	04/17/2024	3,605,000	83.19	0.1894
A	5	LM	000780	D R HORTON INC	2905 442	682,950		
03670023				BARR HAROLD RAY	07/12/2024	245,000	27.10	0.2578
A	1	LM	000861	DOONAN ANGELA AND SWINT ROBERT	2920 686	63,157		
03730007				PAGE CAROLYN D AND DARIENG	05/31/2024	450,000	11.00	0.2603
V	1	FM	000903	ARGO CHARLES AND MISTY	2917 475	117,117		
03730011				PAGE CAROLYN D AND DARIENG	06/01/2024	200,000	10.00	0.1324
A	4	LM	000903	METZGER SAMUEL AND AMBRA	2917 483	26,480		
03740008				MACK LAURA M AND PORTER HAROLD	07/26/2024	300,000	37.54	0.1383
A	5	LM	000909	WRIGHT DONALD WAYNE AND CRIBBS	2922 742	41,497		
03880016				TEBEAU JO LOUISA	01/31/2024	76,000	6.32	0.4908
A	4	LM	000998	CARROLL RANDY LEE AND TONYA	2892 576	37,300		
03920007				SIKES LEE H	04/22/2024	750,000	54.09	0.1720
V	5	LM	001029	BACA MIGUEL	2906 112	128,996		
04080023				ALLEN THOMAS G	05/02/2024	261,700	62.64	0.5308
V	5	LM	001107	VAN NESS JODY AND BRIAN	2907 946	138,910		
04100061				WHITE LYNDA N REVOCABLE TRUST	04/15/2024	3,346,100	69.08	0.0497
A	1	FM	001119	KILDARE LAND COMPANY LLC	2905 1	166,164		
04150033				KEVIN KIRSCH NEW HOMES INC	04/01/2024	435,000	5.00	0.3381
A	1	FM	001150	COLLINS STACEY S AND SUPPASAK	2902 448	147,089		
0428D003				REDDEN CODY AND LIEBY ELLEN AS	04/05/2024	210,000	39.07	0.2882
V	5	LM	001236	WILLIFORD STEPHEN L	2904 787	60,513		
0452A008				GREINER JEFF AKA JEFFRY PETER	05/08/2024	200,000	26.52	0.4489
A	4	LM	001382	LAIRD CLAYTON W	2908 631	89,779		
S1210001A00				SPRINGFIELD CITY OF	02/16/2024	20,400	0.20	0.4412
A	4	LM	001988	PLANTERS COMMUNICATIONS LLC	2894 691	9,000		

02350009B00		DAVY AUDREY LYNN	03/14/2024	150,000	19.49	0.2918
V	4	LM 000226	DUDNEY LAWRENCE E JR AS	2900 239	43,776	
04110019C00		MURPHY TIMOTHY J	02/23/2024	250,000	15.56	0.1992
V	4	LM 001123	MADRAC FARMS LLC	2896 137	49,798	
03910003F00		CHANDLER ADAM AND CARLOTTA	07/12/2024	765,000	10.02	0.3550
V	1	FM 001013	BARRETT WILLIAM	2919 761	271,547	
03150040C00		WHITLOCK JOSHUA ROBERT AND	07/24/2024	750,000	11.00	0.2362
V	1	FM 000569	LUKER GARY BRIAN AND JAMIE LEE	2922 490	177,166	
02490003A00		ARENDES KERRI ANN AND GRANTHAM	03/21/2024	645,000	170.47	0.2182
A	5	LM 000262	HOBBS WILLIAM J III	2900 865	140,752	
03240018CUV		THOMAS TOBY TALMADGE AND	06/24/2024	140,000	5.22	0.3321
A	4	LM 000611	SIMS MICHAELA JANELLE	2916 598	46,496	
03200050D00		JACOBS MARK ALAN AND REBECCA M	03/06/2024	60,000	1.51	0.4065
A	4	LM 000590	KEVIN KIRSCH NEW HOMES INC	2898 240	24,389	
02930017B00		CYPRESS CUSTOMS LLC	04/29/2024	641,000	5.00	0.2862
A	1	FM 000427	HAMILTON JEFFREY AND AMBER	2906 955	183,431	
04150033C00		KEVIN KIRSCH NEW HOMES INC	04/12/2024	500,000	5.00	0.3639
A	1	FM 001150	SCHANDOLPH PETER J AND SHANNON	2904 508	181,965	
04080024A00		WEDDLE JULIE G	01/25/2024	215,000	5.14	0.3368
A	1	FM 001107	GRAHAM BROOK BURNS	2891 626	72,410	
03200050D01		JACOBS MARK ALAN AND REBECCA M	04/08/2024	60,000	2.30	0.5074
A	4	LM 000590	CREECH JAMES AND KALEY	2903 418	30,446	
04260021A00		LOVELL JOHN CHRISTIAN	02/29/2024	62,000	6.00	0.5148
A	4	LM 001215	SIMONTON HANNAH ELISE AND	2897 232	31,918	
0233B022A00		DUBOSE GARY WAYNE AND TIFFANY	05/30/2024	730,000	16.50	0.3052
V	1	FM 000219	JOHANSEN SCOTT AND JENALEE	2912 368	222,770	
0407B016		GORDON BILLIE JEAN	05/15/2024	254,000	5.00	0.3287
A	1	FM 001100	VARGAS JAIME	2909 791	83,489	
04510021A00		CHURCH GRACE COMMUNITY	05/24/2024	604,500	29.60	0.1788
A	4	LM 001360	SIMCOE INVESTMENT GROUP LLC	2911 1	108,098	
02490003A01		HOBBS WILLIAM J III	07/24/2024	110,000	17.68	0.2549
A	4	LM 000262	PETERSON JOHN JAMES JR AND GAIL	2923 212	28,042	
02490003A01		ARENDES KERRI ANN AND GRANTHAM	03/21/2024	645,000	17.68	0.0435
A	5	LM 000262	HOBBS WILLIAM J III	2900 865	28,042	
03260017E00		WALDHOUR ROBERT FLETCHER AND	06/14/2024	2,077,800	44.25	0.0299
A	5	LM 000624	MARINER BLUE JAY LLC	2915 25	62,096	

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.2733	0.1896	0.4392	1.5058	40
Lower Confidence Interval	0.2182	0.1385			
Upper Confidence Interval	0.3321	0.2407			

and (s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2024-01-01 and s.saledate <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM)

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.