

FINAL RATIO G1-G10 OLDER CITY OF GUYTON

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0010021				BELL BOBBY G III AND TARA	02/16/2023	400,000	0.61	0.4759
R	1	FM	001591	PARK UN SEOK	2832 276	190,360		
G0010023				CADICHON DELENS AND RACHEL L	04/24/2023	330,000	0.75	0.3994
R	1	FM	001590	HARE MATHEW L AND MICHELLE A	2843 930	131,789		
G0010066A00				SCOTT BARBARA R	02/28/2023	195,000	0.27	0.4000
R	1	FM	001591	CELA DEVIN	2834 826	77,992		
G0040002D00				DEYTON JASON	09/25/2023	285,000	0.39	0.3736
R	1	FM	001621	PARKER KAREN M AND SWEET	2872 925	106,477		
G0040012A00				DJ INVESTMENT PROPERTIES LLC	03/08/2023	164,000	0.23	0.4015
R	1	FM	001621	HARRIS TIFFANY ANNETTE AND	2836 791	65,841		
G0040022A00				HPP PROPERTY LLC	06/08/2023	221,000	1.86	0.4338
R	1	FM	001623	704 CENTRAL BLVD LLC	2861 591	95,871		
G0050009				VARY RONALD ROGER	06/29/2023	45,000	0.43	0.2523
R	3	LM	001627	ECHO HOMEBUILDERS LLC	2857 399	11,352		
G0050009				ECHO HOMEBUILDERS LLC	12/04/2023	282,000	0.43	0.3741
R	1	FM	001627	TETER RACHEL E AND BLACKBURN	2884 776	105,501		
G0060036E00				AKINS ELIZABETH	04/04/2023	85,000	0.30	0.4882
R	1	FM	001635	FAST FREEDOM PROPERTIES LLC	2842 147	41,501		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4000	0.4119	0.1111	0.9709	9
Lower Confidence Interval	0.0000	0.3670			
Upper Confidence Interval	0.0000	0.4568			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0010001 and left(r.parcel_no,8) <= G0090001

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.

FINAL RATIO- G17 CITY OF GUYTON

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0170006				HABITAT FOR HUMANITY OF	09/26/2023	215,000	0.30	0.4172
R	1	FM	001672	WISE APRIL VON	2872 680	89,705		
G0170006B00				HABITAT FOR HUMANITY OF	07/27/2023	205,000	0.30	0.3788
R	1	FM	001672	ROSS FRANCES ELIZABETH	2862 776	77,648		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3980	0.3985	0.0482	0.9987	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0170001 and left(r.parcel_no,8) <= G0170999

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.

FINAL RATIO- G18 CITY OF GUYTON

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
G0180055				RICHARDSON DEBORAH J	09/01/2023	190,000	0.66	0.4072
R	1	FM	001675	DAVIS GARRETT SCOTT	2868 897	77,377		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4072	0.4072	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0180001 and left(r.parcel_no,8) <= G0180999

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.

FINAL RATIO- G11 WHITESVILLE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0110012				GEORGE KURZ AND MYRANDA	05/22/2023	369,000	0.68	0.4088
R	1	FM	001650	OGDEN TORI AND WESNER JAMES M	2849 888	150,861		
G0110017				DEAN ROBERT P AND DEWANNA D	05/19/2023	397,900	0.71	0.3761
R	1	FM	001650	MONTGOMERY RAMSEY LEE AND RITA	2852 644	149,670		
G0110019				HANKINS CHRISTOPHER	03/10/2023	425,000	0.72	0.3784
R	1	FM	001650	ACOSTA MIGUEL CALDERIN	2838 161	160,835		
G0110033				GRIFFIN WILLIAM DONALD AND	01/12/2023	495,000	0.70	0.4129
R	1	FM	001650	WEBB NOEL B JR AND BRANDI M	2826 945	204,390		
G0110041				EDWARDS KATIE GRIFFEN AND	06/01/2023	381,500	1.42	0.4009
R	1	FM	001650	KELLEY SHAWN AND NICOLE	2852 121	152,945		
G0110051				EDGE KRISTOPHER MARK AND	06/20/2023	352,000	0.56	0.4324
R	1	FM	001650	KLASSEN CORY AND ASIA	2855 224	152,206		
G0110063				WARREN ANDREW R AND CYNTHIA Y	10/12/2023	410,700	0.58	0.4009
R	1	FM	001650	KORESKO SHAWN JAMES AND EMILY	2875 741	164,656		
G0110090				EIGHT MILE PROPERTIES LLC	07/26/2023	385,000	0.84	0.3620
R	1	FM	001650	CANNON MATTHEW AND MARISA	2862 517	139,370		
G0110097				S B HOMES LLC	07/14/2023	425,000	1.53	0.3912
R	1	FM	001650	BARNES BETTY N	2860 352	166,256		
G0110102				S B HOMES LLC	08/11/2023	479,900	0.58	0.4214
R	1	FM	001650	WINANS DAVID AND DEBRA TRUSTEES	2865 916	202,212		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4009	0.3988	0.0419	0.9992	10
Lower Confidence Interval	0.0000	0.3852			
Upper Confidence Interval	0.0000	0.4124			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0110001 and left(r.parcel_no,8) <= G0110999

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.

FINAL RATIO- G16 LAKEVIEW

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0160018				SB HOMES LLC	02/23/2023	492,900	1.14	0.4079
R	1	FM	001667	KING MICHAEL THOMAS AND	2834 598	201,053		
G0160030				ROCKY CREEK PROPERTIES LLC	09/27/2023	451,600	1.09	0.3918
R	1	FM	001667	TOMBERLIN RUSSELL EMORY AND	2872 897	176,933		
G0160035				SB HOMES LLC	03/27/2023	555,400	7.90	0.3995
R	1	FM	001667	225 DEAN DRIVE LLC	2840 631	221,873		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3995	0.3999	0.0134	0.9995	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0160001 and left(r.parcel_no,8) <= G0160999

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.

FINAL RATIO STUDY- G15 HIDDEN CREEK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0150006				SPENCER KENNETH D III	05/02/2023	279,500	0.38	0.3892
R	1	FM	001664	CULLER PAULA AND COREY	2845 699	108,795		
G0150022				HOWARD FRANK WYNN JR AND MONA	09/05/2023	200,000	0.37	0.4185
R	1	FM	001664	DEVER JASON	2878 647	83,700		
G0150072				VEHRS COLE J	01/18/2023	244,000	2.32	0.4051
R	1	FM	001664	SHAW ARLANDUS	2827 929	98,843		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4051	0.4027	0.0241	1.0040	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0150001 and left(r.parcel_no,8) <= G0150999

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.

FINAL RATIO- G10 HIDDEN CREEK FRONT

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
G0100002C00				POWELL LOGAN A AND CRIBBS	09/29/2023	290,000	0.35	0.3980
R	1	FM	001648	ROGERS MADISON SUZANNE AND	2873 799	115,420		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3980	0.3980	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0100001 and left(r.parcel_no,8) <= G0100999

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.

FINAL RATIO G14 DEL A RAE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
G0140007				AKERS PHILLIP	02/17/2023	230,000	0.54	0.4034
R	1	FM	001662	CORBETT JOHN WESTBROOK III AND	2832 600	92,772		
G0140015				SIKES CHRISTINE M	06/22/2023	178,000	0.50	0.4514
R	1	FM	001662	BERNARD ERIC ROBERT	2856 373	80,346		
G0140028				CONNER TIMMOTHY AND KATHERINE	07/28/2023	235,000	0.67	0.3905
R	1	FM	001662	CHURCHILL NATHAN PAUL JR	2845 783	91,766		
G0140031				REINHART TAMMIE MARIA	02/14/2023	126,000	0.55	0.6503
R	1	FM	001662	COASTAL MAGNOLIA PROPERTIES LLC	2831 785	81,940		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4274	0.4510	0.1800	1.0508	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0140001 and left(r.parcel_no,8) <= G0140999

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.

FINAL RATIO- G24 SUMMERS PLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0240054				WRIGHT TIMOTHY J AND MARGARET T	03/17/2023	315,000	0.23	0.4193
R	1	FM	001687	BIERLE LISA M AND REDMOND KEITH	2837 506	132,080		
G0240064				MAYER AUNDREA N	01/13/2023	290,000	0.27	0.4302
R	1	FM	001687	CASTLE FOSTER MICHAEL AND	2827 258	124,762		
G0240073				BIANCO ANTHONY AND KAYLA	02/24/2023	286,000	0.23	0.3593
R	1	FM	001687	HUDSPATH RYAN M	2833 579	102,760		
G0240079				CATAMOUNT PROPERTIES 2018 LLC	01/13/2023	315,000	0.23	0.4121
R	1	FM	001687	DINGWALL ELDYNN AND KEITH	2827 179	129,799		
G0240080				HUNTER TRENT L	02/14/2023	281,900	0.23	0.4352
R	1	FM	001687	BOLDEN DEMETRIUS	2832 443	122,671		
G0240098				CHILTON WYATT AND KAYLA	03/01/2023	335,000	0.24	0.3938
R	1	FM	001687	JACKSON CHRISTOPHER AND	2836 176	131,938		
G0240138				MUNTHE ARIEL MARI AND ROBERT	10/06/2023	349,900	0.32	0.3791
R	1	FM	001687	NERIS RAFAEL AND JENNIFER	2874 976	132,650		
G0240144				READING PAULA JEAN AND RICHARD	05/08/2023	345,000	0.30	0.3945
R	1	FM	001687	FOWLER AMBER AND DERONE	2850 893	136,119		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4033	0.4022	0.0527	1.0017	8
Lower Confidence Interval	0.0000	0.3841			
Upper Confidence Interval	0.0000	0.4203			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0240001 and left(r.parcel_no,8) <= G0240999

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.

FINAL RATIO- G20 CENTRAL STATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0200007				HAYES TYLER CHRISTOPHER	09/13/2023	230,000	0.26	0.3990
R	1	FM	001683	BREWER WILLIAM	2870 884	91,781		
G0200012				YOUNGQUIST MICHAEL	03/30/2023	228,000	0.23	0.3961
R	1	FM	001683	WAGGONER GUY	2840 64	90,300		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3976	0.3976	0.0036	1.0000	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= G0200001 and left(r.parcel_no,8) <= G0200999

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.

FINAL RATIO WITH QQ SALES G21 MOSSY HOLLOW

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0210001				FAIRCLOTH HOMES OF SAVANNAH INC	10/20/2023	443,000	0.30	0.4208
R	1	FM	001685	EVANS WARREN O AND JAVONN	2877 379	186,412		
G0210002				FAIRCLOTH HOMES OF SAVANNAH INC	10/13/2023	391,000	0.28	0.4234
R	1	FM	001685	VICKERS ADRIAN ANDRE	2875 809	165,532		
G0210003				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.26	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210018				FAIRCLOTH HOMES OF SAVANNAH INC	04/11/2023	440,800	0.25	0.4136
R	1	FM	001685	PARK CHONG HUI	2842 783	182,329		
G0210019				FAIRCLOTH HOMES OF SAVANNAH INC	04/24/2023	381,500	0.33	0.3704
R	1	FM	001685	STEWART LINDSAY MAE AND	2843 793	141,326		
G0210020				FAIRCLOTH HOMES OF SAVANNAH INC	06/23/2023	381,300	0.35	0.4130
R	1	FM	001685	OCHOA VALENTIN AMD RIZZA	2856 172	157,468		
G0210021				FAIRCLOTH HOMES OF SAVANNAH INC	10/30/2023	381,300	0.25	0.3744
R	1	FM	001685	BROWN STEVEN L	2879 80	142,752		
G0210022				FAIRCLOTH HOMES OF SAVANNAH INC	02/08/2023	436,800	0.25	0.4196
R	1	FM	001685	KAERCHER BETTE	2831 32	183,292		
G0210023				FAIRCLOTH HOMES OF SAVANNAH INC	05/26/2023	445,000	0.25	0.4227
R	1	FM	001685	GILL SHAWN ROBERT	2850 103	188,092		
G0210032				CAMPBELL ORVILLE R AND HAYNES	02/27/2023	355,000	0.23	0.3794
R	1	FM	001685	FOSTER ANTWAUN AND HOLLYANNE	2834 802	134,673		
G0210059				FAIRCLOTH HOMES OF SAVANNAH INC	06/15/2023	441,800	0.25	0.4066
R	1	FM	001685	LEE TAERA PAT	2854 574	179,627		
G0210060				FAIRCLOTH HOMES OF SAVANNAH INC	10/06/2023	445,000	0.25	0.4267
R	1	FM	001685	STEWART SHERRI RENEE KILLINS	2875 113	189,865		
G0210061				FAIRCLOTH HOMES OF SAVANNAH INC	05/11/2023	385,000	0.23	0.3858
R	1	FM	001685	HAN HYUN WOO H	2847 386	148,549		
G0210092				FAIRCLOTH HOMES OF SAVANNAH INC	10/27/2023	317,500	0.23	0.4011
R	1	FM	001685	MACK TIACARA LASHAE AND JERRI L	2878 910	127,355		
G0210093				FAIRCLOTH HOMES OF SAVANNAH INC	11/09/2023	384,300	0.23	0.3948
R	1	FM	001685	HIGHTOWER CHANNING D AND	2880 817	151,733		
G0210094				FAIRCLOTH HOMES OF SAVANNAH INC	08/25/2023	445,000	0.23	0.4054
R	1	FM	001685	GREEN DAVID LAMOND	2868 130	180,409		
G0210095				FAIRCLOTH HOMES OF SAVANNAH INC	07/21/2023	384,900	0.23	0.4236
R	1	FM	001685	MCCOSLEY ALAN AND LAURA	2861 676	163,043		
G0210096				FAIRCLOTH HOMES OF SAVANNAH INC	09/29/2023	383,500	0.23	0.3790
R	1	FM	001685	GRANT BRIAN STEPHEN	2873 565	145,365		
G0210097				FAIRCLOTH HOMES OF SAVANNAH INC	07/05/2023	445,000	0.23	0.3907
R	1	FM	001685	JANG HYUN SOON	2858 59	173,877		
G0210098				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210099				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210103				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.23	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		

G0210111				FAIRCLOTH HOMES OF SAVANNAH INC	11/03/2023	357,500	0.23	0.3798
R	1	FM	001685	OWEN HEATH	2880 12	135,766		
G0210112				FAIRCLOTH HOMES OF SAVANNAH INC	11/09/2023	318,500	0.23	0.3870
R	1	FM	001685	WIERSMA DAVID MICHAEL AND	2880 871	123,268		
G0210113				FAIRCLOTH HOMES OF SAVANNAH INC	03/22/2023	349,000	0.27	0.4161
R	1	FM	001685	WILEY KATHLEEN JENNIFER	2838 289	145,223		
G0210118				REED JUSTIN AND ANDREA	10/26/2023	305,000	0.30	0.3146
R	1	FM	001685	WINBORN QUINTON GEORGE AND	2879 8	95,944		
G0210120				FAIRCLOTH HOMES OF SAVANNAH INC	01/13/2023	349,300	0.30	0.4075
R	1	FM	001685	NARVAEZ CHARLIE OMIT MELENDEZ	2827 280	142,340		
G0210122				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.29	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210125				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.23	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210126				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.23	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210127				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.23	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210128				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.27	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210132				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.27	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210133				UPHILL BOTH WAYS LLC	06/16/2023	395,500	0.27	0.0445
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210134				UPHILL BOTH WAYS LLC	06/16/2023	39,550	0.28	0.4450
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2855 398	17,600		
G0210135				FAIRCLOTH HOMES OF SAVANNAH INC	01/06/2023	338,300	0.23	0.4277
R	1	FM	001685	RICHARDS PAUL AND NELIDA	2826 430	144,700		
G0210136				FAIRCLOTH HOMES OF SAVANNAH INC	02/17/2023	352,000	0.23	0.4028
R	1	FM	001685	MCGHEE SYLVESTER AND ATARA	2832 255	141,770		
G0210137				YOWN HAYDEN	08/18/2023	349,000	0.23	0.3650
R	1	FM	001685	MILBRANDT MACIE CAROLINE AND	2866 881	127,372		
G0210156				GREENLAND DEVELOPERS INC	09/19/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2874 299	17,600		
G0210157				UPHILL BOTH WAYS LLC	09/19/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2872 675	17,600		
G0210158				UPHILL BOTH WAYS LLC	09/19/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2874 252	17,600		
G0210159				UPHILL BOTH WAYS LLC	09/19/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2872 675	17,600		
G0210160				GREENLAND DEVELOPERS INC	09/19/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2873 181	17,600		
G0210161				GREENLAND DEVELOPERS INC	09/19/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2873 181	17,600		
G0210162				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210163				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		

G0210164				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210165				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210166				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210167				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.23	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210168				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.25	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210169				UPHILL BOTH WAYS LLC	03/15/2023	39,500	0.27	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2837 983	17,600		
G0210170				FAIRCLOTH HOMES OF SAVANNAH INC	08/18/2023	383,500	0.25	0.3736
R	1	FM	001685	CHUNG HAE YOUNG AND KELIE	2866 806	143,274		
G0210171				FAIRCLOTH HOMES OF SAVANNAH INC	06/09/2023	389,900	0.25	0.4268
R	1	FM	001685	SILVERTON KERRY ANGELO	2853 423	166,396		
G0210172				FAIRCLOTH HOMES OF SAVANNAH INC	06/30/2023	384,900	0.25	0.4164
R	1	FM	001685	MORGAN SHERRY AND DANTE	2857 651	160,287		
G0210173				FAIRCLOTH HOMES OF SAVANNAH INC	06/16/2023	354,900	0.25	0.3894
R	1	FM	001685	ORELLANA STEVEN R A	2854 747	138,190		
G0210175				FAIRCLOTH HOMES OF SAVANNAH INC	06/02/2023	387,000	0.27	0.4102
R	1	FM	001685	MANZANARES GUSTAVO AND GARCIA	2851 708	158,766		
G0210176				FAIRCLOTH HOMES OF SAVANNAH INC	06/02/2023	445,000	0.25	0.4101
R	1	FM	001685	WILEY JESSICA EILEEN AND TRAVIS	2851 728	182,473		
G0210177				FAIRCLOTH HOMES OF SAVANNAH INC	04/07/2023	440,800	0.25	0.4282
R	1	FM	001685	KIM JEONG HWA	2841 803	188,761		
G0210178				FAIRCLOTH HOMES OF SAVANNAH INC	05/04/2023	441,000	0.25	0.4316
R	1	FM	001685	JANG HYUN SOON	2846 429	190,345		
G0210183				UPHILL BOTH WAYS LLC	09/19/2023	39,500	0.28	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2872 675	17,600		
G0210184				UPHILL BOTH WAYS LLC	09/19/2023	39,500	0.28	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2872 675	17,600		
G0210185				UPHILL BOTH WAYS LLC	09/19/2023	39,500	0.28	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2872 675	17,600		
G0210186				UPHILL BOTH WAYS LLC	09/19/2023	39,500	0.25	0.4456
R	3	QQ	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2872 675	17,600		
G0210189				FAIRCLOTH HOMES OF SAVANNAH INC	04/07/2023	397,400	0.25	0.4261
R	1	FM	001685	WILLIAMS ANNA MARIE	2841 647	169,321		
G0210190				FAIRCLOTH HOMES OF SAVANNAH INC	04/28/2023	440,000	0.25	0.4089
R	1	FM	001685	ALLEN AMINAH AND SHELTON	2845 183	179,929		
G0210210				JOHNSON ABBIE BRINSON AND	08/25/2023	425,900	0.39	0.3887
R	1	FM	001685	GRANT ISIS	2867 922	165,529		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4267	0.3971	0.0653	1.0458	67
Lower Confidence Interval	0.4136	0.3839			
Upper Confidence Interval	0.4450	0.4103			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= G0210001 and left(r.parcel_no,8) <= G0210999

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.

FINAL RATIO- G23 GLENLEA CROSSING

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
G0230025				KRASLEY LIZABETH T AND JOSHUA D	07/17/2023	335,000	1.37	0.3833
R	1	FM	001686	MAYS BRITTANY NICOLE	2860 555	128,407		
G0230026				JONES AMANDA G	06/26/2023	311,500	1.04	0.4305
R	1	FM	001686	LAZARETTI ANTHONY	2857 59	134,104		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4069	0.4060	0.0580	1.0022	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= G0230001 and left(r.parcel_no,8) <= G0230999

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.

WinGAP - Ratio Analysis Criteria - [User ID = csama] AY2024

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason	Reasons Selected: 11
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons	
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value	
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value	
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)	0.00

Real Property Criteria

Starting Map: G0250-001- Property Class: Starting Acres: 0.00
 Ending Map: G0250-999- Property Strat: Ending Acres: 0.00

Starting Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban
 Ending Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Residential Improvement Criteria

	Starting	Ending	Ex
Grade	0	0	
YR Built	0	0	
EFYR Built	0	0	
Heated Area	0	0	

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0		
EFYR Built	0	0		

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA
 Print Screen Help Use MAV-VAL Use Future SP v Future CV
 Use Future SP v Live CV

Cancel Run Exit

WinGAP - Ratio Analysis Criteria - [User ID = csama] AY2024

No Samples Selected...

OK

[ALT]:*Large Tract - FMV
 [ALT]:*Rural - Transitional
 [ALT]:*Small Tract - FMV
 [ALT]:Adjacent Property Owners
 [ALT]:Bank to Individual Improved (Forec)
 [ALT]:Bank to Individual Vacant (Forec)
 Charitable, Religious Ed Inst
 Corporate Affiliates
 Doubtful Title
 [ALT]:Fair Market - Improved
 Govt Agencies & Public Ut
 Husband to Wife/Self
 [ALT]:Improved Lots (Lots w/ Infrastuc
 Individual to Bank (Foreclosure) Unqu
 Land Contract/Non-Conv Financing
 [ALT]:Land Market - Vacant
 Mobile Home
 [ALT]:Multi Parcels Qualified
 Multi Parcels Unqualified
 OWNER FINANCE FORECLOSURE
 Partial Interests
 Personal Property/Inventory
 Relatives
 Sales Involving Timber
 Sales of Conv/Fin Diff (Short Sale/Auc
 Sales Under 1000/Quit Claim Deeds
 [ALT]:Settling Estate Qualified
 Settling Estate Unqualified
 Short Sale
 SPLIT AFTER SALE
 Subd Lots Splits/Orig Owner/Zoning S
 Unqualified - Improved
 Unqualified - Vacant
 UNQUALIFIED IMPROVED NO ACCE
 Unqualified Sale
 Unqualified Sale
 Year's Support

Sales Criteria

Starting Date 01/01/2023 Class R 1 Reason ALT - All Arms Length Reasons Reasons Selected: 12

Ending Date 01/01/2024 A 3 FM - Fair Market Value

State Study C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal: 7% as 0.07) 0.00

Real Property Criteria

Starting Map G0260-001- Property Class Starting Acres 0.00

Ending Map G0260-999- Property Strat Ending Acres 0.00

Neighborhood Tax Dist Urban Land Schedule Land Type Urban

Starting Ending

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As

Built As

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

OK

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Help Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

FINAL RATIO G27 CROSSGATE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0270041				STOKES MARIAH ANN AND JAMES	08/17/2023	275,500	0.24	0.3914
R	1	FM	001697	PISTOLE COREY THOMAS AND	2866 451	107,840		
G0270042				COOLEY DEVEN AND AUTUMN	03/29/2023	281,000	0.24	0.4610
R	1	FM	001697	RAYNOR RICCONESHA ANIA	2839 679	129,535		
G0270083				STEVENSON CHARLES AND KAITLYN	04/26/2023	245,000	0.23	0.4259
R	1	FM	001697	SAXON EARL	2844 412	104,343		
G0270099				PARISH SEAN	04/11/2023	263,500	0.23	0.4010
R	1	FM	001697	HURLBAUS DAWN AND MARTINEZ	2842 68	105,664		
G0270112				REDMOND RYAN	06/01/2023	308,000	0.30	0.3784
R	1	FM	001697	OLSON MELISSA MARIE AND DEWITT	2851 261	116,541		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4010	0.4107	0.0584	1.0019	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= G0270001 and left(r.parcel_no,8) <= G0270999

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.

233B PINEHURST ESTATES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0233B024				INVESTMENT HOLDINGS	05/12/2023	94,400	5.48	0.3947
R	4	LM	000218	GORDON BRUCE AND DEBORAH	2847 477	37,264		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3947	0.3947	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0233B001 and left(r.parcel_no,8) <= 0233B999

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.

270A WAKEFIELD FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0270A010				HARPER RYAN AND SARAH	08/11/2023	85,000	3.49	0.3942
R	4	LM	000331	WILSON STEVEN ALLEN	2865 825	33,504		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3942	0.3942	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0270a and left(r.parcel_no,5) <= 0270a

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.

FINAL RATIO STUDY- EAGLES LANDING 271D

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0271D011				WAGNER MARK M JR	08/10/2023	392,000	0.53	0.4063
R	1	FM	000342	NELSON KEITH	2865 417	159,257		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4063	0.4063	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0271D001 and left(r.parcel_no,8) <= 0271D999

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.

FINAL RATIO- TIFFANY TERRACE 271A

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0271A002				HOLLIS CHRISTOPHER AND COLLEEN	09/07/2023	355,000	1.00	0.3872
R	1	FM	000335	BAXTER LISA MICHELLE AND BRETT	2870 388	137,452		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3872	0.3872	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0271A001 and left(r.parcel_no,8) <= 0271A999

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.

FINAL RATIO STUDY 272A

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0272A015				YOUMANS HUNTER	03/27/2023	213,000	0.56	0.4006
R	1	FM	000346	SEIGNIOUS AUSTIN	2838 970	85,322		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4006	0.4006	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0272A001 and left(r.parcel_no,8) <= 0272A999

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.

Sales Criteria

Starting Date State Study

Class	Strat	Reason	Reasons Selected: 12
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Ams Length Reasons	
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value	
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value	
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)	<input type="text" value="0.00"/>

Real Property Criteria

Starting Map Property Class Starting Acres

Ending Map Property Strat Ending Acres

Neighborhood Tax Dist Urban Land Schedule Land Type Urban

Starting Ending

Residential Improvement Criteria

	Starting	Ending
Grade	<input type="text" value="0"/>	<input type="text" value="0"/>
YR Built	<input type="text" value="0"/>	<input type="text" value="0"/>
EFYR Built	<input type="text" value="0"/>	<input type="text" value="0"/>
Heated Area	<input type="text" value="0"/>	<input type="text" value="0"/>

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value=""/>	<input type="text" value=""/>
YR Built	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value=""/>	<input type="text" value=""/>
EFYR Built	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value=""/>	<input type="text" value=""/>

WinGAP - Ratio Analysis Criteria - [User ID = csama] AY2024

No Samples Selected...

OK

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason	Reasons Selected: 12
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons	
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value	
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value	
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)	0.00

Real Property Criteria

Starting Map: 0272B-001- Property Class: Starting Acres: 0.00
 Ending Map: 0272B-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0		
EFYR Built	0	0		

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

OK

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Foreclosure)
- [ALT]:Bank to Individual Vacant (Foreclosure)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc)
- Individual to Bank (Foreclosure) Unqual
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc)
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

Sales Criteria

Starting Date: 01/01/2023 Class: R A C I

Ending Date: 01/01/2024 Strat: 1 3 4 5

State Study: Reason: ALT - All Arms Length Reasons FM - Fair Market Value LM - Land Market Value Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 12

Real Property Criteria

Starting Map: 0272C-001- Property Class: Starting Acres: 0.00

Ending Map: 0272C-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0	<input type="text"/>	<input type="text"/>
EFYR Built	0	0	<input type="text"/>	<input type="text"/>

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

OK

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

FINAL RATIO 272D ARCHER PLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0272D023				UBERNOSKY JIMMY N	05/30/2023	235,000	0.92	0.4673
R	1	FM	000354	BRECKENRIDGE PROPERTY FUND	2850 845	109,808		
0272D023				BRECKENRIDGE PROPERTY FUND	10/13/2023	299,900	0.92	0.3661
R	1	FM	000354	CURTIS THOMAS AND GENA RENAE	2875 880	109,808		
0272D024				SHAW CHARLES RAY II AND MOLLY N	02/17/2023	250,000	0.56	0.3955
R	1	FM	000354	STOCKWELL BRANDON G AND LOGAN	2833 759	98,864		
0272D033				J WEATHERFORD LLC	05/26/2023	272,000	0.52	0.3983
R	1	FM	000354	HASTINGS SEAN DAVID	2850 5	108,348		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3969	0.4038	0.0655	1.0074	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0272D001 and left(r.parcel_no,8) <= 0272D999

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.

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason	Reasons Selected: 12
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons	
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value	
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value	
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)	0.00

Real Property Criteria

Starting Map: 0272F-001- Property Class: Starting Acres: 0.00
 Ending Map: 0272F-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0	<input type="text"/>	<input type="text"/>
EFYR Built	0	0	<input type="text"/>	<input type="text"/>

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

OK

Records Processed: 0 Selected 0 True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

Sales Criteria

Starting Date 01/01/2023 Class R 1 ALT - All Ams Length Reasons Reasons Selected: 11

Ending Date 01/01/2024 A 3 FM - Fair Market Value

State Study C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal: 7% as 0.07)

Real Property Criteria

Starting Map 0273a-001-000 Property Class Starting Acres

Ending Map 0273a-999-000 Property Strat Ending Acres

Neighborhood Tax Dist Urban Land Schedule Land Type Urban

Starting Ending

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As

Built As

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
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- Mobile Home
- [ALT]:Multi Parcels Qualified
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- Sales of Conv/Fin Diff (Short Sale/Auc
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- [ALT]:Settling Estate Qualified
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- Short Sale
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- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

No Samples Selected...

OK

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

273B RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0273B008				ALEXANDER ELAINE SESTI	06/01/2023	85,000	1.49	0.3997
R	4	LM	000372	SOUTHERN YANKEE HOMES LLC	2851 167	33,972		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3997	0.3997	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0273B001 and left(r.parcel_no,8) <= 0273B999

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.

Sales Criteria

Starting Date 01/01/2023 Class R 1 ALT - All Arms Length Reasons Reasons Selected: 11

Ending Date 01/01/2024 A 3 FM - Fair Market Value

State Study C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal: 7% as 0.07)

Real Property Criteria

Starting Map 0273D-001- Property Class Starting Acres

Ending Map 0273D-999- Property Strat Ending Acres

Starting Neighborhood Tax Dist Urban Land Schedule Land Type Urban

Ending Rural

Residential Improvement Criteria

	Starting	Ending		
Grade	0	0	Exterior Wall	<input type="text"/>
YR Built	0	0	Occupancy	<input type="text"/>
EFYR Built	0	0	Observed Condition	<input type="text"/>
Heated Area	0	0		

Commercial Improvement Criteria

	Starting	Ending		
Grade	0	0	Used As	<input type="text"/>
YR Built	0	0	Built As	<input type="text"/>
EFYR Built	0	0		

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

Sales Criteria

Starting Date 01/01/2023 Class R 1 Reason ALT - All Arms Length Reasons Reasons Selected: 11

Ending Date 01/01/2024 A 3 FM - Fair Market Value

State Study C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal; 7% as 0.07) 0.00

Real Property Criteria

Starting Map 0273E-001- Property Class Starting Acres 0.00

Ending Map 0273E-999- Property Strat Ending Acres 0.00

Neighborhood Tax Dist Urban Land Schedule Land Type Urban

Starting Ending

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0	<input type="text"/>	<input type="text"/>
EFYR Built	0	0	<input type="text"/>	<input type="text"/>

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
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- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

No Samples Selected...

OK

Records Processed:

0 Selected

0 True Study

- Clip Samples
- Use MKTVAL
- Use MAV
- Use MAV-VAL
- DOAA
- Use Future SP v Future CV
- Use Future SP v Live CV

Print Screen Help

Cancel Run Exit

FINAL RATIO- 273C HONEYRIDGE PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0273C003				ROBINSON STACEY R AND DANIEL C	09/28/2023	670,000	1.78	0.3939
R	1	FM	000375	PIERANDOZZI ANTHONY SR AND	2873 989	263,910		
0273C045				BRACKEN BRIAN CRAIG AND RACHEL	07/14/2023	605,000	0.75	0.4028
R	1	FM	000375	MILLER ERIC AND DANA	2860 321	243,674		
0273C046				CAUSEY DERRIL R	01/31/2023	375,000	0.72	0.4106
R	1	FM	000375	THOMASON ANDY T AND WANDA GAIL	2829 717	153,963		
0273C069				STEWART TESSA J	05/19/2023	449,900	0.60	0.4745
R	1	FM	000375	BAKER GARY AND KAREN	2848 705	213,473		
0273C152				JACOBS ANTHONY AND DANA	06/02/2023	418,000	0.56	0.4074
R	1	FM	000375	PARKS DAVID AND KELSEY	2851 805	170,276		
0273C161				HARDMAN MARK A	10/18/2023	395,000	0.66	0.3673
R	1	FM	000375	PARKER COURTNEY	2877 485	145,076		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4051	0.4087	0.0529	1.0017	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0273C001 and left(r.parcel_no,8) <= 0273C999

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.

FINAL RATIO- 296B CAMERON OAKS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0296B001				RICATTI VANESSA AND FAGLEMAN	04/20/2023	485,000	1.00	0.4074
R	1	FM	000448	RAGLAND ADRIAN D AND TUNYA	2843 887	197,613		
0296B002				SMITH FRANKLIN AMD GAIL K	03/06/2023	75,000	1.00	0.4000
R	4	LM	000448	SOUTHERN YANKEE HOMES LLC	2835 366	30,000		
0296B002				SOUTHERN YANKEE HOMES LLC	09/29/2023	375,800	1.00	0.4033
R	1	FM	000448	LAMONTAGNE PAUL AND CAROL	2873 470	151,552		
0296B003				SOUTHERN YANKEE HOMES LLC	04/21/2023	385,400	1.00	0.3731
R	1	FM	000448	IDUN CATHERINE ESI	2844 368	143,790		
0296B006				SOUTHERN YANKEE HOMES LLC	04/20/2023	380,000	1.00	0.3906
R	1	FM	000448	ARLEDGE CECILE MICHELLE	2844 729	148,409		
0296B015				STRICKLAND DAVID PHILLIP AND	04/20/2023	319,600	1.07	0.4379
R	1	FM	000448	FOX SHELIA CHRISTINE	2843 912	139,937		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4017	0.4015	0.0352	1.0015	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0296B001 and left(r.parcel_no,8) <= 0296B999

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.

296A PINEORA RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0296A039				WILLIAMS WHITNEY L	06/01/2023	360,000	0.39	0.3971
R	1	FM	000442	WOLF SETH J	2852 158	142,966		
0296A044				DUNN TYLER L AND CARLEY B	09/21/2023	32,000	0.36	0.4123
R	3	FM	000441	CARTER MATTHEW L AND PENNY A	2872 204	13,193		
0296A054				WINTERS CAPITAL PROPERTIES LLC	01/26/2023	80,000	0.66	0.9758
R	1	FM	000441	LOPEZ MELVIN NAHUN	2828 748	78,060		
0296A054				LOPEZ MELVIN NAHUN	10/27/2023	200,000	0.66	0.3903
R	1	FM	000441	ZAMORA EFRAIN MIRANDA AND	2878 635	78,060		
0296A076				SHOUSE DANA	07/06/2023	73,500	1.58	0.4038
R	3	LM	000441	ROMERO MARGARITO	2859 501	29,680		
0296A123				UPSIDE INVESTMENTS LLC	02/15/2023	72,000	0.64	0.3964
R	1	FM	000441	EMERGING MARKETS INVESTMENT	2832 80	28,540		
0296A139				MURRAY CARY	04/17/2023	229,000	1.65	0.3946
R	1	FM	000441	BETZ MIKALA L AND JORDAN T	2843 210	90,362		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3971	0.4404	0.2197	1.0933	7
Lower Confidence Interval	0.0000	0.2653			
Upper Confidence Interval	0.0000	0.6155			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0296a001 and left(r.parcel_no,8) <= 0296a999

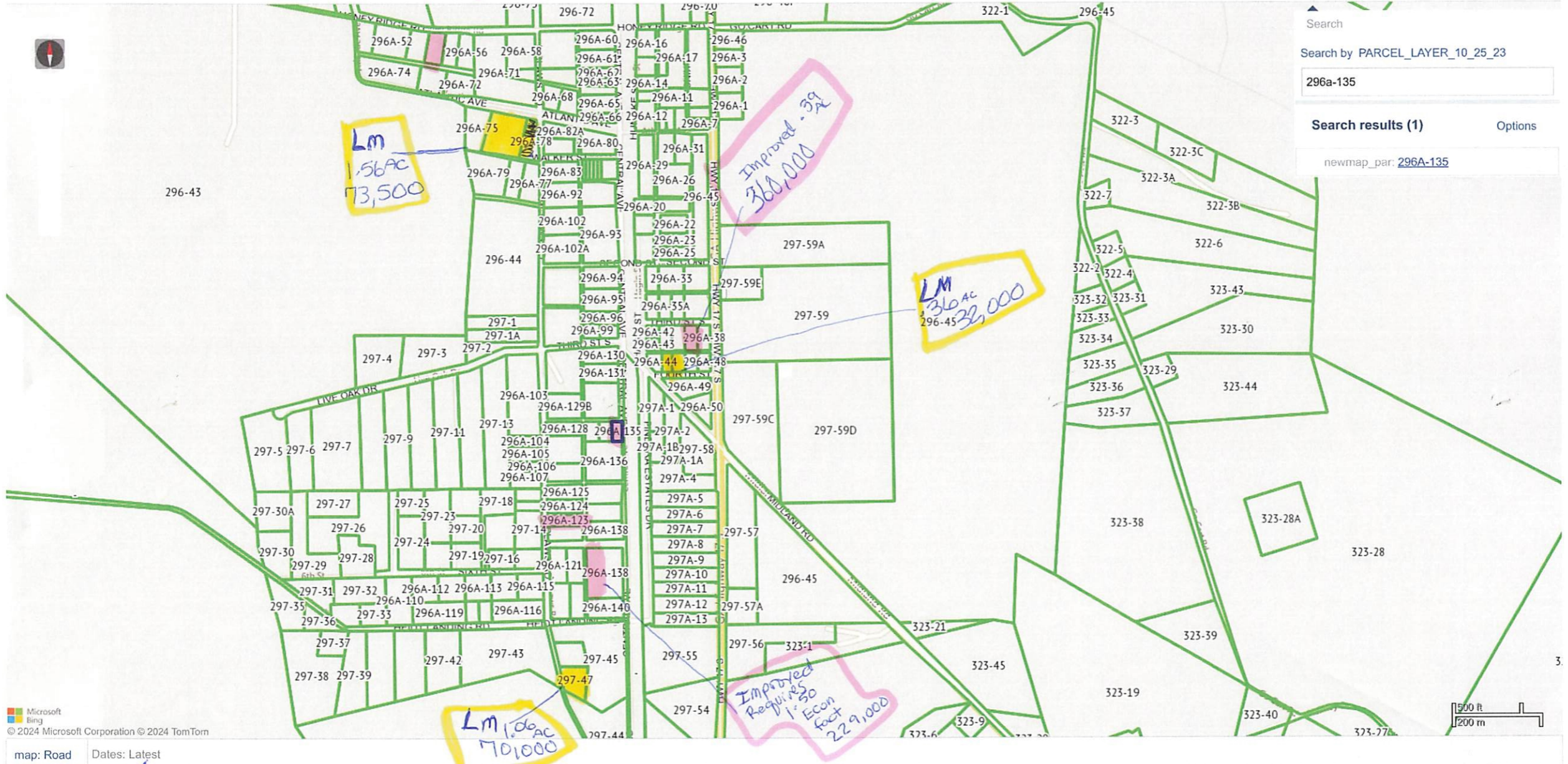
Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of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

**LOTS FROM .01to .99AC ARE GOING TO 65000/AC
LOTS 1.00AC AND UP ARE GOING TO A 3B**

296A PINEORA

CONNECTEXPLORER™

1/23 File 301,000
10/23 File 200,000



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Bing
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map: Road Dates: Latest

PINEORA

— Vacant

— Improved

FINAL RATIO- 323B VICTORIA OAKS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0323B056				WOODS MAKAYLA EVELYN AND ELLIS	02/17/2023	279,900	1.16	0.3792
R	1	FM	000605	TORRUELLA EDWIN JR AND	2832 567	106,150		
0323B059				LAWSON JUSTIN ROLAND AND	10/10/2023	275,000	1.01	0.4121
R	1	FM	000605	GORLEY CADE T	2875 192	113,317		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3957	0.3955	0.0416	1.0005	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0323B001 and left(r.parcel_no,8) <= 0323B999

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.

FINAL RATIO STUDY- 323C LEE VILLAGE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0323C004				BOWERMAN JONATHAN AND COLLEEN	06/30/2023	319,000	0.75	0.3806
R	1	FM	000607	BAKER PATRICIA SALLY AND PAUL	2857 537	121,416		
0323C028				LEE ROBERT E AND BETTY K ESTATES	05/15/2023	59,900	0.76	0.4007
R	3	LM	000607	VETERANS REALTY LLC	2847 955	24,000		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3907	0.3838	0.0257	1.0180	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0323C001 and left(r.parcel_no,8) <= 0323C999

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.

FINAL RATIO STUDY- 323D BENT OAK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0323D007				SMITH LESLIE K AND DAVID L JR	05/16/2023	319,900	1.84	0.4212
R	1	FM	000608	MCDONALD NOAH AND CASEY	2848 335	134,742		
0323D011				O TUEL PATRICK R	03/31/2023	325,000	0.55	0.3857
R	1	FM	000608	MELFORD CHRISTOPHER T	2840 222	125,364		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4035	0.4033	0.0440	1.0005	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0323d001 and left(r.parcel_no,8) <= 0323d999

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.

FINAL RATIO STUDY- 320A PLEASANT POINT

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0320A001A00				JOHNSON BIANCA C AND JUSTIN T	06/30/2023	295,000	2.42	0.3974
R	1	FM	000594	MARX NORMAN EUGENE II	2857 601	117,219		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3974	0.3974	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0320A001 and left(r.parcel_no,8) <= 0320A999

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.

FINAL RATIO STUDY- 347A BARRISTER CROSSING

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0347A029				DIAZ CATHLEEN ANNE FKA HORN	08/18/2023	275,000	1.32	0.3788
R	1	FM	000733	DUKES ERVIN SR	2866 857	104,160		
0347A051				SHURLING ALAN AND ESTHER	05/30/2023	300,000	4.08	0.4106
R	1	FM	000733	NGUYEN TUAN A AND QUACH ANN H	2851 878	123,165		
0347A069				MONTGOMERY RAMSEY LEE AND RITA	10/04/2023	266,000	1.01	0.4015
R	1	FM	000733	OETGEN SUSAN F	2874 426	106,790		
0347A086				SHEFFIELD TIMOTHY JACOB	05/31/2023	263,000	0.53	0.4097
R	1	FM	000733	BURDERWICK JACK R AND SAHARA R	2850 847	107,761		
0347A109				JENKINS MARY M AND SAMANTHA	08/14/2023	232,000	0.67	0.4349
R	1	FM	000733	COOPER LUCINDA J AND GREEN	2865 695	100,896		
0347A130A00				KRYNICKI MARK A JR	02/24/2023	245,000	0.55	0.4041
R	1	FM	000733	TRIAY JOSHUA AND RACHEL	2833 948	99,016		
0347A137				WESTERMAN ROBERT FRANK JR AND	02/27/2023	240,000	0.87	0.4041
R	1	FM	000733	FIGUEROA KRISTIN CLAIRE AND	2385 180	96,972		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4041	0.4057	0.0250	1.0012	7
Lower Confidence Interval	0.0000	0.3933			
Upper Confidence Interval	0.0000	0.4181			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0347A001 and left(r.parcel_no,8) <= 0347A999

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.

FINAL RATIO- 348A LONESOME OAK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0348A005				UZUPAN STACEY NICOLE	04/23/2023	271,000	0.64	0.3954
R	1	FM	000743	NASH THOMAS AND DELGADO NASH	2844 247	107,160		
0348A033				TECH JOSHUA S	08/23/2023	300,000	0.61	0.3864
R	1	FM	000743	MANN FABIAN MARTIN JR AND FABIAN	2868 385	115,908		
0348A056				WAGNER DARRYL	01/26/2023	290,000	0.62	0.4102
R	1	FM	000743	ZEIGLER JAMISON S	2828 754	118,945		
0348A076				MCNAMARA VERONICA ALICIA	10/23/2023	375,000	0.59	0.4078
R	1	FM	000743	FREITAS JULIE H	2877 509	152,911		
0348A108				VANGILLER JOSEPH M AND JENNIFER	04/27/2023	352,900	0.53	0.4564
R	1	FM	000743	CARROLL MICHAEL P	2844 995	161,066		
0348A111				DISHER DWIGHT M	06/27/2023	300,000	0.55	0.3915
R	1	FM	000743	HUGGINS TIMOTHY	2858 573	117,453		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4016	0.4095	0.0420	0.9963	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0348A001 and left(r.parcel_no,8) <= 0348A999

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.

FINAL RATIO STUDY- 348B OUR TOWNE AT KINGSLEY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0348B016				WHITLOCK WILLIAM	01/26/2023	315,000	0.80	0.4025
R	1	FM	037824	ELLIOTT RUSSELL ETHAN JR AND	2828 652	126,782		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4025	0.4025	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0348B001 and left(r.parcel_no,8) <= 0348B999

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.

FINAL RATIO 348C- THE VILLAGE AT KINGSLEY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0348C003				JACKSON JENNY DIANE AND JOHN	02/16/2023	335,000	0.53	0.4173
R	1	FM	000753	TURGEON JON AND ELIZABETH	2832 34	139,802		
0348C010				STANFIELD DUANE C AND STEPHANIE	10/05/2023	340,000	0.56	0.3926
R	1	FM	000753	ALBRIEUX MAURICIO FABIAN AND	2874 658	133,474		
0348C017				JENKINS LAWRENCE A	11/20/2023	445,000	1.32	0.3859
R	1	FM	000753	HOLLEY TARA AND PERCLE BRANDON	2882 378	171,721		
0348C018				ROTUREAU JONATHAN LAWRENCE	09/28/2023	381,000	1.32	0.3969
R	1	FM	000753	HENDRICKSON BRIAN AND VICKI	2873 391	151,210		
0348C019				OLIVER JACKIE GASTON JR	10/16/2023	170,000	1.45	0.6601
R	1	FM	000753	COASTAL MAGNOLIA PROPERTIES LLC	2876 826	112,216		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3969	0.4240	0.1506	1.0627	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0348c001 and left(r.parcel_no,8) <= 0348c999

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.

FINAL RATIO STUDY- 349A WARNER FIELDS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0349A047				DELOACH DANNY W JR AND PRICE	07/27/2023	390,000	0.73	0.4047
R	1	FM	000759	HARRIS JOHN N	2862 631	157,845		
0349A069				MILLS ZAK D	08/09/2023	225,000	0.82	0.4010
R	1	FM	000759	CARTER SPENCER	2864 977	90,219		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4029	0.4034	0.0046	0.9988	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0349A001 and left(r.parcel_no,8) <= 0349A999

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.

FINAL RATIO- 349B PENNINGTON ESTATES

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0349B001				FAULK MICKIE G	03/01/2023	389,900	1.06	0.3679
R	1	FM	000761	BROWN CLIFFORD JR AND TABITHA	2834 685	143,454		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3679	0.3679	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0349B001 and left(r.parcel_no,8) <= 0349B999

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.

FINAL RATIO- 349C CASTLEWOOD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0349C007				SCOTT GREGORY AND LYNN	05/19/2023	342,000	0.75	0.3935
R	1	FM	000765	GIORDANO ALFRED AND DEBORAH	2852 736	134,566		
0349C011				YUTZ JOSEPH EDWARD	04/27/2023	324,900	0.54	0.4169
R	1	FM	000765	REED AMANDA N	2844 618	135,460		
0349C012				WAYFAIR HOME SOLUTIONS LLC	03/24/2023	299,000	0.55	0.3953
R	1	FM	000765	MONGO CHARLES AND AUTUMN	2839 83	118,196		
0349C014				DOVER BLUFF RENTALS LLC	01/18/2023	275,000	0.57	0.5237
R	1	FM	000765	LEATHERWOOD AMANDA L AND RYAN	2827 744	144,011		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4061	0.4289	0.0934	1.0082	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0349C001 and left(r.parcel_no,8) <= 0349C999

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.

FINAL RATIO- 346B ABBEY LANE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0346B005				COASTAL PREMIER PROPERTIES LLC	02/22/2023	406,800	0.68	0.3978
R	1	FM	000720	MILLER CLINTON E	2833 70	161,813		
0346B019				BASLOCK MICHAEL A AND LISA D	04/21/2023	364,900	0.75	0.3943
R	1	FM	000720	OLSEN JUSTIN AND BARBARA JEAN	2844 857	143,869		
0346B041				BRYANT DARRYL	09/20/2023	315,000	0.57	0.4105
R	1	FM	000720	HUGGINS BETTY R AND JOHN RODNEY	2871 745	129,305		
0346B047				WYATT JEFFREY T AND RACHAEL E	05/31/2023	380,000	0.61	0.4071
R	1	FM	000720	CAMPBELL JOHN D AND SHANK	2854 64	154,700		
0346B055				REESE GREGORY CHAD	02/24/2023	400,000	0.58	0.3835
R	1	FM	000720	KRYNICKI MARK ALLEN JR	2833 924	153,393		
0346B073				SMITHSON ANTONIO S AND JENNA	07/24/2023	365,000	0.56	0.4224
R	1	FM	000720	OLANO ISRAEL	2862 144	154,165		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4025	0.4020	0.0267	1.0015	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0346B001 and left(r.parcel_no,8) <= 0346B999

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.

FINAL RATIO 346C HUNTERS CHASE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0346C002				PALMER JOEL AND RENEE M	10/30/2023	352,000	0.67	0.3929
R	1	FM	000726	WILLIAMS MICHAEL	2878 888	138,302		
0346C043				THORNTON DEREK C	11/10/2023	432,500	0.95	0.4002
R	1	FM	000726	BARELLA CORY AND CLAIRE	2881 687	173,087		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3966	0.3969	0.0092	0.9992	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0346C001 and left(r.parcel_no,8) <= 0346C999

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.

FINAL RATIO- 346B ABBEY LANE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0346B005				COASTAL PREMIER PROPERTIES LLC	02/22/2023	406,800	0.68	0.3978
R	1	FM	000720	MILLER CLINTON E	2833 70	161,813		
0346B019				BASLOCK MICHAEL A AND LISA D	04/21/2023	364,900	0.75	0.3943
R	1	FM	000720	OLSEN JUSTIN AND BARBARA JEAN	2844 857	143,869		
0346B041				BRYANT DARRYL	09/20/2023	315,000	0.57	0.4105
R	1	FM	000720	HUGGINS BETTY R AND JOHN RODNEY	2871 745	129,305		
0346B047				WYATT JEFFREY T AND RACHAEL E	05/31/2023	380,000	0.61	0.4071
R	1	FM	000720	CAMPBELL JOHN D AND SHANK	2854 64	154,700		
0346B055				REESE GREGORY CHAD	02/24/2023	400,000	0.58	0.3835
R	1	FM	000720	KRYNICKI MARK ALLEN JR	2833 924	153,393		
0346B073				SMITHSON ANTONIO S AND JENNA	07/24/2023	365,000	0.56	0.4224
R	1	FM	000720	OLANO ISRAEL	2862 144	154,165		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4025	0.4020	0.0267	1.0015	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0346B001 and left(r.parcel_no,8) <= 0346B999

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.

FINAL RATIO 346C HUNTERS CHASE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0346C002				PALMER JOEL AND RENEE M	10/30/2023	352,000	0.67	0.3929
R	1	FM	000726	WILLIAMS MICHAEL	2878 888	138,302		
0346C043				THORNTON DEREK C	11/10/2023	432,500	0.95	0.4002
R	1	FM	000726	BARELLA CORY AND CLAIRE	2881 687	173,087		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3966	0.3969	0.0092	0.9992	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0346C001 and left(r.parcel_no,8) <= 0346C999

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.

FINAL RATIO- PARKWAY PLACE 369F

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0369F014				MAXWELL JAKE ANDREW AND	06/02/2023	350,000	0.50	0.3957
R	1	FM	000885	EVANS ROBYN DIAN AND DONALD	2854 687	138,510		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3957	0.3957	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0369F001 and left(r.parcel_no,8) <= 0369F999

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.

FINAL RATIO- 369H JACKSON RUN

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0369H005				JACKSON DARIUS AND TAISHA	05/12/2023	295,000	0.28	0.3944
R	1	FM	000883	LEWIS WILLIAM R III AND EMILY AND	2850 391	116,340		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3944	0.3944	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0369H001 and left(r.parcel_no,8) <= 0369H999

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.

FINAL RATIO 324B GREENBRIAR

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0324B007				MATTHEWS STEVEN	07/14/2023	342,000	0.57	0.4003
R	1	FM	000619	SUCA INGRIT	2860 783	136,918		
0324B013				ARING DANIEL	04/19/2023	355,000	0.66	0.3786
R	1	FM	000619	KAPPEN GREGORY NIKOLAUS	2843 867	134,403		
0324B026				KNIGHT GARY DEVELLE AND KARA	10/12/2023	375,000	0.56	0.3786
R	1	FM	000619	WILLIS KRISTOPHER AND MOLLY	2875 714	141,993		
0324B029				KLASSEN CORY THOMAS AND ASIA	06/20/2023	410,000	0.56	0.4561
R	1	FM	000619	BROWN RANDY ALAN	2855 163	186,985		
0324B041				BASTIEN GERALD S	04/21/2023	375,000	0.58	0.3300
R	1	FM	000619	SMITHERMAN MALCOLM SR AND	2844 388	123,760		
0324B052				HINES GOVI AND DIEHL TIFFANY	09/12/2023	375,000	0.55	0.4133
R	1	FM	000619	COTREAU CHRISTOPHER AND SMITH	2870 721	154,994		
0324B054				BATES BEN JEFFERSON II	04/10/2023	325,000	0.60	0.4327
R	1	FM	000619	SPICER DARIN AND CHRISTINA	2842 408	140,624		
0324B058				FEEDLOT FARMS INC	01/13/2023	57,000	1.54	0.4000
R	3	LM	000619	TALJAARD NICOLE MARIE AND PIETER	2827 464	22,800		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4002	0.3988	0.0672	0.9997	8
Lower Confidence Interval	0.0000	0.3723			
Upper Confidence Interval	0.0000	0.4253			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0324B001 and left(r.parcel_no,8) <= 0324B999

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.

279A ROSES FISHING CAMP RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0279A022				KNIGHT J S	06/20/2023	100,000	0.73	0.4715
R	1	FM	000392	WILLIAMS WHITNEY	2855 735	47,150		
0279A008A00				NESMITH KENNETH L	08/01/2023	50,000	3.35	0.3892
R	3	LM	000392	SHEETS JAMES B AND KIMBERLY D	2864 143	19,462		
0279A020				KNIGHT JAMES C JR AKA JAMES C	08/03/2023	155,000	0.64	0.3839
R	1	FM	000392	HERRERA DAVID TRUJILLO	2864 151	59,508		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3892	0.4135	0.0750	1.0034	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0279A001 and left(r.parcel_no,8) <= 0279A999

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.

279B OGEECHEE RIVER LOTS RATIO STUDY 1

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0279B001				CHONG MUHLING	01/24/2023	295,000	0.41	0.3828
R	1	FM	000394	MORRIS MICAH	2828 428	112,935		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3828	0.3828	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0279B001 and left(r.parcel_no,8) <= 0279B999

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.

330A MELDRIM FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0330A041G00				TOWD POINT MORTGAGE TRUST 2020	03/10/2023	215,000	0.46	0.4150
R	1	FM	000649	GALLANT MATTHEW JACOB AND	2836 276	89,234		
0330A016E00				WHITE JOE LOUIS	06/02/2023	14,000	0.18	1.3132
R	1	FM	000649	ZAVALETA GARCIA ISRAEL	2851 450	18,385		
0330A085B00				GALLANT MCKENZIE AND MATTHEW	06/30/2023	204,900	0.17	0.3961
R	1	FM	000649	HULL LEVI AND SAMANTHA	2859 66	81,157		
0330A047D00				MELDRIM BAPTIST CHURCH INC	08/04/2023	149,900	0.23	0.3995
R	1	FM	000649	DARLEY GERALD CLIFFORD AND	2864 364	59,885		
0330A016E00				APARICIO JASIEL ZAVALETA	10/20/2023	55,000	0.18	0.3343
R	1	FM	000649	ARCOS RIGOBERTO ANDRADE	2877 592	18,385		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3995	0.4180	0.4995	1.3675	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0330A and left(r.parcel_no,5) <= 0330A

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.

304B MELDRIM LAKE ACRES RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0304B005B00				AMERSON STEPHEN ROGER	11/06/2023	185,000	1.06	0.3997
R	1	FM	000535	JARRETT DONNA	2880 248	73,943		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3997	0.3997	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,11) >= 0304B001000 and left(r.parcel_no,11) <= 0304B999000

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.

303A CYPRESS LAKES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0303A141				BARNES BRAD AND WILSON	05/25/2023	395,000	0.43	0.4169
R	1	FM	000523	YOON MYUNGSEOK	2851 92	164,688		
0303A164				COLLARD PHILLIP ROY AND JESSICA	08/31/2023	485,000	0.40	0.4015
R	1	FM	000523	UNITED STATES SUGAR SAVANNAH	2869 429	194,728		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4092	0.4084	0.0188	1.0020	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0303A001 and left(r.parcel_no,8) <= 0303A999

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.



Real



Personal



Prebill MH



Transfer



Timber



Report Designer



Wild Search



Launch Reports

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria

Starting Date: 01/01/2023
Ending Date: 01/01/2024
State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

Real Property Criteria

Starting Map: 0303B-001- Property Class: Starting Acres: 0.00
Ending Map: 0303B-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Residential Improvement Criteria

	Starting	Ending	
Grade	0	0	0
YR Built	0	0	0
EFYR Built	0	0	0
Heated Area	0	0	0

Commercial Improvement Criteria

	Starting	Ending	
Grade	0	0	Used As: <input type="text"/>
YR Built	0	0	Built As: <input type="text"/>
EFYR Built	0	0	

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

Print Screen Help Cancel Run Exit

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

No Samples Selected...

OK

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqual
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class: R, A, C, I
 Strat: 1, 3, 4, 5
 Reason: ALT - All Arms Length Reasons, FM - Fair Market Value, LM - Land Market Value, Time: Annual % (enter as decimal: 7% as 0.07) 0.00

Real Property Criteria

Starting Map: 0304C-001- Property Class: Starting Acres: 0.00
 Ending Map: 0304C-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Residential Improvement Criteria

	Starting	Ending	
Grade	0	0	Es
YR Built	0	0	Or
EFYR Built	0	0	Or
Heated Area	0	0	

Commercial Improvement Criteria

	Starting	Ending	
Grade	0	0	Used As: <input type="text"/>
YR Built	0	0	Built As: <input type="text"/>
EFYR Built	0	0	

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

Print Screen Help Cancel Run Exit

- [ALT]: Large Tract - FMV
- [ALT]: Rural - Transitional
- [ALT]: Small Tract - FMV
- [ALT]: Adjacent Property Owners
- [ALT]: Bank to Individual Improved (Forec)
- [ALT]: Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]: Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]: Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]: Land Market - Vacant
- Mobile Home
- [ALT]: Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]: Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

i No Samples Selected...

OK

329C STONEGATE RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0329C038				MCDONOUGH FRANCIS J AND CHERYL	01/05/2023	208,000	0.18	0.4857
R	1	FM	000645	BERROYER ROBERT II AND LOIS	2826 226	101,031		
0329C040				MOGEL GARY A AND KAREN L	01/10/2023	279,900	0.16	0.3947
R	1	FM	000645	KNEE PATRICIA A	2826 714	110,488		
0329C104				STAMPER JAMES R JR	02/17/2023	342,900	0.25	0.4080
R	1	FM	000650	MCGRATH MATTHEW B	2832 380	139,920		
0329C050				CANNON HAROLD FINLEY ESTATE	04/27/2023	295,000	0.16	0.3752
R	1	FM	000645	PEREZ IVAN RODARTE AND RODARTE	2844 969	110,676		
0329C132				WEASE HOWARD M JR	04/27/2023	375,000	0.38	0.3784
R	1	FM	000650	VANGILLER JOSEPH MICHAEL AND	2845 74	141,906		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3947	0.4025	0.0710	1.0147	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0329C001 and left(r.parcel_no,8) <= 0329C999

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.

300D RUSTIC WOODS RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0300D005				BOLLINGER JENNIFER R	11/14/2023	277,900	0.67	0.3836
R	1	FM	000480	VENTURELLI MICHAEL AND AUTUMN	2881 387	106,595		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3836	0.3836	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0300D001 and left(r.parcel_no,8) <= 0300D999

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.

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

Real Property Criteria

Starting Map: 0300E-001- Property Class:
 Ending Map: 0300E-999- Property Strat:
 Starting Acres: 0.00
 Ending Acres: 0.00

Neighborhood:
 Tax Dist:
 Urban Land Schedule:
 Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As:
 Built As:

Records Processed: 0 Selected

Clip Samples Use MKTVL Use MAV True Study
 Use MAV-VAL DOAA Use Future SP v Future CV
 Use Future SP v Live CV

Print Screen Help

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc)
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

i No Samples Selected...

OK

Sales Criteria

Starting Date: 01/01/2023 Class: R 1 Reason: ALT - All Arms Length Reasons

Ending Date: 01/01/2024 A 3 FM - Fair Market Value

State Study: C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal: 7% as 0.07) 0.00

Reasons Selected: 11

Real Property Criteria

Starting Map: 0301D-001- Property Class: Starting Acres: 0.00

Ending Map: 0301D-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As: Built As:

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DQAA

Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

No Samples Selected...

Sales Criteria

Starting Date: 01/01/2024
 Ending Date: 01/01/2025
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> B	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

Real Property Criteria

Starting Map: 0302C-001- Property Class:
 Ending Map: 0302C-999- Property Strat:
 Starting Acres: 0.00
 Ending Acres: 0.00

Neighborhood:
 Tax Dist:
 Urban Land Schedule:
 Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As:
 Built As:

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

Print Screen Help

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrast
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

i No Samples Selected...

OK

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria Reasons Selected: 11

Starting Date: 01/01/2023 Class: R 1 ALT - All Arms Length Reasons

Ending Date: 01/01/2024 A 3 FM - Fair Market Value

State Study: C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal: 7% as 0.07)

Real Property Criteria

Starting Map: 0302D-001- Property Class: Starting Acres: 0.00

Ending Map: 0302D-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

Grade	Starting	Ending	EFYR
0	0	0	0
YR Built	0	0	0
EFYR Built	0	0	0
Heated Area	0	0	

Commercial Improvement Criteria

Grade	Starting	Ending	Used As
0	0	0	<input type="text"/>
YR Built	0	0	Built As: <input type="text"/>
EFYR Built	0	0	

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

Print Screen Help Cancel Run Exit

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

i No Samples Selected...

OK

302E CHERRYWOOD RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0302E002				WILLIS KRISTOPHER ANTHONY MOLLY	10/12/2023	285,000	0.66	0.4033
R	1	FM	000510	CASE IAN	2875 907	114,927		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4033	0.4033	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0302e001 and left(r.parcel_no,8) <= 0302e999

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.

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

0.00

Real Property Criteria

Starting Map: 0302F-001- Property Class: Starting Acres: 0.00
 Ending Map: 0302F-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending	Ex
Grade	0	0	0
YR Built	0	0	0
EFYR Built	0	0	0
Heated Area	0	0	

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0	<input type="text"/>	<input type="text"/>
EFYR Built	0	0	<input type="text"/>	<input type="text"/>

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV
 Use Future SP v Live CV

Print Screen Help Cancel Run Exit

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc)
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc)
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

No Samples Selected...

OK

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

Real Property Criteria

Starting Map: 0302J-001- Property Class:
 Ending Map: 0302J-999- Property Strat:
 Starting Acres: 0.00
 Ending Acres: 0.00

Neighborhood:
 Tax Dist:
 Urban Land Schedule:
 Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0		
YR Built	0	0		
EFYR Built	0	0		

Records Processed: 0 Selected

Clip Samples Use MKTVAL Use MAV True Study
 Print Screen Use MAV-VAL DOAA
 Use Future SP v Future CV Use Future SP v Live CV

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Fore
- [ALT]:Bank to Individual Vacant (Fore
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

i No Samples Selected...

376A AURIGA FARMS RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0376A067				DOWNS GINGER CARROLL ESTATE	02/10/2023	270,000	1.26	0.3704
R	1	FM	000937	COOKE DAVID EDWARD	2832 159	100,006		
0376A091				TORRES HECTOR J	03/09/2023	170,000	0.00	0.4242
R	1	FM	000937	BRUNI ALICE L AND DAVID S	2835 891	72,108		
0376A179				AE SAVANNAH PROPERTIES LLC	03/28/2023	257,900	0.55	0.3908
R	1	FM	000937	JAMES WALTER A AND POSTON	2839 596	100,779		
0376A155				SIKES AUSTIN DERRELL AND CLARA M	05/12/2023	283,500	0.56	0.3535
R	1	FM	000937	LEDDICK DESTINY LEANN	2847 573	100,204		
0376A010				CHAMBLISS VAUGHN L JR AND	06/22/2023	240,000	0.69	0.3779
R	1	FM	000937	CLIFT BRIAN	2858 365	90,696		
0376A034				SWEET MANGO HOMES LLC	09/29/2023	200,000	0.00	0.4086
R	1	FM	000937	PUSHING PASCALL RENTALS LLC	2874 829	81,711		
0376A016				WHITE PINE HOMES LLC	11/02/2023	332,000	0.00	0.3503
R	1	FM	000937	KLEMENZ OWEN MATTHEW JOYNER	2879 870	116,297		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3779	0.3774	0.0565	1.0127	7
Lower Confidence Interval	0.0000	0.3567			
Upper Confidence Interval	0.0000	0.3981			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0376A001 and left(r.parcel_no,8) <= 0376A999

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.



WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class: R A C I
 Strat: 1 3 4 5

Reasons Selected: 11

- ALT - All Arms Length Reasons
- FM - Fair Market Value
- LM - Land Market Value
- Time Annual % (enter as decimal: 7% as 0.07) 0.00

Real Property Criteria

Starting Map: 0376B-001- Property Class: [dropdown] Starting Acres: 0.00
 Ending Map: 0376C-999- Property Strat: [dropdown] Ending Acres: 0.00

Neighborhood: [dropdown] Tax Dist: [dropdown] Urban Land Schedule: [dropdown] Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As: [dropdown]
 Built As: [dropdown]

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

Print Screen Help Cancel Run Exit

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

No Samples Selected...

OK

- [ALT]: *Large Tract - FMV
- [ALT]: *Rural - Transitional
- [ALT]: *Small Tract - FMV
- [ALT]: Adjacent Property Owners
- [ALT]: Bank to Individual Improved (Foreclosure)
- [ALT]: Bank to Individual Vacant (Foreclosure)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]: Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]: Improved Lots (Lots w/ Infrastructure)
- Individual to Bank (Foreclosure) Unqualified
- Land Contract/Non-Conv Financing
- [ALT]: Land Market - Vacant
- Mobile Home
- [ALT]: Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auction)
- Sales Under 1000/Quit Claim Deeds
- [ALT]: Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning Splits
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCESS
- Unqualified Sale
- Unqualified Sale
- Year's Support

378B THOMPSON RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0378B047				THREE AMIGOS INVESTMENTS LLC	03/03/2023	355,000	0.37	0.3964
R	1	FM	000959	MARKULIK IRENE XANTHIPPE AND	2836 601	140,705		
0378B106				AHTE6 LLC	04/18/2023	305,000	1.02	0.3959
R	1	FM	000959	MARTINEZ CRUZ JULIO C	2843 31	120,752		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3962	0.3961	0.0006	1.0003	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0378B001 and left(r.parcel_no,8) <= 0378B999

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.

Sales Criteria

Starting Date

Ending Date

State Study

Class	Strat	Reason	Reasons Selected: 11
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons	
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value	
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value	
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)	<input type="text" value="0.00"/>

Real Property Criteria

Starting Map Property Class

Ending Map Property Strat

Starting Acres

Ending Acres

Neighborhood

Tax Dist

Urban Land Schedule

Land Type Urban

Starting

Ending

Residential Improvement Criteria

	Starting	Ending
Grade	<input type="text" value="0"/>	<input type="text" value="0"/>
YR Built	<input type="text" value="0"/>	<input type="text" value="0"/>
EFYR Built	<input type="text" value="0"/>	<input type="text" value="0"/>
Heated Area	<input type="text" value="0"/>	<input type="text" value="0"/>

Commercial Improvement Criteria

	Starting	Ending
Grade	<input type="text" value="0"/>	<input type="text" value="0"/>
YR Built	<input type="text" value="0"/>	<input type="text" value="0"/>
EFYR Built	<input type="text" value="0"/>	<input type="text" value="0"/>

Used As

Built As

- [ALT]: Large Tract - FMV
- [ALT]: Rural - Transitional
- [ALT]: Small Tract - FMV
- [ALT]: Adjacent Property Owners
- [ALT]: Bank to Individual Improved (Foreclosure)
- [ALT]: Bank to Individual Vacant (Foreclosure)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]: Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]: Improved Lots (Lots w/ Infrastructure)
- Individual to Bank (Foreclosure) Unqualified
- Land Contract/Non-Conv Financing
- [ALT]: Land Market - Vacant
- Mobile Home
- [ALT]: Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auction)
- Sales Under 1000/Quit Claim Deeds
- [ALT]: Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

i No Samples Selected...

OK

Records Processed: 0 Selected

True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

FINAL RATIO 327A COVERED BRIDGE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0327A037				PATEL MANISHA N	09/06/2023	77,500	0.52	0.4026
R	3	LM	000630	COASTAL PREMIER PROPERTIES LLC	2869 678	31,200		
0327A038				PATEL MANISHA N	09/06/2023	77,500	0.52	0.4026
R	3	LM	000630	COASTAL PREMIER PROPERTIES LLC	2869 676	31,200		
0327A063				LAPETERS CHRISTOPHER N AND	06/15/2023	78,900	0.58	0.3954
R	3	LM	000630	JOHNSON VACCARDO MARSHALL	2855 532	31,200		
0327A078				HIXON WILLIAM H AND ERICA N	07/11/2023	640,000	0.66	0.3829
R	1	FM	000630	LE HOAN AND KIEUCHAU	2859 401	245,078		
0327A086				VARGAS ADAM D	10/24/2023	550,000	0.38	0.4005
R	1	FM	000630	GALLMAN JEREMY CHRISTOPHER	2878 840	220,297		
0327A101				REDMOND NANCY M	01/27/2023	480,000	0.34	0.4952
R	1	FM	000630	ZEIGLER JACOB TODD AND HANNAH	2829 359	237,692		
0327A123				ROBY JEFFREY L AND LORNA JANE	06/14/2023	519,800	0.34	0.4330
R	1	FM	000630	BAHNFLETH CHARLES ELBERT	2854 40	225,088		
0327A125				BGN INVESTMENTS LLC	10/19/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 260	31,200		
0327A126				BGN INVESTMENTS LLC	10/19/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 305	31,200		
0327A127				BGN INVESTMENTS LLC	10/19/2023	70,000	0.52	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 290	31,200		
0327A128				BGN INVESTMENTS LLC	10/19/2023	70,000	0.68	0.2229
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2879 155	15,600		
0327A129				BGN INVESTMENTS LLC	10/19/2023	70,000	0.56	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 228	31,200		
0327A130				BGN INVESTMENTS LLC	10/19/2023	70,000	0.61	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 245	31,200		
0327A131				BGN INVESTMENTS LLC	10/19/2023	70,000	0.40	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 275	31,200		
0327A167				BGN INVESTMENTS LLC	10/20/2023	70,000	0.38	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 191	31,200		
0327A168				BGN INVESTMENTS LLC	10/20/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 53	31,200		
0327A169				BGN INVESTMENTS LLC	10/20/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 92	31,200		
0327A170				BGN INVESTMENTS LLC	10/20/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 116	31,200		
0327A171				BGN INVESTMENTS LLC	10/20/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 134	31,200		
0327A172				BGN INVESTMENTS LLC	10/20/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 174	31,200		
0327A173				BGN INVESTMENTS LLC	10/20/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2878 35	31,200		
0327A174				BGN INVESTMENTS LLC	10/27/2023	70,000	0.34	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2879 194	31,200		

0327A216				BGN INVESTMENTS LLC	10/27/2023	70,000	0.42	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2879 278	31,200		
0327A217				BGN INVESTMENTS LLC	10/27/2023	70,000	0.41	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2879 314	31,200		
0327A218				BGN INVESTMENTS LLC	10/27/2023	70,000	0.41	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2879 332	31,200		
0327A219				BGN INVESTMENTS LLC	10/27/2023	70,000	0.41	0.4457
R	3	LM	000630	BGN INVESTMENTS LLC	2879 212	31,200		
0327A220				BGN INVESTMENTS LLC	10/27/2023	70,000	0.38	0.4457
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2879 296	31,200		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4457	0.4263	0.0440	1.0082	27
Lower Confidence Interval	0.4457	0.4075			
Upper Confidence Interval	0.4457	0.4451			

and s.saleclass = R 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 , D1 , FM , LM) and left(r.parcel_no,8) >= 0327A001 and left(r.parcel_no,8) <= 0327A999

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.

FINAL RATIO 351A EMERALD PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0351A001A00				STEPHENS LAMONICA AND WILLIAM J	09/29/2023	373,500	0.58	0.4448
R	1	FM	000778	CHENG SHOUCHIH GEORGE AND	2873 388	166,124		
0351A006				BROWN TINA	06/16/2023	441,300	0.62	0.4006
R	1	FM	000782	DISTLER MICHAEL AND KELLY	2854 496	176,773		
0351A011				OROURKE JOHNATHAN AND CAITLIN	06/02/2023	519,900	0.50	0.3996
R	1	FM	000782	WILLIAMS SEAN PATRICK AND TAMMY	2851 650	207,735		
0351A012				KOCH KEVIN MICHAEL AND GILBERT	09/20/2023	555,000	0.50	0.3885
R	1	FM	000782	WATSON GEOFFREY AND JULIE	2871 814	215,644		
0351A019				BROWNLEE EARL	04/20/2023	75,000	0.68	0.4000
R	3	LM	000782	ROY FAITH DANETTE AND DAVID	2843 629	30,000		
0351A025A00				HORIZON HOME BUILDERS OF	02/02/2023	432,500	0.64	0.4338
R	1	FM	000783	HUNTER KEVIN AND MAJOR HUNTER	2830 255	187,625		
0351A026A00				HORIZON HOME BUILDERS OF	02/02/2023	396,100	0.64	0.4181
R	1	FM	000783	LAPORTE NELSON AND GISAURA	2830 509	165,593		
0351A027A00				HORIZON HOME BUILDERS OF	05/25/2023	461,200	0.60	0.4235
R	1	FM	000783	JACOBS ANTHONY CHRISTIAN AND	2853 756	195,305		
0351A028A00				HORIZON HOME BUILDERS OF	03/08/2023	450,000	0.65	0.3999
R	1	FM	000783	DOS SANTOS FERNANDES PATRICIA	2837 163	179,945		
0351A029A00				HORIZON HOME BUILDERS OF	05/04/2023	380,700	0.60	0.4350
R	1	FM	000783	BRINSON JEFF AND KELLY	2848 488	165,593		
0351A030A00				HORIZON HOME BUILDERS OF	05/04/2023	407,900	0.55	0.3976
R	1	FM	000783	QUESNEL DAVID AND LOIGNON	2847 236	162,185		
0351A031A00				HORIZON HOME BUILDERS OF	04/27/2023	450,000	0.62	0.3890
R	1	FM	000783	BAILEY PATRICK WILLIAM AND NICOLE	2846 59	175,049		
0351A032A00				HORIZON HOME BUILDERS OF	04/21/2023	462,300	0.57	0.3883
R	1	FM	000783	GWALTNEY BENJAMIN DAVID AND	2843 610	179,513		
0351A033A00				HORIZON HOME BUILDERS OF	03/16/2023	393,600	0.60	0.4169
R	1	FM	000783	STAHOVIK JOHN W AND KATHERINE	2838 468	164,105		
0351A034A00				HORIZON HOME BUILDERS OF	05/11/2023	458,200	0.52	0.4232
R	1	FM	000783	POLSINELLI RYAN S AND MARY K	2850 294	193,913		
0351A035A00				HORIZON HOME BUILDERS OF	03/30/2023	461,000	0.72	0.4070
R	1	FM	000783	WATSON MYLES A AND SARAH E	2840 745	187,625		
0351A040				BEALE RONALD L AND LINDA B	10/16/2023	505,000	0.93	0.3547
R	1	FM	000782	SAMMARCO VINCENT TONY AND	2876 465	179,106		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4006	0.4059	0.0418	1.0030	17
Lower Confidence Interval	0.3890	0.3950			
Upper Confidence Interval	0.4235	0.4168			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0351a001 and left(r.parcel_no,8) <= 0351a999

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 for non-Residential properties.

FINAL RATIO 352A ROYAL OAKS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0352A015				GIBBS LORI S	09/29/2023	479,900	0.67	0.3847
R	1	FM	000785	KELLY JOSHUA D AND KOREEN	2873 451	184,618		
0352A052				GORMAN MATTHEW E AND ALLISON V	08/15/2023	439,900	0.46	0.4205
R	1	FM	000785	PYLES LESLIE	2866 117	184,988		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4026	0.4018	0.0445	1.0020	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0352A001 and left(r.parcel_no,8) <= 0352A999

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.

FINAL RATIO- 352F WINDFIELD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0352F034				SNOW JOHN W AND GINA L.	02/28/2023	278,900	0.16	0.4145
R	1	FM	000797	SUPON GABRIELE	2834 24	115,609		
0352F039				THOMPkins LADALE M	07/11/2023	145,000	0.16	0.8066
R	1	FM	000797	AMSON GROUP LLC	2859 252	116,950		
0352F039				AMSON GROUP LLC	08/28/2023	300,000	0.16	0.3898
R	1	FM	000797	MATTHEWS KEVIN FRANCIS AND	2868 407	116,950		
0352F061				BACALLAO LUCIA AS TRUSTEE OF THE	03/03/2023	272,000	0.16	0.4191
R	1	FM	000797	PETTY DALTON BROWN AND	2836 201	113,983		
0352F070				BULLER LEE	05/31/2023	337,900	0.16	0.4483
R	1	FM	000797	MACKAY ERIC	2850 935	151,473		
0352F073				DOWNS SANDRA	09/05/2023	298,000	0.16	0.4007
R	1	FM	000797	SPAICHES KYLE ROBERT AND	2869 971	119,401		
0352F103				TYREE RACHAEL FKA SHULTZ	12/15/2023	295,000	0.25	0.3972
R	1	FM	000797	SWISHER LOGAN A	2886 487	117,183		
0352F104A00				RODRIGUEZ JOSHUA	10/31/2023	309,900	0.18	0.3965
R	1	FM	000797	RAIKES KENNETH AND TAMMY M	2879 534	122,880		
0352F107				MANTELE MIKAELA	06/30/2023	312,000	0.48	0.4026
R	1	FM	000797	MCKENZIE NICOLE WILLIAMS AND	2857 755	125,598		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4026	0.4316	0.1392	1.0491	9
Lower Confidence Interval	0.0000	0.3375			
Upper Confidence Interval	0.0000	0.5257			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0352f001 and left(r.parcel_no,8) <= 0352f999

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.

FINAL RATIO- 376D SOUTH BEND

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0376D009				ANDERSON CHARLES D	12/18/2023	280,000	0.25	0.3768
R	1	FM	000943	PERRY ANTHONY LEE	2886 743	105,499		
0376D035				CYMAN LAWRENCE AND MARIAN	12/05/2023	279,000	0.30	0.3757
R	1	FM	000943	SALTUS ERIN	2885 170	104,824		
0376D038				ROSELL TODD L	06/29/2023	255,000	0.40	0.4249
R	1	FM	000943	CARTER JERE DAVID AND LAURIE ANN	2857 349	108,342		
0376D051				SCHALK CHLOE J	10/06/2023	268,000	0.22	0.3988
R	1	FM	000943	MCMILLEN ALEXIS AND TONY	2874 728	106,873		
0376D064				LOPEZ JOSE	10/20/2023	275,000	0.19	0.4096
R	1	FM	000943	NEASE BRITTANY AND FRANCE	2877 262	112,648		
0376D067				VANGORP AARON AND VANGORP	03/23/2023	270,000	0.27	0.4567
R	1	FM	000943	HUMMELL FREEDOM JOY	2838 528	123,313		
0376D076				HWK LLC	03/10/2023	250,000	0.18	0.4081
R	1	FM	000943	JOHNSON DUSTIN K AND WOOD	2837 68	102,027		
0376D133				BARELLA CORY M	11/10/2023	287,800	0.17	0.4064
R	1	FM	000943	HANDLEY MAXWELL	2880 935	116,950		
0376D147				CONYERS BILLY E II AND CASTELLANO	08/25/2023	299,900	0.18	0.3972
R	1	FM	000943	GOBER LANDON AND MARTIN TIFFANY	2868 51	119,112		
0376D159				ZIMMERMAN JOSHUA BRANDON	08/18/2023	250,000	0.18	0.4073
R	1	FM	000943	WEATHERFORD JESSICA N	2866 508	101,830		
0376D163				MURPHY KATIE B	06/02/2023	240,000	0.18	0.4541
R	1	FM	000943	GREEN RHONDA	2853 269	108,973		
0376D198				DILLON CHRISTOPHER S JR AND	03/27/2023	280,000	0.21	0.3802
R	1	FM	000943	KARAM DAVID AND JACQUELYN	2839 371	106,450		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4069	0.4071	0.0462	1.0022	12
Lower Confidence Interval	0.3802	0.3920			
Upper Confidence Interval	0.4249	0.4222			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0376D001 and left(r.parcel_no,8) <= 0376D999

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.

FINAL RATIO- 375A HUNTINGTON STATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0375A001				AE SAVANNAH PROPERTIES LLC	10/24/2023	270,000	0.55	0.3994
R	1	FM	000926	METCALF JENNIFER LEIGH LARROW	2877 732	107,828		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3994	0.3994	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0375A001 and left(r.parcel_no,8) <= 0375A999

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.

FINAL RATIO STUDY- MATTHEWS PLACE 375D

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375D033				KLAUSS ERIK R	11/27/2023	445,000	0.51	0.3784
R	1	FM	000930	NAF CASH LLC	2883 312	168,369		
0375D035				HAGAN JOSHUA BRETT	05/04/2023	379,000	0.50	0.4064
R	1	FM	000930	GAMMON VICTORIA AND ALEXANDER	2847 284	154,020		
0375D039				JONES ERIC M JONES SR AND ARNITA	07/31/2023	425,000	0.50	0.3962
R	1	FM	000930	FLOYD FRANK F	2863 622	168,378		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3962	0.3929	0.0236	1.0020	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0375D001 and left(r.parcel_no,8) <= 0375D999

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.

FINAL RATIO 375F SOUTH EFFINGHAM PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375F041				RICHARDS ASHLEY L	09/18/2023	435,000	0.52	0.3630
R	1	FM	000932	CURKOVIC BOBBIE JEAN MARIE AND	2872 528	157,924		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3630	0.3630	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0375F001 and left(r.parcel_no,8) <= 0375F999

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.

FINAL RATIO- 375P PATRIOTS POINT

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375P009				ANNIS NICHOLAS R AND JESSICA	04/25/2023	280,000	0.14	0.4222
R	1	FM	1833	CARTWRIGHT JESSICA	2845 201	118,204		
0375P017				SILVERS KEVIN AND BETHANY	05/26/2023	312,000	0.13	0.3694
R	1	FM	1833	SECKINGER STEPHEN RYAN AND	2853 248	115,258		
0375P022				ASKEW JAMIE NICOLE AND SIDNEY	01/05/2023	279,900	0.12	0.3766
R	1	FM	1833	JOHNSON TAMARAH R	2826 462	105,421		
0375P039				FOLLAND MATTHEW R	06/01/2023	295,000	0.15	0.4049
R	1	FM	1833	WATSON VIDALE	2853 799	119,440		
0375P042				NSENTIP EKEMINI E	03/24/2023	263,500	0.18	0.4240
R	1	FM	1833	ULRICH KYLE GREGORY AND RENNER	2839 217	111,728		
0375P051				LOCKARD CHARLES E SR	06/30/2023	270,000	0.12	0.4169
R	1	FM	1833	REGAN AUSTIN L	2858 166	112,572		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4109	0.4014	0.0455	1.0022	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0375P001 and left(r.parcel_no,8) <= 0375P999

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.

FINAL RATIO STUDY- 374C LAUREL MILL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0374C013				TUTTLE FAITH	04/06/2023	300,000	0.28	0.4065
R	1	FM	000916	VANBELKUM CHAD MICHAEL	2841 161	121,954		
0374C050				GOVIER JOSHUA T AND REBECCA L	08/15/2023	323,000	0.28	0.4078
R	1	FM	000916	MATTSON APRIL WILLENE	2866 393	131,710		
0374C054				MONTGOMERY KRISTIN	03/13/2023	350,000	0.28	0.3853
R	1	FM	000916	JOHNSON CARL EPHRAIM	2836 352	134,872		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4065	0.3993	0.0185	1.0015	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0374C001 and left(r.parcel_no,8) <= 0374C999

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.

Sales Criteria

Starting Date: 01/01/2023 Class: R 1 ALT - All Arms Length Reasons

Ending Date: 01/01/2024 A 3 FM - Fair Market Value

State Study: C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal: 7% as 0.07) 0.00

Reasons Selected: 11

Real Property Criteria

Starting Map: 03960-023- Property Class: Starting Acres: 0.00

Ending Map: 03960-023-D Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As: Built As:

WinGAP - Ratio Analysis Criteria - [User ID = csama] AY2024

No Samples Selected...

OK

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

Sales Criteria

Starting Date: 01/01/2023 R 1 ALT - All Arms Length Reasons **Reasons Selected: 11**

Ending Date: 01/01/2024 A 3 FM - Fair Market Value

State Study: C 4 LM - Land Market Value

I 5 Time: Annual % (enter as decimal: 7% as 0.07) **0.00**

Real Property Criteria

Starting Map: 03740-041-a Property Class: Starting Acres: 0.00

Ending Map: 03740-041-b Property Strat: Ending Acres: 0.00

Starting Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Ending Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0	<input type="text"/>	<input type="text"/>
EFYR Built	0	0	<input type="text"/>	<input type="text"/>

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

i No Samples Selected...

OK

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Fo
- [ALT]:Bank to Individual Vacant (Forec
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Help Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

FINAL RATIO- 374A MYRTLEWOOD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0374A024				SHOLL JOHN G	02/08/2023	415,000	0.77	0.4115
R	1	FM	000914	VON BENDOWSKI RADU AND LISA ANN	2831 117	170,789		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4115	0.4115	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0374A001 and left(r.parcel_no,8) <= 0374A999

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.

Sales Criteria

Starting Date: 01/01/2023 Class: R 1 Reason: **Reasons Selected: 11**

Ending Date: 01/01/2024 A 3 ALT - All Arms Length Reasons

State Study: C 4 FM - Fair Market Value

I 5 LM - Land Market Value

Time: Annual % (enter as decimal: 7% as 0.07)

Real Property Criteria

Starting Map: 0374B-001- Property Class: Starting Acres: 0.00

Ending Map: 0374B-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0	<input type="text"/>	<input type="text"/>
EFYR Built	0	0	<input type="text"/>	<input type="text"/>

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

OK

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Fo
- [ALT]:Bank to Individual Vacant (Forec
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Help Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

FINAL RATIO 374D OLD SOUTH

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0374D005				SCHUMAN MELINDA	09/15/2023	425,000	0.61	0.3471
R	1	FM	000919	KETCHAM KEVIN AND ROBIN M	2871 424	147,513		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3471	0.3471	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0374d001 and left(r.parcel_no,8) <= 0374d999

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.

FINAL RATIO- 374E HOMEPLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0374E001				FOX CHRISTOPHER THOMAS	03/15/2023	316,000	0.54	0.4036
R	1	FM	000920	MCCABE SHERRY LYNN AND JEFFERY	2837 487	127,545		
0374E003				MOXLEY MADOLYN	11/30/2023	70,000	0.50	0.4000
R	3	LM	000920	EGANS HOMES LLC	2884 135	28,000		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4018	0.4030	0.0045	0.9970	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0374E001 and left(r.parcel_no,8) <= 0374E999

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.

FINAL RATIO- 395C BROOKFIELD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0395C040				TORCHIA PAUL J JR AND HILLARY S	07/17/2023	394,900	0.89	0.3964
R	1	FM	001046	WELTON MICHAEL AND SAMANTHA	2860 715	156,548		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3964	0.3964	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0395C001 and left(r.parcel_no,8) <= 0395C999

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.

RATIO STUDY 1- 374F HUNTERS WALK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0374F003				RUSHING LEE KELLIE AS TRUSTEE OF	10/10/2023	178,000	7.35	0.4182
R	4	LM	000922	GRAINGER LUKE EVERETT AND	2875 210	74,438		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4182	0.4182	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0374F001 and left(r.parcel_no,8) <= 0374F999

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.

FINAL RATIO- 372A KENDALL SHAYS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0372A011				BARBER BUCKY CLAYTON	06/02/2023	320,000	1.09	0.3979
R	1	FM	000901	JOHNSON COREY AND NICOLE	2851 452	127,321		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3979	0.3979	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0372A001 and left(r.parcel_no,8) <= 0372A999

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.

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 12

0.00

Real Property Criteria

Starting Map: 0397C-001- Property Class: Starting Acres: 0.00
 Ending Map: 0397C-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	0	0	<input type="text"/>	<input type="text"/>
YR Built	0	0	<input type="text"/>	<input type="text"/>
EFYR Built	0	0	<input type="text"/>	<input type="text"/>

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc)
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

i No Samples Selected...

OK

Records Processed: 0 Selected

True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

FINAL RATIO- 375G BUCKINGHAM

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375G004				SCARBROUGH GEORGE AND LITTON	08/24/2023	445,900	0.27	0.3912
R	1	FM	000933	KENBEEK KATHERINE A AND DENNIS L	2867 601	174,457		
0375G005				KESSLER PAULA	06/21/2023	405,000	0.27	0.4083
R	1	FM	000933	KANEHL STORMIE ELIZABETH AND	2856 968	165,342		
0375G021				ALMADA JAMIE L	07/21/2023	485,000	0.27	0.3970
R	1	FM	000933	CAWLEY JOSEPH HUGHES	2862 682	192,522		
0375G022				SMITH EMORY L JR AND CYNTHIA ANN	05/31/2023	409,700	0.27	0.3641
R	1	FM	000933	BRAGG MALLIE ELIZABETH AND	2851 927	149,171		
0375G025				MEW SCOTTIE D AND ABIGAIL P	05/05/2023	350,000	0.27	0.4104
R	1	FM	000933	MARCANTEL CHRISTOPHER W AND	2846 471	143,635		
0375G027				WARNER ELEANOR	12/04/2023	370,000	0.27	0.3782
R	1	FM	000933	RANCK BRIANA	2884 887	139,922		
0375G045				CARTER WILLIAM R	11/17/2023	335,000	0.35	0.3889
R	1	FM	000933	FRONMUELLER MICHAEL PETER AND	2882 346	130,283		
0375G047				BISHOP JAMES R JR AND BRANDY L	03/31/2023	650,000	0.81	0.4343
R	1	FM	000933	HORSTMAN GARY M AND HEATHER	2840 963	282,314		
0375G062				SEXTON JUSTIN	03/15/2023	528,000	0.31	0.3789
R	1	FM	000933	CARDARELLI COREY AND CANDY	2837 469	200,035		
0375G113				HORIZON HOME BUILDERS OF	08/10/2023	382,000	0.25	0.4151
R	1	FM	000934	WELLS AUSTIN MICHAEL	2865 131	158,573		
0375G114				HORIZON HOME BUILDERS OF	07/19/2023	429,500	0.25	0.3775
R	1	FM	000934	BENNETT LISAKAY ANNE ELIZABETH	2862 64	162,116		
0375G115				HORIZON HOME BUILDERS OF	06/22/2023	435,200	0.25	0.3817
R	1	FM	000934	PHA GEORGIA LLC	2855 701	166,108		
0375G116				HORIZON HOME BUILDERS OF	06/22/2023	389,500	0.25	0.4071
R	1	FM	000934	PURVIS LOREN LAMAR III AND	2855 677	158,573		
0375G117				HORIZON HOME BUILDERS OF	07/27/2023	394,900	0.25	0.3789
R	1	FM	000934	KONEV MAXIM AND SHAPOVALOVA	2862 708	149,642		
0375G120				HORIZON HOME BUILDERS OF	07/06/2023	366,000	0.65	0.4399
R	1	FM	000934	ZAMORA OCHOA VICTOR H	2858 466	161,018		
0375G122				HORIZON HOME BUILDERS OF	01/19/2023	411,500	0.28	0.3920
R	1	FM	000934	MARTINEZ ARQUI AND VICTORIA	2827 859	161,318		
0375G124				STRONG ERICA	06/20/2023	400,000	0.28	0.3840
R	1	FM	000934	BGRS RELOCATION INC	2856 251	153,584		
0375G124				BGRS RELOCATION INC	07/10/2023	400,000	0.28	0.3840
R	1	FM	000934	RAO SWAROOP	2859 820	153,584		
0375G133				HORIZON HOME BUILDERS OF	08/31/2023	441,900	0.27	0.3866
R	1	FM	000934	CONYERS BILLY EDWARD II	2869 234	170,848		
0375G142				HORIZON HOME BUILDERS OF	03/03/2023	383,900	0.32	0.3977
R	1	FM	000934	DUNLAP THERESA	2835 178	152,685		
0375G143				HORIZON HOME BUILDERS OF	05/23/2023	427,800	0.29	0.3892
R	1	FM	000934	BERWICK KEVIN D AND CASSIEA A	2849 681	166,507		
0375G144				HORIZON HOME BUILDERS OF	02/09/2023	374,400	0.28	0.4157
R	1	FM	000934	MORA JOSE C	2831 134	155,629		

0375G145				HORIZON HOME BUILDERS OF	06/29/2023	422,200	0.27	0.3964
R	1	FM	000934	PFEIFFENBERGER JUSTIN AND JANA	2857 240	167,355		
0375G147				HORIZON HOME BUILDERS OF	03/16/2023	372,200	0.27	0.4108
R	1	FM	000934	CODY CHANA HYDIA AND VEAL	2837 51	152,885		
0375G148				HORIZON HOME BUILDERS OF	04/27/2023	385,200	0.27	0.3825
R	1	FM	000934	GUZMAN SIERRA TAMMERA AND JUAN	2844 874	147,347		
0375G150				HORIZON HOME BUILDERS OF	04/28/2023	377,200	0.27	0.4166
R	1	FM	000934	MOORE DAPHNE LASHAWN AND	2845 150	157,126		
0375G151				HORIZON HOME BUILDERS OF	05/24/2023	426,700	0.27	0.4020
R	1	FM	000934	FYNN BENEDICTA AND WIAFE DEREK	2849 469	171,546		
0375G152				HORIZON HOME BUILDERS OF	06/29/2023	426,600	0.33	0.4178
R	1	FM	000934	PHA GEORGIA LLC	2858 393	178,232		
0375G153				HORIZON HOME BUILDERS OF	04/27/2023	388,100	0.32	0.4115
R	1	FM	000934	BLACK SETH AND MARY H	2844 823	159,721		
0375G154				HORIZON HOME BUILDERS OF	06/09/2023	436,300	0.34	0.3811
R	1	FM	000934	KEMP JOHN FLETCHER IV AND AMY	2853 148	166,257		
0375G155				HORIZON HOME BUILDERS OF	06/02/2023	426,900	0.34	0.4059
R	1	FM	000934	HALL DONALD AND CODY HALL	2851 524	173,292		
0375G157				HORIZON HOME BUILDERS OF	04/06/2023	438,600	0.34	0.3802
R	1	FM	000934	SEOYON E HWA MANUFACTURING	2841 418	166,756		
0375G159				HORIZON HOME BUILDERS OF	03/10/2023	389,000	0.30	0.4001
R	1	FM	000934	BRADT MYONG	2836 69	155,629		
0375G160				HORIZON HOME BUILDERS OF	02/16/2023	371,300	0.28	0.4181
R	1	FM	000934	AJDINOVIC NIHAD AND MILA	2832 187	155,230		
0375G162				HORIZON HOME BUILDERS OF	05/24/2023	383,000	0.28	0.4348
R	1	FM	000934	FOLLAND MATTHEW AND SARA K	2849 716	166,536		
0375G226				RAMIREZ ESTEVAN AND HEATHER	03/01/2023	385,000	0.26	0.3784
R	1	FM	000934	HAYES MADISON TAYLOR AND ELTON	2835 803	145,700		
0375G233				OSBORNE JESSE B AND OLIVIA M	07/25/2023	360,000	0.28	0.3910
R	1	FM	000934	WARNER KAYLAN KERSEY	2861 982	140,760		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3964	0.3981	0.0378	1.0000	37
Lower Confidence Interval	0.3866	0.3922			
Upper Confidence Interval	0.4071	0.4040			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0375g001 and left(r.parcel_no,8) <= 0375g999

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.

Sales Criteria

Starting Date

Ending Date

State Study

Class	Strat	Reason	Reasons Selected: 12
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons	
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value	
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value	
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)	<input type="text" value="0.00"/>

Real Property Criteria

Starting Map Property Class

Ending Map Property Strat

Starting Acres

Ending Acres

Neighborhood

Tax Dist

Urban Land Schedule

Land Type Urban

Starting

Ending

Residential Improvement Criteria

	Starting	Ending
Grade	<input type="text" value="0"/>	<input type="text" value="0"/>
YR Built	<input type="text" value="0"/>	<input type="text" value="0"/>
EFYR Built	<input type="text" value="0"/>	<input type="text" value="0"/>
Heated Area	<input type="text" value="0"/>	<input type="text" value="0"/>

Commercial Improvement Criteria

	Starting	Ending	Used As	Built As
Grade	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>
YR Built	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>
EFYR Built	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>

Records Processed: 0 Selected

Clip Samples Use MKTVAL Use MAV DOAA

Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

True Study

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Foreclosure)
- [ALT]:Bank to Individual Vacant (Foreclosure)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastructure)
- Individual to Bank (Foreclosure) Unqualified
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auction)
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCEPTANCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

Sales Criteria

Starting Date 01/01/2023 Class R 1 Reason **Reasons Selected: 12**

Ending Date 01/01/2024 A 3 ALT - All Arms Length Reasons

State Study C 4 FM - Fair Market Value

I 5 LM - Land Market Value

Time: Annual % (enter as decimal: 7% as 0.07)

Real Property Criteria

Starting Map 0397D-001- Property Class Starting Acres

Ending Map 0397D-999- Property Strat Ending Acres

Neighborhood Tax Dist Urban Land Schedule Land Type Urban

Starting Ending

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As

Built As

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Foreclosure)
- [ALT]:Bank to Individual Vacant (Foreclosure)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastructure)
- Individual to Bank (Foreclosure) Unqualified
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auction)
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- [ALT]:Short Sale
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

OK

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

FINAL RATIO- 418D COVENTRY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0418D025				SMITH GARY L AND JOLENE B	06/23/2023	338,000	0.00	0.3911
R	1	FM	001183	COX JOSEPH AND CANDICE NICOLE	2856 153	132,204		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3911	0.3911	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0418D001 and left(r.parcel_no,8) <= 0418D999

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.

FINAL RATIO- 418E HUNTERS MILL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0418E034				JIMMO EMILY NKA JARRIEL EMILY	11/02/2023	340,000	0.78	0.3970
R	1	FM	001184	KIRSCH JOSHUA C AND NICOLE ANN	2880 37	134,978		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3970	0.3970	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0418E001 and left(r.parcel_no,8) <= 0418E999

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.

FINAL RATIO- 417A KENSINGTON

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0417A060				MALINSKI JARED MICHAEL AND	02/16/2023	360,000	0.58	0.4221
R	1	FM	001166	MILLER KRISTIE AND MICHAEL R II	2832 802	151,962		
0417A063				G AND M MERCHANT PROPERTIES LLC	03/09/2023	428,000	0.55	0.3840
R	1	FM	001166	ANNIS JESSICA AND NICHOLAS	2836 861	164,346		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4031	0.4014	0.0473	1.0042	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0417A001 and left(r.parcel_no,8) <= 0417A999

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.

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

Real Property Criteria

Starting Map: 0417E-001- Property Class: Starting Acres: 0.00
 Ending Map: 0417E-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Starting: Ending:

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As: Built As:

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csarna] AY2024

No Samples Selected...

OK

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA

Print Screen Help Use MAV-VAL Use Future SP v Future CV

Use Future SP v Live CV

Cancel Run Exit

FINAL RATIO- 435B SADDLEBROOK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435B004				JOHNSON SHARON M ESTATE	09/25/2023	360,000	0.00	0.3857
R	1	D1	001270	OSBORNE JESSE B AND OLIVIA M	2872 629	138,852		
0435B009				MORGAN DENISE ELAINE	04/25/2023	307,000	0.00	0.3762
R	1	FM	001270	BALRAM CHAISHIV	2844 266	115,501		
0435B011				MOXLEY MADOLYN L	01/19/2023	240,000	0.00	0.4963
R	1	FM	001270	WINTERS CAPITAL PROPERTIES LLC	2828 64	119,105		
0435B011				WINTERS CAPITAL PROPERTIES LLC	02/27/2023	296,000	0.00	0.4024
R	1	FM	001270	SINGH ALVIN AND NGUYEN MINH	2834 800	119,105		
0435B028				DUNN CELESTINA	04/21/2023	369,000	0.00	0.4086
R	1	FM	001270	WATERS ROBERT CECIL JR AND	2843 562	150,778		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4024	0.4093	0.0711	1.0110	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0435B001 and left(r.parcel_no,8) <= 0435B999

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.

FINAL RATIO- 435C WHITE HALL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435C015				VANHOOK MICHAEL A AND MAUREEN	11/29/2023	375,000	0.00	0.4038
R	1	FM	001272	TEIXEIRA LUIS AND ALEXIS	2883 942	151,424		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4038	0.4038	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0435C001 and left(r.parcel_no,8) <= 0435C999

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.

FINAL RATIO- 435F MOSS GROVE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0435F001				SMTIH ALEXANDRA DE VECCHIO AND	11/27/2023	545,000	0.92	0.3763
R	1	FM	001279	HOUGHTON MATTHEW DAVID	2883 432	205,071		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3763	0.3763	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and left(r.parcel_no,8) >= 0435F001 and left(r.parcel_no,8) <= 0435F999

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.

FINAL RATIO 418F CARIBBEAN VILLAGE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0418F001C00				MCAFFEE PATRICK AND KAMERY	10/24/2023	3,000	3.18	0.2667
R	3	LM	001187	MCAFFEE MASON WILLIAM	2877 706	800		
0418F054				STEWART CHARLES ANTHONY	04/06/2023	335,000	0.27	0.4074
R	1	FM	001189	SACHS HAAS JOHN AND HAAS	2841 913	136,468		
0418F092				LEE SUE GARY ANTHONY AND TARA J	05/25/2023	363,000	0.20	0.4367
R	1	FM	001189	MUNUSWAMY GIRIDHARAN AND	2849 625	158,530		
0418F093				BOWLIN JERRY A AND KRISTY L	10/06/2023	330,500	0.21	0.4043
R	1	FM	001189	MCMILLAN CHARLES F IV	2875 320	133,626		
0418F103				WHITTAKER RICHARD AND PATRICIA	03/15/2023	272,000	0.19	0.4018
R	1	FM	001189	WAGGENER DELANEY L AND	2836 738	109,277		
0418F113				THOMPSON DESEAN AND LAUREN	01/23/2023	265,000	0.21	0.3973
R	1	FM	001189	SALLYSAW RENTALS LLC	2828 175	105,279		
0418F118				CANFIELD BENJAMIN J	02/03/2023	249,000	0.17	0.4120
R	1	FM	001189	SMITH KENNETH JR	2830 694	102,577		
0418F175				HALL RALPH M	07/20/2023	280,000	0.24	0.3686
R	1	FM	001189	MCINTOSH AMBER N	2861 759	103,210		
0418F181				FUQUA HOMER WAYNE JR	06/16/2023	330,000	0.23	0.3454
R	1	FM	001189	SLONE TODD A AND SHANIA O	2855 45	113,998		
0418F189				PHILLIPS GUERRY AND SUSAN C	03/03/2023	330,000	0.20	0.3663
R	1	FM	001189	BATTLE HARRY C AND JESSICA F	2835 296	120,891		
0418F272				VITELLO ROBERT J JR AND GRACE	12/07/2023	300,000	0.18	0.3857
R	1	FM	001185	GRANT JUDY AND ALLEN KIRK	2888 407	115,714		
0418F286				WOOD ANDREW MICHAEL	02/02/2023	287,500	0.15	0.5089
R	1	FM	001185	COSENS JACOB JOHN	2830 182	146,305		
0418F295				FILOSTIN EMANUEL AND ARKAYLA	11/06/2023	310,000	0.28	0.4798
R	1	FM	001185	TAM LAXMI RAJ	2880 220	148,740		
0418F313				HILL BRYAN ANS BUTLER SIERRA	09/20/2023	299,900	0.17	0.3849
R	1	FM	001185	DALMOLIN BRAD MICHAEL	2872 512	115,417		
0418F324				ZHANG LEI	01/17/2023	344,400	0.18	0.4131
R	1	FM	001185	WASKOW BROCK MICHAEL AND	2827 664	142,266		
0418F327				LASURE PARKER W	08/03/2023	300,000	0.19	0.4061
R	1	FM	001185	GLASCO KELSIE MARGARET	2864 109	121,832		
0418F410				RODRIGUEZ SHRAYNE MAKELA	05/30/2023	315,000	0.16	0.3828
R	1	FM	001185	BRIN MATTHEW J AND PALON	2851 896	120,585		
0418F415				GOMEZ ERIC KEVIN AND JOALIS ONEY	01/10/2023	300,000	0.16	0.4960
R	1	FM	001185	KOPERNIK MATTHEW J	2826 905	148,800		
0418F424				NOWICKI MICHAEL THOMAS AND	12/27/2023	305,000	0.14	0.3917
R	1	FM	001185	BROWN MILLER SHAILA D	2888 13	119,456		
0418F428				TISDALE ELIZABETH	07/28/2023	303,000	0.17	0.4023
R	1	FM	001185	BROWN MIKITA	2862 905	121,892		
0418F432				MASCAUX HENRY JOHN DAVID	04/18/2023	318,000	0.14	0.3833
R	1	FM	001185	STEVENS TYLER PHILLIP AND SARA	2843 433	121,892		
0418F444				ATKINS EMILY C	04/03/2023	310,000	0.18	0.3984
R	1	FM	001185	ROGERS BRIDGETTE AND NICHOLAS	2840 668	123,495		

0418F481				FELDKAMP SALENA CAMILLE AND	02/24/2023	313,000	0.20	0.4693
R	1	FM	001185	LEE BELLA SEEUN	2834 29	146,899		
0418F501				BRECKENRIDGE PROPERTY FUND	09/22/2023	345,000	0.16	0.4268
R	1	FM	001185	GRACE MARISSA	2872 270	147,255		
0418F511				MEADOWS MATHEW	08/25/2023	350,000	0.16	0.4185
R	1	FM	001193	VARIKUTI CHINNA RAMA MOHAN	2868 103	146,483		
0418F516				WILLIAMSON BRETT	09/15/2023	329,000	0.16	0.4564
R	1	FM	001193	MAKRAUER SCOTT AND NANETTE	2871 367	150,166		
0418F607				SILVA LOPEZ HECTOR RAFAEL	07/06/2023	305,000	0.16	0.3969
R	1	FM	001185	SMITH FREDERICK	2858 601	121,060		
0418F628				MITCHELL JEFFREY AND JORDAN	01/06/2023	315,000	0.17	0.4680
R	1	FM	001193	FEYER BRITTANY NICOLE AND	2826 282	147,434		
0418F652				VENKATESH KAUSHIKA	05/30/2023	320,000	0.16	0.3811
R	1	FM	001193	SANTIZO JOSE MANUEL SR	2851 972	121,951		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4023	0.4139	0.0816	0.9877	29
Lower Confidence Interval	0.3857	0.3962			
Upper Confidence Interval	0.4185	0.4316			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0418f001 and left(r.parcel_no,8) <= 0418f999

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.

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

Real Property Criteria

Starting Map: 0436E-001- Property Class:
 Ending Map: 0436E-999- Property Strat:
 Starting Acres: 0.00
 Ending Acres: 0.00

Neighborhood:
 Tax Dist:
 Urban Land Schedule:
 Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As:
 Built As:

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Forec)
- [ALT]:Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = csama] AY2024

i No Samples Selected...

OK

Records Processed: 0 Selected

Clip Samples Use MKTVAL Use MAV True Study

Use MAV-VAL DOAA Use Future SP v Future CV

Use Future SP v Live CV

Print Screen Help

Cancel Run Exit

435A SOUTHERN HILLS RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435A083				PHILLIPPUS ROBERT L AND KATHLEEN	02/16/2023	65,000	0.47	0.4000
R	3	LM	001239	SCHMIDT GARY AND DEBRA TRUST	2832 274	26,000		
0435A018				RAWLS CLYDENE C	08/23/2023	315,000	0.55	0.4078
R	1	FM	001239	LANGFORD CASEY	2867 497	128,443		
0435A116				GUSTWICK MICHELLE LEE AND	10/23/2023	435,000	0.55	0.3997
R	1	FM	001239	RUIZ JAKE AND MISTY LYNN	2877 659	173,866		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4000	0.4028	0.0068	0.9993	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0435a and left(r.parcel_no,5) <= 0435a

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.

Sales Criteria

Starting Date	01/01/2023	Class	Strat	Reason	Reasons Selected: 11
Ending Date	01/01/2024	<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Ams Length Reasons	
State Study	<input type="checkbox"/>	<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value	
		<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value	
		<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)	0.00

Real Property Criteria

Starting Map	0436A-001-	Property Class	<input type="text"/>	Starting Acres	0.00
Ending Map	0436A-999-	Property Strat	<input type="text"/>	Ending Acres	0.00

	Neighborhood	Tax Dist	Urban Land Schedule	Land Type
Starting	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/> Urban
Ending	<input type="text"/>	<input type="text"/>	<input type="text"/>	

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending	Used As
Grade	0	0	<input type="text"/>
YR Built	0	0	Built As
EFYR Built	0	0	<input type="text"/>

WinGAP - Ratio Analysis Criteria - [User ID = csama] AY2024

i No Samples Selected...

OK

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Fo
- [ALT]:Bank to Individual Vacant (Forec
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrac
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

Records Processed: 0 Selected True Study

Clip Samples
 Use MKTVAL
 Use MAV
 DOAA
 Use MAV-VAL
 Use Future SP v Future CV
 Use Future SP v Live CV

Print Screen Help

436B LAKEWOOD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0436B014				SKINNER JONATHAN A	03/15/2023	315,000	0.59	0.3940
R	1	FM	001289	PONA NICKLAS A	2837 679	124,107		
0436B041				WELLS JAIME E AND JANE B	06/13/2023	450,000	0.46	0.3905
R	1	FM	037818	GAMMON MICHAEL AND CHRISTINA	2855 66	175,719		
0436B062				ALEXANDER JANET DAPHNE COOLEY	07/13/2023	530,000	1.66	0.3568
R	1	FM	037818	BURTLE EDWARD L AND REBEKAH	2859 913	189,088		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3905	0.3775	0.0318	1.0077	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0436B and left(r.parcel_no,5) <= 0436B

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.

FINAL RATIO- 436C WHITESBLUFF

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0436C012				BRANDT DAVID C AND VALERIE L	01/04/2023	290,000	0.76	0.3977
R	1	FM	001290	GREAUX STEPHEN PIERRE JR	2825 983	115,337		
0436C038				GIBSON MONICA M AND NICHOLAS	02/10/2023	284,900	0.51	0.3936
R	1	FM	001290	SPIVEY BETHANY JOY AND BRYSON	2831 700	112,133		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3957	0.3957	0.0052	1.0000	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0436C001 and left(r.parcel_no,8) <= 0436C999

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.

FINAL RATIO- 436D RABUN ESTATES

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0436D011				OLSON EMILY	01/06/2023	310,000	0.59	0.3866
R	1	FM	001291	STOCKFISCH SEAN AND ANGELA	2826 383	119,852		
0436D022				YOUNG HANDLEY AND LISA	02/16/2023	420,000	0.56	0.4067
R	1	FM	001291	TCHEISHVILI VALERI AND BOGELMAN	2832 824	170,810		
0436D061				GULIZIA BENJAMIN AND LIDYA	04/10/2023	360,000	0.51	0.3963
R	1	FM	001291	HA TAE JUN	2842 188	142,662		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3963	0.3975	0.0169	0.9975	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0436D001 and left(r.parcel_no,8) <= 0436D999

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.

FINAL RATIO- 435H SUMMER STATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435H004				OLDHAM AMANDA L	09/13/2023	405,000	0.31	0.3921
R	1	FM	001285	SCHAFFNER ADAM W AND IRIS N	2870 934	158,798		
0435H015				MARTIN CHARLIE B JR AND PILAR F	02/24/2023	328,000	0.30	0.4028
R	1	FM	001285	CIFELLI TRACY	2834 769	132,128		
0435H036				MURPHY KYLE LIAM	10/24/2023	406,000	0.28	0.4473
R	1	FM	001285	GREENSPAN ROBERT M AND	2878 438	181,608		
0435H046				CHAUBEY PRAVIN AND MICHELLE LIRA	06/30/2023	385,000	0.28	0.4023
R	1	FM	001285	JONES CHRISTINA AND IAN	2857 672	154,878		
0435H048				SHEPPARD BLAKE	06/09/2023	455,000	0.28	0.4019
R	1	FM	001285	DICKE CHELSEA N AND YILMAZ SELIM	2853 297	182,855		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4023	0.4094	0.0279	0.9998	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0435h001 and left(r.parcel_no,8) <= 0435h999

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.

FINAL STUDY 416A BELMONT GLEN

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0416A009				JONES WINSTON ANTHONY AND	04/23/2023	480,000	0.20	0.4000
R	1	FM	001160	CARVER AYANNA N	2852 959	192,014		
0416A015				MILLER MICHAEL H AND AMANDA	06/16/2023	435,000	0.21	0.3940
R	1	FM	001160	MANSFIELD JOHN E AND ASHELY	2854 976	171,381		
0416A048				COPPIN RICHARD RANDOLPH JR	08/14/2023	315,000	0.18	0.4262
R	1	FM	001159	GRANDY MICHAEL AND SARAH	2865 801	134,262		
0416A049				STRAUB ANGELICA PRISCILLA	01/17/2023	370,000	0.18	0.3980
R	1	FM	001159	KHOYAN BRENDAN AND VAN SCHOICK	2827 602	147,267		
0416A052				WHITE BRANDON CHARLES AND	07/27/2023	385,000	0.20	0.4184
R	1	FM	001159	MAZARIEGO SALVADOR ALBERTO AND	2863 818	161,102		
0416A070				MCCABE CHRISTOPHER AND	06/15/2023	360,000	0.17	0.3720
R	1	FM	001159	THOMPSON AUSTIN J AND KAILEY	2863 292	133,909		
0416A085				BABIARZ TROY	04/11/2023	360,000	0.20	0.4108
R	1	FM	001159	BURKE BRIAN	2842 19	147,882		
0416A104				PURSER PAUL A	10/17/2023	250,000	0.19	0.5503
R	1	FM	001159	MADISON BROCK PROPERTIES LLC	2876 620	137,581		
0416A130				CARTER SISLYN B	03/21/2023	370,000	0.21	0.3785
R	1	FM	001163	MARAPALLY SAI RANI	2838 42	140,046		
0416A147				FIGUEROA JULIO	10/02/2023	480,000	0.22	0.4241
R	1	FM	001163	SMITH TIFFANY IRENE AND	2874 118	203,574		
0416A158				FIGUEROA MARCOS AND ASHTON	06/20/2023	405,000	0.21	0.3799
R	1	FM	001163	ROSS DAVID	2855 786	153,868		
0416A166				DARNELL STEPHEN P	07/07/2023	430,000	0.21	0.4167
R	1	FM	001163	IANNATTO MATTHEW AND LAUREN	2860 129	179,165		
0416A167				MORALES BASILIO J	10/10/2023	440,000	0.28	0.3836
R	1	FM	001163	MELEGARI ADAM LEE AND ERICA	2875 61	168,786		
0416A221				HOUGHTON MATTHEW DAVID	11/22/2023	485,000	0.20	0.4208
R	1	FM	001161	HONNAMARANAHALLI LINGESHA AND	2883 160	204,092		
0416A240				DENNEN JEREMIAH D	01/10/2023	430,000	0.23	0.4148
R	1	FM	001160	HARDAMON BONNIE AND CAMPBELL	2828 255	178,352		
0416A255				HARPER JENNIFER T	11/16/2023	489,000	0.22	0.4115
R	1	FM	001160	COX KENYON D AND KELLY R	2881 736	201,219		
0416A292				RICHARDSON SAMANTHA S	04/27/2023	340,000	0.21	0.3717
R	1	FM	001158	HICKS BRANDON LEE AND CAMPBELL	2846 76	126,361		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4108	0.4075	0.0580	1.0064	17
Lower Confidence Interval	0.3799	0.3882			
Upper Confidence Interval	0.4208	0.4268			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0416A001 and left(r.parcel_no,8) <= 0416A999

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 for non-Residential properties.

FINAL RATIO STUDY 416C CLOVER POINTE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0416C003				CALLAN GREGORY AND MINDY	11/27/2023	485,000	0.21	0.4337
R	1	FM	002019	HADWAN ADEL AND SALEH ADNAN	2885 671	210,356		
0416C034				SPIVA KELLY E	03/30/2023	340,000	0.18	0.4328
R	1	FM	002021	RAGHAVAN AMREESH	2840 20	147,160		
0416C036				PARKS AKIA D	03/01/2023	367,500	0.18	0.3811
R	1	FM	002021	BGRS RELOCATION INC	2834 873	140,051		
0416C036				BGRS RELOCATION INC	04/05/2023	365,000	0.18	0.3837
R	1	FM	002021	SEALS ANTERIS KENDRELL AND HUNT	2841 526	140,051		
0416C067				WILLIAMS DERRICK AND SIMMONS	05/24/2023	397,000	0.17	0.4097
R	1	FM	002021	SONNABEND AARON	2849 434	162,633		
0416C075				GUM KRISTINE M	06/05/2023	315,000	0.17	0.3512
R	1	FM	002021	COMBS JENNIFER	2852 182	110,622		
0416C081				TRIST ANTHONY S AND REYNOLDS	12/14/2023	400,000	0.33	0.4177
R	1	FM	002021	VINCENT JON S	2886 951	167,076		
0416C087				MEDINA AARON AND MORALES LYLA	07/25/2023	345,000	0.15	0.4017
R	1	FM	002020	JONES ANDREW	2862 174	138,583		
0416C098				THOMAS JAMIE A	10/05/2023	365,000	0.16	0.4024
R	1	FM	002020	PETERSON WILLIAM W	2874 877	146,894		
0416C101				BEASLEY JULIE ESTATE	01/20/2023	285,000	0.14	0.4087
R	1	FM	002020	CHUMACK COREY AND HANIFEE	2828 36	116,481		
0416C107				HAM COREY M AND MEGAN	08/16/2023	375,000	0.15	0.3581
R	1	FM	002020	CHRISTENSEN BENJAMIN AND	2866 948	134,301		
0416C111				MAYES CAMERON	03/01/2023	345,000	0.15	0.4012
R	1	FM	002020	GIORDANO NICHOLAS A AND	2834 701	138,402		
0416C119				WEBER ERIC AND TRACI	11/15/2023	322,000	0.15	0.3757
R	1	FM	002020	EIDSON SARAH	2881 817	120,972		
0416C124				LARK ERICA	05/12/2023	337,500	0.15	0.3521
R	1	FM	002020	KELLYS PROPERTY INVESTMENTS LLC	2849 38	118,842		
0416C125				LEA STEPHEN	08/15/2023	399,900	0.15	0.3859
R	1	FM	002020	MCCARTHY CORY AND CAPOLONGO	2866 92	154,322		
0416C133				ROSADO CHRISTOPHER JOHN	04/03/2023	370,000	0.15	0.4029
R	1	FM	002020	SPOTTS BENJAMIN AND NICOLE	2841 380	149,055		
0416C155				MORRIS ADAM T AND NICOLE L	09/28/2023	443,000	0.23	0.4174
R	1	FM	002019	DOWNIN STEVEN SEAN	2873 349	184,887		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4017	0.3965	0.0492	0.9965	17
Lower Confidence Interval	0.3757	0.3839			
Upper Confidence Interval	0.4174	0.4091			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0416C001 and left(r.parcel_no,8) <= 0416C999

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 for non-Residential properties.

FINAL RATIO- 416B CEDAR RIDGE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0416B007				KOSIK JEFFREY AND STEPHANIE	09/08/2023	370,000	0.28	0.3937
R	1	FM	037814	PANIAGUA JOSE ROBERTO AND	2870 431	145,674		
0416B018				MILLIKEN MICHAEL B AND HEATHER S	02/24/2023	325,000	0.28	0.4022
R	1	FM	037814	BARTON CHRISTOPHER AND	2834 639	130,731		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3980	0.3977	0.0107	1.0008	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0416b001 and left(r.parcel_no,8) <= 0416b999

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.

FINAL RATIO- 416D NEW HAVEN

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0416D002				FAIRCLOTH HOMES OF SAVANNAH INC	06/16/2023	450,500	0.26	0.4797
R	1	FM	00164	CARTER BRIAN	2854 947	216,102		
0416D003				FAIRCLOTH HOMES OF SAVANNAH INC	03/16/2023	460,000	0.29	0.4404
R	1	FM	00164	STEPHENS CHRISTOPHER FONDELL	2837 185	202,604		
0416D004				FAIRCLOTH HOMES OF SAVANNAH INC	04/28/2023	464,000	0.29	0.4561
R	1	FM	00164	AIDOO JONATHAN K AND ROSALIND	2845 379	211,628		
0416D005				FAIRCLOTH HOMES OF SAVANNAH INC	04/06/2023	440,000	0.22	0.4245
R	1	FM	00164	GRANT CAESER JINARD	2841 543	186,761		
0416D006				FAIRCLOTH HOMES OF SAVANNAH INC	03/03/2023	439,000	0.22	0.4178
R	1	FM	00164	PERRY THOMAS G	2835 225	183,401		
0416D008				FAIRCLOTH HOMES OF SAVANNAH INC	12/15/2023	489,200	0.22	0.4083
R	1	FM	00164	PATEL SARJU I AND HIRALBEN SARJU	2886 652	199,721		
0416D011				FAIRCLOTH HOMES OF SAVANNAH INC	12/15/2023	489,200	0.23	0.4074
R	1	FM	00164	PATEL DIVYAKUMAR AND JENI C AND	2886 818	199,289		
0416D013				FAIRCLOTH HOMES OF SAVANNAH INC	12/08/2023	489,500	0.29	0.4383
R	1	FM	00164	RICKS JONATHAN CORDERO AND	2885 559	214,553		
0416D025				ERNEST COMMUNITIES LLC	11/17/2023	75,000	0.41	0.4000
R	4	QQ	00164	FAIRCLOTH HOMES OF SAVANNAH INC	2882 924	30,000		
0416D026				ERNEST COMMUNITIES LLC	11/17/2023	75,000	0.30	0.4000
R	4	QQ	00164	FAIRCLOTH HOMES OF SAVANNAH INC	2882 924	30,000		
0416D027				FAIRCLOTH HOMES OF SAVANNAH INC	03/23/2023	442,000	0.30	0.4221
R	1	FM	00164	HEUSEL ERIK GEORGE AND AMANDA	2838 565	186,572		
0416D028				FAIRCLOTH HOMES OF SAVANNAH INC	06/15/2023	469,900	0.30	0.4316
R	1	FM	00164	RIVERA LUIS ANTON CINTRON	2854 481	202,796		
0416D029				FAIRCLOTH HOMES OF SAVANNAH INC	05/17/2023	467,200	0.30	0.4144
R	1	FM	00164	WANG HAIHONG	2848 219	193,628		
0416D030				FAIRCLOTH HOMES OF SAVANNAH INC	06/09/2023	445,000	0.30	0.4119
R	1	FM	00164	BROWN REEON R	2853 369	183,305		
0416D031				FAIRCLOTH HOMES OF SAVANNAH INC	06/02/2023	467,700	0.30	0.4295
R	1	FM	00164	RODRIGUEZ PEDRO LEONARDO	2852 66	200,873		
0416D032				FAIRCLOTH HOMES OF SAVANNAH INC	09/08/2023	456,300	0.30	0.4015
R	1	FM	00164	GARCIA DAVID EDWARD AND	2870 268	183,209		
0416D033				FAIRCLOTH HOMES OF SAVANNAH INC	08/31/2023	469,200	0.30	0.4277
R	1	FM	00164	REN QINGSHUN	2868 737	200,681		
0416D038				FAIRCLOTH HOMES OF SAVANNAH INC	09/14/2023	465,400	0.52	0.4453
R	1	FM	00164	PARISH ADAM AND KELI	2871 144	207,234		
0416D040				ERNEST SIGNATURE CUSTOM HOMES	01/20/2023	383,400	0.13	0.4018
R	1	FM	001652	KIM PHIL HWA AND JEON KYUNG BAE	2827 980	154,059		
0416D041				ERNEST SIGNATURE CUSTOM HOMES	04/14/2023	318,700	0.18	0.3860
R	1	FM	001652	RODRIGUEZ ARTURO AND NORMA	2845 415	123,009		
0416D042				ERNEST SIGNATURE CUSTOM HOMES	04/21/2023	332,900	0.20	0.3841
R	1	FM	001652	NEWTON PAMELA L AND JAMES C	2845 434	127,870		
0416D043				ERNEST SIGNATURE CUSTOM HOMES	05/22/2023	290,300	0.13	0.3614
R	1	FM	001647	PEREZ LUIS ENRIQUE JR AND JELIVET	2849 567	104,918		

0416D044				ERNEST SIGNATURE CUSTOM HOMES	05/31/2023	272,200	0.10	0.4263
R	1	FM	001647	VIGAFRIA ANITA AND WILLIAMS	2851 366	116,045		
0416D045				ERNEST SIGNATURE CUSTOM HOMES	03/31/2023	272,200	0.10	0.4263
R	1	FM	001647	THORNTON TAFFY PEGORARO	2840 97	116,045		
0416D046				ERNEST SIGNATURE CUSTOM HOMES	07/05/2023	272,200	0.10	0.4263
R	1	FM	001647	KING AEON	2860 464	116,045		
0416D047				ERNEST SIGNATURE CUSTOM HOMES	04/24/2023	272,200	0.10	0.4263
R	1	FM	001647	LUND ASHLEIGH	2844 454	116,045		
0416D048				ERNEST SIGNATURE CUSTOM HOMES	06/30/2023	290,000	0.13	0.3618
R	1	FM	001647	GALLOWAY TATE	2858 880	104,918		
0416D049				ERNEST SIGNATURE CUSTOM HOMES	08/22/2023	296,400	0.13	0.3540
R	1	FM	001647	WELLS MOLLY H	2871 334	104,918		
0416D050				ERNEST SIGNATURE CUSTOM HOMES	08/23/2023	274,500	0.10	0.4228
R	1	FM	001647	SEWON AMERICA INC	2871 355	116,045		
0416D051				ERNEST SIGNATURE CUSTOM HOMES	08/23/2023	274,500	0.10	0.4228
R	1	FM	001647	SEWON AMERICA INC	2871 306	116,045		
0416D052				ERNEST SIGNATURE CUSTOM HOMES	08/23/2023	274,500	0.10	0.4228
R	1	FM	001647	SEWON AMERICA INC	2871 312	116,045		
0416D053				ERNEST SIGNATURE CUSTOM HOMES	08/23/2023	274,500	0.10	0.4228
R	1	FM	001647	SEWON AMERICA INC	2871 309	116,045		
0416D054				ERNEST SIGNATURE CUSTOM HOMES	08/23/2023	294,400	0.13	0.3564
R	1	FM	001647	SEWON AMERICA INC	2871 303	104,918		
0416D067				ERNEST SIGNATURE CUSTOM HOMES	04/20/2023	310,000	0.15	0.4064
R	1	FM	001652	GRIMES JAMES L AND LORIANN IRENE	2844 435	125,989		
0416D068				ERNEST SIGNATURE CUSTOM HOMES	05/30/2023	365,000	0.15	0.4195
R	1	FM	001652	CHEEKS JAMIE ALLEN AND SHANDA	2851 282	153,108		
0416D070				ERNEST SIGNATURE CUSTOM HOMES	09/27/2023	364,100	0.29	0.3732
R	1	FM	001652	NOLAN BARBARA ANN AND ROBERT	2874 517	135,896		
0416D072				ERNEST SIGNATURE CUSTOM HOMES	06/30/2023	369,300	0.15	0.4012
R	1	FM	001652	CHUNG EDWARD JAEHO	2858 857	148,152		
0416D073				ERNEST SIGNATURE CUSTOM HOMES	09/05/2023	386,200	0.15	0.3897
R	1	FM	001652	ROMERO DANIEL FRANCISCO AND	2870 321	150,504		
0416D074				ERNEST SIGNATURE CUSTOM HOMES	11/21/2023	384,000	0.15	0.3538
R	1	FM	001652	REEVES JASON AND MELISSA	2882 900	135,868		
0416D075				ERNEST SIGNATURE CUSTOM HOMES	10/16/2023	302,400	0.15	0.3855
R	1	FM	001652	GUPTA LALIT	2877 973	116,580		
0416D078				ERNEST SIGNATURE CUSTOM HOMES	12/06/2023	363,000	0.15	0.3497
R	1	FM	001652	SIGNAL SARAH	2885 337	126,930		
0416D079				ERNEST SIGNATURE CUSTOM HOMES	11/15/2023	414,400	0.16	0.4073
R	1	FM	001652	HARRIS MONIQUE AND ELLIOTT RAY	2881 630	168,800		
0416D080				ERNEST SIGNATURE CUSTOM HOMES	11/30/2023	323,200	0.15	0.4278
R	1	FM	001652	WHITE RYAN	2884 737	138,273		
0416D081				ERNEST SIGNATURE CUSTOM HOMES	10/20/2023	280,800	0.15	0.4038
R	1	FM	001652	MARTINEZ NOE DE LA CRUZ AND	2879 230	113,391		
0416D082				ERNEST SIGNATURE CUSTOM HOMES	08/11/2023	344,400	0.15	0.3877
R	1	FM	001652	NUNLEY CHRISTINA AND RICHARD	2865 699	133,516		
0416D083				ERNEST SIGNATURE CUSTOM HOMES	09/12/2023	356,600	0.15	0.4080
R	1	FM	001652	DEVORE JEFFREY AND REBECCA	2871 315	145,486		

0416D084 ERNEST SIGNATURE CUSTOM HOMES 08/04/2023 469,700 0.42 0.3586
 R 1 FM 001652 REAVES DESMOND AND JACQUELINE 2865 732 168,434

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4083	0.4091	0.0544	0.9949	47
Lower Confidence Interval	0.4015	0.4009			
Upper Confidence Interval	0.4228	0.4173			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0416d001 and left(r.parcel_no,8) <= 0416d999

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.

434A JAMESTOWN RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0434A055				REISNER TIMOTHY D	06/08/2023	329,200	0.54	0.3707
R	1	FM	001263	DOUGHTIE CHRISTOPHER ANTHONY II	2852 934	122,048		
0434A008				REDDICK W JOSHUA AND GEORGETTE	10/24/2023	315,000	0.65	0.3885
R	1	FM	001263	DIXON KAITLYN	2878 606	122,370		
0434A059				STILL JEREMIAH DAVID	11/30/2023	399,900	0.88	0.3996
R	1	FM	001263	GUILLAUMA RICHARD AND PARDO	2884 205	159,800		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3885	0.3871	0.0248	0.9979	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0434A and left(r.parcel_no,5) <= 0434A

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.

451A BARRINGTON FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451A017				STREETT CHARLES	09/13/2023	265,000	0.46	0.4259
R	1	FM	001362	BENDER ANDREW	2871 45	112,860		
0451A026				SAMANIEGO LUIS ALBERTO AND	11/30/2023	300,000	0.60	0.3822
R	1	FM	001362	SEARS BARBARA COBB	2884 315	114,657		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4041	0.4027	0.0541	1.0035	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0451A and left(r.parcel_no,5) <= 0451A

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.

465C WATERFORD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465C027				HALES JULIE M	05/15/2023	300,000	0.69	0.3999
R	1	FM	001485	GILLIAM MATTHEW AND AMERKANIAN	2847 762	119,970		
0465C042				STOKES JUNE MAUREENE ESTATE	05/12/2023	381,500	0.55	0.3914
R	1	FM	001485	BOWDEN NATHAN REED	2847 924	149,304		
0465C020				BRAGG JAMES JR	05/31/2023	365,000	0.56	0.3812
R	1	FM	001485	BURNS CHRISTOPHER KEVIN AND	2851 954	139,156		
0465C059				FERNANDEZ JASON D AND JENNIFER	09/29/2023	545,000	0.88	0.4593
R	1	FM	001485	UPDEGRAFF ZACHARY WADE AND	2873 472	250,329		
0465C045				SHAW RYAN DAVID	10/13/2023	350,000	1.28	0.3892
R	1	FM	001485	VEZEVICIUS MICHAEL AND TAMMY	2875 696	136,204		
0465C049				SILLS CLINT E AND AMBER M	11/06/2023	360,000	0.55	0.3864
R	1	FM	001485	LEE HAROLD AND DENISE	2880 225	139,111		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3903	0.4059	0.0401	0.9884	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0465C and left(r.parcel_no,5) <= 0465C

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.

451B PADDLEFORD RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451B009				THORNTON WILLIAM J AND RANADA	05/02/2023	360,000	0.94	0.3936
R	1	FM	001363	MEDLIN JAMES H AND CYNTHIA L	2847 196	141,679		
0451B041				VIDEON ROBERT J AND NANCY J AS	11/29/2023	475,000	1.08	0.2306
R	1	FM	001363	WALLS ROBERT JOEL AND DANIELLE	2883 713	109,527		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3121	0.3008	0.2611	1.0376	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0451B and left(r.parcel_no,5) <= 0451B

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.

451E AUTUMN WOODS RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451E027				MERCADO JOSE DETRE	05/02/2023	500,000	0.53	0.4142
R	1	FM	001369	MCCUTCHEON DONALD AND ANGELA	2846 904	207,111		
0451E044				STANLEY JUBIS III	06/07/2023	530,000	0.60	0.4033
R	1	FM	001369	KURZ ROBERT DOUGLAS	2856 47	213,750		
0451E048				VOLLBRECHT MELANIE AND PETER	06/30/2023	465,000	0.54	0.4033
R	1	FM	001369	JOHNSON BIANCA CAIN AND JUSTIN	2858 338	187,544		
0451E020				MALHOYT LINDA ESTATE	07/07/2023	579,900	1.31	0.3857
R	1	FM	001369	GARRETT RANDY	2859 300	223,684		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4033	0.4010	0.0177	1.0015	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0451E and left(r.parcel_no,5) <= 0451E

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.

451F GA PLANTATION RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451F015				COASTAL PREMIER PROPERTIES LLC	05/25/2023	635,000	0.67	0.3974
R	1	FM	001370	STONE BETTY J	2849 923	252,337		
0451F016				BRINSON CHRISTOPHER GLENN AND	06/20/2023	725,000	0.55	0.3787
R	1	FM	001370	DAHLGREN MICHELLE ELIZABETH AND	2863 266	274,581		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3881	0.3874	0.0241	1.0018	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0451F and left(r.parcel_no,5) <= 0451F

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.

435E COLDBROOK HEIGHTS RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435E049				FULLER POND LLC	02/28/2023	99,000	4.40	0.4050
R	1	FM	001276	LITTLE JESSICA A AND JERRY DEAN	2834 126	40,096		
0435E033				BURNSED BETTY R	04/14/2023	272,000	0.00	0.4029
R	1	FM	001276	THOMPSON RACHAEL KRISTIN	2842 900	109,594		
0435E043				HOWARD DAVID BYRON AND KAREN	07/19/2023	379,900	0.00	0.3603
R	1	FM	001276	DAVIS RICKY LEE JR AND DONNA	2861 101	136,874		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4029	0.3816	0.0370	1.0204	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0435E001 and left(r.parcel_no,8) <= 0435E999

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.

466A GOSHEN VILLA RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0466A168				STEWART KORINA N	05/10/2023	221,000	0.46	0.5826
R	1	FM	001518	TMCM PROPERTY SOLUTIONS LLC	2847 697	128,760		
0466A209				JONES ASHLEY AND ALEXANDER	05/05/2023	326,000	1.05	0.4400
R	1	FM	001518	GALLOWAY TYLER AND TAYLOR	2848 919	143,439		
0466A126				AE SAVANNAH PROPERTIES LLC	05/26/2023	275,000	0.46	0.3625
R	1	FM	001518	BACON JANELLE	2853 231	99,682		
0466A151				TORRICELLI AMANDA RENEE AND	06/21/2023	305,000	0.46	0.4426
R	1	FM	001518	THOMAS SUSAN	2855 761	135,001		
0466A171				WIMER GREGORY S AND SHARON	06/26/2023	330,000	0.46	0.3992
R	1	FM	001518	SIMPSON ROBERT VICTOR	2856 203	131,748		
0466A098				AE SAVANNAH PROPERTIES LLC	08/10/2023	299,900	0.58	0.3874
R	1	FM	001518	BEACH MICHELLE LYN	2865 352	116,190		
0466A184				SCARDINA STEPHEN MICHAEL JR	08/11/2023	330,000	0.46	0.3906
R	1	FM	001518	THOMPSON RORY DEAN	2865 670	128,889		
0466A191				DANIELEWICZ LEONARD ALOIS	09/01/2023	318,000	0.46	0.3675
R	1	FM	001518	HARLESS TIMOTHY AND JESSIE	2869 197	116,857		
0466A005				SAPP LARRY R AND BRENDA G	09/13/2023	301,900	0.00	0.3283
R	1	FM	001518	POULSEN CHRIS AND SYDNEE	2870 746	99,105		
0466A178				SCREEN DAVID M	10/23/2023	350,000	0.46	0.3645
R	1	FM	001518	MAI TRUONG AND NGUYEN XUAN	2877 594	127,577		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3890	0.4015	0.1143	1.0125	10
Lower Confidence Interval	0.0000	0.3560			
Upper Confidence Interval	0.0000	0.4470			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0466A and left(r.parcel_no,5) <= 0466A

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.

465H WESTWOOD HEIGHTS FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465H057B00				MCCARTY EDWARD K	01/03/2023	261,000	0.00	0.4446
R	1	FM	001504	DILWORTH MICHELLE AND ALLEN	2825 750	116,036		
0465H150A00				NEWTON MARVIN ALLEN AND TARA	02/15/2023	224,700	0.00	0.4242
R	1	FM	001504	RICHARDSON JEREMIAH	2832 486	95,308		
0465H092D00				LANCE DAVID GLENN JR	02/28/2023	270,000	0.00	0.3895
R	1	FM	001504	KITT GABRIELLA AND KRUSE SILAS	2836 35	105,164		
0465H174A00				DJ INVESTMENT PROPERTIES LLC	02/24/2023	209,200	0.00	0.3971
R	1	FM	001504	WRIGHT OLIVER H JR AND TINA D	2836 925	83,063		
0465H046D00				MCGUIRE ANDREA D	03/10/2023	218,400	0.00	0.3750
R	1	FM	001504	BASHNICK MARK	2838 142	81,895		
0465H081D00				WINTERS CAPITAL PROPERTIES LLC	03/31/2023	132,000	0.00	0.8215
R	1	FM	001504	MCPM HOLDINGS LLC	2840 333	108,440		
0465H225A00				TAGESON SCOTT A AND LACY L	04/25/2023	230,000	0.00	0.4093
R	1	FM	001504	JONES GEORGE AND MARY JO	2844 91	94,141		
0465H131A00				HT SAVANNAH PROPERTIES LLC	05/31/2023	240,000	0.00	0.3988
R	1	FM	001504	MAYER ALAN	2854 104	95,721		
0465H286A00				HT SAVANNAH PROPERTIES LLC	07/05/2023	238,900	0.00	0.4017
R	1	FM	001504	SIMPSON PAMELA	2858 937	95,974		
0465H103C00				BOWLES THOMAS	07/06/2023	229,500	0.00	0.3826
R	1	FM	001504	MESSICK CALLIE	2859 87	87,808		
0465H274A00				ULRICH NOELLE AND CHRISTOPHER	07/27/2023	243,000	0.00	0.4226
R	1	FM	001504	FELDORA MICHAEL	2864 833	102,694		
0465H110A00				HOWELL MICHAEL AUSTIN AND JULIA	08/21/2023	281,000	0.00	0.3980
R	1	FM	001504	BRADLEY GEORGE LEWIS	2866 925	111,844		
0465H069B00				BAKER JACK W	08/29/2023	245,000	0.00	0.4370
R	1	FM	001504	CLARK MARCUS	2868 455	107,072		
0465H081D00				MCPM HOLDINGS LLC	08/29/2023	298,500	0.00	0.3633
R	1	FM	001504	EMERSON JESSICA AND STEPHAN	2868 869	108,440		
0465H281A00				SINEATH MARY	08/31/2023	255,000	0.00	0.3996
R	1	FM	001504	MILES DAKOTA DANGER	2869 431	101,902		
0465H147A00				MORRIS ROBERT R	09/05/2023	195,000	0.00	0.4266
R	1	FM	001504	PERKINS JASON	2869 711	83,182		
0465H199A00				LUNA MARIO	09/27/2023	279,900	0.00	0.4022
R	1	FM	001504	DUNAGIN JAMES HEATH	2872 808	112,565		
0465H198A00				DORSEY CARA FKA JAUDON CARA M C	09/26/2023	165,000	0.00	0.5260
R	1	FM	001504	WINTERS CAPITAL PREPERTIES LLC	2872 974	86,788		
0465H131B00				CURTIS PHILLIP E	10/27/2023	255,000	0.00	0.3941
R	1	FM	001504	HESTER MIRANDA NOELLE AND	2878 927	100,504		
0465H095B00				AE SAVANNAH PROPERTIES LLC	11/07/2023	285,000	0.00	0.3960
R	1	FM	001504	DEMERY RAVEN AND JALEEL	2881 47	112,868		
0465H052D00				MOLER KATHY	11/21/2023	249,900	0.00	0.3804
R	1	FM	001504	LEE DOMINIC	2882 683	95,062		
0465H198A00				WINTERS CAPITAL PREPERTIES LLC	12/12/2023	180,000	0.00	0.4822
R	1	FM	001504	HARDICK MICHAEL	2885 843	86,788		

0465H188A00		JOHNSON CHRISTOPHER	12/11/2023	265,000	0.00	0.4000
R	1	FM 001504	COX DALE AND RHONDA LYNN	2886 20	105,988	
0465H154A00		SATURDAY DOWELL DIANNE AS	12/13/2023	199,000	0.00	0.3883
R	1	FM 001504	SHERIDAN HAYDEN ROBERT	2886 175	77,264	
0465H280A00		ADAMS BRITTANY DANIELLE	12/28/2023	261,500	0.00	0.3548
R	1	FM 001504	SPRADLIN NICHOLAS EDWARD AND	2888 261	92,781	

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3996	0.4143	0.0981	1.0249	25
Lower Confidence Interval	0.3941	0.3775			
Upper Confidence Interval	0.4226	0.4511			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0465h and left(r.parcel_no,5) <= 0465h

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.

FINAL RATIO- 397E THE WOODLANDS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0397E013				WILLIAMS TERRY D	12/18/2023	350,000	0.15	0.4571
R	1	FM	001066	MARTIN RUSSELL ONEIL II AND	2887 542	159,996		
0397E017				TOWNSEND KEVIN M AND MISTIE R	04/20/2023	419,900	0.15	0.3779
R	1	FM	001066	BUCHANAN HAROLD	2843 767	158,700		
0397E026				FAIRCLOTH HOMES OF SAVANNAH INC	03/17/2023	400,000	0.16	0.4118
R	1	FM	001066	BEAVER CHARLENE	2837 619	164,700		
0397E038				ROGERS KIRK D AND JOHNNYE W	11/10/2023	419,500	0.18	0.3660
R	1	FM	001066	SMITH TRAVIS D	2881 1	153,524		
0397E041				FAIRCLOTH HOMES OF SAVANNAH INC	07/07/2023	379,500	0.15	0.4249
R	1	FM	001066	BROWNLEE NATHANIEL JR	2858 715	161,241		
0397E042				FAIRCLOTH HOMES OF SAVANNAH INC	08/11/2023	435,000	0.17	0.4247
R	1	FM	001066	MORRIS ANTHONY EDWARD JR AND	2865 524	184,761		
0397E043				FAIRCLOTH HOMES OF SAVANNAH INC	07/21/2023	348,000	0.21	0.4624
R	1	FM	001066	RAYMOND NANCY ELISA AND PAUL	2861 621	160,905		
0397E044				FAIRCLOTH HOMES OF SAVANNAH INC	07/07/2023	350,000	0.15	0.4379
R	1	FM	001066	BROWN FRANCES	2859 375	153,273		
0397E045				FAIRCLOTH HOMES OF SAVANNAH INC	08/04/2023	390,000	0.15	0.4158
R	1	FM	001066	BAE STEVEN	2864 311	162,153		
0397E046				FAIRCLOTH HOMES OF SAVANNAH INC	09/22/2023	405,000	0.15	0.4184
R	1	FM	001066	OROZCO MICHELLE LYNNETTE AND	2872 354	169,449		
0397E067				FAIRCLOTH HOMES OF SAVANNAH INC	06/23/2023	379,500	0.20	0.4097
R	1	FM	001066	PURVIS CHRISTOPHER ALAN AND	2856 102	155,481		
0397E068				FAIRCLOTH HOMES OF SAVANNAH INC	08/25/2023	435,000	0.18	0.3943
R	1	FM	001066	CARTY MICHAEL AND TONIA	2867 997	171,513		
0397E069				FAIRCLOTH HOMES OF SAVANNAH INC	07/14/2023	350,000	0.19	0.4187
R	1	FM	001066	ROBERTS AUSTIN MICHAEL AND	2860 182	146,553		
0397E070				FAIRCLOTH HOMES OF SAVANNAH INC	07/21/2023	435,000	0.15	0.4102
R	1	FM	001066	APPLING INDIA AND BRANTLEY	2861 541	178,425		
0397E071				FAIRCLOTH HOMES OF SAVANNAH INC	06/02/2023	350,000	0.15	0.4522
R	1	FM	001066	JUNG KIJU AND PARK SANGWOO	2851 685	158,265		
0397E072				FAIRCLOTH HOMES OF SAVANNAH INC	06/09/2023	390,000	0.15	0.4206
R	1	FM	001066	MAZARIEGOS DANIEL JOSUE SOTO	2853 927	164,025		
0397E073				FAIRCLOTH HOMES OF SAVANNAH INC	05/23/2023	350,000	0.15	0.4190
R	1	FM	001066	DE CASTRO JESUS IRENE AND	2849 279	146,649		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4187	0.4175	0.0414	1.0034	17
Lower Confidence Interval	0.4097	0.4055			
Upper Confidence Interval	0.4379	0.4295			

and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and left(r.parcel_no,8) >= 0397E001 and left(r.parcel_no,8) <= 0397E999

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 for non-Residential properties.

415A STAFFORDSHIRE RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0415A058				GREEN FRANCINE S	05/31/2023	393,000	0.39	0.4104
R	1	FM	001151	REICHENAUER KENNETH J AND SILVIA	2851 427	161,291		
0415A080				TABOR JOHN M AND BONNIE SUE	06/15/2023	389,000	0.33	0.3721
R	1	FM	001151	STEFFEN GARY AND JENNIFER	2854 546	144,737		
0415A038				RAY RYAN W AND NATALIE K	07/03/2023	424,500	0.39	0.3613
R	1	FM	001152	HARRISON RYAN	2857 844	153,356		
0415A020C00				RITZERT JEREMY SHANE AND GATI	07/10/2023	400,000	0.25	0.4342
R	1	FM	001155	JACKSON TERESA M AND THELMORE	2859 102	173,660		
0415A004C00				HORIZON HOME BUILDERS OF	07/31/2023	395,900	0.31	0.3715
R	1	FM	001155	RIDILLA KRYSTAL MARIE AND JASON	2863 570	147,068		
0415A034				EHLERT CHRISTOPHER	08/10/2023	350,000	0.52	0.3899
R	1	FM	001152	HARMON JASON ERIK	2865 196	136,460		
0415A046				TUTTLE JO E AND DAVID C	10/23/2023	362,500	0.50	0.3825
R	1	FM	001152	ALLEN RHONDA	2877 596	138,668		
0415A084				DROSSOPOULOS AMANDA MICHELLE	11/30/2023	392,500	0.33	0.3930
R	1	FM	001151	DEVEREUX CAROLYN AND ADAM	2884 29	154,265		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3862	0.3892	0.0453	1.0005	8
Lower Confidence Interval	0.0000	0.3726			
Upper Confidence Interval	0.0000	0.4058			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0415A001 and left(r.parcel_no,8) <= 0415A999

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.

414A BLANDFORD CROSSING RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0414A104				KEYSTONE HOMES INC	01/31/2023	378,900	0.19	0.4324
R	1	FM	001149	HOFFMAN AARON W	2829 675	163,827		
0414A086				KEYSTONE HOMES INC	02/10/2023	362,400	0.22	0.4184
R	1	FM	001149	RHODES JULIAN E AND KIMBERLY J	2832 203	151,628		
0414A098				KEYSTONE HOMES INC	02/24/2023	370,800	0.40	0.3777
R	1	FM	001149	WATSON ANTHONY AND THEA	2833 964	140,036		
0414A109				KEYSTONE HOMES INC	03/14/2023	374,400	0.19	0.3718
R	1	FM	001149	GRAHAM BRANDON WALKER AND	2839 537	139,208		
0414A095				KEYSTONE HOMES INC	03/31/2023	371,900	0.20	0.4182
R	1	FM	001149	CANNON MARIA AND MICHAEL	2844 1	155,547		
0414A064				MISKOWSKI HELEN C AND STEVEN J	04/25/2023	365,000	0.32	0.4001
R	1	FM	001149	ABBASSI BIJAN BENJAMIN	2844 139	146,053		
0414A065				COLEMAN SHEA BARRETT	06/01/2023	363,000	0.32	0.3947
R	1	FM	001149	SMITH JILL M	2850 651	143,293		
0414A110				KEYSTONE HOMES INC	05/19/2023	372,900	0.19	0.4168
R	1	FM	001149	STEWART TESSA J	2850 598	155,437		
0414A091				KEYSTONE HOMES INC	05/24/2023	424,400	0.22	0.4288
R	1	FM	001149	RICHEY CHRISTOPHER ALLEN AND	2858 138	181,988		
0414A107				KEYSTONE HOMES INC	07/05/2023	393,900	0.19	0.4050
R	1	FM	001149	SAUERMAN CARL R	2859 437	159,522		
0414A080				KEYSTONE HOMES INC	06/30/2023	394,900	0.40	0.3357
R	1	FM	001149	EDDY TERRI G	2859 529	132,584		
0414A111				KEYSTONE HOMES INC	06/12/2023	412,600	0.19	0.4027
R	1	FM	001149	RAMIREZ RAYMOND AND ILENE	2862 41	166,146		
0414A043				COLLINS KIMBERLY AND WHITNEY	07/27/2023	510,000	0.32	0.4061
R	1	FM	001149	AQUILA SHANNON R	2862 840	207,092		
0414A093				KEYSTONE HOMES INC	08/04/2023	429,800	0.60	0.4069
R	1	FM	001149	CLOUNCH MICHAEL RAYMOND	2864 557	174,867		
0414A106				KEYSTONE HOMES INC	08/23/2023	369,900	0.19	0.3980
R	1	FM	001149	DAVIS TYSON	2867 793	147,212		
0414A108				KEYSTONE HOMES INC	09/01/2023	360,500	0.30	0.3829
R	1	FM	001149	ERNST JONATHAN STEVEN AND	2869 567	138,049		
0414A094				KEYSTONE HOMES INC	09/07/2023	423,900	0.22	0.4115
R	1	FM	001149	STEINMETZ STEVEN C AND JUNE M	2870 225	174,426		
0414A069				KEYSTONE HOMES INC	09/28/2023	427,700	0.23	0.4043
R	1	FM	001149	PATEL DILIPKUMAR CHANDUBHAI	2873 274	172,935		
0414A071				KEYSTONE HOMES INC	09/29/2023	382,800	0.25	0.4213
R	1	FM	001149	CARTER SPENCER	2873 885	161,288		
0414A070				KEYSTONE HOMES INC	10/12/2023	402,000	0.23	0.4020
R	1	FM	001149	ABERNETHY BRIAN AND KELLIE	2876 588	161,597		
0414A090				KEYSTONE HOMES INC	11/28/2023	377,100	0.22	0.3798
R	1	FM	001149	MAKRAUER SCOTT AND NANETTE	2883 815	143,238		
0414A089				KEYSTONE HOMES INC	11/22/2023	380,400	0.22	0.4475
R	1	FM	001149	STILL SKYLER P	2883 846	170,230		

0414A072				KEYSTONE HOMES INC	11/15/2023	419,900	0.26	0.4004
R	1	FM	001149	CANTON BRIAN AND STEPHANIE	2883 880	168,133		
0414A079				KEYSTONE HOMES INC	11/20/2023	365,200	0.39	0.3807
R	1	FM	001149	WAMPLER MONTEENE C	2883 903	139,042		
0414A030				WAITE KRISTEN EMILY AND JASON	12/07/2023	487,900	0.32	0.3529
R	1	FM	001149	RAHN ROBERT THOMAS AND KRISTEN	2885 252	172,162		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4027	0.3997	0.0438	1.0005	25
Lower Confidence Interval	0.3947	0.3900			
Upper Confidence Interval	0.4115	0.4094			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0414a001 and left(r.parcel_no,8) <= 0414a999

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414B PINEBROOK

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	C&D FACTOR	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO
					1	1	1			\$0	0	#DIV/0!

LOTS CURRENTLY ON AT 45000 WITH A .50 INVESTOR RATE CURRENTLY VACANT

SALES SHOW LOTS SHOULD BE ON AT 57000

WILL CHANGE LOTS TO 57000 WITH .50 INVESTOR RATE UNTIL SOLD 28500

SEE LM SALES

QUALIFIED

LM SALES

GREENBRIA 324B 58 1/13/23 \$57,000 1.54 AC PER LOT

LEE VILLAGE 323C 28 5/15/23 \$59,900 0.76 AC PER LOT

McCALL PL 389D MULTI 8/2/22 22,597,000/49= 52800 PER LOT

394B TIMBERLAKE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0394B185				KEYSTONE HOMES INC	01/03/2023	345,500	0.21	0.4237
R	1	FM	001038	LEWIS JOSHUA W AND NATASHA M	2825 834	146,384		
0394B058				THACKER BRYAN AND CHELSEA	01/24/2023	285,000	0.21	0.3946
R	1	FM	001038	SCHOLL JOSHUA	2828 469	112,454		
0394B004				KEATLEY DAVID AND METCALFE	01/30/2023	294,000	0.20	0.4099
R	1	FM	001038	RUCINSKI ANDREW V AND BRITTANY A	2830 129	120,506		
0394B369				KEYSTONE HOMES INC	02/13/2023	315,700	0.19	0.3979
R	1	FM	001038	VOLZ TYLER J	2831 571	125,627		
0394B342				TAYLOR CHRISTINA MARIE	02/16/2023	285,000	0.21	0.4094
R	1	FM	001038	SULLIVAN ALLISON F AND JESSE R	2832 406	116,674		
0394B373				KEYSTONE HOMES INC	02/17/2023	352,900	0.16	0.3948
R	1	FM	001038	SISK JOSHUA P AND JEAN	2832 926	139,313		
0394B374				KEYSTONE HOMES INC	02/24/2023	302,500	0.17	0.4074
R	1	FM	001038	STEVICK WILLIAM RUSSELL AND BRITT	2833 967	123,232		
0394B033				JENKINS LARRY E	02/27/2023	240,000	0.21	0.4204
R	1	FM	001038	WAGNER RICHARD D III	2835 134	100,888		
0394B371				KEYSTONE HOMES INC	05/01/2023	337,900	0.20	0.3679
R	1	FM	001038	LEWIS APRIL RICHARDS AND GARY	2846 16	124,315		
0394B370				KEYSTONE HOMES INC	04/13/2023	290,000	0.19	0.4200
R	1	FM	001038	SOTO AMBER DIANE AND ANGEL JR	2846 723	121,806		
0394B356				KEYSTONE HOMES INC	05/15/2023	350,500	0.21	0.3882
R	1	FM	001038	BANKS CALANDRA NATASHA	2848 44	136,062		
0394B358				KEYSTONE HOMES INC	05/15/2023	295,500	0.21	0.4095
R	1	FM	001038	CLEMENT KALALEE	2848 64	121,008		
0394B372				KEYSTONE HOMES INC	05/17/2023	334,000	0.18	0.3761
R	1	FM	001038	JOHNSON BRITTANY L AND EDWIN	2850 316	125,627		
0394B357				KEYSTONE HOMES INC	05/31/2023	354,500	0.21	0.4120
R	1	FM	001038	SMITH ERIN M	2858 278	146,042		
0394B360				KEYSTONE HOMES INC	07/10/2023	328,500	0.21	0.4357
R	1	FM	001038	SEELEY BRANDON T	2860 508	143,133		
0394B359				KEYSTONE HOMES INC	06/09/2023	311,500	0.21	0.3951
R	1	FM	001038	MCBRIDE NICOLAS H AND HAWKINS	2862 4	123,061		
0394B362				KEYSTONE HOMES INC	08/07/2023	303,000	0.21	0.3994
R	1	FM	001038	HOLZE CHRISTOPHER	2864 582	121,008		
0394B059				MORRIS VERONICA LEIGH	06/30/2023	292,900	0.21	0.4157
R	1	FM	001038	FONTAINE DYLAN	2864 708	121,749		
0394B333				BARBER MATTHEW AND CHRISTI	08/28/2023	331,000	0.18	0.3776
R	1	FM	001038	BGRS RELOCATION INC	2868 684	125,000		
0394B333				BGRS RELOCATION INC	08/28/2023	331,300	0.18	0.3773
R	1	FM	001038	STEGER MATTHEW B AND LINDA A	2868 687	125,000		
0394B365				KEYSTONE HOMES INC	08/31/2023	355,500	0.22	0.3489
R	1	FM	001038	MOHAMED ATEF AND ELENIN WALAA	2869 486	124,030		
0394B363				KEYSTONE HOMES INC	09/12/2023	358,000	0.21	0.3895
R	1	FM	001038	ENGLEBERT DENNIS J AND MARSHA E	2870 612	139,427		

0394B364				KEYSTONE HOMES INC	09/15/2023	306,100	0.21	0.3981
R	1	FM	001038	ANDERSEN THOMAS GREGORY	2872 335	121,863		
0394B321				WALLER ANDREW SCOTT SR	09/29/2023	320,000	0.19	0.4197
R	1	FM	001038	WALLER HEATHER LINDSEY	2873 723	134,294		
0394B368				KEYSTONE HOMES INC	10/10/2023	361,500	0.21	0.4087
R	1	FM	001038	ROUSE LATASHA AND EXABIA	2876 516	147,752		
0394B366				KEYSTONE HOMES INC	10/27/2023	318,000	0.22	0.3882
R	1	FM	001038	ADAMSON PELUSO HUNTER AND	2880 738	123,460		
0394B367				KEYSTONE HOMES INC	10/20/2023	327,100	0.20	0.4221
R	1	FM	001038	LESLIE GARDNER TANISHA TASHENA	2880 771	138,058		
0394B013				MARTIN MICHAEL SHAUN	12/08/2023	247,000	0.21	0.3859
R	1	FM	001038	COTTER KEITH M JR	2885 868	95,311		
0394B043				ZYDONIK ASHBY	12/19/2023	265,000	0.21	0.3816
R	1	FM	001038	BLALOCK CHRISTOPHER MARSHALL	2886 928	101,117		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3981	0.3987	0.0390	1.0010	29
Lower Confidence Interval	0.3882	0.3916			
Upper Confidence Interval	0.4099	0.4058			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0394B001 and left(r.parcel_no,8) <= 0394B999

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.

395A GREYSTONE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0395A045				CRITCHFIELD CORBIN N	01/13/2023	343,900	0.28	0.4489
R	1	FM	001041	JESTTES DANNY AND ALYSSA	2827 518	154,390		
0395A047				AUSTIN PHILLIP A AND HEATHER	01/18/2023	289,500	0.28	0.4647
R	1	FM	001041	GRIFFIN THOMAS OWEN MICHAEL AND	2827 716	134,530		
0395A093				COY DANE	03/09/2023	350,000	0.40	0.3709
R	1	FM	001041	FODERA FRANCESCO P	2835 944	129,806		
0395A107				MCINTYRE JEREMY S AND SARAH	04/05/2023	415,000	0.92	0.3826
R	1	FM	001041	DEIEN TIMOTHY AND JENNIFER	2840 997	158,764		
0395A103				CLARK RICHARD J AND SHANNON D	05/11/2023	350,000	0.51	0.4398
R	1	FM	001041	VAZQUEZ PEDRO JOSE NEGRON	2847 891	153,925		
0395A106				WADE ADRIAN	05/31/2023	391,000	0.94	0.3988
R	1	FM	001041	ADEMOLA AUGUSTINE AND MONICA	2851 31	155,942		
0395A049				COX JOSEPH AND CANDICE	06/16/2023	325,000	0.28	0.3767
R	1	FM	001041	MAIELUA PAUL KEOLA SOLOMON AND	2855 25	122,413		
0395A014				CANIGLIA VITO AND LOIS	06/30/2023	352,500	0.30	0.3699
R	1	FM	001041	GROOVER CANDACE LOUISE	2858 961	130,381		
0395A006				HARRIS VERONICA FKA BILLUPS	07/27/2023	385,000	0.33	0.4336
R	1	FM	001041	STOLFE CHRISTIAN L AND LAUREN	2863 745	166,919		
0395A099				BORLAND SHAWN AND MELODY	08/08/2023	395,000	0.33	0.4043
R	1	FM	001041	WHITE ANA M	2865 636	159,706		
0395A122				METZGER NATHAN ANDREW AND	08/21/2023	390,000	0.28	0.3925
R	1	FM	001041	LARK ERICA AND BECKFORD EMERY	2867 176	153,067		
0395A123				HOLLOWAY CARL L AND MARY E	11/07/2023	387,500	0.28	0.3831
R	1	FM	001041	MORRELL TYLER AND ALLISON	2880 661	148,437		
0395A126				HAMILTON RODNEY M AND SELVER	12/27/2023	388,000	0.28	0.3963
R	1	FM	001041	JENKINS NADREKA	2888 170	153,746		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3963	0.4036	0.0610	1.0030	13
Lower Confidence Interval	0.3767	0.3858			
Upper Confidence Interval	0.4398	0.4214			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0395A001 and left(r.parcel_no,8) <= 0395A999

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.

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

0.00

Real Property Criteria

Starting Map: 0391a-001- Property Class:
 Ending Map: 0391a-999- Property Strat:
 Starting Acres: 0.00
 Ending Acres: 0.00

Neighborhood:
 Tax Dist:
 Urban Land Schedule:
 Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As:
 Built As:
 Records Processed: 0 Selected
 True Study
 Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV
 Use Future SP v Live CV

Print Screen Help Cancel Run Exit

- [ALT]: Large Tract - FMV
- [ALT]: Rural - Transitional
- [ALT]: Small Tract - FMV
- [ALT]: Adjacent Property Owners
- [ALT]: Bank to Individual Improved (Forec)
- [ALT]: Bank to Individual Vacant (Forec)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]: Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]: Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]: Land Market - Vacant
- Mobile Home
- [ALT]: Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]: Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

i No Samples Selected...

OK

391B BUCKFIELD RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0391B026				FERBERT B PASKELL AND DENISE M	03/24/2023	289,700	0.46	0.3979
R	1	FM	001020	HILLER RICHARD AND KIM	2839 498	115,277		
0391B042				HUDSON WILLIAM C III	05/24/2023	302,000	0.78	0.3887
R	1	FM	001020	WILLBURN ZANE AND GUADALUPE	2849 787	117,402		
0391B056				SMITH KALAN AND STEPHANIE	06/02/2023	290,000	0.46	0.4144
R	1	FM	001020	MILLER ALIYAH MARIE AND WAGNER	2853 835	120,164		
0391B064				BRADLEY STEPHEN AND TIFFANY FKA	09/05/2023	305,000	0.46	0.3697
R	1	FM	001020	BROOKS ROBERT A II AND JACKIELYN	2870 866	112,745		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3933	0.3923	0.0343	1.0010	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0391B001 and left(r.parcel_no,8) <= 0391B999

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.

391E CYPRESS COVE RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0391E024				GRANT PHILLIP AND ALICIA YLONN	12/14/2023	358,000	0.51	0.3878
R	1	FM	037819	STAYLEY PAUL B	2886 276	138,824		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3878	0.3878	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0391e001 and left(r.parcel_no,8) <= 0391e999

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.

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class: R A C I
 Strat: 1 3 4 5
 Reason: ALT - All Arms Length Reasons
 FM - Fair Market Value
 LM - Land Market Value
 Time: Annual % (enter as decimal: 7% as 0.07)

Real Property Criteria

Starting Map: 0411C-001- Property Class: Starting Acres: 0.00
 Ending Map: 0411C-999- Property Strat: Ending Acres: 0.00

Neighborhood: Tax Dist: Urban Land Schedule: Land Type: Urban

Residential Improvement Criteria

	Starting	Ending	
Grade	0	0	Es
YR Built	0	0	0
EFYR Built	0	0	0
Heated Area	0	0	

Commercial Improvement Criteria

	Starting	Ending	
Grade	0	0	Used As: <input type="text"/>
YR Built	0	0	Built As: <input type="text"/>
EFYR Built	0	0	

Records Processed: 0 Selected True Study

Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV

Print Screen Help Cancel Run Exit

- [ALT]:*Large Tract - FMV
- [ALT]:*Rural - Transitional
- [ALT]:*Small Tract - FMV
- [ALT]:Adjacent Property Owners
- [ALT]:Bank to Individual Improved (Fore)
- [ALT]:Bank to Individual Vacant (Fore)
- Charitable, Religious Ed Inst
- Corporate Affiliates
- Doubtful Title
- [ALT]:Fair Market - Improved
- Govt Agencies & Public Ut
- Husband to Wife/Self
- [ALT]:Improved Lots (Lots w/ Infrastuc
- Individual to Bank (Foreclosure) Unqu
- Land Contract/Non-Conv Financing
- [ALT]:Land Market - Vacant
- Mobile Home
- [ALT]:Multi Parcels Qualified
- Multi Parcels Unqualified
- OWNER FINANCE FORECLOSURE
- Partial Interests
- Personal Property/Inventory
- Relatives
- Sales Involving Timber
- Sales of Conv/Fin Diff (Short Sale/Auc
- Sales Under 1000/Quit Claim Deeds
- [ALT]:Settling Estate Qualified
- Settling Estate Unqualified
- Short Sale
- SPLIT AFTER SALE
- Subd Lots Splits/Orig Owner/Zoning S
- Unqualified - Improved
- Unqualified - Vacant
- UNQUALIFIED IMPROVED NO ACCE
- Unqualified Sale
- Unqualified Sale
- Year's Support

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

No Samples Selected...

OK

412B RAHN STATION RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0412B012				CLARK TIMOTHY	10/31/2023	117,000	0.92	0.5565
R	1	FM	001139	COASTAL MAGNOLIA PROPERTIES LLC	2879 792	65,116		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.5565	0.5565	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0412B001 and left(r.parcel_no,8) <= 0412B999

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.

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

Sales Criteria

Starting Date: 01/01/2023
 Ending Date: 01/01/2024
 State Study:

Class	Strat	Reason
<input checked="" type="checkbox"/> R	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> ALT - All Arms Length Reasons
<input type="checkbox"/> A	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> FM - Fair Market Value
<input type="checkbox"/> C	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> LM - Land Market Value
<input type="checkbox"/> I	<input type="checkbox"/> 5	<input type="checkbox"/> Time: Annual % (enter as decimal: 7% as 0.07)

Reasons Selected: 11

Real Property Criteria

Starting Map: 0411E-001- Property Class:
 Ending Map: 0411E-999- Property Strat:
 Starting Acres: 0.00
 Ending Acres: 0.00

Neighborhood:
 Tax Dist:
 Urban Land Schedule:
 Land Type: Urban

Residential Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0
Heated Area	0	0

Commercial Improvement Criteria

	Starting	Ending
Grade	0	0
YR Built	0	0
EFYR Built	0	0

Used As:
 Built As:
 Records Processed: 0 Selected
 True Study
 Clip Samples Use MKTVAL Use MAV DOAA
 Use MAV-VAL Use Future SP v Future CV Use Future SP v Live CV
 Print Screen Help Cancel Run Exit

WinGAP - Ratio Analysis Criteria - [User ID = sbaxter] AY2024

i No Samples Selected...

OK

[ALT]:*Large Tract - FMV
 [ALT]:*Rural - Transitional
 [ALT]:*Small Tract - FMV
 [ALT]:Adjacent Property Owners
 [ALT]:Bank to Individual Improved (Fore
 [ALT]:Bank to Individual Vacant (Fore
 Charitable, Religious Ed Inst
 Corporate Affiliates
 Doubtful Title
 [ALT]:Fair Market - Improved
 Govt Agencies & Public Ut
 Husband to Wife/Self
 [ALT]:Improved Lots (Lots w/ Infrastuc
 Individual to Bank (Foreclosure) Unqu
 Land Contract/Non-Conv Financing
 [ALT]:Land Market - Vacant
 Mobile Home
 [ALT]:Multi Parcels Qualified
 Multi Parcels Unqualified
 OWNER FINANCE FORECLOSURE
 Partial Interests
 Personal Property/Inventory
 Relatives
 Sales Involving Timber
 Sales of Conv/Fin Diff (Short Sale/Auc
 Sales Under 1000/Quit Claim Deeds
 [ALT]:Settling Estate Qualified
 Settling Estate Unqualified
 Short Sale
 SPLIT AFTER SALE
 Subd Lots Splits/Orig Owner/Zoning S
 Unqualified - Improved
 Unqualified - Vacant
 UNQUALIFIED IMPROVED NO ACCE
 Unqualified Sale
 Unqualified Sale
 Year's Support

388C HAWK HAMMOCK RATIO STUDY 1

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0388C027				NEWTON DARREN G	01/17/2023	310,000	1.51	0.4088
R	1	FM	001004	SCARBROUGH BETTY R AND LOWRY	2827 476	126,739		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4088	0.4088	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0388C001 and left(r.parcel_no,8) <= 0388C999

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.

408A EAGLE POINT RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0408A084				EDINGER NICOLE SUE	02/07/2023	259,900	0.56	0.4188
R	1	FM	001111	FITTS TIMOTHY ALLEN	2830 852	108,835		
0408A062				CENTER ALBERT AND DIANE	02/24/2023	295,000	0.56	0.4040
R	1	FM	001111	SMITH LUKE A	2833 436	119,172		
0408A030				HAMMOCK TREY A	03/30/2023	279,000	0.54	0.3911
R	1	FM	001111	CRANE CAMERON AND RACHEL	2839 843	109,104		
0408A079				CASTILLO RAFAEL A AND AMANDA L	05/19/2023	334,900	0.54	0.3705
R	1	FM	001111	CASTILLO ORIEL O AND SHERRI A	2852 551	124,091		
0408A043				ROLAND MICHAEL G	07/18/2023	308,000	0.72	0.4099
R	1	FM	001111	HAHN K TEL AND AMANDA DEANN	2860 827	126,248		
0408A021				BETO MARK S AND RHONDA J	09/08/2023	316,500	0.56	0.3514
R	1	FM	001111	CLIFTON JOHN H JR	2870 46	111,224		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3976	0.3896	0.0502	1.0036	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0408A001 and left(r.parcel_no,8) <= 0408A999

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.

409A MINGLDORFF RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0409A021				LOGAN CHALAIN C AND DURWIN	06/14/2023	440,000	0.89	0.3664
R	1	FM	001118	MINGLEDORFF COURT LLC	2854 428	161,201		
0409A025				HINDS ANTHONY V AND ANTONIA A	07/10/2023	420,000	0.69	0.3928
R	1	FM	001118	MURPHY RICHARD AND HARRIS	2859 273	164,995		
0409A031				EDENFIELD TALBERT AND VERONICA	08/28/2023	400,000	0.78	0.3992
R	1	FM	001118	GLADIN REBECCA OLSON TRUSTEE	2868 430	159,662		
0409A029				PETTY GEORGE B VII AND DAVID	09/22/2023	370,000	0.69	0.4481
R	1	FM	001118	YOUNGBLOOD VICTOR AND	2872 137	165,806		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3960	0.3998	0.0556	1.0045	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0409A001 and left(r.parcel_no,8) <= 0409A999

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.

364B FOX CHASE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0364B019				STACEY TYLOR WADE AND AMBER N	07/19/2023	280,000	0.61	0.3870
R	1	FM	000843	NAMHIE ANGEL	2860 758	108,363		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3870	0.3870	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0364B001 and left(r.parcel_no,8) <= 0364B999

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.

340B REBEL ESTATES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0340B016				COLEMAN CORY LAYNE JR	04/20/2023	203,000	0.50	0.4108
R	1	FM	000689	HOCKENBERRY EMILY	2844 348	83,388		
0340B010				CLOUSE JASON	06/02/2023	260,000	0.53	0.4285
R	1	FM	000689	SMITH GARY L JR AND MELISSA T	2858 731	111,406		
0340B019				ROCKHILL VENTURES LLC	08/10/2023	230,000	0.53	0.3786
R	1	FM	000689	NORRIS KATIE AND MEDRANO OSCAR	2865 900	87,089		
0340B014				CULBERTSON STACIA R	11/27/2023	245,000	0.50	0.4036
R	1	FM	000689	MANN NATHAN W AND MARISA J	2884 409	98,883		
0340B009				COBB RICKY LEE	12/07/2023	420,000	5.21	0.3873
R	1	FM	000689	DOUGLAS GABRIEL AND KAYLA	2885 404	162,665		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4036	0.4002	0.0364	1.0040	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0340b001 and left(r.parcel_no,8) <= 0340b999

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.

424B BERRYVILLE PINES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0424B001				WERTS COURTNEY M	04/11/2023	229,300	0.54	0.3900
R	1	FM	001210	BGRS RELOCATION INC	2842 737	89,428		
0424B001				BGRS RELOCATION INC	04/11/2023	229,300	0.54	0.3900
R	1	FM	001210	SCHAAR ZACHERY TAYLOR AND	2842 740	89,428		
0424B002				RABON JIMMY L AND BRENDA A	05/25/2023	200,000	0.57	0.4919
R	1	FM	001210	LAWSON STEPHEN AND WANG	2853 195	98,370		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3900	0.4209	0.0871	1.0074	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0424b001 and left(r.parcel_no,8) <= 0424b999

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.

443A WALNUT GROVE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0443A010				CASEY MICHAEL R	01/25/2023	327,500	1.30	0.3918
R	1	FM	001316	TOENSE MATTHEW LAURENCE AND	2828 814	128,309		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3918	0.3918	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0443A001 and left(r.parcel_no,8) <= 0443A999

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.

344C BRIDGEWOOD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0344C012				BEACON NEW HOMES LLC	01/24/2023	281,200	3.15	0.4179
R	1	FM	000711	JOHNSTON DUSTIN ALLEN	2828 613	117,513		
0344C008				FRANKS BENJAMIN E DEWAYNE AND	08/24/2023	365,000	0.56	0.3658
R	1	FM	000711	STEWART RILEY AND TAYLOR	2867 641	133,525		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3919	0.3885	0.0665	1.0088	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0344C001 and left(r.parcel_no,8) <= 0344C999

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.

344D LONADINE SALES STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0344D009				CLAYTON PROPERTIES GROUP INC	09/21/2023	344,700	0.22	0.4228
R	1	FM	000712	BARBEE JOHN M AND YENKEVICH	2872 177	145,749		
0344D005				CLAYTON PROPERTIES GROUP INC	09/26/2023	264,400	0.17	0.5054
R	1	FM	000712	BRICKETTO FRED J JR	2873 516	133,622		
0344D011				CLAYTON PROPERTIES GROUP INC	10/03/2023	344,300	0.18	0.3848
R	1	FM	000712	FRANZE JUSTIN	2874 321	132,472		
0344D013				CLAYTON PROPERTIES GROUP INC	10/10/2023	360,400	0.24	0.4241
R	1	FM	000712	LOPEZ QUINONES ANAIS AMARIS AND	2875 261	152,858		
0344D053				CLAYTON PROPERTIES GROUP INC	10/12/2023	353,600	0.23	0.3621
R	1	FM	000712	SMITH ANDREW JESSIE JR AND AMY	2875 471	128,029		
0344D015				CLAYTON PROPERTIES GROUP INC	10/24/2023	276,800	0.25	0.4771
R	1	FM	000712	WORTHINGTON PAMELA D AND CASEY	2877 996	132,054		
0344D010				CLAYTON PROPERTIES GROUP INC	10/16/2023	344,900	0.20	0.3309
R	1	FM	000712	CLEMENTS JAMES R AND THERESA L	2877 201	114,124		
0344D014				CLAYTON PROPERTIES GROUP INC	11/08/2023	343,900	0.24	0.3814
R	1	FM	000712	BLAND BRANDON PATRICK AND	2880 585	131,165		
0344D016				CLAYTON PROPERTIES GROUP LLC	11/14/2023	281,600	0.23	0.4712
R	1	FM	000712	CASEY ROBERT AND TANYA	2881 576	132,681		
0344D022				CLAYTON PROPERTIES GROUP INC	11/20/2023	324,300	0.39	0.4069
R	1	FM	000712	MCINTOSH GEORGE N AND	2882 753	131,949		
0344D024				CLAYTON PROPERTIES GROUP INC	11/27/2023	313,200	0.20	0.4186
R	1	FM	000712	EL AOUAD MOHAMED AND MACMILLAN	2883 265	131,113		
0344D006				CLAYTON PROPERTIES GROUP INC	11/30/2023	323,100	0.18	0.3971
R	1	FM	000712	HERNANDEZ FRANCIS ALBERT	2884 342	128,290		
0344D017				CLAYTON PROPERTIES GROUP INC	12/11/2023	351,100	0.21	0.4279
R	1	FM	000712	MOORE JULIAN FULLER AND KIZZY	2885 610	150,244		
0344D054				CLAYTON PROPERTIES GROUP INC	12/18/2023	336,800	0.21	0.3885
R	1	FM	000712	OLIVARES WILLIAM AND VARGAS	2887 87	130,851		
0344D012				CLAYTON PROPERTIES GROUP INC	12/19/2023	344,000	0.18	0.3748
R	1	FM	000712	ZYDONYK ASHBY LEE AND KIMBERLY	2887 237	128,917		
0344D028				CLAYTON PROPERTIESGROUP INC	12/21/2023	296,300	0.20	0.4474
R	1	FM	000712	REINHART TAMMIE MARIE	2887 580	132,576		
0344D007				CLAYTON PROPERTIES GROUP INC	12/14/2023	321,000	0.18	0.3992
R	1	FM	000712	TYLER SHELDON AND AMANTHA	2887 652	128,133		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4069	0.4100	0.0832	1.0073	17
Lower Confidence Interval	0.3814	0.3887			
Upper Confidence Interval	0.4474	0.4313			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0344d and left(r.parcel_no,5) <= 0344d

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.

428C SHADOWBROOK RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0428C179				COOKE DAVID E	01/10/2023	240,000	0.28	0.4183
R	1	FM	001231	ZEIGLER CECILIA CHARLOTTA	2826 841	100,384		
0428C217				COMPTON ANDREW GERALD AND	01/27/2023	270,000	0.37	0.4537
R	1	FM	001231	WILLIAMSON JUSTIN AND JAYME	2828 921	122,510		
0428C494				NEXT PHASE DEVELOPMENT	01/12/2023	54,000	0.38	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2828 556	22,800		
0428C515				NEXT PHASE DEVELOPMENT	01/12/2023	54,000	0.40	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2828 556	22,800		
0428C495				NEXT PHASE DEVELOPMENT	01/12/2023	54,000	0.39	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2828 556	22,800		
0428C215				SHEPPARD VICTORIA	02/14/2023	250,000	0.29	0.4247
R	1	FM	001231	BROWN JEFFERY EVAN	2832 353	106,164		
0428C377				FRASER ROBERT D	04/24/2023	260,000	0.46	0.3923
R	1	FM	001231	BGRS RELOCATION INC	2844 588	102,010		
0428C377				BGRS RELOCATION INC	04/24/2023	260,000	0.46	0.3923
R	1	FM	001231	BRADLEY NOAH	2844 591	102,010		
0428C323				WORLEY BRYANT R	05/18/2023	251,500	0.28	0.3983
R	1	FM	001231	JACKSON ADAM	2848 360	100,162		
0428C337				HUNTER MICHAEL L AND MCKINLEY	06/09/2023	258,000	0.32	0.4016
R	1	FM	001231	MCELVEEN JOSHUA CARVER	2854 820	103,611		
0428C068				TAYLOR KAYLLE ELLEN	06/26/2023	250,000	0.58	0.3942
R	1	FM	001231	SCHEPMAN SKYLER CLOUD	2857 321	98,540		
0428C207				CROFT TAMMY R	06/22/2023	211,000	0.30	0.4776
R	1	FM	001231	COOK TRISHA M	2857 370	100,780		
0428C344				BOWEN JAMES E AND MORGAN DANA	06/22/2023	283,000	0.32	0.3715
R	1	FM	001231	BECKFORD CELEXUS D	2856 843	105,146		
0428C298				BRIGGS MICHAEL S AND JENNIFER R	06/21/2023	302,000	0.37	0.4094
R	1	FM	001231	GARDNER COREY T	2857 7	123,650		
0428C048				BREEN JONATHAN PAUL	06/30/2023	205,000	2.54	0.4449
R	1	FM	001231	MACPHERSON CARISA L	2857 798	91,210		
0428C042				HENDERSON COLIN D ND DAWNN M	07/12/2023	255,000	0.59	0.3772
R	1	FM	001231	GOODROW GILPIN DEVI ANN AND	2859 850	96,177		
0428C165				BLOEDORN EVAN	06/13/2023	245,000	0.29	0.3918
R	1	FM	001231	TUPIN ADAM RAY	2862 110	95,998		
0428C176				PRATT JEFFREY E AND STACEY L	07/26/2023	280,000	0.69	0.3824
R	1	FM	001231	DOWLING GEORGIA CAROLINE AND	2863 728	107,080		
0428C265				MAIORINI ROBERT M JR AND LAURA L	08/17/2023	253,000	0.28	0.3828
R	1	FM	001231	VILLAVICENCIO CAROLINA	2866 606	96,850		
0428C359				ODOM MELISSA AND DOMINIQUE D	08/25/2023	295,000	0.26	0.3575
R	1	FM	001231	SPAZIANO MARK	2867 992	105,459		
0428C135				ROUNTREE WESLEY L AND MORGAN	08/31/2023	261,000	0.29	0.3807
R	1	FM	001231	DORCH HALEIGH M	2868 716	99,370		
0428C455				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.29	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		

0428C459				NEXT PHASE DEVELOPEMNT	09/07/2023	54,000	0.50	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C460				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.34	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C461				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C462				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C469				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C472				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.33	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C473				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.33	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C474				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C475				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C476				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C477				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C478				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.28	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C479				NEXT PHASE DEVELOPMENT	09/07/2023	54,000	0.27	0.4222
R	3	QQ	001233	BEACON NEW HOMES LLC	2871 806	22,800		
0428C358				RODRIGUEZ NICHOLAS D AND AMBER	06/26/2023	295,000	0.26	0.4250
R	1	FM	001231	NELSON ALEXIS AND EXLEY MYRON	2874 391	125,375		
0428C273				BREEN ALETA R	10/12/2023	255,000	0.30	0.3712
R	1	FM	001231	MARTINEZ TORUNO HARI ALBERTO	2875 495	94,656		
0428C019				HOLLIFIELD BRANDON BATES	11/03/2023	240,000	0.57	0.3780
R	1	FM	001231	DAVIS CALVIN PARKER AND WALTON	2879 972	90,729		
0428C162				DJ INVESTMENT PROPERTIES LLC	11/13/2023	235,000	0.28	0.3389
R	1	FM	001231	KUHNS BENTON M AND EMMA	2881 314	79,649		
0428C181				HOLLIFIELD RICKY L AND HALEY L	11/17/2023	225,000	0.28	0.3912
R	1	FM	001231	BRYANT JAMAI	2882 41	88,029		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4222	0.4006	0.0465	1.0192	40
Lower Confidence Interval	0.3942	0.3913			
Upper Confidence Interval	0.4222	0.4099			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0428C001 and left(r.parcel_no,8) <= 0428C999

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.

459G LONG ACRE ESTATES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0459G024				AMSON GROUP LLC	03/22/2023	270,000	2.16	0.3898
R	1	FM	001409	GARNER HOLLY JO AND JASON DAVID	2838 217	105,233		
0459G014				HURST KARA R TAYLOR	06/22/2023	260,000	0.52	0.3828
R	1	FM	001409	JONES TRISTAN DAILEY	2857 28	99,518		
0459G001				GODBEE MICHAEL WAYNE AND	08/11/2023	170,000	0.50	0.5839
R	1	FM	001409	AMSON GROUP LLC	2865 459	99,269		
0459G001				AMSON GROUP LLC	10/30/2023	265,000	0.50	0.3746
R	1	FM	001409	CASTRO CHRISTOPHER AND RUBY	2878 864	99,269		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3863	0.4179	0.1400	1.0357	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0459G001 and left(r.parcel_no,8) <= 0459G999

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.

460A SANDY WOODS RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0460A007				HOWARD LINDA H	06/01/2023	280,000	0.00	0.3800
R	1	FM	001415	ALBERTS AMANDA	2854 122	106,412		
0460A003				HALLOWS JUSTIN	10/17/2023	260,000	0.46	0.4051
R	1	FM	001415	YOUNG ANTHONY AND CLARK ALYSSA	2877 213	105,326		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3926	0.3921	0.0320	1.0013	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0460A001 and left(r.parcel_no,8) <= 0460A999

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.

460E BROOKSTONE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0460E054				JONES BRUCE JAMES	03/02/2023	299,900	0.18	0.3927
R	1	FM	001424	EAST OLIVIA DIANE AND PARADICE	2835 1	117,765		
0460E036				TURNER, BRANDON AND KELEIGH M	05/25/2023	262,000	0.20	0.4049
R	1	FM	001424	GRAY BRANDON KEITH	2854 316	106,080		
0460E025				SEXTON JERRY E JR	06/16/2023	289,000	0.23	0.3857
R	1	FM	001424	RATLIFF JOSHUA THOMAS AND	2855 401	111,481		
0460E039				MUNDIS GILBERT AND SANDRA	08/10/2023	310,000	0.27	0.3701
R	1	FM	001424	WARNECKE MARLENE L	2865 215	114,726		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3892	0.3877	0.0268	1.0018	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0460E001 and left(r.parcel_no,8) <= 0460E999

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.

445C RAMSEY PLANTATION RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0445C009				WINCHESTER HOMES OF GA INC	01/24/2023	478,900	0.53	0.3728
R	1	FM	001329	HORNBACK CHELSEA AND ZACHARY	2829 432	178,556		
0445C128				JONES BRANDON THOMAS	02/07/2023	85,000	0.75	0.3671
R	3	LM	001331	MOORE SELENA AND CHRISTOPHER	2832 757	31,200		
0445C184				BROWNLEE EARL	03/06/2023	670,000	1.03	0.4167
R	1	FM	001331	BAILEY TRACY GERALD AND	2835 463	279,171		
0445C187				D R HORTON INC	03/13/2023	429,400	0.79	0.4039
R	1	FM	001331	HOLMAN TWAYNE LAMONTE	2836 430	173,420		
0445C189				D R HORTON INC	03/13/2023	433,000	0.88	0.3988
R	1	FM	001331	WILSON JENNIFER	2836 453	172,700		
0445C188				D R HORTON INC	03/17/2023	398,000	0.75	0.4024
R	1	FM	001331	FORD JOHN BRADY AND ANNE LEE	2837 570	160,172		
0445C150				SMITH FAMILY HOMES LLC	03/24/2023	495,000	0.98	0.3857
R	1	FM	001331	CANTRELL SEAN	2840 382	190,940		
0445C169				SMITH FAMILY HOMES LLC	03/24/2023	405,000	0.69	0.3713
R	1	FM	001331	SWANN CLAYTON AND NATALIE LYNN	2840 471	150,380		
0445C164				ALFANO PHYLLIS C AND DURDEN	04/28/2023	495,000	0.64	0.3848
R	1	FM	001331	BORUP ISRAEL B AND MARIAH B	2845 111	190,460		
0445C016				LYNCH ADAM	05/17/2023	545,000	0.51	0.4046
R	1	FM	001329	LEAHY MELISSA AND CHRISTOPHER	2849 13	220,487		
0445C154				SMITH FAMILY HOMES LLC	05/31/2023	420,200	0.83	0.3932
R	1	FM	001331	JONES REBECCA	2852 97	165,212		
0445C244				HAAS TIFFANY L AND PEREZ DANIEL	05/19/2023	480,000	0.75	0.3816
R	1	FM	001331	SUAREZ WILLIAM AND LIZ INES	2853 668	183,164		
0445C028				PULVER MARK A JR	06/13/2023	517,500	0.78	0.3979
R	1	FM	001329	WELLS JAMIE AND CHARLOTTE	2853 877	205,895		
0445C153				SMITH FAMILY HOMES LLC	06/07/2023	534,400	0.94	0.4086
R	1	FM	001331	VEARA DENNIS J AND DONNA A	2854 257	218,348		
0445C156				SMITH FAMILY HOMES LLC	06/16/2023	427,700	0.75	0.3723
R	1	FM	001331	SPELL CINDY AND SALTER ANDREW	2855 432	159,212		
0445C124				DOYLE JAMES	06/28/2023	418,500	1.02	0.4166
R	1	FM	001331	HARVEY DAVID DARRELL AND	2856 986	174,332		
0445C119				MCCANDLESS JEFFREY S AND	06/29/2023	426,000	0.75	0.3553
R	1	FM	001331	SCOTT SETH	2858 2	151,340		
0445C076				SMITH FAMILY HOMES LLC	06/30/2023	479,900	0.75	0.3602
R	1	FM	001331	EVANS JACQUELINE DORIS	2858 192	172,844		
0445C152				SMITH FAMILY HOMES LLC	06/30/2023	477,300	1.03	0.3943
R	1	FM	001331	MOYER MATTHEW S AND SHARON	2858 209	188,204		
0445C075				SMITH FAMILY HOMES LLC	07/14/2023	521,500	0.75	0.3856
R	1	FM	001331	ELLIS DANIEL EUGENE	2861 496	201,116		
0445C157				SMITH FAMILY HOMES LLC	07/10/2023	405,600	0.75	0.3950
R	1	FM	001331	NORTON DON A	2861 822	160,220		
0445C026				BEASON THOMAS C AND HEATHER B	07/24/2023	575,000	0.55	0.3471
R	1	FM	001329	MINEHART ANTHONY CHARLES AND	2862 91	199,590		

0445C160				SMITH FAMILY HOMES LLC	07/19/2023	555,000	0.92	0.3831
R	1	FM	001331	TREVINO MICHAEL A AND NICOLE M	2862 301	212,636		
0445C159				SMITH FAMILY HOMES LLC	07/21/2023	431,000	0.79	0.3632
R	1	FM	001331	TOLIVER DYLAN J	2862 322	156,524		
0445C163				SMITH FAMILY HOMES LLC	07/28/2023	472,600	0.75	0.3675
R	1	FM	001331	ARNOLD DAVIA K	2864 845	173,665		
0445C158				SMITH FAMILY HOMES LLC	08/02/2023	437,200	0.85	0.3571
R	1	FM	001331	FAULK DON LATHAM AND JESSICA	2864 866	156,140		
0445C161				SMITH FAMILY HOMES LLC	07/28/2023	462,200	0.89	0.3866
R	1	FM	001331	STRINGER KENNETH OSCAR AND	2865 1	178,700		
0445C185				D.R. HORTON INC	08/10/2023	431,200	0.88	0.3848
R	1	FM	001331	SGANDURRA CHRISTOPHER	2865 435	165,920		
0445C155				SMITH FAMILY HOMES LLC	08/09/2023	441,700	0.80	0.3962
R	1	FM	001331	BENHAM MICHAEL	2865 455	175,004		
0445C162				SMITH FAMILY HOMES LLC	08/08/2023	411,900	0.70	0.3792
R	1	FM	001331	GUZMAN ERNESTO G SR AND MARION	2865 457	156,188		
0445C186				D R HORTON INC	08/14/2023	398,000	0.75	0.3993
R	1	FM	001331	HENNESSY KELLY PATRICK	2865 921	158,924		
0445C001D00				RAMSEY LANDING SOFIV LLC	09/28/2023	10,000	0.31	0.7200
R	3	A	001331	KREINBRINK DIANE AND FAGAN	2873 185	7,200		
0445C099				SMITH FAMILY HOMES LLC	10/18/2023	599,300	1.14	0.3704
R	1	FM	001331	HARRIS APRIL CHANNEL	2877 828	221,996		
0445C092				SMITH FAMILY HOMES LLC	11/08/2023	544,900	0.75	0.3735
R	1	FM	001331	ROGERS KIRK D AND JOHNNYE W	2881 256	203,516		
0445C095				SMITH FAMILY HOMES LLC	11/15/2023	500,900	0.75	0.3822
R	1	FM	001331	SCOTT RICHARD WALKER AND	2883 333	191,420		
0445C102				SMITH FAMILY HOMES LLC	11/21/2023	534,100	0.85	0.3735
R	1	FM	001331	FRIES MATTHEW S AND KATHLEEN M	2883 335	199,484		
0445C097				SMITH FAMILY HOMES LLC	12/01/2023	491,600	0.75	0.3448
R	1	FM	001331	DOMBI MARTIN A JE AND AMBER	2885 366	169,484		
0445C082				SMITH FAMILY HOMES LLC	12/13/2023	442,900	0.75	0.3609
R	1	FM	001331	PENN RONALD L III	2887 965	159,836		
0445C081				SMITH FAMILY HOMES LLC	12/15/2023	555,500	0.75	0.4015
R	1	FM	001331	ODOM MELISSA R AND DOMONIQUE D	2887 995	223,052		
0445C083				SMITH FAMILY HOMES LLC	12/11/2023	444,000	0.78	0.3453
R	1	FM	001331	HERMANSEN LAUREN M AND PAUL A	2887 444	153,308		
0445C080				SMITH FAMILY HOMES LLC	12/13/2023	512,100	0.83	0.3474
R	1	FM	001331	BELL MAURICE THOMAS	2887 487	177,884		
0445C103				SMITH FAMILY HOMES LLC	10/12/2023	449,100	0.75	0.3564
R	1	FM	001331	JAMES SHANE ANTHONY	2876 293	160,076		
0445C104				SMITH FAMILY HOMES LLC	10/11/2023	486,600	0.75	0.3713
R	1	FM	001331	VASICA TIMOTHY AND SHERRY	2876 310	180,668		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3822	0.3806	0.0621	1.0192	43
Lower Confidence Interval	0.3713	0.3640			
Upper Confidence Interval	0.3932	0.3972			

and s.saleclass = R 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 , D1 , FM , LM) and left(r.parcel_no,8) >= 0445C001 and left(r.parcel_no,8) <= 0445C999

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.

446B COBBLETON RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0446B004				PARTAIN BRETT C	01/20/2023	295,000	0.26	0.4396
R	1	FM	001341	LIVELY CHRISTOPHER BROOKS	2827 825	129,676		
0446B005				ETUK SHARON	03/08/2023	305,000	0.27	0.3812
R	1	FM	001341	PURDY NATHAN AND MACKENZIE	2835 599	116,255		
0446B045				LINGO DENISE R	03/29/2023	320,000	0.27	0.4013
R	1	FM	001341	HUDSON TAMMY AND ERNEST	2839 718	128,428		
0446B014				SELPH LONNIE J JR	06/30/2023	352,000	0.28	0.3825
R	1	FM	001341	WHITE JACK J AND CYNTHIA L	2857 577	134,648		
0446B039				BURGSTINER KENNETH JAMES AND	06/08/2023	340,000	0.27	0.3454
R	1	FM	001341	SILLIMAN NICOLE AND JOSEPH PAUL	2863 315	117,433		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3825	0.3886	0.0598	1.0036	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0446B001 and left(r.parcel_no,8) <= 0446B999

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.

445D RAINDANCE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0445D045				LENNAR GEORGIA LLC	01/18/2023	343,600	0.17	0.4461
R	1	FM	001332	JOHNSON CHANTEL SHERIE	2829 23	153,264		
0445D069				LENNAR GEORGIA LLC	01/18/2023	438,400	0.16	0.4349
R	1	FM	001332	BROOKS SONYA RENEE	2829 544	190,656		
0445D052				LENNAR GEORGIA LLC	01/10/2023	360,800	0.17	0.4525
R	1	FM	001332	HULSEY TAYLOR DAVID AND SARAK	2829 629	163,248		
0445D079				LENNAR GEORGIA LLC	01/23/2023	368,100	0.16	0.4435
R	1	FM	001332	SHIELDS ORIA	2830 11	163,248		
0445D066				LENNAR GEORGIA LLC	02/09/2023	368,800	0.16	0.4570
R	1	FM	001332	LY CUONG QUACH AND CHEN XING	2831 308	168,528		
0445D074				LENNAR GEORGIA LLC	02/16/2023	366,900	0.16	0.4449
R	1	FM	001332	ENDICOTT RICHARD CHARLES AND	2832 504	163,248		
0445D078				LENNAR GEORGIA LLC	02/17/2023	387,200	0.16	0.5259
R	1	FM	001332	DOUANGVILAY NEVIN AND VALISA	2832 531	203,616		
0445D054				LENNAR GEORGIA LLC	02/21/2023	348,400	0.28	0.4388
R	1	FM	001332	FRUHLING PERRY JOHN AND MARLYS	2833 95	152,880		
0445D081				LENNAR GEORGIA LLC	02/21/2023	376,000	0.17	0.4797
R	1	FM	001332	LONG JAMES DAVID	2833 121	180,384		
0445D047				LENNAR GEORGIA LLC	02/03/2023	388,800	0.17	0.4627
R	1	FM	001332	MOORE CHARLESTONION EDRICO	2833 181	179,904		
0445D051				LENNAR GEORGIA LLC	02/03/2023	356,800	0.17	0.4461
R	1	FM	001332	JAKUBEK JOSEPH MICHAEL AND	2833 271	159,168		
0445D073				LENNAR GEORGIA LLC	02/24/2023	360,300	0.16	0.4290
R	1	FM	001332	MILES KIRK PATRICK AND KIMBERLY A	2833 601	154,560		
0445D048				LENNAR GEORGIA LLC	03/08/2023	320,800	0.17	0.4905
R	1	FM	001332	HOPPER EMILY	2837 989	157,344		
0445D043				LENNAR GEORGIA LLC	03/22/2023	342,300	0.17	0.4472
R	1	FM	001332	READ JADEN CURTIS HALES AND	2838 238	153,072		
0445D050				LENNAR GEORGIA LLC	03/24/2023	338,600	0.17	0.4565
R	1	FM	001332	VILE TREVOR JAMES AND WILLIAMS	2839 59	154,560		
0445D070				LENNAR GEORGIA LLC	03/24/2023	382,800	0.16	0.4262
R	1	FM	001332	VEGA MARIELINA DE CARMEN PETIT	2839 195	163,152		
0445D046				LENNAR GEORGIA LLC	03/27/2023	378,700	0.17	0.4979
R	1	FM	001332	BREIER BEN JOHN IV AND REGINA	2839 302	188,544		
0445D058				LENNAR GEORGIA LLC	03/27/2023	355,000	0.21	0.4240
R	1	FM	001332	GRINER JOSHUA LEE AND MORGAN E	2839 333	150,528		
0445D061				LENNAR GEORGIA LLC	03/30/2023	354,000	0.24	0.4350
R	1	FM	001332	SINGLETON KAHRIONNE GEORLEYSSE	2839 928	153,984		
0445D067				LENNAR GEORGIA LLC	04/06/2023	336,000	0.16	0.4569
R	1	FM	001332	BAKER RICHARD E	2841 440	153,504		
0445D077				LENNAR GEORGIA LLC	04/04/2023	368,700	0.16	0.4227
R	1	FM	001332	ANGUIANO ISAHIAS AND RACHEL LEE	2842 623	155,856		
0445D031				LENNAR GEORGIA INC	05/09/2023	281,600	0.24	0.4275
R	3	FM	001332	ASH DOMINIC NIKKAYSHA	2850 133	120,384		

0445D030				LENNAR GEORGIA INC	06/08/2023	373,400	0.19	0.4141
R	1	FM	001332	KEEP RYAN LYLE AND CROOKS TANYA	2853 197	154,608		
0445D032				LENNAR GEORGIA INC	06/08/2023	316,100	0.21	0.4135
R	3	FM	001332	SALINAS LANDIN JUAN ANTONIO AND	2855 127	130,704		
0445D080				LENNAR GEORGIA LLC	06/08/2023	347,800	0.16	0.4455
R	1	FM	001332	HARDISON VERNADETTE MONIQUE	2855 559	154,944		
0445D026				CALLAHAN SHELBI AND CHRISTOPHER	06/30/2023	320,500	0.29	0.3895
R	1	FM	001332	FORT BRANDI LEIGH	2858 20	124,848		
0445D106				LENNAR GEORGIA LLC	07/25/2023	307,500	0.16	0.3963
R	1	FM	001332	STORY BRIAN CECIL AND GABRIELLE	2862 733	121,872		
0445D105				LENNAR GEORGIA LLC	08/09/2023	289,600	0.16	0.4160
R	1	FM	001332	LOUIS CRYSTAL DANIELLE	2865 58	120,480		
0445D104				LENNAR GEORGIA LLC	08/11/2023	318,300	0.16	0.3962
R	1	FM	001332	REED AMANDA L AND CHRISTOPHER	2865 484	126,096		
0445D102				LENNAR GEORGIA LLC	08/17/2023	281,600	0.42	0.4275
R	1	FM	001332	WOOD CRAIG AUSTIN AND STARR	2866 422	120,384		
0445D103				LENNAR GEORGIA LLC	08/18/2023	286,500	0.16	0.4240
R	1	FM	001332	FORTE RODNEY CURTIS AND	2866 532	121,488		
0445D107				LENNAR GEORGIA LLC	08/22/2023	324,900	0.16	0.3955
R	3	FM	001332	IHNKEN GERALD EDWARD III AND	2867 145	128,496		
0445D108				LENNAR GEORGIA LLC	08/25/2023	311,100	0.16	0.3930
R	1	FM	001332	KARAS DAVID JOHN AND GAIL	2868 314	122,256		
0445D109				LENNAR GEORGIA LLC	08/08/2023	291,400	0.16	0.4131
R	1	FM	001332	DUNN COREY LANE AND HALEY	2868 341	120,384		
0445D100				LENNAR GEORGIA LLC	08/08/2023	290,500	0.16	0.4200
R	1	FM	001332	CHAMPION QUINCY	2868 518	122,016		
0445D099				LENNAR GEORGIA LLC	09/01/2023	312,300	0.16	0.3919
R	1	FM	001332	MOYER JEAN M AND STEVEN P	2869 4	122,400		
0445D098				LENNAR GEORGIA LLC	09/07/2023	317,600	0.19	0.3954
R	1	FM	001332	CUMMINGS MYOSHA CARESHA AND	2870 668	125,568		
0445D096				LENNAR GEORGIA LLC	09/12/2023	341,800	0.55	0.3679
R	1	FM	001332	RELUX LLC	2871 62	125,760		
0445D095				LENNAR GEORGIA LLC	09/12/2023	289,100	0.66	0.4169
R	1	FM	001332	WHIPPLE KENNETH LEE	2871 614	120,528		
0445D094				LENNAR GEORGIA LLC	09/12/2023	345,700	0.27	0.3641
R	1	FM	001332	DUMSER ADAM THOMAS AND TRAM	2871 706	125,856		
0445D112				LENNAR GEORGIA LLC	09/19/2023	315,200	0.25	0.3866
R	1	FM	001332	PARCELL MATTHEW THOMAS	2871 985	121,872		
0445D110				LENNAR GEORGIA LLC	09/22/2023	343,200	0.16	0.3761
R	1	FM	001332	FORMICOLA MICHAEL MARIO AND	2872 211	129,072		
0445D135				LENNAR GEORGIA LLC	09/25/2023	304,200	0.17	0.3957
R	1	FM	001332	PETERS MARY SOCORRO	2872 837	120,384		
0445D101				LENNAR GEORGIA LLC	09/25/2023	331,300	0.32	0.3896
R	1	FM	001332	KRAWCZAK JEFF EDWARD	2873 155	129,072		
0445D113				LENNAR GEORGIA LLC	09/12/2023	296,500	0.27	0.4060
R	1	FM	001332	ROUNTREE AMELIA GONYA	2873 935	120,384		
0445D137				LENNAR GEORGIA LLC	10/03/2023	351,200	0.17	0.3481
R	1	FM	001332	MARSHALL JORDAN LEE	2874 683	122,256		

0445D124				LENNAR GEORGIA LLC	10/03/2023	326,600	0.16	0.3928
R	1	FM	001332	SHUKLA MANISH KASHINATH	2875 338	128,304		
0445D117				LENNAR GEORGIA LLC	10/03/2023	316,800	0.16	0.3859
R	1	FM	001332	AGUIAR CANTARERO FERNANDO	2875 514	122,256		
0445D119				LENNAR GEORGIA LLC	10/03/2023	329,800	0.23	0.3694
R	1	FM	001332	HAHN KALEY MARIE AND RYAN	2875 779	121,824		
0445D123				LENNAR GEORGIA LLC	10/03/2023	316,000	0.16	0.3855
R	1	FM	001332	FITZGIBBONS KYEONG O AND CRAIG E	2875 985	121,824		
0445D120				LENNAR GEORGIA LLC	10/11/2023	304,000	0.20	0.4085
R	1	FM	001332	SIMONS EMERALD ALLYN	2876 354	124,176		
0445D121				LENNAR GEORGIA LLC	10/11/2023	338,400	0.16	0.3613
R	1	FM	001332	COALWELL ANDREW VINCENT	2876 836	122,256		
0445D139				LENNAR GEORGIA LLC	10/20/2023	305,000	0.17	0.3947
R	1	FM	001332	SANTOSUOSSO HUNTER ISAIAH	2877 286	120,384		
0445D111				LENNAR GEORGIA LLC	10/24/2023	299,700	0.38	0.4079
R	1	FM	001332	ALTIMORE SUZANNE	2877 891	122,256		
0445D133				LENNAR GEORGIA LLC	10/11/2023	329,400	0.17	0.3854
R	1	FM	001332	CROSBY LARRY AND LATARSHA	2878 150	126,960		
0445D078				DOUANGVILAY NEVIN AND VALISA	10/20/2023	444,000	0.16	0.4586
R	1	FM	001332	ROBBINS CHRISTOPHER J	2878 382	203,616		
0445D132				LENNAR GEORGIA LLC	10/17/2023	293,500	0.17	0.4177
R	1	FM	001332	GUIZAK SCOTT EDWARD	2878 703	122,592		
0445D131				LENNAR GEORGIA LLC	10/17/2023	317,500	0.17	0.3851
R	1	FM	001332	HURLEY CHARLES ROBERT	2879 411	122,256		
0445D138				LENNAR GEORGIA LLC	11/06/2023	306,300	0.17	0.4189
R	1	FM	001332	PALLE RAGHUNATHA	2881 67	128,304		
0445D127				LENNAR GEORGIA LLC	11/06/2023	312,000	0.16	0.3863
R	1	FM	001332	RODRIGUEZ LAZARO JESUS	2881 105	120,528		
0445D114				LENNAR GEORGIA LLC	11/06/2023	346,500	0.20	0.4287
R	1	FM	001332	RANDALL COURTNEY AND RINALDI	2881 291	148,560		
0445D118				LENNAR GEORGIA LLC	11/06/2023	351,200	0.16	0.3722
R	1	FM	001332	WORKMAN DAVID JOE	2881 356	130,704		
0445D140				LENNAR GEORGIA LLC	11/06/2023	302,900	0.17	0.4217
R	1	FM	001332	POLISSETTY SRINIVAS	2881 781	127,728		
0445D092				LENNAR GEORGIA LLC	11/06/2023	272,700	0.16	0.4467
R	1	FM	001332	YENNAPUSA ANISH REDDY	2882 966	121,824		
0445D129				LENNAR GEORGIA LLC	11/06/2023	322,000	0.16	0.3743
R	1	FM	001332	THERIAULT AUSTIN JAKE	2883 42	120,528		
0445D126				LENNAR GEORGIA LLC	11/06/2023	302,400	0.16	0.4198
R	1	FM	001332	BASIREDDY VIJAY KUMAR REDDY	2883 210	126,960		
0445D145				LENNAR GEORGIA LLC	11/22/2023	305,200	0.17	0.3944
R	1	FM	001332	MARTINEZ LUIS ANGEL TORRES AND	2883 364	120,384		
0445D125				LENNAR GEORGIA LLC	11/27/2023	278,600	0.16	0.4388
R	1	FM	001332	MULE LAKSHMI MANASA	2883 394	122,256		
0445D091				LENNAR GEORGIA LLC	11/27/2023	261,500	0.16	0.4675
R	1	FM	001332	KATTA MOUNICA AND SARATH	2883 463	122,256		
0445D143				LENNAR GEORGIA LLC	11/17/2023	314,200	0.16	0.4038
R	1	FM	001332	GUYER RICHARD MARION III AND	2883 505	126,864		

0445D144				LENNAR GEORGIA LLC	11/17/2023	323,300	0.17	0.3782
R	1	FM	001332	GREEN MICHAEL EDWIN	2883 741	122,256		
0445D130				LENNAR GEORGIA LLC	11/27/2023	310,400	0.16	0.3925
R	1	FM	001332	HOPKINS BRITTANY	2883 768	121,824		
0445D128				LENNAR GEORGIA LLC	11/27/2023	284,400	0.16	0.4284
R	1	FM	001332	HBNI LLC	2883 994	121,824		
0445D122				LENNAR GEORGIA LLC	11/28/2023	350,800	0.16	0.3619
R	1	FM	001332	DEAL CURTASIA	2884 52	126,960		
0445D141				LENNAR GEORGIA LLC	11/27/2023	285,200	0.17	0.4272
R	1	FM	001332	PATEL KETANKUMAR NITINBHAI AND	2884 81	121,824		
0445D134				LENNAR GEORGIA LLC	11/27/2023	298,600	0.17	0.4080
R	1	FM	001332	NAYLOR CADIN NICHOLAS	2884 224	121,824		
0445D142				LENNAR GEORGIA LLC	11/30/2023	288,300	0.18	0.4226
R	1	FM	001332	GOMEZ SILVO ADRIAN MIERES AND	2884 283	121,824		
0445D090				LENNAR GEORGIA LLC	12/11/2023	310,300	0.16	0.4071
R	1	FM	001332	JACKSON TAISHA AND DARIUS	2886 613	126,336		
0445D097				LENNAR GEORGIA LLC	09/07/2023	326,300	0.19	0.3938
R	1	FM	001332	BIGGERSTAFF PRINCESS BARBARA	2876 327	128,496		
0445D089				LENNAR GEORGIA LLC	12/11/2023	271,500	0.16	0.4503
R	1	FM	001332	STAPLETON DIANE MARIE	2887 912	122,256		
0445D088				LENNAR GEORGIA LLC	12/11/2023	272,600	0.16	0.4397
R	1	FM	001332	KRESS ROBIN JANE AND SHUKSTOR	2888 719	119,856		
0445D147				LENNAR GEORGIA LLC	12/11/2023	302,900	0.17	0.4198
R	1	FM	001332	PALMER RHODIN LATOYIA NICOLE	2889 323	127,152		
0445D115				LENNAR GEORGIA LLC	10/13/2023	294,900	0.23	0.4146
R	1	FM	001332	KIM EUNHA AND LEECHAROEN	2880 841	122,256		
0445D136				LENNAR GEORGIA LLC	11/27/2023	309,200	0.17	0.4167
R	1	FM	001332	THOMAS GABRIELLE KRISTYNA	2884 1	128,832		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4168	0.4176	0.0616	0.9981	84
Lower Confidence Interval	0.4071	0.4106			
Upper Confidence Interval	0.4240	0.4246			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0445D001 and left(r.parcel_no,8) <= 0445D999

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.

462F TIMBER CREEK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0462F014				SB HOMES LLC	04/28/2023	565,000	4.04	0.4042
R	1	FM	1453	LUKE DIANTE M AND TATIYANA L	2846 126	228,348		
0462F001				DAUB KURT	07/14/2023	425,000	1.05	0.3841
R	1	FM	1453	BRACKEN BRIAN CRAIG AND RACHEL	2860 383	163,260		
0462F013				ROCKY CREEK PROPERTIES LLC	08/02/2023	549,900	3.51	0.4391
R	1	FM	1453	RASMUSSEN MICHAEL J AND BASKIN	2863 920	241,481		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4042	0.4111	0.0454	0.9951	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0462F and left(r.parcel_no,5) <= 0462F

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.

476A DEERWOOD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0476A013				BRADLEY CALVIN AND BRENDA	01/25/2023	251,400	0.00	0.3923
R	1	FM	001563	SPRADLEY KIM	2828 576	98,615		
0476A011				CLIPP MILLER JACOB A	02/24/2023	295,900	0.00	0.4018
R	1	FM	001563	CENTER ALBERT AND DIANE TUDINO	2833 516	118,900		
0476A015				ROBERTS LARRY D	09/22/2023	344,600	0.00	0.3544
R	1	FM	001563	ESTEP FAYE AND MATTHEW	2872 298	122,113		
0476A003				TUCKER JARED J	12/15/2023	276,500	0.00	0.3949
R	1	FM	001563	GARCIA MARIA FELIX AVILA AND	2886 673	109,196		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3936	0.3841	0.0318	1.0047	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0476A and left(r.parcel_no,5) <= 0476A

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.

476B HAMPTON CREEK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0476B057				WILLWOOD REALTY LLC	03/09/2023	245,000	0.46	0.4061
R	1	FM	001564	SCHWEIGER JAYCOB ALLEN AND	2835 968	99,492		
0476B009				TOLBERT ERIN AND JAMES TRISTIN	05/30/2023	260,000	0.46	0.3818
R	1	FM	001564	PARSONS RICHARD LEE AND GAIL	2853 267	99,272		
0476B056				WOODS MICHAEL A AND GINA M	09/25/2023	260,000	0.50	0.3571
R	1	FM	001564	RONDINA ELENA AS TRUSTEE OF	2872 390	92,844		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3818	0.3812	0.0428	1.0013	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= 0476B and left(r.parcel_no,5) <= 0476B

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.

476C RIDGECREST RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0476C057				BEECH NEIL S AND VIKKI	01/19/2023	277,900	0.30	0.4145
R	1	FM	001565	SCHIATTONE JOHN M	2827 947	115,200		
0476C046				GARRISON CHRISTOPHER KYLE	06/06/2023	393,000	0.28	0.3713
R	1	FM	001565	POTTS DANIEL M AND MELINDA A	2852 906	145,938		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3929	0.3892	0.0550	1.0095	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= 0476C and left(r.parcel_no,5) <= 0476C

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.

476D MILL CREEK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0476D140				D R HORTON INC	01/27/2023	375,000	0.37	0.3990
R	1	FM	001575	ROBERTS VERNEE AND JERMAINE	2829 56	149,642		
0476D106				D R HORTON INC	01/30/2023	375,000	0.40	0.4060
R	1	FM	001575	RIVERS DENNIS RAYMOND AND	2829 413	152,266		
0476D141				D R HORTON INC	01/27/2023	325,000	0.35	0.3747
R	1	FM	001575	REDMOND NANCY	2829 478	121,772		
0476D145				D R HORTON INC	01/31/2023	380,000	0.31	0.4123
R	1	FM	001575	CAUSEY DARRILL R AND LORI	2829 819	156,692		
0476D138				D R HORTON INC	02/15/2023	325,000	0.37	0.3769
R	1	FM	001575	MCDANIEL ALLEN LEE JR AND	2831 942	122,482		
0476D101				D R HORTON INC	02/17/2023	325,000	0.31	0.3784
R	1	FM	001575	EDWARDS NANCY C	2832 300	122,974		
0476D102				D R HORTON INC	02/17/2023	320,000	0.39	0.3831
R	1	FM	001575	BARTON MEGAN JEANELLE AND	2832 624	122,592		
0476D135				D R HORTON INC	02/24/2023	375,000	0.41	0.4060
R	1	FM	001575	LEE SHELDON KEITH AND WHEELER	2833 715	152,266		
0476D125				D R HORTON INC	02/24/2023	350,000	0.57	0.4263
R	1	FM	001575	MCCREERY STACEY M AND TROY B	2833 737	149,205		
0476D105				D R HORTON INC	02/23/2023	365,000	0.38	0.3790
R	1	FM	001575	WOLFE AUSTIN MICHAEL	2834 273	138,330		
0476D149				D R HORTON INC	02/24/2023	370,000	0.28	0.4108
R	1	FM	001575	JONES SHAKIRIA ARSHENEK	2834 295	151,992		
0476D098				D R HORTON INC	02/27/2023	365,000	0.34	0.3696
R	1	FM	001575	SUMMERS DERIK	2834 341	134,888		
0476D123				D R HORTON INC	02/28/2023	380,000	0.39	0.3873
R	1	FM	001575	COLLINS BRANDON ANTWAN SR AND	2834 365	147,183		
0476D103				D R HORTON INC	02/28/2023	350,000	0.59	0.4177
R	1	FM	001575	OCCONOR SEAN THOMAS AND HALLIE	2834 387	146,200		
0476D132				D R HORTON INC	03/10/2023	374,000	0.34	0.3946
R	1	FM	001575	HYMAN CLINTON AND JENNYLYN	2836 251	147,566		
0476D111				D R HORTON INC	03/10/2023	368,000	0.47	0.3665
R	1	FM	001575	GADDIS LOGAN E AND SAMANTHA LEE	2836 305	134,888		
0476D104				D R HORTON INC	03/15/2023	378,000	0.39	0.4028
R	1	FM	001575	ALBANESE ASHLEY AND DOMINICK	2836 883	152,266		
0476D107				D R HORTON INC	03/15/2023	343,000	0.38	0.3577
R	1	FM	001575	HUDSON GREGORY BERNARD AND	2837 333	122,701		
0476D121				D R HORTON INC	03/15/2023	375,000	0.42	0.3990
R	1	FM	001575	STEVENS AMELIA SONJA	2837 353	149,642		
0476D100				D R HORTON INC	03/22/2023	328,000	0.30	0.3729
R	1	FM	001575	THOMAS ANDREW JOSEPH AND	2838 329	122,318		
0476D131				D R HORTON INC	03/22/2023	380,000	0.34	0.4014
R	1	FM	001575	DISI CLIFFORD AND EFE S	2838 384	152,539		
0476D036				LEACH RICHARD G AND DONNA M	03/20/2023	305,000	0.00	0.4104
R	1	FM	001566	LIN RENTALS LLC	2838 450	125,162		

0476D109				D R HORTON INC	03/24/2023	353,000	0.38	0.4126
R	1	FM	001575	ROBERTS KENDRA MACK AND JUNIOR	2839 17	145,653		
0476D108				D R HORTON INC	03/31/2023	330,000	0.38	0.3707
R	1	FM	001575	SANCHEZ ANGEL AND LEIJA	2840 123	122,318		
0476D117				D R HORTON INC	03/30/2023	340,000	0.36	0.3509
R	1	FM	001575	WOFFORD SETH AND GRACE	2840 610	119,313		
0476D122				D R HORTON INC	03/31/2023	340,000	0.39	0.3641
R	1	FM	001575	DUSHANE JOSEPH MATTHEW AND	2840 633	123,794		
0476D124				D R HORTON INC	04/06/2023	370,000	0.39	0.3731
R	1	FM	001575	GEDDES SUSAN ANN AND EDGINGTON	2841 95	138,057		
0476D126				D R HORTON INC	04/12/2023	330,000	0.46	0.3712
R	1	FM	001575	RUTH CHERRY LEE	2842 316	122,482		
0476D139				D R HORTON INC	04/21/2023	350,000	0.37	0.4169
R	1	FM	001575	STEVENS MAURICE KEITH	2843 492	145,926		
0476D130				D R HORTON INC	04/25/2023	382,000	0.34	0.3979
R	1	FM	001575	SMITH NIXON LAKARA SHAVON AND	2844 328	151,992		
0476D118				D R HORTON INC	04/26/2023	328,000	0.37	0.3629
R	1	FM	001575	SHRUM DOYAL DAVID JR AND ANN	2844 775	119,040		
0476D113				D R HORTON INC	04/28/2023	374,000	0.32	0.3731
R	1	FM	001575	KURT JONMICHAEL KENAN AND	2845 395	139,532		
0476D075				RUCINSKI NINA	05/01/2023	358,000	0.77	0.4400
R	1	FM	001566	COOK JACK LEE JR AND KATHERIN	2845 523	157,524		
0476D129				D R HORTON INC	05/01/2023	358,000	0.34	0.4076
R	1	FM	001575	ROZANSKI THOMAS JOHN AND	2845 635	145,926		
0476D128				D R HORTON INC	05/05/2023	370,000	0.48	0.3731
R	1	FM	001575	REYNOLDS ANDRENE A AND	2846 751	138,057		
0476D134				D R HORTON INC	05/08/2023	358,000	0.34	0.4076
R	1	FM	001575	BULLOCH DARRELL	2846 858	145,926		
0476D127				D R HORTON INC	05/04/2023	339,000	0.41	0.3634
R	1	FM	001575	HAGAN KASSEY DARLENE AND	2847 307	123,193		
0476D110				D R HORTON INC	05/11/2023	388,000	0.38	0.3860
R	1	FM	001575	GARCIA SAUL MARTINEZ AND DURAN	2847 656	149,752		
0476D115				D R HORTON INC	05/15/2023	384,000	0.47	0.3770
R	1	FM	001575	HARRIS ANTHONY EUGENE	2847 969	144,779		
0476D114				D R HORTON INC	05/16/2023	360,000	0.31	0.4076
R	1	FM	001575	OQUINN DELANEY ROSE	2848 131	146,746		
0476D136				D R HORTON INC	05/15/2023	334,000	0.42	0.3666
R	1	FM	001575	TURNER LORINDA AND DAVID SCOTT	2848 310	122,428		
0476D095				D R HORTON INC	05/18/2023	371,000	0.28	0.3656
R	1	FM	001575	STRICKLAND KEVIN DWAYNE AND	2848 605	135,652		
0476D054				SATTERWHITE DAVID MICHAEL AND	05/24/2023	410,000	0.39	0.4145
R	1	FM	001566	GATES WILLIAM AND TARA	2849 829	169,927		
0476D120				D R HORTON INC	05/11/2023	332,000	0.37	0.3571
R	1	FM	001575	RAOUF MOHAMMED Y	2850 218	118,548		
0476D151				D R HORTON INC	05/30/2023	384,000	0.33	0.3749
R	1	FM	001575	KELLY BRENDAN MICHAEL AND QUINN	2850 804	143,959		
0476D116				D R HORTON INC	05/31/2023	390,000	0.38	0.3967
R	1	FM	001575	MISSENHEIM JASON ANDREW AND	2851 814	154,725		

0476D047				CARSON TIFFANY E AS CHAPTER 7	06/15/2023	355,900	0.34	0.3477
R	1	FM	001566	GILLEY JESSIE AND RITA	2854 923	123,762		
0476D112				D R HORTON INC	06/09/2023	334,000	0.34	0.3561
R	1	FM	001575	WHITE TEMARSHEA CHARON AND	2855 257	118,930		
0476D119				D R HORTON INC	06/20/2023	360,000	0.37	0.3949
R	1	FM	001575	WHYTE FOSTER VENECIA NATALEE	2855 342	142,156		
0476D133				D R HORTON INC	06/21/2023	336,000	0.34	0.3624
R	1	FM	001575	SCOTT DUSTIN LAMAR AND LIZETTE	2855 898	121,772		
0476D097				D R HORTON INC	06/29/2023	349,000	0.34	0.3524
R	1	FM	001575	ROUGH ALLAN CONRAD AND SAMUEL	2857 273	122,974		
0476D094				D R HORTON INC	06/28/2023	384,500	0.28	0.3960
R	1	FM	001575	MITCHELL MISHA	2857 161	152,266		
0476D093				D R HORTON INC	07/31/2023	360,000	0.28	0.3956
R	1	FM	001575	SANTANA RENSO AND JANINE	2863 796	142,429		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3831	0.3867	0.0497	0.9987	53
Lower Confidence Interval	0.3731	0.3807			
Upper Confidence Interval	0.3979	0.3927			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= 0476D and left(r.parcel_no,5) <= 0476D

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.

464A SILVERWOOD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0464A250				PEHLIVAN KORHAN K	03/10/2023	388,900	0.89	0.3818
R	1	FM	001457	WANTANABE BALLARTA DORA EIKO	2836 996	148,500		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3818	0.3818	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0464A and left(r.parcel_no,5) <= 0464A

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.

465B SILVERWOOD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465B133				REXROAT LISA AND WALLS JOHN	02/03/2023	460,000	0.87	0.4149
R	1	FM	001480	THOMAS MARLENA	2830 204	190,850		
0465B077				THORNTON SAMUEL AND BAILEY	02/01/2023	430,000	1.38	0.4463
R	1	FM	001480	HARBIN NICHOLAS C AND CAROLINE B	2830 797	191,917		
0465B039				KUTEMEYER MICHAEL MARTIN	02/15/2023	329,900	1.12	0.4283
R	1	FM	001480	JOYNER JAMES CHASETON AND	2831 767	141,310		
0465B148				MILLER JOYCE COLEY	02/28/2023	400,000	0.98	0.4041
R	1	FM	001480	BELSCAMPER MARC E AND AMY	2835 829	161,654		
0465B008				STRICKLAND AUSTIN D AND ESTHER K	03/13/2023	374,900	0.93	0.4018
R	1	FM	001481	MCGUIRE ANDREA D	2838 182	150,627		
0465B173				EDDY TERRI G	04/28/2023	497,000	1.00	0.3970
R	1	FM	001480	HUDSON WILLIAM C III AND ASHLIE A	2846 167	197,320		
0465B136				ANDERSON SUSAN AND ELLIS	05/26/2023	574,900	0.76	0.4058
R	1	FM	001480	LEWIS JODI AND ISAAC SCOTT	2850 459	233,286		
0465B035				OXFORD JOHN TAYLOR AND TONI	07/14/2023	600,000	1.80	0.4868
R	1	FM	001480	LOGAN DURWIN N	2861 15	292,085		
0465B062				VICKERY JUSTIN M AND CAYTE C	07/24/2023	525,000	0.85	0.4338
R	1	FM	001480	KOTTKE KEVIN	2861 893	227,734		
0465B153				SECRETARY OF HOUSING AND URBAN	08/31/2023	265,000	0.98	0.4281
R	1	FM	001481	HOWE ALLEN AND KENNEDY HOWE	2869 404	113,436		
0465B017				WATSON JESSE A AND ERIKA	11/13/2023	325,200	0.93	0.3721
R	1	FM	001481	INGRAM FRANK III	2881 408	120,997		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4149	0.4227	0.0531	0.9934	11
Lower Confidence Interval	0.3970	0.4046			
Upper Confidence Interval	0.4463	0.4408			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0465B and left(r.parcel_no,5) <= 0465B

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.

465J GOSHEN TERRACE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465J011B00				REGENCY HOME BUILDERS LLC	02/16/2023	350,000	0.68	0.3717
R	1	FM	001507	MERSINGER MICHAEL JOSEPH AND	2832 74	130,079		
0465J009B00				HARRIS WILLARD W III	04/03/2023	305,000	0.69	0.4010
R	1	FM	001507	WILLIAMS CURTIS AND AMANDA	2841 362	122,291		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3864	0.3853	0.0379	1.0029	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0465J and left(r.parcel_no,5) <= 0465J

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.

466B WESTWOOD FARMS RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0466B001A01				KICKLIGHTER CECIL D	09/06/2023	300,000	0.72	0.3662
R	1	FM	001525	STRICKLAND MACKENZIE ELAYNE AND	2869 653	109,848		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3662	0.3662	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= 0466b and left(r.parcel_no,5) <= 0466b

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.

452A sales study final

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0452A059				KERNER BRENDA AND JOSEPH	04/28/2023	695,000	9.61	0.3968
R	1	FM	001382	QUALITY INN AIRPORT LLP	2846 586	275,779		
0452A004B00				GLASCO SHANE LAWRENCE AND	08/31/2023	650,000	6.00	0.3746
R	1	FM	001382	MYRICK JASON	2869 232	243,486		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3857	0.3861	0.0288	0.9990	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0452a and left(r.parcel_no,5) <= 0452a

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.

435G GOSHEN @ HODGEVILLE STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0435G013				HEATH MELANIE ANNE AND DAVIS	05/10/2023	225,000	0.82	0.4038
R	1	FM	001283	MITCHELL KRISTINA RAE	2847 144	90,865		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4038	0.4038	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= 0435G001 and left(r.parcel_no,8) <= 0435G999

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.

447A KATES COVE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0447A032				LOPER JEFFREY AND CARRIE DENISE	01/09/2023	365,000	0.55	0.3825
R	1	FM	001344	BRADY BRIAN E SR AND KIMBERLY A	2826 692	139,630		
0447A036				PROCTOR CYNTHIA	02/13/2023	420,000	0.81	0.4023
R	1	FM	001344	DUBBERLY BRIAN STEVEN AND	2831 739	168,959		
0447A019				CONLEY ROBERT H AND PAMELA L	08/24/2023	629,000	0.59	0.4000
R	1	FM	001344	HUNT STEVEN JR AND TRACEY	2867 669	251,631		
0447A015				KIGHT RACHEL ANN	08/18/2023	435,000	0.38	0.3690
R	1	FM	001344	WALKER STEVEN C AND HAVRANEK	2869 591	160,529		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3913	0.3898	0.0325	0.9967	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= 0447a and left(r.parcel_no,5) <= 0447a

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.

R274 KATES COVE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2740020				TOMBERLIN RUSSELL E AND TIFFANY	01/04/2023	545,000	1.17	0.4256
R	1	FM	001346	GREEN MARY DIANE	2825 880	231,968		
R2740023				AMBY DEVELOPMENT INC	01/25/2023	534,900	1.50	0.3336
R	1	FM	001346	BROOKS REGINALD D AND MELODY	2828 519	178,448		
R2740043				FINN MICHAEL DANIEL	02/17/2023	515,500	0.29	0.3738
R	1	FM	001346	MCDOWELL JAKE AND COURTNEY	2833 19	192,716		
R2740041				AMBY DEVELOPMENT INC	02/28/2023	564,000	0.28	0.4078
R	1	FM	001346	PARKS SHANNON SINGLETARY AND	2835 646	230,012		
R2740003				COASTAL PREMIER PROPERTIES LLC	04/06/2023	535,800	0.59	0.3565
R	1	FM	001346	CHRISTIAN STEVEN AND MESHIEL	2841 420	191,036		
R2740044				WARD RYAN J	05/18/2023	525,000	0.29	0.3903
R	1	FM	001346	PRESCOTT ANTHONY LEON AND	2849 761	204,908		
R2740018				AMBY DEVELOPMENT INC	06/16/2023	630,000	1.28	0.3117
R	1	FM	001346	HILDERBRAND JOHN N TRUSTEE	2859 794	196,352		
R2740039				BROSMAN DAVID ALAN AND SKINNER	07/14/2023	518,500	0.37	0.3350
R	1	FM	001346	CORBIN JENNY	2860 246	173,712		
R2740019				JOHNSON LYNDA LEE	07/31/2023	595,000	1.29	0.3889
R	1	FM	001346	HINELY JASON MARK AND JINCY	2864 172	231,409		
R2740035				DEACON JON V AND ASHLEY H	09/13/2023	570,000	0.36	0.3872
R	1	FM	001346	MARSHALL JUSTIN P	2870 765	220,678		
R2740047				GREER RICHARD JASON AND TAMMY	10/03/2023	570,000	0.40	0.3687
R	1	FM	001346	MAHANY KEVIN AND KELLI	2874 181	210,140		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3738	0.3705	0.0716	1.0008	11
Lower Confidence Interval	0.3336	0.3502			
Upper Confidence Interval	0.4078	0.3908			

and s.saleclass = R 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 left(r.parcel_no,4) >= R274 and left(r.parcel_no,4) <= R274

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.

R200-R211 CITY OF RINCON FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2000025				PARRISH WILLIAM ALLEN	03/09/2023	243,000	0.57	0.3806
R	1	FM	001698	POULTNEY ART	2835 917	92,496		
R2000026				HARRELL SHAWN ANTHONY	05/09/2023	279,900	0.57	0.3789
R	1	FM	001698	MEFFORD ANDRU AND WHITNEY	2849 360	106,058		
R2010010				BONDS DANA	03/27/2023	220,000	0.64	0.5000
R	1	FM	001704	WINTERS CAPITAL PROPERTIES LLC	2840 295	110,002		
R2010010A00				BOYETT VICTORIA A AND BAKER C	05/30/2023	280,000	0.50	0.3618
R	1	FM	001704	IUNGERICH COREY RYAN AND	2853 542	101,301		
R2010018				WILSON LEONARD SR	04/03/2023	160,000	1.20	0.4773
R	1	D1	001704	WILSON LEONARD JR	2840 588	76,366		
R2040016				WILKINSON CRAIG ROGER	04/21/2023	240,100	0.54	0.4155
R	1	FM	001711	RECHER WILLIAM N AND SALAS	2843 463	99,753		
R2040062				HODGES BARBARA J ESTATE	12/28/2023	60,000	2.50	0.4333
R	4	LM	001711	FRAZIER ANTONIO CRAWFORD	2888 388	26,000		
R2050015				LOCKHART BILLIE F	11/06/2023	120,000	0.46	0.5567
R	1	FM	001715	FLOYD TYLER BLAKE	2880 227	66,806		
R2050019				MYERS KENNETH	05/08/2023	110,000	0.42	0.7504
R	1	FM	001715	NEASE GUSSIE ANN	2846 806	82,547		
R2060017				MORRIS JANICE K AND KESSLER	07/14/2023	195,000	0.46	0.3509
R	1	FM	001726	DESAUTELS TODD	2860 205	68,418		
R2060024				KISER SEAN T AND LOIS	08/28/2023	304,000	0.46	0.4002
R	1	FM	001726	JOHNSON KATHY S	2868 216	121,666		
R2060056				WHITE CHARLENE E	06/16/2023	189,900	0.46	0.4125
R	1	FM	001726	JEROME ANNA	2856 794	78,340		
R2070006				DANIELS JAMES L III	06/30/2023	153,000	0.46	0.4751
R	1	FM	001727	GRAVINO KAREN COYLE	2857 497	72,687		
R2070019B00				BRADLEY JULIE P	05/10/2023	200,000	0.15	0.3650
R	1	FM	001727	HOUSTON CHEYANN R	2849 386	73,002		
R2070096				LUGO JOSE L	02/06/2023	275,000	0.92	0.4291
R	1	FM	001727	MANLEY WILLIAM	2830 483	118,000		
R2070101				MCCARTY EDWARD KEITH AND	08/04/2023	328,000	0.39	0.3847
R	1	FM	001727	MULEGE LLC	2864 705	126,172		
R2090012				ROBINSON PROPERTY SOLUTIONS	05/19/2023	305,000	1.06	0.3933
R	1	FM	001740	WEBER DUSTIN H AND JENNIFER	2848 859	119,957		
R2090017A00				HARPER KHRISTINA AND MATTHEW	10/20/2023	239,900	0.68	0.3873
R	1	FM	001740	MORRIS CAMERON A	2877 321	92,918		
R2090030				CHANCE ROBERT L AND ARNOLD	12/12/2023	220,000	0.46	0.3078
R	3	FM	001744	GUERRERO RODRIGO	2886 217	67,708		
R2090065				DYCHES JOHN D JR AND KIMBERLY D	10/10/2023	272,000	0.29	0.4071
R	1	FM	001741	CARBONEY JAVAN AND GRINER	2875 137	110,719		
R2100027				AHTE6 LLC	03/27/2023	234,500	1.00	0.4172
R	1	FM	001748	HASKELL WENDY ANN	2839 388	97,830		
R2100040				HT SAVANNAH PROPERTIES LLC	06/30/2023	199,900	0.48	0.3174
R	1	FM	001748	ONEAL LUCAS B	2858 646	63,455		

R2100045				EDWARDS BARBARA MURRAY AND	09/29/2023	237,000	0.94	0.3959
R	1	FM	001748	MCCURDY MICHAEL DANE	2873 702	93,837		
R2110001A01				LONG LAWRENCE ALEXANDER III	11/30/2023	219,800	1.31	0.3933
R	1	FM	001755	CRAWFORD CASEY	2884 254	86,447		
R2110003A00				COASTAL PREMIER PROPERTIES LLC	11/10/2023	412,800	0.38	0.3159
R	1	FM	001755	EVERETT THEA KRISTIN AND JOSHUA	2881 176	130,408		
R2110004				DICKEY JAMES DAVID	05/01/2023	85,000	2.90	0.4094
R	4	LM	001755	C S MARTIN INC	2845 626	34,800		
R2110005C00				FREDERICK THOMAS A TRUSTEE OF	08/09/2023	40,000	3.00	0.6000
R	4	LM	001755	REALM INVESTOR LLC	2865 668	24,000		
R2110005C00				REALM INVESTOR LLC	08/09/2023	59,000	3.00	0.4068
R	4	LM	001755	DANIELS NICHOLE	2865 796	24,000		
R2110012				HT SAVANNAH PROPERTIES LLC	02/15/2023	250,000	0.34	0.3811
R	1	FM	001755	PRIESTER CHARLES R	2832 235	95,280		
R2110046				WOODS THOMAS J	04/14/2023	263,000	0.34	0.3679
R	1	FM	001755	SKINNER SHAWN D AND COURTNEY E	2842 601	96,767		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3981	0.3999	0.1347	1.0480	30
Lower Confidence Interval	0.3811	0.3671			
Upper Confidence Interval	0.4155	0.4327			

and (s.saleclass = R or 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 , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2000 and left(r.parcel_no,5) <= R2110

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.

R244 WILLIAMSBURG RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2440041				CRAWFORD TIMOTHY W AND	02/14/2023	380,000	0.00	0.4147
R	1	FM	001847	CARROLL PHILIP SEAN AND GUYTON	2832 115	157,589		
R2440026				PARKER JAMES E AND ADKINS CATHY	07/31/2023	360,000	0.00	0.3949
R	1	FM	001847	HICKMAN CARTER AND NIKKI	2863 407	142,155		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4048	0.4051	0.0245	0.9993	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2440 and left(r.parcel_no,5) <= R2440

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.

FINAL RATIO- R246 LOST PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2460525				SMITH LAURA E	09/29/2023	424,300	0.52	0.3613
R	1	FM	001853	OUTLAND ROBERT H JR AND	2873 347	153,280		
R2460561				BAUMSTIMLER NORMA K AND JOHN	03/13/2023	364,500	0.37	0.3597
R	1	FM	001850	STRICKLAND AUSTIN D JR AND	2836 953	131,095		
R2460592				ROBERSON BRUCE E	10/13/2023	343,000	0.21	0.4141
R	1	FM	001850	MCNEAR AURELIA RENA	2876 408	142,052		
R2460626				WELCH HUNTER AUSTIN AND CRUTE	08/29/2023	358,000	0.23	0.4156
R	1	FM	001853	HAWKINS AARON	2868 555	148,774		
R2460658				LANDERS STEPHEN F AND DONNA	04/06/2023	360,000	0.24	0.4847
R	1	FM	001853	DAVIS CHRISTOPHER MARC	2841 142	174,491		
R2460670				HANAGAN VIOLET O	07/26/2023	500,000	0.39	0.3926
R	1	FM	001850	SENER HONEY J	2862 472	196,286		
R2460686				RAPPOSELLI MICHELLE M	06/21/2023	349,900	0.22	0.4013
R	1	FM	001853	LUCAS JEROLD AND JANET	2857 5	140,406		
R2460701				JONES R JOYCE	10/06/2023	398,000	0.00	0.3963
R	1	FM	001853	NAF CASH LLC	2874 820	157,747		
R2460713				HENDERSON ELIZABETH	06/27/2023	327,500	0.00	0.3721
R	1	FM	001853	FRANKLIN DANIEL AND HEATHER	2857 297	121,856		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3963	0.3988	0.0645	1.0023	9
Lower Confidence Interval	0.0000	0.3738			
Upper Confidence Interval	0.0000	0.4238			

and s.saleclass = R 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 left(r.parcel_no,8) >= R2460001 and left(r.parcel_no,8) <= R2460999

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.

FINAL RATIO- R247 LOST PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2470235				CANTY JOHN K AND TRINISHA K	07/07/2023	283,000	0.00	0.4079
R	1	FM	001848	FRIBERG DANIEL S AND LAMB MARION	2859 603	115,425		
R2470242				WOODRUFF GAVIN J	02/24/2023	275,000	0.00	0.4058
R	1	FM	001848	ELLIS AUSTIN	2834 729	111,592		
R2470244				BUSBEE CATHERINE U AND REED	07/21/2023	316,000	0.00	0.3713
R	1	FM	001848	FREGOSO SANTIAGO M AND PONCE	2861 593	117,319		
R2470251				HAMES JUDY B AS	03/24/2023	300,000	0.00	0.3917
R	1	FM	001848	DUMAS DAVID AND JOY	2838 989	117,509		
R2470252				HAYNES JOHN	12/28/2023	335,000	0.00	0.3922
R	1	FM	001848	DONAHUE DEBRA	2888 818	131,395		
R2470255				LIPOVSKY ROBERT P AND SANDI W	03/20/2023	167,900	0.00	0.7397
R	1	FM	001848	HILL BRIANNA	2837 759	124,188		
R2470255				HILL BRIANNA	03/20/2023	168,100	0.00	0.7388
R	1	FM	001848	TODD PADGETT HOUSING CENTER	2837 761	124,188		
R2470255				TODD PADGETT HOUSING CENTER	06/02/2023	284,000	0.00	0.4373
R	1	FM	001848	CROFT NICKLAUS MICHAEL AND	2851 636	124,188		
R2470256				HALL ASHLEY ELIZABETH AND	05/30/2023	329,900	0.00	0.4060
R	1	FM	001848	SKIPP DAWN CHRISTINE AND STEVEN	2853 989	133,950		
R2470360				TORRES TATIA LEE	06/12/2023	340,000	0.18	0.3736
R	1	FM	001848	CLAY MICHAEL DEAN AND SARA	2853 401	127,015		
R2470368				GLADIN REBECCA OLSON AS	08/28/2023	330,000	0.00	0.3605
R	1	FM	001851	BUTLER MARIA AND SHOEN	2868 573	118,960		
R2470376				CHANCE JAMES F AND KIMBERLY	06/05/2023	350,000	0.19	0.4529
R	1	FM	001848	CLARK JEREMY	2854 704	158,525		
R2470378				WADLEY SCOTT A AND KEELI E	06/26/2023	340,000	0.19	0.4194
R	1	FM	001848	FUQUA HOMER JR	2856 616	142,580		
R2470408				HAGUE JONATHAN MICHAEL AND RITA	02/15/2023	345,000	0.17	0.4122
R	1	FM	001851	GOBER LISA FOREMAN	2832 783	142,196		
R2470453				BRADFORD SAMANTHA J AND JAMES	05/31/2023	278,000	0.19	0.4388
R	1	FM	001848	BORKOWSKI ANTHONY	2850 963	121,973		
R2470464				PORTER MARGARET M	11/20/2023	337,000	0.17	0.3606
R	1	FM	001851	SAVAGE BROWN CYNTHIA R AND	2882 711	121,534		
R2470483				NYHUS WENDY P AND FLEENOR	08/21/2023	390,000	0.21	0.3935
R	1	FM	001851	ROUSU LESLEY ANN AND GARETT JON	2867 195	153,468		
R2470495				CRUTCHER DENNIS CHADWICK	11/01/2023	530,000	0.22	0.4014
R	1	FM	001851	PATEL HIRENKUMAR AND	2879 831	212,746		
R2470505				OGLESBY RENEE M	06/23/2023	374,000	0.32	0.3985
R	1	FM	001851	LLOYD JAMIE HOUSTON	2855 980	149,027		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4058	0.4195	0.1310	1.0417	19
Lower Confidence Interval	0.3917	0.3682			
Upper Confidence Interval	0.4373	0.4708			

and s.saleclass = R 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 left(r.parcel_no,8) >= R2470001 and left(r.parcel_no,8) <= R2470999

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.

FINAL RATIO- R239 LOST PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2390171				HANRATTY STEPHEN	06/30/2023	300,000	0.58	0.3851
R	1	FM	001832	STONER JEREMY SCOTT AND KELLY	2857 619	115,530		
R2390202				TUCKER JEFFREY R	11/07/2023	360,000	0.57	0.4131
R	1	FM	001832	TWADDLE JACOB AND KYLEE	2880 800	148,705		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3991	0.4004	0.0351	0.9968	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= R2390001 and left(r.parcel_no,8) <= R2390999

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.

R260 DASHERS LANDING RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2600086				HARTZELL RICHARD D AND LINDSEY	01/19/2023	412,000	0.50	0.4406
R	1	FM	001892	MOXLEY MADOLYN AND STANFIELD	2828 57	181,516		
R2600048				SB HOMES LLC	01/31/2023	403,400	0.42	0.4185
R	1	FM	001892	HANNON VINCENT VIRGIL AND	2829 743	168,819		
R2600011				SB HOMES LLC	02/27/2023	388,600	0.34	0.3770
R	1	FM	001892	CLARK KEVIN J	2835 195	146,498		
R2600042				WILSON BENJAMIN II AND KELSIE	03/07/2023	470,000	0.38	0.3908
R	1	FM	001892	MILLER PHILIPP AND MOLLY	2836 769	183,672		
R2600059				KEELING KEVIN AND DEANNE	04/28/2023	329,000	0.35	0.5042
R	1	FM	001892	PHILLIPS THOMAS JOSHUA AND	2845 481	165,898		
R2600057				HOYLE JEWEL	05/11/2023	464,900	0.33	0.3961
R	1	FM	001892	GARDNER ANNA K M AND ANDREW C	2850 261	184,150		
R2600055				BAND B LAND INC	05/26/2023	469,900	0.56	0.3912
R	1	FM	001892	LLOYD DEVON	2853 518	183,834		
R2600034				BAHNFLETH CHARLES E AND FARRAH	06/13/2023	515,000	0.37	0.4293
R	1	FM	001892	MILLER ABIGAIL MILES AND	2853 722	221,085		
R2600018				BRETT JAMES S AND DANA F	07/07/2023	439,500	0.62	0.3657
R	1	FM	001892	RITZERT JEREMY SHANE AND	2859 189	160,718		
R2600054				ATKINSON GARY LEON AND	07/20/2023	430,000	0.34	0.3953
R	1	FM	001892	REYES HERNAN AND MARIA	2861 394	169,978		
R2600078				C S MARTIN INC	08/22/2023	479,900	0.35	0.3923
R	1	FM	001892	DAVIS LATRISSE	2867 294	188,250		
R2600036				SMITH JIMMY LEE AND DUNCAN	09/15/2023	565,000	0.44	0.3726
R	1	FM	001892	BALFE JOHN WAYNE	2871 261	210,496		
R2600049				SB HOMES LLC	11/28/2023	419,900	0.40	0.3627
R	1	FM	001892	WYNN MALLORY B AND JAMES E	2883 549	152,314		
R2600008				SB HOMES LLC	12/08/2023	514,500	0.43	0.3542
R	1	FM	001892	MACLEAN KEATON C AND INGRAM	2885 498	182,233		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3918	0.3966	0.0660	1.0068	14
Lower Confidence Interval	0.3657	0.3757			
Upper Confidence Interval	0.4293	0.4175			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2600 and left(r.parcel_no,5) <= R2600

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.

R227 STONEWALK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2270013				GEORGE TYLER C	03/24/2023	300,000	0.32	0.4014
R	1	FM	001802	MARTINEZ DANNON MARIE	2838 645	120,409		
R2270083				DORSEY THOMAS J AND DAWN E	04/27/2023	334,000	0.20	0.3691
R	1	FM	001803	MORENO MENDIETA DAVID	2845 767	123,277		
R2270081				BIER CHRISTOPHER JR	05/02/2023	285,000	0.20	0.3840
R	1	FM	001803	KUTZ AUSTIN EDWARD AND KATE	2847 170	109,426		
R2270131				FREY THOMAS MATTHEW AND HALEY	05/31/2023	315,000	0.23	0.3639
R	1	FM	001803	MULLINS DEREK	2851 125	114,622		
R2270084				CATAMOUNT PROPERTIES 2018 LLC	06/23/2023	360,000	0.20	0.3991
R	1	FM	001803	TAYLOR DUSTIN AND KIM	2856 411	143,691		
R2270024				LOVETT RAMONA ESTATE	07/03/2023	299,000	0.22	0.3986
R	1	D1	001802	TRUJILLO JOSE L	2857 948	119,179		
R2270018				FORD KEVIN AND COURTNEY	08/21/2023	305,000	0.22	0.3923
R	1	FM	001802	HARRELL JOHN C	2867 262	119,661		
R2270054				MAJOR LAWRENCE J JR	08/24/2023	300,000	0.22	0.3878
R	1	FM	001802	PATEL HEMAL J	2867 704	116,353		
R2270128				WRIGHT WALTER G JR AND LINDSEY	09/19/2023	280,000	0.20	0.4308
R	1	FM	001803	GREEN LIGHT HOLDINGS LLC	2871 529	120,612		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3923	0.3914	0.0354	1.0013	9
Lower Confidence Interval	0.0000	0.3786			
Upper Confidence Interval	0.0000	0.4042			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2270 and left(r.parcel_no,5) <= R2270

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.

R259 WINDSONG RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2590020				SE INVESTMENT LLC	02/17/2023	299,900	0.19	0.3636
R	1	FM	001887	ORDONEZ JUSTIN C AND MATHERS	2833 232	109,038		
R2590038				PATZEL LESLIE LEE	10/05/2023	272,000	0.19	0.4431
R	1	FM	001887	BARON RAJO JUAN R	2874 786	120,524		
R2590015				SALTER ANDREW F	10/27/2023	292,500	0.61	0.3719
R	1	FM	001887	AMADOR NEFTALI MAGALLANES	2879 35	108,789		
R2590070				HIGGINS PATRICK	11/03/2023	210,000	0.19	0.5052
R	1	FM	001887	MARTINEZ FLORES RAMON E	2880 149	106,082		
R2590080				GREENOUGH TYREL STEVEN AND	12/27/2023	345,000	0.19	0.3735
R	1	FM	001887	PLAYER AUSTIN AND LOGAN	2888 559	128,864		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3735	0.4039	0.1139	1.0188	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2590 and left(r.parcel_no,5) <= R2590

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.

R255 THE ABBEY RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2550042				ROE GEORGE L AND JUDY D	01/30/2023	220,000	0.29	0.4757
R	1	FM	001864	KERSEY J ALAN AND PATRICIA J	2829 234	104,655		
R2550029				TRASK CARL AND HELEN	02/27/2023	359,500	0.20	0.3288
R	1	FM	001864	ROBLES KEVIN	2835 558	118,204		
R2550027				OCHOA RIZZA ABULENCIA AND	06/22/2023	351,500	0.20	0.3882
R	1	FM	001864	LAWRENCE BRYAN CHRISTOPHER	2855 855	136,452		
R2550065A00				DUNLOP MYRA M	07/20/2023	210,000	0.07	0.4206
R	1	FM	001865	PATEL ARPITABEN PRATIK AND	2861 358	88,320		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4044	0.3923	0.1108	1.0280	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= r2550 and left(r.parcel_no,5) <= r2550

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.

R262 THE COVE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2620013				ANDERSON SUSAN G	07/26/2023	225,000	0.05	0.3988
R	1	FM	001896	WILLIAMS JOHN GABRIEL	2862 594	89,738		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3988	0.3988	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2620 and left(r.parcel_no,5) <= R2620

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.

R249 THE VILLAGE AT TOWNE PARK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2490072				LINCK MADELEINE P	05/26/2023	229,900	0.03	0.3752
R	1	FM	001855	GAINES TIMOTHY DEVAN JR	2850 55	86,266		
R2490045				BUCY JOHN G AND NANCY T	07/19/2023	236,500	0.03	0.3813
R	1	FM	001855	SMITH KRISTINA H	2861 325	90,170		
R2490021				LEDFORD JACQUELINE F ESTATE	07/27/2023	215,000	0.00	0.4179
R	1	FM	001855	MIXON JUSTIN MILES	2862 812	89,838		
R2490083				MARION BENAHAH P	11/10/2023	145,000	0.03	0.6023
R	1	FM	001855	GREEN LIGHT HOLDINGS LLC	2882 80	87,340		
R2490073				ROBINSON TRACY I	12/01/2023	200,000	0.03	0.4100
R	1	FM	001855	D AND D SCOUT PROPERTIES LLC	2884 482	82,000		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4100	0.4244	0.1286	1.0304	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2490 and left(r.parcel_no,5) <= R2490

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.

R240 TOWN PARK EAST RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2400016B00				BURNS CHRISTOPHER K	10/06/2023	215,000	0.00	0.3946
R	1	FM	001834	FIGUEROA LUIS J AND NORMA	2874 941	84,830		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3946	0.3946	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2400 and left(r.parcel_no,5) <= R2400

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.

R241 WILLOWTREE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2410003				JENKINS RICHARD WAYNE	01/10/2023	160,000	0.00	0.4521
R	1	FM	001835	STUBBS JASON MICHAEL AND	2826 510	72,329		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4521	0.4521	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= r2410 and left(r.parcel_no,5) <= r2410

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.

R238 MEADOWS RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2380033				ORTEGA GONZALO M	02/22/2023	240,000	0.00	0.4081
R	1	FM	001831	FRAME DORIS AND BLAINE CHARLES	2833 152	97,952		
R2380028				PECK TIMOTHY G	02/24/2023	139,900	0.00	0.7134
R	1	FM	001831	WAYFAIR HOME SOLUTIONS LLC	2833 777	99,806		
R2380042				ADAMS ERIK L AND KARLA K	06/27/2023	269,900	0.00	0.3789
R	1	FM	001831	BAZZLE KAYLA	2856 654	102,256		
R2380028				WAYFAIR HOME SOLUTIONS LLC	09/20/2023	259,000	0.00	0.3854
R	1	FM	001831	ARGUIJO MELVIN A CHAVARRIA	2871 959	99,806		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3968	0.4399	0.2251	1.0718	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2380 and left(r.parcel_no,5) <= R2380

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.

R243 OXFORD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2430056				BROWN RONALD K AND MELISSA L	04/26/2023	280,000	0.45	0.3721
R	1	FM	001841	HUGULEY JESSICA AND SIEDL	2844 295	104,186		
R2430043				MERCADO DAVID AND DAVIS	05/22/2023	307,000	0.28	0.3962
R	1	FM	001841	BIGGERS TAYLOR M AND JOHNSON	2852 864	121,632		
R2430066				DUNBAR JENNIFER ROCHELLE AND	08/11/2023	299,000	0.28	0.3995
R	1	FM	001841	LINDEE MICHELE AND RICHARD	2865 647	119,444		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3962	0.3897	0.0231	0.9990	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= r2430 and left(r.parcel_no,5) <= r2430

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.

R263 HICKORY KNOB PHASE XI RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2630264				KASPER JOHN JAY AND KATHERINE	01/27/2023	274,900	0.37	0.3948
R	1	FM	001898	LAURENT RUBENS	2829 205	108,544		
R2630259				SCOTT RAJAN L	04/26/2023	326,500	0.46	0.4099
R	1	FM	001898	ARRIVED GA TANSEL LLC	2845 331	133,843		
R2630287				HOHN BRIAN GEORGE AND LORI JOAN	05/01/2023	310,000	0.22	0.3680
R	1	FM	001898	WILBER BRADLEY AND BRISTER	2845 497	114,084		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3948	0.3911	0.0354	0.9995	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2630 and left(r.parcel_no,5) <= R2630

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.

462A HICKORY KNOB RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0462A143				SCHOFIELD DAVID BROWN	02/03/2023	175,000	0.55	0.5918
R	1	FM	001437	DOS HITRIGHT LLC	2830 409	103,567		
0462A206				AE SAVANNAH PROPERTIES LLC	02/13/2023	323,500	2.14	0.3758
R	1	FM	001437	PERKINS GAGE NICHOLAS	2832 337	121,576		
0462A164				RICHARDSON VIVIAN	03/02/2023	195,000	0.75	0.6821
R	1	FM	001437	G3 INVESTMENTS LLC	2835 24	133,006		
0462A038				WISHART MARK E SR	05/19/2023	378,000	0.86	0.3251
R	1	FM	001437	EVANS MELISSA G	2849 96	122,880		
0462A061				JENKINS ROBIN HELVERSON	07/10/2023	285,000	0.59	0.4156
R	1	FM	001437	MOLNAR TAYLOR ANN	2859 576	118,453		
0462A179				SIMONS DAVID ALAN AND EMERALD A	10/16/2023	331,000	0.58	0.3749
R	1	FM	001437	FRANKLIN JOYCE AND JOHN STEPHEN	2876 109	124,094		
0462A163				AMPHION AUSTIN M	10/20/2023	450,000	0.98	0.3977
R	1	FM	001437	KEARNEY JANEL MARIE AND WILLIAM	2878 324	178,943		
0462A164				G3 INVESTMENTS LLC	10/30/2023	340,900	0.75	0.3902
R	1	FM	001437	BOWEN JENNIFER AND COREY	2879 803	133,006		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3940	0.4178	0.1971	1.0632	8
Lower Confidence Interval	0.0000	0.3241			
Upper Confidence Interval	0.0000	0.5115			

and s.saleclass = R 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 left(r.parcel_no,5) >= 0462a and left(r.parcel_no,5) <= 0462a

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.

R254 BENT TREE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2540054				LACOSTE WADE P	02/28/2023	314,000	0.51	0.3627
R	1	FM	001863	WILLIAMSON ALEXANDER M AND	2834 162	113,886		
R2540018C00				TAYLOR CARY JR	04/21/2023	285,000	0.00	0.3848
R	1	FM	001862	THORNTON ZACHARY CHARLES	2843 824	109,664		
R2540003				ROMACK CHRISTINA M AKA LYLES	06/28/2023	215,000	0.33	0.3987
R	1	FM	001861	MARTIN PROPERTIES LLC	2857 144	85,713		
R2540050B00				PARISH ADAM M	07/03/2023	276,900	0.18	0.3921
R	1	FM	001862	LEVINS RICHARD GARRET AND MIYA	2858 322	108,559		
R2540017C00				PENA FLORES CARMEN AKA CARMEN	08/31/2023	285,000	0.00	0.3803
R	1	FM	001862	GUERRA TRISTEN ANTHONY	2870 184	108,378		
R2540045B00				WEST CHISTOPHER JOSEPH AND	09/15/2023	300,000	0.22	0.3905
R	1	FM	001862	PITTMAN RYAN AND KYLIE	2871 171	117,153		
R2540024B00				SPENCER MOSES AND LOTTIE	10/05/2023	260,000	0.22	0.4739
R	1	FM	001862	ROBINSON ERIC BERNARD SR	2875 99	123,211		
R2540020B00				POTTER VERONICA AKA VERONIQUE	12/08/2023	296,500	0.18	0.3593
R	1	FM	001862	BRYAN TRAVIS AND MADELINE LOUISE	2885 698	106,519		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3877	0.3911	0.0542	1.0043	8
Lower Confidence Interval	0.0000	0.3662			
Upper Confidence Interval	0.0000	0.4160			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2540 and left(r.parcel_no,5) <= R2540

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.

R224 CROSSCREEK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2240001				PAIKEA LLC	01/30/2023	189,000	0.56	0.4114
R	1	FM	001798	LOWERY TOMMY KEITH	2829 238	77,750		
R2240025				MCCORKLE CONNIE E	06/06/2023	135,500	0.96	0.6098
R	1	S	001798	WILLWOOD REALTY LLC	2866 322	82,630		
R2240025				WILLWOOD REALTY LLC	09/20/2023	227,500	0.96	0.3632
R	1	FM	001798	HUDSON GARRETT	2872 32	82,630		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4114	0.4402	0.1998	1.0484	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2240 and left(r.parcel_no,5) <= R2240

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.

R229 OAKHILL RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2290004				WEST PATRICIA C	08/24/2023	180,000	0.41	0.5881
R	1	FM	001811	COLLINS MARTIN RYAN AND LARA	2867 855	105,862		
R2290006				TIPPETT WILLIAM BRANDON AND	12/18/2023	319,900	0.43	0.3758
R	1	FM	001811	DOTTIN ANTHONY R	2886 973	120,210		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4820	0.4522	0.2202	1.0659	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2290 and left(r.parcel_no,5) <= R2290

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.

R228 MADISON OAKS RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2280005				WEIL TYLER B AND GREESON NIKKI	06/21/2023	247,000	0.17	0.4124
R	1	FM	001808	ALBERTS JOHN MICHAEL	2856 23	101,863		
R2280001A02				TINA BIN PROPERTY MANAGEMENT	06/16/2023	32,500	1.15	0.7015
R	3	LM		MACLEOD KEVIN	2856 371	22,800		
R2280020				SMITH MATTHEW	07/05/2023	245,000	0.30	0.4117
R	1	FM	001808	LICHT MATTHEW DONALD	2858 442	100,874		
R2280059				STRONG MARK C	07/28/2023	300,000	0.44	0.3965
R	1	FM	001808	REAMY CONNOR AND BEALAND	2863 221	118,962		
R2280001A01				DOS HITRIGHT LLC	08/30/2023	35,000	0.45	0.6514
R	3	LM		OUTPOST HOMES LLC	2868 867	22,800		
R2280025				TUGMAN KIMBERLY MICHELE AND	09/19/2023	245,000	0.28	0.3983
R	1	FM	001808	MCGUIRE CONNOR A	2871 580	97,588		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4121	0.4209	0.2260	1.1768	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2280 and left(r.parcel_no,5) <= R2280

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.

R232 EXLEY S/D FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2320001				ALBINO SADE LATOY	12/28/2023	251,000	0.22	0.3979
R	1	FM	001816	MIKELL KITTRELLA	2888 355	99,866		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3979	0.3979	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2320 and left(r.parcel_no,5) <= R2320

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.

R231 MARIA PLACE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2310003				AE SAVANNAH PROPERTIES LLC	04/28/2023	325,000	0.32	0.4197
R	1	FM	001815	TETREULT DAVID R	2846 223	136,397		
R2310017				AE SAVANNAH PROPERTIES LLC	10/23/2023	283,900	0.28	0.3861
R	1	FM	001815	TANIGUCHI DAVIN KEONI AND	2877 626	109,619		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4029	0.4040	0.0417	0.9973	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2310 and left(r.parcel_no,5) <= R2310

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.

R253 WARRENTON RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2530049				AE SAVANNAH PROPERTIES LLC	03/31/2023	204,300	0.22	0.4137
R	1	FM	001860	HINGTGEN RICKY L AND LORI M	2840C 528	84,519		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4137	0.4137	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2530 and left(r.parcel_no,5) <= R2530

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.

R280 BARNWELL SUB RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2800004				C S MARTIN INC	05/16/2023	269,900	0.68	0.3218
R	1	FM	001755	REDDICK MORGAN AND BERTAGNOLLI	2847 818	86,865		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3218	0.3218	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2800 and left(r.parcel_no,5) <= R2800

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.

R245 WOODBURY RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2450012				CATALFAMO JACK A	06/14/2023	269,500	0.00	0.3592
R	1	FM	001849	RANDOL COOPER MCGRIFF	2855 84	96,817		
R2450035				AE SAVANNAH PROPERTIES LLC	06/16/2023	263,500	0.00	0.4241
R	1	FM	001849	HENDERSON KADEN	2856 516	111,754		
R2450010				AHTE6 LLC	06/26/2023	270,000	0.00	0.3947
R	1	FM	001849	CROSSLEY FELIX	2856 600	106,579		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3947	0.3925	0.0548	1.0005	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2450 and left(r.parcel_no,5) <= R2450

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.

R248 LAURENWOOD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2480012				STROUD ROMAN AND HOLLY	05/17/2023	277,000	0.35	0.3869
R	1	FM	001852	HUGHETT JOSEPH	2850 428	107,179		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3869	0.3869	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2480 and left(r.parcel_no,5) <= R2480

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.

R251 RIDGEWOOD RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2510091				DAVIS MICHAEL JR	01/03/2023	185,000	2.42	0.6372
R	1	S	001858	DICKAU DIANA	2831 12	117,879		
R2510068				WATERS ROBERT AND VANESSA	04/21/2023	289,900	0.21	0.3853
R	1	FM	001858	BAILOR ANITA MARIE	2843 528	111,689		
R2510100				WILDMAN CYNTHIA	07/11/2023	280,000	0.24	0.4239
R	1	FM	001858	JOSEPH JOEY	2859 554	118,692		
R2510091				DICKAU DIANA	07/31/2023	309,600	2.42	0.3807
R	1	FM	001858	TRAN TUYET TRANG AND PHAM NGOC	2863 598	117,879		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4046	0.4379	0.1823	1.0432	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2510 and left(r.parcel_no,5) <= R2510

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.

R252 RESSE PINES RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2520010				TREMBLAY GUY R AND ROBERTA L	01/12/2023	229,900	0.20	0.3879
R	1	FM	001859	BOUGHTON MARJORIE	2827 213	89,171		
R2520011				GUYTON NICKIE LOAGUE FKA LOAGUE	03/06/2023	244,000	0.20	0.3920
R	1	FM	001859	ROBISON ANGELA P	2835 364	95,646		
R2520095				MCCULLOUGH TYRONE	03/20/2023	261,800	0.20	0.3992
R	1	FM	001859	REYNOLDS CALEB	2837 699	104,500		
R2520027				STOCKDALE TODD A	06/09/2023	260,000	0.20	0.3843
R	1	FM	001859	AMSPAUGH BRANDON ZACHARY	2854 800	99,914		
R2520026				WOOD PAMELA	09/06/2023	230,000	0.20	0.3962
R	1	FM	001859	WHITCOMB HARMON F	2869 634	91,123		
R2520081				BEVILL SUMMER DAWN AND WEAVER	11/17/2023	224,900	0.25	0.3763
R	1	FM	001859	BISHOP JOSHUA AND ALEXANDRIA	2882 833	84,640		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3900	0.3895	0.0166	0.9995	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2520 and left(r.parcel_no,5) <= R2520

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.

R266 KRISTIN PLACE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2660011				SOUTHLAND RESTORATION LLC	02/10/2023	279,900	0.26	0.3832
R	1	FM	001910	HICKS DOUGLAS E AND PENNY D	2832 139	107,253		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3832	0.3832	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,5) >= R2660 and left(r.parcel_no,5) <= R2660

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.

R256 PICKET FENCES RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2560042				VANDENHOUTEN BRYAN J	02/02/2023	242,500	0.28	0.5250
R	1	FM	001866	WILLWOOD REALTY LLC	2830 627	127,318		
R2560061				MCEACHIN DENISE AND MICHAEL	04/17/2023	240,000	0.28	0.4296
R	1	FM	001866	ROYAL MICHAEL P	2843 231	103,108		
R2560042				WILLWOOD REALTY LLC	04/21/2023	325,000	0.28	0.3917
R	1	FM	001866	NEIDLINGER AARON B	2843 660	127,318		
R2560069				PUTNAM JEFFERY W	04/24/2023	235,000	0.28	0.5018
R	1	FM	001866	BARON RAJO JUAN RAMON	2845 181	117,928		
R2560018				CURTIS NEIL JOHN WNUCK AND	05/09/2023	305,000	0.29	0.3622
R	1	FM	001866	GULLEDGE DILLON E	2847 26	110,462		
R2560060				MOLATORE CHASE J	05/30/2023	308,000	0.28	0.4043
R	1	FM	001866	WAGGONER KAREN N AND ADAMS	2850 652	124,510		
R2560129				CLARK HERMAN NATHAN III AND MARY	06/01/2023	355,000	0.20	0.3659
R	1	FM	001866	REDMOND RYAN	2854 289	129,904		
R2560003				SEELEY LISA	06/01/2023	269,900	0.32	0.4061
R	1	FM	001866	PALMER JOHN A AND KELLY LYNN	2854 517	109,601		
R2560013				SPURLOCK JORDAN A AND SAMANTHA	06/15/2023	351,900	0.28	0.3943
R	1	FM	001866	RAMIREZ CUEVAS ERIKA AND FELIZ	2855 459	138,754		
R2560084				WITRUKA ANDREW J AND REBECCA A	05/19/2023	325,000	1.21	0.3824
R	1	FM	001866	BUTLER TERRENCE DUANE	2856 141	124,286		
R2560053				SECRETARY OF VETERANS AFFAIRS	07/13/2023	320,000	0.30	0.4336
R	1	FM	001866	DOZIER DENNIS G JR AND PELOTE	2861 83	138,739		
R2560006				RAY CONNIE A	09/01/2023	335,000	0.45	0.3480
R	1	FM	001866	BERRY GLENN JR	2868 915	116,593		
R2560069				BARON RAJO JUAN RAMON	09/14/2023	320,000	0.28	0.3685
R	1	FM	001866	CELIS MARIA EDILIA	2871 103	117,928		
R2560051				SMITH TREMAINE ANTWAN	11/28/2023	277,000	0.28	0.3876
R	1	FM	001866	AH4R PROPERTIES TWO LLC	2883 795	107,368		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3930	0.4024	0.0888	1.0119	14
Lower Confidence Interval	0.3659	0.3745			
Upper Confidence Interval	0.4336	0.4303			

and s.saleclass = R 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 left(r.parcel_no,5) >= R2560 and left(r.parcel_no,5) <= R2560

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.

R277 SHERWOOD PLACE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2770008				KEYSTONE HOMES INC	01/20/2023	315,000	0.28	0.3901
R	1	FM	001923	MIDGETT GARY E	2828 146	122,890		
R2770010				KEYSTONE HOMES INC	02/28/2023	339,400	0.27	0.4113
R	1	FM	001923	MEADOWS DANA AND LAGANA GRAHM	2834 312	139,598		
R2770025				KEYSTONE HOMES INC	02/28/2023	310,400	0.26	0.3959
R	1	FM	001923	CROSKEY EMILY AND RICHARD D	2834 417	122,890		
R2770011				KEYSTONE HOMES INC	04/17/2023	288,400	0.27	0.4182
R	1	FM	001923	BERRY ANDREW SONNY	2844 49	120,609		
R2770015				KEYSTONE HOMES INC	04/06/2023	279,400	0.22	0.4207
R	1	FM	001923	WALKER EVANGELINE	2844 74	117,530		
R2770012				KEYSTONE HOMES INC	05/12/2023	350,400	0.26	0.4254
R	1	FM	001923	BROWN SEQUAN R AND BUTLER	2847 552	149,064		
R2770033				KEYSTONE HOMES INC	05/10/2023	290,800	0.20	0.4042
R	1	FM	001923	WHISMAN ZACHARIA SEAN AND	2847 628	117,530		
R2770022				KEYSTONE HOMES INC	05/09/2023	344,700	0.20	0.4073
R	1	FM	001923	MCCLLOUD CLARENCE FOURSHA AND	2847 666	140,396		
R2770016				KEYSTONE HOMES INC	07/05/2023	365,000	0.22	0.3951
R	1	FM	001923	VONGPHACHANH KHIM AND	2859 458	144,217		
R2770034				KEYSTONE HOMES INC	06/16/2023	318,400	0.20	0.3969
R	1	FM	001923	CULLEN DANIEL P II AND BRANDI L	2863 241	126,368		
R2770014				KEYSTONE HOMES INC	06/16/2023	321,400	0.37	0.3868
R	1	FM	001923	TIRADO JEMIL AND CARLOS SAMUEL	2863 351	124,315		
R2770031				KEYSTONE HOMES INC	08/08/2023	321,400	0.24	0.3997
R	1	FM	001923	BROWN SHAQUISE D	2865 274	128,478		
R2770029				KEYSTONE HOMES INC	08/10/2023	309,400	0.23	0.4000
R	1	FM	001923	ANDERSON ADAM B AND DINA B AS	2865 943	123,745		
R2770027				KEYSTONE HOMES INC	08/22/2023	315,300	0.39	0.3793
R	1	FM	001923	WALLACE BRANDON A AND EVANS	2867 767	119,582		
R2770026				KEYSTONE HOMES INC	08/21/2023	330,400	0.45	0.3645
R	1	FM	001923	BEATTIE CHRISTOPHER LESLIE AND	2867 822	120,438		
R2770028				KEYSTONE HOMES INC	08/30/2023	352,400	0.27	0.3984
R	1	FM	001923	WHITE JACK J AND DEBORAH	2869 534	140,396		
R2770035				KEYSTONE HOMES INC	08/31/2023	371,000	0.20	0.4036
R	1	FM	001923	CREAGER MEGAN LEE	2870 530	149,748		
R2770037				KEYSTONE HOMES INC	09/15/2023	329,500	0.21	0.3655
R	1	FM	001923	LINARES ALEX SOSTENES AND	2872 314	120,438		
R2770030				KEYSTONE HOMES INC	10/11/2023	301,300	0.22	0.3903
R	1	FM	001923	MAKRAUER SCOTT AND NANETTE	2876 513	117,586		
R2770036				KEYSTONE HOMES INC	10/19/2023	322,300	0.22	0.3710
R	1	FM	001923	ARMSTRONG JARRYL JAMOND	2877 710	119,582		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3977	0.3961	0.0319	1.0003	20
Lower Confidence Interval	0.3901	0.3886			

Upper Confidence Interval	0.4042	0.4036
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and s.saleclass = R 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 left(r.parcel_no,5) >= r2770 and left(r.parcel_no,5) <= r2770

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.

R275 FT HOWARD PLANTATION RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2750004				HOWARD PREMIER HOMES INC	01/18/2022	412,000	1.61	0.4790
R	4	FM	001922	HANOVICH JOSEPH T AND TARYN	2757 779	197,364		
R2750002				BLACK SEAN T AND MONICA M	01/27/2022	399,000	1.45	0.4569
R	1	FM	001922	PASKAN CAROLINE	2759 834	182,300		
R2750001				C S MARTIN INC	04/05/2022	385,000	1.28	0.4490
R	1	FM	001922	HOLMES NICOLE AND BASSIL WES	2775 63	172,870		
R2750008				CRAIG MICA E	03/31/2022	455,800	1.73	0.3960
R	1	FM	001922	REAVES TROY LEE JR AND MICHELLE	2780 338	180,518		
R2750011				SKINNER BRIAN K	04/29/2022	415,000	1.61	0.3553
R	1	FM	001922	RODRIGUEZ ANGELA HADEN AND	2781 596	147,468		
R2750005				ABSTON CODY CARSON AND	11/22/2022	400,000	1.65	0.4034
R	1	FM	001922	FARRELL MICHAEL AND LORI LEE	2820 310	161,350		
R2750007				HOWARD ROBERT STEVEN II AND	05/08/2023	465,000	1.76	0.4027
R	1	FM	001922	MABEY GRANT M	2847 392	187,249		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4034	0.4192	0.0818	1.0026	7
Lower Confidence Interval	0.0000	0.3847			
Upper Confidence Interval	0.0000	0.4537			

and s.saleclass = R and s.saledate >= 2022-01-01 and s.saledate <= 2024-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , S , FM , LM) and left(r.parcel_no,5) >= R2750 and left(r.parcel_no,5) <= R2750

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.

CITY OF SPRINGFIELD S100-S110 FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1000038				WEITMAN GEORGE MARK	02/14/2023	230,000	0.63	0.3743
R	1	FM	001917	CRAWFORD TIMOTHY W AND	2831 698	86,082		
S1070025				WHITE PINE HOMES LLC	02/28/2023	192,500	0.39	0.3934
R	1	FM	001956	MIXON DAVID J AND FORT SARAH R	2834 99	75,722		
S1050006				GAY NEWMAN CHRISTA	04/27/2023	232,000	0.33	0.3858
R	1	FM	001949	COCHRAN ABIGAIL AND CHRISSEY	2845 55	89,503		
S1030013				THOMAS FRANCES R	05/04/2023	160,000	0.30	0.3981
R	1	FM	001937	DIXON BERNARD	2846 320	63,688		
S1070013				AHTE6 LLC	05/12/2023	282,000	0.70	0.4168
R	1	FM	001956	HUBBARD JAMES	2847 910	117,548		
S1030014				MARSH SARA J FKA DASHER SARA J	05/22/2023	239,200	0.39	0.4046
R	1	FM	001937	CIA PROPERTIES LLC	2849 169	96,788		
S1030007A00				ARCHER JOHN C	05/15/2023	250,000	0.31	0.4612
R	1	FM	001937	180 HOME SOLUTIONS LLC	2850 885	115,306		
S1050002				PAYNE PATRICIA J AND ROBERT R II	06/16/2023	390,000	1.48	0.3852
R	1	FM	001949	CARTER SEAN AND TRISTA	2855 109	150,228		
S1070015				CARROLL DAVID A	08/21/2023	191,000	1.08	0.4189
R	1	FM	001956	CATAMOUNT PROPERTIES 2018 LLC	2866 922	80,009		
S1040005				BROWN JESSICA AND DANIEL	08/24/2023	270,000	0.37	0.3803
R	1	FM	001943	ATTRIDGE SEAN T	2867 884	102,690		
S1010059				SHABI MARK A	09/05/2023	205,000	0.37	0.3822
R	1	FM	001924	DICKERSON ROBERT JIM AND HALEY	2869 282	78,354		
S1060032A00				IJDM HOLDINGS, LLC	09/28/2023	35,000	0.45	0.3394
R	3	LM	001952	MMC CONSULTING SERVICE LLC	2873 138	11,880		
S1060032A00				MMC CONSULTING SERVICE LLC	09/28/2023	50,000	0.45	0.2376
R	3	LM	001952	PATRICK CONTRACTING AND REAL	2873 201	11,880		
S1070041				GRIFFIN JONATHAN	09/29/2023	115,000	0.12	0.4207
R	1	FM	001956	HERTLER DANIEL	2873 961	48,383		
S1030007A00				180 HOME SOLUTIONS LLC	09/07/2023	439,000	0.31	0.2627
R	1	FM	001937	PADDRICK MICHAEL AND KELLY	2869 773	115,306		
S1060046				USHER JOHN KENNY AND DIANA HUNT	11/03/2023	185,000	0.31	0.3766
R	1	FM	001952	REGISTER JEANETTE G	2879 970	69,668		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3855	0.3789	0.0910	0.9960	16
Lower Confidence Interval	0.3743	0.3509			
Upper Confidence Interval	0.4168	0.4069			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= s1000001 and left(r.parcel_no,8) <= s1090999

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.

S112 RC FOX RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
S1120001				CATAMOUNT PROPERTIES 2018 LLC	06/27/2023	286,000	0.34	0.3880
R	1	FM	001969	PROUX DENNIS AND NICHOLE	2857 958	110,966		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3880	0.3880	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= S1120001 and left(r.parcel_no,8) <= S1120999

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.

S116 FOX RUN RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1160025				L AND J SANDERS INC	04/21/2023	234,900	0.49	0.4005
R	1	FM	001978	WAYFAIR VENTURES LLC	2843 689	94,082		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4005	0.4005	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 left(r.parcel_no,8) >= S1160001 and left(r.parcel_no,8) <= S1160999

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.

389D MCCALL PLACE RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0389D012				CLAYTON PROPERTIES GROUP INC	04/06/2023	281,500	0.15	0.3882
R	1	FM	001016	HENDRICKS SHUNTA	2841 939	109,270		
0389D010				CLAYTON PROPERTIES GROUP INC	04/13/2023	298,500	0.15	0.3882
R	1	FM	001016	POWERS SAQUITA LANEAK	2842 816	115,876		
0389D015				CLAYTON PROPERTIES GROUP INC	04/25/2023	259,200	0.15	0.3853
R	1	FM	001016	SUTTON PATRICE	2844 151	99,862		
0389D017				CLAYTON PROPERTIES GROUP INC	04/26/2023	249,800	0.25	0.3317
R	1	FM	001016	PORTER JAYLIN L	2844 501	82,849		
0389D018				CLAYTON PROPERTIES GROUP INC	05/04/2023	264,000	0.24	0.3324
R	1	FM	001016	DRESCHER ANDREA MARIE AND	2846 350	87,744		
0389D011				CLAYTON PROPERTIES GROUP INC	05/04/2023	303,000	0.15	0.3682
R	1	FM	001016	MORROW ASHLEY DENISE	2846 784	111,552		
0389D009				CLAYTON PROPERTIES GROUP INC	05/15/2023	314,100	0.15	0.3872
R	1	FM	001016	KOZACHUK ANDREW C	2847 699	121,626		
0389D013				CLAYTON PROPERTIES GROUP INC	05/17/2023	313,700	0.15	0.4065
R	1	FM	001016	MOORE RACHEL A	2848 251	127,518		
0389D023				CLAYTON PROPERTIES GROUP INC	05/23/2023	286,300	0.15	0.3949
R	1	FM	001016	RIVERA ROSADO JAVIER AND	2849 610	113,072		
0389D014				CLAYTON PROPERTIES GROUP INC	05/31/2023	295,000	0.15	0.3864
R	1	FM	001016	BRADFORD SAMANTHA J AND JAMES	2851 211	113,975		
0389D024				CLAYTON PROPERTIES GROUP INC	06/01/2023	280,500	0.18	0.0813
R	1	FM	001016	HART COREY J AND MELISSA	2851 480	22,800		
0389D016				CLAYTON PROPERTIES GROUP INC	06/12/2023	300,100	0.16	0.3766
R	1	FM	001016	GOFORTH JORDAN AND SAVANNAH	2854 183	113,024		
0389D022				CLAYTON PROPERTIES GROUP INC	06/20/2023	315,400	0.15	0.4063
R	1	FM	001016	TOPP MICHAEL GENTRY AND	2855 282	128,136		
0389D019				CLAYTON PROPERTIES GROUP INC	07/10/2023	328,700	0.16	0.3693
R	1	FM	001016	GILMER PARKER LONDLO JAMES	2859 4	121,388		
0389D021				CLAYTON PROPERTIES GROUP INC	07/17/2023	290,300	0.15	0.3979
R	1	FM	001016	TREDWAY BRIANNA	2860 491	115,496		
0389D020				CLAYTON PROPERTIES GROUP INC	07/26/2023	271,000	0.15	0.3673
R	1	FM	001016	LEAKE CARA AND QUINTON	2862 561	99,529		
0389D026				CLAYTON PROPERTIES GROUP INC	08/08/2023	263,300	0.46	0.3188
R	1	FM	001016	BUTTS MATTIE MARIE	2865 381	83,942		
0389D029				CLAYTON PROPERTIES GROUP INC	08/09/2023	337,200	0.16	0.3986
R	1	FM	001016	PUSHA ALEXIS AND JEREMIAH	2865 507	134,408		
0389D030				CLAYTON PROPERTIES GROUP INC	08/25/2023	293,400	0.15	0.3880
R	1	FM	001016	MCIVER MILLIGAN BENITA AND	2867 963	113,832		
0389D025				CLAYTON PROPERTIES GROUP INC	08/31/2023	299,700	0.16	0.3730
R	1	FM	001016	MILLER WILLIAM J AND BARBARA	2868 932	111,789		
0389D028				CLAYTON PROPERTIES GROUP INC	09/12/2023	263,000	0.16	0.3714
R	1	FM	001016	THOMAS ETHAN A AND HALEY	2871 1	97,676		
0389D027				CLAYTON PROPERTIES GROUP INC	09/13/2023	270,000	0.30	0.3311
R	1	FM	001016	GREEN WILLIAM AND TRICHER FIELD	2871 25	89,407		

0389D031				CLAYTON PROPERTIES GROUP INC	09/14/2023	295,700	0.15	0.4123
R	1	FM	001016	WRIGHT AKELA AND KEVIN	2871 213	121,911		
0389D032				CLAYTON PROPERTIES GROUP INC	09/19/2023	318,200	0.15	0.3819
R	1	FM	001016	GOLDWIRE JOHN MAURICE	2872 159	121,531		
0389D033				CLAYTON PROPERTIES GROUP INC	10/03/2023	307,000	0.15	0.3711
R	1	FM	001016	CRAVEN MICHAEL D JR AND YVONNE	2874 373	113,928		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3819	0.3661	0.0783	0.9959	25
Lower Confidence Interval	0.3693	0.3401			
Upper Confidence Interval	0.3882	0.3921			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= 0389D001 and left(r.parcel_no,8) <= 0389D999

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.

S110A DASHER POINTE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S110A081				BOOMER HOMES INC	03/09/2023	259,900	0.28	0.4213
R	1	FM	001965	COOPER BRANDON MITCHELL	2837 208	109,508		
S110A022				MCWILLIAMS ASHLEIGH ELIZABETH	04/14/2023	340,000	0.28	0.3962
R	1	FM	001965	MARROW JAMIE	2842 556	134,694		
S110A001				ZAMORA YUNIOR AND VAZQUEZ	05/26/2023	335,000	0.32	0.4155
R	1	FM	001965	KRAFT LINDA CAROL AND ZACHARY	2849 905	139,208		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4155	0.4101	0.0201	1.0022	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S110A001 and left(r.parcel_no,8) <= S110A999

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.

S113 BEL-HAVEN RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
S1130011				MARCHESE JOSEPH C AND THOMAS	05/02/2023	240,000	0.53	0.3771
R	1	FM	001971	WILSON EBONY SHANAY AND ALEASE	2847 156	90,507		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3771	0.3771	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= s1130001 and left(r.parcel_no,8) <= s1130999

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.

S114 CEDAR CREEK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1140059				SCARBROUGH BETTY R AND LOWRY	01/17/2023	265,000	0.28	0.3746
R	1	FM	001973	GAUER ANGELA	2827 878	99,263		
S1140017				UPSIDE INVESTMENTS LLC	03/16/2023	269,000	1.18	0.4207
R	1	FM	001973	STRINGER ANDREW MICHAEL AND	2837 147	113,163		
S1140025				BROWN CLIFFORD J JR AND TABITHA	04/03/2023	310,000	0.87	0.3792
R	1	FM	001973	JACKSON JOHNATHON SHANE	2840 411	117,538		
S1140056				BROWN BRANDON J	05/18/2023	237,500	0.28	0.3840
R	1	FM	001973	BAILEY MARSHALL R AND MARSHALL	2848 378	91,191		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3816	0.3894	0.0333	1.0005	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1140001 and left(r.parcel_no,8) <= S1140999

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.

S117 SPRING BRANCH RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1170031				MELENDEZ JOSE L	04/14/2023	252,000	0.30	0.3721
R	1	FM	001981	BRABHAM SUMMER NICOLE AND	2843 107	93,777		
S1170006				NEASE GUSSIE ANN	05/04/2023	226,500	0.23	0.3990
R	1	FM	001981	WELCH PATRICK D	2846 251	90,367		
S1170018				ALDRIDGE MARJORIE	10/06/2023	235,000	0.18	0.3825
R	1	FM	001981	COOKE ROSANNA AND YU	2874 790	89,885		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3825	0.3841	0.0234	1.0010	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1170001 and left(r.parcel_no,8) <= S1170999

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.

S118 OAKWOOD ESTATES RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1180013				EFFINGHAM BULLOCH RENTALS LLC	02/02/2023	219,000	0.30	0.3892
R	1	FM	001984	MURRAY FLETCHER E AND MELINDA B	2830 599	85,231		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3892	0.3892	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1180001 and left(r.parcel_no,8) <= S1180999

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.

S119 SPRINGFIELD WOODS RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
S1190012				SANDERS JACK LEWIS	01/04/2023	173,000	0.23	0.3929
R	1	FM	001985	ROBINSON CINDY GIBSON AND KEVIN	2825 890	67,967		
S1190001				HT SAVANNAH PROPERTIES LLC	05/11/2023	219,000	0.31	0.3084
R	1	FM	001985	NEAL TERRENCIA AND ROBERT	2850 236	67,543		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3507	0.3457	0.1205	1.0145	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1190001 and left(r.parcel_no,8) <= S1190999

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.

S122 DEER RUN RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1220014				RUSHING EMILY F	02/06/2023	185,000	0.27	0.4257
R	1	FM	001993	BURGER TRISTAN	2830 726	78,746		
S1220050				CLARK GARY RONALD	09/07/2023	231,000	0.23	0.3854
R	1	FM	001993	HOLLIS COLLEEN HOPE	2870 403	89,027		
S1220020				RIMES NATHAN H	09/28/2023	243,100	0.42	0.3778
R	1	FM	001993	COLEMAN GARRETT	2873 419	91,841		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3854	0.3939	0.0414	1.0061	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1220001 and left(r.parcel_no,8) <= S1220999

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.

S123 HICKORY PLACE RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
S1230005				ESCORCIA FEDERICO ANTONIO AND	07/05/2023	210,000	0.25	0.4046
R	1	FM	001998	JONES JOSHUA A	2858 270	84,958		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4046	0.4046	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1230001 and left(r.parcel_no,8) <= S1230999

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.

S128 LAUREL POINTE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1280013				CARTER CHRISTOPHER PAUL	09/29/2023	134,000	0.17	0.4037
R	1	FM	002010	BST HOLDINGS LLC	2875 2	54,097		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4037	0.4037	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1280001 and left(r.parcel_no,8) <= S1280999

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.

S130 BEAUBROOK RATIO STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1300057				LANKHORST KYLE DONALD AND	02/09/2023	315,000	0.48	0.4663
R	1	FM	002015	REGISTER MELISSA ANN	2831 384	146,874		
S1300063				NAUMAN JOEL R	03/16/2023	329,000	0.32	0.3943
R	1	FM	002015	WHEELS JOHN AND CHASITY	2838 448	129,732		
S1300031				TACKETT DARRELL AND PERKINSON	04/24/2023	339,900	0.29	0.3784
R	1	FM	002015	FINN ABIGAIL M AND GRAZIANO	2845 218	128,604		
S1300089				DOOLEY LISA C	05/25/2023	350,000	0.36	0.4457
R	1	FM	002015	ELROD PATRICK KEVIN AND SUSAN	2849 698	155,992		
S1300091				HAHN CHRISTOPHER KENT	07/11/2023	300,000	0.30	0.3982
R	1	FM	002015	FOSTER GRACE	2859 980	119,456		
S1300080				HOGAN RODNEY JAMES AND SHEILA	08/18/2023	385,000	0.38	0.3948
R	1	FM	002015	SANDS KRISTEN MARIE AND RYAN	2867 19	152,007		
S1300002				CONNELLY RAYMOND W	10/12/2023	345,000	0.32	0.4859
R	1	FM	002015	PATEL DARSHAN V	2875 547	167,630		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3982	0.4232	0.0827	1.0005	7
Lower Confidence Interval	0.0000	0.3862			
Upper Confidence Interval	0.0000	0.4602			

and s.saleclass = R 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 , S , FM , LM) and left(r.parcel_no,8) >= S1300001 and left(r.parcel_no,8) <= S1300999

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.