

271D EAGLES LANDING REVISED

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0271D020				SIMMONS PAUL D	05/07/2024	569,900	1.23	0.4270
R	1	FM	000342	BARRETT CHELSEA AND ZAMORA	2910 514	243,322		
0271D012				WILLETTE KAE LAN AND ABIGAIL	05/29/2024	400,000	0.53	0.3757
R	1	FM	000342	CAMPBELL WILLIAM FRANK CALTON	2911 692	150,278		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4014	0.4058	0.0639	0.9892	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

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 >= 2024-01-01 and s.saledate <= 2025-01-01 and left(r.parcel_no,5) >= 0271D and left(r.parcel_no,5) <= 0271D

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.

272E CANDLEBERRY REVISED									
PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO	
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)	
0272E019				HUFFMAN BRYAN AND SAMANTHA	12/05/2024	352,500	0.57	0.3698	
R	1	FM	000363	OREILLY JOSEPH W	2945 838	130,350			

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3698	0.3698	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

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 <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0272E and left(r.parcel_no,5) <= 0272E

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.

273C HONEY RIDGE ESTATES REVISED

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
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	153,991		
0273C069				STEWART TESSA J	05/19/2023	449,900	0.60	0.4615
R	1	FM	000375	BAKER GARY AND KAREN	2848 705	207,614		
0273C152				JACOBS ANTHONY AND DANA	06/02/2023	418,000	0.56	0.4322
R	1	FM	000375	PARKS DAVID AND KELSEY	2851 805	180,660		
0273C045				BRACKEN BRIAN CRAIG AND RACHEL	07/14/2023	605,000	0.75	0.4079
R	1	FM	000375	MILLER ERIC AND DANA	2860 321	246,792		
0273C003				ROBINSON STACEY R AND DANIEL C	09/28/2023	670,000	1.78	0.3897
R	1	FM	000375	PIERANDOZZI ANTHONY SR AND	2873 989	261,131		
0273C161				HARDMAN MARK A	10/18/2023	395,000	0.66	0.4117
R	1	FM	000375	PARKER COURTNEY	2877 485	162,632		
0273C092				TAUZIER DONALD J AND MERIJAN T	03/12/2024	429,900	0.60	0.4070
R	1	FM	000375	PARKER TAMI LYNN AND DAVID E	2899 324	174,951		
0273C170				DRAYER MICHAEL S AND NICOLE M	05/29/2024	450,000	0.69	0.3752
R	1	FM	000375	CONNELLY WILLIAM EDWARD AND	2911 497	168,852		
0273C100				SPEARS GERALDINE AND MARIA ANNE	05/31/2024	536,000	0.70	0.4196
R	1	FM	000375	KING GARY WILLIAM JR AND TRACY	2912 401	224,928		
0273C104				WILLOUGHBY KENNETH R JR AND	06/18/2024	80,000	0.80	0.4000
R	4	LM	000375	ATLAS BUILDING GROUP LLC	2915 281	32,000		
0273C057				ELLIOTT JOSHUA E AND BRITTANY A	06/27/2024	434,900	0.60	0.4343
R	1	FM	000375	FRAZIER RUSSELL LORENZO AND	2917 311	188,863		
0273C055				NUGENT ARLENE N	07/24/2024	435,000	0.60	0.3981
R	1	FM	000375	BOWERS PATRICIA D	2921 882	173,193		
0273C044				NEAL JOHN T AND BRYN K	09/10/2024	485,000	0.81	0.3871
R	1	FM	000375	HACKETT MICHAEL AND JESSE	2930 870	187,736		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4079	0.4100	0.0401	1.0010	13
Lower Confidence Interval	0.3897	0.3975			
Upper Confidence Interval	0.4322	0.4225			

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 <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0273c and left(r.parcel_no,5) <= 0273c

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296A PINEORA SALES STUDY REVISED									
PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)	
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL			
0296A077				ECHO HOMEBUILDERS LLC	08/23/2024	474,900	0.98	0.3996	
R	1	FM	000441	PLATT JUSTIN AND JENKINS HAILEY	2928 4	189,769			
0296A064				DJ INVESTMENT PROPERTIES LLC	10/21/2024	269,900	0.45	0.4086	
R	1	FM	000441	PATTERSON ANNSLEE G AND	2938 410	110,269			

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4041	0.4028	0.0111	1.0032	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2024-01-01 and s.saledate <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0296a and left(r.parcel_no,5) <= 0296a

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.

435A SOUTHERN HILLS REVISED

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435A080				VELEY MICHAEL J AND SABRINA	07/01/2024	70,000	0.63	0.4286
R	3	LM	001239	EGANS HOMES LLC	2917 684	30,000		
0435A109				QUICK MATTHEW C AND AMY E	08/06/2024	480,200	0.63	0.3416
R	1	FM	001239	ANDERSON JANELL M AS TRUSTEE	2925 132	164,043		
0435A109				ANDERSON JANELL M AS TRUSTEE	08/06/2024	480,200	0.63	0.3416
R	1	FM	001239	HERNANDEZ TONYA	2925 135	164,043		
0435A001				KIRBY JEFFREY AND STEPHANIE L	10/29/2024	395,000	0.56	0.4028
R	1	FM	001239	VITOLS CHRISTOPHER	2939 762	159,097		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3722	0.3628	0.0995	1.0438	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

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 >= 2024-01-01 and s.saledate <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435a and left(r.parcel_no,5) <= 0435a

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445C RAMSEY LANDING REVISED

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0445C089				SMITH FAMILY HOMES LLC	01/10/2024	567,100	0.75	0.4406
R	1	FM	001331	BEANE BILLY AND JESSICA	2890 318	249,866		
0445C088				SMITH FAMILY HOMES LLC	01/10/2024	550,800	0.99	0.3780
R	1	FM	001331	WILSON DANNY MITCHEL JR	2890 344	208,199		
0445C090				SMITH FAMILY HOMES LLC	01/12/2024	509,800	0.75	0.4062
R	1	FM	001331	DEAN ELAINE COTELL AND DANIEL	2890 426	207,104		
0445C051				DANT BRANDY M AND VITO M	01/30/2024	555,000	0.51	0.4145
R	1	FM	001329	PATRICK JENNIFER	2892 356	230,020		
0445C084				SMITH FAMILY HOMES LLC	01/31/2024	484,200	0.75	0.4060
R	1	FM	001331	LEE ANTAWAND D	2893 352	196,607		
0445C077				SMITH FAMILY HOMES LLC	01/31/2024	554,200	0.75	0.3976
R	1	FM	001331	PHILLIPS TIMOTHY E JR AND LISA E	2893 373	220,371		
0445C078				SMITH FAMILY HOMES LLC	02/02/2024	546,100	0.75	0.4017
R	1	FM	001331	WELBORN MATTHEW JOE	2893 393	219,342		
0445C091				SMITH FAMILY HOMES LLC	02/01/2024	487,100	0.75	0.4092
R	1	FM	001331	HULME JONATHAN AND MAURINE	2894 238	199,312		
0445C086				SMITH FAMILY HOMES LLC	02/29/2024	577,100	1.14	0.4081
R	1	FM	001331	FIGUEROA PEDRO AHMED MUSTAFA	2898 309	235,505		
0445C222				SMITH FAMILY HOMES LLC	03/08/2024	589,800	0.81	0.4315
R	1	FM	001331	DIXON EUNOROUS T AND SHANITA V	2899 702	254,503		
0445C185				SGANDURRA CHRISTOPHER JOSEPH	03/14/2024	495,000	0.88	0.3902
R	1	FM	001331	EVERSON CHRISTOPHER A AND	2899 863	193,130		
0445C173				CARTER BRENDA D AND PAMELA D	03/26/2024	400,000	0.75	0.4659
R	1	FM	001331	WADLEY KEELI EVANS AND SCOTT	2901 441	186,368		
0445C228				SMITH FAMILY HOMES LLC	04/08/2024	469,100	0.91	0.3885
R	1	FM	001331	FREEMAN JEREMY ETHAN AND	2903 764	182,246		
0445C223				SMITH FAMILY HOMES LLC	04/09/2024	486,000	0.75	0.4214
R	1	FM	001331	PERKINS DELORES E AND ROBERT B	2903 807	204,786		
0445C226				SMITH FAMILY HOMES LLC	04/03/2024	578,500	1.08	0.4056
R	1	FM	001331	MILLER NEIL O AND SHAW MILLER	2904 294	234,668		
0445C085				SMITH FAMILY HOMES LLC	04/10/2024	547,300	0.75	0.3615
R	1	FM	001331	WILLIAMS MARK AND KIMBERLEY	2904 565	197,831		
0445C066				SMITH FAMILY HOMES LLC	04/12/2024	500,800	0.75	0.3881
R	1	FM	001331	BIBB ANDREW V AND JESSICA L	2904 585	194,353		
0445C224				SMITH FAMILY HOMES LLC	04/04/2024	450,800	0.75	0.4647
R	1	FM	001331	SUTTER RUSSELL AND KAREN	2904 614	209,487		
0445C067				SMITH FAMILY HOMES LLC	04/15/2024	552,000	0.75	0.3988
R	1	FM	001331	MOTT RHONDA L AND JOHN D	2905 543	220,113		
0445C068				SMITH FAMILY HOMES LLC	04/17/2024	465,100	0.75	0.3935
R	1	FM	001331	EVERETT RAYMOND L AND FAYE	2905 994	183,019		
0445C155				BENHAM MICHAEL	04/30/2024	492,000	0.80	0.4007
R	1	FM	001331	RODRIGUEZ ANGELA H AND TONY J	2907 631	197,122		
0445C193				LAWRENCE ALEXANDER HOMES LLC	05/30/2024	527,000	0.69	0.3935
R	1	FM	001328	BURDEN THOMAS JOSEPH AND	2912 666	207,393		

0445C194				LAWRENCE ALEXANDER HOMES LLC	05/30/2024	574,900	0.63	0.5568
R	1	FM	001328	YOUNG STEVE	2912 956	320,093		
0445C032				EIBEN JEFFERY T AND STACY M	06/03/2024	530,000	0.51	0.3895
R	1	FM	001329	ERWIN JEROME AND LAKEISHA D	2913 132	206,460		
0445C064				SMITH FAMILY HOMES LLC	06/12/2024	583,800	0.75	0.3880
R	1	FM	001331	KRAUT SUSAN M AND WILLIAMS	2914 414	226,489		
0445C139				HUNTER DAVID LEE AND ANNA MARIE	06/20/2024	75,000	1.06	0.4533
R	3	LM	001328	WEIMER STACY R	2915 574	34,000		
0445C221				SMITH FAMILY HOMES LLC	06/28/2024	494,300	0.99	0.4263
R	1	FM	001331	ROSS CHERYL AND DAVID W	2919 80	210,711		
0445C225				SMITH FAMILY HOMES LLC	07/12/2024	529,000	0.75	0.4029
R	1	FM	001331	SPENCER JUSTIN	2920 863	213,158		
0445C227				SMITH FAMILY HOMES LLC	07/11/2024	584,200	0.93	0.3425
R	1	FM	001331	BERG DUSTIN RAY CRYSTAL AND	2920 888	200,085		
0445C195				COOK CRAIG E AND ANITRA M	08/02/2024	85,000	1.39	0.4000
R	3	LM	001328	KINETIC GLOBAL HOMES LLC	2923 766	34,000		
0445C063				SMITH FAMILY HOMES LLC	08/09/2024	524,100	0.75	0.3708
R	1	FM	001331	CLARKE IAN	2926 71	194,353		
0445C065				SMITH FAMILY HOMES LLC	08/15/2024	571,500	0.75	0.3439
R	1	FM	001331	HOLT WADE AND BERNADETTE	2927 192	196,543		
0445C075				ELLIS DANIEL EUGENE AND	08/23/2024	565,000	0.75	0.4004
R	1	FM	001331	TRAN SUNNY HOANG	2927 864	226,231		
0445C248				SMITH FAMILY HOMES LLC	08/28/2024	499,200	0.98	0.4189
R	1	FM	001331	JOHNSON PRENTISS C AND ARETHA L	2929 600	209,101		
0445C246				SMITH FAMILY HOMES LLC	09/05/2024	564,000	0.84	0.4180
R	1	FM	001331	WILLIAMS CHARLES THERON AND	2930 644	235,762		
0445C247				SMITH FAMILY HOMES LLC	09/06/2024	620,500	1.02	0.3800
R	1	FM	001331	NAF CASH LLC	2930 666	235,762		
0445C025				KNOUT MATTHEW D	10/07/2024	534,000	0.55	0.4443
R	1	FM	001329	FISHER WENDELL ANDREW SR	2935 991	237,244		
0445C247				NAF CASH LLC	10/15/2024	630,500	1.02	0.3739
R	1	FM	001331	HALL DARRYL DELANTE SR AND	2937 780	235,762		
0445C123				LAWRENCE JOHN SR AND CHERYL	11/08/2024	529,900	1.01	0.3901
R	1	FM	001331	SCHINO MICHAEL ANTHONY AND	2941 447	206,718		
0445C061				SMITH FAMILY HOMES LLC	11/12/2024	478,800	0.53	0.0652
R	1	FM	001331	PATRICK DYLAN J AND SHAUNA LEE	2943 227	31,200		
0445C062				SMITH FAMILY HOMES LLC	12/27/2024	530,000	0.74	0.0589
R	1	FM	001331	WIITA KIMBERLY ANNE	2950 76	31,200		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4004	0.3885	0.0977	1.0039	41
Lower Confidence Interval	0.3901	0.3628			
Upper Confidence Interval	0.4081	0.4142			

and s.saleclass = R and s.saledate >= 2024-01-01 and s.saledate <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0445C and left(r.parcel_no,5) <= 0445C

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.

0445D RAINDANCE REVISED

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0445D093				LENNAR GEORGIA LLC	11/07/2024	325,100	0.18	0.3748
R	1	FM	001333	CARRATALA NAURA GALARDE AND	2881 484	121,858		
0445D146				LENNAR GEORGIA LLC	01/11/2024	284,300	0.17	0.4247
R	1	FM	001333	LINGARD LARRY DARNELL	2889 740	120,738		
0445D148				LENNAR GEORGIA LLC	01/12/2024	291,100	0.17	0.4186
R	1	FM	001333	JOHNSON GEORGE SOLON ANTHONY	2890 114	121,858		
0445D149				LENNAR GEORGIA LLC	01/26/2024	284,800	0.17	0.3884
R	1	FM	001333	CHO ARA	2891 991	110,625		
0445D150				LENNAR GEORGIA LLC	02/09/2024	313,600	0.17	0.4212
R	1	FM	001332	MCDANIEL IAN CALEB	2893 633	132,084		
0445D029				LENNAR GEORGIA INC	02/12/2024	348,900	0.22	0.3749
R	1	FM	001332	YEON MYEONGSEON	2893 928	130,796		
0445D153				LENNAR GEORGIA LLC	01/12/2024	316,900	0.17	0.4168
R	1	FM	001332	EASTERDAY CHAD AND JULIE	2895 865	132,084		
0445D087				LENNAR GEORGIA LLC	01/12/2024	292,600	0.16	0.4088
R	1	FM	001333	KOCH CAROL ANN AND PEREZ MARTIN	2895 917	119,618		
0445D084				LENNAR GEORGIA LLC	01/12/2024	301,600	0.16	0.3966
R	1	FM	001333	KIM JOSHUA GANGYUN	2896 278	119,618		
0445D086				LENNAR GEORGIA LLC	02/22/2024	300,300	0.16	0.4354
R	3	FM	001332	AKE WILLIAM ALBERTO AND MELIZA	2896 329	130,737		
0445D085				LENNAR GEORGIA LLC	02/23/2024	289,800	0.16	0.4166
R	1	FM	001333	LEE ISA AC	2896 373	120,738		
0445D151				LENNAR GEORGIA LLC	02/26/2024	275,800	0.17	0.4370
R	1	FM	001333	CARDENAS JORGE	2896 645	120,512		
0445D152				LENNAR GEORGIA LLC	01/12/2024	305,800	0.17	0.3868
R	1	FM	001333	PATEL DEVANSHI AND SHETH JAY	2896 692	118,272		
0445D082				LENNAR GEORGIA LLC	01/12/2024	324,100	0.16	0.4075
R	1	FM	001332	VARELA ANGEL ALBERTO VIVAS	2897 154	132,084		
0445D083				LENNAR GEORGIA LLC	02/27/2024	278,000	0.16	0.4383
R	1	FM	001333	BREWTON MADISON HALEY	2897 242	121,858		
0445D068				CARPENTER DALE JAMES JR AND	03/11/2024	449,900	0.16	0.4468
R	1	FM	001332	PURVIS SABRINA YALUNDA JOYCE	2900 723	201,020		
0445D024				SPRINGER DONALD AND PAMELA	04/10/2024	420,000	0.23	0.3994
R	1	FM	001332	IMLER MICHAEL CURTIS	2906 376	167,756		
0445D030				KEEP RYAN LYLE AND CROOKS TANYA	06/03/2024	420,000	0.19	0.3956
R	1	FM	001332	FIGUEROA JULIO ISAIAS AND LAURIE	2913 153	166,132		
0445D124				SHUKLA MANISH KASHINATH	09/10/2024	360,000	0.16	0.3649
R	1	FM	001332	STIER DAVID HAROL AND DANA MARIE	2930 923	131,356		
0445D112				CARTUS FINANCIAL CORPORATION	11/07/2024	345,000	0.25	0.3467
R	1	FM	001333	RASING COLLEEN OCONNELL AND	2940 977	119,618		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4082	0.4043	0.0525	1.0017	20
Lower Confidence Interval	0.3884	0.3925			

Upper Confidence Interval	0.4212	0.4161
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and s.saledate >= 2024-01-01 and s.saledate <= 2025-01-01 and left(r.parcel_no,5) >= 0445d and left(r.parcel_no,5) <= 0445d

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476D Mill Creek FINAL Ratio Study

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0476D023				LEWIS CECIL V ESTATE	08/22/2024	65,000	0.00	1.5844
R	1	FM	001566	CARSON S LLC	2927 292	102,988		
0476D087				PHILLIPS BRANDON W AND MELISSA A	07/12/2024	322,600	0.35	0.4113
R	1	FM	001566	USSERY JASON MARTIN AND	2919 742	132,691		
0476D097				ROUGH ALLAN CONRAD AND SAMUEL	06/10/2024	354,900	0.34	0.3839
R	1	FM	001575	MCGIBBON SCOTT	2914 370	136,253		
0476D118				SHRUM DOYAL DAVID JR AND ANN	01/30/2024	335,000	0.37	0.4095
R	1	FM	001575	OGLESBY NATHAN AND LINDA	2892 397	137,168		
0476D122				DUSHANE JOSEPH MATTHEW AND	08/30/2024	360,000	0.39	0.3785
R	1	FM	001575	OLAVARRIA EDWIN AND GLADYS	2928 914	136,253		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4095	0.4489	0.6023	1.4112	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

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

0465J REVISED

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	0.3974
R	1	FM	001507	MERSINGER MICHAEL JOSEPH AND	2832 74	139,084		
0465J009B00				HARRIS WILLARD W III	04/03/2023	305,000	0.69	0.4185
R	1	FM	001507	WILLIAMS CURTIS AND AMANDA	2841 362	127,643		
0465J003D01				REGENCY HOME BUILDERS LLC	08/05/2024	375,000	0.52	0.3569
R	1	FM	001507	DUKE ROBERT BURNS JR AND ANN	2924 135	133,842		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3974	0.3889	0.0517	1.0051	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

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 <= 2025-01-01 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.

465J GOSHEN TERRACE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465J003D01				REGENCY HOME BUILDERS LLC	08/05/2024	375,000	0.52	0.3844
R	1	FM	001507	DUKE ROBERT BURNS JR AND ANN	2924 135	144,149		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3844	0.3844	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 >= 2024-01-01 and s.saledate <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) 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.

- Changed Land to 80K/Acre based on Sale, Area is Comparable to City of Pincon (R200 - R215)
80K/AC
- Size Adjustments were removed off of Lots
- Commercial Lots were not taken into consideration for this Change.
- Residential Only.