

8

Island Hills ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|---------------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|
| D-04-36-415-008 | 3042 SANDHILL DRIVE | 06/21/23 | \$555,000 | WD | 03-ARM'S LENGTH | \$555,000 | \$198,500 | 35.77 |
| Totals: | | | \$555,000 | | | \$555,000 | \$198,500 | 35.77 |

Sale. Ratio =>

| Land Table | Property Class | Building Dept. |
|--------------|----------------|----------------|
| ISLAND HILLS | 407 | 88 |

Island Hills Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|---------------------|-----------|------------------|--------|----------------|------------------|------------------|---------------|
| D-04-36-415-008 | 3042 SANDHILL DRIVE | 06/21/23 | \$555,000 | WD | 03-ARMS LENGTH | \$555,000 | \$198,500 | 35.77 |
| Totals: | | | \$555,000 | | | \$555,000 | \$198,500 | 35.77 |

Sale. Ratio =>

| Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Libel/Page |
|----------------|---------------|-----------------|----------------|-------------|--------------|--------------|----------|------------|
| \$567,230 | \$57,770 | \$70,000 | 1.00 | 1.00 | \$57,770 | \$1.33 | 00009 | 5526/0127 |
| \$567,230 | \$57,770 | \$70,000 | 1.00 | 1.00 | Average | Average | | |
| | | | per Net Acre=> | 57,770.00 | per SqFt=> | \$1.33 | | |

