

Neighborhoods Used: R-06.RES RIVER/CRK FRONT

2458 FOX RIDGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-033-000-040-31	04/18/2024 R-06	401	340,000	101,738	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	62	222,751	177,457	1.255
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15511	12357	1.255		



8285 SUNSET DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-050-000-100-00	06/21/2023 R-06	401	116,000	38,851	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HM	65	77,149	66,265	1.164



8283 SUNSET DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-050-000-030-01	06/09/2023 R-06	401	164,500	78,563	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	58	83,311	234,004	0.356
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2626	7376	0.356		



!!MULTI-PARCEL SALE!!

8283 SUNSET DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-050-000-065-00	06/09/2023 R-06	401	164,500	76,847	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	59	85,003	233,555	0.364
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2650	7281	0.364		



!!MULTI-PARCEL SALE!!

8819 WAGAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-016-000-020-01	05/25/2023 R-06	401	214,000	66,602	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	55	132,276	114,503	1.155
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15122	13090	1.155		



8259 SUNSET DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-050-000-035-00	03/15/2023 R-06	401	170,000	42,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	127,700	136,001	0.939



1489 ROSHOWA TERRACE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-028-000-065-01	08/19/2022 R-06	401	350,000	146,993	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	76	203,007	177,427	1.144

!!MULTI-PARCEL SALE!!



1489 ROSHOWA TERRACE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-028-000-065-06	08/19/2022 R-06	401	350,000	146,993	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	76	203,007	177,427	1.144

!!MULTI-PARCEL SALE!!



Neighborhoods Used: R-06.RES RIVER/CRK FRONT

426 IRISH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
080-019-000-015-20	06/13/2022 R-06	401	375,000	78,559	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STY	79	257,850	147,198	1.752
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	38591	22030	1.752		

!!MULTI-PARCEL SALE!!



426 IRISH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
081-019-000-075-00	06/13/2022 R-06	401	375,000	110,711	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STY	77	236,044	185,830	1.270
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	28245	22236	1.270		

!!MULTI-PARCEL SALE!!



