

RR-04, RS440, RS640 - RURAL RES HOMES OVER 2900, IKRAM OAKS, STONEWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
000-12-16-276-006-02	3400 S DEARING RD	09/17/24	\$565,000	WD	03-ARM'S LENGTH	\$584,752	\$321,500	54.98	\$694,089	\$95,931	\$488,821	\$563,768	0.867	3,418	
173-12-01-101-002-35	4883 INDIAN CREEK DR	09/22/22	\$475,000	MLC	03-ARM'S LENGTH	\$539,038	\$257,400	47.75	\$605,420	\$56,838	\$482,200	\$516,889	0.933	3,260	
173-12-01-101-002-35	4883 INDIAN CREEK DR	03/01/23	\$555,000	WD	03-ARM'S LENGTH	\$610,132	\$257,400	42.19	\$605,420	\$56,838	\$553,294	\$516,889	1.070	3,260	
173-12-01-101-002-21	4862 INDIAN CREEK DR	01/17/23	\$575,000	WD	03-ARM'S LENGTH	\$637,294	\$248,200	38.95	\$620,602	\$94,830	\$542,464	\$495,400	1.095	1,930	
173-12-01-101-002-17	4822 STONEWOOD DR	03/18/25	\$549,000	WD	03-ARM'S LENGTH	\$560,117	\$164,900	29.44	\$443,514	\$41,608	\$518,509	\$378,687	1.369	1,798	
000-12-18-176-001-07	9875 KING RD	10/28/22	\$805,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$907,629	\$317,400	34.97	\$699,632	\$242,923	\$664,706	\$482,822	1.377	2,984	
000-12-25-151-005-00	5511 REYNOLDS RD	11/30/22	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$476,070	\$129,100	27.12	\$278,451	\$82,118	\$393,952	\$206,651	1.906	2,976	
Totals:			\$3,949,000			\$4,315,032	\$1,695,900		\$3,947,128		\$3,643,946	\$3,161,107			
								Sale. Ratio =>	39.30			E.C.F. =>	1.153		
								Std. Dev. =>	9.92			Ave. E.C.F. =>	1.231		