

Neighborhoods Used: 4005.4005 CITY INFLUENCE

4498 BUTEO DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-131-035-00 12/29/2021 4005 401 1,240,000 156,146
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 91 1,083,854 639,425 1.695
 !!MULTI-PARCEL SALE!!



876 INOCHEE WOODS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-184-034-00 07/08/2021 4005 401 730,000 131,605
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 89 598,395 484,433 1.235



4314 BUTEO DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-131-001-00 05/07/2021 4005 401 450,000 59,871
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 390,129 341,538 1.142



634 OLD INOCHEE FARM TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-184-009-00 12/10/2020 4005 401 994,000 237,991
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 88 756,009 659,845 1.146



785 WIND DRIFT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-184-072-00 10/29/2020 4005 401 810,000 137,722
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 93 672,278 587,614 1.144



3638 JEFFERSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-315-014-10 10/14/2020 4005 401 717,000 186,279
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 530,721 423,686 1.253



696 OLD INOCHEE FARM TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-184-014-00 08/28/2020 4005 401 1,150,000 147,786
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 84 1,002,214 813,848 1.231



682 INOCHEE WOODS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-184-046-00 08/26/2020 4005 401 935,000 130,867
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 94 804,133 656,779 1.224



Neighborhoods Used: 4005.4005 CITY INFLUENCE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-131-035-00	07/29/2020 4005	401	800,000	77,926	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	91	722,074	639,425	1.129



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-131-020-01	04/03/2020 4005	401	525,000	64,319	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	91	460,681	543,587	0.847



