

Manchester Woods

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
PM-16-02-180-003	110 WOODLAND WAY	08/25/20	235,000	235,000	123,900	52.7234	280,587	3,013
PM-16-02-180-006	122 WOODLAND WAY	01/21/21	244,000	244,000	96,000	39.34426	221,114	71,486
PM-16-02-180-014	154 WOODLAND WAY	05/18/21	273,000	273,000	126,800	46.44689	271,599	50,001
PM-16-02-180-018	218 GLENWOOD CIR	08/19/20	243,000	243,000	113,250	46.60494	258,109	33,491
PM-16-02-180-036	219 GLENWOOD CIR	12/01/21	280,000	280,000	125,200	44.71429	271,289	57,311
PM-16-02-180-038	231 GLENWOOD CIR	03/03/21	247,000	247,000	105,450	42.69231	242,113	53,487
Totals:			1,522,000	1,522,000	690,600		1,544,811	268,789
Manchester Woods land value chosen		12235=	44,800					

Emerald Glen

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
PM-16-10-110-002	510 EMERALD GLEN DR	01/25/22	27,750	27,750	16,000	57.65766	23,200	27,750
PM-16-10-110-012	702 GLEN OAK DR	06/30/21	23,500	23,500	10,000	42.55319	23,200	23,500
PM-16-10-110-021	724 GLEN OAK DR	07/21/20	20,000	20,000	16,000	80	24,016	20,000
PM-16-10-110-028	727 GLEN OAK DR	03/08/21	30,000	30,000	32,000	106.66667	537,946	-461,546
Totals:			101,250	101,250	74,000		608,362	-390,296
Emerald Glen land value chosen		12235=	22,100					

Manchester Meadows

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
PM-16-11-205-002	326 BAKER ST	07/20/20	20,000	20,000	16,000	80	23,200	-207,804
PM-16-11-205-004	334 BAKER ST	07/20/20	20,000	20,000	16,000	80	23,200	-211,155
PM-16-11-205-005	338 BAKER ST	02/10/21	24,000	24,000	16,000	66.66667	48,600	24,000
PM-16-11-205-016	321 BAKER ST	07/20/20	20,000	20,000	16,000	80	136,646	-93,446
Totals:			84,000	84,000	64,000		231,646	-488,405
Manchester Meadows land value chosen		12235=	21,000					