

Neighborhoods Used: 4090 - 4090 SHIMANO, COTTONWOOD & OTHERS, 4100 - 4100 DIVINE HIGHLANDS, 4070 - 4070 CEDAR RIDGE & MEADOWRUE

7010 CEDAR RIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-200-000-002-00		09/22/2023		4070	394,000	48,483
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		345,517	311,152	1.110



9205 SHIMANO DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-215-000-025-00		02/08/2023		4100	375,000	35,497
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		339,503	252,489	1.345



8847 CHICORY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-206-000-022-00		12/28/2022		4070	350,000	58,654
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92		291,346	257,557	1.131



7023 PENN CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-215-000-008-00		12/09/2022		4100	302,000	33,102
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88		268,898	231,456	1.162



9299 SHIMANO DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-215-000-019-00		12/09/2022		4100	380,000	28,392
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		351,608	361,089	0.974



9362 COTTONWOOD CREEK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-195-000-003-00		11/23/2022		4090	460,000	89,992
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		356,552	349,262	1.021
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		13456		13180	1.021	



7333 CEDAR RIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-200-000-022-00		06/17/2022		4070	419,000	67,742
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		351,258	272,367	1.290



