



WEDDINGTON CHURCH

HEMBY

WEDDINGTON MATTHEWS

BEULAH CHURCH

ANTIOCH CHURCH

POTTER

POTTER

REA

PROVIDENCE

WEDDINGTON

TWELVE MILE CREEK

WEDDINGTON

ENNIS

WAXHAW INDIAN TRAIL

BILLY HOMEY

NEW TOWN

NEW TOWN

NEW TOWN

NEW TOWN

PROVIDENCE

GROVE CHURCH

4602000 UNPLATTED WEDDINGTON EAST

VACANT LAND SALES

Appraiser	Reval	NBHD	Parcel #	Sale Date	Book	Page	Sale Price	Parcel Acreage	Multiple Parcels/Single Parcel	Sale Acreage	Sales price per Acre	Notes
JDH	4,601,800	06120017		20-Mar-14	6195	366	\$ 70,000	0.83	S	0.83	\$ 84,337	
JDH	4,602,000	06150041A		27-May-14	6231	350	\$ 162,500	1.82	S	1.82	\$ 89,286	
JDH	4,601,800	06120012F		25-Nov-13	6138	502	\$ 145,000	2.09	S	2.09	\$ 69,378	
JDH	4,705,900	06045005J		13-Sep-13	6096	609	\$ 74,000	2.27	S	2.27	\$ 32,599	
JDH	4,601,000	06090002A		10-Jul-13	6047	256	\$ 250,000	2.43	S	2.43	\$ 102,881	
FS	4,602,900	06156030		21-Jul-14	6265	13	\$ 121,000	2.6	S	2.6	\$ 46,538	
FS	4,602,900	06156030		21-Jul-14	6264	586	\$ 100,000	2.6	S	2.6	\$ 38,462	
JDH	4,602,000	06069003F		6-Aug-13	6069	737	\$ 100,000	2.68	S	2.68	\$ 37,313	
JDH	4,705,900	06003014C		6-Sep-13	6091	827	\$ 88,000	2.89	S	2.89	\$ 30,450	
JDH	4,601,800	06123127A		9-Jun-14	6239	625	\$ 1,475,000	3.78	M	22	\$ 67,045	with 06147004,06147004b
JDH	4,705,900	06045005G		13-Sep-13	6096	606	\$ 129,500	3.98	S	3.98	\$ 32,538	
JDH	4,602,000	06126004		10-Dec-12	5890	414	\$ 550,000	5.17	M	20.5	\$ 26,829	
JDH	4,705,900	06045005D		30-Apr-13	5992	656	\$ 125,000	5.32	M	8.37	\$ 14,934	
JDH	4,602,000	06099008A		27-May-14	6231	467	\$ 480,000	7.94	S	7.94	\$ 60,453	
JDH	4,705,900	06042005		22-Jun-12	5760	693	\$ 200,000	9.91	S	9.91	\$ 20,182	
JDH	4,705,900	06003064		29-May-12	5744	823	\$ 240,000	10.24	M	22	\$ 10,909	
JDH	4,601,000	06093011 01		20-Feb-13	5941	364	\$ 229,000	14.57	S	14.57	\$ 15,717	
JDH	4,705,900	07144005B		30-Jan-13	5926	717	\$ 839,500	16	M	17.48	\$ 48,026	
JDH	4,602,000	06150067		6-Sep-13	6092	594	\$ 650,000	17	S	17	\$ 38,235	
JDH	4,601,000	07141001G		15-May-14	6225	248	\$ 750,000	19.9	S	19.9	\$ 37,688	
JDH	4,601,000	06093007A		21-Dec-12	5899	797	\$ 650,000	28	S	28	\$ 23,214	
JDH	4,705,900	06042012A		27-Dec-13	6156	763	\$ 2,400,000	90.71	S	90.71	\$ 26,458	
JDH	4,705,900	06042012A		28-Mar-13	5970	183	\$ 3,400,000	90.71	S	185.91	\$ 18,288	

IMPROVED SALES REPORT

NEIGHBORHOOD - 4,602,000 - UNPLATTED WEDDINGTON WEST

SUBDIVISION - UNPLATTED CONSTRUCTION GRADE - AVERAGE MINUS

PARCEL #	YR	BLT	SQFT	A S S E S S E D			Date	S A L E		ASSESSMENT / SALE RATIO
				LAND	BUILDING	TOTAL		Price	\$ per SQFT	
06096030	2000	1782		\$49,940	\$52,000	\$101,940	25-Jul-14	\$92,000	\$51.63	111%
300 MAPLE GROVE CHURCH RI										

MOBILE HOME

CONSTRUCTION GRADE - AVERAGE PLUS

PARCEL #	YR	BLT	SQFT	A S S E S S E D			Date	S A L E		ASSESSMENT / SALE RATIO
				LAND	BUILDING	TOTAL		Price	\$ per SQFT	
06072015	1984	1914		\$141,000	\$143,600	\$284,600	18-Nov-13	\$210,000	\$109.72	136%
108 LESTER DAVIS RD										
06153012A	1978	1372		\$75,170	\$116,700	\$191,870	25-Jun-14	\$135,000	\$98.40	142%
326 OLD MILL RD										

CONSTRUCTION GRADE - GOOD MINUS

PARCEL #	YR	BLT	SQFT	A S S E S S E D			Date	S A L E		ASSESSMENT / SALE RATIO
				LAND	BUILDING	TOTAL		Price	\$ per SQFT	
06153014G	1997	3010		\$61,250	\$230,200	\$291,450	26-Jul-13	\$375,000	\$124.58	78%
415 LOHAVEN RD										

CONSTRUCTION GRADE - GOOD

PARCEL #	YR	BLT	SQFT	A S S E S S E D			Date	S A L E		ASSESSMENT / SALE RATIO
				LAND	BUILDING	TOTAL		Price	\$ per SQFT	
06096099	1994	2837		\$98,080	\$249,400	\$347,480	15-Aug-13	\$355,000	\$125.13	98%
6024 GREYSTONE DR										

CONSTRUCTION GRADE - GOOD PLUS

PARCEL #	YR	BLT	SQFT	A S S E S S E D			Date	S A L E		ASSESSMENT / SALE RATIO
				LAND	BUILDING	TOTAL		Price	\$ per SQFT	
06102004B	1999	4363		\$513,070	\$477,600	\$990,670	23-Jul-14	\$1,194,500	\$273.78	83%
821 LESTER DAVIS RD										

SALES WITHIN 4,602,000 NEIGHBORHOOD

NUMBER OF SALES	6
MEDIAN ASSESSMENT RATIO	104%
MEDIAN SALES PRICE	\$ 282,500
MEDIAN SQUARE FOOTAGE	2,376
MEDIAN SALES PRICE PER SQUARE FOOT	\$ 117.15