

Land Branch Township Sales Analysis Walhalla Shores +.26%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Appr. Date	Land Table
002-700-034-00	7756 E NAVAJO TRAIL	05/12/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,100	51.78	\$238,254		WALHALLA SHORES
002-700-046-00		04/01/25	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$4,100	63.08	\$8,200		WALHALLA SHORES
002-700-047-00	7804 E NAVAJO TRAIL	05/14/25	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$84,700	42.35	\$169,410		WALHALLA SHORES
002-700-148-00	7665 E NAVAJO TRAIL	07/25/25	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$203,100	55.04	\$406,135		WALHALLA SHORES
002-700-150-00	7673 E NAVAJO TRAIL	01/13/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,100	51.05	\$204,169		WALHALLA SHORES
002-700-204-00	7919 E NAVAJO TRAIL	09/19/24	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$91,700	55.91	\$183,324		WALHALLA SHORES
002-700-214-00		05/17/24	\$17,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$17,000	\$7,400	43.53	\$14,800		WALHALLA SHORES
002-700-215-00		05/17/24	\$17,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$17,000	\$7,400	43.53	\$14,800		WALHALLA SHORES
002-700-216-00		07/22/24	\$16,900	WD	03-ARM'S LENGTH	\$16,900	\$7,400	43.79	\$14,800		WALHALLA SHORES
002-700-226-00	7851 E CHICKASAW TRAIL	08/21/24	\$147,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$147,000	\$60,800	41.36	\$121,579		WALHALLA SHORES
002-700-227-00		08/21/24	\$147,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$147,000	\$60,800	41.36	\$121,579		WALHALLA SHORES
002-700-232-00		05/16/24	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$7,400	43.53	\$14,800		WALHALLA SHORES
002-700-254-01	7854 E CHICKASAW TRAIL	02/28/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$107,100	56.37	\$214,191		WALHALLA SHORES
002-700-265-00	506 N OTTAWA PASS	08/09/24	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$97,400	48.70	\$194,745		WALHALLA SHORES
002-700-267-00		08/09/24	\$200,000	WD	20-MULTI PARCEL SALE REF	\$200,000	\$97,400	48.70	\$194,745		WALHALLA SHORES
Totals:						\$2,121,400	\$1,057,900		\$2,115,531		

Sale. Ratio => 49.87
Std. Dev. => 6.68

50 minus 49.87 x 2 = +.26%