

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl	Per #		
				BSF	1ST	2ND	USF	SqFt F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	
1371 AFTON MOUNTAIN ROAD 3 2 1B 10004	1.00 Fr 11	1968	45 2	AV	295	1180	0 0	1180 2	0	8	Y	0	NONE	1 1	32 308	05/15/2025 V	450,000 V	1180	\$ 381.35	
571 AFTON MOUNTAIN ROAD 3 3 2 06751	1.60 Fr 51	1920 1950	55 2	G	0	1162	0 605	1162 2	0	8	Y	0	NONE	2 3	352 842	11/19/2024 V	517,000 V	1767	\$ 292.58	
1203 AFTON MOUNTAIN LANE 3 4 C 13458	0.00 Fr 72	1994	48 2	G	0	1208	0 0	0 2	0	8	Y	1	ATT	308 3	0 546	07/28/2025 V	450,000 V	1208	\$ 372.51	
608 TWIN RIDGE LANE 3 8 8 09158	1.00 Fr 41	1996	47 2	AV	1605	2953	0 0	2953 2	1	10	Y	0	DET	960 2	1 874	06/27/2025 V	850,000 V	2953	\$ 287.84	
94 AFTON CHAPEL ROAD 3 A 51A 06575	1.00 Fr 41	1979 2000	55 2	AV	0	1356	0 0	1356 2	0	8	Y	0	NONE	1 1	40 300	10/18/2024 V	518,000 V	1356	\$ 382.00	
2811 AFTON MOUNTAIN ROAD 3 A 60 11446	1.00 Fr 11	1969	46 2	AV	0	2340	0 0	0 3	0	11	Y	0	NONE	2 1	116 628	01/24/2025 V	525,000 V	2340	\$ 224.35	
2319 AFTON MOUNTAIN ROAD 3 A 74 00778	1.40 Fr 81	1972	48 2	G	0	512	0 205	0 1	0	5	N	1	NONE	2 0	360 3.580	05/22/2025 V	430,000 V	717	\$ 599.72	
459 AFTON MOUNTAIN ROAD 3 A 140 02555	1.00 Fr 11	1946 2015	48 2	G	0	1262	0 0	0 2	0	8	Y	0	NONE	1 0	64 2.410	07/03/2025 V	460,000 V	1262	\$ 364.50	
291 SADDLEBACK FARM 3 A 154 00449	2.00 Mas 74	1983	93 2	EX	707	2360	1268 0	707 3	0	11	Y	1	DET	676 1	0 330	08/19/2025 V	2,495,000 V	3628	\$ 687.70	
161 APPLE LN 3 10 8 15068	1.00 Fr 41	2000	46 2	AV	0	2295	0 0	0 2	0	8	Y	0	ATT	468 1	2 24	08/12/2024 V	545,000 V	2295	\$ 237.47	
3 12 5 17355	0.00		2		0	0	0 0	0 0	0	0	0	0	NONE	0 0		07/31/2024 V	385,000 V	0		
17 AFTON BRAES DR 4 A 56 01787	1.00 Fr 11	1962	37 2	AV	0	1216	0 0	0 1	0	5	Y	0	NONE	3 0	344 0.570	07/23/2024 V	310,000 V	1216	\$ 254.93	
43 AFTON BRAES DR 4 A 56A 12674	1.00 Fr 89	1975	37 2	G	265	1008	0 0	1008 0	2	6	Y	0	NONE	1 1	108 192	07/23/2024 V	340,000 V	1008	\$ 337.30	
300 AFTON MOUNTAIN ROAD 4A 2 8 02387	1.00 Fr 11	1956	45 2	AV	720	1439	0 0	1232 2	1	10	Y	0	ATT	322 0	1 0.520	03/27/2025 V	400,000 V	1439	\$ 277.97	
427 TANBARK DR 6 1 2B 17456	1.30 Fr 16	2018	58 2	G	0	1623	0 1135	0 3	0	11	Y	1	ATT	864 2	1 430	03/10/2025 V	950,000 V	2758	\$ 344.45	

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				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt		
1887 TAN BARK RD 6 4 A2 15556	2.00 Fr 66	2016	58 2	G	608	2387	1216 234	1216	4	0	14	Y	2	DET ATT	775 468	2 1	235 226	8.060	05/23/2025 V	1,700,000 V	3837	\$ 443.05
453 GLASS HOLLOW RD 6 5 C2 04796	1.00 Fr 135	1976	44 2	AV	0	1242	0 0	1242	3	0	11	Y	0	CPT	378 0	1 0	120 4.000	06/30/2025 V	500,000 V	1242	\$ 402.57	
492 AVON RD 6 A 39 00789	0.00 Fr 72	1965	45 2	AV	0	1319	0 0	0	2	1	10	N	0	NONE	0 0	0	1.030	09/17/2025 V	375,000 V	1319	\$ 284.30	
249 HATTIES LN 6 A 76 07361	1.00 Fr 11	1930 1996	35 2	F	0	1157	0 0	0	1	0	5	Y	1	NONE	2 0	315	2.405	09/09/2025 V	200,000 V	1157	\$ 172.86	
1130 GLASS HOLLOW RD 6 A 105 12722	1.00 Fr 17	1996	37 5	AV	0	544	0 0	0	0	0	2	N	1	NONE	0 0	0	53.670	12/09/2024 V	725,000 V	544	\$ 1,332.72	
1462 GLASS HOLLOW RD 6 A 113 09984	0.00		5		0	0	0 0	0	0	0	0	0	0	NONE	0 0	0	17.080	11/07/2024 V	350,000 V	0		
25 FALLING SPRINGS DR 6 A 129 05716	1.00 Fr 11	1991 1996	45 5	AV	0	1138	0 0	1138	2	0	8	Y	0	NONE	2 1	262 145	28.120	02/13/2025 V	475,000 V	1138	\$ 419.39	
6 A 139 01933	0.00		2		0	0	0 0	0	0	0	0	0	0	NONE	0 0	0	16.480	09/23/2025 V	240,000 V	0		
57 POUNDING BRANCH RD 6 A 159A 15882	2.00 Fr 16	2005 2006	46 2	AV	0	768	791 0	768	2	1	10	Y	1	ATT	396 1	2 42	1.159	11/07/2025 V	415,000 V	1559	\$ 266.19	
72 PLEASANT VIEW LN 6 11 A 08126	1.00 Fr 135	1979	45 2	G	904	1552	0 0	1456	3	0	11	N	0	NONE	0 1	432	4.154	11/06/2024 V	460,000 V	1552	\$ 296.39	
6 15 6 10092	0.00		2		0	0	0 0	0	0	0	0	0	0	NONE	0 0	0	5.400	07/31/2025 V	280,000 V	0		
6 15 13 10101	0.00		2		0	0	0 0	0	0	0	0	0	0	NONE	0 0	0	5.650	05/15/2025 V	250,000 V	0		
6 15 16 10104	0.00		2		0	0	0 0	0	0	0	0	0	0	NONE	0 0	0	12.540	04/01/2025 V	317,500 V	0		
6 19 5 177826	0.00		2		0	0	0 0	0	0	0	0	0	0	NONE	0 0	0	5.140	09/05/2025 V	365,000 V	0		
187 PINE NEEDLES LANE 7 7 2 10076	1.80 Fr 51	1992	54 2	AV	725	1008	0 806	1008	2	1	10	Y	2	NONE	1 2	160 464	5.746	05/30/2025 V	575,000 V	1814	\$ 316.97	

Parcel ID: 1 1 1 to NOT MAPPED 556

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Sales from: 06/07/2024 to 01/01/2026

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				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
256 RIVER RIDGE LN 7 7 6 11174	1.00 Fr 135	2013	55 2	AV	0	1608	0	0	1608	2	0	8	Y	1	ATT	480 1	140 564	06/14/2024 V	645,000 V	1608
2635 ENNIS MOUNTAIN TRL 7 7 12 03098	0.00		2		0	0	0	0	0	0	0	0	0	NONE	0 0		5.940	12/06/2024 V	116,000 V	0
7 8 5 14664	0.00		2		0	0	0	0	0	0	0	0	0	NONE	0 0		11.750	08/01/2024 V	234,920 V	0
3741 ENNIS MOUNTAIN RD 7 A 68C 16862	0.00		2		0	0	0	0	0	0	0	0	0	NONE	0 0		4.530	03/07/2025 V	207,500 V	0
7 A 90 06284	0.00		5		0	0	0	0	0	0	0	0	0	NONE	0 0		10.370	06/17/2025 V	125,000 V	0
11A 1 15 01966	0.00		1		0	0	0	0	0	0	0	0	0	NONE	0 0		0.490	12/17/2024 V	35,000 V	0
57 BUTTERNUT LN 11A 1 16 03748	1.40 Fr 74	1985	55 1	AV	0	864	0	346	0	2	0	8	N	1	NONE	1 1	28 100	05/22/2025 V	340,000 V	1210
54 BUTTERNUT LN 11A 1 20 08757	1.75 Fr 74	1979	58 1	AV	0	1189	0	900	0	3	0	11	Y	0	NONE	1 3	60 600	06/26/2025 V	565,000 V	2089
36 BUTTERNUT LN 11A 1 21 04828	1.50 Fr 74	1982	57 1	G	889	988	0	507	988	3	1	13	Y	0	NONE	1 4	16 1290	11/08/2024 V	625,975 V	1495
19 CHESTNUT LN 11A 1 37 13130	2.00 Fr 51	2006	53 1	AV	1120	1120	784	0	1120	3	0	11	Y	1	NONE	1 1	144 684	02/10/2025 V	542,000 V	1904
11A 1 41 02445	0.00		1		0	0	0	0	0	0	0	0	0	NONE	0 0		0.690	05/27/2025 V	30,000 V	0
66 DOGWOOD RD 11A 1 48 09941	1.75 Fr 74	1979	56 1	AV	1120	1120	0	546	1120	2	0	8	Y	1	NONE	0 4	944	11/26/2024 V	570,000 V	1666
40 E ELKWOOD DR 11A 1 67 04772	1.00 Fr 74	1979	55 1	AV	0	1436	0	0	0	2	0	8	Y	1	NONE	1 1	58 204	04/28/2025 V	430,000 V	1436
74 FIRTREE DRIVE 11A 1 89 02850	2.00 Fr 51	2006	48 1	AV	0	1180	928	0	0	3	1	13	Y	1	NONE	3 5	276 1032	07/03/2024 V	600,000 V	2108
11A 1 103 11001	0.00		1		0	0	0	0	0	0	0	0	0	NONE	0 0		0.410	12/10/2024 V	30,000 V	0

PER A
\$401.11

\$280.99

\$270.46

\$418.71

\$284.66

\$342.13

\$299.44

\$1284.62

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				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqF	Per
134 GUMTREE DRIVE 11A 1 110 10918	1.00 Fr 41	1979	47 1	AV	750	750	0 0	750	2	0	8	Y	1	NONE	0 3	562	0.540	08/22/2025 V	370,000 V	750	\$ 493.33
153 GUMTREE DRIVE 11A 1 113 08147	2.00 Fr 74	1984	55 1	AV	0	1280	544 0	0	2	0	8	N	1	NONE	1 2	48 760	0.590	10/07/2024 V	437,500 V	1824	\$ 239.85
147 GUMTREE DRIVE 11A 1 114 13121	3.00 Fr 74	1982	48 1	AV	0	1678	1728 1344	0	8	0	26	N	0	NONE	1 5	160 750	0.800	11/15/2024 V	700,000 V	4750	\$ 147.36
184 WHITE OAK DRIVE 11A 2 5 12585	1.00 Fr 74	1979	48 1	G	466	922	164 0	466	2	0	8	N	1	NONE	1 2	164 492	0.690	12/03/2024 V	470,000 V	1086	\$ 432.78
48 OAK LN 11A 2 25 05642	0.00		1		0	0	0 0	0	0	0	0	0	NONE	0 0		0.414	08/01/2024 V	55,000 V	0		
122 OAK LANE 11A 2 28 11304	1.75 Fr 61	2006	56 1	AV	0	1226	0 472	0	2	0	8	Y	1	NONE	0 1	315	0.520	10/14/2025 V	555,555 V	1698	\$ 327.18
140 OAK LANE 11A 2 30 09671	BL Fr 41	2007	67 1	AV	0	2250	0 189	0	3	0	11	Y	1	NONE	1 3	96 488	0.980	10/17/2025 V	1,150,000 V	2439	\$ 471.50
618 WHITE OAK 11A 3 618 00673	1.00 Fr 18	1979	47 1	AV	304	608	0 0	304	2	0	8	N	1	NONE	1 2	36 448	0.150	10/28/2025 V	265,000 V	608	\$ 435.85
634 WHITE OAK 11A 3 634 09485	1.00 Fr 18	1979	47 1	AV	304	608	0 0	304	2	0	8	N	1	NONE	1 1	36 210	0.120	09/02/2025 V	239,500 V	608	\$ 393.91
641 WHITE OAK 11A 3 641 12047	1.00 Fr 18	1979	47 1	AV	304	608	0 0	304	2	0	8	Y	1	NONE	1 1	36 210	0.180	04/01/2025 V	260,000 V	608	\$ 427.63
649 WHITE OAK 11A 3 649 07600	1.00 Fr 18	1979	47 1	AV	331	662	0 0	331	2	0	8	N	1	NONE	1 1	20 210	0.090	10/07/2025 V	265,000 V	662	\$ 400.30
11A 5 1 03464	0.00		2		0	0	0 0	0	0	0	0	0	NONE	0 0		0.580	10/28/2025 V	80,000 V	0		
82 PINNACLE DRIVE 11B A 25 11576	1.50 Fr 74	1979	47 1	G	0	996	0 382	0	3	0	11	Y	1	NONE	0 2	364	0.110	03/13/2025 V	653,500 V	1378	\$ 474.23
28 PINNACLE DRIVE 11B A 30 02162	1.00 Fr 74	1979	47 1	AV	348	697	0 0	348	2	0	8	N	1	NONE	0 1	259	0.110	02/13/2025 V	420,000 V	697	\$ 602.58
22 TYRO COURT 11B B 2 08314	1.75 Fr 74	1979 2000	58 2	G	0	1143	180 858	0	2	0	8	Y	1	NONE	1 2	117 424	0.140	09/29/2025 V	799,000 V	2181	\$ 366.34

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				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
21 TYRO LANE 11B B 4 13648	1.00 Fr 74	1979	55 2	AV	0	1264	629	0	0	2	0	8	Y	1	NONE	0 1	255	0.160	07/16/2024 V	612,500 V	1893
105 TYRO LN 11B B 11 11763	1.00 Fr 74	2015	58 2	AV	1290	1290	750	0	1290	4	1	16	Y	2	NONE	1 1	110 36	0.130	06/06/2025 V	1,200,000 V	2040
10 SQUIRREL TREE LANE 11B C 1 02972	1.00 Fr 74	1979	47 2	AV	0	896	0	0	0	2	0	8	N	1	NONE	0 2	450	0.180	06/25/2024 V	417,500 V	1196
18 SQUIRREL TREE LANE 11B C 3 10603	1.00 Fr 74	1979	47 2	AV	0	896	0	0	0	2	0	8	N	1	NONE	0 2	196	0.120	10/17/2025 V	450,000 V	1196
81 SQUIRREL TREE LN 11B C 6 13740	1.50 Fr 74	1979	47 2	AV	0	896	0	0	0	2	0	8	Y	1	NONE	0 2	204	0.220	02/13/2025 V	405,000 V	1196
72 SQUIRREL TREE LN 11B C 11 12734	1.00 Fr 74	1979	47 2	G	0	1196	0	0	0	3	0	11	Y	1	NONE	1 2	100 328	0.230	08/30/2024 V	565,000 V	1496
164 N. ROCK TREE LANE 11B C 13 12714	1.00 Fr 74	1979	47 2	AV	0	896	0	0	0	2	0	8	N	1	NONE	0 6	620	0.110	12/17/2024 V	439,000 V	1196
456 BLACKROCK DRIVE 11B D 7 01272	1.40 Fr 74	1980	48 1	AV	1008	1008	0	250	1008	2	0	8	N	2	NONE	0 3	448	0.520	12/11/2024 V	430,000 V	1258
492 BLACKROCK DRIVE 11B D 9 07312	1.50 Fr 74	1978	55 1	AV	1336	1960	0	140	1336	2	1	10	N	2	DET	352 3	0 336	0.460	10/29/2024 V	690,000 V	2100
380 BLACKROCK CIRCLE 11B D 84 11148	1.80 Fr 51	1979 2005	75 1	AV	788	1860	560	1009	1262	5	1	19	Y	0	NONE	1 8	84 3020	0.640	08/28/2025 V	2,300,000 V	3429
402 BLACKROCK CIRCLE 11B D 85 10917	2.00 Fr 74	1980	64 1	AV	0	1556	904	0	0	3	0	11	Y	1	NONE	0 4	1122	0.570	08/05/2024 V	945,000 V	2460
105 EAGLES COURT 11B E 105 10727	1.00 Fr 18	1976	47 1	AV	0	784	0	0	0	1	1	7	Y	1	NONE	0 1	128	0.070	05/12/2025 V	299,000 V	784
107 EAGLES COURT 11B E 107 00177	1.00 Fr 18	1976	47 1	AV	0	784	0	0	0	1	1	7	Y	1	NONE	0 1	128	0.070	07/31/2025 V	266,500 V	784
108 EAGLES COURT 11B E 108 01524	1.00 Fr 18	1976	47 1	AV	0	784	0	0	0	1	1	7	Y	1	NONE	0 1	128	0.070	10/10/2025 V	299,000 V	784
120 EAGLES COURT 11B E 120 03296	1.00 Fr 18	1976	47 1	AV	0	784	0	0	0	1	1	7	Y	1	NONE	0 1	128	0.070	02/05/2025 V	297,900 V	784

Per 17

\$323.56

\$588.23

\$349.08

\$376.25

\$338.62

\$377.67

\$367.05

\$341.81

\$328.57

\$670.74

\$384.14

\$381.37

\$339.92

\$381.37

\$379.97

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				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	
123 EAGLES COURT 11B E 123 01528	1.00 Fr 18	1976	47 1	AV	0	784	0 0	0 1	1	7	Y	1	NONE	0 1	128	0.070	10/03/2025 V	289,900 V	784	\$369.77	
131 EAGLES COURT 11B E 131 06655	1.00 Fr 18	1976	47 1	AV	0	784	0 0	0 1	1	7	Y	1	NONE	0 1	128	0.070	11/27/2024 V	279,500 V	784	\$356.50	
142 EAGLES COURT 11B E 142 08438	1.50 Fr 18	1976	47 1	AV	0	784	0 392	0 2	0	8	Y	1	NONE	0 1	128	0.070	08/09/2024 V	434,000 V	1176	\$369.04	
704 LAURELWOOD 11B F 704 09437	1.00 Fr 18	1978	47 1	AV	0	648	0 0	0 1	0	5	Y	1	NONE	1 1	48 72	0.190	02/12/2025 V	145,000 V	648	\$223.76	
705 LAURELWOOD 11B F 705 09872	1.50 Fr 18	1978	47 1	AV	0	648	0 324	0 2	0	8	Y	1	NONE	1 1	48 72	0.190	07/14/2025 V	242,000 V	972	\$248.97	
712 LAURELWOOD 11B F 712 10998	1.00 Fr 18	1978	47 1	AV	0	648	0 0	0 1	0	5	Y	1	NONE	1 1	48 72	0.190	09/15/2025 V	145,000 V	648	\$223.76	
718 LAURELWOOD 11B F 718 00674	1.00 Fr 18	1978	47 1	AV	0	648	0 0	0 1	0	5	Y	1	NONE	1 1	48 72	0.120	08/21/2024 V	153,500 V	648	\$236.88	
722 LAURELWOOD 11B F 722 13010	1.00 Fr 18	1978	47 1	AV	0	936	0 0	0 2	0	8	Y	1	NONE	0 1	72	0.120	02/18/2025 V	250,000 V	936	\$267.09	
740 LAURELWOOD 11B F 740 06834	1.00 Fr 18	1978	47 1	AV	0	936	0 0	0 2	0	8	Y	1	NONE	1 1	48 72	0.050	07/10/2025 V	237,000 V	936	\$253.20	
744 LAURELWOOD 11B F 744 09151	1.00 Fr 18	1978	47 1	G	0	648	0 0	0 1	0	5	Y	1	NONE	1 1	48 72	0.050	05/12/2025 V	155,000 V	648	\$239.19	
744 LAURELWOOD 11B F 744 09151	1.00 Fr 18	1978	47 1	G	0	648	0 0	0 1	0	5	Y	1	NONE	1 1	48 72	0.050	08/15/2024 V	166,500 V	648	\$256.94	
748 LAURELWOOD 11B F 748 07216	1.00 Fr 18	1978	47 1	AV	0	936	0 0	0 2	0	8	Y	1	NONE	0 1	72	0.160	09/03/2024 V	225,000 V	936	\$240.38	
775 LAURELWOOD 11B F 775 12623	1.50 Fr 18	1981	47 1	AV	0	648	0 324	0 2	0	8	Y	1	NONE	1 1	48 72	0.090	08/09/2024 V	253,000 V	972	\$260.28	
778 LAURELWOOD 11B F 778 06340	1.00 Fr 18	1981	47 1	AV	0	936	0 0	0 2	0	8	Y	1	NONE	0 1	72	0.090	01/17/2025 V	240,000 V	936	\$256.41	
798 LAURELWOOD 11B F 798 06678	1.00 Fr 18	1981	47 1	AV	0	648	0 0	0 1	0	5	Y	1	NONE	1 1	48 72	0.100	05/30/2025 V	150,000 V	648	\$231.48	

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Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl		
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
801 LAURELWOOD 11B F 801 00243	1.50 Fr 18	1981	47 1	AV	0	648	0 324	0 2	0	8	Y	1	NONE	1 1	48 72	0.100	04/04/2025 V	V	249,000	972
803 LAURELWOOD 11B F 803 07283	1.50 Fr 18	1981	47 1	AV	0	648	0 324	0 2	0	8	Y	1	NONE	1 1	48 72	0.100	08/01/2025 V	V	279,000	972
214 FORTUNES RIDGE DR 11C A 11 08153	1.00 Fr 74	1980	47 1	AV	663	1088	0 0	1088 2	0	8	Y	1	NONE	0 1	965	0.700	11/08/2024 V	V	480,000	1088
404 FORTUNES RIDGE DR 11C A 20 02168	1.75 Fr 74	1983	54 1	AV	0	1255	0 702	0 2	0	8	Y	1	NONE	2 1	91 430	0.700	03/28/2025 V	V	600,000	1957
17 HICKORY SPRINGS ROAD 11E A 6 07777	1.40 Fr 51	2006	55 1	AV	0	1152	0 300	0 2	0	8	Y	1	NONE	2 0	352 0	0.490	10/14/2025 V	V	510,000	1452
17 HICKORY SPRINGS ROAD 11E A 6 07777	1.40 Fr 51	2006	55 1	AV	0	1152	0 300	0 2	0	8	Y	1	NONE	2 0	352 0	0.490	11/18/2024 V	V	485,000	1452
11E A 62 08882	0.00		1		0	0	0 0	0 0	0	0	0	0	NONE	0 0	0.340	02/03/2025 V	V	45,000	0	
274 LAUREL SPRINGS DRIVE 11E A 65 11284	2.00 Fr 74	1983	54 1	AV	0	1356	948 0	0 3	1	13	N	1	NONE	1 6	32 868	0.380	03/26/2025 V	V	500,000	2304
18 LAUREL SPRINGS DR 11E B 3 02826	1.00 Fr 12	2013	57 1	AV	671	1341	0 0	1341 2	0	8	Y	1	NONE	2 1	288 352	0.670	08/21/2024 V	V	549,000	1341
25 DEVILS BEND 11E B 4 08887	1.00 Fr 41	2006	55 1	AV	0	1448	0 0	0 2	0	8	Y	1	NONE	1 1	320 250	0.360	07/18/2025 V	V	469,000	1448
11E C 7 12523	0.00		1		0	0	0 0	0 0	0	0	0	0	NONE	0 0	0.460	05/05/2025 V	V	50,000	0	
11E C 8 12887	0.00		1		0	0	0 0	0 0	0	0	0	0	NONE	0 0	0.350	05/05/2025 V	V	50,000	0	
58 SUMMIT LANE 11E C 31 01346	2.00 Fr 51	2004	65 1	AV	0	2315	1307 403	0 4	0	14	Y	1	DET	600 2	105 749	0.670	09/19/2025 V	V	1,395,000	4025
34 HEMLOCK DR 11E C 124 02964	1.75 Fr 51	2006	58 1	AV	0	1150	0 863	0 3	1	13	Y	1	NONE	3 1	195 215	0.400	03/05/2025 V	V	575,000	2013
119 EAST CATOCTIN DRIVE 11E D 1 07466	1.00 Fr 74	1982	56 1	AV	0	1462	420 0	0 2	1	10	N	1	NONE	0 2	624	0.390	02/05/2025 V	V	559,000	1882

PER #

\$256.17

\$287.03

\$441.17

\$306.59

\$351.23

\$334.02

\$217.01

\$409.39

\$323.89

\$346.58

\$285.64

\$297.02

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Tot				
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	
159 EAST CATOCTIN DRIVE 11E D 2 01935	2.00 Fr 61	2004	54 1	AV	1100	1524	1524	0	1300	4	1	16	Y	1	NONE	0 1	296	0.410	11/12/2024 V	820,000 V	3048	Per IA \$269.02
21 NORTH FOREST DRIVE 11E D 5 06437	1.60 Fr 74	1998	54 1	AV	800	1426	80	658	1346	3	0	14	Y	2	NONE	3 2	216 288	0.670	05/13/2025 V	605,000 V	2164	\$279.57
126 NORTH FOREST DRIVE 11E D 12 05251	1.60 Fr 51	2006	55 1	AV	1064	1112	0	638	1064	3	0	11	Y	1	NONE	2 2	256 434	0.700	03/31/2025 V	670,000 V	1750	\$382.85
265 EAST CATOCTIN DRIVE 11E D 18 12778	1.00 Fr 74	1996	58 1	AV	0	1675	0	0	0	3	0	11	Y	1	NONE	1 1	60 322	0.340	06/17/2024 V	560,000 V	1675	\$334.32
475 EAST CATOCTIN DRIVE 11E D 27 12919	2.00 Fr 74	1981	58 1	AV	660	922	420	0	922	2	0	8	N	1	NONE	1 3	18 576	0.370	08/08/2025 V	500,000 V	1342	\$372.57
462 EAST CATOCTIN DRIVE 11E D 32 07274	2.00 Fr 74	1979	57 1	AV	0	1644	1272	0	0	2	0	8	N	2	NONE	1 5	80 972	0.420	12/06/2024 V	749,000 V	2916	\$256.85
298 E CATOCTIN DR 11E D 42 04554	1.00 Fr 16	2014	57 1	AV	960	1032	0	0	960	2	1	10	Y	1	NONE	1 1	60 590	0.360	03/28/2025 V	565,000 V	1032	\$547.48
177 SOUTH FOREST DRIVE 11E D 52 11303	1.00 Fr 74	1979	58 1	G	0	1700	0	83	0	2	0	8	N	0	NONE	1 1	65 504	0.710	10/09/2024 V	650,000 V	1783	\$364.55
1416 HIGHLANDS 11E E 1416 01317	1.00 Fr 18	1980	47 1	AV	480	840	0	0	480	2	0	8	Y	2	NONE	0 1	96	0.080	08/21/2024 V	410,000 V	840	\$488.09
1420 HIGHLANDS 11E E 1420 08556	1.00 Fr 18	1980	47 1	AV	0	840	0	0	0	1	0	5	Y	1	NONE	0 1	96	0.050	09/26/2025 V	210,000 V	840	\$1250.00
1422 HIGHLANDS 11E E 1422 00604	1.00 Fr 18	1980	47 1	AV	450	1100	0	0	1100	3	0	11	Y	2	NONE	0 1	96	0.050	10/02/2024 V	469,950 V	1100	\$427.22
1441 HIGHLANDS 11E E 1441 13784	1.00 Fr 18	1980	47 1	AV	0	1100	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.150	11/18/2024 V	400,000 V	1100	\$363.63
5 SHENANDOAH RIDGE 11E G C5 05749	3.00 Fr 18	1990	56 1	AV	0	746	746	639	0	4	1	16	Y	1	NONE	1 2	51 226	0.070	09/03/2024 V	530,000 V	2131	\$248.70
10 SHENANDOAH RIDGE 11E G A10 13192	3.00 Fr 18	1996	56 1	AV	0	746	796	552	0	4	1	16	Y	1	NONE	1 1	50 110	0.090	09/06/2024 V	487,500 V	2094	\$232.80
2111 FAIRWAY WOODS 11E H 2111 08770	1.00 Fr 18	1981	46 1	AV	0	978	0	0	0	2	0	8	N	1	NONE	0 1	104	0.070	06/18/2024 V	230,000 V	978	\$235.17

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl		
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
2118 FAIRWAY WOODS 11E H 2118 09208	1.50 Fr 18	1981	46 AV 1	0	978	0	293	0	2	0	8	N	1	NONE	0 1	104	0.070	10/25/2024 V	275,000 V	1271
2125 FAIRWAY WOODS 11E H 2125 05920	1.00 Fr 18	1986	46 AV 1	0	978	0	0	0	2	0	8	Y	1	NONE	0 0		0.070	12/12/2024 V	218,000 V	978
2132 FAIRWAY WOODS 11E H 2132 09360	1.00 Fr 18	1986	46 AV 1	0	978	0	0	0	2	0	8	Y	1	NONE	0 0		0.070	09/09/2025 V	249,000 V	978
2134 FAIRWAY WOODS 11E H 2134 08357	1.00 Fr 18	1986	46 AV 1	0	1002	0	0	0	2	0	8	Y	1	NONE	0 0		0.070	10/31/2025 V	230,000 V	1002
2146 FAIRWAY WOODS 11E H 2146 04716	1.00 Fr 18	1986	46 AV 1	0	978	0	0	0	2	0	8	Y	1	NONE	0 0		0.030	08/16/2024 V	225,000 V	978
2148 FAIRWAY WOODS 11E H 2148 05250	1.50 Fr 18	1986	46 AV 1	0	978	0	293	0	2	0	8	Y	1	NONE	0 1	104	0.030	08/29/2025 V	317,000 V	1271
1460 LEDGES 11E I 1460 04643	1.50 Fr 18	1980	47 G 1	0	1100	0	330	0	3	0	11	Y	1	NONE	0 1	96	0.060	02/27/2025 V	560,000 V	1430
1465 LEDGES 11E I 1465 04628	1.00 Fr 18	1980	47 AV 1	0	880	0	0	0	1	0	5	Y	1	NONE	0 1	96	0.060	12/09/2024 V	235,000 V	880
1466 LEDGES 11E I 1466 12042	1.50 Fr 18	1980	47 AV 1	0	880	0	264	0	2	0	8	Y	1	NONE	0 1	96	0.060	10/29/2024 V	390,000 V	1144
1472 LEDGES 11E I 1472 09551	1.50 Fr 18	1980	47 G 1	0	1100	0	330	0	3	0	11	Y	1	NONE	0 1	96	0.070	04/16/2025 V	539,500 V	1430
1473 LEDGES 11E I 1473 02921	1.00 Fr 18	1980	47 G 1	400	1100	0	0	400	3	0	11	Y	2	NONE	0 2	192	0.070	07/15/2025 V	588,570 V	1100
1477 LEDGES 11E I 1477 08630	1.00 Fr 18	1980	47 AV 1	0	880	0	0	0	1	0	5	Y	1	NONE	0 1	96	0.070	10/22/2025 V	260,000 V	880
1478 LEDGES 11E I 1478 08699	1.50 Fr 18	1980	47 G 1	0	880	0	264	0	2	0	8	Y	1	NONE	0 1	96	0.070	02/25/2025 V	449,000 V	1144
2216 TANNERS RIDGE 11E J 2216 03252	1.00 Fr 18	1980	46 AV 1	0	615	0	0	0	1	0	5	N	1	NONE	0 0		0.080	09/09/2025 V	128,000 V	615
2222 TANNERS RIDGE 11E J 2222 07951	1.00 Fr 18	1980	46 AV 1	0	615	0	0	0	1	0	5	N	1	NONE	0 0		0.080	03/10/2025 V	134,000 V	615

Per 1A

#216.36

#222.90

#254.60

#229.54

#230.06

#249.40

#391.60

#267.04

#340.90

#377.27

#535.06

#295.45

#392.48

#208.13

#217.88

Parcel ID: 1 1 1 to NOT MAPPED 556
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Sales from: 06/07/2024 to 01/01/2026

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl	Per A			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres		Date	Amount	SqFt
2229 TANNERS RIDGE 11E J 2229 07099	1.00 Fr 18	1980	46 1	AV	0	812	0	0	0	1	1	7	N	1	NONE	0 1	96	0.070	09/09/2024 V	215,000 V	812	\$264.77
2233 TANNERS RIDGE 11E J 2233 09275	1.00 Fr 18	1980	46 1	G	0	852	0	0	0	2	0	8	N	1	NONE	0 1	96	0.090	02/13/2025 V	208,000 V	852	\$244.13
2237 TANNERS RIDGE 11E J 2237 00646	1.00 Fr 18	1980	46 1	AV	0	615	0	0	0	1	0	5	N	1	NONE	0 0		0.080	08/09/2024 V	163,000 V	615	\$265.04
2242 TANNERS RIDGE 11E J 2242 11498	1.00 Fr 18	1980	46 1	AV	0	852	0	0	0	2	0	8	N	1	NONE	0 1	96	0.080	09/12/2024 V	235,000 V	852	\$275.82
2243 TANNERS RIDGE 11E J 2243 10003	1.00 Fr 18	1980	46 1	AV	0	615	0	0	0	1	0	5	N	1	NONE	0 0		0.090	02/20/2025 V	120,000 V	615	\$195.12
2244 TANNERS RIDGE 11E J 2244 08849	1.00 Fr 18	1980	46 1	AV	0	812	0	0	0	1	1	7	N	1	NONE	0 1	96	0.090	06/28/2024 V	183,000 V	812	\$225.36
2247 TANNERS RIDGE 11E J 2247 03774	1.00 Fr 18	1980	46 1	AV	0	812	0	0	0	1	1	7	N	1	NONE	0 1	96	0.090	06/27/2025 V	217,500 V	812	\$267.85
2248 TANNERS RIDGE 11E J 2248 07788	1.00 Fr 18	1980	46 1	AV	0	852	0	0	0	2	0	8	N	1	NONE	0 1	96	0.090	11/22/2024 V	232,500 V	852	\$272.88
1501 CLIFFS 11E K 1501 11197	1.00 Fr 18	1983	47 1	G	0	763	0	0	0	1	0	5	Y	1	NONE	0 1	160	0.080	09/04/2024 V	295,000 V	763	\$386.63
1509 CLIFFS 11E K 1509 02652	1.00 Fr 18	1983	47 1	G	0	763	0	0	0	1	0	5	Y	1	NONE	0 1	160	0.080	06/04/2025 V	240,000 V	763	\$314.54
1518 CLIFFS 11E K 1518 09211	1.00 Fr 18	1983	47 1	AV	0	1246	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.080	11/07/2025 V	357,500 V	1246	\$286.91
1525 CLIFFS 11E K 1525 00584	1.00 Fr 18	1984	47 1	AV	0	851	0	0	0	1	0	5	Y	1	NONE	0 1	160	0.060	06/30/2025 V	217,500 V	851	\$255.58
1531 CLIFFS 11E K 1531 07276	1.00 Fr 18	1984	47 1	AV	0	1246	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.060	09/05/2025 V	410,000 V	1246	\$329.05
1534 CLIFFS 11E K 1534 06685	1.00 Fr 18	1984	47 1	AV	0	1246	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.060	05/30/2025 V	393,000 V	1246	\$315.40
1536 CLIFFS 11E K 1536 06727	1.50 Fr 18	1984	47 1	AV	0	1246	0	561	0	3	0	11	Y	1	NONE	0 1	96	0.060	10/31/2025 V	525,000 V	1807	\$290.53

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
1537 CLIFFS 11E K 1537 13142	1.00 Fr 18	1984	47 1	AV	0	851	0 0	0 1	0	5	Y	1	NONE	0 1	160	0.060	11/08/2024 V	236,000 V	851	\$277.32	
2003 STONE RIDGE WOODS 11E L 2003 14669	1.00 Fr 18	1996	47 1	AV	0	1006	0 0	0 2	0	8	Y	0	NONE	0 2	160	0.050	08/20/2024 V	275,000 V	1006	\$273.35	
2013 STONE RIDGE WOODS 11E L 2013 13240	1.00 Fr 18	1993	47 1	AV	0	1006	0 0	0 2	0	8	Y	1	NONE	0 2	160	0.090	09/25/2025 V	220,000 V	1006	\$218.68	
2027 STONE RIDGE 11E L 2027 09678	1.00 Fr 18	1984	47 1	AV	0	1126	0 0	0 2	0	8	Y	1	NONE	0 1	120	0.130	04/18/2025 V	240,000 V	1126	\$213.14	
2035 STONE RIDGE 11E L 2035 09525	1.00 Fr 18	1984	47 1	AV	0	1126	0 0	0 2	0	8	Y	1	NONE	0 1	120	0.130	11/05/2025 V	270,000 V	1126	\$239.78	
2046 STONE RIDGE 11E L 2046 08229	1.00 Fr 18	1984	47 1	AV	0	1400	0 0	0 3	0	11	Y	1	NONE	0 1	120	0.100	09/26/2025 V	255,000 V	1400	\$182.14	
2049 STONE RIDGE 11E L 2049 02540	1.00 Fr 18	1984	47 1	AV	0	1400	0 0	0 3	0	11	Y	1	NONE	0 0	0.050	06/20/2025 V	279,000 V	1400	\$199.28		
2055 STONE RIDGE 11E L 2055 13140	1.00 Fr 18	1984	47 1	AV	0	1113	0 0	0 2	0	8	Y	1	NONE	0 0	0.050	07/19/2024 V	239,500 V	1113	\$215.18		
2061 STONE RIDGE 11E L 2061 04228	1.00 Fr 18	1984	47 1	AV	0	1400	0 0	0 3	0	11	Y	1	NONE	0 0	0.080	10/10/2025 V	260,000 V	1400	\$185.71		
2070 STONE RIDGE 11E L 2070 00403	1.00 Fr 18	1984	47 1	G	0	1400	0 0	0 3	0	11	Y	1	NONE	0 1	120	0.080	07/31/2025 V	305,000 V	1400	\$217.85	
2081 STONE RIDGE 11E L 2081 10633	1.00 Fr 18	2004	47 1	AV	0	1881	0 0	0 2	0	8	Y	1	NONE	0 0	0.060	10/16/2024 V	340,000 V	1881	\$180.75		
2082 STONE RIDGE 11E L 2082 11046	1.00 Fr 18	2004	47 1	AV	0	1370	0 0	0 2	0	8	Y	1	NONE	0 0	0.060	10/17/2025 V	260,000 V	1370	\$189.78		
1556 VISTAS 11E M 1556 00762	1.00 Fr 18	1985	47 1	AV	0	1170	0 0	0 2	0	8	Y	1	NONE	0 1	96	0.060	11/12/2025 V	385,000 V	1170	\$329.05	
1564 VISTAS 11E M 1564 02200	1.00 Fr 18	1985	47 1	AV	0	1233	0 0	0 2	0	8	Y	1	NONE	0 1	96	0.060	09/26/2024 V	445,000 V	1233	\$360.90	
1566 VISTAS 11E M 1566 08149	1.50 Fr 18	1985	47 1	G	0	1233	0 555	0 3	0	11	Y	1	NONE	0 1	96	0.060	10/10/2025 V	575,000 V	1788	\$321.58	

Per A

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —			Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl				
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
1568 VISTAS 11E M 1568 10216	1.00 Fr 18	1984	47 1	AV	0	1233	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.060	12/30/2024 V	439,000 V	1233
1572 VISTAS 11E M 1572 06076	1.00 Fr 18	1985	47 1	AV	0	1248	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.060	08/11/2025 V	385,000 V	1248
1573 VISTAS 11E M 1573 11631	1.00 Fr 18	1985	47 1	G	0	1248	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.060	09/30/2024 V	423,000 V	1248
1575 VISTAS 11E M 1575 05748	1.00 Fr 18	1985	47 1	AV	0	851	0	0	0	2	0	8	Y	1	NONE	0 1	160	0.060	01/17/2025 V	250,000 V	851
1579 VISTAS 11E M 1579 08447	1.00 Fr 18	1986	47 1	AV	0	851	0	0	0	2	0	8	Y	1	NONE	0 1	160	0.060	09/30/2024 V	246,500 V	851
1581 VISTAS 11E M 1581 05326	1.00 Fr 18	1986	47 1	AV	0	1233	0	0	0	2	0	8	Y	1	NONE	0 1	96	0.060	02/28/2025 V	440,000 V	1233
3206 NORTH RIDGE 11E N 3206 08747	1.50 Fr 18	1986	47 1	AV	0	1080	0	270	0	3	0	11	Y	1	NONE	0 1	112	0.040	03/28/2025 V	395,000 V	1350
3220 NORTH RIDGE 11E N 3220 09464	1.00 Fr 18	1986	47 1	AV	0	1080	0	0	0	2	0	8	Y	1	NONE	0 1	112	0.060	10/04/2024 V	280,000 V	1080
3227 NORTH RIDGE 11E N 3227 04860	1.00 Fr 18	2020	47 1	AV	0	1130	0	0	0	2	0	8	Y	1	NONE	0 1	120	0.080	01/10/2025 V	290,000 V	1130
3228 NORTH RIDGE 11E N 3228 03355	1.00 Fr 18	2020	47 1	AV	0	746	0	0	0	2	0	8	Y	1	NONE	0 1	112	0.080	06/24/2025 V	180,000 V	746
3235 NORTH RIDGE 11E N 3235 04276	1.00 Fr 18	2020	47 1	AV	0	1130	0	0	0	2	0	8	Y	1	NONE	0 1	120	0.080	01/13/2025 V	290,000 V	1130
1610 OVERLOOK 11E P 1610 04947	1.00 Fr 18	1989	55 1	AV	0	1283	0	0	0	2	0	8	Y	1	NONE	0 1	290	0.100	08/29/2025 V	390,000 V	1283
1611 OVERLOOK 11E P 1611 09169	1.00 Fr 18	1989	55 1	AV	0	1283	0	0	0	2	0	8	Y	1	NONE	0 2	326	0.100	08/28/2024 V	390,600 V	1283
1612 OVERLOOK 11E P 1612 05674	1.50 Fr 18	1989	55 1	AV	0	1283	0	577	0	4	0	14	Y	1	NONE	0 1	290	0.100	01/17/2025 V	655,000 V	1860
1613 OVERLOOK 11E P 1613 04614	1.00 Fr 18	1989	55 1	AV	0	1283	0	0	0	2	0	8	Y	1	NONE	0 1	290	0.080	07/01/2024 V	380,000 V	1283

Per

\$356.04

\$308.49

\$338.94

\$293.77

\$289.65

\$356.85

\$292.59

\$259.25

\$256.63

\$241.28

\$256.63

\$303.97

\$304.44

\$352.15

\$296.18

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	Per A
1621 OVERLOOK 11E P 1621 07711	1.50 Fr 18	1989	55 1	AV	0	1237	0 619	0 3	0	11	Y	1	NONE	1 1	36 159	0.080	10/07/2024 V	550,000 V	1856	\$296.33	
1622 OVERLOOK 11E P 1622 02443	1.00 Fr 18	1989	55 1	AV	0	1283	0 0	0 2	0	8	Y	1	NONE	0 1	290	0.080	10/10/2025 V	415,000 V	1283	\$323.46	
1632 OVERLOOK 11E P 1632 08449	1.00 Fr 18	1989	55 1	AV	0	1237	0 0	0 2	0	8	Y	1	NONE	0 2	231	0.080	11/22/2024 V	434,500 V	1237	\$351.25	
1637 OVERLOOK 11E P 1637 05625	1.00 Fr 18	1989	55 1	AV	0	1283	0 0	0 2	0	8	Y	1	NONE	0 2	326	0.080	07/30/2025 V	450,000 V	1283	\$350.74	
1642 OVERLOOK 11E P 1642 02002	1.50 Fr 18	1989	55 1	AV	0	1237	0 619	0 3	0	11	Y	1	NONE	0 1	159	0.080	07/01/2025 V	560,000 V	1856	\$301.72	
1642 OVERLOOK 11E P 1642 02002	1.50 Fr 18	1989	55 1	AV	0	1237	0 619	0 3	0	11	Y	1	NONE	0 1	159	0.080	11/08/2024 V	555,000 V	1856	\$299.03	
1643 OVERLOOK 11E P 1643 10322	1.00 Fr 18	1989	55 1	AV	0	1237	0 0	0 2	0	8	Y	1	NONE	0 1	159	0.080	10/03/2025 V	390,000 V	1237	\$315.27	
2 IVY GLEN LANE 11E Q 2 03979	2.00 Fr 18	1989	47 1	AV	0	740	720 0	0 2	1	10	Y	1	NONE	1 1	104 60	0.080	09/18/2024 V	225,000 V	1460	\$154.10	
4 IVY GLEN LANE 11E Q 4 09534	2.00 Fr 18	1989	47 1	AV	0	740	720 0	0 2	1	10	Y	1	NONE	1 1	104 60	0.080	02/24/2025 V	239,500 V	1460	\$164.04	
8 IVY GLEN LANE 11E Q 8 08117	2.00 Fr 18	1989	47 1	AV	0	740	720 0	0 2	1	10	Y	1	NONE	1 1	104 60	0.080	05/16/2025 V	259,000 V	1460	\$177.39	
29 BRIARWOOD LANE 11E Q 29 02005	2.50 Fr 18	1989	47 1	AV	0	760	720 360	600 3	1	13	Y	1	NONE	1 2	88 348	0.060	10/23/2024 V	355,000 V	1840	\$192.93	
8 TRILLIUM CLOSE 11E R A8 10596	2.00 Fr 74	1990	55 1	AV	0	743	648 0	0 2	1	10	Y	1	NONE	1 1	80 181	0.080	10/11/2024 V	220,000 V	1391	\$158.15	
9 TRILLIUM CLOSE 11E R A9 05911	2.50 Fr 74	1990	55 1	AV	0	743	743 557	520 3	1	13	Y	1	NONE	1 1	88 446	0.070	11/13/2024 V	420,000 V	2043	\$205.58	
17 TRILLIUM CLOSE 11E R A17 09812	2.50 Fr 74	1990	55 1	AV	0	877	877 658	420 3	1	13	Y	1	NONE	1 2	80 281	0.120	07/18/2024 V	400,000 V	2412	\$165.83	
29 TRILLIUM CLOSE 11E R A29 06900	2.50 Fr 74	1990	55 1	AV	0	877	877 658	440 3	1	13	Y	1	NONE	1 1	80 305	0.100	06/12/2025 V	410,000 V	2412	\$169.98	

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl				
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	Per P
1702 HIGH RIDGE 11E S 1702 04281	1.00 Fr 18	1989	55 1	AV	0	1283	0	0	0	2	0	8	Y	1	NONE	0 1	250	0.090	03/21/2025 V	464,000 V	1283	\$361.65
1807 HIGH RIDGE COURT 11E T 1807 13245	1.50 Fr 18	1990	56 1	AV	0	1310	0	655	0	3	1	13	Y	1	NONE	0 1	129	0.250	07/31/2024 V	651,057 V	1965	\$331.32
1813 HIGH RIDGE COURT 11E T 1813 06375	1.00 Fr 18	1990	56 1	AV	0	1310	0	0	0	2	0	8	Y	1	NONE	0 1	129	0.250	12/16/2024 V	393,000 V	1310	\$300.00
1816 HIGH RIDGE COURT 11E T 1816 03368	1.00 Fr 18	1990	56 1	AV	0	1483	0	0	0	3	0	11	Y	1	NONE	0 1	145	0.250	12/16/2024 V	425,000 V	1483	\$286.58
1822 HIGH RIDGE COURT 11E T 1822 12555	1.00 Fr 18	1990	56 1	AV	0	1310	0	0	0	2	0	8	Y	1	NONE	0 1	129	0.200	06/27/2024 V	420,000 V	1310	\$320.61
1826 HIGH RIDGE COURT 11E T 1826 12842	1.00 Fr 18	1990	56 1	AV	0	1179	0	0	0	2	0	8	Y	1	NONE	0 1	66	0.200	01/17/2025 V	390,000 V	1179	\$330.78
1836 HIGH RIDGE COURT 11E T 1836 12338	1.40 Fr 18	1990	56 1	AV	0	1483	0	593	0	4	0	14	Y	1	NONE	0 1	145	0.200	08/19/2025 V	725,000 V	2076	\$349.22
1095 DEVILS KNOB LOOP 11F A 10 07305	2.00 Fr 61	1986	47 1	AV	0	1289	1082	0	0	2	2	12	N	2	NONE	3 4	241 1249	0.320	08/16/2024 V	531,000 V	2371	\$223.95
1023 DEVILS KNOB LOOP 11F A 13 13796	1.50 Fr 51	1982	55 1	AV	0	1665	0	702	0	3	0	11	Y	1	DET	240 1	0 964	0.360	08/25/2025 V	575,000 V	2367	\$242.92
967 DEVILS KNOB LOOP 11F A 16 07035	1.50 Fr 51	1983	63 1	AV	956	2282	0	1141	956	5	1	19	Y	2	NONE	0 2	1110	0.370	03/20/2025 V	899,000 V	3423	\$262.63
788 DEVILS KNOB LOOP 11F A 38 00174	2.00 Fr 74	1981	65 1	AV	0	1225	919	0	0	3	2	15	N	1	NONE	1 1	128 284	0.600	08/11/2025 V	1,050,000 V	2144	\$489.73
788 DEVILS KNOB LOOP 11F A 38 00174	2.00 Fr 74	1981	65 1	AV	0	1225	919	0	0	3	2	15	N	1	NONE	1 1	128 284	0.600	01/10/2025 V	879,000 V	2144	\$409.98
880 DEVILS KNOB LOOP 11F A 43 02654	1.30 Fr 51	1986	75 1	AV	0	3797	1034	500	336	5	0	17	N	2	ATT	668 2	1 1998	56 1.210	08/29/2025 V	2,400,000 V	5331	\$450.19
16 RIDGE LANE 11F A 54 00302	1.00 Fr 41	2007	53 1	AV	0	2571	0	0	0	3	0	11	Y	1	ATT	672 0	2 0	456 0.540	06/16/2025 V	650,000 V	2571	\$252.81
43 KNOB HILL PLACE 11F B 5 05899	2.00 Fr 61	2007	65 1	AV	0	1640	1794	0	410	3	1	13	Y	1	NONE	2 4	262 1185	0.430	08/05/2025 V	1,225,000 V	3434	\$356.72

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
26 MEADOW LANE 11H A D1 10039	2.00 Fr 113	1978 1998	48 1	G	0	1094	425	0	0	2	0	8	Y	2	NONE	1 0	56		07/10/2024 V	519,000 V	1519
104 SADDLE RIDGE LN 11I B 7 03680	1.60 Fr 51	1987	55 1	AV	0	1541	0	651	0	2	1	10	Y	1	ATT	484 2	235 288	1.090	12/17/2024 V	527,500 V	2192
11I C 4 03013	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		1.000	02/10/2025 V	95,000 V	0
84 HUNTERS POINT 11I C 5 11630	1.50 Fr 61	2005	58 1	AV	0	1616	0	872	0	3	0	11	Y	1	ATT	484 4	654 0	1.540	04/30/2025 V	752,000 V	2488
11I C 9 01278	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		1.000	10/10/2025 V	145,000 V	0
11I C 11 09631	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		1.070	08/29/2025 V	145,000 V	0
1498 MONOCAN DR 11I D 20 07356	1.50 Fr 51	2006	55 1	AV	0	2105	0	360	0	2	1	10	Y	1	ATT	600 2	402 0	1.320	08/06/2024 V	610,000 V	2465
11I E 14 04808	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		1.180	11/20/2024 V	89,000 V	0
11I E 21 05680	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		0.980	09/30/2024 V	175,000 V	0
11I H 16 00655	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		1.190	09/15/2025 V	45,000 V	0
243 STONE CHIMNEYS RD 11I H 18 11681	1.50 Fr 51	1995	55 1	AV	0	1678	374	453	1158	2	0	8	Y	1	NONE	2 2	159 595	1.410	06/26/2024 V	600,000 V	2505
458 STONE CHIMNEYS 11I I 11 13797	1.50 Fr 51	2019	58 1	G	1248	1536	0	624	1248	3	0	11	Y	1	DET	484 2	351 414	4.470	08/16/2024 V	950,000 V	2160
11I J 26 08871	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		1.320	12/18/2024 V	62,333 V	0
610 STONE CHIMNEYS RD 11I K 15 03374	1.00 Fr 41	1998	47 1	G	0	1433	0	0	0	2	1	10	Y	1	NONE	2 1	305 92	1.650	08/02/2024 V	390,000 V	1433
11I M 14 13201	0.00		1		0	0	0	0	0	0	0	0	0	0	NONE	0 0		0.450	06/12/2024 V	70,000 V	0

Per A
\$341.67

\$240.64

\$302.25

\$247.46

\$239.52

\$439.81

\$272.15

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F	Fixt H	AC O	Place T	Fire- Place S	Garages Type	Porch SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Per	
1339 STONEY CREEK W 11J A 1 13158	1.00 Fr 41	1990	67 1	G	0	3010	0	0	0	3	0	11	Y	0	ATT	600 2	288 828	2.001	08/08/2024 V	925,000 V	3010	\$307.30
906 STONEY CREEK WEST 11J A 34 10791	1.00 Fr 51	2005	55 1	AV	0	2032	0	304	0	3	1	13	Y	1	ATT	506 0	72	0.790	08/18/2025 V	810,000 V	2336	\$346.74
11J B 7 05393	0.00		1		0	0	0	0	0	0	0	0		NONE	0 0		0.930	06/16/2025 V	66,000 V	0		
193 BLACK WALNUT DR 11J C 14 02479	1.75 Fr 51	1990	58 1	G	0	1872	0	1008	0	3	1	13	Y	1	DET	576 3	1060 600	0.920	01/03/2025 V	790,000 V	2880	\$274.30
65 WINDTHISTLE CT 11J D 2 04143	1.50 Fr 51	1988	57 1	AV	0	1888	0	432	0	3	1	13	Y	1	ATT	576 2	32 679	0.990	07/01/2025 V	700,000 V	2320	\$301.72
47 WINDTHISTLE LN 11J D 3 10325	1.35 Fr 16	1999	56 1	AV	0	2695	0	896	0	3	2	15	Y	1	ATT	672 2	582 216	1.240	05/07/2025 V	825,000 V	3591	\$229.74
39 WINDTHISTLE LN 11J D 5 10326	1.60 Fr 51	1997	65 1	G	0	2160	0	1687	0	2	1	10	Y	1	ATT	528 4	256 850	1.020	05/16/2025 V	950,000 V	3847	\$246.94
18 BLACK WALNUT LN 11J H B3 12480	0.00		1		0	0	0	0	0	0	0	0		NONE	0 0		1.180	01/17/2025 V	99,000 V	0		
11J H F5 01179	0.00		1		0	0	0	0	0	0	0	0		NONE	0 0		1.080	04/30/2025 V	65,000 V	0		
268 SADDLEBACK KNOLL 11J H H7 01238	1.00 Fr 41	2005	65 1	G	882	1520	0	0	882	3	1	13	N	1	ATT	595 1	58 257	1.490	08/18/2025 V	749,500 V	1520	\$493.09
30 LOST POND 11J H J4 13337	1.00 Fr 41	2005	68 1	AV	1264	2436	238	322	2100	4	1	16	Y	0	ATT	643 4	388 572	1.120	12/06/2024 V	1,272,000 V	2996	\$424.56
691 STONEY CREEK WEST 11J H E11 13348	2.00 Fr 74	1995	64 1	AV	0	1895	996	0	0	3	1	13	Y	1	ATT	748 6	108 1237	1.110	06/02/2025 V	750,000 V	2891	\$259.42
11J H E50 10499	0.00		1		0	0	0	0	0	0	0	0		NONE	0 0		1.150	08/18/2025 V	68,000 V	0		
136 BLUE CHICKORY LN 11J I B7 08245	1.50 Fr 61	1996	58 1	AV	0	2182	0	1318	0	2	2	12	Y	1	ATT	1092 4	302 816	1.050	05/30/2025 V	859,000 V	3500	\$245.42
637 CEDAR MEADOW DR 11J I A26 07952	1.00 Fr 41	2002 2003	54 1	AV	0	1982	0	0	0	3	0	13	Y	1	ATT	504 1	82 516	0.960	12/19/2024 V	540,000 V	1982	\$272.45

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
27 CEDAR MEADOW CT 11J I A29 06479	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		1.400	11/20/2024 V	88,500 V	0
540 CEDAR MEADOW DR 11J I A39 11960	1.00 Fr 41	2005	57 1	G	0	2768	0	0	0	2	1	10	Y	2	ATT	700 3 0	1421	1.510	01/14/2025 V	800,000 V	2768
32 WOOD THRUSH LN 11J J B1 10162	1.60 Fr 109	2003	58 1	AV	1121	1408	0	845	1408	3	1	13	Y	1	DET	576 1 4	104 852	2.600	03/11/2025 V	792,500 V	2253
11J J D44 00562	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		2.970	06/06/2025 V	89,000 V	0
187 CARDINAL LN 11J J E13 10598	1.00 Fr 41	1992	54 1	AV	1456	1456	0	0	1456	3	1	13	Y	1	ATT	308 3 1	1376 520	2.880	04/15/2025 V	599,000 V	1456
11J1 A 15 14221	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		2.670	05/30/2025 V	109,000 V	0
11J1 A 48 14170	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		9.230	09/25/2025 V	178,000 V	0
11J1 A 52 14171	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		7.350	09/30/2025 V	138,000 V	0
996 STONEY CREEK EAST 11K B 1F 14465	1.00 Fr 74	2005	55 1	G	0	1719	0	0	0	2	1	10	Y	1	ATT	421 2 1	40 517	0.630	08/19/2024 V	515,000 V	1719
15 WATERS EDGE LANE 11K B 2C 13262	1.00 Fr 41	2006	55 1	AV	2066	2250	0	252	2250	4	0	14	Y	1	ATT	504 3 2	547 299	0.610	06/03/2025 V	795,000 V	2502
11K B 13 13257	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		2.130	06/11/2025 V	68,000 V	0
1081 STONEY CREEK EAST 11K B 38 13265	1.00 Fr 16	2017	56 1	G	1884	1884	0	0	1884	2	1	10	Y	1	ATT	600 3 2	794 128	0.610	09/15/2025 V	805,000 V	1884
11K B 39 13266	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		0.390	04/11/2025 V	64,000 V	0
1038 STONEY CREEK EAST 11K B 49 13276	1.60 Fr 61	2004	54 1	AV	0	1654	0	935	0	2	1	10	Y	1	ATT	776 3 0	452 1.340		06/16/2025 V	665,000 V	2589
11K B 53 13277	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0		2.274	05/30/2025 V	85,000 V	0

PER 17

\$289.01

\$351.75

\$411.40

\$299.59

\$317.74

\$427.28

\$256.85

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F	Fixt H	AC O	Place T	Fire- O S	Garages Type	SqFt	Porch Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt
11K D B1 02469	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	0.430	06/20/2025 V V	61,000	0
85 WATERS EDGE LANE 11K F 10C 15531	1.00 Fr 16	2006	57 1	G	1773	2364	0	0	2364	4	1	16	Y	1	ATT	696 2	112 440	10/10/2025 V V	890,000	2364
11K F 18C 15535	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	0.620	01/13/2025 V V	92,000	0
11L A 4 05299	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	2.790	09/18/2025 V V	85,000	0
11L B 10 12577	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	2.580	06/11/2025 V V	40,000	0
65 IRONWOOD LN 11L B 12 10155	1.75 Fr 74	1987	54 1	G	235	938	0	704	938	2	0	8	Y	1	ATT	672 2	245	03/19/2025 V V	479,501	1642
162 CLUB HIGHLAND 11M E 13 14783	1.60 Fr 51	1998	57 1	AV	1620	1620	0	972	1620	3	1	13	Y	1	ATT	506 1	408 266	04/15/2025 V V	775,000	2592
91 CEDAR GLEN CLOSE 11M H 1 14790	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	0.480	03/21/2025 V V	100,000	0
11M H 11 14800	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	0.440	07/09/2025 V V	110,000	0
442 CEDAR GLEN CLOSE 11M K 4 14821	2.00 Fr 89	2008	57 1	AV	350	1470	1120	0	1470	4	0	14	Y	1	NONE	1 5	182 658	05/15/2025 V V	799,000	2590
11M L 4 15390	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	2.060	06/27/2025 V V	30,000	0
11M M 5 15515	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	1.165	01/17/2025 V V	55,000	0
11N A 15 07110	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	1.290	05/20/2025 V V	65,000	0
2183 MONACAN DRIVE 11N B 1 01588	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	3.370	09/05/2025 V V	898,000	0
11N B 4 07906	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	2.120	05/16/2025 V V	50,000	0

PER #

\$376.48

\$292.02

\$298.99

\$308.49

Value Calibration Analysis - Current Characteristics
 Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
 Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
1687 MONOCAN DR 11N B 24 07776	2.00 Fr 66	2010	57 1	AV	0	2276	944 312	0 3	1	13	Y	2	ATT	624 2	456 1 180	2.210	07/26/2024 V	V	850,000	3532	
342 FOOTHILLS DRIVE 11N B 29 04521	1.00 Fr 41	1992	54 1	AV	0	2032	0 123	0 3	0	11	Y	1	DET	660 2	236 0	2.580	12/19/2024 V	V	530,000	2155	
1995 MONOCAN DR 11N B 34 07164	1.50 Fr 74	2008	55 1	AV	0	1551	0 1069	0 2	1	10	Y	1	ATT	400 2	346 1 143	2.420	09/03/2024 V	V	660,000	2620	
11N B 37 02629	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		5.700	06/28/2024 V	V	128,250	0	
11N D B7 13289	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		2.770	07/31/2025 V	V	49,000	0	
37 GRAY SQUIRREL LANE 11N D B9 13290	1.60 Fr 74	1998 1999	55 1	G	1268	1812	0 1087	1812 3	1	13	Y	0	ATT	528 2	304 3 975	3.530	10/28/2024 V	V	706,500	2899	
11N D A57 13391	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		3.280	01/21/2025 V	V	45,000	0	
175 SAWMILL CREEK 11P A 3 05319	1.50 Fr 12	1978	54 1	AV	625	1424	0 459	1312 2	0	8	Y	1	NONE	0 3	573	3.180	12/13/2024 V	V	450,000	1883	
21 FOX RUN 11P B 1 07178	1.75 Fr 109	2006	58 1	G	1409	1705	0 1426	1705 3	1	13	Y	2	ATT	504 2	200 2 400	1.380	09/16/2024 V	V	940,000	3131	
11P B 14 00681	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		1.230	06/02/2025 V	V	34,500	0	
11P B 16 04528	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		1.670	08/09/2024 V	V	189,000	0	
11P B 18 01802	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		1.300	07/31/2025 V	V	95,000	0	
36 DEER RUN 11P C 25 13229	1.75 Fr 51	2016	58 1	G	0	1034	0 1064	0 1	0	5	Y	0	ATT	576 1	98 1 180	2.170	05/23/2025 V	V	660,000	2098	
11R A 7 15604	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		0.550	01/15/2025 V	V	135,000	0	
11R B 2 15736	0.00		1		0	0	0 0	0 0	0	0			NONE	0 0		1.005	07/26/2024 V	V	48,000	0	

Per 17

\$240.65

\$245.93

\$251.90

\$243.70

\$238.98

\$300.22

\$314.58

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F	Fixt. H	AC O	Place T	Fire- O S	Garages Type	SqFt	Porch Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	
11R B 8 15742	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	0.480	10/08/2024 V	50,000 V	0	
11R B 10 15744	0.00		1		0	0	0	0	0	0	0	0	NONE		0	0	0.530	07/10/2024 V	58,000 V	0	
171 HIGHVIEW LN 11R B 19 15753	1.00 Fr 41	2020	64 1	EX	1761	2668	0	0	2668	3	0	11	Y	0	ATT	851 2 1	238 304	1.130	12/16/2024 V	1,200,000 V	2668
32 SHADOW CREST LANE 11R B 21 15755	1.40 Fr 74	2006	54 1	AV	900	1880	0	1082	1880	4	0	14	Y	1	ATT	440 1 2	42 360	2.535	11/15/2024 V	850,000 V	2962
50 PEACH TREE CT 11S A 20 16453	1.00 Fr 41	2022	58 1	G	0	1719	0	0	0	2	0	8	Y	1	ATT	484 2 0	374	0.506	07/10/2025 V	600,000 V	1719
90 APPLE BLOSSOM CT 11S A 34 16466	1.00 Fr 146	2021	53 1	AV	0	1498	0	0	0	2	0	8	Y	0	ATT	383 2 0	291	0.091	08/12/2025 V	420,000 V	1498
94 APPLE BLOSSOM CT 11S A 34A 17587	1.00 Fr 146	2021	53 1	AV	0	1698	0	0	0	2	0	8	Y	0	ATT	383 1 0	91	0.125	06/24/2025 V	440,000 V	1698
60 APPLE BLOSSOM CT 11S A 37 16469	1.00 Fr 146	2021	53 1	AV	0	1698	0	0	0	2	0	8	Y	0	ATT	383 1 0	91	0.132	12/03/2024 V	425,000 V	1698
50 APPLE BLOSSOM CT 11S A 38 16470	1.35 Fr 146	2006	53 1	AV	0	1918	0	687	0	2	0	8	Y	1	ATT	420 1 0	48	0.129	10/30/2025 V	499,900 V	2605
20 APPLE BLOSSOM CT 11S A 41 16473	1.35 Fr 146	2006	53 1	AV	0	1918	0	523	0	2	1	10	Y	0	ATT	420 1 0	48	0.132	07/22/2024 V	499,000 V	2441
170 ROSEWOOD DR 11S B 16 16520	1.00 Fr 146	2009	57 1	AV	0	2105	0	0	0	2	0	8	Y	1	ATT	483 1 0	152	0.150	06/30/2025 V	490,000 V	2105
170 ROSEWOOD DR 11S B 16 16520	1.00 Fr 146	2009	57 1	AV	0	2105	0	0	0	2	0	8	Y	1	ATT	483 1 0	152	0.150	06/28/2024 V	460,000 V	2105
180 ROSEWOOD DR 11S B 17 16521	1.25 Fr 51	2025	58 1	G	0	1956	0	352	0	3	0	11	Y	1	ATT	480 2 0	226	0.141	10/14/2025 V	635,000 V	2308
72 PEDLARS EDGE DRIVE 11X A 3 07811	1.45 Fr 74	2005	53 1	AV	640	1280	0	576	1280	3	0	11	Y	1	NONE	1 2	240 629	0.440	11/04/2024 V	645,000 V	1856
182 TIMBER RIDGE LN 11X A 38 04921	2.00 Fr 16	2010	58 1	AV	0	1296	513	0	1296	3	1	13	Y	0	NONE	2 3	298 494	0.560	12/18/2024 V	760,000 V	1809

Per

\$449.77

\$286.96

\$349.04

\$280.37

\$259.12

\$250.29

\$191.90

\$204.42

\$232.77

\$218.52

\$275.12

\$347.52

\$420.12

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl		
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
138 PEDLARS POINT 11X A 59 14246	2.00 Fr 51	2000	58 1	AV	1546	1546	286 560	1546	3	1	16	Y	1	NONE	1 2	80 808	0.740	10/02/2024 V	1,125,000 V	2392
107 PEDLARS POINT 11X A 63 12621	2.00 Fr 74	1984	57 1	AV	1051	1228	1051 0	1051	3	0	11	N	2	NONE	1 4	48 910	0.570	10/09/2024 V	739,000 V	2279
19 PEDLARS POINT 11X A 68 13430	2.00 Fr 74	1994	58 1	AV	944	1000	440 0	944	2	0	8	N	2	NONE	0 3	994	0.500	07/25/2025 V	649,500 V	1440
19 PEDLARS POINT 11X A 68 13430	2.00 Fr 74	1994	58 1	AV	944	1000	440 0	944	2	0	8	N	2	NONE	0 3	994	0.500	01/29/2025 V	630,000 V	1440
564 PEDLARS EDGE DRIVE 11X A 70 11190	2.00 Fr 74	1984	55 1	AV	1371	1371	921 0	1371	2	1	10	N	2	NONE	2 3	309 868	0.500	02/21/2025 V	640,200 V	2292
415 PEDLARS EDGE DR 11X A 100 04895	1.00 Fr 41	2016	55 1	G	1500	1992	0 0	1992	3	0	11	Y	2	NONE	0 5	2524	0.540	06/10/2024 V	825,000 V	1992
52 PEDLARS END 11X A 103 03382	1.35 Fr 61	2005	55 1	AV	0	1791	0 324	0	3	0	11	Y	1	DET	576 2	185 1044	0.510	04/04/2025 V	698,000 V	2115
100 NORTH ROCK TREE LANE 11X A 118 04210	2.00 Fr 74	1981	55 1	AV	0	815	698 0	0	2	0	8	Y	1	NONE	1 1	36 440	0.690	08/15/2025 V	490,000 V	1513
133 NORTH ROCK TREE LANE 11X A 121 03047	1.50 Fr 74	1982	57 1	AV	840	2214	0 504	840	3	0	11	N	2	NONE	1 7	276 1106	0.990	08/14/2024 V	880,000 V	2718
85 NORTH ROCK TREE LANE 11X A 123 00672	1.00 Fr 41	2007	57 1	AV	1664	1664	0 0	1664	4	1	16	Y	1	NONE	1 1	288 600	0.490	11/06/2024 V	835,000 V	1664
405 THREE RIDGES 11X B 405 04081	1.00 Fr 18	1977	47 1	AV	0	852	0 0	0	2	0	8	Y	1	NONE	0 1	128	0.070	05/27/2025 V	250,000 V	852
433 THREE RIDGES 11X B 433 02811	1.40 Fr 18	1977	47 1	AV	0	852	0 341	0	2	0	8	Y	1	NONE	0 1	128	0.070	11/22/2024 V	310,000 V	1193
434 THREE RIDGES 11X B 434 02869	1.00 Fr 18	1977	47 1	AV	0	852	0 0	0	2	0	8	Y	1	NONE	0 1	128	0.070	08/15/2024 V	171,500 V	852
449 THREE RIDGES 11X B 449 07778	1.00 Fr 18	1977	47 1	AV	0	852	0 0	0	2	0	8	Y	1	NONE	0 1	128	0.070	03/21/2025 V	227,000 V	852
461 THREE RIDGES 11X B 461 03437	1.40 Fr 18	1977	47 1	AV	0	648	0 259	0	2	0	8	Y	1	NONE	0 1	72	0.050	08/15/2025 V	250,000 V	907

Per A

#470.31

#324.26

#451.04

#437.50

#279.31

#414.15

#330.02

#323.85

#323.76

#501.80

#293.42

#259.84

#201.29

#266.43

#275.63

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F H O T	Fixt. O T	AC O S	Fire- Place	Garages Type SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt			
				BSF	1ST	2ND	USF														
464 THREE RIDGES 11X B 464 06509	1.00 Fr 18	1977	47 1	AV	0	648	0	0	0	1	0	5	Y	1	NONE	0 1	72	0.050	12/20/2024 V	140,000 V	648
465 THREE RIDGES 11X B 465 06721	1.40 Fr 18	1977	47 1	AV	0	648	0	259	0	2	0	8	Y	1	NONE	0 1	72	0.050	09/25/2024 V	239,900 V	907
468 THREE RIDGES 11X B 468 00588	1.00 Fr 18	1980	47 1	AV	0	648	0	0	0	1	0	5	Y	1	NONE	0 1	72	0.050	07/11/2024 V	168,000 V	648
479 THREE RIDGES 11X B 479 04939	1.40 Fr 18	1980	47 1	AV	0	648	0	259	0	2	0	8	Y	1	NONE	0 1	72	0.080	12/17/2024 V	250,000 V	907
487 THREE RIDGES 11X B 487 08241	1.40 Fr 18	1980	47 1	AV	0	648	0	259	0	2	0	8	Y	1	NONE	0 1	72	0.080	02/04/2025 V	219,000 V	907
490 THREE RIDGES 11X B 490 07056	1.00 Fr 18	1980	47 1	AV	0	648	0	0	0	1	0	5	Y	1	NONE	0 1	72	0.080	01/16/2025 V	147,500 V	648
303 DOBIE 11X C 303 04226	1.40 Fr 18	1979	47 1	AV	0	1020	0	408	0	2	0	8	N	1	NONE	0 1	98	0.050	12/06/2024 V	560,000 V	1428
326 DOBIE 11X C 326 09809	1.00 Fr 18	1979	47 1	AV	0	1020	0	0	0	2	0	8	N	1	NONE	0 1	140	0.050	01/24/2025 V	385,000 V	1020
348 DOBIE 11X C 348 03410	1.40 Fr 18	1979	47 1	AV	0	1020	0	408	0	2	0	8	N	1	NONE	0 1	98	0.050	05/16/2025 V	560,000 V	1428
353 DOBIE 11X C 353 07886	1.00 Fr 18	1979	47 1	AV	0	1020	0	0	0	2	0	8	N	1	NONE	0 1	140	0.050	10/25/2024 V	387,000 V	1020
358 DOBIE 11X C 358 07459	1.00 Fr 18	1979	47 1	AV	0	1020	0	0	0	2	0	8	N	1	NONE	0 1	196	0.050	10/03/2025 V	358,000 V	1020
203 TIMBERS 11X D 203 11022	1.00 Fr 18	1977	45 1	AV	0	405	0	0	0	1	0	5	Y	0	NONE	0 1	141	0.040	08/29/2025 V	151,000 V	405
204 TIMBERS 11X D 204 01558	1.00 Fr 18	1977	45 1	AV	0	405	0	0	0	1	0	5	Y	0	NONE	0 1	141	0.040	08/08/2024 V	139,000 V	405
222 TIMBERS 11X D 222 07569	1.50 Fr 18	1977	45 1	AV	0	678	0	441	0	2	0	8	Y	0	NONE	0 1	98	0.040	08/20/2025 V	230,000 V	1119
228 TIMBERS 11X D 228 04154	1.50 Fr 18	1977	45 1	AV	0	404	0	271	0	1	0	5	Y	0	NONE	0 1	70	0.040	04/02/2025 V	159,250 V	675

Per

#216.04

#264.49

#259.25

#275.63

#241.45

#227.62

#392.15

#377.45

#392.15

#379.41

#350.98

#372.83

#343.20

#205.54

#235.92

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F	Fixt. H	AC O	Fire- Place S	Garages Type	Porch SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt
230 TIMBERS 11X D 230 04116	1.50 Fr 18	1977	45 1	AV	0	648	0	227	0	1	0	5 Y	0	NONE	0 1	119	0.040 V	215,000 V	875
233 TIMBERS 11X D 233 03761	1.00 Fr 18	1977	45 1	AV	0	405	0	0	0	1	0	5 Y	0	NONE	0 1	141	0.040 V	135,000 V	405
235 TIMBERS 11X D 235 13487	1.00 Fr 18	1977	45 1	AV	0	405	0	0	0	1	0	5 Y	0	NONE	0 1	141	0.040 V	145,000 V	405
245 TIMBERS 11X D 245 08495	1.00 Fr 18	1977	45 1	AV	0	405	0	0	0	1	0	5 Y	0	NONE	0 1	141	0.040 V	158,500 V	405
251 TIMBERS 11X D 251 04758	1.50 Fr 18	1977	45 1	G	0	648	0	227	0	1	0	5 Y	0	NONE	0 1	119	0.040 V	248,000 V	875
252 TIMBERS 11X D 252 03598	1.50 Fr 18	1977	45 1	G	0	678	0	441	0	2	0	8 Y	0	NONE	0 1	98	0.040 V	215,000 V	1119
259 TIMBERS 11X D 259 06617	1.50 Fr 18	1977	45 1	AV	0	678	0	441	0	2	0	8 Y	0	NONE	0 1	98	0.040 V	290,000 V	1119
152 MOUNTAIN INN 11X E 152 07033	1.60 Fr 18	1979	47 1	AV	0	594	0	356	0	1	1	7 Y	0	NONE	0 0		0.130 V	200,000 V	950
164 MOUNTAIN INN 11X E 164 06916	1.50 Fr 18	1979	47 1	AV	0	457	0	251	0	1	0	5 Y	0	NONE	0 0		0.130 V	185,000 V	708
193 MOUNTAIN INN 11X E 193 08065	1.00 Fr 18	1979	47 1	AV	0	396	0	0	0	1	0	5 Y	0	NONE	0 0		0.130 V	143,900 V	396
903 DIAMOND HILL 11X F 903 12309	1.00 Fr 18	1984	47 1	AV	0	1088	0	0	0	2	0	8 Y	1	NONE	0 2	112	0.120 V	435,000 V	1088
913 DIAMOND HILL 11X F 913 08465	1.00 Fr 18	1984	47 1	AV	0	800	0	0	0	1	0	5 Y	1	NONE	0 1	161	0.120 V	245,000 V	800
939 DIAMOND HILL 11X F 939 00812	1.00 Fr 18	1988	47 1	AV	0	1140	0	0	0	2	0	8 Y	1	NONE	0 1	122	0.110 V	427,500 V	1140
947 DIAMOND HILL 11X F 947 03719	1.30 Fr 18	1988	47 1	AV	0	1140	0	342	0	3	0	11 Y	1	NONE	0 1	122	0.050 V	549,000 V	1482
29 ROCK DOVE LN 11Y A 14 11512	1.80 Fr 51	2006	57 1	AV	0	1800	0	739	0	3	1	13 Y	1	NONE	0 3	698	0.500 V	780,000 V	2539

Per A

\$245.71

\$333.33

\$358.02

\$391.35

\$283.42

\$192.13

\$259.15

\$210.52

\$261.29

\$363.38

\$399.81

\$306.25

\$375.00

\$370.44

\$307.20

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt Baths				Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl
				BSF	1ST	2ND	USF	SqFt	F	H	O	T		O S	Type	SqFt	Acres	Date	Amount	SqFt
11Y A 20 10616	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0	0.430	08/01/2024 V	35,000 V	0
26 PINE SISKIN LANE 11Y A 23 11540	1.80 Fr 51	2004	55 1	AV	0	1065	0	648	0	2	1	10	Y	1	NONE	3 1	428 209	07/02/2025 0.520 V	530,000 V	1713
11Y A 32 02853	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0	0.440	11/22/2024 V	55,000 V	0
675 FAWN RIDGE DR 11Y A 41 11118	1.00 Fr 12	2013	65 1	AV	1132	1473	0	312	1415	4	0	14	Y	1	ATT	624 3	437 445	06/25/2025 0.440 V	950,000 V	1785
FAWN RIDGE DR 11Y A 42 02849	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0	0.530	10/29/2025 V	65,000 V	0
75 BEAR RUN 11Y A 47 09820	1.40 Fr 51	1998 1999	54 1	AV	0	1476	0	626	1476	2	1	12	N	0	NONE	1 1	128 496	03/31/2025 0.400 V	599,500 V	2102
116 BEAR RUN 11Y A 56 11677	1.60 Fr 74	1994	55 1	AV	0	1242	0	691	0	2	1	10	N	1	NONE	0 3	511	09/17/2025 0.400 V	470,000 V	1933
472 FAWN RIDGE DRIVE 11Y A 66 00437	2.00 Fr 74	1986	55 1	AV	0	1013	840	0	0	2	1	10	Y	2	NONE	1 3	42 660	02/28/2025 0.450 V	487,000 V	1853
11Y B 2 02727	0.00		1		0	0	0	0	0	0	0	0	0	NONE		0	0.370	09/24/2025 V	32,000 V	0
56 RAVENS ROOST LANE 11Z A 34 12572	1.60 Fr 74	1983	57 1	AV	468	1248	0	384	468	3	0	11	Y	1	NONE	1 4	108 648	10/03/2024 0.514 V	689,000 V	1632
973 LAUREL SPRINGS DRIVE 11Z A 36 13533	1.60 Fr 74	1982	55 1	AV	364	780	0	250	364	3	0	11	N	1	NONE	0 2	245	08/05/2025 0.500 V	440,000 V	1030
125 VALLEY VIEW LANE 11Z A 45 00405	1.00 Fr 51	2000	55 1	AV	1332	1332	0	0	1332	3	1	13	Y	1	NONE	3 3	374 498	10/24/2025 0.710 V	777,000 V	1332
32 STONY COVE LANE 11Z C 51 02561	2.50 Fr 74	1988	57 1	AV	0	1082	1034	517	0	3	1	13	Y	1	NONE	1 4	80 700	07/29/2025 0.500 V	579,000 V	2633
19 BLUE FLINT LANE 11Z C 56 06463	2.00 Fr 74	1984	56 1	AV	945	1080	853	0	1066	4	0	14	N	1	NONE	1 4	162 610	04/10/2025 0.380 V	515,000 V	1933
1228 LAUREL SPRINGS DRIVE 11Z C 75 00732	1.00 Fr 74	1990	57 1	AV	950	2097	0	0	2193	2	1	10	N	1	ATT	574 5	361 844	11/10/2025 2.460 V	675,000 V	2097

Per *[Signature]*

\$309.39

\$532.21

\$285.20

\$243.14

\$262.81

\$422.18

\$427.18

\$583.33

\$219.90

\$266.42

\$321.88

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl		
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
96 WOOD LILY LANE 11Z D 22 07999	1.75 Fr 51	2004	58 1	AV	643	1043	0 750	1043	3	0	11	Y	1	NONE	1 3	63 968	0.430	08/16/2024 V	565,000 V	1793
188 SHAMOKIN SPRINGS TRAIL 11Z D 64 03444	1.60 Fr 51	2006	55 1	AV	1020	1020	0 612	1020	3	0	11	Y	0	NONE	0 5	328	0.410	09/16/2024 V	500,000 V	1632
491 SHAMOKIN SPRINGS TRAIL 11Z D 92 02898	2.00 Fr 51	2000	55 1	AV	0	1288	468 0	0	3	0	11	Y	1	NONE	1 2	24 713	0.400	10/30/2024 V	520,000 V	1756
471 SHAMOKIN SPRINGS TRAIL 11Z D 93 08804	2.00 Fr 51	2004	55 1	AV	0	1798	1656 0	0	4	1	16	Y	1	NONE	3 1	398 206	0.400	08/22/2024 V	644,625 V	3454
449 SHAMOKIN SPRINGS TRL 11Z D 94 00636	1.50 Fr 16	2014	57 1	AV	0	1088	0 597	0	2	1	10	Y	1	NONE	1 1	272 340	0.400	10/31/2024 V	509,000 V	1685
21 SPLIT ROCK TRAIL 11Z D 106 09204	1.00 Fr 74	1991	56 1	AV	1501	1539	512 26	1501	5	0	17	N	2	NONE	3 3	245 1186	1.130	03/05/2025 V	670,000 V	2077
370 TIMBER CAMP DRIVE 11Z1 A 41 04122	2.00 Fr 51	2006	58 1	AV	736	1136	657 0	807	3	0	11	Y	2	NONE	1 1	84 377	1.005	07/15/2024 V	665,000 V	1793
11Z1 A 65 07104	0.00		1		0	0	0 0	0	0	0	0	0	0	NONE	0 0		0.630	02/18/2025 V	20,000 V	0
17 DRIPPING ROCK LANE 11Z1 A 97 09212	1.60 Fr 51	2007	58 1	AV	1134	1134	0 442	1134	3	1	13	Y	2	NONE	1 4	20 938	0.350	03/11/2025 V	685,000 V	1576
664 SHAMOKIN SPRINGS TRAIL 11Z1 A 105 01101	2.00 Fr 74	1995	55 1	AV	0	1492	492 0	0	2	0	8	Y	1	NONE	2 2	99 564	0.490	02/18/2025 V	405,000 V	1984
11Z1 A 112 02208	0.00		1		0	0	0 0	0	0	0	0	0	0	NONE	0 0		0.560	09/23/2025 V	36,000 V	0
11Z1 A 122 09770	0.00		1		0	0	0 0	0	0	0	0	0	0	NONE	0 0		0.420	06/10/2025 V	30,000 V	0
305 CRAWFORDS EDGE 11Z1 A 136 00667	2.00 Fr 74	1986	57 1	AV	1409	1409	588 71	1409	5	1	19	Y	2	NONE	3 4	136 836	0.668	03/11/2025 V	795,000 V	2068
236 CRAWFORDS EDGE 11Z1 A 143 08840	1.50 Fr 51	2006	58 1	AV	1612	1772	112 946	1612	5	0	17	Y	0	NONE	3 4	292 620	0.890	08/12/2025 V	1,150,000 V	2830
11Z1 A 150 00206	0.00		1		0	0	0 0	0	0	0	0	0	0	NONE	0 0		0.480	03/27/2025 V	34,500 V	0

Perp

\$315.11

\$306.37

\$296.12

\$186.63

\$302.07

\$322.58

\$370.88

\$434.64

\$204.13

\$384.42

\$406.36

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	BSF	1ST	2ND	USF	Bsmt SqFt	Baths F	Fixt. H	AC O	Fire- Place S	Garages Type	SqFt	Porch Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Per 17		
2070 LAUREL SPRINGS DRIVE 11Z1 B 28 08731	2.00 Fr 61	1988	57 1	AV	620	1388	528	0	664	3	0	11	Y	1	NONE	0 5	418	0.360	12/06/2024 V	552,000 V	1916	\$288.10
21 WEEPING ROCK LN 11Z1 B 33 04254	1.00 Fr 51	2006	58 1	G	1292	1292	0	0	1292	4	1	16	Y	1	DET	400 2	712 652	0.660	09/11/2025 V	729,000 V	1292	\$564.24
65 LADYSLIPPER LANE 11Z1 B 41 05400	2.00 Fr 61	1989	54 1	AV	0	1052	1064	0	0	2	1	10	Y	1	NONE	1 5	16 388	0.580	06/27/2025 V	410,000 V	2116	\$193.76
130 CHESTNUT PLACE 11Z1 C 5 09931	2.50 Fr 74	1990	57 1	G	0	722	892	511	0	2	1	10	N	1	ATT	392 7	200 977	0.460	12/10/2024 V	659,000 V	2125	\$310.11
11Z1 C 52 11320	0.00		1		0	0	0	0	0	0	0	0		0	NONE	0 0		0.440	09/30/2025 V	110,000 V	0	
277 PAULS CREEK RD 12 6 6 09876	2.00 Fr 61	1995	45 2	AV	0	1102	624	0	0	2	0	8	Y	0	NONE	1 2	156 308	2.080	06/05/2025 V	370,000 V	1726	\$214.36
148 PAULS CREEK RD 12 6 15 09883	1.00 Fr 135	1994	47 2	AV	780	1352	0	0	1352	3	0	11	Y	1	NONE	2 0	135	2.050	07/12/2024 V	465,000 V	1352	\$343.93
293 CRAWFORDS VIEW ROAD 12 8 12 03159	1.00 Fr 16	2002	47 2	G	0	1520	0	0	900	2	0	8	Y	1	ATT	460 2	180 424	1.860	09/20/2024 V	435,000 V	1520	\$286.18
46 SPIRIT RIDGE LANE 12 A 15J 15204	1.75 Fr 81	1989	54 5	AV	952	1164	0	714	952	3	0	11	Y	1	ATT	528 3	272 620	95.840	06/20/2024 V	1,175,000 V	1878	\$625.66
904 ROCKFISH SCHOOL LANE 12 A 63 09447	1.00 Fr 11	1950	35 5	F	381	952	0	0	952	1	0	5	N	0	NONE	2 0	390	24.680	12/12/2024 V	500,000 V	952	\$525.21
1220 CRAWFORD'S VIEW ROAD 12 A 71E 14260	0.00		2		0	0	0	0	0	0	0	0		0	NONE	0 0		4.342	12/23/2024 V	50,000 V	0	
240 BLUNDELL HOLLOW ROAD 12 A 78 11186	1.00 Fr 11	1996	36 2	F	0	872	0	0	0	1	0	5	N	0	NONE	2 0	172	1.780	07/11/2025 V	195,000 V	872	\$223.62
7825 ROCKFISH VALLEY HWY 12 A 142 03517	1.00 Fr 90	2002	35 2	G	0	1296	0	0	0	2	0	8	N	0	NONE	0 2	320	0.830	09/30/2025 V	329,000 V	1296	\$253.85
115 HILLCREST LANE 12 A 145 06648	1.00 Fr 11	1964	34 2	AV	0	768	0	0	0	1	0	5	Y	1	NONE	1 1	168 416	0.500	06/11/2024 V	170,000 V	768	\$221.35
234 CREEK RD 12 10 3 16313	2.00 Fr 98	2014 2015	58 2	AV	0	450	1320	0	0	3	0	11	Y	1	NONE	0 0		4.870	03/12/2025 V	560,000 V	1770	\$316.38

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl				
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	
333 CHAPEL HOLLOW RD 12 12 2 17504	0.00		2		0	0	0	0	0	0	0	0	0	NONE		0	0	5.060	09/16/2024 V	249,000 V	0	
7115 ROCKFISH VALLEY HWY 12 12 5 17507	1.00 Fr 89	2021	54 2	G	0	1984	0	0	0	2	1	10	Y	1	CPT	576	2 0	472 7.210	11/13/2024 V	815,000 V	1984	\$410.78
1937 GREENFIELD RD 13 2 1P 15644	1.00 Fr 90	2002	23 2	AV	0	1512	0	0	0	2	0	8	Y	0	NONE		1 1	80 256	10/25/2024 V	295,000 V	1512	\$195.10
425 GREENFIELD RD 13 10 8 13851	1.00 Fr 41	1996	48 5	AV	1500	2050	0	0	1980	3	1	13	Y	1	NONE		3 1	1022 472	03/12/2025 V	1,185,000 V	2050	\$578.04
288 BLAND WADE LN 13 11 5 15292	1.00 Fr 16	2002	46 2	AV	0	1502	0	0	0	2	0	8	Y	0	ATT	552	2 0	154 2.315	09/30/2024 V	391,000 V	1502	\$260.31
15 A 4F 02386	0.00		2		0	0	0	0	0	0	0	0	0	NONE		0 0	0	4.390	08/15/2024 V	62,000 V	0	
92 ROOSTER RIDGE RD 19 A 22A 04330	1.50 Fr 41	1960	37 2	VG	0	1221	0	592	0	2	0	8	Y	0	NONE		1 0	296 8.000	07/30/2024 V	395,000 V	1813	\$217.87
3308 BEECH GROVE RD 19 A 25C 11470	1.00 Fr 41	1993	44 2	AV	0	2328	0	0	0	3	0	11	Y	0	NONE		2 2	408 552	11/08/2024 V	462,000 V	2328	\$198.45
19 A 58A 05884	0.00		2		0	0	0	0	0	0	0	0	0	NONE		0 0	0	1.500	11/08/2024 V	462,000 V	0	
20 1 42 15105	0.00		2		0	0	0	0	0	0	0	0	0	NONE		0 0	0	5.000	03/05/2025 V	160,000 V	0	
20 A 3E 11199	0.00		2		0	0	0	0	0	0	0	0	0	NONE		0 0	0	3.520	07/17/2025 V	30,000 V	0	
21 1 3 11792	0.00		2		0	0	0	0	0	0	0	0	0	NONE		0 0	0	5.049	06/21/2024 V	60,000 V	0	
291 SPRUCE CREEK LN 21 3 8A 02825	1.00 Fr 11	1996	37 2	EX	0	988	0	0	0	1	0	5	Y	0	NONE		2 1	220 120	09/12/2025 V	270,000 V	988	\$273.27
21 9 1B 16603	0.00		3		0	0	0	0	0	0	0	0	0	NONE		0 0	0	14.130	05/23/2025 V	680,000 V	0	
21 9 3 13865	0.00		2		0	0	0	0	0	0	0	0	0	NONE		0 0	0	4.000	03/11/2025 V	310,000 V	0	

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	BSF	— Living Areas — 1ST 2ND USF			Bsmt SqFt	Baths F H O T	Fixt. AC	Fire- Place O S	Garages Type	SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Tot SqFt	Per P
1468 OLD STONEY CREEK RD 21 A 7 12274	1.00 Fr 11	1996	35 2	P	0	736	0 0	0 0	2 N	0	NONE		1 0	140	06/10/2024 2.876	V	58,000	736	\$79.80
21 A 104A 03997	0.00		2		0	0	0 0	0 0	0	0	NONE		0 0		01/02/2025 7.570	V	300,000	0	
2568 ROCKFISH VALLEY HWY 21 A 105 10983	1.00 Fr 11	1955	45 2	AV	0	1707	0 0	280 1	0	5 Y	0	ATT	360 2 0	146	01/02/2025 3.600	V	250,000	1707	\$146.45
28 LOTTIES LN 21 12 2 00885	1.00 Fr 51	2001	46 2	AV	0	1288	0 0	1288 3	0	11 Y	1	NONE	1 1	60 240	09/18/2025 1.300	V	420,000	1288	\$326.08
204 GRAYWINDS LN 21 13 7 14438	1.85 Fr 61	1995	47 2	AV	0	840	0 714	0 2	0	8 Y	0	DET	576 2 0	248	02/25/2025 2.390	V	440,000	1554	\$283.14
118 FLYING EAGLE CT 21 13 15 14446	1.50 Fr 16	2001	47 2	AV	0	1624	0 670	0 2	1	10 Y	0	ATT	784 2 0	616	10/15/2025 4.860	V	620,000	2294	\$270.27
72 KATIES WAY 21 14 9 09238	1.50 Mas 51	1994 2000	55 2	AV	0	1340	0 631	0 2	1	10 Y	1	NONE	2 0	774	08/22/2025 4.859	V	500,000	1971	\$253.67
1004 DEER RUN DR 22 6 4 11537	1.50 Fr 51	1988	47 2	G	0	720	0 180	832 2	0	8 Y	0	NONE	3 3	212 508	11/04/2024 15.640	V	500,000	900	\$555.55
22 A 6A 04999	0.00		5		0	0	0 0	0 0	0	0	0	NONE	0 0		08/12/2024 20.170	V	100,000	0	
2950 ROCKFISH VALLEY HWY 22 A 19 05814	2.00 Fr 21	1908 1996	45 2	P	0	2054	1480 0	0 1	1	7 N	0	NONE	7 0	853	07/23/2025 1.270	V	200,000	3534	\$56.59
337 PULLETS PL 22 A 98A 17767	1.00 Steel 74	2023	35 2	AV	0	3544	0 0	0 1	0	5 Y	0	NONE	1 0	56	07/22/2024 3.229	V	310,000	3544	\$87.47
507 TRUSLOWS LN 22 10 8 14114	1.00 Fr 41	2002	47 2	AV	1300	1554	0 0	1554 3	0	11 Y	0	NONE	1 2	120 184	10/25/2024 4.830	V	570,000	1554	\$366.79
22 10 9 14115	0.00		2		0	0	0 0	0 0	0	0	0	NONE	0 0		11/03/2025 3.710	V	85,000	0	
23 4 27 04288	0.00		2		0	0	0 0	0 0	0	0	0	NONE	0 0		07/21/2025 2.320	V	40,000	0	
189 EDGEHILL WAY 23 4 33 02135	1.50 Fr 51	1991	47 2	AV	0	1028	16 540	0 2	0	8 Y	0	NONE	1 1	16 288	11/03/2025 2.520	V	392,000	1584	\$247.47

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
189 PILOT MTN HOLLOW 23 A 7 05685	2.00 Fr 51	1989	56 5	AV	0	2747	1696 1064	2408	5	0	17	Y	1		CPT ATT	384 1024	3 2	488 1018	03/12/2025 V	1,200,000 V	5507
93 PLIOT MTN HOLLOW 23 A 7A 04342	1.00 Fr 11	1946	37 2	AV	0	1120	0 0	224	1	0	5	N	0		NONE	0 1	260	2.600	08/05/2024 V	185,000 V	1120
3846 RIVER RD 23 A 21 09733	1.00 Fr 11	1960	35 2	AV	0	640	0 0	0	1	0	5	Y	0		NONE	2 0	254	0.500	02/24/2025 V	115,000 V	640
23 A 22 02787	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		16.500	07/12/2024 V	90,000 V	0
3262 RIVER RD 23 A 27 00113	2.00 Fr 21	1920	35 2	P	0	1216	864 0	0	1	0	5	N	0		NONE	1 0	224	18.210	08/21/2025 V	225,000 V	2080
4547 TAYLOR CREEK RD 24 A 32 11939	1.00 Fr 16	2005	70 2	AV	0	2474	0 0	0	2	0	8	Y	1		ATT	528 0	4 0	646 3.230	07/09/2025 V	900,000 V	2474
24 A 34 11940	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		5.500	07/09/2025 V	50,000 V	0
26 5 4 09083	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		11.270	07/08/2024 V	150,000 V	0
69 WILSON DRIVE 26 6 10 14268	1.00 Fr 90	1999 2000	35 2	G	0	1286	0 0	0	2	0	8	Y	1		DET	672 1	2 1	336 48	08/08/2024 V	339,000 V	1286
26 7 4 16340	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		14.860	10/15/2025 V	150,000 V	0
26 A 2 06081	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		8.120	06/17/2024 V	65,500 V	0
961 FORK MOUNTAIN LANE 27 A 11B 03676	1.60 Fr 61	2007	46 2	AV	0	1345	0 755	0	2	1	10	Y	0		NONE	1 0	510	1.850	06/02/2025 V	416,000 V	2100
27 A 43B 14995	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		4.451	04/23/2025 V	25,000 V	0
28 A 49 10733	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		10.380	10/30/2025 V	81,000 V	0
29 1 2C 17416	0.00		2		0	0	0 0	0	0	0	0	0	0		NONE	0 0		8.010	04/17/2025 V	75,000 V	0

Per #

#217.90

#165.17

#179.68

#108.17

#363.78

#263.60

#198.09

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	BSF	— Living Areas —				Bsmt SqFt	Baths F	Fixt. H	AC O	Fire- Place S	Garages Type	SqFt	Porch Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Per A
1280 CAMPBELLS MOUNTAIN ROAD 29 2 5 01965	1.50 Fr 51	1989	55 2	G	0	900	0	450	0	2	1	10	Y	1	NONE	2 2	660 80	11/18/2024 V	395,000 V	1350	\$292.59
297 CAMPBELLS MOUNTAIN ROAD 29 A 34B 15548	1.00 Fr 16	2003 2004	33 5	AV	0	1180	0	0	0	2	0	8	N	0	NONE	0 2	149 2.000	08/23/2024 V	160,000 V	1180	\$135.59
223 COX'S CREEK LANE 29 A 50 03830	1.30 Fr 51	2017	58 2	AV	0	1888	0	566	0	4	0	14	Y	1	NONE	1 3	36 736	02/13/2025 V	700,000 V	2454	\$285.24
4171 CUB CREEK ROAD 30 5 9 00400	1.00 Fr 127	2002	54 2	AV	0	1680	0	0	620	1	1	7	N	0	NONE	1 0	1150 19.180	01/16/2025 V	473,000 V	1680	\$281.54
29 HORSESHOE MOUNTAIN ROAD 31 6 2 03898	1.00 Fr 41	2023	45 2	G	0	896	0	0	0	2	0	8	Y	0	NONE	1 0	72 4.900	07/07/2025 V	335,000 V	896	\$373.88
17155 PATRICK HENRY HWY 31 A 53 11731	1.40 Fr 11	1946	36 2	F	0	856	0	314	0	2	0	8	N	0	NONE	2 0	376 0.948	11/10/2025 V	230,000 V	1170	\$196.58
6 OLD ORCHARD LN 31 A 56D 15773	1.00 Fr 127	2002	48 2	AV	940	2168	0	0	1880	3	0	11	Y	2	ATT	624 4	0 1004	06/30/2025 V	708,000 V	2468	\$286.87
32 3 24 03332	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0	7.560	01/21/2025 V	110,000 V	0	
32 3 41 03341	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0	1.290	09/15/2025 V	35,000 V	0	
32 A 6 01231	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0	14.710	08/20/2024 V	220,000 V	0	
440 RAINBOW RIDGE 33 5 13A 09078	2.00 Fr 61	1984	48 2	AV	0	1075	942	0	0	2	0	8	Y	1	NONE	3 2	91 200	09/29/2025 V	470,000 V	2017	\$233.01
451 RAINBOW RIDGE ROAD 33 5 17A 00167	1.75 Fr 51	1981	48 2	G	0	1601	301	0	0	2	0	8	Y	0	NONE	1 0	104 4.360	08/07/2024 V	530,000 V	1902	\$278.65
1124 ROBERTS MOUNTAIN ROAD 33 6 1L 08341	1.00 Fr 41	1986	45 2	AV	1200	1742	0	0	1742	3	0	11	Y	0	NONE	1 2	48 674	12/03/2024 V	410,000 V	1742	\$235.36
131 MIMOSA LANE 33 6 16R 08626	1.00 Fr 41	1985	56 2	AV	1200	1601	0	0	1601	3	0	11	Y	0	DET	912 2	0 864	06/12/2025 V	795,000 V	1601	\$496.56
392 TURKEY LN 33 7 10L 03759	1.00 Fr 41	2022	46 2	G	0	1870	0	0	0	2	0	8	Y	0	NONE	3 1	403 457	11/07/2025 V	585,000 V	1870	\$312.83

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Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Tot				
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	Per
168 LAKELAND LANE 33 9 4 01732	1.45 Fr 109	1993	47 2	AV	0	1307	0	588	1307	2	1	10	Y	0	NONE	1 1	228 393	2.120	11/03/2025 V	545,000 V	1895	\$287.59
3050 ADIAL ROAD 33 10 5 14252	1.50 Fr 89	2007	46 2	AV	702	1064	0	532	1064	2	1	10	Y	0	NONE	1 2	336 228	2.430	06/13/2024 V	380,000 V	1596	\$238.09
1996 RIVER ROAD 34 A 8 04525	1.00 Mas 11	1955	47 2	G	0	1325	0	0	0	2	0	8	Y	0	NONE	2 0	76 1.410	06/18/2025 V	305,000 V	1325	\$230.18	
34 14 1 17537	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0		10/15/2024 V	250,000 V	0		
62 WELLS LANE 35 2 A1 11601	1.75 Fr 11	1965	34 2	P	0	1751	65	712	748	2	0	8	N	0	NONE	2 0	195 1.264	01/22/2025 V	50,000 V	2528	\$19.77	
1261 HICKORY CREEK RD 35 A 11 08234	1.00 Fr 21	1955	35 2	F	384	576	0	0	384	1	0	5	N	0	NONE	1 1	352 24	8.370	07/14/2025 V	135,000 V	576	\$234.37
8164 FABER ROAD 36 5 3 08992	1.55 Fr 81	1986	48 2	G	0	972	0	326	0	2	0	8	Y	1	NONE	1 1	180 220	2.490	07/22/2024 V	330,000 V	1298	\$254.23
8272 FABER ROAD 36 A 36B 07945	2.00 Fr 41	1986	48 2	VG	0	960	960	0	0	2	0	8	Y	0	NONE	1 1	192 96	2.000	02/14/2025 V	412,000 V	1920	\$214.58
4925 CRABTREE FALLS HWY 41 1 8A 11057	1.00 Fr 11	1847	48 2	AV	0	650	0	143	0	1	0	5	N	0	NONE	1 0	160 1.710	12/16/2024 V	276,000 V	793	\$348.04	
6011 CRABTREE FALLS HWY 41 3 7 06847	1.00 Fr 11	1950	44 2	G	0	650	0	0	0	1	0	5	N	0	NONE	1 1	70 39	9.020	06/02/2025 V	250,000 V	650	\$384.61
5795 CRABTREE FALLS HWY 41 A 34 00141	1.00 Fr 16	1980	37 2	G	0	960	0	0	0	1	0	5	Y	0	NONE	0 2	104 5.683	10/17/2025 V	290,000 V	960	\$302.08	
217 ALLENS PARADISE LANE 42 A 4A 13897	1.00 Fr 91	1993 2004	25 2	AV	0	1064	0	0	0	2	0	8	Y	1	NONE	2 1	208 632	3.982	11/10/2025 V	190,000 V	1064	\$178.57
989 PIGEON HILL RD 42 A 40B 11431	1.60 Fr 11	1942	46 2	G	0	1130	0	588	980	2	1	10	Y	0	NONE	3 1	452 245	5.000	08/01/2025 V	435,000 V	1718	\$253.20
10902 PATRICK HENRY HWY 42 A 69 12751	1.00 Fr 11	1920	44 2	AV	648	1741	0	0	648	2	0	8	Y	0	NONE	0 1	160 5.450	02/06/2025 V	288,000 V	1741	\$165.42	
42 A 82A 12589	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0		09/19/2025 V	105,000 V	0		

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages		Porchs	Lot	Sale	Sale	Totl				
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	Per #	
577 CHESTNUT RIDGE RD 43 A 24B 12821	1.60 Mas 51	1994	57 2	AV	0	1980	0	828	1580	2	1	10	Y	0	ATT	576	1 0	320 2.073	08/14/2024 V	725,000 V	2808	\$258.19	
91 KIDD LANE 43 A 37 06529	1.00 Mas 11	1950	35 5	AV	420	840	0	0	840	0	1	4	Y	0	DET	1200	2 0	480 54.250	09/22/2025 V	700,000 V	840	\$833.33	
4143 DAVIS CREEK RD 44 A 9B 11760	1.00 Fr 90	1989	25 2	AV	0	1296	0	0	0	2	0	8	Y	0	NONE	2	256 0	01/24/2025 2.060	V	220,000 V	1296	\$169.75	
1598 DAVIS CREEK LANE 45 A 10B 12851	1.00 Fr 91	1980	22 2	F	0	672	0	0	0	1	0	5	Y	0	NONE	1 2	64 208	04/16/2025 1.650	V	43,500 V	672	\$64.73	
1688 DAVIS CREEK LANE 45 A 10C 11949	1.00 Fr 90	1985	23 2	AV	0	1248	0	0	0	2	0	8	Y	0	DET	1224	1 1	80 112	04/11/2025 2.500	V	200,000 V	1248	\$160.25
580 PONTON LANE 45 A 78 04372	1.00 Mas 41	1965	45 2	G	0	1092	0	0	1092	1	0	5	Y	0	NONE	1 0	72 3.717	09/05/2025 V	V	300,000 V	1092	\$274.72	
45 A 79A 04394	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0		10/24/2025 8.030	V	74,500 V	0		
541 PONTON LANE 45 A 81B 15300	1.00 Fr 90	2002	23 2	AV	0	1748	0	0	0	2	0	8	N	1	NONE	0 1	48 6.000	10/01/2024 V	V	150,000 V	1748	\$85.81	
66 SPENCER LANE 45 A 112 07576	1.80 Fr 51	2007	57 5	AV	1370	1394	0	1096	1370	3	1	13	Y	1	NONE	2 2	140 214	09/24/2025 90.490	V	990,000 V	2490	\$397.59	
14872 THOMAS NELSON HWY 45A 1 6 06031	1.00 Fr 11	1978	45 2	AV	682	1363	0	0	1363	2	1	10	Y	0	NONE	1 1	120 336	07/25/2024 0.560	V	322,000 V	1363	\$236.24	
126 ANDERSON LANE 45B 1 4 12027	1.00 Mas 11	1950	44 2	G	0	990	0	0	750	1	0	5	Y	0	NONE	1 0	168 1.070	05/15/2025 V	V	270,000 V	990	\$272.72	
22 ANDERSON LANE 45B A 1 04996	1.00 Mas 11	1969	45 2	G	0	1417	0	0	841	2	0	8	Y	0	NONE	1 0	126 1.064	11/26/2024 V	V	289,900 V	1417	\$204.58	
WHEELERS COVE RD 46 A 12 09566	0.00		5		0	0	0	0	0	0	0	0	0	0	NONE	0 0		10/25/2024 55.480	V	160,000 V	0		
329 BEAR RIDGE TRAIL 46 A 37D 11434	1.85 Fr 127	1986	57 2	G	878	1408	1095	0	1288	4	1	16	Y	2	DET	832	3 2	464 376	06/30/2025 15.000	V	715,000 V	2503	\$285.65
WILLOUGHBY LN 47 A 191 17788	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0		12/13/2024 2.116	V	25,000 V	0		

Parcel ID: 1 1 1 to NOT MAPPED 556
Page: 33
Sales from: 06/07/2024 to 01/01/2026

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	BSF	— Living Areas — 1ST 2ND USF	Bsmt SqFt	Baths F H O T	Fixt. AC	Fire- Place O S	Garages Type	SqFt	Porch Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Per	
73 DRUMHELLER LANE 47 A 81 04465	2.00 Fr 21	1800	45 5	AV	0	1324	530	0	0 2 0	8 N	0	NONE	4 0	623 27.040	03/21/2025 V	330,000 V	1854 \$177.99	
289 RAVENS NEST DRIVE 47 A 107 11161	1.00 Fr 41	1978	45 2	AV	0	1392	0	0	0 2 0	8 Y	1	ATT	432 0	300 10.700	06/09/2025 V	426,000 V	1392 \$306.03	
1600 ROCKSPRING RD 48 A 2C 16905	1.00 Fr 41	2024	47 2	G	0	1778	0	0	0 2 0	8 Y	0	NONE	1 1	22 210	11/21/2024 V	495,000 V	1778 \$278.40	
48 A 2C1 17670	0.00		2		0	0	0	0	0 0 0	0	0	NONE	0 0	4.210	12/20/2024 V	140,000 V	0	
294 THREE FORK LN 48 A 12C 13905	1.00 Fr 11	1993	47 2	AV	768	1088	0	0	768 1 1	7 Y	1	NONE	0 5	696 13.150	07/02/2024 V	382,000 V	1088 \$351.10	
7971 IRISH ROAD 48 A 33A 06209	1.00 Fr 41	1989	44 2	G	567	1047	0	0	567 2 0	8 Y	0	DET	576 1	0 80	06/28/2024 V	285,000 V	1047 \$272.20	
735 LAUREL ROAD 48 A 64 04005	1.00 Fr 11	1966	43 2	F	0	840	0	0	0 2 0	8 N	0	NONE	1 0	284 8.210	06/30/2025 V	475,000 V	840 \$565.47	
6932 ROCKFISH RIVER RD 49 1 2 01886	1.00 Fr 11	1950	35 2	F	0	988	0	0	494 1 0	5 N	0	DET	216 0	2 0	304 0.910	08/21/2025 V	124,000 V	988 \$125.50
6975 ROCKFISH RIVER ROAD 49 3 1 03215	1.00 Fr 108	2006	44 2	AV	0	768	0	0	768 1 0	5 Y	0	NONE	2 1	36 120	10/03/2024 V	190,000 V	768 \$247.39	
7104 ROCKFISH RIVER RD 49 A 56 10513	1.00 Mas 41	1967	45 2	G	0	1457	0	0	1329 1 0	5 Y	0	NONE	1 1	15 56	04/18/2025 V	285,000 V	1457 \$195.60	
1876 DICKIE RD 54 A 5 05628	2.00 Fr 21	1934	47 2	G	0	1000	936	0	936 2 0	8 Y	0	NONE	2 0	446 20.000	11/15/2024 V	705,000 V	1936 \$364.15	
2978 EMBLY'S GAP 54 A 11B 13986	1.00 Fr 41	1978	36 5	P	0	1440	0	0	0 2 1	10 Y	1	ATT	952 3	0 22.600	11/05/2025 V	226,000 V	1440 \$156.94	
744 LEVEL GREEN ROAD 54 A 18 03531	2.00 Mas 61	1973	58 2	AV	0	1722	1287	0	1287 4 0	14 Y	0	NONE	2 0	324 12.344	12/10/2024 V	1,025,000 V	3009 \$340.64	
516 TOMS LANE 54 A 43B 11887	1.00 Fr 41	1989	35 2	P	0	1152	0	0	0 2 0	8 N	0	NONE	0 2	336 1.000	03/13/2025 V	86,363 V	1152 \$74.96	
7779 PATRICK HENRY HWY 55 5 6A 01125	1.00 Mas 11	1960	35 2	F	0	1074	0	0	0 1 0	5 N	0	NONE	1 0	36 0.248	06/13/2024 V	85,500 V	1074 \$79.60	

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F H O T	Fixt. AC	Fire- Place O S	Garages Type	SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt			
				BSF	1ST	2ND	USF														
7611 PATARICK HENRY HWY 55 5 11B 14351	1.00 Fr 41	1998	45 2	AV	0	1680	0	0	1680	2	0	8	Y	0	NONE	1 1	416 240	8.210	08/15/2024 V	420,000 V	1680
955 JONESBORO ROAD 55 A 13A 15506	1.00 Fr 74	2002	57 5	AV	0	2565	0	0	0	2	0	8	Y	1	NONE	1 0	54 21.380	11/27/2024 V	725,000 V	2565	
671 CRABTREE FALLS HWY 55 A 89 05222	2.00 Fr 21	1930	44 6	G	0	1633	1018	0	0	2	1	10	N	0	NONE	1 0	260 101.400	07/02/2025 V	1,000,000 V	2651	
327 DEERWOOD CT 55 13 14 13978	1.00 Fr 89	2007	47 2	AV	0	1632	0	0	1632	2	0	8	Y	0	ATT	552 0 1	0 300	6.000	07/08/2024 V	435,000 V	1632
1631 COW HOLLOW RD 55 14 2 05359	1.00 Fr 16	2005	45 2	AV	0	1440	0	0	0	1	1	7	Y	0	NONE	1 0	84 2.850	11/22/2024 V	285,000 V	1440	
55 14 3B 17763	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0		06/17/2024 8.227 V	96,000 V	0	
2072 EAST BRANCH LOOP 56 A 12B 14326	2.00 Fr 21	1891	47 5	G	0	1478	1146	0	0	2	0	8	Y	0	NONE	4 0	988 21.790	10/30/2024 V	675,000 V	2624	
1410 STEVENS COVE ROAD 57 A 30 09956	1.00 Fr 135	1970	45 2	AV	644	1288	0	0	1288	2	0	8	Y	0	DET	320 1	0 420	1.060	07/30/2025 V	315,000 V	1288
1410 STEVENS COVE ROAD 57 A 30 09956	1.00 Fr 135	1970	45 2	AV	644	1288	0	0	1288	2	0	8	Y	0	DET	320 1	0 420	1.060	10/11/2024 V	270,000 V	1288
1447 STEVENS COVE ROAD 57 A 32 11365	1.00 Mas 41	1956	45 2	AV	784	1528	0	0	784	1	0	5	Y	2	CPT DET	160 528	1 1	16 368	10/28/2024 1.350 V	298,500 V	1528
57 A 34K 09744	0.00		74		0	0	0	0	0	0	0	0	0	0	NONE	0 0		08/22/2024 2.370 V	90,000 V	0	
10302 THOMAS NELSON HWY 58 3 2 11531	1.00 Fr 41	1962	34 2	P	0	1104	0	0	0	1	0	5	N	0	NONE	1 1	112 72	0.410	03/31/2025 V	40,000 V	1104
58 A 51B 06676	0.00		5		0	0	0	0	0	0	0	0	0	0	NONE	0 0		04/17/2025 39.013 V	150,000 V	0	
144 PEACEFUL LANE 58 A 69 08184	1.00 Fr 90	2003	23 2	AV	0	1296	0	0	0	2	0	8	Y	0	NONE	0 2	118	2.000	09/17/2025 V	140,000 V	1296
72 PEACEFUL LANE 58 A 70 00242	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0		01/17/2025 8.200 V	60,000 V	0	

Per IP

#250.00

#282.65

#377.21

#266.54

#197.91

#257.24

#244.56

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#195.35

#36.23

#108.02

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address			Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt Baths		Fixt. AC		Fire- Place		Garages Type SqFt	Porches Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	
Parcel-ID	Alt PIN	BSF				1ST	2ND	USF	SqFt F	H	O	T	O	S								
58A 1 16 13741		0.00		2		0	0	0	0	0	0	0	0	0	NONE	0	0		09/20/2024 V	35,000 V	0	
181 RIDGE STREET 58B 2 43 07416		1.00 Mas 41	1964	45 2	AV	731	1461	0	0	1461	1	1	7	Y	1	CPT	391 1	150 256	0.610	10/27/2025 V	300,000 V	1461
622 FRONT STREET 58B 3 2 00195		0.00		4		0	0	0	0	0	0	0	0	0	NONE	0	0		07/24/2024 V	200,000 V	0	
179 MAIN STREET 58B 3 2B 03916		0.00		4		0	0	0	0	0	0	0	0	0	NONE	0	0		11/26/2024 V	80,000 V	0	
740 FRONT STREET 58B 3 22A 07767		0.00		4		0	0	0	0	0	0	0	0	0	NONE	0	0		01/16/2025 V	175,000 V	0	
59 A 15 06251		0.00		2		0	0	0	0	0	0	0	0	0	NONE	0	0	5.010	01/27/2025 V	35,000 V	0	
61 3 3B 16034		0.00		5		0	0	0	0	0	0	0	0	0	NONE	0	0	89.760	06/17/2025 V	300,000 V	0	
23 LYONS HOLLOW 61 3 8C 06663		1.00 Fr 90	2005	35 2	AV	0	1512	0	0	0	2	0	8	Y	0	NONE	0 2	280 7.890	08/04/2025 V	270,000 V	1512	
315 JOHNSON HOLLOW ROAD 61 5 7 11043		1.00 Fr 41	1992	45 5	AV	0	1584	0	0	1584	2	0	8	Y	0	NONE	1 2	12 448	32.190	01/27/2025 V	450,000 V	1584
2193 SALEM RD 62 2 9 12964		2.00 Fr 21	1900	35 2	AV	0	695	465	0	0	1	0	5	N	0	NONE	1 0	48 0.920	06/12/2025 V	109,900 V	1160	
2239 SALEM ROAD 62 2 11 11733		1.00 Fr 41	2011	43 2	AV	0	1608	0	0	0	2	0	8	Y	1	NONE	3 0	432 1.087	03/17/2025 V	275,000 V	1608	
6483 ROCKFISH RIVER RD 62 A 3 02231		1.73 Fr 51	2019	45 2	AV	0	2308	0	1445	0	6	0	20	Y	0	NONE	1 1	344 25	7.480	11/25/2024 V	595,000 V	3753
6526 ROCKFISH RIVER RD 62 A 4 01859		0.00		2		0	0	0	0	0	0	0	0	0	NONE	0	0	1.110	12/19/2024 V	375,000 V	0	
5698 ROCKFISH RIVER RD 62 A 20 09687		1.50 Fr 11	1900	37 2	P	0	878	0	119	0	1	0	5	N	0	NONE	2 0	130 1.900	09/15/2025 V	31,000 V	997	
1029 ROCKFISH CROSSING 62 A 51 13658		1.00 Fr 41	1983	35 2	AV	0	1584	0	0	1584	1	0	5	Y	0	NONE	0 3	288 3.840	08/02/2024 V	260,000 V	1584	

Per #

\$205.33

\$178.57

\$284.09

\$94.74

\$171.01

\$158.53

\$31.09

\$164.14

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl				
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt	
261 CARRINGTON LANE 63 A 1B 01682	1.50 Fr 51	1992	48 2	G	913	1280	0 850	1280	3	0	11	Y	1	NONE		2 1	418 256	16.190	06/17/2025 V	800,000 V	2130	
450 B & W LANE 63 A 6 01695	2.00 Fr 21	1840	35 5	F	0	1328	540 0	0	1	0	5	Y	0	NONE		1 1	160 108	98.270	10/09/2025 V	550,000 V	1868	
556 EMBLY'S GAP RD 64 A 14 01750	1.00 Fr 11	1968	37 2	F	0	1024	0 0	0	1	0	5	Y	0	NONE		1 3	160 626	12.080	02/14/2025 V	200,000 V	1024	
64 A 16B 15949	0.00		2		0	0	0 0	0	0	0	0	0	0	NONE		0 0		2.876	07/01/2024 V	30,000 V	0	
3846 PATRICK HENRY HWY 64 A 254 09091	0.00		4		0	0	0 0	0	0	0	0	0	0	NONE		0 0		1.870	12/23/2024 V	450,000 V	0	
968 Jennys Creek Rd 64 12 1 17321	2.50 Fr 61	2015	45 2	AV	0	864	864 432	0	2	1	10	Y	1	NONE		1 1	144 100	3.019	09/03/2025 V	389,000 V	2160	
1080 Jennys Creek Rd 64 12 4 17324	2.50 Fr 61	2015	45 2	AV	0	864	864 432	0	2	1	10	Y	1	NONE		1 1	144 100	2.440	01/09/2025 V	360,000 V	2160	
1080 Jennys Creek Rd 64 12 4 17324	2.50 Fr 61	2015	45 2	AV	0	864	864 432	0	2	1	10	Y	1	NONE		1 1	144 100	2.440	09/18/2024 V	355,000 V	2160	
575 TYE BROOK HWY 64A 1 A1 16117	1.60 Fr 89	2005	35 2	P	0	1188	0 712	0	2	0	8	Y	0	NONE		0 4		393	1.000	03/28/2025 V	175,000 V	1900
1067 TYE BROOK HWY 65 A 45 07407	1.00 Mas 11	1950	44 2	AV	0	1188	0 0	1188	2	0	8	Y	1	DET	725	1 1	150 196	9.700	11/27/2024 V	270,000 V	1188	
1088 TYE BROOK HWY 65 A 53 12686	1.00 Mas 11	1959	45 2	AV	0	1161	0 0	1161	1	0	5	Y	0	DET	960	1 0	240	0.940	12/20/2024 V	187,000 V	1161	
210 CABELL MOUNTAIN LANE 66 3 2 01370	1.00 Fr 41	2002	45 2	AV	0	1792	0 0	0	2	0	8	Y	1	NONE		2 0	640	0.840	12/17/2024 V	350,000 V	1792	
2752 FRESHWATER COVE LANE 66 A 98A 13991	1.60 Fr 51	1993	47 5	AV	0	1941	0 631	1876	4	0	14	Y	0	DET	1056	4 0	433	23.221	03/18/2025 V	581,500 V	2572	
378 LAKEVIEW LANE 68 2 2A 04486	1.50 Fr 11	1955	45 2	G	0	1210	0 450	450	1	0	5	Y	0	NONE		0 4		350	1.910	10/02/2024 V	264,900 V	1660
594 HIGH PEAK LANE 68 5 34A 11097	1.00 Mas 16	1960	46 5	G	1120	1120	0 0	1120	2	0	8	Y	0	DET	440	0 0		29.810	11/03/2025 V	460,000 V	1120	

Per #

#375.58

#294.43

#195.31

#180.09

#166.66

#164.35

#92.10

#227.27

#161.06

#195.31

#226.08

#159.57

#410.71

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	BSF	— Living Areas — 1ST 2ND USF	Bsmt SqFt	Baths F H O T	Fixt. A C	Place O S	Garages Type	SqFt	Porch Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Per #
480 MONTREAL LANE 68 A 118 05754	1.00 Mas 16	1965	45 2	AV	0	3471	0 0	8 Y	0	DET	1080	4 0	808 1.780	07/12/2024 V	499,900 V	3471	\$144.02
428 MONTREAL LN 68 A 120 08168	0.00		2		0	0	0 0	0	0	NONE	0 0		1.800	08/28/2025 V	30,000 V	0	
360 MONTREAL LANE 68 A 122 06124	1.00 Fr 135	2024	45 2	G	0	1344	0 0	8 Y	0	NONE	1 1	20 144	0.880	08/13/2024 V	297,450 V	1344	\$221.31
330 MONTREAL LN 68 A 123 06269	1.00 Fr 90	2007 2008	34 2	AV	0	1640	0 0	8 Y	0	DET	308 1	40 24	9.500	06/25/2024 V	310,000 V	1640	\$189.02
68 A 140 06598	0.00		5		0	0	0 0	0	0	NONE	0 0		59.780	07/18/2024 V	170,000 V	0	
363 VILLAGE ROAD 68 10 29 01455	1.00 Fr 135	1988	36 2	G	0	960	0 0	5 Y	0	NONE	0 1	35	0.940	01/10/2025 V	192,000 V	960	\$200.00
7548 LAUREL ROAD 69 1 13 07653	1.00 Fr 51	1956	44 2	AV	0	1094	0 0	5 N	0	NONE	3 0	340	1.060	12/17/2024 V	220,000 V	1094	\$201.09
69 A 20A 04651	0.00		5		0	0	0 0	0	0	NONE	0 0		73.020	10/17/2025 V	239,000 V	0	
8722 LAUREL ROAD 69 A 33A 02641	1.00 Fr 41	2002	37 2	AV	0	1120	0 0	8 Y	0	NONE	0 2	233	1.000	11/06/2025 V	234,000 V	1120	\$208.92
763 FINDLAY MTN RD 69 A 142D 16328	1.00 Fr 89	2016	45 2	G	0	1650	0 0	8 Y	0	NONE	1 1	48 312	11.050	09/19/2025 V	390,000 V	1650	\$236.36
491 MOUNTAIN RIDGE LN 69 14 8 16216	1.60 Fr 51	2011	47 2	AV	0	1392	0 230	8 Y	1	NONE	0 4	360	6.170	07/22/2024 V	380,000 V	1622	\$234.27
69 14 13 16221	0.00		2		0	0	0 0	0	0	NONE	0 0		5.350	12/23/2024 V	47,000 V	0	
69 14 14 16222	0.00		2		0	0	0 0	0	0	NONE	0 0		6.720	08/05/2024 V	47,900 V	0	
69 14 17 16225	0.00		2		0	0	0 0	0	0	NONE	0 0		7.760	12/19/2024 V	52,900 V	0	
722 70 4 3 00398	0.00		2		0	0	0 0	0	0	NONE	0 0		15.010	11/19/2024 V	60,000 V	0	

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F	Fixt. H	AC O	Place T	Fire- O S	Garages Type	SqFt	Porch Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Per ☒
722 70 4 9 08542	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	11.090	09/12/2025 V	52,000 V	0	
722 70 4 12 03414	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	15.080	08/15/2025 V	70,000 V	0	
OFF 722 70 4 22 11970	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	10.090	11/18/2024 V	59,000 V	0	
OFF 722 70 4 33 12630	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	12.140	01/17/2025 V	70,000 V	0	
OFF 645 71 5 2 04859	0.00		5		0	0	0	0	0	0	0	0	NONE		0	0	50.000	10/08/2024 V	105,000 V	0	
722 71 7 4 08259	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	7.450	09/09/2025 V	55,000 V	0	
722 71 A 9A 13525	0.00		6		0	0	0	0	0	0	0	0	NONE		0	0	57.700	08/12/2024 V	230,000 V	0	
618 BEAVER CREEK LN 71 A 21C 00654	0.00		5		0	0	0	0	0	0	0	0	NONE		0	0	20.000	10/11/2024 V	110,000 V	0	
73 2 6 02144	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	6.520	07/09/2025 V	65,500 V	0	
3129 PATRICK HENRY HWY 74 1 2C 12830	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	1.160	09/08/2025 V	48,750 V	0	
3109 PATRICK HENRY HWY 74 1 3A 16800	0.00		4		0	0	0	0	0	0	0	0	NONE		0	0	1.080	06/09/2025 V	162,500 V	0	
76 5 6 00809	0.00		2		0	0	0	0	0	0	0	0	NONE		0	0	15.780	05/15/2025 V	70,000 V	0	
2909 THOMAS NELSON HWY 76 A 10 13724	1.00 Fr 11	1890	37 2	AV	0	720	0	0	432	1	0	5	N	0	NONE	1 2	192 606	02/27/2025 V	168,000 V	720	\$233.33
929 WILSON HILL ROAD 76 13 1 02736	2.00 Fr 81	1996	53 2	F	2112	2156	1288	0	2112	6	0	20	Y	1	NONE	1 2	192 886	10/22/2024 V	609,000 V	3444	\$176.82
77 SUNSET DRIVE 76A 5 307 06279	1.00 Mas 41	1973	45 2	AV	0	2021	0	0	2021	3	1	13	Y	1	ATT	525 2	1 280	10/30/2025 V	365,000 V	2021	\$180.60

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas — BSF 1ST 2ND USF	Bsmt Baths SqFt F H O T	Fixt. AC O S	Fire- Place	Garages Type	Porch SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	Per ☒
1489 ARRINGTON ROAD 77 A 23 06892	1.00 Fr 11	1959	36 2	AV	0 1536 0 0	0 1 0 5 N 1	DET	300	2 0	240	1.810	05/23/2025 V	205,000 V	1536	\$133.46
315 NEW MOUNT LANE 77 A 72 06267	1.00 Fr 11	1950 2005	46 2	G	0 988 0 0	0 2 0 8 Y 0	NONE		1 0	36	0.527	05/20/2025 V	218,000 V	988	\$220.64
65 PHOENIX ROAD 77 A 106 03477	2.00 Fr 21	1938	46 2	G	0 1102 1102 0	551 2 0 8 Y 1	NONE		3 1	255 164	5.230	07/24/2024 V	373,000 V	2204	\$169.23
1235 VARIETY MILLS ROAD 77 A 127 08541	2.00 Fr 21		35 2	VP	0 1068 644 0	0 1 0 5 N 0	NONE		3 0	478	4.950	04/28/2025 V	49,500 V	1712	\$28.91
1023 VARIETY MILLS RD 77 A 128 08788	0.00		2		0 0 0 0 0	0 0 0 0 0	NONE		0 0		8.470	08/16/2024 V	65,000 V	0	
77 A 179A 07412	0.00		2		0 0 0 0 0	0 0 0 0 0	NONE		0 0		3.000	10/25/2024 V	34,000 V	0	
78 1 8B 00773	0.00		2		0 0 0 0 0	0 0 0 0 0	NONE		0 0		9.520	02/27/2025 V	75,000 V	0	
748 FINDLAY MOUNTAIN ROAD 79 A 5 01303	2.00 Fr 21	1900	47 6	G	897 1182 1182 0	1599 2 1 10 Y 3	NONE		3 0	964	76.020	02/18/2025 V	705,000 V	2364	\$298.22
983 WILLIAMSTOWN ROAD 79 A 19 02300	1.00 Fr 11	1964	37 2	G	0 1488 0 0	0 1 1 7 N 0	NONE		2 0	260	12.000	07/16/2025 V	345,000 V	1488	\$231.85
2898 JAMES RIVER ROAD 81 A 49 04975	1.00 Fr 41	1991	43 5	AV	0 1136 0 0	0 2 0 8 Y 1	DET	672	2 0	416	27.940	03/27/2025 V	275,000 V	1136	\$242.07
3535 CABELL ROAD 82 A 7 01804	2.00 Fr 21	1996	33 5	P	0 1341 465 0	0 1 0 5 Y 0	NONE		3 2	468 60	45.000	11/07/2025 V	220,000 V	1806	\$121.81
200 BLICK LN 83 2 14 05466	1.00 Fr 90	2019	25 2	AV	0 1478 0 0	0 2 0 8 Y 0	NONE		0 2	50	10.410	05/12/2025 V	297,500 V	1478	\$201.28
847 HIGHLAND DRIVE 83 2 16 02971	1.00 Fr 90	1990	23 2	F	0 1620 0 0	0 2 0 8 Y 1	DET	384	1 3	204 312	5.220	07/07/2025 V	160,000 V	1620	\$98.76
156 TURKEY RIDGE 83 5 82 09262	1.00 Fr 41	1986	44 2	AV	0 1040 0 0	1040 2 0 8 Y 1	NONE		1 1	276 42	5.020	11/07/2025 V	266,000 V	1040	\$255.76
85 3 7 09331	0.00		2		0 0 0 0 0	0 0 0 0 0	NONE		0 0		10.870	11/04/2024 V	50,000 V	0	

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt	Baths	Fixt.	AC	Fire- Place	Garages	Porchs	Lot	Sale	Sale	Totl			
				BSF	1ST	2ND	USF	SqFt	F	H	O	T	O	S	Type	SqFt	Decks	Acres	Date	Amount	SqFt
85 3 64 04243	0.00		2		0	0	0	0	0	0	0	0	NONE		0			07/28/2025	40,000	0	
															0		5.070	V	V		
921 TYE RIVER RD 85 A 40 13029	1.00 Fr 11	1952	44 2	AV	0	1120	0	0	1220	1	1	7	Y	0	NONE	2 0	196		09/27/2024 V	210,000 V	1120
412 NELMONTE LN 85 A 49 02293	2.00 Fr 21	1915	48 2	VG	0	1210	798	0	0	2	0	8	Y	0	NONE	3 0	308		07/22/2025 V	450,000 V	2008
2868 TYE RIVER RD 85 A 72 04422	2.00 Fr 21	1930	47 2	G	0	796	588	0	0	1	0	5	Y	0	DET	468 1	192 144		03/04/2025 V	265,000 V	1384
678 FALLING ROCK DR 85 A 93 01365	1.00 Fr 41	1996	43 2	AV	0	1566	0	0	0	2	0	8	Y	1	NONE	2 1	280 224		02/26/2025 V	310,000 V	1566
	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0			04/30/2025 V	59,900 V	0
86 3 53 15427																					
2500 PHOENIX RD 86 3 54 15428	1.00 Fr 89	2006	35 2	AV	0	1404	0	0	0	2	0	8	Y	0	NONE	0 3	992		08/22/2024 V	269,900 V	1404
80 MORSE PROPERTY DR 86 5 C 16846	1.00 Fr 135	2024	44 2	G	0	1064	0	0	0	2	0	8	Y	0	NONE	1 1	120 24		01/17/2025 V	258,542 V	1064
9721 NORWOOD ROAD 88 A 4 03922	2.00 Fr 61	2003 2004	57 6	AV	0	1408	1148	144	1408	2	1	10	Y	0	ATT	598 2	984 504		12/17/2024 V	1,475,000 V	2700
11321 NORWOOD ROAD 89 A 36A 10023	1.00 Fr 90	2000 2001	27 2	AV	0	1188	0	0	0	2	0	8	Y	0	NONE	0 2	128		07/02/2025 V	217,000 V	1188
	0.00		5		0	0	0	0	0	0	0	0	0	0	NONE	0 0			04/16/2025 V	86,000 V	0
89 A 52 16419																					
90 A 21B 17598	0.00		5		0	0	0	0	0	0	0	0	0	0	NONE	0 0			07/28/2025 V	169,900 V	0
91 A 4C 03932	0.00		5		0	0	0	0	0	0	0	0	0	0	NONE	0 0			10/11/2024 V	75,000 V	0
91 A 6 03986	0.00		2		0	0	0	0	0	0	0	0	0	0	NONE	0 0			09/08/2025 V	29,900 V	0
15 GREENFIELD DRIVE 91 A 17 06432	2.00 Fr 21	1906	37 2	F	0	1305	928	0	0	2	0	8	Y	1	DET	368 3	84 586		06/27/2024 V	165,000 V	2233

Per A

\$187.50

\$224.10

\$191.47

\$197.95

\$192.23

\$242.99

\$546.29

\$182.65

\$73.89

Value Calibration Analysis - Current Characteristics
Agricultural/Residential/Commercial/Industrial/Mineral/Exempt/Utility Parcels
Sales to Worksheet Ratio

Address Parcel-ID Alt PIN	Constr H Type	Year E-Yr	Grd/CDU Use PT	— Living Areas —				Bsmt SqFt	Baths F	Fixt. H	AC O	Fire- Place S	Garages Type	Porch SqFt	Decks	Lot Acres	Sale Date	Sale Amount	Totl SqFt	
92 2 8 16648	0.00		2		0	0	0	0	0	0	0	0	NONE	0	0	7.610	09/05/2025 V	53,000	0	
608 RIVER ROCK RD 92 3 9 16872	2.00 Fr 16	2014	46 2	AV	0	1040	0	788	1040	2	1	10	Y	1	NONE	1 4	40 672	11/07/2024 V	580,000	1828
92 A 8B 15047	0.00		5		0	0	0	0	0	0	0	0	NONE	0	0	26.610	10/22/2024 V	105,000	0	
92 A 8J 17661	0.00		2		0	0	0	0	0	0	0	0	NONE	0	0	2.118	08/29/2025 V	25,000	0	
93 1 A 00623	0.00		6		0	0	0	0	0	0	0	0	NONE	0	0	395.000	05/08/2025 V	850,000	0	
295 UNION SCHOOL DR 96 A 25E 17056	0.00		2		0	0	0	0	0	0	0	0	NONE	0	0	4.950	12/17/2024 V	41,800	0	
140 MCNEISH LANE 97 2 14 07984	0.00 Fr 71	1994	44 2	F	0	1290	0	0	0	2	1	10	Y	0	DET	672 1	160 12	06/20/2025 V	248,000	1290
97 2 15B 07500	0.00		2		0	0	0	0	0	0	0	0	NONE	0	0	17.109	10/02/2024 V	90,000	0	
171 BUCK MTN LANE 97 A 29 05709	1.00 Fr 11	1960	36 5	F	0	1536	0	0	0	2	0	8	Y	0	NONE	1 0	140 50.109	07/18/2025 V	345,000	1536
97 A 32B 17044	0.00		2		0	0	0	0	0	0	0	0	NONE	0	0	5.080	06/02/2025 V	52,900	0	
2877 ALLENS CREEK RD 97 A 35 08966	1.00 Fr 11	1960	35 2	AV	0	852	0	0	0	1	0	5	Y	0	NONE	4 1	419 192	10/10/2024 V	150,000	852
97 A 44 13633	0.00		5		0	0	0	0	0	0	0	0	NONE	0	0	86.780	09/18/2025 V	290,000	0	
405 HORSLEY LN 97 A 135 00376	1.50 Fr 51	2004	47 5	F	0	1520	0	623	1520	2	1	10	Y	1	NONE	1 0	832 28.290	10/25/2024 V	459,500	2143
999 GLADSTONE RD 97B 1 A 18 07062	2.00 Fr 21	1955	36 2	F	0	870	870	0	0	1	1	7	Y	0	NONE	1 0	150	08/14/2024 V	32,000	1740

Per A

#317.28

#192.24

#224.60

#176.05

#214.41

#18.39