

Neighborhoods Used: 5010 - 5010 HILL ISLAND

2045 S HILL ISLAND RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-004-044-30	03/16/2022 5010	401	502,699	197,990		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 - 1.75 S	70	304,709	256,796	1.187	



1441 S WHITE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-233-038-70	02/11/2022 5010	401	140,000	5,866		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	134,134	127,859	1.049	



1370 S WHITE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-233-056-00	11/10/2021 5010	401	162,000	21,156		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 - 2+ STORY	70	140,844	167,298	0.842	



898 S WHITE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-233-046-30	08/23/2021 5010	401	250,000	20,698		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	74	229,302	262,442	0.874	



605 S HILL ISLAND RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-232-041-00	06/30/2021 5010	401	300,500	28,528		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	84	266,204	263,168	1.012	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			5768	5702	1.012	



2171 S HILL ISLAND RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-004-041-00	06/16/2021 5010	401	370,000	114,370		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	255,630	299,826	0.853	



2191 S HILL ISLAND RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-004-038-00	04/30/2021 5010	401	281,000	118,863		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	162,137	131,271	1.235	



2313 S HILL ISLAND RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
003-003-035-02	04/15/2021 5010	401	525,000	227,447		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	297,553	294,196	1.011	



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1370 S WHITE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-233-056-00 03/19/2021 5010 401 152,000 21,156
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 - 2+ STORY 70 130,844 167,298 0.782



948 S WHITE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-233-035-20 03/04/2021 5010 401 149,000 12,040
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 136,960 150,162 0.912



1785 S HILL ISLAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-004-050-20 01/15/2021 5010 401 395,000 195,499
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 180,237 181,913 0.991
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 19264 19443 0.991



1603 S HILL ISLAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-004-056-00 11/25/2020 5010 401 185,000 150,912
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family GARAGE 97 34,088 41,162 0.828



2283 S HILL ISLAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-003-037-20 08/17/2020 5010 401 491,000 168,651
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 322,349 314,460 1.025



1323 S WHITE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-233-033-30 08/10/2020 5010 401 185,000 27,832
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 144,660 164,124 0.881
Commercial Buildings: ResidualValue CostByManual E.C.F.
 12508 14191 0.881



1248 S FOREST LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
003-233-052-00 04/15/2020 5010 401 136,500 92,542
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CABIN 77 43,958 123,498 0.356



