

Concerns from Fountainview 55+ Condominium Community with the New Assessment

Background

The Village of Fountainview is a community of 192 condo units, consisting of five types of units, ranging from 690 Sq Ft to 1500 Sq Ft per unit. These units are equally distributed across three four-floor buildings. All three buildings were constructed as part of a single project. Building 1000 was completed in 2007, Building 3000 in 2008, and Building 2000 in 2014, due to delays caused by builder bankruptcy and the financial crisis in the real estate market at that time.

Consequently, Building 2000 did not exhibit any advantages in terms of structural quality or market value. Over the years, both Building 2000 and 3000 have required more frequent and extensive maintenance compared to Building 1000, despite the latter having been completed first. For instance, issues with the fire alarm dry pipe sprinkler systems have repeatedly occurred in Buildings 2000 and 3000. Additionally, recent sales records for all unit types in our community do not show any significant differences among the buildings. Therefore, using the year of construction as any criterion to determine the structural value of units in the three buildings does not objectively reflect their true value.

Currently, the sprinkler system dry pipe replacement project has already put many of our senior residents in a precarious financial situation. With the 2025 New Castle County Tax Assessment, unreasonable new land values, structure values, and total values have been assigned across the entire community. Based on the 2025 NCC Assessment, the market values for all unit types have been significantly inflated, leading to dramatic increases in school taxes across the board. This is further threatening the sustainability of our community.

I. Increased Land Value by New Assessment

Building 1000		Land Value Assessment		Ratio of New Land Value to Past Land Value
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690	5,900	40,000	6.78
B	825	7,100	40,000	5.63
C	1,025	8,100	40,000	4.94
D	1,075	8,300	40,000	4.82
E	1,500	10,400	40,000	3.85

Building 2000		Land Value Assessment		Ratio of New Land Value to Past Land Value
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690	5,900	40,000	6.78
B	825	7,100	40,000	5.63
C	1,025	8,100	40,000	4.94
D	1,075	8,300	40,000	4.82
E	1,500	10,400	40,000	3.85

Building 3000		Land Value Assessment		Ratio of New Land Value to Past Land Value
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690	5,900	40,000	6.78
B	825	7,100	40,000	5.63
C	1,025	8,100	40,000	4.94
D	1,075	8,300	40,000	4.82
E	1,500	10,400	40,000	3.85

Under New Assessment:

1. Same land value of 40000 is assigned to all 5 condo types with different Sq Ft;
2. Land values are elevated for all condo types: Ranging from more than 3 times higher for E Type to more than 6 times higher for A Type.

II. Increased Structure Value by New Assessment

Building 1000		Structure Value Assessment		Ratio of New Structure Value to Past Structure Value
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690	29,600	173,300	5.85
B	825	35,700	198,300	5.55
C	1,025	40,700	226,200	5.56
D	1,075	42,000	232,500	5.54
E	1,500	52,400	289,200	5.52

Building 2000		Structure Value Assessment		Ratio of New Structure Value to Past Structure Value
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690	29,600	180,700	6.10
B	825	35,700	207,000	5.80
C	1,025	40,700	235,900	5.80
D	1,075	42,000	242,500	5.77
E	1,500	52,400	301,700	5.76

Building 3000		Structure Value Assessment		Ratio of New Structure Value to Past Structure Value
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690		175,100	
B	825		200,400	
C	1,025		228,600	
D	1,075		235,000	
E	1,500		292,300	

Under New Assessment:

1. Different structure values are assigned to units of same condo type among different buildings, without taking other existed factors into account;
2. Different structure values are somehow also assigned to units of same condo type in the same building;
3. Structure values for all units in Building 1000 and 2000 are more than 5 times higher than before.

III. Increased Total Value by New Assessment

Building 1000		Total Value Assessment		Ratio of New Assessment to Past Assessment
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690	35,500	213,300	5.01
B	825	42,800	238,300	4.57
C	1,025	48,800	266,200	4.45
D	1,075	50,300	272,500	4.42
E	1,500	62,800	329,200	4.24

Building 2000		Total Value Assessment		Ratio of New Assessment to Past Assessment
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690	35,500	220,700	5.22
B	825	42,800	247,000	4.77
C	1,025	48,800	275,900	4.65
D	1,075	50,300	282,500	4.62
E	1,500	62,800	341,700	4.44

Building 3000		Total Value Assessment		Ratio of New Assessment to Past Assessment
Condo Type	Sq Ft/Unit	Past (2024)	New (2025)	
A	690		215,100	
B	825		240,400	
C	1,025		268,600	
D	1,075		275,000	
E	1,500		332,300	

Under New Assessment:

1. Different total values for units with same condo type are assigned among different buildings;
2. Total values for all units are dramatically elevated, ranging from more than 4 times to more than 5 times higher than before.

IV. Inflated Market Value by New Assessment

Building 1000

Condo Type	Sq Ft/Unit	New Assessment	Adjusted Market Value	Increased Market Value in New Assessment	
A	690	213,300	160,000	53,300	33%
B	825	238,300	186,633	51,667	28%
C	1,025	266,200	197,613	68,577	35%
D	1,075	272,500	204,333	68,167	33%
E	1,500	329,200	238,350	90,850	37%

Building 2000

Condo Type	Sq Ft/Unit	New Assessment	Adjusted Market Value	Increased Market Value in New Assessment	
A	690	220,700	160,000	60,700	38%
B	825	247,000	186,633	60,367	32%
C	1,025	275,900	197,613	78,287	40%
D	1,075	282,500	204,333	78,167	38%
E	1,500	341,700	238,350	103,350	43%

Building 3000

Condo Type	Sq Ft/Unit	New Assessment	Adjusted Market Value	Increased Market Value in New Assessment	
A	690	215,100	160,000	55,100	34%
B	825	240,400	186,633	53,767	29%
C	1,025	268,600	197,613	70,987	36%
D	1,075	275,000	204,333	70,667	35%
E	1,500	332,300	238,350	93,950	39%

1. Market Value here refers to average sales prices from Nov. 2021 to June 2025 for each condo type across all 3 buildings;
2. Adjusted Market Value refers to average sales prices from Nov. 2021 to June 2025, excluding extreme sales;
3. Based on New Assessment, market values for all condo types are inflated, ranging from \$51,667 to \$90,850 (or 28% to 37%) higher than before for Building 1000, from \$60,367 to \$103,350 (or 32% to 43%) higher than before for Building 2000, and from \$53,767 to \$93,950 (or 29% to 39%) higher than before for Building 3000.

V. Increased School Tax by New Assessment

Building 1000		School Tax		Increase of School Tax
Condo Type	Sq Ft/Unit	2024	2025	2025 v.s. 2024
A	690	1219.07	1797.69	578.62 (47%)
B	825	1469.75	2008.4	538.65 (37%)
C	1,025	1675.79	2243.53	567.74 (34%)
D	1,075	1727.3	2296.63	569.33 (33%)
E	1,500	2156.55	2774.5	617.95 (29%)

Building 2000		School Tax		Increase of School Tax
Condo Type	Sq Ft/Unit	2024	2025	2025 v.s. 2024
A	690	1219.07	1860.06	640.99 (53%)
B	825	1469.75	2081.72	611.97 (42%)
C	1,025	1675.79	2325.28	649.49 (39%)
D	1,075	1727.3	2380.91	653.61 (38%)
E	1,500	2156.55	2879.84	723.29 (34%)

Under New Assessment, school taxes for all units are increased dramatically, ranging from \$538.65 to \$617.95 higher than before for Building 1000, from \$611.97 to \$723.29 higher than before for Building 2000.

Recent Sales in Fountainview Condos- Nov 2021 to June 2025

Address	Building	Unit	Sq. Ft.	Unit Type	Recent Date Sold	Recent Sale Price	Market Value	Adjusted Market Value	Unit Type
1000 Fountainview Circle	1000	111	674	A	1/13/2023	160,200	\$135,067	\$160,000	A
2000 Fountainview Circle	2000	106	674	A	6/28/2021	125,000			
3000 Fountainview Circle	3000	105	674	A	11/20/2022	120,000			
1000 Fountainview Circle	1000	212	842	B	1/1/2022	162,000	\$185,986	\$186,633	B
1000 Fountainview Circle	1000	311	842	B	2/24/2022	150,000			
1000 Fountainview Circle	1000	405	842	B	7/10/2023	188,900			
1000 Fountainview Circle	1000	412	842	B	6/7/2023	190,000			
2000 Fountainview Circle	2000	306	842	B	9/19/2022	181,000			
2000 Fountainview Circle	2000	306	842	B	4/16/2024	215,000			
2000 Fountainview Circle	2000	406	842	B	7/12/2024	215,000			
1000 Fountainview Circle	1000	103	1034	C	1/14/2025	215,000	\$200,262	\$197,613	C
1000 Fountainview Circle	1000	313	1034	C	10/23/2023	209,900			
1000 Fountainview Circle	1000	404	1034	C	3/24/2023	130,000			
1000 Fountainview Circle	1000	413	1034	C	5/21/2025	227,500			
1000 Fountainview Circle	1000	413	1034	C	3/30/2023	185,000			
1000 Fountainview Circle	1000	414	1034	C	1/8/2024	210,000			
2000 Fountainview Circle	2000	103	1034	C	10/14/2023	235,000			
2000 Fountainview Circle	2000	203	1034	C	11/19/2021	180,000			
2000 Fountainview Circle	2000	203	1034	C	5/28/2024	176,000			
2000 Fountainview Circle	2000	413	1034	C	6/11/2024	230,000			
2000 Fountainview Circle	2000	413	1034	C	5/28/2025	205,000			
3000 Fountainview Circle	3000	413	1034	C	11/27/2022	200,000			
3000 Fountainview Circle	3000	413	1034	C	12/30/2022	200,000			
1000 Fountainview Circle	1000	108	1069	D	11/1/2021	190,000	\$197,600	\$200,750	D
1000 Fountainview Circle	1000	210	1069	D	8/18/2022	193,000			
1000 Fountainview Circle	1000	308	1069	D	10/15/2024	220,000			
1000 Fountainview Circle	1000	410	1069	D	8/13/2021	185,000			
3000 Fountainview Circle	3000	210	1069	D	2/17/2023	200,000			
1000 Fountainview Circle	1000	101	1493	E	10/24/2024	247,000	\$240,180	\$238,350	E
1000 Fountainview Circle	1000	101	1493	E	11/22/2022	255,000			
1000 Fountainview Circle	1000	115	1493	E	3/4/2023	235,000			
1000 Fountainview Circle	1000	316	1493	E	5/23/2025	239,900			
1000 Fountainview Circle	1000	402	1493	E	6/19/2025	225,000			
2000 Fountainview Circle	2000	201	1493	E	10/27/2022	230,000			
2000 Fountainview Circle	2000	216	1493	E	3/30/2022	210,000			
2000 Fountainview Circle	2000	216	1493	E	5/6/2022	249,900			
2000 Fountainview Circle	2000	301	1493	E	3/2//2022	225,000			
3000 Fountainview Circle	3000	401	1493	E	11/20/2024	285,000			

Recent Sales in Fountainview Condos- Nov 2021 to June 2025

Sales History in Fountainview Condos- Initial Sales vs. Recent Sales

<u>Building</u>	<u>Unit</u>	<u>Sq. Ft.</u>	<u>Unit Type</u>	<u>Initial Year Sold</u>	<u>Initial Sale Price</u>	<u>Recent Date Sold</u>	<u>Recent Sale Price</u>	<u>Price Growth</u>	<u>% Growth</u>	<u>Avg % Growth</u>
1000	111	674	A	2007	265,901	1/13/2023	160,200	-105,701	-40	-14
2000	106	674	A	2016	106,725	6/28/2021	125,000	18,275	17	
3000	105	674	A	2008	147,967	11/20/2022	120,000	-27,967	-19	
1000	212	842	B	2007	158,578	1/1/2022	162,000	3,422	2	29
1000	311	842	B	2007	156,515	2/24/2022	150,000	-6,515	-4	
1000	405	842	B	2008	155,723	7/10/2023	188,900	33,177	21	
1000	412	842	B	2007	177,823	6/7/2023	190,000	12,177	7	
2000	306	842	B	2016	128,000	9/19/2022	181,000	53,000	41	
2000	306	842	B	2016	128,000	4/16/2024	215,000	87,000	68	
2000	406	842	B	2015	128,575	7/12/2024	215,000	86,425	67	
1000	103	1034	C	2007	188,164	1/14/2025	215,000	26,836	14	27
1000	313	1034	C	2007	184,547	10/23/2023	209,900	25,353	14	
1000	404	1034	C	2007	217,774	3/24/2023	130,000	-87,774	-40	
1000	413	1034	C	2007	178,724	5/21/2025	227,500	48,776	27	
1000	413	1034	C	2007	178,724	3/30/2023	185,000	6,276	4	
1000	414	1034	C	2008	188,865	1/8/2024	210,000	21,135	11	
2000	103	1034	C	2016	145,245	10/14/2023	235,000	89,755	62	
2000	203	1034	C	2014	145,180	11/19/2021	180,000	34,820	24	
2000	203	1034	C	2014	145,180	5/28/2024	176,000	30,820	21	
2000	413	1034	C	2014	138,025	6/11/2024	230,000	91,975	67	
2000	413	1034	C	2014	138,025	5/28/2025	205,000	66,975	49	
3000	413	1034	C	2016	135,000	11/27/2022	200,000	65,000	48	
3000	413	1034	C	2016	135,000	12/30/2022	200,000	65,000	48	
1000	108	1069	D	2007	214,787	11/1/2021	190,000	-24,787	-12	2
1000	210	1069	D	2007	164,003	8/18/2022	193,000	28,997	18	
1000	308	1069	D	2007	175,614	10/15/2024	220,000	44,386	25	
1000	410	1069	D	2008	209,950	8/13/2021	185,000	-24,950	-12	
3000	210	1069	D	2008	215,936	2/17/2023	200,000	-15,936	-7	
1000	101	1493	E	2007	265,901	10/24/2024	247,000	-18,901	-7	10
1000	101	1493	E	2007	265,901	11/22/2022	255,000	-10,901	-4	
1000	115	1493	E	2007	237,016	3/4/2023	235,000	-2,016	-1	
1000	316	1493	E	2007	217,774	5/23/2025	239,900	22,126	10	
1000	402	1493	E	2010	200,000	6/19/2025	225,000	25,000	13	
2000	201	1493	E	2014	195,989	10/27/2022	230,000	34,011	17	
2000	216	1493	E	2017	190,375	3/30/2022	210,000	19,625	10	
2000	216	1493	E	2017	190,375	5/6/2022	249,900	59,525	31	
2000	301	1493	E	2015	180,000	3/2//2022	225,000	45,000	25	
3000	401	1493	E	2008	279,665	11/20/2024	285,000	5,335	2	

Inconsistency of New Assessment

			Assessment	Variance	Assessment	
		Average	2024	within	Variance	
Unit Type	Building	Sales Price	Assessed Values	Building	Across Buildings	Assessment Issues
A Units	1000	140,100	213,300		45,900	- Valuation discrepancies across similar units within the same building - Valuation discrepancies across similar units across the community - Land value should be aligned with the community documents
	2000		174,100	45,900		
			220,000			
	3000		215,000			
B Units	1000	185,986	238,300	29,800	51,300	- Valuation discrepancies across similar units within the same building - Valuation discrepancies across similar units across the community - Land value should be aligned with the community documents
			208,500			
	2000		247,000			
	3000		240,400	44,700		
			195,700			
C Units	1000	197,322	266,200	88,600	88,600	- Valuation discrepancies across similar units within the same building - Valuation discrepancies across similar units across the community - Land value should be aligned with the community documents
			230,200			
			306,200			
			217,600			
	2000		275,900	37,500		
			238,400			
			268,600			
D Units	3000	199,500	272,500	60,700	70,700	- Valuation discrepancies across similar units within the same building - Valuation discrepancies across similar units across the community - Land value should be aligned with the community documents
			211,800			
			222,600			
			242,200			
	2000		282,500			
	3000		275,000	73,800		
			201,200			
			235,000			
E Units	1000	275,317	329,200	94,225	146,725	- Valuation discrepancies across similar units within the same building - Valuation discrepancies across similar units across the community - Land value should be aligned with the community documents
			234,975			
			285,800			
	2000		341,700	40,000		
			381,700			
	3000		332,300	47,300		
			285,000			
TH & Villas	TH/Villa	291,450	292,492			- Townhome valuations exceed E Unit values - Land values should be aligned with the community documents

=Assessment Appeal Accepted

A Units

<u>Bldg</u>	<u>Unit</u>	<u>Unit Type</u>	<u>%</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
1000	105	A	0.238			5,900	29,600	35,500	40,000	173,300	213,300			
1000	106	A	0.238			5,900	29,600	35,500	40,000	173,300	213,300			
1000	111	A	0.238	1/13/2023	160,200	5,900	29,600	35,500	40,000	173,300	213,300			
1000	112	A	0.238			5,900	29,600	35,500	40,000	173,300	213,300			
2000	105	A	0.238			5,900	29,600	35,500	40,000	134,100	174,100			45,900
2000	106	A	0.238			5,900	29,600	35,500	40,000	180,000	220,000			
2000	111	A	0.238			5,900	29,600	35,500	40,000	180,700	220,700			
2000	112	A	0.238			5,900	29,600	35,500	40,000	180,700	220,700			
3000	105	A	0.238	11/20/2022	120,000	5,900	29,600	35,500	40,000	175,100	215,100			
3000	106	A	0.238			5,900	29,600	35,500	40,000	175,100	215,100			
3000	111	A	0.238			5,900	29,600	35,500	40,000	175,100	215,100			
3000	112	A	0.238			5,900	29,600	35,500	40,000	175,100	215,100			

Average Sales: 140,100

Average Assessed Value: 212,425

Average Assessed Values (1000):	40,000	173,300	213,300
Average Assessed Values (2000):	40,000	168,875	208,875
Average Assessed Values (3000):	40,000	175,100	215,100

B Units

Bldg	Unit	Unit Type	%	Date Sold	Sale Price	Previous Land Value	Previous Structure Value	Total Previous Value	Assessed Land Value	Assessed Structure	Assessed Total Value	Sales to Assessed Value Variance	Sales to Assessed Value Variance %	Variance Across Unit Types
1000	205	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	206	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	211	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	212	B	0.2933	1/18/2022	162,000	7,100	35,700	42,800	40,000	198,300	238,300			
1000	305	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	306	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	311	B	0.2933	2/24/2022	150,000	7,100	35,700	42,800	40,000	198,300	238,300			
1000	312	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	405	B	0.2933	7/10/2023	188,900	7,100	35,700	42,800	40,000	198,300	238,300			
1000	406	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	411	B	0.2933			7,100	35,700	42,800	40,000	198,300	238,300			
1000	412	B	0.2933	6/7/2023	190,000	7,100	35,700	42,800	40,000	168,500	208,500			29,800
2000	205	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	206	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	211	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	212	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	305	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	306	B	0.2933	9/19/2022	181,000	7,100	35,700	42,800	40,000	207,000	247,000	66,000	36%	
2000	306	B	0.2933	4/16/2024	215,000	7,100	35,700	42,800	40,000	207,000	247,000	32,000	15%	
2000	311	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	312	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	405	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	406	B	0.2933	7/12/2024	215,000	7,100	35,700	42,800	40,000	207,000	247,000	32,000	15%	
2000	411	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
2000	412	B	0.2933			7,100	35,700	42,800	40,000	207,000	247,000			
3000	205	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	206	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	211	B	0.2933			7,100	35,700	42,800	40,000	155,700	195,700			
3000	212	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			44,700
3000	305	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	306	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	311	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	312	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	405	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	406	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			

B Units

<u>Bldg</u>	<u>Unit</u>	<u>Unit Type</u>	<u>%</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
3000	411	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			
3000	412	B	0.2933			7,100	35,700	42,800	40,000	200,400	240,400			

Average Sales: 185,986

Average Assessed Value: 240,024

Average Assessed Values (1000):	40,000	195,817	235,817
Average Assessed Values (2000):	40,000	200,788	267,583
Average Assessed Values (3000):	40,000	196,675	236,675

C Units

Bldg	Unit	Unit Type	%	Date Sold	Sale Price	Previous	Previous	Total	Assessed	Assessed	Assessed	Sales to	Sales to	Variance
						Land	Structure	Previous	Land			Assessed	Assessed	Across
						Value	Value	Value	Value	Structure	Total Value	Value	Value	Unit
												Variance	Variance %	Types
1000	103	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	104	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	113	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	114	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	203	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	204	C	0.3591			8,100	40,700	48,800	40,000	226,200	230,200			
1000	213	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	214	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	303	C	0.3591			8,100	40,700	48,800	40,000	266,200	306,200			
1000	304	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	313	C	0.3591	10/23/2023	209,900	8,100	40,700	48,800	40,000	226,200	266,200			
1000	314	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	403	C	0.3591			8,100	40,700	48,800	40,000	226,200	266,200			
1000	404	C	0.3591	3/24/2023	130,000	8,100	40,700	48,800	40,000	226,200	266,200			
1000	413	C	0.3591	3/30/2023	185,000	8,100	40,700	48,800	40,000	266,200	306,200			
1000	414	C	0.3591	1/8/2024	210,000	8,100	40,700	48,800	40,000	177,600	217,600			88,600
2000	103	C	0.3591	10/14/2023	235,000	8,100	40,700	48,800	40,000	235,900	275,900	40,900	17%	
2000	104	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	113	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	114	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	203	C	0.3591	5/28/2024	176,000	8,100	40,700	48,800	40,000	235,900	275,900	99,900	57%	
2000	204	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	213	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	214	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	303	C	0.3591			8,100	40,700	48,800	40,000	185,900	225,900			50,000
2000	304	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	313	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	314	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	403	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	404	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
2000	413	C	0.3591	6/11/2024	230,000	8,100	40,700	48,800	40,000	235,900	275,900	45,900	20%	

C Units

<u>Bldg</u>	<u>Unit</u>	<u>Unit Type</u>	<u>%</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
2000	414	C	0.3591			8,100	40,700	48,800	40,000	235,900	275,900			
3000	103	C	0.3591			8,100	40,700	48,800	40,000	198,400	238,400			30,200
3000	104	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	113	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	114	C	0.3591			8,100	40,700	48,800	40,000	208,900	248,900			19,700
3000	203	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	204	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	213	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	214	C	0.3591			8,100	40,700	48,800	40,000	208,900	248,900			19,700
3000	303	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	304	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	313	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	314	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	403	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	404	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			
3000	413	C	0.3591	11/27/2022	200,000	8,100	40,700	48,800	40,000	228,600	268,600			
3000	413	C	0.3591	12/30/2022	200,000	8,100	40,700	48,800	40,000	228,600	268,600			
3000	414	C	0.3591			8,100	40,700	48,800	40,000	228,600	268,600			

Average Sales: 197,322

Average Assessed Value: 267,665

Average Assessed Values (1000): 40,000 228,163 265,913

Average Assessed Values (2000): 40,000 232,775 272,775

Average Assessed Values (3000): 40,000 238,538 281,038

D Units

Bldg	Unit	Unit Type	%	Date Sold	Sale Price	Previous Land Value	Previous Structure Value	Total Previous Value	Assessed Land Value	Assessed Structure	Assessed Total Value	Sales to Assessed Value Variance	Sales to Assessed Value Variance %	Variance Across Unit Types
1000	107	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	108	D	0.3742			8,300	42,000	50,300	40,000	171,800	211,800			60,700
1000	109	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	110	D	0.3742			8,300	42,000	50,300	40,000	182,600	222,600			49,900
1000	207	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	208	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	209	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	210	D	0.3742	8/18/2022	193,000	8,300	42,000	50,300	40,000	232,500	272,500			
1000	307	D	0.3742			8,300	42,000	50,300	40,000	202,200	242,200			30,300
1000	308	D	0.3742	10/15/2024	220,000	8,300	42,000	50,300	40,000	232,500	272,500			
1000	309	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	310	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	407	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	408	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	409	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			
1000	410	D	0.3742	8/13/2021	185,000	8,300	42,000	50,300	40,000	232,500	272,500			
2000	107	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	108	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	109	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	110	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	207	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	208	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	209	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	210	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	307	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	308	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	309	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	310	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	407	D	0.3742			8,300	42,000	50,300	40,000	232,500	272,500			10,000
2000	408	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	409	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
2000	410	D	0.3742			8,300	42,000	50,300	40,000	242,500	282,500			
3000	107	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	108	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	109	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			

D Units

<u>Bldg</u>	<u>Unit</u>	<u>Unit Type</u>	<u>%</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
3000	110	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	207	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	208	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	209	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	210	D	0.3742	2/17/2023	200,000	8,300	42,000	50,300	40,000	235,000	275,000			
3000	307	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	308	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	309	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	310	D	0.3742			8,300	42,000	50,300	40,000	161,200	201,200			73,800
3000	407	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	408	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	409	D	0.3742			8,300	42,000	50,300	40,000	235,000	275,000			
3000	410	D	0.3742			8,300	42,000	50,300	40,000	235,000	235,000			40,000

Average Sales: 199,500

Average Assessed Value: 271,152

Average Assessed Values (1000):	40,000	223,694	263,694
Average Assessed Values (2000):	40,000	241,875	281,875
Average Assessed Values (3000):	40,000	230,388	267,888

E Units

Bldg	Unit	Unit Type	%	Date Sold	Sale Price	Previous Land Value	Previous Structure Value	Total Previous Value	Assessed Land Value	Assessed Structure	Assessed Total Value	Sales to Assessed Value Variance	Sales to Assessed Value Variance %	Variance Across Unit Types
1000	101	E	0.521	11/22/2022	255,000	10,400	52,400	62,800	40,000	289,200	329,200	74,200	29%	
1000	101	E	0.521	10/24/2024	247,000	10,400	52,400	62,800	40,000	289,200	329,200	82,200	33%	
1000	102	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	115	E	0.521	3/4/2023	235,000	10,400	52,400	62,800	40,000	213,700	234,975	18,700	8%	75,500
1000	116	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	201	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	202	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	215	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	216	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	301	E	0.521			10,400	52,400	62,800	40,000	194,975	234,975			43,400
1000	302	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	315	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	316	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	401	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	402	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	415	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
1000	416	E	0.521			10,400	52,400	62,800	40,000	289,200	329,200			
2000	101	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	102	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	115	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	116	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	201	E	0.521	10/27/2022	230,000	10,400	52,400	62,800	40,000	301,700	341,700	111,700	49%	
2000	202	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	215	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	216	E	0.521	3/30/2022	210,000	10,400	52,400	62,800	40,000	301,700	341,700	131,700	63%	
2000	216	E	0.521	5/6/2022	249,900	10,400	52,400	62,800	40,000	301,700	341,700	91,800	37%	
2000	301	E	0.521	3/28/2022	225,000	10,400	52,400	62,800	40,000	301,700	341,700	116,700	52%	
2000	302	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	315	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	316	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	401	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	402	E	0.521			10,400	52,400	62,800	40,000	301,700	341,700			
2000	415	E	0.0521			10,400	52,400	62,800	40,000	341,700	381,700			40,000
2000	416	E	0.0521			10,400	52,400	62,800	40,000	301,700	341,700			
3000	101	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	102	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			

E Units

Bldg	Unit	Unit Type	%	Date Sold	Sale Price	Previous Land Value	Previous Structure Value	Total Previous Value	Assessed Land Value	Assessed Structure	Assessed Total Value	Sales to Assessed Value Variance	Sales to Assessed Value Variance %	Variance Across Unit Types
3000	115	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	116	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	201	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	202	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	215	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	216	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	301	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	302	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	315	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	316	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	401	E	0.521			10,400	52,400	62,800	40,000	245,000	285,000			47,300
3000	402	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	415	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			
3000	416	E	0.521			10,400	52,400	62,800	40,000	292,300	332,300			

Average Sales: 275,317

Average Assessed Value: 330,527

=Assessment Appeal Accepted

Average Assessed Values (1000):	40,000	296,667	337,997
Average Assessed Values (2000):	40,000	323,056	365,556
Average Assessed Values (3000):	40,000	289,344	329,344

TH-Villa

Address	Unit	Unit Type	%	Date Sold	Sale Price	Previous Land Value	Previous Structure Value	Total Previous Value	Assessed Land Value	Assessed Structure	Assessed Total Value	Sales to Assessed Value Variance	Sales to Assessed Value Variance %	Variance Across Unit Types
1 Fountainview Drive	N/A	N/A	0.99948						60,000	220,800	280,800			
2 Fountainview Drive	N/A	N/A	0.99948						60,000	208,700	268,700			
3 Fountainview Drive	N/A	N/A	0.99948	4/11/2022	284,900				60,000	190,900	250,900			
4 Fountainview Drive	N/A	N/A	0.99948						60,000	207,300	267,300			
5 Fountainview Drive	N/A	N/A	0.99948	9/23/2022	298,000				60,000	223,700	283,700			
6 Fountainview Drive	N/A	N/A	0.99948						60,000	208,700	268,700			
7 Fountainview Drive	N/A	N/A	0.99948						60,000	220,800	280,800			
8 Fountainview Drive	N/A	N/A	0.99948						60,000	213,100	273,100			
9 Fountainview Drive	N/A	N/A	0.99948						60,000	190,600	250,600			
10 Fountainview Drive	N/A	N/A	0.99948						60,000	208,700	268,700			
13 Fountainview Drive	N/A	N/A	0.99948						60,000	221,800	281,800			
14 Fountainview Drive	N/A	N/A	0.99948						60,000	260,400	320,400			
15 Fountainview Drive	N/A	N/A	0.99948						60,000	222,000	282,000			
16 Fountainview Drive	N/A	N/A	0.99948						60,000	251,900	311,900			
17 Fountainview Drive	N/A	N/A	0.99948						60,000	219,500	279,500			
18 Fountainview Drive	N/A	N/A	0.99948						60,000	238,600	298,600			
19 Fountainview Drive	N/A	N/A	0.99948						60,000	227,600	287,600			
20 Fountainview Drive	N/A	N/A	0.99948						60,000	265,000	325,000			
22 Fountainview Drive	N/A	N/A	0.99948						60,000	237,600	297,600			
26 Fountainview Drive	N/A	N/A	0.99948						60,000	260,200	320,200			
28 Fountainview Drive	N/A	N/A	0.99948						60,000	249,400	309,400			
30 Fountainview Drive	N/A	N/A	0.99948						60,000	260,200	320,200			
32 Fountainview Drive	N/A	N/A	0.99948						60,000	284,400	344,400			
34 Fountainview Drive	N/A	N/A	0.99948						60,000	260,200	320,200			
36 Fountainview Drive	N/A	N/A	0.99948						60,000	260,200	320,200			
40 Fountainview Drive	N/A	N/A	0.99948						0	0	0			

Average Sales: 291,450

Average Assessed Value: 292,492

Average Assessed Values -Villas (1-22): 60,000 223,037 283,037

Average Assessed Values (26-36): 60,000 262,433 322,433

All Property Details

<u>Address</u>	<u>Building</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Ownership Percentage</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
1000 Fountainview Circle	1000	101	E	0.521	11/22/2022	255,000				40,000	289,200	329,200	74,200	29%	
1000 Fountainview Circle	1000	101	E	0.521	10/24/2024	247,000				40,000	289,200	329,200	82,200	33%	
1000 Fountainview Circle	1000	102	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	103	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	104	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	105	A	0.238						40,000	173,300	213,300			
1000 Fountainview Circle	1000	106	A	0.238						40,000	173,300	213,300			
1000 Fountainview Circle	1000	107	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	108	D	0.3742						40,000	171,800	211,800			60,700
1000 Fountainview Circle	1000	109	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	110	D	0.3742						40,000	182,600	222,600			49,900
1000 Fountainview Circle	1000	111	A	0.238	1/13/2023	160,200				40,000	173,300	213,300			
1000 Fountainview Circle	1000	112	A	0.238						40,000	173,300	213,300			
1000 Fountainview Circle	1000	113	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	114	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	115	E	0.521	3/4/2023	235,000				40,000	213,700	253,700	18,700	8%	75,500
1000 Fountainview Circle	1000	116	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	201	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	202	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	203	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	204	C	0.3591						4,000	226,200	230,200			
1000 Fountainview Circle	1000	205	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	206	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	207	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	208	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	209	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	210	D	0.3742	8/18/2022	193,000				40,000	232,500	272,500			
1000 Fountainview Circle	1000	211	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	212	B	0.2933	181/2022	162,000				40,000	198,300	238,300			
1000 Fountainview Circle	1000	213	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	214	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	215	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	216	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	301	E	0.521						40,000	245,800	285,800			43,400
1000 Fountainview Circle	1000	302	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	303	C	0.3591						40,000	266,200	306,200			
1000 Fountainview Circle	1000	304	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	305	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	306	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	307	D	0.3742						40,000	202,200	242,200			30,300
1000 Fountainview Circle	1000	308	D	0.3742	10/15/2024	220,000				40,000	232,500	272,500			
1000 Fountainview Circle	1000	309	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	310	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	311	B	0.2933	2/24/2022	150,000				40,000	198,300	238,300			
1000 Fountainview Circle	1000	312	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	313	C	0.3591	10/23/2023	209,900				40,000	226,200	266,200			
1000 Fountainview Circle	1000	314	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	315	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	316	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	401	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	402	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	403	C	0.3591						40,000	226,200	266,200			
1000 Fountainview Circle	1000	404	C	0.3591	3/24/2023	130,000				40,000	226,200	266,200			
1000 Fountainview Circle	1000	405	B	0.2933	7/10/2023	188,900				40,000	198,300	238,300			
1000 Fountainview Circle	1000	406	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	407	D	0.3742						40,000	232,500	272,500			

All Property Details

<u>Address</u>	<u>Building</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Ownership Percentage</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
1000 Fountainview Circle	1000	408	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	409	D	0.3742						40,000	232,500	272,500			
1000 Fountainview Circle	1000	410	D	0.3742	8/13/2021	185,000				40,000	232,500	272,500			
1000 Fountainview Circle	1000	411	B	0.2933						40,000	198,300	238,300			
1000 Fountainview Circle	1000	412	B	0.2933	6/7/2023	190,000				40,000	168,500	208,500			29,800
1000 Fountainview Circle	1000	413	C	0.3591	3/30/2023	185,000				40,000	266,200	306,200			
1000 Fountainview Circle	1000	414	C	0.3591	1/8/2024	210,000				40,000	177,600	217,600			88,600
1000 Fountainview Circle	1000	415	E	0.521						40,000	289,200	329,200			
1000 Fountainview Circle	1000	416	E	0.521						40,000	289,200	329,200			
2000 Fountainview Circle	2000	101	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	102	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	103	C	0.3591	10/14/2023	235,000				40,000	235,900	275,900	40,900	17%	
2000 Fountainview Circle	2000	104	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	105	A	0.238						40,000	134,100	174,100			45,900
2000 Fountainview Circle	2000	106	A	0.238						40,000	180,000	220,000			
2000 Fountainview Circle	2000	107	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	108	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	109	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	110	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	111	A	0.238						40,000	180,700	220,700			
2000 Fountainview Circle	2000	112	A	0.238						40,000	180,700	220,700			
2000 Fountainview Circle	2000	113	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	114	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	115	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	116	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	201	E	0.521	10/27/2022	230,000				40,000	301,700	341,700	111,700	49%	
2000 Fountainview Circle	2000	202	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	203	C	0.3591	5/28/2024	176,000				40,000	235,900	275,900	99,900	57%	
2000 Fountainview Circle	2000	204	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	205	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	206	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	207	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	208	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	209	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	210	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	211	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	212	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	213	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	214	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	215	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	216	E	0.521	3/30/2022	210,000				40,000	301,700	341,700	131,700	63%	
2000 Fountainview Circle	2000	216	E	0.521	5/6/2022	249,900				40,000	301,700	341,700	91,800	37%	
2000 Fountainview Circle	2000	301	E	0.521	3/28/2022	225,000				40,000	301,700	341,700	116,700	52%	
2000 Fountainview Circle	2000	302	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	303	C	0.3591						40,000	185,900	225,900			50,000
2000 Fountainview Circle	2000	304	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	305	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	306	B	0.2933	9/19/2022	181,000				40,000	207,000	247,000	66,000	36%	
2000 Fountainview Circle	2000	306	B	0.2933	4/16/2024	215,000				40,000	207,000	247,000	32,000	15%	
2000 Fountainview Circle	2000	307	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	308	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	309	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	310	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	311	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	312	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	313	C	0.3591						40,000	235,900	275,900			

All Property Details

<u>Address</u>	<u>Building</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Ownership Percentage</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
2000 Fountainview Circle	2000	314	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	315	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	316	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	401	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	402	E	0.521						40,000	301,700	341,700			
2000 Fountainview Circle	2000	403	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	404	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	405	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	406	B	0.2933	7/12/2024	215,000				40,000	207,000	247,000	32,000	15%	
2000 Fountainview Circle	2000	407	D	0.3742						40,000	232,500	272,500			10,000
2000 Fountainview Circle	2000	408	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	409	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	410	D	0.3742						40,000	242,500	282,500			
2000 Fountainview Circle	2000	411	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	412	B	0.2933						40,000	207,000	247,000			
2000 Fountainview Circle	2000	413	C	0.3591	6/11/2024	230,000				40,000	235,900	275,900	45,900	20%	
2000 Fountainview Circle	2000	414	C	0.3591						40,000	235,900	275,900			
2000 Fountainview Circle	2000	415	E	0.0521						40,000	341,700	381,700			
2000 Fountainview Circle	2000	416	E	0.0521						40,000	301,700	341,700			40,000
3000 Fountainview Circle	3000	101	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	102	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	103	C	0.3591						40,000	198,400	238,400			30,200
3000 Fountainview Circle	3000	104	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	105	A	0.238	11/20/2022	120,000				40,000	175,100	215,100			
3000 Fountainview Circle	3000	106	A	0.238						40,000	175,100	215,100			
3000 Fountainview Circle	3000	107	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	108	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	109	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	110	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	111	A	0.238						40,000	175,100	215,100			
3000 Fountainview Circle	3000	112	A	0.238						40,000	175,100	215,100			
3000 Fountainview Circle	3000	113	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	114	C	0.3591						40,000	208,900	248,900			19,700
3000 Fountainview Circle	3000	115	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	116	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	201	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	202	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	203	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	204	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	205	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	206	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	207	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	208	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	209	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	210	D	0.3742	2/17/2023	200,000				40,000	235,000	275,000			
3000 Fountainview Circle	3000	211	B	0.2933						40,000	155,700	195,700			
3000 Fountainview Circle	3000	212	B	0.2933						40,000	200,400	240,400			44,700
3000 Fountainview Circle	3000	213	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	214	C	0.3591						40,000	208,900	248,900			19,700
3000 Fountainview Circle	3000	215	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	216	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	301	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	302	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	303	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	304	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	305	B	0.2933						40,000	200,400	240,400			

All Property Details

<u>Address</u>	<u>Building</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Ownership Percentage</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land Value</u>	<u>Previous Structure Value</u>	<u>Total Previous Value</u>	<u>Assessed Land Value</u>	<u>Assessed Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed Value Variance</u>	<u>Sales to Assessed Value Variance %</u>	<u>Variance Across Unit Types</u>
3000 Fountainview Circle	3000	306	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	307	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	308	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	309	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	310	D	0.3742						40,000	161,200	201,200			73,800
3000 Fountainview Circle	3000	311	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	312	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	313	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	314	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	315	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	316	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	401	E	0.521	11/20/2024	285,000				40,000	292,300	332,300			
3000 Fountainview Circle	3000	402	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	403	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	404	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	405	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	406	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	407	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	408	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	409	D	0.3742						40,000	235,000	275,000			
3000 Fountainview Circle	3000	410	D	0.3742						0	235,000	235,000			40,000
3000 Fountainview Circle	3000	411	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	412	B	0.2933						40,000	200,400	240,400			
3000 Fountainview Circle	3000	413	C	0.3591	11/27/2022	200,000				40,000	228,600	268,600			
3000 Fountainview Circle	3000	413	C	0.3591	12/30/2022	200,000				40,000	228,600	268,600			
3000 Fountainview Circle	3000	414	C	0.3591						40,000	228,600	268,600			
3000 Fountainview Circle	3000	415	E	0.521						40,000	292,300	332,300			
3000 Fountainview Circle	3000	416	E	0.521						40,000	292,300	332,300			
1 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	220,800	280,800			
2 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	208,700	268,700			
3 Fountainview Drive	N/A	N/A	N/A	0.99948	4/11/2022	284,900				60,000	190,900	250,900			
4 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	207,300	267,300			
5 Fountainview Drive	N/A	N/A	N/A	0.99948	9/23/2022	298,000				60,000	223,700	283,700			
6 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	208,700	268,700			
7 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	220,800	280,800			
8 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	213,100	273,100			
9 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	190,600	250,600			
10 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	208,700	268,700			
13 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	221,800	281,800			
14 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	260,400	320,400			
15 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	222,000	282,000			
16 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	251,900	311,900			
17 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	219,500	279,500			
18 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	238,600	298,600			
19 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	227,600	287,600			
20 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	265,000	325,000			
22 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	237,600	297,600			
26 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	260,200	320,200			
28 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	249,400	309,400			
30 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	260,200	320,200			
32 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	284,400	344,400			

All Property Details

<u>Address</u>	<u>Building</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Ownership</u> <u>Percentage</u>	<u>Date Sold</u>	<u>Sale Price</u>	<u>Previous Land</u> <u>Value</u>	<u>Previous</u> <u>Structure</u> <u>Value</u>	<u>Total</u> <u>Previous</u> <u>Value</u>	<u>Assessed</u> <u>Land Value</u>	<u>Assessed</u> <u>Structure</u>	<u>Assessed Total Value</u>	<u>Sales to Assessed</u> <u>Value Variance</u>	<u>Sales to Assessed</u> <u>Value Variance %</u>	<u>Variance Across Unit</u> <u>Types</u>
34 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	260,200	320,200			
36 Fountainview Drive	N/A	N/A	N/A	0.99948						60,000	260,200	320,200			
40 Fountainview Drive	N/A	N/A	N/A	0.99948						0	0	0			
<u>Average Sale Value:</u>															

% Allocation

VoF Condo Ownership Percentage Calculation

Townhouse		# of Units	Sq Ft/Unit	% Ownership/Unit	Total % Ownership
		25	2796	0.99948	24.987

20070926-0085046

Schedule 2.2

Condo	Condo Type	# of Units/Bldg	# of Units/3 Bldgs	Sq Ft/Unit-a	Sq Ft/Unit-b	Sq Ft/Unit-d	SqFt/Unit-e
	A	4	12	690	680	674	674
	B	12	36	825	838	842	842
	C	16	48	1,025	1026	1,026	1034
	D	16	48	1,075	1069	1,069	1069
	E	16	48	1,500	1489	1,469	1493
	Total Units:	64	192				

Total SqFt/3 Bldgs	210,780	210,360	209,472	211,020
Total % ownership/3 Bldgs	75%	75%	75%	75%
% ownership/SqFt	0.00035	0.00035	0.00035	0.00035
A % ownership	0.24150	0.23800	0.23590	0.23975
B % ownership	0.28875	0.29330	0.29470	0.29400
C % ownership	0.35875	0.35910	0.35910	0.36190
D % ownership	0.37625	0.37420	0.37420	0.37380
E % ownership	0.52500	0.52100	0.51400	0.52255