

Table -2: Pinecrest 1st, 2nd, and Rev 2nd CUFFA Appraisals

2009 Typical Lot	No. Lots	2009 1st Appraisal	2012 2nd Appraisal	Difference 1st & 2nd	% Change	Revised 2nd Appraisal	Difference 1st & rev 2nd	% Change	Difference 2nd & rev 2nd	% Change
10	12	\$ 85,000	\$ 44,000	\$ (41,000)	-48%	\$ 56,500	\$ (28,500)	-34%	\$ 12,500	28%
24	7	\$ 115,000	\$ 49,000	\$ (66,000)	-57%	\$ 61,000	\$ (54,000)	-47%	\$ 12,000	24%
31	12	\$ 35,000	\$ 27,500	\$ (7,500)	-21%	\$ 28,000	\$ (7,000)	-20%	\$ 500	2%
36	5	\$ 45,000	\$ 40,000	\$ (5,000)	-11%	\$ 42,000	\$ (3,000)	-7%	\$ 2,000	5%
38	6	\$ 42,000	\$ 38,000	\$ (4,000)	-10%	\$ 38,000	\$ (4,000)	-10%	\$ -	0%
54	7	\$ 45,000	\$ 42,000	\$ (3,000)	-7%	\$ 43,000	\$ (2,000)	-4%	\$ 1,000	2%
64	5	\$ 42,000	\$ 38,000	\$ (4,000)	-10%	\$ 39,000	\$ (3,000)	-7%	\$ 1,000	3%
75	14	\$ 42,000	\$ 40,000	\$ (2,000)	-5%	\$ 41,000	\$ (1,000)	-2%	\$ 1,000	3%
88	11	\$ 43,000	\$ 40,000	\$ (3,000)	-7%	\$ 41,000	\$ (2,000)	-5%	\$ 1,000	3%
112	39	\$ 35,000	\$ 29,000	\$ (6,000)	-17%	\$ 29,500	\$ (5,500)	-16%	\$ 500	2%
113	9	\$ 34,000	\$ 28,000	\$ (6,000)	-18%	\$ 28,500	\$ (5,500)	-16%	\$ 500	2%
180	24	\$ 35,000	\$ 27,500	\$ (7,500)	-21%	\$ 28,000	\$ (7,000)	-20%	\$ 500	2%
193	49	\$ 37,000	\$ 29,000	\$ (8,000)	-22%	\$ 29,500	\$ (7,500)	-20%	\$ 500	2%
246	53	\$ 34,000	\$ 28,500	\$ (5,500)	-16%	\$ 29,000	\$ (5,000)	-15%	\$ 500	2%
276	2	\$ 34,000	\$ 27,500	\$ (6,500)	-19%	\$ 28,000	\$ (6,000)	-18%	\$ 500	2%
280	26	\$ 35,000	\$ 27,500	\$ (7,500)	-21%	\$ 28,000	\$ (7,000)	-20%	\$ 500	2%
285	10	\$ 36,000	\$ 28,000	\$ (8,000)	-22%	\$ 28,500	\$ (7,500)	-21%	\$ 500	2%
300	5	\$ 25,000	\$ 23,000	\$ (2,000)	-8%	\$ 23,500	\$ (1,500)	-6%	\$ 500	2%
317	13	\$ 34,000	\$ 28,000	\$ (6,000)	-18%	\$ 28,500	\$ (5,500)	-16%	\$ 500	2%
335	4	\$ 42,000	\$ 40,000	\$ (2,000)	-5%	\$ 41,000	\$ (1,000)	-2%	\$ 1,000	3%
342	0	\$ 28,000	\$ 25,000	\$ (3,000)	-11%	\$ 25,500	\$ (2,500)	-9%	\$ 500	2%
348	6	\$ 105,000	\$ 48,000	\$ (57,000)	-54%	\$ 61,100	\$ (43,900)	-42%	\$ 13,100	27%
353	4	\$ 42,000	\$ 37,500	\$ (4,500)	-11%	\$ 38,000	\$ (4,000)	-10%	\$ 500	1%
359	9	\$ 95,000	\$ 44,000	\$ (51,000)	-54%	\$ 56,500	\$ (38,500)	-41%	\$ 12,500	28%
370	5	\$ 83,000	\$ 43,500	\$ (39,500)	-48%	\$ 54,000	\$ (29,000)	-35%	\$ 10,500	24%
378	16	\$ 90,000	\$ 43,500	\$ (46,500)	-52%	\$ 56,500	\$ (33,500)	-37%	\$ 13,000	30%
394	30	\$ 36,000	\$ 28,000	\$ (8,000)	-22%	\$ 28,500	\$ (7,500)	-21%	\$ 500	2%
Total/Average	383	\$ 50,148	\$ 34,963	\$ (15,185)	30%	\$ 38,207	\$ (11,941)	-24%	\$ 3,244	9%
Lowest		\$ 25,000	\$ 23,000	\$ (2,000)	-8%	\$ 23,500	\$ (1,000)	-2%	\$ -	0%
Highest		\$ 115,000	\$ 49,000	\$ (66,000)	-57%	\$ 61,100	\$ (54,000)	-47%	\$ 13,100	30%

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