

CHARTER TOWNSHIP OF MERIDIAN

Scott Hendrickson
Angela Demas
Linda Burghardt
Timothy H. Dempsey

Supervisor
Clerk
Treasurer
Manager



Kathy Ann Sundland
Marna Wilson
Nickolas Lentz
Peter Trezise

Trustee
Trustee
Trustee
Trustee

2026 LAND VALUE ANALYSES

**MERIDIAN TOWNSHIP
LAND VALUE ANALYSES
FOR 2026 ASSESSMENTS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
ACREAGE TABLE, ALL RESIDENTIAL AREAS														
33-02-02-10-204-025	MARTINUS	11/22/24	\$13,500	WD	\$13,500		\$13,500	49.0	100.0	0.14	\$275.57	\$97,826	\$2.25	4040
33-02-02-06-377-031	6017 RUTHERFORD	08/09/24	\$27,000	WD	\$27,000		\$27,000	56.3	190.0	0.22	\$479.80	\$123,853	\$2.84	4005
33-02-02-10-276-024	LAKE	11/17/23	\$45,000	WD	\$45,000		\$45,000	142.0	136.2	0.49	\$316.92	\$91,650	\$2.10	4075
33-02-02-05-227-014	PINE HOLLOW	01/27/25	\$50,000	WD	\$50,000		\$50,000	126.4	191.5	0.60	\$395.57	\$83,333	\$1.91	4025
33-02-02-05-451-008	DAWN	05/08/24	\$76,350	CD	\$76,350		\$76,350	168.8	190.0	0.66	\$452.26	\$115,507	\$2.65	4015
33-02-02-06-177-054	6328 TOWAR	08/20/24	\$44,900	WD	\$44,900		\$44,900	163.8	288.5	0.80	\$274.14	\$56,478	\$1.30	4005
33-02-02-25-252-006	RIVER GLEN	12/03/24	\$105,000	WD	\$105,000		\$105,000	174.5	194.0	0.97	\$601.71	\$108,696	\$2.50	4210
33-02-02-05-227-018	6445 PINE HOLLOW	06/15/23	\$230,000	WD	\$230,000		\$230,000	224.8	278.0	1.06	\$1,023.13	\$216,981	\$4.98	4025
33-02-02-13-251-006	5321 BLUEBERRY	03/27/24	\$95,000	WD	\$95,000		\$95,000	200.0	270.0	1.28	\$475.00	\$74,219	\$1.70	4095
33-02-02-25-201-014	4412 GLEN EYRIE	04/18/23	\$150,000	WD	\$150,000		\$150,000	187.4	310.0	1.26	\$800.43	\$119,048	\$2.73	4210
33-02-02-25-201-012	GLEN EYRIE	03/27/25	\$120,000	WD	\$120,000		\$120,000	196.3	289.0	1.33	\$611.31	\$90,430	\$2.08	4210
33-02-02-22-454-003	DOBIE	05/01/24	\$304,182	WD	\$304,182		\$304,182	296.0	600.0	4.28	\$1,027.64	\$71,071	\$1.63	4000
33-02-02-04-100-021	6494 HEATHFIELD	01/18/24	\$245,000	WD	\$245,000		\$245,000	IRR	IRR	4.66	IRR	\$52,541	\$1.21	4295

COMMENTS: DUE TO A LACK OF CURRENT SALES INFORMATION, IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS TO DRAW LAND VALUE CONCLUSIONS FOR RESIDENTIAL ACREAGES. THE ACREAGE RATES SHOWN BELOW WERE DERIVED FROM UNPLATTED AND PLATTED RESIDENTIAL SALES. THE FIGURES SHOWN IN GREEN WERE ESTIMATED, WITH CONSIDERATION GIVEN TO THE ABOVE INFORMATION AND ACREAGE VALUE CONCLUSIONS FOR 2025 ASSESSMENTS. THE FIGURE SHOWN IN BLUE WAS DERIVED DIRECTLY FROM THE ANALYSIS ABOVE. PARCELS OVER 50 ACRES HISTORICALLY SOLD FOR DEVELOPMENT.

2,500	\$4.00	15,000	\$2.75	50,000	\$2.30	217,800	\$1.63
5,000	\$4.00	20,000	\$2.73	60,000	\$2.08	435,600	\$1.60
75,000	\$2.85	25,000	\$2.68	87,120	\$2.00	653,400	\$1.50
10,000	\$2.80	30,000	\$2.60	130,680	\$1.85	871,200	\$1.40
12,500	\$2.75	40,000	\$2.55	174,240	\$1.75	1,089,000	\$1.30

RESULTING SQFT TABLE VALUES

2,500	\$10,000	15,000	\$41,300	50,000	\$115,000	217,800	\$355,000
5,000	\$20,000	20,000	\$54,600	60,000	\$124,800	435,600	\$697,000
7,500	\$21,400	25,000	\$67,000	87,120	\$174,200	653,400	\$980,100
10,000	\$28,000	30,000	\$78,000	130,680	\$241,800	871,200	\$1,219,700
12,500	\$34,400	40,000	\$102,000	174,240	\$304,900	1,089,000	\$1,415,700

1 Acre:	\$85,000	3 Acres:	\$65,000	10 Acres:	\$27,000	30 Acres:	\$15,000
1.5 Acres:	\$82,000	4 Acres:	\$60,000	15 Acres:	\$19,000	40 Acres:	\$12,000
2 Acres:	\$75,000	5 Acres:	\$50,000	20 Acres:	\$15,000	50 Acres:	\$10,000
2.5 Acres:	\$72,500	7 Acres:	\$38,000	25 Acres:	\$15,000	100 Acres:	\$10,000

RESULTING ACREAGE TABLE VALUES

1 Acre:	\$85,000	3 Acres:	\$195,000	10 Acres:	\$270,000	30 Acres:	\$450,000
1.5 Acres:	\$123,000	4 Acres:	\$240,000	15 Acres:	\$285,000	40 Acres:	\$480,000
2 Acres:	\$150,000	5 Acres:	\$250,000	20 Acres:	\$300,000	50 Acres:	\$500,000
2.5 Acres:	\$181,250	7 Acres:	\$266,000	25 Acres:	\$375,000	100 Acre:	\$1,000,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
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LAND TABLE: 2000 GOLF

COMMENTS: THERE WERE NO SALES IN THE 2-YEAR STUDY FOR THIS LAND TABLE. THE ACREAGE TABLE DEVELOPED ABOVE ON PAGE 2 IS CONSIDERED APPROPRIATE FOR USE WITH THIS LAND TABLE.

LAND TABLE: RETAIL 2005, 2010A, 2010B, 2015, 2020, 2030

33-02-02-21-406-001	4708 OKEMOS	04/02/24	\$425,000	WD	\$425,000	\$476,165	\$111,855	---	---	0.29	---	\$388,385	8.92	2005
33-02-02-20-127-008	NORTHWIND	12/15/23	\$150,000	QC	\$150,000	-	\$150,000	---	---	0.55	---	\$272,727	6.26	2010
33-02-02-22-401-009	1664 GRAND RIVER	03/06/25	\$800,000	WD	\$800,000	\$1,479,062	\$64,160	---	---	1.86	---	\$34,421	0.79	2010
33-02-02-20-202-001	2731 GRAND RIVER	08/04/23	\$900,000	CD	\$900,000		\$900,000	---	---	0.89	---	\$1,013,514	23.27	2010
33-02-02-21-251-013	2189 GRAND RIVER	02/17/23	\$920,000	LC	\$920,000	\$581,707	\$552,793	---	---	0.49	---	\$1,123,563	25.79	2010
33-02-02-22-401-011	4750 CENTRAL PARK	01/24/25	\$3,737,000	CD	\$3,737,000	\$2,750,333	\$2,561,688	---	---	2.99	---	\$855,607	19.64	2030
33-02-02-33-353-012	2380 JOLLY	12/16/24	\$475,000	WD	\$475,000	\$388,819	\$314,875	---	---	0.89	---	\$354,589	8.14	2025
33-02-02-33-353-004	3558 KANSAS	09/27/23	\$4,500,000	WD	\$4,500,000	-	\$4,500,000	---	---	5.61	---	\$802,139	18.41	2010
33-02-02-10-207-030	5951 MARSH	12/20/24	\$400,000	LC	\$400,000	\$250,269	\$265,604	---	---	0.48	---	\$549,905	12.62	2030
33-02-02-10-432-010	5707 SCHOOL	12/20/23	\$450,000	WD	\$450,000	\$533,032	\$175,192	---	---	2.28	---	\$76,839	1.76	2015
33-02-02-04-201-005	2120 M-78	08/03/23	\$750,000	WD	\$750,000	\$858,215	\$223,527	---	---	3.10	---	\$72,036	1.65	2015
33-02-02-10-228-026	1591 LAKE LANSING	08/08/24	\$900,000	LC	\$900,000	\$904,884	\$162,822	---	---	0.70	---	\$232,603	5.34	2030
33-02-02-10-228-025	1589 LAKE LANSING	01/14/25	\$1,210,000	WD	\$1,210,000	\$529,422	\$863,598	---	---	0.94	---	\$923,634	21.20	2030
33-02-02-20-176-006	2810 HANNAH	04/20/23	\$5,165,000	CD	\$4,830,000	\$2,609,723	\$3,408,048	---	---	8.39	---	\$406,204	9.33	2020

Totals: \$20,782,000 \$20,447,000

Average Price Per Acre: \$507,583
Average Price Per Square Foot: \$11.65

COMMENTS: VACANT LAND SALES AND ABSTRACTION ANALYSIS WERE USED TO DRAW LAND VALUE CONCLUSIONS FOR THIS LAND TABLE. WITH CONSIDERATION GIVEN TO THE ABOVE ANALYSIS AND LAND VALUE CONCLUSIONS FOR THIS LAND TABLE FOR 2025, SQUARE FOOT RATES RANGING FROM \$2.00 TO \$20.00 ARE CONSIDERED APPROPRIATE FOR USE IN THIS AREA, DEPENDING ON THE QUALITY OF THE LOCATION.

LAND TABLE: OFFICE 2035, 2040, 2045, 2050

33-02-02-21-403-011	4747 OKEMOS	12/12/24	\$268,500	WD	\$268,500	\$406,979	\$85,182	---	---	0.46	---	\$186,803	4.29	2040
33-02-02-22-454-003	DOBIE	05/01/24	\$304,182	WD	\$304,182		\$304,182	---	---	4.28	---	\$71,071	1.63	2040
33-02-02-09-426-002	2116 HASLETT	11/13/24	\$860,000	WD	\$860,000	\$811,591	\$219,709	---	---	1.43	---	\$153,643	3.53	2050
33-02-02-15-400-030	5211 MARSH	11/30/23	\$6,281,202	CD	\$6,281,202	\$6,755,184	\$170,825	---	---	6.58	---	\$25,965	0.60	2040
33-02-02-28-326-041	4225 OKEMOS	06/25/24	\$480,000	WD	\$480,000	\$407,938	\$132,176	---	---	0.46	---	\$287,339	6.60	2045

Totals: \$8,193,884 \$8,193,884

Average Price Per Front Foot: ---
Average Price Per Acre: \$144,964
Average Price Per Square Foot: \$3.33

COMMENTS: DUE TO A LACK OF CURRENT SALES INFORMATION, IT WAS NECESSARY TO PERFORM AN ABSTRACTION ANALYSIS TO DRAW LAND VALUE CONCLUSIONS FOR THIS LAND TABLE. WITH CONSIDERATION GIVEN TO THE 2025 VALUE CONCLUSIONS FOR SIMILAR COMMERCIAL AREAS, SQUARE FOOT RATES RANGING FROM \$2.00 TO \$8.00 ARE CONSIDERED APPROPRIATE FOR USE IN THIS AREA, DEPENDING ON QUALITY OF THE LOCATION.

LAND TABLE: 2060 and 2065 APARTMENTS, ALL

													UNITS	Price per Unit
33-02-02-03-452-012	6076 MARSH	7/12/23	\$3,550,000	WD	\$3,550,000	\$2,988,753	\$2,311,247	50	---	5.26	\$46,225	\$439,234	\$10.08	2060
33-02-02-10-276-001	5890 MARSH	11/28/23	\$1,297,500	WD	\$1,297,500	1,816,444	1,004,965	30	---	1.80	\$33,499	\$558,314	\$12.82	2065
33-02-02-10-282-009	5706 POTTER	5/12/23	\$380,000	WD	\$380,000	\$540,969	\$95,031	8	---	0.47	\$11,879	\$203,058	\$4.66	2065
33-02-02-15-252-004	1727 MONTGOMERY	11/28/23	\$2,076,000	WD	\$2,076,000	\$2,707,928	\$1,048,072	48	---	6.34	\$21,835	\$165,207	\$3.79	2060

Totals: \$7,303,500 \$7,303,500

Average Price Per Unit: \$28,360
Average Price Per Acre: \$341,453
Average Price Per Square Foot: \$7.84

COMMENTS: WITH CONSIDERATION GIVEN TO HISTORICAL RATES USED FOR THIS LAND TABLE AND THE INFORMATION ABOVE, RATES OF \$32,000 (5-30 UNITS), \$35,000 (31-99 UNITS), AND \$38,000 (100 UNITS AND ABOVE) ARE ESTIMATED FOR USE FOR THIS LAND TABLE. FURTHER, THE ACREAGE TABLE DEVELOPED ON PAGE 2 WILL BE USED FOR EXCESS ACREAGE WHERE NECESSARY.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
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LAND TABLE: 2910 (COMMERCIAL) CONDOMINIUMS

										UNITS	Price per Unit			
33-02-02-33-453-004	2150 ASSOCIATION	11/29/23	\$2,130,000	WD	\$2,130,000	\$2,164,232	\$285,768	16		---	\$17,861	---	---	2045
Totals:			\$2,130,000		\$2,130,000						Average Price Per Unit: \$17,861	Average Price Per Acre: N/A	Average Price Per Square Foot: N/A	

COMMENTS: WITH CONSIDERATION GIVEN TO HISTORICAL VALUES FOR THIS LAND TABLE, SITE VALUES OF \$35,000 ARE ESTIMATED FOR USE FOR THE WALNUT PLACE SITE CONDOMINIUMS. SITE VALUES OF \$170,000 ARE ESTIMATED FOR USE FOR THE SCHOLLE POND OFFICE PARK CONDOMINIUMS; PREMIUM SITES IN THIS DEVELOPMENT WILL BE ASSIGNED SITE VALUES OF \$220,000 AND \$320,000. SITE VALUES OF \$260,000 ARE ESTIMATED FOR USE FOR THE HAMPTON PLACE OFFICE PARK AND OAKS PARK CONDOMINIUMS. LASTLY, SITE VALUES OF \$200,000 ARE ESTIMATED FOR THE JOLLY CENTER CONDOMINIUMS. THERE WAS ONE SALE WITHIN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE.

LAND TABLE: 3000 INDUSTRIAL

33-02-02-06-378-026	6012 RUTHERFORD	4/5/24	\$100,000	WD	\$100,000	-	100,000	---	---	0.19	---	\$526,316	\$12.08	3000
Totals:			\$100,000		\$100,000						Average Price Per Front Foot: ---	Average Price Per Acre: \$526,316	Average Price Per Square Foot: \$12.08	

ACREAGE TABLE VALUES - WATER AND SEWER AVAILABLE

1 Acre:	\$55,250	3 Acres:	\$126,750	10 Acres:	\$175,500	30 Acres:	\$292,500
1.5 Acres:	\$79,950	4 Acres:	\$156,000	15 Acres:	\$185,250	40 Acres:	\$312,000
2 Acres:	\$97,500	5 Acres:	\$162,500	20 Acres:	\$195,000	50 Acres:	\$325,000
2.5 Acres:	\$117,813	7 Acres:	\$172,900	25 Acres:	\$243,750	100 Acres:	\$650,000

ACREAGE TABLE VALUES - WATER AND SEWER NOT AVAILABLE

1 Acre:	\$44,200	3 Acres:	\$101,400	10 Acres:	\$140,400	30 Acres:	\$234,000
1.5 Acres:	\$63,960	4 Acres:	\$124,800	15 Acres:	\$148,200	40 Acres:	\$249,600
2 Acres:	\$78,000	5 Acres:	\$130,000	20 Acres:	\$156,000	50 Acres:	\$260,000
2.5 Acres:	\$94,250	7 Acres:	\$138,320	25 Acres:	\$195,000	100 Acres:	\$520,000

COMMENTS: THERE WAS JUST ONE SALE IN THE TWO-YEAR STUDY PERIOD FOR THIS LAND TABLE. IN DEVELOPING THE RATES FOR THE ACREAGE TABLES SHOWN ABOVE, CONSIDERATION WAS GIVEN TO HISTORICAL RATES FOR THESE TABLES, THE RESIDENTIAL ACREAGE TABLE DEVELOPED ON PAGE 2, AND COMMERCIAL LAND RATES. ADDITIONALLY, SQUARE FOOT RATES RANGING FROM \$1.50 TO \$10.00 ARE ESTIMATED FOR USE, DEPENDING ON LOCATION AND SITE CHARACTERISTICS.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
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LAND TABLE: 4005 RESIDENTIAL A

33-02-02-06-401-049	6211 POLLARD	04/14/23	\$230,000	WD	\$230,000	---	46,000	118.2	190.0	0.46	\$389	\$100,437	\$2.31	4005
33-02-02-06-451-004	3185 BIRCH ROW	05/04/23	\$108,000	WD	\$108,000	---	21,600	55.8	160.0	0.20	\$387	\$109,091	\$2.50	4005
33-02-02-06-328-011	6154 RUTHERFORD	05/11/23	\$110,000	WD	\$110,000	---	22,000	56.3	190.0	0.22	\$391	\$100,917	\$2.32	4005
33-02-02-06-377-035	6031 RUTHERFORD	05/30/23	\$210,000	WD	\$210,000	---	42,000	112.5	190.0	0.44	\$373	\$96,330	\$2.21	4005
33-02-02-06-328-007	6174 RUTHERFORD	06/28/23	\$183,000	WD	\$183,000	---	36,600	56.3	190.0	0.22	\$650	\$167,890	\$3.85	4005
33-02-02-06-252-003	6324 PORTER	06/30/23	\$253,750	WD	\$253,750	---	50,800	78.2	124.0	0.25	\$650	\$207,347	\$4.76	4005
33-02-02-06-327-051	6241 RUTHERFORD	07/19/23	\$200,000	WD	\$200,000	---	40,000	51.6	160.0	0.18	\$775	\$217,391	\$4.99	4005
33-02-02-06-451-039	6082 PORTER	07/27/23	\$216,000	WD	\$216,000	---	43,200	56.3	190.0	0.22	\$768	\$198,165	\$4.55	4005
33-02-02-06-328-034	3216 BIRCH ROW	07/28/23	\$130,000	WD	\$130,000	---	26,000	55.8	160.0	0.20	\$466	\$131,313	\$3.01	4005
33-02-02-06-453-015	6089 HARDY	07/28/23	\$150,000	WD	\$150,000	---	30,000	101.5	195.0	0.40	\$296	\$75,377	\$1.73	4005
33-02-02-06-476-004	6099 HART	08/23/23	\$240,000	WD	\$240,000	---	48,000	65.0	150.0	0.22	\$738	\$214,286	\$4.92	4005
33-02-02-06-453-028	6004 GIBSON	09/25/23	\$190,000	WD	\$190,000	---	38,000	62.3	119.0	0.19	\$609	\$198,953	\$4.57	4005
33-02-02-06-402-047	6208 POLLARD	10/05/23	\$215,000	WD	\$215,000	---	43,000	115.5	200.0	0.46	\$372	\$93,682	\$2.15	4005
33-02-02-06-451-010	6046 PORTER	10/20/23	\$250,000	WD	\$250,000	---	50,000	112.5	190.0	0.44	\$444	\$114,679	\$2.63	4005
33-02-02-06-328-019	6211 PORTER	12/27/23	\$145,000	WD	\$145,000	---	29,000	56.3	190.0	0.22	\$515	\$133,028	\$3.05	4005
33-02-02-06-451-028	6020 PORTER	02/02/24	\$185,000	WD	\$185,000	---	37,000	56.3	190.0	0.22	\$658	\$169,725	\$3.90	4005
33-02-02-06-476-020	6012 HARDY	02/16/24	\$188,500	WD	\$188,500	---	37,700	130.0	150.0	0.45	\$290	\$84,152	\$1.93	4005
33-02-02-06-401-029	6133 POLLARD	06/07/24	\$125,500	WD	\$125,500	---	25,100	56.3	190.0	0.22	\$446	\$115,138	\$2.64	4005
33-02-02-06-176-030	3340 BIBER	06/11/24	\$220,000	WD	\$220,000	---	44,000	67.1	160.0	0.24	\$655	\$184,100	\$4.23	4005
33-02-02-06-476-033	3095 BIRCH ROW	08/07/24	\$214,000	WD	\$214,000	---	42,800	79.1	130.0	0.25	\$541	\$168,504	\$3.87	4005
33-02-02-06-377-031	6017 RUTHERFORD	08/09/24	\$27,000	WD	\$27,000	vacant	27,000	56.3	190.0	0.22	\$480	\$122,727	\$2.82	4005
33-02-02-06-176-034	3310 BIBER	09/10/24	\$225,000	WD	\$225,000	---	45,000	59.3	125.0	0.19	\$758	\$240,642	\$5.52	4005
33-02-02-06-453-027	6010 GIBSON	12/27/24	\$205,000	WD	\$205,000	---	41,000	69.2	170.0	0.25	\$593	\$161,417	\$3.71	4005
33-02-02-06-476-005	6088 HARDY	03/20/25	\$232,000	WD	\$232,000	---	46,400	101.5	195.0	0.40	\$457	\$116,583	\$2.68	4005
33-02-02-06-452-010	6046 POLLARD	03/21/25	\$198,000	WD	\$198,000	---	39,600	112.5	190.0	0.44	\$352	\$90,826	\$2.09	4005

Average Price Per Front Foot: \$522
Average Price Per Acre: \$144,508
Average Price Per Square Foot: \$3.32

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$520 WILL BE USED.

LAND TABLE: 4015 RESIDENTIAL C

33-02-02-05-304-012	6128 SKYLINE	04/20/23	\$361,650	WD	\$361,650	---	75,000	126.5	196.0	0.50	\$593	\$150,905	\$3.46	4015
33-02-02-05-304-019	6054 SKYLINE	08/04/23	\$470,000	WD	\$470,000	---	94,000	135.1	190.0	0.52	\$696	\$179,732	\$4.13	4015
33-02-02-05-302-022	6125 HORIZON	10/13/23	\$289,900	WD	\$289,900	---	58,000	82.2	125.0	0.26	\$706	\$224,806	\$5.16	4015
33-02-02-05-303-021	6108 HORIZON	10/13/23	\$280,000	WD	\$280,000	---	56,000	92.4	145.0	0.31	\$606	\$178,914	\$4.11	4015
33-02-02-05-353-035	2920 LAKE LANSING	11/17/23	\$339,900	WD	\$339,900	---	68,000	161.7	200.0	0.64	\$421	\$105,754	\$2.43	4015
33-02-02-06-351-021	6077 HARKSON	01/11/24	\$225,000	WD	\$225,000	---	45,000	132.7	264.0	0.61	\$339	\$74,257	\$1.70	4015
33-02-02-05-303-013	6158 HORIZON	02/02/24	\$322,500	WD	\$322,500	---	64,500	95.8	170.0	0.35	\$673	\$184,814	\$4.24	4015
33-02-02-05-303-012	6137 SKYLINE	02/14/24	\$352,614	WD	\$352,614	---	70,500	174.3	173.0	0.65	\$404	\$108,629	\$2.49	4015
33-02-02-05-304-017	6070 SKYLINE	02/16/24	\$345,000	WD	\$345,000	---	69,000	130.2	210.0	0.53	\$530	\$130,189	\$2.99	4015
33-02-02-05-156-004	6324 SKYLINE	04/22/24	\$399,500	WD	\$399,500	---	79,900	129.6	175.0	0.48	\$616	\$165,768	\$3.81	4015
33-02-02-05-451-008	DAWN	05/08/24	\$76,350	CD	\$76,350	vacant	76,350	168.8	190.0	0.65	\$452	\$117,462	\$2.70	4015
33-02-02-05-156-011	6314 SKYLINE	05/15/24	\$475,100	WD	\$475,100	---	95,000	179.3	186.9	0.68	\$530	\$139,501	\$3.20	4015
33-02-02-06-352-021	6016 HARKSON	08/08/24	\$301,000	WD	\$301,000	---	60,200	132.7	264.0	0.61	\$454	\$99,340	\$2.28	4015
33-02-02-05-353-010	6037 SKYLINE	10/29/24	\$362,907	WD	\$362,907	---	72,600	123.5	189.0	0.48	\$588	\$152,201	\$3.49	4015

Totals: \$4,601,421 \$4,601,421
Average Price Per Front Foot: \$543
Average Price Per Acre: \$143,734
Average Price Per Square Foot: \$3.30

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$540 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4020 RESIDENTIAL D														
33-02-02-08-130-001	5996 PATRIOTS	06/06/23	\$314,900	WD	\$314,900	---	63,000	115.5	139.0	0.38	\$545	\$164,491	\$3.78	4020
33-02-02-08-203-003	2767 STILL VALLEY	06/27/23	\$335,000	WD	\$335,000	---	67,000	74.5	130.0	0.24	\$900	\$280,335	\$6.44	4020
33-02-02-08-180-001	2826 COLONY	06/28/23	\$355,000	WD	\$355,000	---	71,000	82.8	127.0	0.26	\$857	\$270,992	\$6.22	4020
33-02-02-08-101-021	2898 COLONY	07/06/23	\$358,000	WD	\$358,000	---	71,600	85.8	153.0	0.30	\$834	\$239,465	\$5.50	4020
33-02-02-08-130-002	5986 PATRIOTS	12/14/23	\$328,000	WD	\$328,000	---	65,600	81.2	137.0	0.27	\$808	\$245,693	\$5.64	4020
33-02-02-08-202-005	2756 STILL VALLEY	01/29/24	\$325,150	WD	\$325,150	---	65,000	85.0	130.0	0.28	\$764	\$235,507	\$5.41	4020
33-02-02-08-154-006	2901 BONITA	02/01/24	\$330,000	WD	\$330,000	---	66,000	74.1	131.0	0.24	\$890	\$276,151	\$6.34	4020
33-02-02-08-130-004	5966 PATRIOTS	02/20/24	\$335,000	WD	\$335,000	---	67,000	80.6	135.0	0.26	\$831	\$254,753	\$5.85	4020
33-02-02-08-181-002	5856 SHADOW LAWN	06/03/24	\$400,000	WD	\$400,000	---	80,000	107.3	120.0	0.33	\$745	\$241,692	\$5.55	4020
33-02-02-08-154-004	5838 SMITHFIELD	07/02/24	\$302,000	WD	\$302,000	---	60,400	89.4	120.0	0.28	\$675	\$219,636	\$5.04	4020
33-02-02-08-181-005	2781 STILL VALLEY	08/15/24	\$350,000	WD	\$350,000	---	70,000	77.5	118.0	0.24	\$904	\$291,667	\$6.70	4020
33-02-02-08-102-005	2933 COLONY	03/21/25	\$435,000	WD	\$435,000	---	87,000	90.0	150.0	0.31	\$967	\$280,645	\$6.44	4020
Totals:			\$4,168,050		\$4,168,050			Average Price Per Front Foot: \$810			Average Price Per Acre: \$250,086			
											Average Price Per Square Foot: \$5.74			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$810 WILL BE USED.

LAND TABLE: 4025 RESIDENTIAL E														
33-02-02-04-127-004	6424 RIDGEPOND	04/12/23	\$874,000	WD	\$874,000	---	174,800	134.3	160.0	0.48	\$1,302	\$365,690	\$8.40	4025
33-02-02-35-326-005	3659 BANDERA	04/18/23	\$208,750	WD	\$208,750	vacant	208,750	171.9	197.0	0.67	\$1,214	\$311,103	\$7.14	4025
33-02-02-05-227-015	6401 PINE HOLLOW	04/26/23	\$999,999	WD	\$999,999	---	200,000	207.2	223.8	0.87	\$965	\$229,358	\$5.27	4025
33-02-02-05-202-003	2570 MEADOW WOOD	05/03/23	\$485,000	WD	\$485,000	---	97,000	163.6	175.0	0.64	\$593	\$151,326	\$3.47	4025
33-02-02-04-105-010	6414 WOODCLIFFE	06/30/23	\$730,000	WD	\$730,000	---	146,000	131.3	157.8	0.47	\$1,112	\$311,301	\$7.15	4025
33-02-02-35-326-004	3665 BANDERA	07/24/23	\$1,225,000	WD	\$1,225,000	---	245,000	171.9	197.0	0.67	\$1,425	\$365,127	\$8.38	4025
33-02-02-04-127-001	2329 PINE HOLLOW	08/24/23	\$700,000	WD	\$700,000	---	140,000	142.6	176.0	0.54	\$982	\$261,682	\$6.01	4025
33-02-02-05-252-017	6301 PINE HOLLOW	09/05/23	\$651,020	WD	\$651,020	---	130,200	143.2	185.5	0.59	\$909	\$221,429	\$5.08	4025
33-02-02-04-128-008	6397 RIDGEPOND	11/07/23	\$695,000	WD	\$695,000	---	139,000	158.2	165.3	0.59	\$879	\$235,593	\$5.41	4025
33-02-02-05-251-002	6361 ISLAND LAKE	12/19/23	\$560,000	WD	\$560,000	---	112,000	129.9	180.8	0.50	\$862	\$224,900	\$5.16	4025
33-02-02-04-102-012	2448 PINE HOLLOW	01/30/24	\$1,030,000	WD	\$1,030,000	---	206,000	266.7	250.1	1.12	\$772	\$184,093	\$4.23	4025
33-02-02-04-151-005	6257 MEREFORD	01/31/24	\$845,000	WD	\$845,000	---	169,000	191.7	182.3	0.69	\$881	\$244,220	\$5.61	4025
33-02-02-35-301-004	1430 WANDERING	03/27/24	\$1,550,000	WD	\$1,550,000	---	310,000	241.0	219.9	0.92	\$1,286	\$336,226	\$7.72	4025
33-02-02-35-301-007	1437 WANDERING	06/25/24	\$1,350,000	WD	\$1,350,000	---	270,000	213.4	212.3	0.77	\$1,265	\$351,563	\$8.07	4025
33-02-02-05-202-020	6404 ISLAND LAKE	08/12/24	\$610,000	WD	\$610,000	---	122,000	105.3	140.0	0.36	\$1,159	\$343,662	\$7.89	4025
33-02-02-05-251-008	6301 ISLAND LAKE	09/06/24	\$490,000	WD	\$490,000	---	98,000	103.3	160.0	0.37	\$949	\$267,030	\$6.13	4025
33-02-02-04-151-012	6256 MEREFORD	10/15/24	\$825,000	WD	\$825,000	---	165,000	116.5	131.6	0.38	\$1,417	\$431,937	\$9.92	4025
33-02-02-04-128-009	6389 RIDGEPOND	10/24/24	\$1,000,000	WD	\$1,000,000	---	200,000	162.3	175.6	0.74	\$1,232	\$271,739	\$6.24	4025
33-02-02-05-428-018	6170 WHITEHILLS LAKES	02/03/25	\$720,000	WD	\$720,000	---	144,000	167.6	152.5	0.63	\$859	\$227,488	\$5.22	4025
Totals:			\$15,548,769		\$15,548,769			Average Price Per Front Foot: \$1,056			Average Price Per Acre: \$280,814			
											Average Price Per Square Foot: \$6.45			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$1050 WILL BE USED. A SITE VALUE OF \$205,000 WILL BE USED FOR EMBER OAKS.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4030 RESIDENTIAL F														
33-02-02-21-253-030	4787 ARDMORE	4/13/23	\$300,000	WD	\$300,000	---	60,000	83.5	135.0	0.27	\$719	\$219,780	\$5.05	4030
33-02-02-22-379-013	4562 SENECA	6/23/23	\$315,000	WD	\$315,000	---	63,000	71.4	136.0	0.23	\$882	\$269,231	\$6.18	4030
33-02-02-21-254-027	2162 KENT	8/9/23	\$226,000	WD	\$226,000	---	45,200	94.1	80.1	0.27	\$480	\$164,964	\$3.79	4030
33-02-02-21-402-009	2209 KENT	8/10/23	\$280,000	WD	\$280,000	---	56,000	102.2	117.0	0.31	\$548	\$178,344	\$4.09	4030
33-02-02-21-253-041	4789 ARDMORE	8/16/23	\$320,000	WD	\$320,000	---	64,000	76.7	125.0	0.24	\$835	\$265,560	\$6.10	4030
33-02-02-21-252-003	2245 KENMORE	9/6/23	\$295,000	WD	\$295,000	---	59,000	160.1	160.0	0.57	\$369	\$103,691	\$2.38	4030
33-02-02-22-378-002	4548 KEWEENAW	9/29/23	\$302,800	WD	\$302,800	---	60,600	75.0	132.0	0.24	\$807	\$250,413	\$5.75	4030
33-02-02-29-127-005	2768 EASTWAY	10/12/23	\$310,000	WD	\$310,000	---	62,000	104.6	162.0	0.37	\$593	\$165,775	\$3.81	4030
33-02-02-20-151-017	1608 RIVER TERRACE	11/14/23	\$285,000	WD	\$285,000	---	57,000	103.3	310.0	0.54	\$552	\$104,779	\$2.41	4030
33-02-02-21-253-010	2248 KENMORE	3/26/24	\$285,000	WD	\$285,000	---	57,000	70.2	175.0	0.26	\$812	\$218,391	\$5.01	4030
33-02-02-21-254-013	4794 ARDMORE	4/9/24	\$296,000	WD	\$296,000	---	59,200	115.3	276.0	0.54	\$513	\$109,833	\$2.52	4030
33-02-02-22-378-004	4532 KEWEENAW	7/11/24	\$265,000	WD	\$265,000	---	53,000	100.1	132.0	0.30	\$530	\$174,917	\$4.02	4030
33-02-02-21-253-037	2242 KENMORE	8/15/24	\$311,000	WD	\$311,000	---	62,200	128.4	147.0	0.43	\$485	\$144,988	\$3.33	4030
33-02-02-21-253-015	2232 KENMORE	3/6/25	\$267,900	WD	\$267,900	---	53,600	52.3	131.0	0.17	\$1,024	\$319,048	\$7.32	4030
33-02-02-21-253-033	2194 KENT	3/18/25	\$200,000	WD	\$200,000	---	40,000	86.0	165.0	0.31	\$465	\$128,617	\$2.95	4030

Totals: \$4,258,700 \$4,258,700

**Average Price Per Front Foot: \$641
Average Price Per Acre: \$187,889
Average Price Per Square Foot: \$4.31**

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$640 WILL BE USED.

LAND TABLE: 4035 RESIDENTIAL G														
33-02-02-03-181-011	1763 BAKER	12/29/23	\$185,000	WD	\$185,000	---	37,000	60.0	150.0	0.21	\$617	\$178,744	\$4.10	4035
33-02-02-01-378-003	6060 REDONDO	2/16/24	\$224,500	WD	\$224,500	---	44,900	85.0	120.0	0.26	\$528	\$171,374	\$3.93	4035
33-02-02-03-182-005	1785 MICHAEL	7/11/24	\$200,000	WD	\$200,000	---	40,000	67.1	120.0	0.21	\$596	\$193,237	\$4.44	4035
33-02-02-03-181-005	1771 BAKER	3/21/25	\$288,000	WD	\$288,000	---	57,600	69.4	125.0	0.22	\$830	\$264,220	\$6.07	4035

Totals: \$897,500 \$897,500

**Average Price Per Front Foot: \$643
Average Price Per Acre: \$201,894
Average Price Per Square Foot: \$4.64**

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$640 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4040 RESIDENTIAL H														
33-02-02-03-226-019	6437 W LAKE	4/7/23	\$237,000	WD	\$237,000	---	47,400	54.7	182.0	0.21	\$866	\$228,986	\$5.26	4040
33-02-02-10-203-009	5972 CYPRESS	5/24/23	\$138,000	WD	\$138,000	---	27,600	36.7	100.0	0.10	\$751	\$267,961	\$6.15	4040
33-02-02-02-102-003	6421 E LAKE	5/25/23	\$207,600	WD	\$207,600	---	41,500	81.9	171.0	0.29	\$507	\$145,614	\$3.34	4040
33-02-02-02-102-004	6419 E LAKE	6/29/23	\$220,000	WD	\$220,000	---	44,000	86.6	173.0	0.31	\$508	\$141,026	\$3.24	4040
33-02-02-03-478-006	1600 PIKE	6/30/23	\$210,000	WD	\$210,000	---	42,000	45.3	123.0	0.14	\$928	\$297,872	\$6.84	4040
33-02-02-10-206-033	1729 LAKE LANSING	8/31/23	\$112,500	WD	\$112,500	---	22,500	55.8	134.5	0.19	\$403	\$121,622	\$2.79	4040
33-02-02-10-204-023	5976 HARVEY	10/23/23	\$135,000	WD	\$135,000	---	27,000	50.2	105.0	0.15	\$538	\$186,207	\$4.27	4040
33-02-02-10-202-019	5975 CYPRESS	10/25/23	\$120,000	WD	\$120,000	---	24,000	36.7	100.0	0.10	\$653	\$233,010	\$5.35	4040
33-02-02-10-205-003	5994 MARTINUS	10/25/23	\$133,000	WD	\$133,000	---	26,600	37.6	105.0	0.11	\$707	\$246,296	\$5.65	4040
33-02-02-10-202-029	5983 CYPRESS	11/3/23	\$224,000	WD	\$224,000	---	44,800	73.5	100.0	0.21	\$610	\$216,425	\$4.97	4040
33-02-02-03-456-019	6003 HARVEY	4/23/24	\$201,000	WD	\$201,000	---	40,200	62.2	105.9	0.20	\$647	\$204,061	\$4.68	4040
33-02-02-03-227-014	6424 W LAKE	4/25/24	\$300,000	WD	\$300,000	---	60,000	109.5	160.0	0.39	\$548	\$153,453	\$3.52	4040
33-02-02-02-405-011	6138 COTTAGE	5/8/24	\$270,000	WD	\$270,000	---	54,000	84.3	167.0	0.25	\$641	\$219,512	\$5.04	4040
33-02-02-02-406-012	6138 COTTAGE	5/8/24	\$270,000	WD	\$270,000	---	54,000	123.5	50.0	0.25	\$437	\$219,512	\$5.04	4040
33-02-02-10-202-009	5976 GREENMAN	6/21/24	\$160,000	WD	\$160,000	---	32,000	36.7	100.0	0.10	\$871	\$310,680	\$7.13	4040
33-02-02-03-251-002	6291 RIDGE	9/6/24	\$223,900	WD	\$223,900	---	44,800	57.8	115.0	0.14	\$775	\$327,007	\$7.51	4040
33-02-02-02-410-001	6098 E LAKE	10/4/24	\$185,000	WD	\$185,000	---	37,000	148.4	55.0	0.31	\$249	\$119,741	\$2.75	4040
33-02-02-10-207-013	1668 LAKE CT	10/17/24	\$162,500	WD	\$162,500	---	32,500	41.0	70.0	0.10	\$793	\$338,542	\$7.77	4040
33-02-02-03-226-010	6399 W LAKE	10/30/24	\$226,600	WD	\$226,600	---	45,300	140.5	298.0	0.68	\$322	\$66,520	\$1.53	4040
33-02-02-03-257-011	6239 W REYNOLDS	2/14/25	\$190,000	WD	\$190,000	---	38,000	53.0	191.2	0.22	\$717	\$171,946	\$3.95	4040
33-02-02-03-227-063	6400 W LAKE	3/5/25	\$130,000	WD	\$130,000	---	26,000	47.2	175.0	0.17	\$551	\$153,846	\$3.53	4040
33-02-02-10-203-011	5989 HARVEY	3/12/25	\$130,000	WD	\$130,000	---	26,000	49.0	100.0	0.14	\$531	\$188,406	\$4.33	4040
Totals:			\$4,186,100		\$4,186,100						Average Price Per Front Foot: \$616			
											Average Price Per Acre: \$207,193			
											Average Price Per Square Foot: \$4.76			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$615 WILL BE USED.

LAND TABLE: 4045 RESIDENTIAL I														
33-02-02-04-451-007	6089 SLEEPY HOLLOW	7/24/23	\$634,900	WD	\$634,900	---	127,000	100.0	180.0	0.41	---	\$307,506	\$7.06	4045
33-02-02-04-456-002	2145 ISAAC	10/2/23	\$570,000	WD	\$570,000	---	114,000	90.0	162.0	0.34	---	\$340,299	\$7.81	4045
33-02-02-04-453-009	6010 SLEEPY HOLLOW	6/4/24	\$705,000	WD	\$705,000	---	141,000	110.0	192.0	0.44	---	\$318,284	\$7.31	4045
33-02-02-04-452-006	6075 SACRAMENTO	7/19/24	\$665,000	WD	\$665,000	---	133,000	106.9	169.3	0.43	---	\$310,023	\$7.12	4045
33-02-02-04-451-002	2194 SACRAMENTO	11/6/24	\$629,900	WD	\$629,900	---	126,000	100.0	176.0	0.40	---	\$311,881	\$7.16	4045
33-02-02-04-454-013	6056 MARIETTA	1/30/25	\$652,000	WD	\$652,000	---	130,400	111.5	142.0	0.35	---	\$368,362	\$8.46	4045
Totals:			\$3,856,800		\$3,856,800		128,600	<=Average Indicated Site Value						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A SITE VALUE OF \$128,000 WILL BE USED.

LAND TABLE: 4055 RESIDENTIAL K														
33-02-02-09-152-013	2349 KINGS CROSS	6/12/23	\$335,000	WD	\$335,000	---	67,000	99.5	170.6	0.41	\$673	\$163,017	\$3.74	4055
33-02-02-09-102-002	5990 EVERETT	6/28/23	\$300,000	WD	\$300,000	---	60,000	136.6	141.6	0.38	\$439	\$160,000	\$3.67	4055
33-02-02-09-163-015	5795 BENT TREE	8/11/23	\$325,000	WD	\$325,000	---	65,000	81.0	150.0	0.28	\$802	\$232,975	\$5.35	4055
33-02-02-09-159-013	2325 BARNSBURY	7/19/24	\$405,800	WD	\$405,800	---	81,200	90.2	163.2	0.34	\$901	\$241,667	\$5.55	4055
33-02-02-09-161-009	2479 BARNSBURY	9/5/24	\$400,000	WD	\$400,000	---	80,000	97.8	177.3	0.37	\$818	\$218,579	\$5.02	4055
33-02-02-09-154-003	5799 WESTMINSTER	9/10/24	\$389,000	WD	\$389,000	---	77,800	80.7	135.1	0.26	\$964	\$294,697	\$6.77	4055
33-02-02-09-152-009	2361 KINGS CROSS	9/18/24	\$425,000	WD	\$425,000	---	85,000	81.3	142.8	0.30	\$1,045	\$288,136	\$6.61	4055
Totals:			\$2,579,800		\$2,579,800						Average Price Per Front Foot: \$806			
											Average Price Per Acre: \$228,439			
											Average Price Per Square Foot: \$5.24			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$805 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4060 RESIDENTIAL L														
33-02-02-10-128-017	1850 SHERBROOK	4/21/23	\$179,000	WD	\$179,000	---	35,800	83.4	94.0	0.26	\$429	\$135,606	\$3.11	4060
33-02-02-03-152-002	1872 WILDER	5/22/23	\$290,000	WD	\$290,000	---	58,000	65.7	176.4	0.28	\$883	\$208,633	\$4.79	4060
33-02-02-10-176-024	5785 BEUNA	8/14/23	\$225,000	WD	\$225,000	---	45,000	61.2	122.0	0.22	\$736	\$200,893	\$4.61	4060
33-02-02-10-179-001	5752 BAYONNE	9/15/23	\$200,000	WD	\$200,000	---	40,000	89.3	106.0	0.28	\$448	\$142,857	\$3.28	4060
33-02-02-10-179-003	1841 LYNDHURST	11/1/23	\$215,000	WD	\$215,000	---	43,000	63.8	106.0	0.22	\$674	\$198,157	\$4.55	4060
33-02-02-10-128-006	5898 BAYONNE	11/30/23	\$256,000	WD	\$256,000	---	51,200	74.6	153.0	0.30	\$686	\$170,667	\$3.92	4060
33-02-02-10-178-008	5794 MONTEBELLO	1/26/24	\$230,000	WD	\$230,000	---	46,000	69.3	150.0	0.28	\$664	\$167,273	\$3.84	4060
33-02-02-10-177-005	5832 BEUNA	2/13/24	\$278,000	WD	\$278,000	---	55,600	82.3	150.0	0.33	\$676	\$170,031	\$3.90	4060
33-02-02-10-176-012	5792 BAYONNE	3/4/24	\$207,000	WD	\$207,000	---	41,400	62.0	120.0	0.22	\$668	\$188,182	\$4.32	4060
33-02-02-10-127-004	5913 BAYONNE	3/25/24	\$303,000	WD	\$303,000	---	60,600	68.5	130.0	0.25	\$884	\$238,583	\$5.48	4060
33-02-02-10-153-020	5793 BAYONNE	4/5/24	\$216,500	WD	\$216,500	---	43,300	60.7	115.0	0.21	\$714	\$205,213	\$4.71	4060
33-02-02-03-178-021	6326 ROYAL OAK	6/7/24	\$293,000	WD	\$293,000	---	58,600	60.4	114.0	0.21	\$970	\$280,383	\$6.44	4060
33-02-02-10-176-016	5843 BEUNA	6/17/24	\$225,000	WD	\$225,000	---	45,000	73.5	169.0	0.31	\$612	\$145,161	\$3.33	4060
33-02-02-10-176-008	5824 BAYONNE	7/29/24	\$260,000	WD	\$260,000	---	52,000	67.7	142.0	0.27	\$768	\$195,489	\$4.49	4060
33-02-02-03-178-012	6279 SUNHOLLOW	10/7/24	\$263,000	WD	\$263,000	---	52,600	55.1	114.0	0.19	\$954	\$275,393	\$6.32	4060
33-02-02-03-185-007	1841 CREST	11/7/24	\$262,000	WD	\$262,000	---	52,400	53.1	115.0	0.19	\$987	\$283,243	\$6.50	4060
33-02-02-10-177-007	5816 BEUNA	11/26/24	\$230,000	WD	\$230,000	---	46,000	77.9	150.0	0.31	\$590	\$148,387	\$3.41	4060
33-02-02-03-185-003	6269 ROYAL OAK	1/17/25	\$269,900	WD	\$269,900	---	54,000	62.1	102.0	0.20	\$869	\$264,706	\$6.08	4060
Totals:			\$4,402,400		\$4,402,400			Average Price Per Front Foot:		\$734				
										Average Price Per Acre:		\$135,606		
										Average Price Per Square Foot:		\$3.11		

COMMENTS: THE LAND RESIDUAL WAS ESTIMATED AT 20 PERCENT OF THE IMPROVED PARCEL SALE PRICE. A FRONT FOOT RATE OF \$730 WILL BE USED.

LAND TABLE: 4065 RESIDENTIAL M														
33-02-02-15-280-029	5311 THAMES	6/5/23	\$427,500	WD	\$427,500	---	85,500	77.1	184.0	0.33	\$1,108	\$263,077	\$6.04	4065
33-02-02-15-280-024	1507 PICADILLY	6/29/23	\$380,000	WD	\$380,000	---	95,000	80.5	137.9	0.24	\$1,179	\$400,844	\$9.20	4065
33-02-02-10-377-004	5593 WILD IRIS	7/31/23	\$585,000	WD	\$585,000	---	117,000	83.5	139.0	0.27	\$1,401	\$431,734	\$9.91	4065
33-02-02-10-377-005	5585 WILD IRIS	2/16/24	\$535,000	WD	\$535,000	---	107,000	79.9	153.0	0.29	\$1,339	\$365,188	\$8.38	4065
33-02-02-15-282-002	5285 HAVERSHAM	4/26/24	\$345,000	WD	\$345,000	---	69,000	83.0	141.1	0.33	\$831	\$212,308	\$4.87	4065
33-02-02-15-280-008	5288 HAVERSHAM	6/10/24	\$340,000	WD	\$340,000	---	68,000	89.4	112.7	0.28	\$761	\$245,487	\$5.64	4065
33-02-02-10-376-016	5568 WILD IRIS	6/14/24	\$600,000	WD	\$600,000	---	120,000	104.2	176.0	0.47	\$1,152	\$254,777	\$5.85	4065
33-02-02-15-277-007	1569 DOWNING	9/4/24	\$395,000	WD	\$395,000	---	79,000	67.5	125.0	0.23	\$1,170	\$340,517	\$7.82	4065
33-02-02-15-277-002	1609 DOWNING	11/1/24	\$455,000	WD	\$455,000	---	91,000	67.5	125.0	0.23	\$1,348	\$392,241	\$9.00	4065
Totals:			\$4,062,500		\$4,062,500			Average Price Per Front Foot:		\$1,143				
										Average Price Per Acre:		\$322,908		
										Average Price Per Square Foot:		\$7.41		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$900 WILL BE USED WITH CONSIDERATION GIVEN TO 2025 RATES (\$830)

LAND TABLE: 4070A RESIDENTIAL N														
33-02-02-09-451-003	2215 RABY	2/16/24	\$275,000	WD	\$275,000	---	55,000	216.4	500.0	1.76	\$254	\$31,321	\$0.72	4070
33-02-02-15-204-002	5417 MARSH	3/19/24	\$255,000	WD	\$255,000	---	51,000	124.0	160.0	0.51	\$411	\$99,804	\$2.29	4070
33-02-02-09-427-020	2050 RABY	4/30/24	\$251,000	WD	\$251,000	---	50,200	81.1	217.0	0.43	\$619	\$115,935	\$2.66	4070
33-02-02-09-451-006	2167 RABY	5/17/24	\$262,300	WD	\$262,300	---	52,500	165.0	250.0	0.95	\$318	\$55,438	\$1.27	4070
33-02-02-10-476-018	1545 FRANKLIN	6/6/24	\$300,000	WD	\$300,000	---	60,000	95.4	264.0	0.50	\$629	\$119,284	\$2.74	4070
33-02-02-09-327-016	2370 RABY	7/9/24	\$115,000	WD	\$115,000	---	23,000	112.6	317.0	0.73	\$204	\$31,593	\$0.73	4070
33-02-02-15-251-001	5411 MARSH	7/9/24	\$324,900	WD	\$324,900	---	65,000	101.0	144.0	0.42	\$644	\$154,762	\$3.55	4070
Totals:			\$1,783,200		\$1,783,200			Average Price Per Front Foot:		\$440				
										Average Price Per Acre:		\$86,877		
										Average Price Per Square Foot:		\$1.99		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$440 WILL BE USED FOR ALL FRONTAGES FOR THIS LAND TABLE.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4075 RESIDENTIAL O														
33-02-02-11-354-014	1407 WILSHIRE	6/26/23	\$250,000	WD	\$250,000	---	50,000	77.9	126.0	0.25	\$642	\$203,252	\$4.67	4075
33-02-02-10-283-004	5712 SHAW	6/29/23	\$199,000	WD	\$199,000	---	39,800	81.7	230.0	0.35	\$487	\$114,368	\$2.63	4075
33-02-02-11-376-005	5580 CADE	8/3/23	\$255,000	WD	\$255,000	---	51,000	72.5	140.0	0.24	\$704	\$211,618	\$4.86	4075
33-02-02-11-302-031	5729 CARLTON	10/17/23	\$280,000	WD	\$280,000	---	56,000	97.8	250.9	0.44	\$573	\$128,146	\$2.94	4075
33-02-02-11-327-012	1322 HASLETT	12/1/23	\$242,500	WD	\$242,500	---	48,500	86.6	200.0	0.34	\$560	\$140,988	\$3.24	4075
33-02-02-11-380-002	1317 BUCKINGHAM	2/5/24	\$275,000	WD	\$275,000	---	55,000	80.7	126.0	0.27	\$682	\$206,767	\$4.75	4075
33-02-02-11-379-020	1266 BUCKINGHAM	3/8/24	\$165,000	WD	\$165,000	---	33,000	77.6	127.0	0.25	\$425	\$130,952	\$3.01	4075
33-02-02-10-427-006	5695 POTTER	3/15/24	\$212,000	WD	\$212,000	---	42,400	61.9	132.0	0.20	\$685	\$212,000	\$4.87	4075
33-02-02-11-377-020	5597 BUCKINGHAM	3/22/24	\$155,000	WD	\$155,000	---	31,000	74.7	149.0	0.26	\$415	\$120,623	\$2.77	4075
33-02-02-11-305-002	5636 MONTEREY	3/25/24	\$190,000	WD	\$190,000	---	38,000	88.5	133.0	0.29	\$429	\$132,404	\$3.04	4075
33-02-02-11-304-028	1432 FRANKLIN	6/24/24	\$166,000	WD	\$166,000	---	33,200	83.2	120.0	0.26	\$399	\$129,688	\$2.98	4075
33-02-02-11-379-005	5612 CORAL	7/1/24	\$245,000	WD	\$245,000	---	49,000	69.6	135.0	0.22	\$704	\$225,806	\$5.18	4075
33-02-02-11-379-020	5597 BUCKINGHAM	8/2/24	\$229,000	WD	\$229,000	---	45,800	74.7	149.0	0.26	\$613	\$178,210	\$4.09	4075
33-02-02-11-379-016	5605 CORNELL	8/20/24	\$269,900	WD	\$269,900	---	54,000	77.1	115.0	0.23	\$701	\$232,759	\$5.34	4075
33-02-02-11-327-017	1298 HASLETT	8/30/24	\$315,000	WD	\$315,000	---	63,000	113.0	250.0	0.50	\$558	\$125,498	\$2.88	4075
33-02-02-11-152-001	5757 CARLTON	9/4/24	\$181,500	WD	\$181,500	---	36,300	103.2	132.0	0.33	\$352	\$109,009	\$2.50	4075
33-02-02-10-427-004	5682 EDSON	9/6/24	\$128,500	WD	\$128,500	---	25,700	48.8	132.0	0.16	\$527	\$162,658	\$3.73	4075
33-02-02-10-277-020	5828 LAKE	10/11/24	\$229,000	WD	\$229,000	---	45,800	106.0	132.0	0.34	\$432	\$133,918	\$3.07	4075
33-02-02-11-330-010	5670 BUCKINGHAM	10/16/24	\$190,000	WD	\$190,000	---	38,000	91.6	152.0	0.32	\$415	\$119,497	\$2.74	4075
33-02-02-10-280-008	5707 EDSON	10/18/24	\$84,000	WD	\$84,000	---	16,800	61.9	132.0	0.20	\$271	\$84,000	\$1.93	4075
33-02-02-11-303-014	5644 SCHOOL	10/22/24	\$189,900	WD	\$189,900	---	38,000	69.2	165.0	0.25	\$549	\$152,000	\$3.49	4075
33-02-02-11-329-008	1341 HASLETT	11/19/24	\$174,900	WD	\$174,900	---	35,000	106.8	115.5	0.35	\$328	\$100,000	\$2.30	4075
33-02-02-10-277-011	5873 POTTER	11/22/24	\$230,000	WD	\$230,000	---	46,000	93.8	132.0	0.30	\$490	\$151,815	\$3.49	4075
33-02-02-10-278-011	5862 POTTER	11/22/24	\$205,500	WD	\$205,500	---	41,100	72.2	132.0	0.23	\$569	\$176,395	\$4.05	4075
33-02-02-11-303-011	5664 SCHOOL	11/22/24	\$259,900	WD	\$259,900	---	52,000	69.2	165.0	0.25	\$751	\$208,000	\$4.78	4075
33-02-02-10-277-004	5870 EDSON	12/13/24	\$200,000	WD	\$200,000	---	40,000	70.4	132.0	0.23	\$569	\$176,211	\$4.05	4075
33-02-02-11-353-001	5581 WOODVILLE	1/3/25	\$222,710	WD	\$222,710	---	44,500	76.0	120.0	0.23	\$585	\$190,171	\$4.37	4075
33-02-02-11-354-007	1469 WILSHIRE	1/15/25	\$250,000	WD	\$250,000	---	50,000	89.0	122.0	0.29	\$562	\$173,611	\$3.99	4075
33-02-02-11-379-016	5605 CORNELL	2/21/25	\$289,900	WD	\$289,900	---	58,000	77.1	115.0	0.23	\$753	\$250,000	\$5.74	4075
33-02-02-11-179-005	5758 CARLTON	2/26/25	\$224,000	WD	\$224,000	---	44,800	60.1	117.0	0.18	\$746	\$244,809	\$5.62	4075
33-02-02-11-351-002	1481 FRANKLIN	3/20/25	\$236,500	WD	\$236,500	---	47,300	61.9	132.0	0.20	\$764	\$236,500	\$5.43	4075
Totals:			\$6,744,710		\$6,744,710			Average Price Per Front Foot:		\$556				
										Average Price Per Acre:		\$166,506		
										Average Price Per Square Foot:		\$3.82		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$555.

LAND TABLE: 4085B RESIDENTIAL Q														
33-02-02-26-251-002	4330 CORNELL	7/12/23	\$505,000	WD	\$505,000	---	101,000	214.3	287.0	1.32	\$471	\$76,631	\$1.76	4085
33-02-02-29-254-008	4335 AZTEC	2/2/24	\$525,000	WD	\$525,000	---	105,000	89.9	150.0	0.42	\$1,169	\$250,000	\$5.74	4085
33-02-02-23-379-004	4581 N SPICEWOOD	7/9/24	\$540,000	WD	\$540,000	---	108,000	78.5	150.0	0.39	\$1,375	\$279,070	\$6.41	4085
33-02-02-29-252-001	4340 AZTEC	10/31/24	\$543,200	WD	\$543,200	---	108,600	94.1	147.0	0.34	\$1,155	\$322,255	\$7.40	4085
33-02-02-23-378-004	1323 S SPICEWOOD	3/3/25	\$485,000	WD	\$485,000	---	97,000	69.7	150.0	0.31	\$1,391	\$312,903	\$7.18	4085
33-02-02-23-379-006	4585 MISTYWOOD	3/11/25	\$525,000	WD	\$525,000	---	105,000	90.2	169.9	0.42	\$1,164	\$250,597	\$5.75	4085

Totals: **\$3,123,200** **\$3,123,200** **Average Price Per Front Foot:** **\$1,121**
Average Price Per Acre: **\$248,576**
Average Price Per Square Foot: **\$5.71**

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$750 WILL BE USED WITH CONSIDERATION GIVEN TO 2025 RATES (\$550).

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4085C RESIDENTIAL Q														
33-02-02-34-301-025	1932 BELWOOD	5/22/23	\$733,000	WD	\$733,000	---	146,600	127.7	170.0	0.47	\$1,148	\$313,248	\$7.19	4085
33-02-02-33-478-011	2056 TIMBERVIEW	7/26/23	\$730,000	WD	\$730,000	---	146,000	122.6	135.2	0.41	\$1,191	\$352,657	\$8.10	4085
33-02-02-34-327-013	3773 VICEROY	11/15/23	\$485,000	WD	\$485,000	---	97,000	134.2	120.0	0.41	\$723	\$234,867	\$5.39	4085
33-02-02-34-326-009	3780 VICEROY	11/16/23	\$535,000	WD	\$535,000	---	107,000	107.9	155.5	0.40	\$991	\$267,500	\$6.14	4085
33-02-02-34-327-001	3817 VICEROY	12/8/23	\$710,000	WD	\$710,000	---	142,000	158.8	246.0	0.70	\$894	\$202,857	\$4.66	4085
33-02-02-34-401-016	3777 CHIPPENDALE	1/4/24	\$690,000	WD	\$690,000	---	138,000	133.6	184.0	0.51	\$1,033	\$271,120	\$6.22	4085
33-02-02-34-401-013	3795 CHIPPENDALE	1/24/24	\$568,500	WD	\$568,500	---	113,700	120.5	180.0	0.46	\$944	\$249,890	\$5.74	4085
33-02-02-33-428-033	2016 BELWOOD	2/12/24	\$515,000	WD	\$515,000	---	103,000	140.0	175.8	0.52	\$736	\$198,459	\$4.56	4085
33-02-02-34-401-007	3794 CHIPPENDALE	4/11/24	\$599,900	WD	\$599,900	---	120,000	124.2	175.0	0.46	\$966	\$259,740	\$5.96	4085
33-02-02-34-352-011	3699 POWDERHORN	5/1/24	\$644,900	WD	\$644,900	---	129,000	115.7	150.0	0.41	\$1,115	\$316,953	\$7.28	4085
33-02-02-34-401-003	3770 CHIPPENDALE	5/20/24	\$665,000	WD	\$665,000	---	133,000	117.8	183.0	0.45	\$1,129	\$295,556	\$6.79	4085
33-02-02-33-479-008	3546 AUTUMNWOOD	8/9/24	\$840,000	WD	\$840,000	---	168,000	129.2	190.1	0.48	\$1,300	\$350,000	\$8.03	4085
33-02-02-34-401-005	3782 CHIPPENDALE	9/27/24	\$593,000	WD	\$593,000	---	118,600	138.6	238.0	0.60	\$856	\$197,338	\$4.53	4085
33-02-02-33-479-009	3560 AUTUMNWOOD	12/20/24	\$788,000	WD	\$788,000	---	157,600	142.1	211.5	0.58	\$1,109	\$272,193	\$6.25	4085
Totals:			\$9,097,300		\$9,097,300						Average Price Per Front Foot: \$1,010			
											Average Price Per Acre: \$270,170			
											Average Price Per Square Foot: \$6.20			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$1010 WILL BE USED.

LAND TABLE: 4090 RESIDENTIAL R (A FRONTAGES)														
33-02-02-17-326-010	2768 LELAND	7/20/23	\$250,000	WD	\$250,000	---	50,000	123.7	150	0.53	\$404	\$94,340	\$2.17	4090
33-02-02-17-276-003	5400 PARK LAKE	12/13/23	\$255,000	WD	\$255,000	---	51,000	105.5	167	0.38	\$483	\$133,159	\$3.06	4090
33-02-02-17-328-002	5210 GREENFIELD	1/12/24	\$290,000	WD	\$290,000	---	58,000	80.7	130	0.26	\$719	\$222,222	\$5.10	4090
33-02-02-17-459-004	2683 MANSFIELD	2/28/24	\$374,000	WD	\$374,000	---	74,800	119.3	190	0.46	\$627	\$163,319	\$3.75	4090
33-02-02-17-378-013	5133 EAST BROOKFIELD	4/9/24	\$286,500	WD	\$286,500	---	57,300	91.3	186	0.35	\$628	\$164,655	\$3.78	4090
33-02-02-17-378-011	5147 EAST BROOKFIELD	4/19/24	\$235,000	WD	\$235,000	---	47,000	91.3	186	0.35	\$515	\$135,057	\$3.10	4090
33-02-02-17-258-008	5271 PARK LAKE	5/10/24	\$312,550	WD	\$312,550	---	62,500	181.7	220	0.76	\$344	\$82,454	\$1.89	4090
33-02-02-17-378-004	5205 EAST BROOKFIELD	5/29/24	\$280,000	WD	\$280,000	---	56,000	88.5	172	0.32	\$633	\$172,840	\$3.97	4090
33-02-02-11-429-005	1010 CLIFFDALE	6/10/24	\$270,000	WD	\$270,000	---	54,000	103.3	150	0.34	\$523	\$156,977	\$3.60	4090
33-02-02-17-453-004	2672 GREENCLIFF	7/10/24	\$245,000	WD	\$245,000	---	49,000	86.3	141	0.29	\$568	\$170,139	\$3.91	4090
33-02-02-17-329-009	2751 BRENTWOOD	7/23/24	\$240,000	WD	\$240,000	---	48,000	106.5	170	0.44	\$451	\$109,840	\$2.52	4090
33-02-02-17-205-003	5434 AMBER	2/28/25	\$345,000	WD	\$345,000	---	69,000	71.6	120	0.22	\$964	\$313,636	\$7.20	4090
33-02-02-17-326-008	2776 ROSELAND	3/3/25	\$289,000	WD	\$289,000	---	57,800	211.6	190	0.82	\$273	\$70,488	\$1.62	4090
Totals:			\$3,672,050		\$3,672,050						Average Price Per Front Foot: \$549			
											Average Price Per Acre: \$153,010			
											Average Price Per Square Foot: \$3.51			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$550 WILL BE USED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4095 RESIDENTIAL S (A FRONTAGES & SITE VALUES)														
33-02-02-12-303-012	5645 CREEKWOOD	4/17/23	\$340,000	WD	\$340,000	---	68,000	76.0	117.0	0.23	\$895	\$294,372	\$6.76	4095
33-02-02-12-380-004	652 CANOGA	5/26/23	\$316,000	WD	\$316,000	---	63,200	94.9	135.0	0.31	\$666	\$203,871	\$4.68	4095
33-02-02-12-377-005	630 EARLIGLOW	6/16/23	\$315,500	WD	\$315,500	---	63,100	100.0	150.0	0.34	\$631	\$183,430	\$4.21	4095
33-02-02-12-378-011	5563 CANOGA	6/26/23	\$380,000	WD	\$380,000	---	76,000	96.8	176.0	0.40	\$785	\$189,055	\$4.34	4095
33-02-02-12-382-013	5517 EARLIGLOW	8/25/23	\$370,000	WD	\$370,000	---	74,000	88.1	155.0	0.30	\$840	\$245,033	\$5.63	4095
33-02-02-12-304-002	5618 CREEKWOOD	9/27/23	\$275,000	WD	\$275,000	---	55,000	76.0	117.0	0.23	\$724	\$238,095	\$5.47	4095
33-02-02-12-151-011	5825 GREEN	11/2/23	\$299,000	WD	\$299,000	---	59,800	96.6	155.0	0.34	\$619	\$176,923	\$4.06	4095
33-02-02-13-251-006	5321 BLUEBERRY	3/27/24	\$95,000	WD	\$95,000	vacant	95,000	0.0	0.0	1.28	n/a	\$74,219	\$1.70	4095
33-02-02-12-379-001	5577 STRAWBERRY	4/26/24	\$435,000	WD	\$435,000	---	87,000	113.3	150.0	0.38	\$768	\$229,551	\$5.27	4095
33-02-02-12-383-009	5554 EARLIGLOW	6/3/24	\$416,600	WD	\$416,600	---	83,300	91.5	155.0	0.32	\$911	\$260,313	\$5.98	4095
33-02-02-12-380-010	5563 STRAWBERRY	6/12/24	\$444,100	WD	\$444,100	---	88,800	107.5	171.0	0.40	\$826	\$224,810	\$5.16	4095
33-02-02-12-151-023	5907 GREEN	7/12/24	\$361,100	WD	\$361,100	---	72,200	85.2	170.0	0.31	\$848	\$231,410	\$5.31	4095
33-02-02-13-129-012	5485 EARLIGLOW	8/2/24	\$430,000	WD	\$430,000	---	86,000	123.9	160.0	0.44	\$694	\$195,011	\$4.48	4095
33-02-02-13-127-006	662 EMILY	8/22/24	\$440,000	WD	\$440,000	---	88,000	129.2	220.0	0.60	\$681	\$146,423	\$3.36	4095
33-02-02-13-251-004	5318 CONRAD	10/16/24	\$590,000	WD	\$590,000	---	118,000	200.9	200.0	0.92	\$587	\$127,983	\$2.94	4095
33-02-02-12-382-001	631 EARLIGLOW	12/19/24	\$392,836	WD	\$392,836	---	78,600	95.0	150.0	0.33	\$827	\$240,367	\$5.52	4095
33-02-02-13-129-007	641 EMILY	1/15/25	\$385,000	WD	\$385,000	---	77,000	120.0	150.0	0.41	\$642	\$186,441	\$4.28	4095
33-02-02-12-303-011	5639 CREEKWOOD	3/13/25	\$419,900	WD	\$419,900	---	84,000	76.0	117.0	0.23	\$1,106	\$363,636	\$8.35	4095
Totals:			\$6,705,036		\$6,705,036						Average Price Per Front Foot: \$768			
											Average Price Per Acre: \$211,719			
											Average Price Per Square Foot: \$4.86			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$765 WILL BE USED. SITE VALUES \$90,000 WITH CONSIDERATION GIVEN TO 2025 RATES (\$84,000).

LAND TABLE: 4110 RESIDENTIAL W														
33-02-02-33-252-008	3854 NEW SALEM	4/18/23	\$275,000	WD	\$275,000	---	55,000	81.1	130.4	0.34	\$678	\$164,179	\$3.77	4110
33-02-02-33-202-011	2135 BELDING	6/21/23	\$345,000	WD	\$345,000	---	69,000	123.1	90.0	0.34	\$560	\$200,581	\$4.60	4110
33-02-02-33-276-006	3886 SANDLEWOOD	6/22/23	\$308,000	WD	\$308,000	---	61,600	74.2	119.0	0.25	\$830	\$250,407	\$5.75	4110
33-02-02-33-203-014	2160 DONOVAN	7/10/23	\$376,250	WD	\$376,250	---	75,300	109.2	102.0	0.34	\$690	\$218,895	\$5.03	4110
33-02-02-33-204-022	3855 SANDLEWOOD	7/20/23	\$335,000	WD	\$335,000	---	67,000	94.4	146.0	0.36	\$710	\$184,066	\$4.23	4110
33-02-02-33-254-016	2117 TAMARACK	7/24/23	\$385,000	WD	\$385,000	---	77,000	86.8	143.0	0.32	\$887	\$244,444	\$5.61	4110
33-02-02-33-203-011	2178 DONOVAN	9/28/23	\$309,900	WD	\$309,900	---	62,000	88.3	147.0	0.33	\$702	\$187,311	\$4.30	4110
33-02-02-33-204-015	3911 SANDLEWOOD	7/11/24	\$353,000	WD	\$353,000	---	70,600	78.5	123.0	0.26	\$899	\$273,643	\$6.28	4110
33-02-02-33-278-015	2100 TAMARACK	9/27/24	\$329,900	WD	\$329,900	---	66,000	73.3	130.0	0.25	\$901	\$259,843	\$5.97	4110
33-02-02-33-252-022	2170 ARUNDEL	1/17/25	\$361,900	WD	\$361,900	---	72,400	92.6	150.0	0.34	\$782	\$210,465	\$4.83	4110
33-02-02-33-251-030	2228 TAMARACK	2/4/25	\$265,000	WD	\$265,000	---	53,000	74.1	130.0	0.26	\$715	\$206,226	\$4.73	4110
33-02-02-33-251-019	3861 NEW SALEM	3/5/25	\$195,000	WD	\$195,000	---	39,000	69.0	152.0	0.28	\$565	\$138,790	\$3.19	4110
Totals:			\$3,838,950		\$3,838,950						Average Price Per Front Foot: \$743			
											Average Price Per Acre: \$211,571			
											Average Price Per Square Foot: \$4.86			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$740 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4115 RESIDENTIAL X														
33-02-02-12-206-003	5806 WOOD VALLEY	5/11/23	\$400,000	WD	\$400,000	---	80,000	94.8	188.0	0.40	\$844	\$201,511	\$4.63	4115
33-02-02-12-177-009	5872 GREEN	6/14/23	\$300,000	WD	\$300,000	---	60,000	103.9	200.0	0.41	\$577	\$145,278	\$3.34	4115
33-02-02-12-201-006	5705 WOOD VALLEY	9/11/23	\$275,000	WD	\$275,000	---	55,000	87.1	116.0	0.26	\$632	\$209,924	\$4.82	4115
33-02-02-12-303-016	5548 WOOD VALLEY	9/27/23	\$360,000	WD	\$360,000	---	72,000	125.3	150.0	0.45	\$574	\$158,940	\$3.65	4115
33-02-02-12-205-001	365 SHOESMITH	10/6/23	\$340,000	WD	\$340,000	---	68,000	127.0	200.0	0.51	\$535	\$134,653	\$3.09	4115
33-02-02-12-154-002	5784 GREEN	5/31/24	\$401,000	WD	\$401,000	---	80,200	115.5	200.0	0.46	\$695	\$174,728	\$4.01	4115
33-02-02-12-202-002	5706 WOOD VALLEY	11/18/24	\$425,000	WD	\$425,000	---	85,000	77.3	140.0	0.26	\$1,100	\$330,739	\$7.59	4115
33-02-02-12-205-002	5790 WHISPERWOOD	2/14/25	\$379,000	WD	\$379,000	---	75,800	103.7	156.0	0.39	\$731	\$196,883	\$4.52	4115
Totals:			\$2,880,000		\$2,880,000						Average Price Per Front Foot: \$711			
											Average Price Per Acre: \$194,082			
											Average Price Per Square Foot: \$4.46			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$710 WILL BE USED.

LAND TABLE: 4120 RESIDENTIAL Y														
33-02-02-11-478-006	5555 WHITE ASH	4/26/23	\$387,000	WD	\$387,000	---	77,400	90.0	150.0	0.31	\$860	\$249,677	\$5.73	4120
33-02-02-11-480-012	5537 SILVERLEAF	5/2/23	\$452,000	WD	\$452,000	---	90,400	147.2	120.3	0.34	\$614	\$265,882	\$6.10	4120
33-02-02-11-480-005	5594 WHITE ASH	7/5/23	\$510,000	WD	\$510,000	---	102,000	143.3	193.1	0.46	\$712	\$222,707	\$5.11	4120
Totals:			\$1,349,000		\$1,349,000						Average Price Per Front Foot: \$729			
											Average Price Per Acre: \$246,089			
											Average Price Per Square Foot: \$5.65			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$725 WILL BE USED.

LAND TABLE: 4135 RESIDENTIAL BB														
33-02-02-02-431-003	6038 OAKPARK	5/1/23	\$458,000	WD	\$458,000	---	91,600	75.3	133.0	0.24	\$1,216	\$375,410	\$8.62	4135
33-02-02-11-454-007	1175 BUCKINGHAM	6/22/23	\$343,250	WD	\$343,250	---	68,700	118.8	175.0	0.36	\$578	\$189,779	\$4.36	4135
33-02-02-11-451-011	1192 BUCKINGHAM	7/31/23	\$350,000	WD	\$350,000	---	70,000	122.8	209.0	0.41	\$570	\$170,732	\$3.92	4135
33-02-02-02-427-021	6181 OAKPARK	8/8/23	\$385,500	WD	\$385,500	---	77,100	65.2	130.0	0.21	\$1,183	\$368,900	\$8.47	4135
33-02-02-11-454-022	1137 TEAKWOOD	8/8/23	\$320,000	WD	\$320,000	---	64,000	91.3	125.0	0.29	\$701	\$222,997	\$5.12	4135
33-02-02-11-451-025	1172 BUCKINGHAM	12/22/23	\$397,500	WD	\$397,500	---	79,500	78.8	143.0	0.27	\$1,009	\$298,872	\$6.86	4135
33-02-02-11-455-002	1203 TEAKWOOD	2/12/24	\$297,000	WD	\$297,000	---	59,400	76.8	111.0	0.23	\$773	\$257,143	\$5.90	4135
33-02-02-02-428-003	6206 OAKPARK	4/17/24	\$470,000	WD	\$470,000	---	94,000	95.8	215.0	0.40	\$981	\$237,975	\$5.46	4135
33-02-02-11-455-001	1211 TEAKWOOD	5/17/24	\$423,000	WD	\$423,000	---	84,600	83.7	119.0	0.26	\$1,010	\$329,183	\$7.56	4135
33-02-02-02-427-011	6101 OAKPARK	5/31/24	\$525,000	WD	\$525,000	---	105,000	94.9	180.0	0.39	\$1,106	\$267,176	\$6.13	4135
Totals:			\$3,969,250		\$3,969,250						Average Price Per Front Foot: \$913			
											Average Price Per Acre: \$271,817			
											Average Price Per Square Foot: \$6.24			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$910 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4140 RESIDENTIAL CC														
33-02-02-26-127-006	1328 IVYWOOD	7/14/23	\$325,000	WD	\$325,000	---	65,000	90.0	150.0	0.31	\$722	\$209,677	\$4.81	4140
33-02-02-26-177-003	4281 GOLDENWOOD	8/24/23	\$512,500	WD	\$512,500	---	102,500	106.6	109.0	0.31	\$962	\$327,476	\$7.52	4140
33-02-02-26-155-007	4335 GOLDENWOOD	9/5/23	\$445,000	WD	\$445,000	---	89,000	114.4	141.7	0.37	\$778	\$242,507	\$5.57	4140
33-02-02-26-154-004	4404 HICKORYWOOD	9/25/23	\$325,000	WD	\$325,000	---	65,000	92.0	150.0	0.32	\$707	\$205,047	\$4.71	4140
33-02-02-26-132-001	1300 SWEETWOOD	1/12/24	\$440,000	WD	\$440,000	---	88,000	90.1	147.5	0.31	\$976	\$284,790	\$6.54	4140
33-02-02-12-129-005	5988 EAGLES	3/8/24	\$325,000	WD	\$325,000	---	65,000	105.3	225.0	0.46	\$617	\$140,693	\$3.23	4140
33-02-02-26-128-012	4461 ALDERWOOD	3/20/24	\$455,000	WD	\$455,000	---	91,000	95.0	150.0	0.33	\$958	\$278,287	\$6.39	4140
33-02-02-23-353-011	1494 IVYWOOD	6/12/24	\$562,000	WD	\$562,000	---	112,400	119.9	170.4	0.53	\$937	\$210,487	\$4.83	4140
33-02-02-26-106-015	4387 HICKORYWOOD	9/4/24	\$410,000	WD	\$410,000	---	82,000	92.0	150.0	0.32	\$891	\$258,675	\$5.94	4140
33-02-02-26-132-003	1272 SWEETWOOD	9/9/24	\$504,000	WD	\$504,000	---	100,800	104.3	156.2	0.37	\$967	\$269,519	\$6.19	4140
33-02-02-26-107-022	4469 SATINWOOD	10/31/24	\$400,000	WD	\$400,000	---	80,000	113.7	140.0	0.30	\$704	\$263,158	\$6.04	4140
33-02-02-12-105-006	5979 EAGLES	3/13/25	\$365,000	WD	\$365,000	---	73,000	89.1	147.0	0.30	\$819	\$247,458	\$5.68	4140
Totals:			\$5,068,500		\$5,068,500						Average Price Per Front Foot: \$837			
											Average Price Per Acre: \$244,815			
											Average Price Per Square Foot: \$5.62			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$835 WILL BE USED.

LAND TABLE: 4145 RESIDENTIAL DD (A FRONTAGES)														
33-02-02-03-477-004	6074 COLUMBIA	5/12/23	\$465,000	WD	\$465,000	---	162,800	40.0	132.0	0.12	\$4,070	\$1,345,455	\$30.89	4145
33-02-02-03-253-026	6285 W REYNOLDS	6/30/23	\$525,000	WD	\$525,000	---	183,800	54.7	164.7	0.23	\$3,359	\$809,692	\$18.59	4145
33-02-02-02-408-008	6097 E LAKE	7/12/23	\$765,000	WD	\$765,000	---	267,800	80.7	321.0	0.38	\$3,320	\$701,047	\$16.09	4145
33-02-02-02-252-009	6225 E LAKE	10/19/23	\$750,000	WD	\$750,000	---	262,500	61.1	260.0	0.29	\$4,296	\$895,904	\$20.57	4145
33-02-02-02-252-012	6211 E LAKE	10/27/23	\$519,000	WD	\$519,000	---	181,700	65.8	300.0	0.35	\$2,762	\$523,631	\$12.02	4145
33-02-02-11-127-023	5891 E LAKE	11/27/23	\$980,060	WD	\$980,060	---	343,000	79.4	187.0	0.34	\$4,317	\$1,020,833	\$23.44	4145
33-02-02-03-479-006	6056 COLUMBIA	5/31/24	\$630,000	WD	\$630,000	---	220,500	40.0	132.0	0.12	\$5,513	\$1,822,314	\$41.83	4145
33-02-02-02-376-001	6031 E LAKE	9/26/24	\$1,275,000	WD	\$1,275,000	---	446,300	132.6	204.0	0.49	\$3,366	\$907,114	\$20.82	4145
33-02-02-03-258-029	6240 W REYNOLDS	10/28/24	\$1,070,000	WD	\$1,070,000	---	374,500	78.5	158.0	0.26	\$4,773	\$1,440,385	\$33.07	4145
33-02-02-03-477-002	6080 COLUMBIA	1/24/25	\$520,000	WD	\$520,000	---	182,000	40.0	132.0	0.12	\$4,550	\$1,504,132	\$34.53	4145
Totals:			\$7,499,060		\$7,499,060						Average Price Per Front Foot: \$4,033			
											Average Price Per Acre: \$1,097,051			
											Average Price Per Square Foot: \$25.19			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 35 PERCENT OF IMPROVED PARCEL SALE PRICES A FRONT FOOT RATE OF \$4,000 WILL BE USED FOR STANDARD LAKE FRONTAGES

LAND TABLE: 4155 RESIDENTIAL FF														
33-02-02-21-127-001	4964 MOHAWK	4/25/23	\$230,000	WD	\$230,000	---	46,000	125.7	270.0	0.44	\$366	\$103,837	\$2.38	4155
33-02-02-21-201-009	2164 SEMINOLE	8/18/23	\$235,000	WD	\$235,000	---	47,000	109.5	175.0	0.42	\$429	\$112,440	\$2.58	4155
33-02-02-21-126-001	5010 ALGONQUIN	10/6/23	\$257,000	WD	\$257,000	---	51,400	203.8	175.5	0.57	\$252	\$90,175	\$2.07	4155
33-02-02-21-103-005	2378 SEMINOLE	12/21/23	\$151,000	WD	\$151,000	---	30,200	147.5	403.0	0.83	\$205	\$36,255	\$0.83	4155
33-02-02-21-103-003	4980 MOHAWK	2/14/25	\$270,000	WD	\$270,000	---	54,000	134.5	195.0	0.52	\$401	\$103,053	\$2.37	4155
33-02-02-21-102-002	5005 MOHAWK	3/31/25	\$335,000	WD	\$335,000	---	67,000	109.1	245.0	0.48	\$614	\$138,430	\$3.18	4155
Totals:			\$1,478,000		\$1,478,000						Average Price Per Front Foot: \$378			
											Average Price Per Acre: \$97,365			
											Average Price Per Square Foot: \$2.24			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$375 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4160 RESIDENTIAL GG														
33-02-02-16-126-006	2212 QUARRY	7/12/23	\$392,800	WD	\$392,800	---	78,600	74.0	122.0	0.23	\$1,063	\$341,739	\$7.85	4160
33-02-02-16-126-010	2228 QUARRY	11/17/23	\$449,900	WD	\$449,900	---	90,000	79.5	148.0	0.32	\$1,133	\$278,638	\$6.40	4160
33-02-02-16-203-009	5452 JO	1/30/24	\$450,000	WD	\$450,000	---	90,000	68.9	130.0	0.22	\$1,306	\$407,240	\$9.35	4160
33-02-02-16-252-013	2184 BURCHAM	2/7/24	\$390,000	WD	\$390,000	---	78,000	109.0	138.0	0.35	\$715	\$226,087	\$5.19	4160
33-02-02-16-252-005	2154 BANYON	4/16/24	\$330,000	WD	\$330,000	---	66,000	85.7	136.0	0.28	\$770	\$234,875	\$5.39	4160
33-02-02-16-126-031	5431 JO	7/10/24	\$325,000	WD	\$325,000	---	65,000	103.8	128.0	0.29	\$626	\$221,088	\$5.08	4160
33-02-02-16-251-005	2151 BANYON	11/22/24	\$335,000	WD	\$335,000	---	67,000	80.1	150.3	0.28	\$837	\$242,754	\$5.57	4160
33-02-02-16-204-006	2149 QUARRY	12/23/24	\$388,500	WD	\$388,500	---	77,700	82.2	135.0	0.29	\$945	\$267,931	\$6.15	4160

Totals: \$3,061,200 \$3,061,200
Average Price Per Front Foot: \$924
Average Price Per Acre: \$277,544
Average Price Per Square Foot: \$6.37

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$920 WILL BE USED.

LAND TABLE: 4170 RESIDENTIAL II														
33-02-02-21-477-006	2142 PAWNEE	6/3/23	\$480,000	WD	\$480,000	---	96,000	137.7	160.0	0.54	\$697	\$177,778	\$4.08	4170
33-02-02-22-353-007	1966 LAGOON	6/30/23	\$360,000	WD	\$360,000	---	72,000	117.8	208.0	0.48	\$611	\$150,628	\$3.46	4170
33-02-02-21-478-003	2021 TOMAHAWK	7/14/23	\$347,500	WD	\$347,500	---	69,500	105.2	166.0	0.38	\$661	\$182,415	\$4.19	4170
33-02-02-22-307-006	1910 TOMAHAWK	8/28/23	\$361,000	WD	\$361,000	---	72,200	126.5	240.0	0.55	\$571	\$131,034	\$3.01	4170
33-02-02-28-230-002	2031 OSAGE	10/2/23	\$375,000	WD	\$375,000	---	75,000	124.7	162.0	0.45	\$601	\$168,161	\$3.86	4170
33-02-02-22-358-009	4568 MANITOU	3/13/24	\$295,000	WD	\$295,000	---	59,000	100.0	150.0	0.34	\$590	\$171,512	\$3.94	4170
33-02-02-28-229-006	2032 OSAGE	5/22/24	\$251,000	WD	\$251,000	---	50,200	108.3	176.0	0.40	\$463	\$124,257	\$2.85	4170
33-02-02-28-230-006	2034 YUMA	7/19/24	\$337,000	WD	\$337,000	---	67,400	109.8	158.0	0.39	\$614	\$174,611	\$4.01	4170
33-02-02-27-126-004	4456 MANITOU	8/30/24	\$388,750	WD	\$388,750	---	77,800	125.5	164.0	0.45	\$620	\$172,124	\$3.95	4170
33-02-02-22-358-008	4578 MANITOU	9/26/24	\$340,000	WD	\$340,000	---	68,000	100.0	150.0	0.34	\$680	\$197,674	\$4.54	4170
33-02-02-28-230-008	2014 YUMA	10/3/24	\$360,000	WD	\$360,000	---	72,000	105.2	166.0	0.38	\$684	\$188,976	\$4.34	4170

Totals: \$3,895,250 \$3,895,250
Average Price Per Front Foot: \$617
Average Price Per Acre: \$167,197
Average Price Per Square Foot: \$3.84

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$615 WILL BE USED.

LAND TABLE: 4175 RESIDENTIAL JJ														
33-02-02-27-154-002	1943 BIRCHWOOD	4/13/23	\$345,000	WD	\$345,000	---	69,000	111.1	153.0	0.39	\$621	\$178,756	\$4.10	4175
33-02-02-27-153-029	4327 MANITOU	8/14/23	\$377,000	WD	\$377,000	---	75,400	113.3	149.0	0.41	\$666	\$183,010	\$4.20	4175
33-02-02-27-127-003	4478 SENECA	1/12/24	\$256,000	WD	\$256,000	---	51,200	93.1	140.0	0.32	\$550	\$158,514	\$3.64	4175
33-02-02-27-176-006	4326 MANITOU	4/26/24	\$372,900	WD	\$372,900	---	74,600	109.0	176.0	0.38	\$684	\$198,404	\$4.55	4175
33-02-02-27-201-006	1722 SHAKER	8/28/24	\$394,900	WD	\$394,900	---	79,000	103.4	131.0	0.32	\$764	\$247,649	\$5.69	4175
33-02-02-27-153-021	1909 TAHOE	8/29/24	\$418,000	WD	\$418,000	---	83,600	110.4	151.0	0.39	\$757	\$214,359	\$4.92	4175
33-02-02-27-154-009	1873 BIRCHWOOD	11/22/24	\$344,000	WD	\$344,000	---	68,800	157.1	187.0	0.56	\$438	\$122,857	\$2.82	4175
33-02-02-27-206-007	4418 CALGARY	12/5/24	\$340,000	WD	\$340,000	---	68,000	93.0	160.0	0.33	\$732	\$205,438	\$4.72	4175
33-02-02-27-126-020	1824 MIRABEAU	3/14/25	\$455,000	WD	\$455,000	---	91,000	120.7	242.0	0.53	\$754	\$172,348	\$3.96	4175
33-02-02-27-176-004	1845 PENOBSCOT	3/25/25	\$342,000	WD	\$342,000	---	68,400	105.2	166.0	0.38	\$650	\$179,528	\$4.12	4175

Totals: \$3,644,800 \$3,644,800
Average Price Per Front Foot: \$662
Average Price Per Acre: \$186,086
Average Price Per Square Foot: \$4.27

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$660 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4180 RESIDENTIAL KK														
33-02-02-26-152-002	4280 GREENWOOD	4/21/23	\$278,500	WD	\$278,500	---	55,700	100.0	150.0	0.34	\$557	\$161,919	\$3.72	4180
33-02-02-26-151-008	4327 ARBOR	4/24/23	\$252,400	WD	\$252,400	---	50,500	113.4	208.0	0.47	\$445	\$108,369	\$2.49	4180
33-02-02-27-228-013	4453 OAKWOOD	5/5/23	\$247,000	WD	\$247,000	---	49,400	105.6	123.0	0.30	\$468	\$166,892	\$3.83	4180
33-02-02-26-105-003	4454 ARBOR	6/23/23	\$296,000	WD	\$296,000	---	59,200	103.3	160.0	0.37	\$573	\$161,308	\$3.70	4180
33-02-02-22-477-029	4549 OAKWOOD	7/7/23	\$337,700	WD	\$337,700	---	67,500	100.0	150.0	0.34	\$675	\$196,221	\$4.50	4180
33-02-02-26-101-006	1440 FOREST HILLS	7/10/23	\$318,000	WD	\$318,000	---	63,600	115.5	200.0	0.46	\$551	\$138,562	\$3.18	4180
33-02-02-27-228-009	1571 FOREST HILLS	7/12/23	\$265,000	WD	\$265,000	---	53,000	100.0	150.0	0.34	\$530	\$154,070	\$3.54	4180
33-02-02-27-428-003	4224 SARAN	7/13/23	\$256,000	WD	\$256,000	---	51,200	124.9	234.0	0.54	\$410	\$95,345	\$2.19	4180
33-02-02-26-103-009	4455 ELMWOOD	7/28/23	\$330,000	WD	\$330,000	---	66,000	143.1	178.0	0.47	\$461	\$141,026	\$3.24	4180
33-02-02-27-428-005	4206 SARAN	8/3/23	\$271,000	WD	\$271,000	---	54,200	124.9	234.0	0.54	\$434	\$100,931	\$2.32	4180
33-02-02-22-477-012	4554 EASTWOOD	8/17/23	\$249,000	WD	\$249,000	---	49,800	100.0	150.0	0.34	\$498	\$144,767	\$3.32	4180
33-02-02-22-478-007	4542 OAKWOOD	8/22/23	\$248,000	WD	\$248,000	---	49,600	100.0	150.0	0.34	\$496	\$144,186	\$3.31	4180
33-02-02-26-105-014	1426 BIRCHWOOD	8/31/23	\$383,000	WD	\$383,000	---	76,600	112.0	150.0	0.39	\$684	\$198,446	\$4.56	4180
33-02-02-27-227-001	4496 OAKWOOD	9/1/23	\$425,000	WD	\$425,000	---	85,000	100.0	150.0	0.34	\$850	\$247,093	\$5.67	4180
33-02-02-22-477-020	4526 EASTWOOD	9/12/23	\$369,000	WD	\$369,000	---	73,800	124.4	156.0	0.48	\$593	\$153,750	\$3.53	4180
33-02-02-27-202-007	1640 FOREST HILLS	10/10/23	\$280,000	WD	\$280,000	---	56,000	92.2	154.0	0.32	\$607	\$173,913	\$3.99	4180
33-02-02-26-104-018	1452 BIRCHWOOD	12/29/23	\$303,000	WD	\$303,000	---	60,600	100.0	150.0	0.34	\$606	\$176,163	\$4.04	4180
33-02-02-27-277-008	4279 OAKWOOD	1/11/24	\$420,000	WD	\$420,000	---	84,000	92.0	150.0	0.32	\$913	\$264,984	\$6.08	4180
33-02-02-27-207-010	1673 BOULEVARD	1/12/24	\$220,000	WD	\$220,000	---	44,000	97.9	175.0	0.36	\$449	\$120,879	\$2.78	4180
33-02-02-22-476-003	4555 EASTWOOD	2/1/24	\$205,000	WD	\$205,000	---	41,000	100.0	150.0	0.34	\$410	\$119,186	\$2.74	4180
33-02-02-27-230-006	4404 CHERRY HILL	4/5/24	\$349,900	WD	\$349,900	---	70,000	90.0	150.0	0.31	\$778	\$225,806	\$5.18	4180
33-02-02-26-303-021	4151 WABANINGO	4/12/24	\$267,000	WD	\$267,000	---	53,400	121.5	213.0	0.50	\$439	\$107,014	\$2.46	4180
33-02-02-22-477-006	1567 HILLSIDE	4/29/24	\$332,000	WD	\$332,000	---	66,400	109.5	180.0	0.41	\$606	\$160,775	\$3.69	4180
33-02-02-22-477-034	4505 OAKWOOD	5/3/24	\$475,000	WD	\$475,000	---	95,000	100.0	150.0	0.34	\$950	\$276,163	\$6.34	4180
33-02-02-27-276-010	4371 CHERRY HILL	5/28/24	\$317,550	WD	\$317,550	---	63,500	100.0	150.0	0.34	\$635	\$184,593	\$4.24	4180
33-02-02-27-276-003	4352 STONEYCROFT	5/30/24	\$436,000	WD	\$436,000	---	87,200	90.0	150.0	0.31	\$969	\$281,290	\$6.46	4180
33-02-02-27-207-011	1661 BOULEVARD	7/23/24	\$218,000	WD	\$218,000	---	43,600	123.8	158.0	0.44	\$352	\$99,771	\$2.29	4180
33-02-02-27-278-011	4323 GREENWOOD	9/12/24	\$305,000	WD	\$305,000	---	61,000	101.0	150.0	0.35	\$604	\$175,287	\$4.02	4180
33-02-02-27-229-019	1606 PEBBLESTONE	11/8/24	\$339,900	WD	\$339,900	---	68,000	89.4	120.0	0.28	\$760	\$247,273	\$5.68	4180
33-02-02-27-232-005	4382 GREENWOOD	11/15/24	\$329,900	WD	\$329,900	---	66,000	100.3	151.0	0.35	\$658	\$190,202	\$4.37	4180
33-02-02-27-231-026	4350 OAKWOOD	2/3/25	\$200,000	WD	\$200,000	---	40,000	100.0	150.0	0.34	\$400	\$116,279	\$2.67	4180
Totals:			\$9,523,850		\$9,523,850			Average Price Per Front Foot: \$592		Average Price Per Acre: \$168,789		Average Price Per Square Foot: \$3.88		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$590 WILL BE USED.

LAND TABLE: 4185 RESIDENTIAL LL														
33-02-02-27-429-009	4201 INDIAN GLEN	6/26/23	\$387,000	WD	\$387,000	---	77,400	95.9	139.0	0.33	\$807	\$232,432	\$5.34	4185
33-02-02-27-402-017	1636 DOBIE	8/25/23	\$370,000	WD	\$370,000	---	74,000	85.7	150.0	0.35	\$864	\$209,632	\$4.81	4185
33-02-02-27-429-012	4193 INDIAN GLEN	2/15/24	\$405,000	WD	\$405,000	---	81,000	102.9	116.7	0.31	\$787	\$258,786	\$5.94	4185
33-02-02-27-430-011	4190 INDIAN GLEN	4/18/24	\$370,000	WD	\$370,000	---	74,000	85.9	128.0	0.26	\$861	\$281,369	\$6.46	4185
Totals:			\$1,532,000		\$1,532,000			Average Price Per Front Foot: \$830		Average Price Per Acre: \$245,555		Average Price Per Square Foot: \$5.64		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$830 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
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LAND TABLE: 4205 RESIDENTIAL PP														
33-02-02-23-452-001	1237 GRAND RIVER	7/7/23	\$185,000	WD	\$185,000	---	37,000	182.1	210	0.96	\$203	\$38,743	\$0.89	4205
33-02-02-23-452-005	4531 ETHEL	3/11/25	\$305,000	WD	\$305,000	---	61,000	135.5	160	0.65	\$450	\$94,136	\$2.16	4205
Totals:			\$490,000		\$490,000			Average Price Per Front Foot: \$327		Average Price Per Acre: \$66,440		Average Price Per Square Foot: \$1.53		

COMMENTS: LAND RESIDUALS ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$375 WILL BE USED. WITH CONSIDERATION GIVEN TO 2025 VALUES (\$400)

LAND TABLE: 4210 RESIDENTIAL QQ														
33-02-02-25-201-014	4412 GLEN EYRIE	4/18/23	\$150,000	WD	\$150,000	---	30,000	187.4	310.0	1.26	\$160	\$23,885	\$0.55	4210
33-02-02-24-303-014	4630 WELLINGTON	11/17/23	\$650,000	WD	\$650,000	---	130,000	165.3	205.0	0.94	\$786	\$138,151	\$3.17	4210
33-02-02-24-351-008	4570 WELLINGTON	3/20/24	\$590,000	WD	\$590,000	---	118,000	178.7	230.5	1.11	\$660	\$106,691	\$2.45	4210
33-02-02-24-301-005	915 NICOLE	7/12/24	\$960,000	WD	\$960,000	---	192,000	240.2	478.2	2.41	\$799	\$79,701	\$1.83	4210
33-02-02-24-301-007	4695 WELLINGTON	10/31/24	\$801,500	WD	\$801,500	---	160,300	181.9	167.3	0.92	\$881	\$174,050	\$4.00	4210
33-02-02-24-303-015	4610 WELLINGTON	11/8/24	\$795,000	WD	\$795,000	---	159,000	165.3	205.0	0.94	\$962	\$168,969	\$3.88	4210
33-02-02-25-252-006	RIVER GLEN	12/3/24	\$105,000	WD	\$105,000	vacant	105,000	174.5	194.0	0.97	\$602	\$108,696	\$2.50	4210
33-02-02-25-201-012	GLEN EYRIE	3/27/25	\$120,000	WD	\$120,000	vacant	120,000	196.3	289.0	1.33	\$611	\$90,430	\$2.08	4210
Totals:			\$4,171,500		\$4,171,500			Average Price Per Front Foot: \$683		Average Price Per Acre: \$111,322		Average Price Per Square Foot: \$2.56		

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$680 IS ESTIMATED FOR USE FOR THIS LAND TABLE.

LAND TABLE: 4215 RESIDENTIAL RR														
A SITES														
33-02-02-14-302-005	5226 TWINGING	6/12/24	\$575,000	WD	\$575,000	---	115,000	0.0	0.0	0.20		\$572,139	\$13.13	4215
33-02-02-14-376-012	1316 KALORAMA	5/3/24	\$555,100	WD	\$555,100	---	111,020	76.9	131.0	0.25		\$437,087	\$10.03	4215
33-02-02-14-378-016	1423 KALORAMA	6/7/23	\$573,000	WD	\$573,000	---	114,600	72.7	120.2	0.21		\$545,714	\$12.53	4215
33-02-02-14-302-006	5222 TWINGING	6/9/23	\$532,000	WD	\$532,000	---	106,400	0.0	0.0	0.20		\$529,353	\$12.15	4215
33-02-02-14-378-017	1429 KALORAMA	6/15/23	\$590,000	WD	\$590,000	---	118,000	72.5	116.3	0.20		\$581,281	\$13.34	4215
33-02-02-14-352-002	5140 GIESBORO	7/31/23	\$543,000	WD	\$543,000	---	108,600	83.0	137.5	0.24		\$460,169	\$10.56	4215
Totals:			\$3,368,100		\$3,368,100		\$112,300	<=Average Indicated Site Value						
B SITES														
33-02-02-23-302-002	1499 SILVERSTONE	1/19/24	\$160,000	WD	\$160,000	vacant	160,000	121.6	175.4	0.49		\$326,531	\$7.50	4215
33-02-02-23-302-001	4724 POWELL	8/5/24	\$160,000	WD	\$160,000	vacant	160,000	190.0	185.6	0.81		\$197,531	\$4.53	4215
Totals:			\$7,541,900		\$7,541,900		\$160,000	<=Average Indicated Site Value						
D SITES														
33-02-02-22-228-029	4858 NASSAU	3/6/24	\$445,900	WD	\$445,900	---	89,180	0.0	0.0	0.22		\$414,791	\$9.52	4215
33-02-02-22-226-013	4819 NASSAU	4/9/24	\$516,000	WD	\$516,000	---	103,200	0.0	0.0	0.29		\$357,093	\$8.20	4215
33-02-02-22-228-023	1588 MAIDEN	4/25/24	\$480,000	WD	\$480,000	---	96,000	0.0	0.0	0.23		\$410,256	\$9.42	4215
33-02-02-22-226-004	4877 NASSAU	7/3/24	\$397,000	WD	\$397,000	---	79,400	0.0	0.0	0.28		\$288,727	\$6.63	4215
33-02-02-22-228-025	1600 MAIDEN	5/5/23	\$491,000	WD	\$491,000	---	98,200	0.0	0.0	0.27		\$365,056	\$8.38	4215
33-02-02-22-229-030	1581 MAIDEN	8/12/24	\$585,500	WD	\$585,500	---	117,100	0.0	0.0	0.27		\$428,938	\$9.85	4215
33-02-02-22-228-020	1572 MAIDEN	8/28/24	\$515,000	WD	\$515,000	---	103,000	0.0	0.0	0.23		\$440,171	\$10.10	4215
Totals:			\$3,430,400		\$3,430,400		\$98,000	<=Average Indicated Site Value						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. SITE VALUE OF \$110,000 WILL BE USED FOR "A SITE", \$136,000 FOR "B SITE" (15% reduction for bldg contract), \$65,000 FOR "C SITE" (CONSIDERATION TO 2025 VALUE \$62,000), \$95,000 FOR "D SITE".

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4225 RESIDENTIAL TT														
33-02-02-20-477-008	4584 SEQUOIA	8/29/23	\$531,000	WD	\$531,000	---	106,200	102.6	158.0	0.36	\$1,035	\$292,562	\$6.72	4225
33-02-02-20-277-004	4777 MOHICAN	11/14/24	\$445,000	WD	\$445,000	---	89,000	100.0	150.0	0.34	\$890	\$258,721	\$5.94	4225
33-02-02-20-477-010	4562 SEQUOIA	12/6/24	\$440,000	WD	\$440,000	---	88,000	106.0	160.0	0.34	\$830	\$260,355	\$5.98	4225
33-02-02-20-476-015	2610 COCHISE	1/24/25	\$364,900	WD	\$364,900	---	73,000	123.6	160.0	0.54	\$591	\$135,688	\$3.11	4225
Totals:			\$1,780,900		\$1,780,900						Average Price Per Front Foot: \$837			
											Average Price Per Acre: \$236,832			
											Average Price Per Square Foot: \$5.44			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$835 WILL BE USED.

LAND TABLE: 4230 RESIDENTIAL UU														
33-02-02-21-328-014	4721 NAKOMA	4/4/23	\$260,000	WD	\$260,000	---	52,000	116.5	179.0	0.45	\$446	\$115,044	\$2.64	4230
33-02-02-21-379-006	2333 INDIAN HILLS	4/27/23	\$284,000	WD	\$284,000	---	56,800	83.2	131.0	0.27	\$683	\$211,152	\$4.85	4230
33-02-02-21-303-002	4721 OTTAWA	5/30/23	\$300,000	WD	\$300,000	---	60,000	116.3	203.0	0.47	\$516	\$128,755	\$2.96	4230
33-02-02-21-377-016	4637 NAKOMA	6/20/23	\$497,500	WD	\$497,500	---	99,500	111.9	196.5	0.41	\$889	\$240,338	\$5.52	4230
33-02-02-21-301-003	4723 WOODCRAFT	7/5/23	\$289,000	WD	\$289,000	---	57,800	129.1	250.0	0.57	\$448	\$100,697	\$2.31	4230
33-02-02-21-352-010	4591 ARROW HEAD	11/20/23	\$315,000	WD	\$315,000	---	63,000	117.1	194.0	0.46	\$538	\$137,255	\$3.15	4230
33-02-02-21-379-007	2321 INDIAN HILLS	12/22/23	\$356,000	WD	\$356,000	---	71,200	90.8	136.0	0.31	\$784	\$226,752	\$5.21	4230
33-02-02-21-377-002	2343 HURON HILL	1/24/24	\$342,000	WD	\$342,000	---	68,400	114.9	172.0	0.44	\$595	\$156,164	\$3.59	4230
33-02-02-21-377-027	4592 OTTAWA	4/5/24	\$320,000	WD	\$320,000	---	64,000	111.2	176.3	0.43	\$576	\$150,588	\$3.46	4230
33-02-02-21-151-007	4751 WOODCRAFT	8/14/24	\$342,500	WD	\$342,500	---	68,500	147.7	284.0	0.69	\$464	\$99,564	\$2.29	4230
33-02-02-21-353-007	2410 MT HOPE	8/16/24	\$275,000	WD	\$275,000	---	55,000	124.5	192.0	0.49	\$442	\$113,402	\$2.60	4230
33-02-02-21-303-001	4735 OTTAWA	9/10/24	\$410,000	WD	\$410,000	---	82,000	110.9	120.0	0.38	\$739	\$218,667	\$5.02	4230
33-02-02-21-379-002	4520 CHEROKEE	10/9/24	\$314,900	WD	\$314,900	---	63,000	104.6	130.0	0.37	\$602	\$170,732	\$3.92	4230
33-02-02-21-301-001	4741 WOODCRAFT	10/25/24	\$374,500	WD	\$374,500	---	74,900	119.2	213.0	0.49	\$629	\$153,170	\$3.52	4230
33-02-02-21-303-014	2466 ARROW HEAD	10/31/24	\$295,000	WD	\$295,000	---	59,000	115.5	200.0	0.46	\$511	\$128,540	\$2.95	4230
33-02-02-21-304-006	4672 CHIPPEWA	11/26/24	\$300,500	WD	\$300,500	---	60,100	143.9	260.0	0.64	\$418	\$94,053	\$2.16	4230
33-02-02-21-326-003	4720 HURON HILL	12/9/24	\$337,000	WD	\$337,000	---	67,400	133.3	198.0	0.52	\$506	\$128,872	\$2.96	4230
Totals:			\$5,612,900		\$5,612,900						Average Price Per Front Foot: \$576			
											Average Price Per Acre: \$151,397			
											Average Price Per Square Foot: \$3.48			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$575 WILL BE USED.

LAND TABLE: 4235 RESIDENTIAL VV														
33-02-02-28-128-023	2398 HULETT	4/24/23	\$365,000	WD	\$365,000	---	73,000	142.7	255.0	0.66	\$512	\$110,272	\$2.53	4235
33-02-02-22-302-001	1976 BLOOMFIELD	5/16/23	\$360,000	WD	\$360,000	---	72,000	138.9	136.4	0.41	\$518	\$175,182	\$4.02	4235
33-02-02-29-226-008	4461 MAUMEE	6/7/23	\$424,000	WD	\$424,000	---	84,800	150.0	233.8	0.66	\$565	\$128,485	\$2.95	4235
33-02-02-33-402-007	2174 WOOD LEAF	6/9/23	\$416,100	WD	\$416,100	---	83,200	90.1	130.0	0.30	\$923	\$279,195	\$6.41	4235
33-02-02-22-304-002	1967 KINGSWOOD	6/16/23	\$370,000	WD	\$370,000	---	74,000	80.3	120.0	0.30	\$922	\$246,667	\$5.66	4235
33-02-02-28-128-008	2371 KEWANEE	6/29/23	\$284,900	WD	\$284,900	---	57,000	110.0	160.0	0.40	\$518	\$141,089	\$3.24	4235
33-02-02-22-304-006	4676 KINGSWOOD	7/17/23	\$275,000	WD	\$275,000	---	55,000	136.0	160.0	0.50	\$404	\$110,000	\$2.53	4235
33-02-02-28-128-024	2380 HULETT	9/12/23	\$295,000	WD	\$295,000	---	59,000	142.7	255.0	0.66	\$414	\$89,124	\$2.05	4235
33-02-02-28-102-006	4429 APACHE	11/27/23	\$475,000	WD	\$475,000	---	95,000	128.8	170.0	0.49	\$737	\$194,672	\$4.47	4235
33-02-02-28-126-001	4490 MAUMEE	8/20/24	\$337,500	WD	\$337,500	---	67,500	159.7	261.0	0.75	\$423	\$90,120	\$2.07	4235
33-02-02-28-127-025	2380 KEWANEE	9/13/24	\$375,000	WD	\$375,000	---	75,000	110.0	160.0	0.40	\$682	\$185,644	\$4.26	4235
33-02-02-28-127-023	2400 KEWANEE	1/10/25	\$370,000	WD	\$370,000	---	74,000	105.0	160.0	0.39	\$705	\$191,710	\$4.40	4235
33-02-02-29-226-010	4437 MAUMEE	2/25/25	\$305,000	WD	\$305,000	---	61,000	150.3	251.0	0.69	\$406	\$88,278	\$2.03	4235
Totals:			\$4,652,500		\$4,652,500						Average Price Per Front Foot: \$595			
											Average Price Per Acre: \$156,188			
											Average Price Per Square Foot: \$3.59			

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$595 WILL BE USED.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4245 RESIDENTIAL XX														
33-02-02-28-308-012	4236 HIDDEN MEADOWS	5/11/23	\$310,000	WD	\$310,000	---	62,000	66.9	105.0	0.23	\$926	\$271,930	\$6.24	4245
33-02-02-28-306-017	2352 GRAYSTONE	8/23/23	\$303,000	WD	\$303,000	---	60,600	65.2	130.0	0.21	\$930	\$289,952	\$6.66	4245
33-02-02-28-308-002	4252 GRAYSTONE	4/24/24	\$293,000	WD	\$293,000	---	58,600	59.3	125.0	0.19	\$988	\$313,369	\$7.19	4245
33-02-02-33-102-001	3996 SUN RAPIDS	5/30/24	\$369,000	WD	\$369,000	---	73,800	141.8	154.0	0.50	\$520	\$149,091	\$3.42	4245
33-02-02-33-103-016	3839 WINDY HEIGHTS	6/27/24	\$371,000	WD	\$371,000	---	74,200	118.5	186.5	0.57	\$626	\$129,947	\$2.98	4245
33-02-02-28-304-010	2424 SEVILLE	10/28/24	\$293,000	WD	\$293,000	---	58,600	59.3	125.0	0.19	\$988	\$313,369	\$7.19	4245
33-02-02-28-305-001	2435 SEVILLE	11/12/24	\$317,000	WD	\$317,000	---	63,400	84.9	139.5	0.32	\$747	\$196,285	\$4.51	4245
33-02-02-28-304-006	2399 SOWER	3/4/25	\$303,000	WD	\$303,000	---	60,600	66.5	129.0	0.21	\$912	\$292,754	\$6.72	4245

Totals: **\$2,559,000** **\$2,559,000** **Average Price Per Front Foot: \$830**
Average Price Per Acre: \$244,587
Average Price Per Square Foot: \$5.61

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$830 WILL BE USED.

LAND TABLE: 4260 RESIDENTIAL AAA														
33-02-02-32-455-024	2591 LUPINE	6/8/23	\$498,800	WD	\$498,800	---	\$99,800	---	---	0.24	---	\$422,881	\$9.71	4260
33-02-02-32-455-009	2704 COREOPSIS	7/5/23	\$529,000	WD	\$529,000	---	\$105,800	---	---	0.25	---	\$421,514	\$9.68	4260
33-02-02-32-453-005	3531 HYACINTH	7/20/23	\$534,900	WD	\$534,900	---	\$107,000	---	---	0.29	---	\$365,188	\$8.38	4260
33-02-02-32-453-002	3560 ASTILBE	8/28/23	\$498,000	WD	\$498,000	---	\$99,600	---	---	0.27	---	\$364,835	\$8.38	4260
33-02-02-32-453-004	3548 ASTILBE	2/8/24	\$540,000	WD	\$540,000	---	\$108,000	---	---	0.27	---	\$401,487	\$9.22	4260
33-02-02-32-455-012	2682 COREOPSIS	5/30/24	\$497,000	WD	\$497,000	---	\$99,400	---	---	0.23	---	\$424,786	\$9.75	4260
33-02-02-32-451-006	2722 LUPINE	6/12/24	\$561,000	WD	\$561,000	---	\$112,200	---	---	0.24	---	\$473,418	\$10.87	4260
33-02-02-32-477-012	2607 COREOPSIS	11/13/24	\$585,000	WD	\$585,000	---	\$117,000	---	---	0.43	---	\$271,462	\$6.23	4260
33-02-02-32-477-001	2673 COREOPSIS	1/28/25	\$507,500	WD	\$507,500	---	\$101,500	---	---	0.32	---	\$316,199	\$7.26	4260
33-02-02-32-453-007	2697 LUPINE	2/20/25	\$610,000	WD	\$610,000	---	\$122,000	---	---	0.21	---	\$578,199	\$13.27	4260

Totals: **\$5,361,200** **\$5,361,200** **\$107,200** **<=Average Indicated Site Value**

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A SITE VALUE OF \$105,000 WILL BE USED.

LAND TABLE: 4265 RESIDENTIAL BBB														
33-02-02-32-402-019	2641 LOON	4/25/23	\$650,000	WD	\$650,000	---	\$130,000	---	---	0.38	---	\$343,915	\$7.90	4265
33-02-02-32-426-010	2539 ROBINS	6/15/23	\$615,000	WD	\$615,000	---	\$123,000	---	---	0.32	---	\$389,241	\$8.94	4265
33-02-02-32-401-031	2574 ROBINS	7/13/23	\$720,000	WD	\$720,000	---	\$144,000	---	---	0.33	---	\$441,718	\$10.14	4265
33-02-02-32-401-025	2556 ROBINS	12/27/23	\$700,000	WD	\$700,000	---	\$140,000	---	---	0.37	---	\$374,332	\$8.59	4265

Totals: **\$2,685,000** **\$2,685,000** **\$134,300** **<=Average Indicated Site Value**

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A SITE VALUE OF \$130,000 WILL BE USED FOR "A SITE" AND \$200,000 for "B SITE" CONSIDERATION GIVEN TO 2025 RATES (\$200,000)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4285 RESIDENTIAL FFF														
33-02-02-34-131-010	3889 BRECKINRIDGE	5/15/23	\$505,000	WD	\$505,000	---	101,000	105.0	150.0	0.36	\$962	\$279,006	\$6.41	4285
33-02-02-34-101-011	3923 HEMMINGWAY	6/16/23	\$589,000	WD	\$589,000	---	117,800	104.0	152.0	0.37	\$1,132	\$321,858	\$7.39	4285
33-02-02-34-181-007	1815 YOSEMITE	8/16/23	\$450,000	WD	\$450,000	---	90,000	115.1	153.0	0.35	\$782	\$257,880	\$5.92	4285
33-02-02-34-103-019	3900 HIGHWOOD	9/21/23	\$350,000	WD	\$350,000	---	70,000	110.7	170.0	0.49	\$632	\$142,857	\$3.28	4285
33-02-02-34-131-017	3898 CROOKED CREEK	11/29/23	\$574,500	WD	\$574,500	---	114,900	112.2	157.0	0.42	\$1,024	\$272,275	\$6.25	4285
33-02-02-34-182-001	1808 YOSEMITE	12/29/23	\$551,250	WD	\$551,250	---	110,300	120.0	150.0	0.41	\$919	\$267,070	\$6.13	4285
33-02-02-34-156-010	3776 YOSEMITE	1/31/24	\$534,900	WD	\$534,900	---	107,000	127.4	147.0	0.43	\$840	\$246,544	\$5.66	4285
33-02-02-34-252-007	1740 SASHABAW	3/1/24	\$502,000	WD	\$502,000	---	100,400	141.6	209.0	0.58	\$709	\$174,306	\$4.00	4285
33-02-02-34-103-020	3894 HIGHWOOD	3/8/24	\$300,000	WD	\$300,000	---	60,000	104.9	145.0	0.37	\$572	\$163,934	\$3.76	4285
33-02-02-34-105-009	3953 CROOKED CREEK	5/1/24	\$592,000	WD	\$592,000	---	118,400	105.0	150.0	0.36	\$1,128	\$327,072	\$7.51	4285
33-02-02-34-252-006	1746 SASHABAW	5/6/24	\$560,000	WD	\$560,000	---	112,000	94.4	209.0	0.38	\$1,186	\$291,667	\$6.70	4285
33-02-02-34-179-006	1798 SASHABAW	6/11/24	\$705,000	WD	\$705,000	---	141,000	150.8	160.0	0.68	\$935	\$207,965	\$4.77	4285
33-02-02-34-131-019	3926 CROOKED CREEK	8/21/24	\$584,900	WD	\$584,900	---	117,000	114.2	172.0	0.47	\$1,024	\$246,835	\$5.67	4285
33-02-02-34-154-007	1976 THISTLEWOOD	10/24/24	\$425,000	WD	\$425,000	---	85,000	99.7	148.0	0.34	\$853	\$249,267	\$5.72	4285
33-02-02-34-180-004	3818 HEMMINGWAY	1/30/25	\$575,000	WD	\$575,000	---	115,000	100.1	180.0	0.38	\$1,149	\$305,851	\$7.02	4285

Average Price Per Front Foot: \$923
Average Price Per Acre: \$250,292
Average Price Per Square Foot: \$5.75

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A FRONT FOOT RATE OF \$920 WILL BE USED.

LAND TABLE: 4295 RESIDENTIAL HHH														
33-02-02-12-330-002	5596 COPPER CREEK	07/14/23	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4295
33-02-02-12-330-008	629 TITANIUM	07/28/23	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4295
33-02-02-12-327-001	5675 COPPER CREEK	12/21/23	\$85,000	WD	\$85,000	---	\$85,000	---	---	---	---	---	---	4295
33-02-02-12-329-005	5658 COPPER CREEK	08/11/23	\$95,000	WD	\$95,000	---	\$95,000	---	---	---	---	---	---	4295
33-02-02-12-328-001	5591 COPPER CREEK	11/06/23	\$95,000	WD	\$95,000	---	\$95,000	---	---	---	---	---	---	4295
33-02-02-05-476-012	2560 WINTERFIELD	07/16/23	\$98,580	WD	\$98,580	---	\$98,580	---	---	---	---	---	---	4295
33-02-02-12-327-017	640 MAGENTA	08/30/23	\$100,000	WD	\$100,000	---	\$100,000	---	---	---	---	---	---	4295
33-02-02-05-477-009	6097 SOUTHRIDGE	11/20/24	\$102,300	WD	\$102,300	---	\$102,300	---	---	---	---	---	---	4295
33-02-02-05-476-011	6069 SOUTHRIDGE	07/16/23	\$103,230	WD	\$103,230	---	\$103,230	---	---	---	---	---	---	4295
33-02-02-12-327-005	647 MAGENTA	08/09/23	\$105,000	WD	\$105,000	---	\$105,000	---	---	---	---	---	---	4295
33-02-02-12-327-020	628 MAGENTA	08/30/23	\$105,000	WD	\$105,000	---	\$105,000	---	---	---	---	---	---	4295
33-02-02-05-476-014	2572 WINTERFIELD	03/19/24	\$107,880	WD	\$107,880	---	\$107,880	---	---	---	---	---	---	4295
33-02-02-05-476-027	6026 SOUTHRIDGE	12/18/23	\$112,530	WD	\$112,530	---	\$112,530	---	---	---	---	---	---	4295
33-02-02-12-330-020	585 TITANIUM	10/17/23	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-012	617 TITANIUM	11/21/23	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-329-013	596 TITANIUM	12/05/23	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-014	609 TITANIUM	02/23/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-329-016	588 TITANIUM	05/10/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-024	599 MAGENTA	05/24/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-021	581 TITANIUM	06/28/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-022	577 TITANIUM	07/19/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-018	593 TITANIUM	08/01/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-329-012	598 TITANIUM	09/12/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-010	625 TITANIUM	09/27/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-329-018	615 MAGENTA	12/06/24	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-023	603 MAGENTA	03/07/25	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-025	595 MAGENTA	03/28/25	\$115,000	WD	\$115,000	---	\$115,000	---	---	---	---	---	---	4295
33-02-02-12-330-015	605 TITANIUM	07/12/24	\$130,000	WD	\$130,000	---	\$130,000	---	---	---	---	---	---	4295
33-02-02-12-330-017	597 TITANIUM	09/27/24	\$130,000	WD	\$130,000	---	\$130,000	---	---	---	---	---	---	4295
33-02-02-29-402-066	4143 BENHAM	12/19/23	\$176,000	WD	\$176,000	---	\$176,000	---	---	---	---	---	---	4295
Totals:			\$3,325,520		\$3,325,520		\$110,900	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$95,000 WILL BE USED. (15% reduction for bldg contract)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adjusted Sale Price	Current Appraisal	Land Residual	Effective Frontage	Depth	Net Acres	Price Per Front Ft	Price Per Acre	Price Per Sq Ft	ECF Area
LAND TABLE: 4300 RESIDENTIAL III														
33-02-02-36-403-009	240 WINTERBERRY	2/14/24	\$535,000	WD	\$535,000	---	107,000	---	---	---	---	---	---	4300
33-02-02-36-403-011	120 WINTERBERRY	4/26/24	\$485,000	WD	\$485,000	---	97,000	---	---	---	---	---	---	4300
33-02-02-36-406-003	475 JUNE BERRY	5/24/24	\$475,000	WD	\$475,000	---	95,000	---	---	---	---	---	---	4300
Totals:			\$475,000		\$475,000		\$99,700	<=Average Indicated Site Value						

COMMENTS: A SITE VALUE OF \$95,000 WILL BE USED.

LAND TABLE: 4315 RESIDENTIAL MMM														
33-02-02-16-327-012	2336 SAPPHIRE	8/24/23	\$526,000	WD	\$526,000	---	\$105,200	---	---	---	---	---	---	4315
33-02-02-16-327-029	5154 SAPPHIRE	3/27/24	\$402,250	WD	\$402,250	---	\$80,500	---	---	---	---	---	---	4315
33-02-02-16-327-013	2340 SAPPHIRE	7/15/24	\$517,500	WD	\$517,500	---	\$103,500	---	---	---	---	---	---	4315
33-02-02-16-327-002	2368 SAPPHIRE	11/1/24	\$413,000	WD	\$413,000	---	\$82,600	---	---	---	---	---	---	4315
Totals:			\$1,858,750		\$1,858,750		\$93,000	<=Average Indicated Site Value						

COMMENTS: LAND RESIDUALS WERE ESTIMATED AT 20 PERCENT OF IMPROVED PARCEL SALE PRICES. A SITE VALUE OF \$93,000 WILL BE USED. A SITE VALUE OF \$45,000 WILL BE USED FOR SONGBIRD WITH CONSIDERATION TO 2025 VALUE.