

2025 City of Westland Residential Land Value Summary

DONE	Table Number	Table Name	2024 FF	2024 AC	2024 Site	Per Analysis 2025 FF	Per Analysis 2025 AC	Per Analysis 2025 Site	Final 2025 FF	Final 2025 AC	Final 2025 Site	Comments
X	0010	CAROL-ANNE	\$ 825	NO	NO	\$ 823	NO	NO	\$ 825	NO	NO	
X	0014	003-05 & PAGE 8	\$ 790	NO	NO	\$ 824	NO	NO	\$ 795	NO	NO	
X	0015	PAGE 5 (E 1/2 CADILLAC PARK)	\$ 700	NO	NO	\$ 694	NO	NO	\$ 700	NO	NO	
X	0016	005-03 & 04 & PAGE 6	\$ 800	NO	NO	\$ 897	NO	NO	\$ 885	NO	NO	
X	0020	PAGES 3 & 4 WARREN & INKSTER	\$ 765	NO	NO	\$ 780	NO	NO	\$ 765	NO	NO	
X	0025	PAGES 9 & 10	\$ 880	NO	NO	\$ 874	NO	NO	\$ 865	NO	NO	
X	0030	HAWTHORNE VALLEY 007-02	\$ 785	NO	NO	\$ 783	NO	NO	\$ 785	NO	NO	
X	0035	MERRI-ANNE SUB 012-02	\$ 830	NO	NO	\$ 895	NO	NO	\$ 895	NO	NO	
X	0040	11-12/15-16 N TONQUISH AREA	\$ 675	NO	NO	\$ 686	NO	NO	\$ 675	NO	NO	
X	0045	PAGES 13-15	\$ 700	NO	NO	\$ 697	NO	NO	\$ 700	NO	NO	
X	0050	13 & 14 (BRANDON WOODS #1-3)	NO	NO	\$ 58,800	NO	NO	\$ 64,737	NO	NO	\$ 64,700	
X	0060	NORRIS FARMS 018-02	NO	NO	\$ 98,100	NO	NO	\$ 98,440	NO	NO	\$ 98,400	
X	0063	NOTHERN ACREAGE	\$ 635		NO	\$ 670		NO	\$ 650		NO	
		1 ACRE		\$ 66,000			\$ 71,749	NO		\$ 71,700	NO	
		1.5 ACRE		\$ 79,200			\$ 71,749	NO		\$ 71,700	NO	
		2 ACRE		\$ 95,040			\$105,119	NO		\$ 105,100	NO	
		2.5 ACRE		\$109,340			\$105,119	NO		\$ 105,100	NO	
		3 ACRE		\$125,730			\$127,723	NO		\$ 127,700	NO	
		4 ACRE		\$143,506			\$127,723	NO		\$ 127,700	NO	
		5 ACRE		\$150,700			\$127,723	NO		\$ 127,700	NO	
		7 ACRE		\$158,290			\$127,723	NO		\$ 127,700	NO	
		10 ACRE		\$170,951			\$127,723	NO		\$ 127,700	NO	
X	0070	FOREST CREEK 022-03	NO	NO	\$ 78,000	NO	NO	\$116,134	NO	NO	\$ 116,100	
X	0075	BRANDON VALLEY 024-02	NO	NO	\$ 77,300	NO	NO	\$ 93,007	NO	NO	\$ 93,000	
X	0085	OAKWEST	NO	NO	\$ 65,600	NO	NO	\$ 68,763	NO	NO	\$ 68,800	
X	0095	31-32 & 35-01	\$ 770	NO	NO	\$ 707	NO	NO	\$ 690	NO	NO	
X	0097	NEWBERRY ESTATES	NO	NO	\$ 68,000	NO	NO	\$ 90,386	NO	NO	\$ 90,400	
X	0100	33-34/36-38 (TONQUISH AREA)	\$ 900	NO	NO	\$ 912	NO	NO	\$ 910	NO	NO	
X	0105	PAGE 34 (-01 & 02)	\$ 685	NO	NO	\$ 679	NO	NO	\$ 680	NO	NO	
X	0110	35-04->36 (EXC 02) & 38 FORD HUNTER E	\$ 875	NO	NO	\$ 877	NO	NO	\$ 875	NO	NO	
X	0125	PAGES 43 (E 1/2) & 44	\$ 760	NO	NO	\$ 755	NO	NO	\$ 760	NO	NO	
X	0130	45-48/57-01/57-02	\$ 540	NO	NO	\$ 525	NO	NO	\$ 525	NO	NO	
X	0135	WESTLAND WOODS 047-10	NO	NO	\$ 66,500	NO	NO	\$ 74,582	NO	NO	\$ 74,600	
X	0140	47/57/58/59/77	\$ 835	NO	NO	\$ 802	NO	NO	\$ 800	NO	NO	
X	0145	PAGES 49-52 FORD-CHERRY W NBRGH	\$ 560	NO	NO	\$ 600	NO	NO	\$ 600	NO	NO	
X	0150	PAGES 53-56 CHERRY-PALMER W NBRGH	\$ 730	NO	NO	\$ 734	NO	NO	\$ 730	NO	NO	
X	0160	CHERRY OAK	NO	NO	\$ 55,300	NO	NO	\$ 66,296	NO	NO	\$ 66,300	LIMITED SALES. EXTENDED REVIEW 4.1.2021-7.1.2024
X	0165	PAGE 60	\$ 665	NO	NO	\$ 676	NO	NO	\$ 675	NO	NO	
X	0170	61-02 & 03 TO 62	\$ 720	NO	NO	\$ 720	NO	NO	\$ 720	NO	NO	
X	0175	061 01 & 64	\$ 600	NO	NO	\$ 544	NO	NO	\$ 545	NO	NO	
X	0176	WILDWOOD MANOR	NO	NO	\$ 57,000	NO	NO	\$ 61,518	NO	NO	\$ 61,500	LIMITED SALES. EXTENDED REVIEW 4.1.2021-7.1.2024 AND SALES FROM 160
X	0180	PAGE 63	\$ 700	NO	NO	\$ 723	NO	NO	\$ 700	NO	NO	
X	0183	64-05 CHASE MEADOWS SUB	NO	NO	\$ 56,300	NO	NO	\$ 61,518	NO	NO	\$ 61,500	LIMITED SALES. EXTENDED REVIEW 4.1.2021-7.1.2024 AND SALES FROM 160 & 176
X	0185	65-68 (EXC 68-03)	\$ 765	NO	NO	\$ 751	NO	NO	\$ 745	NO	NO	
X	0190	PAGES 068-03	\$ 515	NO	NO	\$ 518	NO	NO	\$ 515	NO	NO	
X	0195	PAGE 69	\$ 735	NO	NO	\$ 748	NO	NO	\$ 735	NO	NO	
X	0200	PAGE 70	\$ 745	NO	NO	\$ 758	NO	NO	\$ 745	NO	NO	
X	0205	PAGES 73-74 SINGLE	\$ 425	NO	NO	\$ 431	NO	NO	\$ 425	NO	NO	
X	0206	PAGES 73-74 DUPLEX & QUADS	\$ 355	NO	NO	\$ 360	NO	NO	\$ 355	NO	NO	

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X	0210	PAGES 75-76	\$ 500	NO	NO	\$ 521	NO	NO	\$ 515	NO	NO	
X	0215	PAGE 78	\$ 400	NO	NO	\$ 388	NO	NO	\$ 390	NO	NO	
X	0217	COVINGTON, MUIRFIELD ESTATES & MYSTIC	NO	NO	\$ 71,300	NO	NO	\$ 80,440	NO	NO	\$ 80,400	
X	0225	SOUTHERN ACREAGE	\$ 525		NO	\$ 572		NO	\$ 575		NO	LIMITED SALES. EXTENDED REVIEW 4.1.2021 TO 7.1.2024
		1 ACRE		\$ 52,500			\$ 58,394	NO		\$ 58,400	NO	
		1.5 ACRE		\$ 62,500			\$ 58,394	NO		\$ 58,400	NO	
		2 ACRE		\$ 67,500			\$ 58,394	NO		\$ 58,400	NO	
		2.5 ACRE		\$ 82,500			\$ 58,394	NO		\$ 58,400	NO	
		3 ACRE		\$ 90,000			\$ 20,701	NO		\$ 62,100	NO	
		4 ACRE		\$110,000			\$ 20,701	NO		\$ 82,800	NO	
		5 ACRE		\$150,000			\$ 20,701	NO		\$ 103,500	NO	
		7 ACRE		\$170,000			\$ 20,701	NO		\$ 144,900	NO	
		10 ACRE		\$190,000			\$ 13,608	NO		\$ 136,000	NO	
		15 ACRE		\$210,000			\$ 13,608	NO		\$ 204,000	NO	
		20 ACRE		\$210,000			\$ 13,608	NO		\$ 272,000	NO	
X	0235	PAGE 82	\$ 680	NO	NO	[	NO	NO	\$ 680	NO	NO	
X	0240	PAGE 84 & 083-01	\$ 445	NO	NO	\$ 417	NO	NO	\$ 415	NO	NO	
X	500	TRAILBROOK CONDOS 001-03	NO	NO	\$ 28,500	NO	NO	\$ 32,423	NO	NO	\$ 32,400	
X	510	HUNTINGTON CLUB 006-07	NO	NO	\$ 19,300	NO	NO	\$ 19,367	NO	NO	\$ 19,300	
X	515	PIKES PEAK VILLAGE 010-05	NO	NO	\$ 35,200	NO	NO	\$ 35,330	NO	NO	\$ 35,300	
X	520	ARBOR OAKS 010-07	NO	NO	\$ 40,200	NO	NO	\$ 44,796	NO	NO	\$ 44,800	
X	525	RIVER PARK COURT 012-03	NO	NO	\$ 47,500	NO	NO	\$ 50,136	NO	NO	\$ 50,100	
X	527	COWAN ROAD CONDOS	NO	NO	\$ 82,100	NO	NO	\$ 78,361	NO	NO	\$ 78,400	SIMILAR IN STYLE AND LOCATION OF 530 MILLWOOD. USED THOSE SALES
X	528	CURRIER HANOVER	NO	NO	\$ 48,900	NO	NO	\$ 65,432	NO	NO	\$ 65,400	LIMITED SALES. EXTENDED REVIEW TO 7.1.2024
X	530	MILLWOOD VILLAGE 016-07	NO	NO	\$ 78,600	NO	NO	\$ 78,361	NO	NO	\$ 78,400	
X	535	WOODLAND MANOR 019-01	NO	NO	\$ 29,000	NO	NO	\$ 28,778	NO	NO	\$ 28,800	
X	540	WOODCREEK MANOR 019-02	NO	NO	\$ 22,000	NO	NO	\$ 29,980	NO	NO	\$ 30,000	
X	545	WOODVIEW 020-01	NO	NO	\$ 21,800	NO	NO	\$ 24,988	NO	NO	\$ 25,000	
X	550	RIVERGATE 020-04	NO	NO	\$ 39,000	NO	NO	\$ 42,810	NO	NO	\$ 42,800	
X	555	PARKVIEW PLACE 020-06	NO	NO	\$ 36,000	NO	NO	\$ 49,147	NO	NO	\$ 49,100	
X	560	COLONIAL ESTATES 021-03	NO	NO	\$ 30,800	NO	NO	\$ 42,486	NO	NO	\$ 42,500	
X	565	EMERALD POINTE N 022-01	NO	NO	\$ 73,400	NO	NO	\$ 73,113	NO	NO	\$ 73,100	
X	575	BRIARBROOK 022-02	NO	NO	\$ 41,500	NO	NO	\$ 54,682	NO	NO	\$ 54,700	
X	580	EMERALD POINTE 023-02	NO	NO	\$ 50,000	NO	NO	\$ 49,752	NO	NO	\$ 50,000	
X	585	ANTHONY'S POND 023-03	NO	NO	\$ 90,500	NO	NO	\$ 76,658	NO	NO	\$ 76,700	LIMITED SALES. EXTENDED REVIEW 6.1.2021-7.1.2024
X	590	SHENANDOAH CONDOS 024-01	NO	NO	\$ 38,100	NO	NO	\$ 44,917	NO	NO	\$ 45,000	
X	595	BRANDON VILLAGE 024-04	NO	NO	\$ 43,200	NO	NO	\$ 42,938	NO	NO	\$ 43,000	
X	600	OVERBROOK CONDOS 025-01	NO	NO	\$ 65,000	NO	NO	\$ 84,744	NO	NO	\$ 84,700	
X	605	QUAIL RUN 029-01	NO	NO	\$ 36,800	NO	NO	\$ 55,132	NO	NO	\$ 55,100	
X	610	BROWNSTONES OF W/L 030-04	NO	NO	\$ 41,000	NO	NO	\$ 55,452	NO	NO	\$ 55,500	
X	615	SHELTERING PINES 031-02	NO	NO	\$ 50,000	NO	NO	\$ 50,125	NO	NO	\$ 50,100	
X	620	TALL OAKS 031-03	NO	NO	\$ 45,500	NO	NO	\$ 45,667	NO	NO	\$ 45,700	
X	625	DEERHURST 030-03	NO	NO	\$ 38,000	NO	NO	\$ 54,949	NO	NO	\$ 55,000	
X	630	MAPLEHURST 031-05	NO	NO	\$ 46,000	NO	NO	\$ 65,104	NO	NO	\$ 65,100	
X	635	HUNTERS POINTE 032-06	NO	NO	\$ 51,500	NO	NO	\$ 51,329	NO	NO	\$ 51,300	
X	645	CASTLEWOOD 032-08	NO	NO	\$ 34,000	NO	NO	\$ 40,244	NO	NO	\$ 40,200	
X	650	CENTRAL PARKWAY 032-10	NO	NO	\$ 44,500	NO	NO	\$ 55,113	NO	NO	\$ 55,100	
X	655	WESTHAVEN ESTATES 035-07	NO	NO	\$ 61,800	NO	NO	\$ 62,433	NO	NO	\$ 62,400	LIMITED SALES. EXTENDED REVIEW 6.1.2021-7.1.2024
X	657	MARLEE WOODS	NO	NO	\$ 52,500	NO	NO	\$ 75,684	NO	NO	\$ 75,600	LIMITED SALES. EXTENDED REVIEW 7.1.2024

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X	660	WOODWORTH WOODS 037-03	NO	NO	\$ 26,600	NO	NO	\$ 29,606	NO	NO	\$ 29,600	
X	665	MARQUETTE VILLAGE 042-08	NO	NO	\$ 30,000	NO	NO	\$ 30,112	NO	NO	\$ 30,100	
X	670	ASPEN RIDGE 045-03	NO	NO	\$ 74,100	NO	NO	\$ 74,514	NO	NO	\$ 74,500	
X	672	ABBEYS OF WESTLAND	NO	NO	\$ 45,300	NO	NO	\$ 62,588	NO	NO	\$ 62,600	
X	675	RAVENCREST 047-12	NO	NO	\$ 55,000	NO	NO	\$ 54,730	NO	NO	\$ 54,700	
X	680	WILLOW CREEK ESTATES 049-06>11	NO	NO	\$ 29,900	NO	NO	\$ 29,932	NO	NO	\$ 29,900	
X	685	CAROLON TOWNHOUSES 049-15	NO	NO	\$ 21,000	NO	NO	\$ 33,324	NO	NO	\$ 33,300	
X	690	MAPLE VILLAGE 049-16	NO	NO	\$ 32,200	NO	NO	\$ 29,400	NO	NO	\$ 29,400	LIMITED SALES. EXTENDED REVIEW 4.1.2021-7.1.2024
X	695	WARNER FARMS 049-18	NO	NO	\$ 28,300	NO	NO	\$ 30,131	NO	NO	\$ 30,100	LIMITED SALES. EXTENDED REVIEW 4.1.2021-7.1.2024
X	700	BARKRIDGE GLEN 052-04	NO	NO	\$ 27,600	NO	NO	\$ 27,460	NO	NO	\$ 27,500	
X	705	MCGEES GROVE 055-06	NO	NO	\$ 56,900	NO	NO	\$ 62,468	NO	NO	\$ 62,500	
X	710	PALMER GARDENS 055-07	NO	NO	\$ 51,300	NO	NO	\$ 47,850	NO	NO	\$ 47,900	
X	715	CHERRYBROOK 066-05	NO	NO	\$ 33,800	NO	NO	\$ 44,710	NO	NO	\$ 44,700	
X	716	VALLEY VIEW ESTATES SUB	NO	NO	\$ 51,900	NO	NO	\$ 66,789	NO	NO	\$ 66,800	
X	717	GREENVIEW CONDOS 75-13	NO	NO	\$ 12,000	NO	NO	\$ 21,525	NO	NO	\$ 21,500	
X	718	VALLEY VIEW ESTATES CONDOS	NO	NO	\$ 31,400	NO	NO	\$ 29,923	NO	NO	\$ 29,900	
X	720	MILLPOINTE 078-04	NO	NO	\$ 58,800	NO	NO	\$ 69,343	NO	NO	\$ 69,300	
X	730	FAIRFIELD GLADE 082-04	NO	NO	\$ 75,700	NO	NO	\$ 75,452	NO	NO	\$ 75,500	
X	740	BROOKFIELD ATT CONDS	NO	NO	\$ 57,000	NO	NO	\$ 56,584	NO	NO	\$ 57,000	
X	745	BROOKFIELD BROWNSTONES	NO	NO	\$ 43,800	NO	NO	\$ 43,561	NO	NO	\$ 43,600	
X	746	BROOKFIELD Village, ESTATES N & W	NO	NO	\$ 69,300	NO	NO	\$ 70,354	NO	NO	\$ 70,400	
X	748	BROOKFIELD ESTATES VISTA	NO	NO	\$ 48,800	NO	NO	\$ 48,554	NO	NO	\$ 48,600	
X	750	CHERRY HILL PLACE	NO	NO	\$ 36,100	NO	NO	\$ 45,081	NO	NO	\$ 45,000	
X	751	NORTH CREEK ESTATES CONDO	NO	NO	\$ 96,000	NO	NO	\$ 96,171	NO	NO	\$ 96,200	
X	755	WEST HAMPTON CONDO	NO	NO	\$ 16,600	NO	NO	\$ 16,570	NO	NO	\$ 16,600	
X	757	LONDON & PARKWAY TOWNHOUSES CONDO	NO	NO	\$ 19,500	NO	NO	\$ 22,376	NO	NO	\$ 22,400	
X	758	CLYDE SMITH FARMS	NO	NO	\$ 85,200	NO	NO	\$ 89,573	NO	NO	\$ 89,600	
X	760	26 AUDREY'S WAY	NO	NO	\$ 74,500	NO	NO	\$ 76,230	NO	NO	\$ 76,200	LIMITED SALES - SIMILAR TO 775 PARK WEST-USED SALES TO CONCLUDE VALUE
X	765	NANKIN MILLS VILLAGE	NO	NO	\$ 92,100	NO	NO	\$ 97,395	NO	NO	\$ 97,400	
X	770	OAK RIDGE CONDOS	NO	NO	\$ 82,100	NO	NO	\$ 80,514	NO	NO	\$ 80,500	LIMITED SALES. NECESSARY TO EXTEND SALES 1.2022 TO 7.1.2024
X	775	PARK WEST	NO	NO	\$ 87,000	NO	NO	\$ 88,331	NO	NO	\$ 88,300	
X	780	PARK ROW	NO	NO	\$ 38,000	NO	NO	\$ 54,949	NO	NO	\$ 55,000	NO SALES AND DEVELOPER IS RENTING-NOT SELLING. USED DEERHURST FOR LAND VALUE
	790	MADISON	NEW 2025			NO	NO	\$ 91,852	NO	NO	\$ 91,800	NEW FOR SUB FOR 2025. NECESSARY TO USE SALES UP TO 12.31.24 AND BACK INTO LV BASED ON SALE PRICES

CAROL-ANNE																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
56 001 01 0007 000	8458 CAVELL	07/14/22	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$89,500	36.38	\$234,437	\$58,245	\$46,682	56.6	128.3	0.14	0.16	\$1,029	\$404,479	\$9.29	49.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 01 0021 000	27600 MACKENZIE	09/26/23	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$84,600	46.48	\$200,303	\$22,947	\$41,250	50.0	110.0	0.13	0.13	\$459	\$182,119	\$4.18	50.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 01 0047 000	8595 CARDWELL	06/12/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$100,900	43.87	\$239,180	\$37,152	\$46,332	56.2	79.4	0.14	0.16	\$662	\$275,200	\$6.32	46.75	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 01 0063 000	27729 MACKENZIE	07/19/22	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$75,300	39.02	\$197,871	\$39,338	\$44,209	53.6	101.0	0.14	0.13	\$734	\$283,007	\$6.50	60.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 01 0077 000	8555 CARDWELL	02/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,200	41.42	\$244,747	\$38,723	\$58,470	70.9	92.4	0.19	0.18	\$546	\$205,973	\$4.73	88.78	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 02 0009 000	8527 GILMAN	06/24/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,900	37.02	\$199,319	\$49,970	\$44,289	53.7	100.0	0.13	0.13	\$931	\$375,714	\$8.63	58.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 02 0014 000	28359 MACKENZIE	11/09/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,200	39.64	\$234,163	\$47,089	\$56,252	68.2	109.8	0.09	0.23	\$691	\$511,837	\$11.75	36.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 02 0028 000	28154 MACKENZIE	12/28/23	\$218,900	PTA	03-ARM'S LENGTH	\$218,900	\$87,800	40.11	\$208,218	\$53,766	\$43,084	52.2	120.0	0.14	0.14	\$1,030	\$389,609	\$8.94	50.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 02 0039 000	28005 MACKENZIE	01/09/23	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$88,600	36.46	\$232,565	\$64,460	\$54,025	65.5	121.0	0.19	0.22	\$984	\$348,432	\$8.00	37.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 02 0055 000	28242 MERRITT	11/22/23	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$84,300	34.13	\$198,669	\$93,186	\$44,855	54.4	115.0	0.14	0.14	\$1,714	\$651,650	\$14.96	54.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 02 0073 000	8416 GILMAN	12/27/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$89,800	43.38	\$212,611	\$45,315	\$50,926	61.7	101.0	0.18	0.15	\$734	\$257,472	\$5.91	76.00	0010		CAROL-ANNE	401	FRONT FOOT			
56 001 02 0076 000	28006 ANN ARBOR TRAIL	07/19/22	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$79,400	42.69	\$207,056	\$44,309	\$65,365	79.2	126.9	0.23	0.24	\$559	\$189,355	\$4.35	80.97	0010		CAROL-ANNE	401	FRONT FOOT			
Totals:			\$2,607,900			\$2,607,900	\$1,038,500		\$2,609,139	\$594,500	\$595,739	722.1		1.83	2.02												
							Sale. Ratio =>	39.82						Average						Average							
							Std. Dev. =>	3.66						per FF=>	\$823						per Net Acre=>	324,331.70					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 003 05 0011 000	29272 BRODY	02/24/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$79,200	36.00	\$206,165	\$63,652	\$49,817	63.1	118.0	0.19	0.16	\$1,009	\$336,783	\$7.73	69.59	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 003 05 0065 000	29301 BADELT	11/02/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$77,800	40.95	\$203,572	\$33,101	\$46,673	59.1	99.8	0.14	0.14	\$560	\$245,193	\$5.63	59.08	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 003 05 0081 000	29193 BRODY	12/14/22	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$83,700	45.99	\$219,000	\$8,046	\$45,046	57.0	165.4	0.22	0.22	\$141	\$37,078	\$0.85	57.02	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 003 05 0094 000	29001 BRODY	07/13/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,300	50.76	\$204,125	\$7,200	\$41,325	52.3	114.3	0.14	0.14	\$138	\$52,555	\$1.21	52.31	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 003 05 0112 000	7745 LEAR	11/17/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$72,900	36.45	\$191,410	\$47,308	\$38,718	49.0	112.3	0.13	0.13	\$965	\$375,460	\$8.62	49.01	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 003 05 0118 000	29232 BADELT	02/09/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$75,800	36.62	\$199,249	\$47,251	\$39,500	50.0	129.0	0.15	0.15	\$945	\$319,264	\$7.33	50.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 01 0031 002	7246 E FRUMIN	02/29/24	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$77,800	39.69	\$184,268	\$47,282	\$35,550	45.0	110.0	0.11	0.11	\$1,051	\$414,754	\$9.52	45.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 01 0033 002	7210 E FRUMIN	10/07/22	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$71,400	39.69	\$187,396	\$32,004	\$39,500	50.0	110.0	0.13	0.13	\$640	\$254,000	\$5.83	50.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 01 0042 004	7321 E FRUMIN	06/21/23	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$85,900	45.81	\$195,263	\$52,237	\$60,000	103.7	90.0	0.16	0.16	\$504	\$324,453	\$7.45	155.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 01 0050 002	7306 W FRUMIN	03/30/23	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$81,400	50.09	\$197,504	\$24,996	\$60,000	93.7	115.0	0.19	0.19	\$267	\$134,387	\$3.09	140.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0048 000	7870 RANDY	05/19/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$81,800	30.87	\$191,653	\$129,445	\$56,098	71.0	80.1	0.13	0.13	\$1,823	\$988,130	\$22.68	71.01	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0054 000	7736 GARY	01/29/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$107,500	47.78	\$255,829	\$9,461	\$40,290	51.0	100.0	0.12	0.12	\$186	\$80,863	\$1.86	51.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0107 000	7655 LOUISE	10/13/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$90,600	32.95	\$214,480	\$100,810	\$40,290	51.0	100.0	0.12	0.12	\$1,977	\$861,624	\$19.78	51.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0123 000	7724 LOUISE	03/17/23	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$70,800	35.05	\$185,177	\$61,742	\$44,919	56.9	141.0	0.18	0.18	\$1,086	\$335,554	\$7.70	56.86	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0130 000	7660 LOUISE	08/17/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$84,200	33.02	\$199,135	\$96,945	\$41,080	52.0	98.0	0.12	0.12	\$1,864	\$828,590	\$19.02	52.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0142 000	7809 AUGUST	08/26/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$73,600	35.90	\$191,949	\$53,341	\$40,290	51.0	100.0	0.12	0.12	\$1,046	\$455,906	\$10.47	51.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0153 000	29849 SHACKET	09/06/22	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$74,100	38.39	\$194,441	\$38,849	\$40,290	51.0	100.0	0.12	0.12	\$762	\$332,043	\$7.62	51.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0161 000	7912 GARY	10/23/23	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$103,300	51.14	\$242,332	\$18,918	\$59,250	75.0	115.0	0.20	0.20	\$252	\$95,545	\$2.19	75.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0190 000	7910 AUGUST	11/02/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$80,400	38.65	\$210,038	\$50,102	\$52,140	66.0	108.0	0.16	0.16	\$759	\$305,500	\$7.01	66.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0192 000	7870 AUGUST	12/05/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$84,600	36.80	\$200,056	\$72,283	\$42,439	53.7	109.8	0.14	0.14	\$1,346	\$535,430	\$12.29	53.72	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0195 000	7840 AUGUST	05/19/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$84,200	48.95	\$199,350	\$12,940	\$40,290	51.0	100.0	0.12	0.12	\$254	\$110,598	\$2.54	51.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0203 000	7650 AUGUST	02/07/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$78,200	38.15	\$205,176	\$43,021	\$43,197	54.7	124.1	0.16	0.16	\$787	\$275,776	\$6.33	54.68	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0243 000	7621 RANDY	10/11/22	\$181,000	PTA	03-ARM'S LENGTH	\$181,000	\$71,800	39.67	\$187,415	\$33,875	\$40,290	51.0	100.0	0.12	0.12	\$664	\$289,530	\$6.65	51.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0254 000	7811 RANDY	04/06/23	\$197,800	PTA	03-ARM'S LENGTH	\$197,800	\$89,400	45.20	\$210,907	\$28,502	\$41,609	52.7	118.1	0.14	0.14	\$541	\$199,315	\$4.58	52.67	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0261 000	7881 RANDY	07/14/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$102,500	55.41	\$240,034	\$4,966	\$60,000	77.6	86.0	0.15	0.15	\$64	\$32,458	\$0.75	77.64	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0261 000	7881 RANDY	12/07/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$102,500	37.96	\$240,034	\$89,966	\$60,000	77.6	86.0	0.15	0.15	\$1,159	\$588,013	\$13.50	77.64	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 02 0264 000	30105 ANN ARBOR TRAIL	08/10/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$83,300	38.48	\$218,727	\$41,223	\$43,450	55.0	107.7	0.14	0.14	\$750	\$303,110	\$6.96	55.00	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 03 0021 000	29709 SHACKET	08/25/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$90,400	34.77	\$238,088	\$73,499	\$51,587	[	119.5	0.18	0.18	#VALUE!	\$410,609	\$9.43	65.30	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 03 0023 000	29737 SHACKET	07/20/23	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$105,700	47.40	\$244,209	\$38,791	\$60,000	81.2	89.7	0.17	0.17	\$478	\$232,281	\$5.33	81.17	0014		003-05 & PAGE 8	401	FRONT FOOT	
56 008 03 0057 000	7919 HUGH	08/11/23	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$96,600	35.51	\$228,550	\$87,034	\$43,584	55.2	128.6	0.16	0.16	\$1,578	\$533,951	\$12.26	55.17	0014		003-05 & PAGE 8	401	FRONT FOOT	
Totals:			\$6,337,100			\$6,337,100	\$2,547,700		\$6,285,532	\$1,448,790	\$1,397,222	1,757.4		4.42	4.39										
								Sale. Ratio =>	40.20					Average						Average					
								Std. Dev. =>	6.40					Average						Average					
														per FF=>						per Net Acre=>	327,780.54				
																				per SqFt=>	\$7.52				

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 008 03 0002 000	7948 HUGH	06/22/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$121,500	46.73	\$320,924	(\$17,419)	\$43,505	55.1	110.0	0.14	0.14	(\$316)	(\$125,317)	(\$2.88)	55.07	0014		003-05 & PAGE 8	401	FRONT FOOT

0015

PAGE 5 (E 1/2 CADILLAC PARK)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 005 01 1316 000	29649 JOY	10/25/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$119,300	55.49	\$301,784	(\$51,825)	\$34,959	49.9	110.0	0.15	0.15	(\$1,038)	(\$340,954)	(\$7.83)	60.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 01 1321 000	8710 BEATRICE	03/27/24	\$184,500	PTA	03-ARM'S LENGTH	\$184,500	\$71,900	38.97	\$168,857	\$43,643	\$28,000	40.0	135.0	0.12	0.12	\$1,091	\$351,960	\$8.08	40.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0101 000	8036 FREMONT	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,100	38.77	\$210,455	\$82,191	\$57,646	82.4	130.0	0.30	0.30	\$998	\$273,060	\$6.27	101.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0123 000	8330 FREMONT	02/22/24	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$49,100	34.34	\$114,327	\$56,150	\$27,477	39.3	130.0	0.12	0.12	\$1,430	\$471,849	\$10.83	40.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0141 000	8610 FREMONT	09/29/23	\$178,500	PTA	03-ARM'S LENGTH	\$178,500	\$74,000	41.46	\$168,527	\$37,450	\$27,477	39.3	130.0	0.12	0.12	\$954	\$314,706	\$7.22	40.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0175 000	8353 FREMONT	03/23/23	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$97,000	57.09	\$244,432	(\$46,532)	\$28,000	40.0	135.0	0.12	0.12	(\$1,163)	(\$375,258)	(\$8.61)	40.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0177 000	8333 FREMONT	09/28/22	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$66,100	33.07	\$172,133	\$55,767	\$28,000	40.0	135.0	0.12	0.12	\$1,394	\$449,734	\$10.32	40.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0222 000	8324 HUGH	10/18/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$63,900	47.33	\$149,827	\$13,173	\$28,000	40.0	135.0	0.12	0.12	\$329	\$106,234	\$2.44	40.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0234 000	8468 HUGH	07/29/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$61,900	33.46	\$160,254	\$63,475	\$38,729	55.3	135.0	0.19	0.19	\$1,147	\$341,263	\$7.83	60.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0302 002	8046 BEATRICE	11/03/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$52,900	50.38	\$122,275	\$20,936	\$38,211	54.6	135.0	0.18	0.18	\$384	\$114,404	\$2.63	59.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0323 000	8330 BEATRICE	05/11/23	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$70,800	37.66	\$164,326	\$67,486	\$43,812	62.6	135.0	0.22	0.22	\$1,078	\$310,995	\$7.14	70.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0331 000	8458 BEATRICE	09/01/22	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$76,200	35.12	\$197,007	\$68,744	\$48,751	69.6	135.0	0.25	0.25	\$987	\$277,194	\$6.36	80.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0331 000	8458 BEATRICE	10/20/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$84,800	33.92	\$197,007	\$101,744	\$48,751	69.6	135.0	0.25	0.25	\$1,461	\$410,258	\$9.42	80.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0336 000	8474 BEATRICE	12/15/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$60,200	34.40	\$140,282	\$62,718	\$28,000	40.0	135.0	0.12	0.12	\$1,568	\$505,790	\$11.61	40.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 02 0340 301	8606 BEATRICE	07/15/22	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$113,600	52.35	\$287,254	(\$16,686)	\$53,568	76.5	135.0	0.28	0.28	(\$218)	(\$59,806)	(\$1.37)	90.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	401	FRONT FOOT	
56 005 99 0014 000	8331 BEATRICE	04/10/23	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$12,800	51.20	\$27,518	\$25,000	\$27,518	39.3	91.2	0.11	0.11	\$636	\$238,095	\$5.47	50.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	402	FRONT FOOT	
56 005 99 0014 000	8331 BEATRICE	08/02/23	\$26,000	PTA	03-ARM'S LENGTH	\$26,000	\$12,800	49.23	\$27,518	\$26,000	\$27,518	39.3	91.2	0.11	0.11	\$661	\$247,619	\$5.68	50.00	0015	PAGE 5 (E 1/2 CADILLAC PARK)	402	FRONT FOOT	
Totals:			\$2,848,800			\$2,848,800	\$1,178,400		\$2,853,783	\$609,434	\$614,417	877.7		2.88	2.88									
								Sale. Ratio =>	41.36			Average		Average				Average						
								Std. Dev. =>	8.54			per FF=>		per Net Acre=>	211,462.18			per SqFt=>		\$4.85				

56 006 04 0457 000	30820 STEPHEN	11/11/22	\$189,200	PTA	03-ARM'S LENGTH	\$189,200	\$70,600	37.32	\$189,318	\$43,418	\$43,536	54.4	109.7	0.14	0.14	\$798	\$316,920	\$7.28	54.42	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 04 0466 000	30525 JOY	09/13/22	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$74,500	40.71	\$200,653	\$22,347	\$40,000	50.0	153.0	0.18	0.18	\$447	\$126,972	\$2.91	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
Totals:			\$16,190,200			\$16,190,200	\$6,151,600		\$15,848,955	\$3,512,069	\$3,170,824	3,913.5		10.50	10.50								
								Sale. Ratio ==>	38.00	Average				Average									
								Std. Dev. ==>	4.31	per FF==>		\$897	per Net Acre==>		334,387.22	per SqFt==>		\$7.68					

56 005 03 0292 000	8148 AUGUST	06/29/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$85,100	60.79	\$208,470	(\$28,470)	\$40,000	50.0	115.0	0.13	0.13	(\$569)	(\$215,682)	(\$4.95)	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 04 0471 001	30425 JOY	04/27/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$175,100	55.59	\$472,794	(\$77,794)	\$80,000	100.0	151.0	0.35	0.35	(\$778)	(\$224,190)	(\$5.15)	100.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 03 0277 000	30850 ANN ARBOR TRAIL	04/06/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$135,700	60.31	\$329,878	(\$21,678)	\$83,200	104.0	150.0	0.36	0.36	(\$208)	(\$60,553)	(\$1.39)	104.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 03 0213 000	8200 LIBERTY	11/30/23	\$106,147	PTA	03-ARM'S LENGTH	\$106,147	\$91,900	86.58	\$226,009	(\$79,862)	\$40,000	50.0	105.0	0.12	0.12	(\$1,597)	(\$660,017)	(\$15.15)	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 03 0197 000	8211 CARROUSEL	07/06/22	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$77,200	48.86	\$207,976	(\$9,976)	\$40,000	50.0	105.0	0.12	0.12	(\$200)	(\$82,446)	(\$1.89)	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 03 0015 000	8240 N HENRY RUFF	07/28/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$70,900	48.90	\$190,646	(\$5,646)	\$40,000	50.0	110.0	0.13	0.13	(\$113)	(\$44,810)	(\$1.03)	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 01 0079 000	31055 GERALDINE	05/12/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,100	47.49	\$224,194	(\$9,194)	\$40,000	50.0	100.0	0.12	0.12	(\$184)	(\$79,948)	(\$1.84)	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 006 01 0061 000	31214 GERALDINE	05/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,100	51.17	\$248,450	(\$24,450)	\$44,000	55.0	103.0	0.13	0.13	(\$445)	(\$188,077)	(\$4.32)	55.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 005 03 0579 000	8147 AUGUST	01/17/23	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$75,000	56.82	\$201,913	(\$29,913)	\$40,000	50.0	117.0	0.13	0.13	(\$598)	(\$223,231)	(\$5.12)	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT
56 005 03 0373 000	8740 RANDY	01/26/23	\$143,700	WD	03-ARM'S LENGTH	\$143,700	\$77,100	53.65	\$207,650	(\$23,950)	\$40,000	50.0	129.0	0.15	0.15	(\$479)	(\$161,824)	(\$3.71)	50.00	0016	005-03 & 04 & PAGE 6	401	FRONT FOOT

0020 PAGES 3 & 4 WARREN & INKSTER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 003 02 0021 003	7364 HALLER	05/26/22	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$60,500	31.51	\$159,294	\$64,001	\$31,295	40.9	101.0	0.12	0.12	\$1,585	\$551,733	\$12.67	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 02 0029 002	7509 GARDEN	08/08/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$59,200	40.83	\$156,337	\$22,056	\$33,393	43.7	115.0	0.13	0.13	\$505	\$167,091	\$3.84	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 02 0029 002	7509 GARDEN	08/11/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$67,100	31.21	\$156,337	\$92,056	\$33,393	43.7	115.0	0.13	0.13	\$2,109	\$697,394	\$16.01	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 02 0043 002	7522 GARDEN	11/17/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$55,800	31.89	\$147,981	\$61,694	\$34,675	45.3	124.0	0.14	0.14	\$1,361	\$434,465	\$9.97	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 02 0054 003	7466 KUBIS	11/22/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$85,400	36.34	\$198,521	\$75,236	\$38,757	50.7	133.0	0.17	0.17	\$1,485	\$447,833	\$10.28	55.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0032 300	28462 WARREN	09/06/22	\$38,000	PTA	03-ARM'S LENGTH	\$38,000	\$25,200	66.32	\$77,154	\$38,000	\$77,154	100.9	110.0	0.37	0.37	\$377	\$102,703	\$2.36	146.44	0020	PAGES 3 & 4 WARREN & INKSTER	402	FRONTAGE	
56 003 03 0063 002	7311 AFFELDT	09/30/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$80,800	47.53	\$121,621	(\$6,944)	\$34,675	45.3	124.0	0.14	0.14	(\$153)	(\$48,915)	(\$1.12)	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0078 301	7400 HARTEL	05/24/23	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$101,200	51.11	\$235,942	\$12,561	\$50,503	66.0	124.0	0.23	0.23	\$190	\$55,092	\$1.26	80.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0084 002	7339 HARTEL	01/27/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$59,800	36.24	\$160,358	\$40,554	\$35,912	46.9	133.0	0.15	0.15	\$864	\$265,059	\$6.08	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0085 002	7325 HARTEL	05/13/22	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$65,800	30.05	\$173,182	\$81,730	\$35,912	46.9	133.0	0.15	0.15	\$1,741	\$334,183	\$12.26	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0088 002	7295 HARTEL	06/03/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,800	29.90	\$166,118	\$79,794	\$35,912	46.9	133.0	0.15	0.15	\$1,700	\$521,529	\$11.97	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0105 000	7383 KUBIS	04/25/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$59,100	73.88	\$155,210	(\$46,204)	\$29,006	37.9	124.0	0.11	0.11	(\$1,219)	(\$405,298)	(\$9.30)	40.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0105 000	7383 KUBIS	11/03/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$59,100	31.11	\$155,210	\$63,796	\$29,006	37.9	124.0	0.11	0.11	\$1,683	\$559,614	\$12.85	40.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 03 0123 002	7352 GARDEN	07/27/23	\$129,191	PTA	03-ARM'S LENGTH	\$129,191	\$70,100	54.26	\$163,258	\$608	\$34,675	45.3	124.0	0.14	0.14	\$13	\$4,282	\$0.10	50.00	0020	PAGES 3 & 4 WARREN & INKSTER	401	FRONTAGE	
56 003 06 0059 000	7485 HARRISON	02/16/23</																						

56 010 02 0991 000	32864 MERRITT	11/29/22	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$79,200	33.85	\$218,197	\$60,838	\$45,035	51.2	110.0	0.13	0.13	\$1,189	\$482,841	\$11.08	50.00	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 0991 000	32864 MERRITT	12/19/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$91,400	37.31	\$218,197	\$71,838	\$45,035	51.2	110.0	0.13	0.13	\$1,404	\$570,143	\$13.09	50.00	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1002 000	32740 MERRITT	06/21/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,700	37.74	\$211,519	\$68,516	\$45,035	51.2	110.0	0.13	0.13	\$1,339	\$543,778	\$12.48	50.00	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1030 000	8556 N FARMINGTON	01/05/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$74,800	53.43	\$205,479	(\$20,444)	\$45,035	51.2	110.0	0.13	0.13	(\$399)	(\$162,254)	(\$3.72)	50.00	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1056 000	32711 MERRITT	10/24/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,100	33.13	\$216,717	\$110,697	\$52,414	59.6	149.0	0.17	0.17	\$1,859	\$647,351	\$14.86	50.00	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1065 000	32659 JUDY	04/15/22	\$236,100	PTA	03-ARM'S LENGTH	\$236,100	\$84,900	35.96	\$233,722	\$57,920	\$55,542	63.1	138.9	0.18	0.18	\$918	\$330,971	\$7.60	54.88	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1087 000	8025 SANFORD	08/17/22	\$203,500	PTA	03-ARM'S LENGTH	\$203,500	\$78,600	38.62	\$216,779	\$33,167	\$46,446	52.8	117.0	0.13	0.13	\$628	\$247,515	\$5.68	50.00	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1101 000	32638 JUDY	03/31/23	\$174,900	PTA	03-ARM'S LENGTH	\$174,900	\$73,300	41.91	\$201,083	\$24,173	\$50,356	57.2	102.5	0.14	0.14	\$422	\$175,167	\$4.02	58.67	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1112 000	32543 MERRITT	09/09/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$81,200	50.75	\$222,997	(\$14,407)	\$48,590	55.2	101.8	0.13	0.13	(\$261)	(\$109,144)	(\$2.51)	56.36	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1112 000	32543 MERRITT	03/10/23	\$250,517	PTA	03-ARM'S LENGTH	\$250,517	\$81,200	32.41	\$222,997	\$76,110	\$48,590	55.2	101.8	0.13	0.13	\$1,378	\$576,591	\$13.24	56.36	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 02 1132 000	8224 SANFORD	07/13/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$100,000	37.04	\$237,473	\$93,250	\$60,723	69.0	158.9	0.21	0.21	\$1,351	\$452,670	\$10.39	56.36	0025	PAGES 9 & 10	401	FRONT FOOT
56 010 99 0004 002	32680 ANN ARBOR TRAIL	06/26/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$171,600	47.01	\$407,054	\$66,801	\$108,855	123.7	225.0	0.49	0.49	\$540	\$137,451	\$3.16	94.08	0025	PAGES 9 & 10	401	FRONT FOOT
Totals:			\$18,435,367			\$18,435,367	\$7,210,300		\$18,471,779	\$4,155,093	\$4,191,505	4,752.6			13.06	13.06							
							Sale. Ratio =>	39.11			Average					Average							
							Std. Dev. =>	6.74			per FF=>	\$874				per Net Acre=>	318,056.72			Average			
																				per SqFt=>	\$7.30		

0030		HAWTHORNE VALLEY 007-02																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 007 02 0007 002	7820 DONNA	08/15/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$95,200	44.28	\$220,377	\$41,723	\$47,100	60.0	110.0	0.15	0.15	\$695	\$274,493	\$6.30	60.00	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0036 000	7410 DONNA	06/17/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$260,756	\$36,604	\$57,360	73.1	144.8	0.22	0.22	\$501	\$170,251	\$3.91	64.65	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0052 000	30529 LEDGECLIFF	04/05/23	\$250,900	PTA	03-ARM'S LENGTH	\$250,900	\$101,900	40.61	\$236,060	\$68,268	\$53,428	68.1	122.7	0.19	0.19	\$1,003	\$369,016	\$8.47	65.61	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0101 000	7716 CARROUSEL	10/03/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$90,100	33.37	\$234,335	\$83,824	\$48,159	61.3	115.0	0.16	0.16	\$1,366	\$530,532	\$12.18	60.00	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0112 000	7524 CARROUSEL	03/04/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$106,900	40.34	\$247,546	\$70,702	\$53,248	67.8	135.3	0.19	0.19	\$1,042	\$370,168	\$8.50	61.47	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0115 000	7476 CARROUSEL	06/30/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$107,000	60.11	\$248,506	(\$4,975)	\$65,531	83.5	204.9	0.29	0.29	(\$60)	(\$17,215)	(\$0.40)	61.46	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0115 000	7476 CARROUSEL	11/14/23	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$107,000	36.64	\$248,506	\$109,025	\$65,531	83.5	204.9	0.29	0.29	\$1,306	\$377,249	\$8.66	61.46	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0165 000	7715 DONNA	07/24/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$113,200	52.65	\$261,758	\$342	\$47,100	60.0	110.0	0.15	0.15	\$6	\$2,250	\$0.05	60.00	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
56 007 02 0193 000	30625 LOUISE	08/21/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$104,900	38.15	\$244,216	\$111,580	\$80,796	102.9	135.5	0.26	0.26	\$1,084	\$425,878	\$9.78	142.00	0030		HAWTHORNE VALLEY 007-02	401	FRONT FOOT
Totals:			\$2,200,900			\$2,200,900	\$926,800		\$2,202,060	\$517,093	\$518,253	660.2		1.89	1.89									
								Sale. Ratio ==>	42.11					Average										
								Std. Dev. ==>	8.35					per FF=>										
														Average										
														per Net Acre=>	273,160.59									
																		Average						
																		per SqFt=>	\$6.27					

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0035 MERRI-ANNE SUB 012-02

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 012 02 0061 000	7653 RITZ	03/24/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$90,200	41.00	\$238,505	\$35,190	\$53,695	59.7	123.2	0.17	0.17	\$590	\$213,273	\$4.90	58.33	0035	MERRI-ANN SUB 012-02	401	FRONT FOOT		
56 012 02 0063 000	7687 RITZ	12/29/23	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$104,000	46.02	\$254,623	\$32,782	\$61,405	68.2	113.9	0.19	0.19	\$480	\$173,450	\$3.98	72.45	0035	MERRI-ANN SUB 012-02	401	FRONT FOOT		
56 012 02 0065 000	7777 RITZ	05/09/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$88,500	36.88	\$234,562	\$54,938	\$49,500	55.0	115.0	0.15	0.15	\$999	\$378,883	\$8.70	55.00	0035	MERRI-ANN SUB 012-02	401	FRONT FOOT		
56 012 02 0067 000	7811 RITZ	09/23/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,600	39.39	\$239,851	\$39,649	\$49,500	55.0	115.0	0.15	0.15	\$721	\$273,441	\$6.28	55.00	0035	MERRI-ANN SUB 012-02	401	FRONT FOOT		
56 012 02 0092 000	7632 RITZ	10/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,800	37.79	\$217,165	\$66,674	\$48,839	54.3	108.8	0.14	0.14	\$1,229	\$476,243	\$10.93	56.00	0035	MERRI-ANN SUB 012-02	401	FRONT FOOT		
56 012 02 0095 000	7507 TERRI	07/17/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$97,400	36.07	\$237,912	\$85,722	\$53,634	59.6	116.2	0.16	0.16	\$1,438	\$532,435	\$12.22	60.40	0035	MERRI-ANN SUB 012-02	401	FRONT FOOT		
Totals:			\$1,421,000			\$1,421,000	\$559,500		\$1,422,618	\$314,955	\$316,573	351.7		0.95	0.95										
								Sale. Ratio =>	39.37					Average					Average						
								Std. Dev. =>	3.64					per FF=>	\$895					per Net Acre=>	333,285.71				
																				per SqFt=>					
																						</			

11-12/15-16 N TONQUISH AREA																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale		Land Table		Class	Rate Group 1	
56 011 01 0007 000	7321 IROQUOIS	05/24/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$76,700	39.33	\$213,959	\$29,639	\$48,598	72.0	112.5	0.18	0.18	\$412	\$163,751	\$3.76	70.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 01 0014 000	32911 CHIEF	09/18/23	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$96,200	42.57	\$240,514	\$40,068	\$54,582	80.9	114.6	0.21	0.21	\$496	\$189,896	\$4.36	80.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 01 0017 000	32938 CHIEF	02/27/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$78,300	34.80	\$216,859	\$63,988	\$55,847	82.7	120.0	0.22	0.22	\$773	\$290,855	\$6.68	80.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 01 0019 000	7344 IROQUOIS	10/11/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$90,300	36.86	\$226,870	\$63,416	\$45,286	67.1	110.0	0.16	0.16	\$945	\$386,683	\$8.88	65.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 02 0011 001	33004 LYNX	09/06/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,600	40.67	\$245,034	\$45,829	\$50,863	75.4	110.7	0.19	0.19	\$608	\$241,205	\$5.54	74.88	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 02 0017 000	33120 LYNX	06/15/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,600	44.10	\$228,869	\$42,065	\$60,934	90.3	151.7	0.27	0.27	\$466	\$156,959	\$3.60	77.06	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 02 0025 000	33254 LYNX	12/06/22	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$79,000	34.36	\$220,165	\$59,373	\$49,638	73.5	150.2	0.21	0.21	\$807	\$286,826	\$6.58	60.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 02 0030 000	33336 LYNX	04/29/22	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$81,900	34.41	\$229,522	\$54,871	\$46,393	68.7	121.4	0.18	0.18	\$798	\$311,767	\$7.16	63.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 02 0031 000	33348 LYNX	05/22/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$83,000	36.89	\$207,840	\$63,069	\$45,909	68.0	128.5	0.18	0.18	\$927	\$356,322	\$8.18	60.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 03 0004 000	32628 COWAN	05/25/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$87,800	32.52	\$247,073	\$67,172	\$44,245	65.5	105.0	0.16	0.16	\$1,025	\$427,847	\$9.82	65.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 03 0023 000	32669 WINONA	03/15/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$103,100	37.49	\$285,108	\$68,431	\$78,539	116.4	142.6	0.36	0.36	\$588	\$190,086	\$4.36	110.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 03 0029 000	32618 WINONA	09/22/23	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$97,800	33.96	\$245,443	\$93,809	\$51,252	75.9	127.2	0.20	0.20	\$1,235	\$464,401	\$10.66	69.29	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 03 0030 000	32628 WINONA	03/11/24	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$91,200	32.81	\$229,552	\$91,373	\$42,925	63.6	129.0	0.17	0.17	\$1,437	\$550,440	\$12.64	56.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 03 0042 000	32800 WINONA	12/05/23	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$89,400	37.10	\$225,403	\$58,091	\$42,494	63.0	110.1	0.15	0.15	\$923	\$382,178	\$8.77	60.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 05 0004 000	33076 CHIEF	10/18/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$75,400	32.78	\$211,389	\$59,111	\$40,500	60.0	100.0	0.14	0.14	\$985	\$428,341	\$9.83	60.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 05 0009 000	33106 CHIEF	05/05/23	\$264,000	PTA	03-ARM'S LENGTH	\$264,000	\$86,400	32.73	\$217,377	\$89,154	\$42,531	63.0	102.0	0.15	0.15	\$1,415	\$602,392	\$13.83	63.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 05 0029 000	33059 CHIEF	08/03/23	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$88,500	46.34	\$222,386	\$9,114	\$40,500	60.0	100.0	0.14	0.14	\$152	\$66,043	\$1.52	60.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 06 0008 000	32655 LONE PINE	11/10/23	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$84,900	39.67	\$206,051	\$52,315	\$44,366	65.7	120.0	0.17	0.17	\$796	\$317,061	\$7.28	60.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 99 0004 001	33185 COWAN	05/08/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,400	41.33	\$330,179	\$120,537	\$120,716	178.8	186.8	0.68	0.68	\$674	\$176,740	\$4.06	159.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 99 0020 001	32538 COWAN	09/19/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$69,700	46.47	\$170,363	\$33,276	\$53,639	79.5	87.0	0.19	0.19	\$419	\$178,903	\$4.11	93.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 011 99 0028 001	32468 COWAN	06/08/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$142,200	40.63	\$386,397	\$102,566	\$138,963	205.9	535.4	1.21	1.21	\$498	\$84,976	\$1.95	98.18	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 012 01 0002 000	32418 WARREN	09/16/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$141,600	48.83	\$389,805	\$36,450	\$136,255	201.9	192.5	0.80	0.80	\$181	\$45,449	\$1.04	181.53	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 012 01 0010 000	32253 COWAN	01/19/24	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$113,900	39.14	\$279,432	\$100,356	\$88,788	131.5	203.0	0.48	0.48	\$763	\$209,511	\$4.81	102.83	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 012 99 0004 001	32134 WARREN	08/11/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$86,700	46.86	\$241,066	\$15,373	\$71,439	105.8	113.0	0.29	0.29	\$145	\$52,468	\$1.20	113.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 012 99 0005 001	32051 COWAN	08/04/22	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$118,800	46.96	\$326,402	\$16,888	\$90,290	133.8	169.3	0.46	0.46	\$126	\$36,954	\$0.85	117.60	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 012 99 0016 006	31968 COWAN	04/11/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$92,900	33.78	\$258,510	\$76,811	\$60,321	89.4	140.0	0.26	0.26	\$860	\$298,875	\$6.86	80.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 01 0007 000	7336 BISON	02/09/23	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$78,300	36.17	\$219,014	\$43,264	\$45,778	67.8	121.2	0.17	0.17	\$638	\$250,081	\$5.74	62.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 01 0019 000	33738 CHIEF	11/18/22	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$73,600	36.98	\$204,541	\$45,632	\$51,173	117.5		0.20	0.20	#VALUE!	\$232,816	\$5.34	72.67	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 02 0007 000	33642 YUMA	04/24/23	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$91,000	43.75	\$227,499	\$33,122	\$52,621	78.0	154.1	0.23	0.23	\$425	\$147,209	\$3.38	63.53	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 02 0010 000	33704 YUMA	08/28/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$86,500	36.04	\$217,606	\$66,000	\$43,606	64.6	110.0	0.16	0.16	\$1,022	\$420,382	\$9.65	62.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 02 0036 000	7300 MOHAWK	07/22/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$89,400	38.04	\$249,733	\$30,350	\$45,083	66.8	108.6	0.16	0.16	\$454	\$187,346	\$4.30	65.17	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 02 0042 000	33787 CHIEF	08/24/23	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$97,600	37.68	\$242,351	\$80,063	\$63,414	93.9	152.4	0.28	0.28	\$852	\$282,908	\$6.49	80.77	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 02 0048 000	33763 YUMA	08/21/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$89,900	33.30	\$225,748	\$90,049	\$45,797	67.8	112.5	0.17	0.17	\$1,327	\$536,006	\$12.31	65.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 03 0005 000	33733 LACROSSE	09/06/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$85,100	54.90	\$234,420	(\$34,834)	\$44,586	66.1	115.0	0.16	0.16	(\$527)	(\$212,402)	(\$4.88)	62.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 03 0027 000	33712 LACROSSE	10/27/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$103,700	44.13	\$261,862	\$20,231	\$47,093	69.8	128.3	0.18	0.18	\$290	\$110,552	\$2.54	62.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 04 0033 000	33915 TAWAS	07/01/22	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$88,900	32.04	\$248,930	\$78,850	\$50,280	74.5	120.4	0.19	0.19	\$1,059	\$406,443	\$9.33	70.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 05 0026 000	34026 KENNEDY	08/16/22	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$77,600	33.45	\$217,762	\$53,369	\$39,131	58.0	106.9	0.14	0.14	\$921	\$386,732	\$8.88	56.07	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 05 0028 000	34050 KENNEDY	06/12/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$93,000	36.47	\$234,515	\$59,596	\$39,111	57.9	107.1	0.14	0.14	\$1,029	\$431,855	\$9.91	56.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 05 0062 000	34059 MAJESTIC	06/17/22	\$207,900	PTA	03-ARM'S LENGTH	\$207,900	\$70,500	33.91	\$197,346	\$50,467	\$39,913	59.1	107.6	0.14	0.14	\$853	\$357,922	\$8.22	57.00	0040	11 - 12 / 15 - 16 N. TONQUISH AREA		401 LAND VALUE				
56 016 05 0069 000	34042 MAJESTIC	10/24/23	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$86,600	33.0																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 014 01 0001 000	35365 JOY	07/06/22	\$248,400	PTA	03-ARM'S LENGTH	\$248,400	\$83,900	33.78	\$222,823	\$95,466	\$69,889	99.8	175.0	0.41	0.41	\$956	\$235,138	\$5.40	100.95	0045		PAGES 13 - 15	401	FRONT FOOT
56 014 02 0003 001	34624 PARKGROVE	07/18/22	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$98,200	35.08	\$256,640	\$82,711	\$59,451	84.9	166.6	0.33	0.33	\$974	\$254,495	\$5.84	85.03	0045		PAGES 13 - 15	401	FRONT FOOT
56 014 02 0015 000	34439 PARKGROVE	12/18/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$103,700	63.62	\$260,874	(\$38,292)	\$59,582	85.1	167.5	0.33	0.33	(\$450)	(\$117,101)	(\$2.69)	85.00	0045		PAGES 13 - 15	401	FRONT FOOT
56 014 02 0017 000	34511 PARKGROVE	11/22/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$97,900	33.19	\$247,106	\$107,476	\$59,582	85.1	167.5	0.33	0.33	\$1,263	\$328,673	\$7.55	85.00	0045		PAGES 13 - 15	401	FRONT FOOT
Totals:			\$986,300			\$986,300	\$383,700		\$987,443	\$247,361	\$248,504	355.0		1.39	1.39									
							Sale. Ratio =>	38.90			Average													
							Std. Dev. =>	14.82			per FF=>	\$697			Average									
														per Net Acre=>	178,600.00			Average						
																		per SqFt=>	\$4.10					

13 & 14 (BRANDON WOODS #1-3)																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 013 03 0008 000	34312 PARKGROVE	05/27/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$107,100	49.81	\$263,580	\$10,220	\$58,800	70.0	170.0	0.27	0.27	\$146	\$37,436	\$0.86	70.00	0050	13 & 14 (BRANDON WOODS #1-3)	401	SITE VALUE		
56 013 03 0021 000	34347 PARKGROVE	08/09/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$141,800	37.81	\$328,173	\$105,627	\$58,800	70.0	172.5	0.28	0.28	\$1,509	\$381,325	\$8.75	70.00	0050	13 & 14 (BRANDON WOODS #1-3)	401	SITE VALUE		
56 014 03 0068 000	34466 SHELLYE	10/05/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$132,700	36.86	\$306,023	\$112,777	\$58,800	87.6	157.2	0.32	0.32	\$1,287	\$356,889	\$8.19	87.61	0050	13 & 14 (BRANDON WOODS #1-3)	401	SITE VALUE		
56 014 04 0084 000	34485 MARINA	07/01/22	\$341,000	PTA	03-ARM'S LENGTH	\$341,000	\$147,500	43.26	\$369,478	\$30,322	\$58,800	87.0	138.7	0.28	0.28	\$348	\$109,466	\$2.51	87.01	0050	13 & 14 (BRANDON WOODS #1-3)	401	SITE VALUE		
Totals:			\$1,291,000			\$1,291,000	\$529,100			\$1,267,254	\$258,946	\$235,200	314.6	1.14		1.14									
								Sale. Ratio =>	40.98					Average					Average						
								Std. Dev. =>	5.96					SITE VALUE	\$64,737					per Net Acre=>	226,549.43				
																				per SqFt=>	\$5.20				

[

0060 NORRIS FARMS 018-02																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 018 02 0027 000	8099 PICKERING	12/12/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$174,800	43.70	\$391,960	\$106,140	\$98,100	70.2	120.0	0.19	0.19	\$1,512	\$549,948	\$12.63	70.22	0060	NORRIS FARMS 018-02	401	SITE VALUE	
56 018 02 0028 000	8111 PICKERING	07/06/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$169,000	44.47	\$379,562	\$98,538	\$98,100	70.0	120.0	0.19	0.19	\$1,408	\$510,560	\$11.72	70.00	0060	NORRIS FARMS 018-02	401	SITE VALUE	
56 018 02 0042 000	8061 TOM BROWN	05/01/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$176,600	44.15	\$395,635	\$102,465	\$98,100	70.0	130.0	0.21	0.21	\$1,464	\$490,263	\$11.25	70.00	0060	NORRIS FARMS 018-02	401	SITE VALUE	
56 018 02 0052 000	36484 TOM BROWN	12/11/23	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$198,100	46.07	\$441,482	\$86,618	\$98,100	79.0	134.0	0.24	0.24	\$1,096	\$356,453	\$8.18	79.03	0060	NORRIS FARMS 018-02	401	SITE VALUE	
Totals:			\$1,610,000			\$1,610,000	\$718,500		\$1,608,639	\$393,761	\$392,400	289.3		0.84	0.84									
								Sale. Ratio =>	44.63	Average				Average					Average					
								Std. Dev. =>	1.03	SITE VALUE				\$98,440	per Net Acre=>				469,881.86	per SqFt=>				\$10.79

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class		
56 022 03 0003 000	39196 FOREST CREEK	07/14/22	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$172,600	42.10	\$414,990	\$73,010	\$78,000	70.0	120.0	0.19	0.19	\$1,043	\$378,290	\$8.68	70.00	0070		FOREST CREEK 022-03	401		
56 022 03 0006 000	39160 FOREST CREEK	01/11/24	\$472,000	PTA	03-ARM'S LENGTH	\$472,000	\$191,900	40.66	\$412,708	\$137,292	\$78,000	94.2	127.9	0.28	0.28	\$1,457	\$495,639	\$11.38	94.21	0070		FOREST CREEK 022-03	401		
56 022 03 0015 000	8304 PARKSIDE	03/29/23	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$132,100	40.04	\$319,399	\$88,501	\$78,000	70.0	120.0	0.19	0.19	\$1,264	\$458,554	\$10.53	70.00	0070		FOREST CREEK 022-03	401		
56 022 03 0018 000	8268 PARKSIDE	03/21/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$169,300	39.84	\$406,879	\$96,121	\$78,000	70.0	120.0	0.19	0.19	\$1,373	\$498,036	\$11.43	70.00	0070		FOREST CREEK 022-03	401		
56 022 03 0049 000	8179 CREEKSIDE	01/30/24	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$175,000	38.46	\$377,709	\$155,291	\$78,000	70.4	183.8	0.30	0.30	\$2,205	\$522,865	\$12.00	70.43	0070		FOREST CREEK 022-03	401		
56 022 03 0053 000	8227 CREEKSIDE	03/27/23	\$475,202	PTA	03-ARM'S LENGTH	\$475,202	\$167,100	35.16	\$402,237	\$150,965	\$78,000	74.6	138.9	0.24	0.24	\$2,024	\$634,307	\$14.56	74.60	0070		FOREST CREEK 022-03	401		
56 022 03 0059 000	39159 FOREST CREEK	12/01/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$179,000	47.11	\$385,905	\$72,095	\$78,000	100.6	93.5	0.22	0.22	\$716	\$333,773	\$7.66	100.63	0070		FOREST CREEK 022-03	401		
56 022 03 0082 000	8155 PARKSIDE	07/14/23	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$167,600	39.91	\$362,469	\$135,431	\$78,000	70.1	120.6	0.19	0.19	\$1,933	\$698,098	\$16.03	70.05	0070		FOREST CREEK 022-03	401		
56 022 03 0095 000	8218 ST JOHNS	06/08/23	\$437,000	PTA	03-ARM'S LENGTH	\$437,000	\$167,900	38.42	\$363,062	\$151,938	\$78,000	70.8	126.2	0.21	0.21	\$2,147	\$741,161	\$17.01	70.78	0070		FOREST CREEK 022-03	401		
56 022 03 0100 000	8243 ST JOHNS	09/15/22	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$175,400	39.86	\$421,421	\$96,579	\$78,000	70.8	143.3	0.23	0.23	\$1,364	\$414,502	\$9.52	70.78	0070		FOREST CREEK 022-03	401		
56 022 03 0105 000	8183 ST JOHNS	06/02/22	\$452,000	PTA	03-ARM'S LENGTH	\$452,000	\$170,400	37.70	\$409,752	\$120,248	\$78,000	70.6	135.9	0.22	0.22	\$1,702	\$546,582	\$12.55	70.64	0070		FOREST CREEK 022-03	401		
Totals:			\$4,696,002			\$4,696,002	\$1,868,300		\$4,276,531	\$1,277,471	\$858,000	832.1		2.46	2.46										
								Sale. Ratio =>	39.78					Average			Average			Average					
								Std. Dev. =>	2.98					SITE VALUE	\$116,134			per Net Acre=>	519,508.34			per SqFt=>	\$11.93		

OAKWEST																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 024 05 0007 000	7614 CHERRYWOOD	09/27/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$171,800	47.72	\$350,810	\$74,790	\$65,600	70.0	228.9	0.37	0.37	\$1,068	\$203,234	\$4.67	70.01	0085		OAKWEST	401	SITE VALUE
56 024 06 0074 000	7739 CHERRYWOOD	01/26/23	\$379,900	PTA	03-ARM'S LENGTH	\$379,900	\$148,400	39.06	\$363,002	\$82,498	\$65,600	70.0	120.0	0.19	0.19	\$1,179	\$427,451	\$9.81	70.00	0085		OAKWEST	401	SITE VALUE
56 024 06 0086 000	7677 MAPLE	04/18/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$162,000	42.08	\$396,407	\$54,193	\$65,600	86.8	122.6	0.24	0.24	\$624	\$222,102	\$5.10	86.84	0085		OAKWEST	401	SITE VALUE
56 024 07 0097 000	7572 MAPLE	07/15/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$153,200	40.32	\$375,466	\$70,134	\$65,600	71.4	123.0	0.20	0.20	\$982	\$347,198	\$7.97	71.43	0085		OAKWEST	401	SITE VALUE
56 024 07 0108 000	7554 CHERRYWOOD	10/12/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$158,800	40.72	\$388,895	\$66,705	\$65,600	71.1	123.1	0.20	0.20	\$938	\$331,866	\$7.62	71.13	0085		OAKWEST	401	SITE VALUE
56 024 07 0123 301	7583 MAPLE	08/30/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$155,700	40.97	\$381,343	\$64,257	\$65,600	75.9	126.0	0.22	0.22	\$846	\$292,077	\$6.71	75.92	0085		OAKWEST	401	SITE VALUE
Totals:			\$2,274,900			\$2,274,900	\$949,900		\$2,255,923	\$412,577	\$393,600	445.3		1.43	1.43									
								Sale. Ratio =>	41.76				Average		Average		Average							
								Std. Dev. =>	3.06				SITE VALUE	\$68,763	per Net Acre=>	288,919.47		per SqFt=>	\$6.63					

0095

31-32 & 35-01

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 031 01 0136 000	6135 N GLOBE	07/15/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$70,900	40.51	\$179,324	\$61,846	\$66,170	94.5	130.0	0.36	0.36	\$654	\$172,754	\$3.97	120.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0143 000	6055 N GLOBE	03/24/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$66,000	45.52	\$166,929	\$25,911	\$47,840	68.3	130.0	0.24	0.24	\$379	\$108,414	\$2.49	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0172 000	5681 N GLOBE	04/06/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$60,600	30.30	\$147,848	\$79,629	\$27,477	39.3	130.0	0.12	0.12	\$2,029	\$669,151	\$15.36	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0175 000	5668 N GLOBE	12/15/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,700	42.69	\$188,528	\$34,312	\$47,840	68.3	130.0	0.24	0.24	\$502	\$143,565	\$3.30	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0177 000	5680 N GLOBE	03/29/24	\$75,000	PTA	21-NOT USED/OTHER	\$75,000	\$56,200	74.93	\$125,087	(\$22,610)	\$27,477	39.3	130.0	0.12	0.12	(\$576)	(\$190,000)	(\$4.36)	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0187 000	5814 N GLOBE	01/05/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$76,400	46.30	\$173,339	\$24,508	\$32,847	46.9	130.0	0.15	0.15	\$522	\$164,483	\$3.78	50.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0191 000	5862 N GLOBE	08/15/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$63,300	52.75	\$143,700	\$3,777	\$27,477	39.3	130.0	0.12	0.12	\$96	\$31,739	\$0.73	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0213 000	6148 N GLOBE	04/15/22	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$41,400	32.34	\$104,491	\$50,986	\$27,477	39.3	130.0	0.12	0.12	\$1,299	\$428,454	\$9.84	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0219 000	6149 WILMER	11/22/23	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$68,700	40.44	\$155,440	\$62,300	\$47,840	68.3	130.0	0.24	0.24	\$912	\$260,669	\$5.98	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0235 002	5935 WILMER	05/08/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$98,600	51.89	\$218,143	\$8,845	\$36,988	52.8	130.0	0.17	0.17	\$167	\$51,127	\$1.17	58.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0240 002	5875 WILMER	12/27/23	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$58,900	46.02	\$133,347	\$32,658	\$38,005	54.3	130.0	0.18	0.18	\$602	\$182,447	\$4.19	60.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0333 000	5763 HERBERT	01/31/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$133,101	\$69,376	\$27,477	39.3	130.0	0.12	0.12	\$1,767	\$582,992	\$13.38	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0364 000	5934 HERBERT	03/12/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$56,700	30.65	\$128,294	\$104,361	\$47,655	68.1	129.0	0.24	0.24	\$1,533	\$440,342	\$10.11	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0375 000	6080 HERBERT	04/11/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$66,500	63.33	\$150,930	(\$8,072)	\$37,858	54.1	129.0	0.18	0.18	(\$149)	(\$45,348)	(\$1.04)	60.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0375 000	6080 HERBERT	07/20/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$66,500	36.94	\$150,930	\$66,928	\$37,858	54.1	129.0	0.18	0.18	\$1,238	\$376,000	\$8.63	60.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0379 002	6124 HERBERT	01/09/23	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$61,700	33.53	\$155,914	\$57,087	\$29,001	41.4	129.0	0.13	0.13	\$1,378	\$449,504	\$10.32	43.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0380 002	6136 HERBERT	10/25/22	\$173,500	PTA	03-ARM'S LENGTH	\$173,500	\$59,000	34.01	\$149,133	\$51,738	\$27,371	39.1	129.0	0.12	0.12	\$1,323	\$438,458	\$10.07	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0395 000	6061 N DOWLING	03/05/24	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$71,900	33.06	\$157,448	\$87,529	\$27,477	39.3	130.0	0.12	0.12	\$2,230	\$735,538	\$16.89	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 031 01 0404 000	5933 N DOWLING	12/05/22	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$39,900	37.88	\$133,883	\$40,563	\$34,546	49.4	131.0	0.16	0.16	\$822	\$255,113	\$5.86	53.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0048 000	5716 N WALTON	04/29/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$75,500	55.93	\$182,725	(\$19,725)	\$28,000	40.0	135.0	0.12	0.12	(\$493)	(\$159,073)	(\$3.65)	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0051 000	5806 N WALTON	06/30/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$64,000	49.23	\$140,417	\$17,583	\$28,000	40.0	135.0	0.12	0.12	\$440	\$141,798	\$3.26	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0052 000	5818 N WALTON	05/31/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$82,500	44.59	\$180,877	\$32,123	\$28,000	40.0	135.0	0.12	0.12	\$803	\$259,056	\$5.95	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0075 000	5855 N WALTON	11/21/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$60,700	33.72	\$152,434	\$66,295	\$38,729	55.3	135.0	0.19	0.19	\$1,198	\$356,425	\$8.18	60.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0080 000	5805 N WALTON	11/22/23	\$65,500	PTA	03-ARM'S LENGTH	\$65,500	\$28,800	43.97	\$65,161	\$28,339	\$28,000	40.0	135.0	0.12	0.12	\$708	\$228,540	\$5.25	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0082 000	5733 N WALTON	04/15/22	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$52,500	30.17	\$132,190	\$75,282	\$33,472	47.8	135.0	0.16	0.16	\$1,574	\$485,690	\$11.15	50.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0083 000	5717 N WALTON	09/14/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$90,400	51.66	\$219,805	(\$16,805)	\$28,000	40.0	135.0	0.12	0.12	(\$420)	(\$135,524)	(\$3.11)	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0090 000	5639 N WALTON	11/15/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$45,200	75.33	\$102,556	(\$14,556)	\$28,000	40.0	135.0	0.12	0.12	(\$364)	(\$117,387)	(\$2.69)	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0110 000	5704 N BERRY	08/15/22	\$99,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$48,200	48.69	\$111,694	\$37,306	\$50,000	270.0		0.25	0.12	#VALUE!	\$150,427	\$3.45	80.00	0095	56 032 01 0111 000	31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0143 000	5835 N BERRY	05/23/22	\$140,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$55,100	39.36	\$110,063	\$73,940	\$44,003	80.0	270.0	0.25	0.12	\$924	\$298,145	\$6.84	80.00	0095	56 032 01 0142 000	31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0144 000	5815 N BERRY	02/15/23	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$56,200	33.45	\$134,875	\$61,125	\$28,000	40.0	135.0	0.12	0.12	\$1,528	\$492,944	\$11.32	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0154 000	5649 N BERRY	03/24/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$53,800	34.71	\$135,951	\$47,049	\$28,000	40.0	135.0	0.12	0.12	\$1,176	\$379,427	\$8.71	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0171 000	5630 N CROWN	04/15/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$62,000	42.76	\$158,675	\$14,325	\$28,000	40.0	135.0	0.12	0.12	\$358	\$115,524	\$2.65	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0177 002	5730 N CROWN	10/19/23	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$82,900	46.31	\$188,023	\$39,728	\$48,751	69.6	135.0	0.25	0.25	\$570	\$160,194	\$3.68	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 01 0187 000	5872 N CROWN	10/03/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,600	39.22	\$159,785	\$68,966	\$48,751	69.6	135.0	0.25	0.25	\$990	\$278,089	\$6.38	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0318 000	6033 N CROWN	08/16/22	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$49,900	35.67	\$121,904	\$47,804	\$29,808	42.6	153.0	0.14	0.14	\$1,123	\$341,457	\$7.84	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0335 300	6086 N CROWN	05/11/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$98,600	43.82	\$223,580	\$50,169	\$48,749	69.6	135.0	0.25	0.25	\$720	\$202,294	\$4.64	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0343 000	6007 N BERRY	04/22/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$69,800	34.90	\$168,048	\$65,424	\$33,472	47.8	135.0	0.16	0.16	\$1,368	\$422,090	\$9.69	50.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0369 000	6016 N BERRY	01/30/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$59,900	44.37	\$150,488	\$12,512	\$28,000	40.0	135.0	0.12	0.12	\$313	\$100,903	\$2.32	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0369 000	6016 N BERRY	05/24/23	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$66,500	31.29	\$150,488	\$90,012	\$28,000	40.0	135.0	0.12	0.12	\$2,250	\$725,903	\$16.66	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0383 000	6163 N WALTON	05/23/22	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$69,200	30.62	\$173,958	\$100,793	\$48,751	69.6	135.0	0.25	0.25	\$1,447	\$406,423	\$9.33	80.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0399 000	6007 N LINVILLE	08/08/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$54,700	49.73	\$123,520	\$39,503	\$53,023	75.7	128.8	0.27	0.27	\$522	\$145,768	\$3.35	91.52	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0409 000	6129 N LINVILLE	09/02/22	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$63,900	42.04	\$161,064	\$18,307	\$27,371	39.1	129.0	0.12	0.12	\$468	\$155,144	\$3.56	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0419 000	6106 N LINVILLE	03/28/24	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$64,000	60.95	\$145,393	(\$11,879)	\$28,514	40.7	140.0	0.13	0.13	(\$292)	(\$92,085)	(\$2.11)	40.00	0095		31 - 32 & 35-01 (CENTRAL CITY)	401	FRONT FOOT
56 032 02 0424 302																								

0097 NEWBERRY ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 031 06 0017 000	36603 NEWBERRY ESTATES	12/28/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$161,800	44.94	\$317,151	\$110,849	\$68,000	65.0	120.0	0.18	0.18	\$1,705	\$619,268	\$14.22	65.00	0097		NEWBERRY ESTATES	401	SITE VALUE
56 031 06 0026 000	36405 NEWBERRY ESTATES	04/05/23	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$151,300	48.03	\$296,673	\$86,327	\$68,000	85.3	120.6	0.24	0.24	\$1,012	\$365,792	\$8.40	85.32	0097		NEWBERRY ESTATES	401	SITE VALUE
56 031 06 0040 000	5981 NEWBERRY ESTATES	08/25/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$163,700	44.85	\$321,011	\$111,989	\$68,000	93.4	136.1	0.29	0.29	\$1,199	\$383,524	\$8.80	93.40	0097		NEWBERRY ESTATES	401	SITE VALUE
56 031 06 0053 000	5838 N DOWLING	08/19/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,900	41.46	\$316,268	\$86,732	\$68,000	65.0	120.0	0.18	0.18	\$1,334	\$484,536	\$11.12	65.00	0097		NEWBERRY ESTATES	401	SITE VALUE
56 031 06 0054 000	5860 N DOWLING	08/04/23	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$164,800	52.99	\$322,969	\$56,031	\$68,000	65.0	120.0	0.18	0.18	\$862	\$313,022	\$7.19	65.00	0097		NEWBERRY ESTATES	401	SITE VALUE
Totals:			\$1,686,000			\$1,686,000	\$780,500		\$1,574,072	\$451,928	\$340,000	373.7		1.07	1.07									
							Sale. Ratio =>	46.29	Average				Average			Average								
							Std. Dev. =>	4.33	SITE VALUE		\$90,386		per Net Acre=>	424,345.54			per SqFt=>	\$9.74						

56 038 02 0022 000	6374 GLASTONBURY	04/20/23	\$230,000	PTA	03-ARM'S LENGTH		\$230,000	\$102,600	44.61	\$251,882	\$37,570	\$59,452	66.1	120.0	0.17	0.17	\$569	\$227,697	\$5.23	60.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 038 02 0026 000	6326 GLASTONBURY	09/06/22	\$199,000	PTA	03-ARM'S LENGTH		\$199,000	\$79,800	40.10	\$215,760	\$42,692	\$59,452	66.1	120.0	0.17	0.17	\$646	\$258,739	\$5.94	60.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 038 02 0027 000	6314 GLASTONBURY	11/15/22	\$235,000	PTA	03-ARM'S LENGTH		\$235,000	\$95,600	40.68	\$257,674	\$40,710	\$63,384	70.4	120.0	0.18	0.18	\$578	\$227,430	\$5.22	65.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 038 02 0030 000	33040 HAMPSHIRE	08/17/23	\$225,000	PTA	03-ARM'S LENGTH		\$225,000	\$97,700	43.42	\$244,235	\$40,217	\$59,452	66.1	120.0	0.17	0.17	\$609	\$243,739	\$5.60	60.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 038 02 0040 000	32960 HAMPSHIRE	02/14/23	\$229,400	PTA	03-ARM'S LENGTH		\$229,400	\$95,900	41.80	\$255,772	\$47,731	\$74,103	82.3	122.5	0.22	0.22	\$580	\$217,950	\$5.00	78.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 038 03 0075 000	6380 N FARMINGTON	04/05/23	\$250,000	PTA	03-ARM'S LENGTH		\$250,000	\$90,900	36.36	\$221,157	\$99,914	\$71,071	79.0	120.0	0.21	0.21	\$1,265	\$482,676	\$11.08	75.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 038 03 0077 000	6340 N FARMINGTON	09/13/23	\$225,000	PTA	03-ARM'S LENGTH		\$225,000	\$83,800	37.24	\$203,468	\$80,984	\$59,452	66.1	120.0	0.17	0.17	\$1,226	\$490,812	\$11.27	60.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
Totals:			\$19,083,065				\$19,083,065	\$7,362,300		\$18,981,309	\$5,390,748	\$5,288,992	5,911.3			14.65	14.65								
								Sale. Ratio =>		38.58		Average				Average									
								Std. Dev. =>		5.02		per FF=>		\$912		per Net Acre=>	367,893.81		Average						
																		per SqFt=>		\$8.45					

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 033 02 0006 000	7066 BISON	04/07/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$71,800	65.27	\$179,725	(\$10,538)	\$59,187	65.8	110.0	0.16	0.16	(\$160)	(\$66,277)	(\$1.52)	63.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 038 02 0005 000	6373 N VENOUY	05/31/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$74,000	54.81	\$200,697	(\$6,245)	\$59,452	66.1	120.0	0.17	0.17	(\$95)	(\$37,848)	(\$0.87)	60.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 034 05 0022 000	6524 GERONIMO	12/02/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$75,200	53.71	\$202,729	(\$5,581)	\$57,148	63.5	100.0	0.15	0.15	(\$88)	(\$37,966)	(\$0.87)	64.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 034 04 0037 000	6751 CARIBOU	08/28/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$80,100	55.24	\$199,941	(\$669)	\$54,272	60.3	100.0	0.14	0.14	(\$11)	(\$4,848)	(\$0.11)	60.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 033 21 0002 000	33430 BORDEAUX	06/21/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$142,300	56.92	\$368,996	(\$49,474)	\$69,522	77.2	119.9	0.20	0.20	(\$640)	(\$246,139)	(\$5.65)	73.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 033 21 0004 000	33478 BORDEAUX	12/07/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$168,500	51.85	\$436,134	(\$35,549)	\$75,585	84.0	120.0	0.22	0.22	(\$423)	(\$159,413)	(\$3.66)	81.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 033 21 0008 000	33541 BORDEAUX	09/09/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$166,900	53.84	\$433,989	(\$23,989)	\$100,000	111.6	144.5	0.34	0.34	(\$215)	(\$70,349)	(\$1.61)	102.84	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE
56 033 21 0011 000	33429 BORDEAUX	04/18/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$131,800	52.72	\$341,711	(\$16,874)	\$74,837	83.2	120.0	0.22	0.22	(\$203)	(\$76,700)	(\$1.76)	80.00	0100		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 034 01 0024 000	35316 WEBSTER	06/22/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$38,400	27.43	\$103,271	\$75,960	\$39,231	57.3	123.0	0.17	0.17	\$1,326	\$449,467	\$10.32	60.00	0105		PAGE 34 (-01 & -02) (NW CORNER)	401	FRONT FOOT
56 034 01 0046 000	35065 WEBSTER	03/18/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$112,700	50.09	\$251,991	\$14,109	\$41,100	60.0	135.0	0.19	0.19	\$235	\$75,855	\$1.74	60.00	0105		PAGE 34 (-01 & -02) (NW CORNER)	401	FRONT FOOT
56 034 01 0054 000	35251 WEBSTER	11/09/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$73,000	56.15	\$166,756	\$34,803	\$71,559	104.5	135.0	0.37	0.37	\$333	\$93,556	\$2.15	120.00	0105		PAGE 34 (-01 & -02) (NW CORNER)	401	FRONT FOOT
56 034 01 0061 000	35330 BAKEWELL	07/17/23	\$195,900	PTA	03-ARM'S LENGTH	\$195,900	\$66,000	33.69	\$150,870	\$86,130	\$41,100	60.0	135.0	0.19	0.19	\$1,436	\$463,065	\$10.63	60.00	0105		PAGE 34 (-01 & -02) (NW CORNER)	401	FRONT FOOT
56 034 02 0009 301	35296 LEWIS	09/22/23	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$107,800	54.72	\$241,703	\$1,089	\$45,792	66.8	134.0	0.21	0.21	\$16	\$5,137	\$0.12	69.00	0105		PAGE 34 (-01 & -02) (NW CORNER)	401	FRONT FOOT
56 034 02 0021 000	35186 LEWIS	11/10/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$63,600	28.27	\$151,732	\$108,073	\$34,805	50.8	134.0	0.16	0.16	\$2,127	\$688,363	\$15.80	51.00	0105		PAGE 34 (-01 & -02) (NW CORNER)	401	FRONT FOOT
56 034 02 0055 000	35143 LEWIS	05/31/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$114,500	46.73	\$294,340	(\$18,401)	\$30,939	45.2	136.0	0.14	0.14	(\$407)	(\$131,436)	(\$3.02)	45.00	0105		PAGE 34 (-01 & -02) (NW CORNER)	401	FRONT FOOT
Totals:			\$1,357,900			\$1,357,900	\$576,000			\$1,360,663	\$301,763	\$304,526	444.6	1.42	1.42									
							Sale. Ratio =>	42.42				Average												
							Std. Dev. =>	12.37				per FF=>	\$679		Average									
															per Net Acre=>	212,210.27								
																		Average						
																		per SqFt=>						
																		\$4.87						

35-04->36 (EXC 02) & 38 FORD HUNTER E																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 035 06 0634 306	34723 BLOCK	08/11/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$128,700	51.48	\$261,150	\$63,086	\$74,236	84.8	135.0	0.31	0.31	\$744	\$203,503	\$4.67	100.00	0110	35-04->36(EXC 02) &38 FORD HUNTER E	401	FRONT FOOT	
56 035 06 0640 002	34626 STACY	12/15/23	\$232,900	PTA	03-ARM'S LENGTH	\$232,900	\$125,100	53.71	\$221,747	\$68,831	\$57,678	65.9	136.9	0.23	0.23	\$1,044	\$301,890	\$6.93	71.99	0110	35-04->36(EXC 02) &38 FORD HUNTER E	401	FRONT FOOT	
56 036 01 0056 000	33471 KRAUTER	01/31/23	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$52,500	32.61	\$164,292	\$31,438	\$34,730	39.7	128.0	0.12	0.12	\$792	\$266,424	\$6.12	40.00	0110	35-04->36(EXC 02) &38 FORD HUNTER E	401	FRONT FOOT	
56 036 01 0082 000	33814 KRAUTER	05/04/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$50,300	33.53	\$157,237	\$27,763	\$35,000	40.0	130.0	0.12	0.12	\$694	\$233,303	\$5.36	40.00	0110	35-04->36(EXC 02) &38 FORD HUNTER E	401	FRONT FOOT	
56 036 01 0100 000	33484 KRAUTER	01/06/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,800	35.20	\$165,612	\$19,388	\$35,000	40.0	130.0	0.12	0.12	\$485	\$162,924	\$3.74	40.00	0110	35-04->36(EXC 02) &38 FORD HUNTER E	401	FRONT FOOT	
56 036 01 0143 000	33628 BEECHWOOD	11/30/23	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$54,500	30.45	\$152,330	\$61,670	\$35,000	40.0	130.0	0.12	0.12	\$1,542	\$518,235	\$11.90	40.00	0110	35-04->36(EXC 02) &38 FORD HUNTER E	401	FRONT FOOT	
Totals:			\$1,122,900			\$1,122,900	\$463,900		\$1,122,368	\$272,176	\$271,644	310.4		1.01	1.01									
								Sale. Ratio =>	41.31					Average						Average				
								Std. Dev. =>	10.29					per FF=>	\$877					per Net Acre=>	268,683.12			
																				per SqFt=>	\$6.17			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 043 03 0001 300	34617 MARQUETTE	01/13/23	\$154,000	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$154,000	\$73,800	47.92	\$193,864	\$39,627	\$79,491	104.6	130.0	0.28	0.28	\$379	\$141,021	\$3.24	94.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 03 0049 000	34640 FLORENCE	04/07/22	\$325,000	PTA	03-ARMS LENGTH	\$325,000	\$123,900	38.12	\$322,036	\$48,231	\$45,267	59.6	149.0	0.17	0.17	\$810	\$282,053	\$6.48	50.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 04 0044 000	34738 UNIVERSITY	06/02/23	\$161,000	PTA	03-ARMS LENGTH	\$161,000	\$65,800	40.87	\$156,066	\$44,265	\$39,331	51.8	104.0	0.12	0.12	\$855	\$356,976	\$8.20	52.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 04 0067 000	220 N BYFIELD	02/24/23	\$196,000	PTA	03-ARMS LENGTH	\$196,000	\$85,600	43.67	\$230,838	\$14,309	\$49,147	64.7	105.0	0.29	0.15	\$221	\$48,670	\$1.12	72.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 04 0081 000	525 N WILDWOOD	07/06/23	\$151,300	PTA	03-ARMS LENGTH	\$151,300	\$103,700	68.54	\$248,304	(\$51,404)	\$45,600	60.0	105.0	0.15	0.15	(\$857)	(\$354,510)	(\$8.14)	60.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 04 0081 000	525 N WILDWOOD	01/11/24	\$247,000	PTA	03-ARMS LENGTH	\$247,000	\$103,700	41.98	\$248,304	\$44,296	\$45,600	60.0	105.0	0.15	0.15	\$738	\$305,490	\$7.01	60.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 04 0082 000	543 N WILDWOOD	10/24/22	\$240,000	PTA	03-ARMS LENGTH	\$240,000	\$100,300	41.79	\$269,113	\$16,487	\$45,600	60.0	105.0	0.15	0.15	\$275	\$113,703	\$2.61	60.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 05 0091 000	440 N BYFIELD	09/22/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$77,800	33.83	\$209,919	\$66,441	\$46,360	61.0	105.0	0.15	0.15	\$1,089	\$451,980	\$10.38	61.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 05 0099 000	245 N BYFIELD	11/29/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$89,400	35.76	\$242,016	\$54,344	\$46,360	61.0	105.0	0.15	0.15	\$891	\$369,687	\$8.49	61.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 05 0125 000	229 N HANLON	08/15/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$78,600	34.93	\$211,982	\$56,580	\$43,562	57.3	110.0	0.14	0.14	\$987	\$401,277	\$9.21	56.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 05 0137 000	551 N HANLON	07/15/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$79,500	32.45	\$213,339	\$75,223	\$43,562	57.3	110.0	0.14	0.14	\$1,312	\$533,496	\$12.25	56.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 05 0139 000	34661 FLORENCE	10/11/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,200	40.48	\$241,979	\$47,352	\$39,331	51.8	104.0	0.12	0.12	\$915	\$381,871	\$8.77	52.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 06 0305 000	719 N WILDWOOD	04/22/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$72,800	33.86	\$195,735	\$66,987	\$47,722	62.8	115.0	0.16	0.16	\$1,067	\$423,968	\$9.73	60.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 043 06 0309 000	34418 FLORENCE	03/22/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$94,200	41.87	\$223,302	\$60,291	\$58,593	77.1	100.0	0.18	0.18	\$782	\$333,099	\$7.65	79.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0030 002	640 VANSULL	02/13/23	\$207,000	WD	03-ARMS LENGTH	\$207,000	\$82,600	39.90	\$223,800	\$25,199	\$41,999	55.3	106.0	0.13	0.13	\$456	\$188,052	\$4.32	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0060 002	231 VANSULL	04/24/23	\$220,000	PTA	03-ARMS LENGTH	\$220,000	\$82,400	37.45	\$196,230	\$68,109	\$44,339	58.3	110.0	0.14	0.14	\$1,167	\$472,979	\$10.86	57.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0082 002	334 N HAWTHORN	05/08/23	\$230,000	PTA	03-ARMS LENGTH	\$230,000	\$86,700	37.70	\$206,473	\$68,644	\$45,117	59.4	110.0	0.15	0.15	\$1,156	\$470,164	\$10.79	58.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0110 002	527 N HAWTHORN	01/25/23	\$235,000	PTA	03-ARMS LENGTH	\$235,000	\$86,100	36.64	\$233,070	\$47,429	\$45,499	59.9	120.0	0.15	0.15	\$792	\$307,981	\$7.07	56.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0147 001	34107 FRANCES	08/26/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$76,200	49.16	\$205,737	(\$6,657)	\$44,080	58.0	105.0	0.14	0.14	(\$115)	(\$47,550)	(\$1.09)	58.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0151 002	34203 FRANCES	10/23/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$88,200	39.20	\$210,381	\$58,699	\$44,080	58.0	105.0	0.14	0.14	\$1,012	\$419,279	\$9.63	58.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0152 002	34215 FRANCES	10/04/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$91,100	39.61	\$217,161	\$56,919	\$44,080	58.0	105.0	0.14	0.14	\$981	\$406,564	\$9.33	58.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0158 002	34329 FRANCES	04/07/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$73,600	35.05	\$198,282	\$55,038	\$43,320	57.0	105.0	0.14	0.14	\$966	\$401,737	\$9.22	57.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0163 002	34318 FRANCES	07/05/22	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$67,500	37.52	\$181,784	\$39,516	\$41,400	54.5	103.0	0.13	0.13	\$725	\$303,969	\$6.98	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0174 000	721 N HAWTHORN	07/15/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$73,500	33.41	\$197,562	\$71,838	\$49,400	65.0	105.0	0.16	0.16	\$1,105	\$457,567	\$10.50	65.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0190 002	34344 ROSSLYN	07/18/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$68,900	37.24	\$163,492	\$62,807	\$41,299	54.3	102.5	0.13	0.13	\$1,156	\$486,876	\$11.18	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0195 002	34240 ROSSLYN	04/10/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$83,200	46.22	\$198,369	\$22,930	\$41,299	54.3	102.5	0.13	0.13	\$422	\$177,752	\$4.08	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0220 002	34227 SHERIDAN	12/02/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$75,600	36.35	\$204,132	\$45,268	\$41,400	54.5	103.0	0.13	0.13	\$831	\$348,215	\$7.99	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0222 002	34251 SHERIDAN	05/18/22	\$235,000	PTA	03-ARMS LENGTH	\$235,000	\$80,600	34.30	\$218,475	\$57,925	\$41,400	54.5	103.0	0.13	0.13	\$1,063	\$445,577	\$10.23	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0223 002	34263 SHERIDAN	02/24/23	\$220,000	PTA	03-ARMS LENGTH	\$220,000	\$76,400	34.73	\$205,327	\$56,073	\$41,400	54.5	103.0	0.13	0.13	\$1,029	\$431,331	\$9.90	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
56 044 02 0261 002	34329 BARTON	05/31/22	\$208,000	PTA	03-ARMS LENGTH	\$208,000	\$75,600	36.35	\$204,190	\$45,210	\$41,400	54.5	103.0	0.13	0.13	\$830	\$347,769	\$7.98	55.00	0125	PAGES 43 (E1/2) & 44	401	FRONT FOOT	
Totals:			\$6,462,200			\$6,462,200	\$2,518,500		\$6,471,262	\$1,357,976	\$1,367,038	1,798.7		4.54	4.40									
							Sale. Ratio ==>	38.97				Average						Average						
							Std. Dev. ==>	6.93				per FF=>	\$755		Average			per SqFt=>	\$6.86					

0130

45-48/57-01/57-02

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
56 045 01 0322 000	2032 N CARLSON	08/30/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$64,900	27.62	\$178,846	\$88,554	\$32,400	60.0	128.0	0.18	0.18	\$1,476	\$503,148	\$11.55	60.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 045 01 0329 000	1842 N CARLSON	08/02/22	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$54,900	27.59	\$155,707	\$88,113	\$44,820	83.0	128.0	0.24	0.24	\$1,062	\$361,119	\$8.29	83.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 045 01 0366 000	1751 N BERRY	06/13/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,400	46.93	\$170,954	\$23,326	\$44,280	82.0	135.0	0.25	0.25	\$284	\$91,835	\$2.11	82.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 045 01 0428 301	1776 N WALTON	03/04/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$76,900	39.44	\$188,253	\$56,427	\$49,680	92.0	135.0	0.29	0.29	\$613	\$197,989	\$4.55	92.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 045 02 0018 000	N PARENT	07/24/23	\$22,500	PTA	03-ARM'S LENGTH	\$22,500	\$21,300	94.67	\$45,900	\$22,500	\$45,900	85.0	135.0	0.26	0.26	\$265	\$85,551	\$1.96	85.00	0130	45 - 48 / 57-01 / 57-02	402	FRONT FOOT				
56 045 02 0019 000	35611 FORD	11/29/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,500	41.11	\$158,765	\$12,955	\$36,720	68.0	120.0	0.19	0.19	\$191	\$69,278	\$1.59	68.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 01 0014 001	35770 CHERRY HILL	08/24/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$43,700	29.13	\$123,858	\$62,322	\$36,180	67.0	98.0	0.15	0.15	\$930	\$412,728	\$9.47	67.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 01 0037 001	510 N KARLE	04/15/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$57,000	36.77	\$162,067	\$28,573	\$35,640	66.0	140.0	0.21	0.21	\$433	\$134,778	\$3.09	66.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 01 0053 001	429 N PARENT	08/23/23	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$103,900	38.77	\$253,824	\$71,956	\$57,780	107.0	140.0	0.34	0.34	\$672	\$209,174	\$4.80	107.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 01 0057 000	613 N PARENT	12/09/22	\$178,500	PTA	03-ARM'S LENGTH	\$178,500	\$53,800	30.14	\$152,130	\$73,350	\$46,980	87.0	140.0	0.28	0.28	\$843	\$261,964	\$6.01	87.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 01 0062 002	720 N PARENT	10/19/22	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$97,400	32.48	\$272,738	\$66,042	\$38,880	72.0	140.0	0.23	0.23	\$917	\$285,896	\$6.56	72.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 01 0069 000	412 N PARENT	01/20/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$81,900	39.95	\$233,802	\$26,278	\$55,080	102.0	140.0	0.33	0.33	\$258	\$80,116	\$1.84	102.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 01 0085 000	533 N HARVEY	05/31/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$79,100	26.37	\$222,816	\$148,464	\$71,280	132.0	140.0	0.42	0.42	\$1,125	\$350,151	\$8.04	132.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 99 0002 000	135 N WALTON	03/28/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$59,400	49.50	\$140,089	\$39,311	\$59,400	110.0	256.4	0.70	0.65	\$357	\$56,239	\$1.29	110.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 99 0009 000	35920 CHERRY HILL	11/15/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$73,400	47.35	\$214,632	(\$25,072)	\$34,560	64.0	123.0	0.18	0.18	(\$392)	(\$138,519)	(\$3.18)	64.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 99 0010 000	35906 CHERRY HILL	04/07/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$60,100	28.89	\$172,829	\$69,191	\$34,020	63.0	123.0	0.18	0.18	\$1,098	\$388,713	\$8.92	63.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 99 0038 001	867 N KARLE	07/19/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$93,100	54.76	\$228,574	(\$16,454)	\$42,120	78.0	137.0	0.25	0.25	(\$211)	(\$67,159)	(\$1.54)	78.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 048 99 0039 001	828 N KARLE	08/01/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$70,600	54.31	\$201,767	(\$28,567)	\$43,200	80.0	140.0	0.26	0.26	(\$357)	(\$111,156)	(\$2.55)	80.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 057 01 0011 000	35535 CHERRY HILL	09/23/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,500	29.64	\$118,840	\$44,920	\$23,760	44.0	100.0	0.10	0.10	\$1,021	\$444,752	\$10.21	44.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
56 057 02 0174 003	127 S CROWN	09/02/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$93,200	43.35	\$259,500	\$5,720	\$50,220	93.0	131.0	0.28	0.28	\$62	\$20,429	\$0.47	93.00	0130	45 - 48 / 57-01 / 57-02	401	FRONT FOOT				
Totals:			\$3,630,900			\$3,630,900	\$1,352,000		\$3,655,891	\$857,909	\$882,900	1,635.0		5.32	5.27												
								Sale. Ratio =>	37.24					Average					Average								
								Std. Dev. =>	15.57					per FF=>	\$525	Average				per Net Acre=>	161,261.09	Average				per SqFt=>	\$3.70

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 047 10 0039 000	350 LARCHMONT	11/07/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$99,300	38.19	\$261,289	\$65,211	\$66,500	65.0	120.0	0.18	0.18	\$1,003	\$364,307	\$8.36	65.00	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0047 000	36864 RAVENWOOD	07/21/23	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$115,700	41.47	\$262,085	\$83,415	\$66,500	70.0	120.0	0.19	0.19	\$1,192	\$432,202	\$9.92	70.00	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0054 000	351 BEDFORD	03/01/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$142,900	40.83	\$324,495	\$92,005	\$66,500	65.0	120.0	0.18	0.18	\$1,415	\$513,994	\$11.80	65.00	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0057 000	441 BEDFORD	10/07/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$123,700	42.66	\$322,597	\$33,903	\$66,500	75.0	120.0	0.21	0.21	\$452	\$163,783	\$3.76	75.00	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0057 000	441 BEDFORD	05/16/23	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$142,100	45.84	\$322,597	\$53,903	\$66,500	75.0	120.0	0.21	0.21	\$719	\$260,401	\$5.98	75.00	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0059 000	501 BEDFORD	07/21/22	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$105,200	37.57	\$275,933	\$70,567	\$66,500	66.4	120.4	0.18	0.18	\$1,063	\$383,516	\$8.80	66.32	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0059 000	501 BEDFORD	07/12/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$121,600	41.22	\$275,933	\$85,567	\$66,500	66.4	120.4	0.18	0.18	\$1,288	\$465,038	\$10.68	66.32	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0101 000	36803 DOVER	08/08/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$113,400	34.89	\$296,730	\$94,770	\$66,500	60.0	120.0	0.17	0.17	\$1,580	\$574,364	\$13.19	60.00	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0108 000	480 DOVER CRESCENT	03/22/24	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$122,000	43.96	\$276,723	\$67,277	\$66,500	80.6	141.4	0.32	0.32	\$835	\$209,586	\$4.81	43.83	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0126 000	600 DARTMOUTH CRESCENT	05/30/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$129,800	43.27	\$293,625	\$72,875	\$66,500	71.5	115.2	0.19	0.19	\$1,020	\$381,545	\$8.76	70.12	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0136 000	600 BEDFORD	11/29/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$296,436	\$90,064	\$66,500	66.3	118.7	0.18	0.18	\$1,358	\$497,591	\$11.42	66.27	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0139 000	500 BEDFORD	12/07/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$118,600	43.93	\$268,631	\$67,869	\$66,500	62.5	132.8	0.19	0.19	\$1,087	\$357,205	\$8.20	62.73	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0147 000	250 BEDFORD	09/22/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$120,100	40.71	\$272,800	\$88,700	\$66,500	49.7	182.1	0.19	0.19	\$1,784	\$476,882	\$10.95	60.39	0135		WESTLAND WOODS 047-10	401	SITE VALUE
56 047 10 0153 000	36853 RAVENWOOD	07/13/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$122,700	42.31	\$278,477	\$78,023	\$66,500	73.2	131.9	0.20	0.27	\$1,066	\$386,252	\$8.87	42.28	0135		WESTLAND WOODS 047-10	401	SITE VALUE
Totals:			\$4,141,500			\$4,141,500	\$1,707,900		\$4,028,351	\$1,044,149	\$931,000	946.5		2.77	2.84									
								Sale. Ratio =>	41.24			Average		Average				Average						
								Std. Dev. =>	2.86			SITE VALUE	\$74,582	per Net Acre=>	377,085.23			per SqFt=>	\$8.66					

56 059 01 0318 000	1153 SELMA	01/19/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$109,300	45.54	\$259,682	\$40,005	\$59,687	71.5	139.4	0.22	0.22	\$560	\$183,509	\$4.21	68.00	0140	47/57/58/59/77	401	FRONT FOOT
56 059 01 0321 000	1211 SELMA	08/29/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$82,900	33.84	\$197,506	\$100,031	\$52,537	62.9	122.3	0.18	0.18	\$1,590	\$565,147	\$12.97	62.91	0140	47/57/58/59/77	401	FRONT FOOT
56 059 01 0374 000	1433 SELMA	03/03/23	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$79,900	42.96	\$214,807	\$36,255	\$65,062	77.9	126.9	0.23	0.23	\$465	\$154,936	\$3.56	80.33	0140	47/57/58/59/77	401	FRONT FOOT
56 059 01 0377 000	1487 SELMA	12/15/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$80,500	41.28	\$215,374	\$37,593	\$57,967	69.4	120.0	0.20	0.20	\$542	\$189,864	\$4.36	72.00	0140	47/57/58/59/77	401	FRONT FOOT
56 059 01 0384 000	36671 MELTON	11/06/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$95,200	40.51	\$227,853	\$73,699	\$66,552	79.7	118.7	0.24	0.24	\$925	\$313,613	\$7.20	86.16	0140	47/57/58/59/77	401	FRONT FOOT
56 059 01 0385 000	36693 MELTON	11/02/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$94,200	62.80	\$224,939	(\$15,047)	\$59,892	71.7	120.0	0.21	0.21	(\$210)	(\$72,691)	(\$1.67)	75.00	0140	47/57/58/59/77	401	FRONT FOOT
56 059 01 0395 000	1665 S DOWLING	05/12/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$88,100	40.98	\$211,689	\$73,367	\$70,056	83.9	130.3	0.26	0.26	\$874	\$283,270	\$6.50	86.67	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0852 000	2632 TREADWELL	06/27/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$114,100	43.06	\$301,373	\$17,741	\$54,114	64.8	140.0	0.19	0.19	\$274	\$91,922	\$2.11	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0859 000	2548 TREADWELL	04/26/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$84,200	36.61	\$201,537	\$86,156	\$57,693	69.1	140.0	0.21	0.21	\$1,247	\$412,230	\$9.46	65.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0860 000	37017 GILCHRIST	11/02/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$81,200	36.91	\$217,617	\$58,671	\$56,288	67.4	121.3	0.19	0.19	\$870	\$305,578	\$7.02	68.95	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0878 000	37207 GILCHRIST	05/26/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,000	39.50	\$188,210	\$61,048	\$49,258	59.0	116.0	0.16	0.16	\$1,035	\$381,550	\$8.76	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0878 000	37207 GILCHRIST	03/06/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$79,000	32.92	\$188,210	\$101,048	\$49,258	59.0	116.0	0.16	0.16	\$1,713	\$631,550	\$14.50	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0888 000	37196 GILCHRIST	05/31/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$74,900	36.54	\$178,856	\$74,975	\$48,831	58.5	114.0	0.16	0.16	\$1,282	\$477,548	\$10.96	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0892 000	37146 GILCHRIST	03/02/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$65,900	28.04	\$176,603	\$107,228	\$48,831	58.5	114.0	0.16	0.16	\$1,834	\$682,981	\$15.68	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0893 000	37134 GILCHRIST	07/08/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$71,100	35.55	\$190,237	\$58,594	\$48,831	58.5	114.0	0.16	0.16	\$1,002	\$373,210	\$8.57	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0899 000	37076 GILCHRIST	06/14/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$73,600	36.80	\$176,022	\$72,809	\$48,831	58.5	114.0	0.16	0.16	\$1,245	\$463,752	\$10.65	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0914 000	37097 VINCENT	10/25/22	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$91,700	42.16	\$244,167	\$22,164	\$48,831	58.5	114.0	0.16	0.16	\$379	\$141,172	\$3.24	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0917 000	37133 VINCENT	02/20/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,800	38.98	\$199,719	\$64,112	\$48,831	58.5	114.0	0.16	0.16	\$1,096	\$408,357	\$9.37	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0945 000	37038 VINCENT	08/29/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$103,900	43.29	\$248,074	\$60,781	\$68,855	82.5	119.3	0.25	0.25	\$737	\$248,086	\$5.70	89.63	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0959 000	36634 GILCHRIST	09/30/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,500	39.21	\$198,888	\$41,820	\$50,708	60.7	119.0	0.17	0.17	\$689	\$250,419	\$5.75	61.24	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0969 000	36629 GILCHRIST	08/19/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$87,400	39.73	\$233,299	\$41,583	\$54,882	65.7	144.0	0.20	0.20	\$633	\$210,015	\$4.82	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 0972 000	2350 WILSHIRE	10/28/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,900	41.66	\$195,333	\$30,434	\$50,767	60.8	120.0	0.17	0.17	\$501	\$181,155	\$4.16	61.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 01 1003 000	2281 WILSHIRE	04/20/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$76,200	66.26	\$206,335	(\$14,806)	\$76,529	91.7	280.0	0.39	0.39	(\$162)	(\$38,358)	(\$0.88)	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 03 1051 000	2022 MINERVA	05/12/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$91,800	76.50	\$221,305	(\$19,527)	\$81,778	97.9	183.2	0.36	0.36	(\$199)	(\$54,697)	(\$1.26)	84.97	0140	47/57/58/59/77	401	FRONT FOOT
56 077 03 1051 000	2022 MINERVA	08/17/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$91,800	36.00	\$221,305	\$115,473	\$81,778	97.9	183.2	0.36	0.36	\$1,179	\$323,454	\$7.43	84.97	0140	47/57/58/59/77	401	FRONT FOOT
56 077 03 1061 000	2232 MINERVA	10/31/23	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$78,600	53.11	\$187,539	\$10,561	\$50,100	60.0	120.0	0.17	0.17	\$176	\$64,006	\$1.47	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 03 1070 000	2359 MINERVA	02/13/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$99,700	37.62	\$266,210	\$60,897	\$62,107	74.4	118.6	0.22	0.22	\$819	\$283,242	\$6.50	79.07	0140	47/57/58/59/77	401	FRONT FOOT
56 077 03 1080 000	2215 MINERVA	11/03/22	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$112,800	45.14	\$299,384	\$616	\$50,100	60.0	120.0	0.17	0.17	\$10	\$3,733	\$0.09	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 04 1114 000	1955 WILSHIRE	08/11/23	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$126,300	43.18	\$301,496	\$71,274	\$80,270	96.1	300.0	0.42	0.42	\$741	\$169,700	\$3.90	61.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 04 1120 000	1867 WILSHIRE	03/18/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$108,600	38.11	\$260,187	\$101,388	\$76,575	91.7	300.0	0.40	0.40	\$1,106	\$254,105	\$5.83	58.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 04 1144 000	1843 TREADWELL	12/22/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,800	38.98	\$223,850	\$45,457	\$54,307	65.0	141.0	0.19	0.19	\$699	\$234,314	\$5.38	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 05 1173 000	37215 BOOTH	02/12/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$97,200	37.38	\$232,472	\$93,575	\$66,047	79.1	128.1	0.24	0.24	\$1,183	\$391,527	\$8.99	81.37	0140	47/57/58/59/77	401	FRONT FOOT
56 077 05 1183 000	1940 S GLOBE	10/24/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$90,700	35.57	\$216,089	\$89,219	\$50,308	60.2	121.0	0.17	0.17	\$1,481	\$534,246	\$12.26	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 05 1189 000	1868 S GLOBE	09/01/22	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$93,200	41.79	\$247,920	\$25,180	\$50,100	60.0	120.0	0.17	0.17	\$420	\$152,606	\$3.50	60.00	0140	47/57/58/59/77	401	FRONT FOOT
56 077 99 0013 703	37256 GLENWOOD	09/06/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$136,800	54.72	\$331,544	\$61,541	\$143,085	204.4	265.0	1.01	0.91	\$301	\$60,691	\$1.39	166.61	0140	47/57/58/59/77	401	FRONT FOOT
56 077 99 0023 000	36910 GLENWOOD	05/03/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$119,300	54.23	\$326,326	\$40,716	\$147,042	176.1	300.0	0.90	0.90	\$231	\$45,493	\$1.04	130.00	0140	47/57/58/59/77	401	FRONT FOOT
Totals:			\$22,320,200			\$22,320,200	\$8,982,200		\$22,522,064	\$5,689,518	\$5,891,382	7,092.7			21.83	21.73							
							Sale. Ratio ==>	40.24			Average						Average						
							Std. Dev. ==>	7.59			per FF==>	\$802					per Net Acre==>	260,640.34					
																	Average						
																	per SqFt==>	\$5.98					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
56 049 01 0007 301	1851 N NEWBURGH	05/26/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$50,300	35.93	\$138,564	\$38,396	\$36,960	66.0	1262.0	1.91	1.91	\$582	\$20,082	\$0.46	66.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 049 02 0013 001	37466 MARQUETTE	03/21/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$63,200	22.57	\$184,793	\$132,167	\$36,960	66.0	297.0	0.45	0.45	\$2,003	\$293,704	\$6.74	66.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 049 02 0018 000	37774 MARQUETTE	05/13/22	\$301,983	WD	03-ARM'S LENGTH	\$301,983	\$88,100	29.17	\$280,581	\$95,322	\$73,920	132.0	297.0	0.90	0.90	\$722	\$105,913	\$2.43	132.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 049 04 0946 001	38135 HIXFORD	01/11/24	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$91,900	38.31	\$263,555	\$44,665	\$68,320	122.0	330.0	0.92	0.92	\$366	\$48,339	\$1.11	122.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 049 04 0947 000	38315 HIXFORD	02/17/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,600	42.40	\$196,104	\$21,096	\$67,200	120.0	330.0	0.91	0.91	\$176	\$23,208	\$0.53	120.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 049 04 0955 003	38300 HIXFORD	01/26/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$76,500	46.39	\$257,527	(\$50,627)	\$42,000	75.0	130.0	0.22	0.22	(\$675)	(\$226,013)	(\$5.19)	75.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 049 04 0959 000	38152 HIXFORD	06/09/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$84,300	29.58	\$233,238	\$98,242	\$46,480	83.0	532.0	1.01	1.01	\$1,184	\$96,886	\$2.22	83.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 050 01 0073 000	2011 N NORMA	04/13/23	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$66,300	32.99	\$188,591	\$58,889	\$46,480	83.0	135.0	0.26	0.26	\$710	\$229,140	\$5.26	83.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 050 01 0109 000	2024 KNOLSON	05/15/23	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$56,900	43.77	\$118,091	\$55,909	\$44,000	80.0	270.0	0.25	0.12	\$699	\$225,440	\$5.18	80.00	0145 56 050 01 0110 000	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 050 02 0005 000	2091 N NORMA	07/22/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$61,500	24.60	\$202,765	\$92,035	\$44,800	80.0	129.0	0.24	0.24	\$1,150	\$388,333	\$8.91	80.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 050 02 0010 000	2255 N HIX	04/19/22	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$93,000	36.83	\$305,825	(\$8,525)	\$44,800	80.0	129.0	0.24	0.24	(\$107)	(\$35,970)	(\$0.83)	80.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 051 99 0035 000	486 N JOHN HIX	04/19/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$39,300	24.56	\$127,304	\$66,296	\$33,600	60.0	223.0	0.31	0.31	\$1,105	\$215,948	\$4.96	60.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 051 99 0047 000	38565 FLORENCE	06/17/22	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$50,400	26.39	\$167,236	\$57,364	\$33,600	60.0	396.0	0.55	0.55	\$956	\$105,255	\$2.42	60.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 051 99 0048 703	38549 FLORENCE	10/24/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$65,700	31.29	\$208,167	\$64,771	\$62,938	112.4	353.0	0.91	0.91	\$576	\$71,099	\$1.63	112.39	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 051 99 0065 701	38411 FLORENCE	10/05/22	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$72,400	32.92	\$217,556	\$94,744	\$92,400	165.0	186.0	0.71	0.71	\$574	\$134,389	\$3.09	165.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 052 01 0005 300	528 N HIX	08/21/23	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$79,300	36.46	\$213,215	\$71,485	\$67,200	120.0	110.0	0.30	0.30	\$596	\$235,924	\$5.42	120.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 052 02 0003 301	37459 MARQUETTE	04/10/23	\$349,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$349,000	\$158,800	45.50	\$420,113	(\$34,813)	\$36,300	66.0	297.0	0.45	0.45	(\$527)	(\$77,362)	(\$1.78)	66.00	0145 56 052 02 0003 302	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 052 03 0015 002	644 N BRANDON	08/25/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$59,600	29.22	\$167,460	\$70,140	\$33,600	60.0	130.0	0.18	0.18	\$1,169	\$391,844	\$9.00	60.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 052 03 0017 000	632 N BRANDON	06/09/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$70,200	28.08	\$226,681	\$56,919	\$33,600	60.0	130.0	0.18	0.18	\$949	\$317,983	\$7.30	60.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 052 03 0029 002	642 BARBARA	05/09/22	\$299,500	PTA	03-ARM'S LENGTH	\$299,500	\$86,100	28.75	\$278,833	\$58,187	\$37,520	67.0	135.0	0.21	0.21	\$868	\$279,745	\$6.42	67.00	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	FRONT FOOT				
56 052 99 0019 708	675 N NEWBURGH	05/11/23	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$22,500	112.50	\$45,786	\$20,000	\$45,786	81.8	170.0	0.32	0.32	\$245	\$62,696	\$1.44	81.76	0145	PAGES 49 - 52 FORD - CHERRY W NBRGH	402	FRONT FOOT				
Totals:			\$4,516,183			\$4,516,183	\$1,499,900		\$4,441,985	\$1,102,662	\$1,028,464	1,839.2		11.42	11.29												
								Sale. Ratio =>	33.21					Average													
								Std. Dev. =>	18.65					per FF=>	\$600					Average							
																				per Net Acre=>	96,572.25						
																				Average							
																				per SqFt=>	\$2.22						

56 055 04 0435 000	1228 BARCHESTER	10/11/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$112,500	51.14	\$268,109	\$4,686	\$52,795	72.3	122.0	0.21	0.21	\$65	\$22,314	\$0.51	75.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 055 99 0001 004	1008 S JOHN HIX	06/02/23	\$22,000	PTA	03-ARM'S LENGTH	\$22,000	\$26,800	121.82	\$53,941	\$22,000	\$87,649	73.9	182.0	0.25	0.25	\$298	\$87,649	\$2.01	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	402	FRONT FOOT	
56 056 01 0918 000	37612 PALMER	01/13/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$116,800	49.70	\$314,610	\$110,164	\$189,774	260.0	620.0	1.79	1.79	\$424	\$61,510	\$1.41	150.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 01 0926 001	1149 EDWIN	07/11/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,900	44.34	\$243,402	\$36,610	\$75,012	102.8	295.0	0.45	0.45	\$356	\$80,639	\$1.85	67.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 01 0931 002	1146 EDWIN	01/13/23	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$94,900	42.27	\$254,339	\$45,300	\$75,139	102.9	296.0	0.46	0.46	\$440	\$99,560	\$2.29	67.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 01 0933 002	1240 EDWIN	10/11/22	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$87,500	50.72	\$229,467	\$18,172	\$75,139	102.9	296.0	0.46	0.46	\$177	\$39,938	\$0.92	67.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 01 0937 306	37708 PALMER	04/22/22	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$92,000	42.99	\$249,348	\$62,183	\$97,531	133.6	145.0	0.48	0.48	\$465	\$128,743	\$2.96	145.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0034 000	38308 N RICKHAM	07/27/23	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$96,700	41.50	\$236,776	\$43,024	\$46,800	64.1	130.0	0.19	0.19	\$671	\$232,562	\$5.34	62.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0044 000	38188 N RICKHAM	04/29/22	\$200,900	PTA	03-ARM'S LENGTH	\$200,900	\$82,400	41.02	\$227,942	\$18,546	\$44,588	62.4	130.0	0.18	0.18	\$297	\$103,609	\$2.38	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0051 000	38235 S JEAN	09/27/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$79,500	31.81	\$195,821	\$99,667	\$45,588	62.4	130.0	0.18	0.18	\$1,596	\$556,799	\$12.78	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0057 000	38307 S JEAN	08/28/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$98,300	44.68	\$240,544	\$24,923	\$45,467	62.3	124.3	0.18	0.18	\$400	\$142,417	\$3.27	61.50	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0067 000	38312 N JEAN	10/20/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$96,300	45.42	\$230,625	\$29,781	\$48,406	66.3	127.5	0.19	0.19	\$449	\$155,109	\$3.56	65.47	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0082 000	38203 AVONDALE	12/18/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$80,300	32.13	\$188,502	\$106,986	\$45,588	62.4	130.0	0.18	0.18	\$1,713	\$597,687	\$13.72	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0092 000	38323 AVONDALE	01/23/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$81,200	41.64	\$187,277	\$67,961	\$60,238	82.5	130.0	0.25	0.25	\$824	\$267,563	\$6.14	85.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0111 000	38196 ST JOE	11/17/22	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$82,600	38.60	\$225,369	\$32,431	\$43,800	60.0	120.0	0.17	0.17	\$541	\$196,552	\$4.51	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0124 000	38313 ST JOE	04/07/23	\$207,500	PTA	03-ARM'S LENGTH	\$207,500	\$89,200	42.99	\$214,273	\$37,027	\$43,800	60.0	120.0	0.17	0.17	\$617	\$224,406	\$5.15	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0125 000	38335 ST JOE	08/03/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$82,400	29.96	\$196,652	\$122,148	\$43,800	60.0	120.0	0.17	0.17	\$2,036	\$740,291	\$16.99	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0143 000	38249 N JEAN	04/12/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,600	39.80	\$192,142	\$54,315	\$46,457	63.6	135.0	0.19	0.19	\$853	\$292,016	\$6.70	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0146 000	38285 N JEAN	05/20/22	\$224,100	PTA	03-ARM'S LENGTH	\$224,100	\$86,900	38.78	\$240,263	\$30,294	\$46,457	63.6	135.0	0.19	0.19	\$476	\$162,871	\$3.74	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0183 000	38186 S RICKHAM	04/29/22	\$271,055	PTA	03-ARM'S LENGTH	\$271,055	\$82,500	30.44	\$227,809	\$89,703	\$46,457	63.6	135.0	0.19	0.19	\$1,410	\$482,274	\$11.07	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0202 000	1477 S SUTTON	05/11/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$111,700	40.62	\$303,067	\$37,022	\$65,089	89.2	265.0	0.37	0.37	\$415	\$101,430	\$2.33	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0217 000	1205 S SUTTON	09/13/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$74,400	38.15	\$195,548	\$64,541	\$65,089	89.2	265.0	0.37	0.37	\$724	\$176,825	\$4.06	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 02 0221 000	1037 S SUTTON	12/06/23	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$109,300	50.25	\$255,840	\$26,749	\$65,089	89.2	265.0	0.37	0.37	\$300	\$73,285	\$1.68	60.00	0150	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT	
56 056 99 0012 000	38233 HYMAN	09/29/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$120,600	44.67	\$246,840	\$118,973	\$95,813	235.9	470.0	0.98	0.44	\$504	\$122,024	\$2.80	195.00	0150	56 056 99 0008 000	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT
56 056 99 0012 000	38233 HYMAN	09/29/23	\$270,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$270,000	\$120,600	44.67	\$246,840	\$118,973	\$95,813	235.9	470.0	0.98	0.44	\$504	\$122,024	\$2.80	195.00	0150	56 056 99 0008 000	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	FRONT FOOT
Totals:			\$23,988,760			\$23,988,760	\$9,321,000		\$23,802,982	\$5,632,639	\$5,446,861	7,670.8		24.48	23.41									
								Sale. Ratio =>	38.86															
								Std. Dev. =>	9.98			Average	\$734	Average										
												per Net Acre=>	230,119.66											
												</												

0160 CHERRY OAK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 058 04 0016 000	277 STEPHANIE	05/17/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,600	40.62	\$242,643	\$72,657	\$55,300	60.0	120.0	0.17	0.17	\$1,211	\$440,345	\$10.11	60.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0036 000	36762 CHERRY OAK	04/30/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$266,136	\$62,364	\$48,500	70.0	113.0	0.18	0.18	\$891	\$342,659	\$7.87	70.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0094 000	36776 CANYON	11/06/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,300	42.06	\$313,781	\$96,519	\$55,300	105.7	162.9	0.30	0.30	\$913	\$326,078	\$7.49	158.55	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0103 000	36733 CHERRY OAK	12/20/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$269,858	\$33,642	\$48,500	60.0	135.0	0.19	0.19	\$561	\$180,871	\$4.15	60.00	0160		CHERRY OAK	401	SITE VALUE
Totals:			\$1,150,000			\$1,150,000	\$474,800		\$1,092,418	\$265,182	\$207,600	295.7		0.83	0.83									
								Sale. Ratio =>	41.29	Average				Average			Average							
								Std. Dev. =>	1.90	SITE VALUE		\$66,296			per Net Acre=>	319,881.79		per SqFt=>	\$7.34					

0170

61-02 & 03 TO 62

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 061 02 0005 000	267 S WILDWOOD	02/02/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$74,500	41.85	\$199,912	\$14,975	\$36,887	51.2	111.0	0.13	0.13	\$292	\$115,192	\$2.64	51.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0006 000	107 S WILDWOOD	08/17/23	\$194,500	PTA	03-ARM'S LENGTH	\$194,500	\$76,400	39.28	\$183,246	\$48,306	\$37,052	51.5	112.0	0.13	0.13	\$939	\$368,748	\$8.47	51.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0026 000	629 S WILDWOOD	09/21/22	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$64,800	31.76	\$173,346	\$70,790	\$40,136	55.7	113.0	0.14	0.14	\$1,270	\$495,035	\$11.36	55.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0056 000	548 DARWIN	09/01/22	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$67,100	36.87	\$179,715	\$42,065	\$39,780	55.2	111.0	0.14	0.14	\$761	\$300,464	\$6.90	55.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0058 000	34331 SOMERSET	05/25/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$77,600	40.21	\$186,751	\$48,533	\$42,284	58.7	100.0	0.14	0.14	\$826	\$341,782	\$7.85	62.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0064 000	460 DARWIN	01/13/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$61,600	39.74	\$165,074	\$26,813	\$36,887	51.2	111.0	0.13	0.13	\$523	\$206,254	\$4.73	51.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0078 000	132 DARWIN	10/18/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,300	40.74	\$171,644	\$39,519	\$36,163	50.2	111.0	0.13	0.13	\$787	\$311,173	\$7.14	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0086 000	481 DARWIN	01/16/24	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$73,800	52.34	\$177,458	(\$458)	\$36,000	50.0	110.0	0.13	0.13	(\$9)	(\$3,635)	(\$0.08)	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0090 000	527 DARWIN	03/28/24	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$64,300	40.70	\$154,300	\$43,300	\$39,600	55.0	110.0	0.14	0.14	\$787	\$311,511	\$7.15	55.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0095 002	617 DARWIN	06/28/22	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$72,500	38.77	\$193,038	\$33,562	\$39,600	55.0	110.0	0.14	0.14	\$610	\$241,453	\$5.54	55.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0106 000	757 DARWIN	12/29/23	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$93,000	39.91	\$223,850	\$47,310	\$38,160	53.0	110.0	0.13	0.13	\$893	\$353,060	\$8.11	53.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0110 000	34124 BIRCHWOOD	10/21/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$65,300	42.13	\$175,169	\$16,157	\$36,326	50.5	112.0	0.13	0.13	\$320	\$125,248	\$2.88	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 02 0127 002	658 VANLAWN	07/06/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,600	38.40	\$154,164	\$35,436	\$39,600	55.0	110.0	0.14	0.14	\$644	\$254,935	\$5.85	55.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0211 000	34130 BEECHNUT	10/17/22	\$184,900	PTA	03-ARM'S LENGTH	\$184,900	\$60,500	32.72	\$162,088	\$58,975	\$36,163	50.2	111.0	0.13	0.13	\$1,174	\$464,370	\$10.66	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0212 000	34118 BEECHNUT	08/26/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$64,100	41.35	\$171,301	\$19,862	\$36,163	50.2	111.0	0.13	0.13	\$395	\$156,394	\$3.59	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0225 000	365 FOREST	05/19/23	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$82,000	45.58	\$197,390	\$22,392	\$39,882	55.4	135.0	0.16	0.16	\$404	\$144,465	\$3.32	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0227 000	413 FOREST	08/26/22	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$60,300	35.89	\$161,581	\$41,715	\$35,296	49.0	105.7	0.12	0.12	\$851	\$344,752	\$7.91	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0230 000	445 FOREST	03/03/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$60,400	35.53	\$161,732	\$48,150	\$39,882	55.4	135.0	0.16	0.16	\$869	\$310,645	\$7.13	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0254 000	833 FOREST	07/19/22	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$71,000	36.04	\$190,430	\$46,892	\$40,322	56.0	138.0	0.16	0.16	\$837	\$296,785	\$6.81	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0258 000	905 FOREST	04/27/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,900	36.16	\$179,238	\$46,230	\$40,468	56.2	139.0	0.16	0.16	\$823	\$288,938	\$6.63	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0262 000	951 FOREST	10/23/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$77,700	35.32	\$186,763	\$80,180	\$46,943	65.2	139.0	0.19	0.19	\$1,230	\$433,405	\$9.95	58.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0265 000	834 FOREST	05/06/22	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$65,400	34.97	\$175,384	\$47,616	\$36,000	50.0	110.0	0.13	0.13	\$952	\$377,905	\$8.68	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0289 000	444 FOREST	12/15/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$71,000	38.38	\$170,620	\$50,380	\$36,000	50.0	110.0	0.13	0.13	\$1,008	\$399,841	\$9.18	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0293 000	400 FOREST	07/31/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$83,000	46.11	\$200,249	\$15,751	\$36,000	50.0	110.0	0.13	0.13	\$315	\$125,008	\$2.87	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0294 000	362 FOREST	05/10/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$75,900	36.14	\$203,748	\$42,252	\$36,000	50.0	110.0	0.13	0.13	\$845	\$335,333	\$7.70	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0304 000	34155 BEECHNUT	01/31/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,900	40.49	\$200,613	\$20,550	\$36,163	50.2	111.0	0.13	0.13	\$409	\$161,811	\$3.71	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0305 000	34167 BEECHNUT	11/07/23	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$67,500	39.94	\$162,395	\$42,768	\$36,163	50.2	111.0	0.13	0.13	\$851	\$336,756	\$7.73	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0306 000	34203 BEECHNUT	06/01/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$59,800	33.22	\$160,429	\$55,734	\$36,163	50.0	111.0	0.13	0.13	\$1,115	\$438,850	\$10.07	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0332 000	535 S HAWTHORN	06/09/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,100	40.63	\$190,816	\$20,184	\$36,000	50.0	110.0	0.13	0.13	\$404	\$160,190	\$3.68	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0335 000	33939 HIVELEY	01/23/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$70,500	34.06	\$188,394	\$69,936	\$51,330	71.3	100.0	0.18	0.18	\$981	\$386,387	\$8.87	79.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0350 000	837 S HAWTHORN	10/05/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,300	38.62	\$181,038	\$49,962	\$36,000	50.0	110.0	0.13	0.13	\$999	\$396,524	\$9.10	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0379 000	828 S HAWTHORN	08/30/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,900	43.94	\$184,827	\$36,230	\$46,057	64.0	110.0	0.16	0.16	\$566	\$220,915	\$5.07	65.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0385 000	710 S HAWTHORN	11/08/22	\$185,500	PTA	03-ARM'S LENGTH	\$185,500	\$73,100	39.41	\$196,115	\$25,385	\$36,000	50.0	110.0	0.13	0.13	\$508	\$201,468	\$4.63	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0392 000	612 S HAWTHORN	08/29/23	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$67,400	42.66	\$162,176	\$31,824	\$36,000	50.0	110.0	0.13	0.13	\$636	\$252,571	\$5.80	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0402 000	456 S HAWTHORN	01/09/23	\$180,700	PTA	03-ARM'S LENGTH	\$180,700	\$65,000	35.97	\$173,668	\$43,032	\$36,000	50.0	110.0	0.13	0.13	\$861	\$341,524	\$7.84	50.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 061 03 0406 000	34035 FERNWOOD	11/21/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$75,700	58.23	\$181,144	(\$4,824)	\$46,320	64.3	120.0	0.17	0.17	(\$75)	(\$28,211)	(\$0.65)	62.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 02 0013 000	344 S CHRISTINE	02/27/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,100	40.63	\$170,909	\$46,096	\$42,005	58.3	104.0	0.14	0.14	\$790	\$322,350	\$7.40	60.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 02 0019 000	34843 SOMERSET	09/08/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$109,900	43.96	\$263,984	\$42,462	\$56,446	78.4	122.4	0.22	0.22	\$542	\$193,009	\$4.43	78.39	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 02 0044 000	344 S DOBSON	02/05/24	\$213,500	PTA	03-ARM'S LENGTH	\$213,500	\$89,400	41.87	\$215,436	\$39,867	\$41,803	58.1	103.0	0.14	0.14	\$687	\$280,754	\$6.45	60.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 02 0054 000	144 S DOBSON	09/12/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$78,900	38.49	\$211,520	\$34,875	\$41,395	57.5	101.0	0.14	0.14	\$607	\$250,899	\$5.76	60.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 02 0095 000	135 S HANLON	09/09/22	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$69,000	35.20	\$185,072	\$53,135	\$42,207	58.6	105.0	0.15	0.15	\$906	\$366,448	\$8.41	60.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 02 0096 000	147 S HANLON	04/06/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$86,100	35.88	\$231,080	\$51,527	\$42,607	59.2	107.0	0.15	0.15	\$871	\$350,524	\$8.05	60.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 02 0098 000	207 S HANLON	05/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,500	37.25	\$179,010	\$64,386	\$43,396	60.3	111.0	0.15	0.15	\$1,068	\$420,824	\$9.66	60.00	0170		61-02 & 03 TO 62	401	FRONT FOOT
56 062 03 0020 000	614 S CHRISTINE	01/10/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$80,400	41.23	\$192,876	\$54,162	\$52,038	72.3	125.2	0.20	0.20	\$749	\$269,463	\$6.19	69.83	0170		61-02 & 03 TO		

0175

061 01 & 64

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 061 01 0004 000	33777 CHERRY HILL	12/07/23	\$155,900	PTA	03-ARM'S LENGTH	\$155,900	\$66,700	42.78	\$147,958	\$40,438	\$32,496	54.2	110.0	0.15	0.15	\$747	\$266,039	\$6.11	60.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0052 000	33419 CHERRY HILL	05/25/21	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$72,100	41.92	\$191,614	\$48,313	\$67,927	113.2	143.0	0.36	0.36	\$427	\$133,831	\$3.07	110.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0096 008	33438 HIVELEY	06/29/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$66,600	42.97	\$170,689	\$31,711	\$47,400	79.0	135.0	0.25	0.25	\$401	\$129,433	\$2.97	79.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0148 001	33406 AVONDALE	03/03/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$60,400	35.53	\$166,488	\$40,883	\$37,371	62.3	110.0	0.17	0.17	\$656	\$234,960	\$5.39	69.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0148 004	33434 AVONDALE	12/17/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$55,300	36.87	\$153,640	\$26,148	\$29,788	49.6	110.0	0.14	0.14	\$527	\$188,115	\$4.32	55.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0164 002	33494 AVONDALE	09/22/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$62,300	30.39	\$160,548	\$72,736	\$28,284	47.1	120.0	0.14	0.14	\$1,543	\$527,072	\$12.10	50.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0181 300	33634 AVONDALE	02/15/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,000	45.50	\$227,066	\$6,875	\$33,941	56.6	120.0	0.17	0.17	\$122	\$41,667	\$0.96	60.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0184 301	33646 AVONDALE	09/23/22	\$229,000	PTA	03-ARM'S LENGTH	\$229,000	\$95,800	41.83	\$239,455	\$23,486	\$33,941	56.6	120.0	0.17	0.17	\$415	\$142,339	\$3.27	60.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0205 301	906 S SCHUMAN	04/24/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$191,600	58.95	\$375,217	\$74,783	\$125,000	387.4	718.0	2.77	2.77	\$193	\$27,007	\$0.62	168.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0335 000	33511 HIVELEY	06/16/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$79,100	43.94	\$210,472	\$41,082	\$71,554	119.3	300.0	0.55	0.55	\$344	\$74,559	\$1.71	80.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0369 301	33543 HIVELEY	12/21/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,100	45.85	\$269,667	\$62,254	\$56,921	94.9	150.0	0.31	0.31	\$656	\$200,819	\$4.61	90.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0385 000	33512 HIVELEY	03/31/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$64,200	40.13	\$159,678	\$54,322	\$54,000	90.0	135.0	0.28	0.28	\$604	\$194,703	\$4.47	90.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0404 002	33736 HIVELEY	08/20/21	\$131,100	PTA	03-ARM'S LENGTH	\$131,100	\$51,200	39.05	\$140,290	\$25,712	\$34,902	58.2	135.0	0.18	0.18	\$442	\$142,844	\$3.28	58.17	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0411 000	33679 SOMERSET	11/18/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$62,500	55.80	\$156,502	\$3,498	\$48,000	80.0	135.0	0.25	0.25	\$44	\$14,105	\$0.32	80.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0413 000	33647 SOMERSET	03/10/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$70,400	30.61	\$177,665	\$100,335	\$48,000	80.0	135.0	0.25	0.25	\$1,254	\$404,577	\$9.29	80.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0452 000	33738 SOMERSET	06/02/23	\$142,500	PTA	03-ARM'S LENGTH	\$142,500	\$49,200	34.53	\$112,779	\$53,721	\$24,000	40.0	135.0	0.12	0.12	\$1,343	\$433,234	\$9.95	40.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0453 000	33746 SOMERSET	08/05/21	\$173,100	PTA	03-ARM'S LENGTH	\$173,100	\$81,600	47.14	\$208,846	\$33,854	\$69,600	116.0	135.0	0.36	0.36	\$292	\$94,039	\$2.16	116.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0457 000	33733 FERNWOOD	05/13/22	\$156,790	PTA	03-ARM'S LENGTH	\$156,790	\$49,000	31.25	\$125,737	\$55,053	\$24,000	40.0	135.0	0.12	0.12	\$1,376	\$443,976	\$10.19	40.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0468 000	33605 FERNWOOD	07/28/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$51,300	31.09	\$131,355	\$61,245	\$27,600	46.0	135.0	0.14	0.14	\$1,331	\$428,287	\$9.83	46.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0478 000	33443 FERNWOOD	05/25/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$56,300	36.32	\$144,612	\$34,388	\$24,000	40.0	135.0	0.12	0.12	\$860	\$277,323	\$6.37	40.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0479 000	33435 FERNWOOD	04/14/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,500	40.27	\$170,333	\$46,467	\$31,800	53.0	135.0	0.16	0.16	\$877	\$283,335	\$6.50	53.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0480 002	33440 FERNWOOD	12/20/21	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$53,300	40.08	\$147,714	\$15,286	\$30,000	50.0	135.0	0.16	0.16	\$306	\$98,619	\$2.26	50.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0492 002	33628 FERNWOOD	08/17/22	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$80,800	35.99	\$198,032	\$62,468	\$36,000	60.0	135.0	0.19	0.19	\$1,041	\$335,849	\$7.71	60.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0500 000	33720 FERNWOOD	08/20/21	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$49,800	34.34	\$131,945	\$37,055	\$24,000	40.0	135.0	0.12	0.12	\$926	\$298,831	\$6.86	40.00	0175		061-01 & 64	401	FRONT FOOT
56 061 01 0542 002	33618 BEECHNUT	08/25/21	\$171,800	PTA	03-ARM'S LENGTH	\$171,800	\$66,700	38.82	\$173,514	\$34,552	\$36,266	60.4	137.0	0.19	0.19	\$572	\$182,815	\$4.20	60.00	0175		061-01 & 64	401	FRONT FOOT
56 064 01 0390 304	33955 AVONDALE	06/26/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$160,700	48.70	\$318,040	\$56,379	\$44,419	74.0	151.0	0.24	0.24	\$762	\$232,012	\$5.33	70.00	0175		061-01 & 64	401	FRONT FOOT
56 064 01 0393 306	33887 AVONDALE	08/25/23	\$309,000	PTA	03-ARM'S LENGTH	\$309,000	\$129,300	41.84	\$329,130	\$24,216	\$44,346	73.9	150.5	0.24	0.24	\$328	\$100,066	\$2.30	70.00	0175		061-01 & 64	401	FRONT FOOT
56 064 02 0054 001	1580 S SCHUMAN	10/07/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$70,100	37.89	\$173,173	\$39,574	\$27,747	51.0	111.0	0.13	0.13	\$776	\$304,415	\$6.99	51.00	0175		061-01 & 64	401	FRONT FOOT
56 064 02 0082 000	33667 MELTON	10/12/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$84,500	54.52	\$188,875	\$1,723	\$35,598	59.3	132.0	0.18	0.18	\$29	\$9,467	\$0.22	60.00	0175		061-01 & 64	401	FRONT FOOT
56 064 02 0140 002	1214 S SCHUMAN	07/06/21	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$93,800	43.63	\$248,788	\$1,539	\$35,327	58.9	130.0	0.18	0.18	\$26	\$8,598	\$0.20	60.00	0175		061-01 & 64	401	FRONT FOOT
56 064 02 0152 002	33693 GLEN	05/21/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$89,000	38.70	\$238,969	\$21,882	\$30,851	51.4	132.0	0.16	0.16	\$426	\$138,494	\$3.18	52.00	0175		061-01 & 64	401	FRONT FOOT
56 064 02 0263 002	33757 MELTON	06/29/22	\$267,000	SD	03-ARM'S LENGTH	\$267,000	\$94,500	35.39	\$232,960	\$76,248	\$42,208	70.3	122.0	0.21	0.21	\$1,084	\$368,348	\$8.46	74.00	0175		061-01 & 64	401	FRONT FOOT
56 064 03 0002 000	1442 ZORN	12/12/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$71,600	39.78	\$181,519	\$43,943	\$45,462	75.8	111.0	0.75	0.25	\$580	\$58,591	\$1.35	54.34	0175		061-01 & 64	401	FRONT FOOT
56 064 03 0005 000	1445 ZORN	07/27/21	\$181,500	PTA	03-ARM'S LENGTH	\$181,500	\$67,900	37.41	\$184,811	\$46,064	\$49,375	82.3	137.5	0.91	0.30	\$560	\$50,843	\$1.17	53.31	0175		061-01 & 64	401	FRONT FOOT
Totals:			\$6,554,190			\$6,554,190		\$2,689,200		\$6,588,081	\$1,398,233													
								Sale. Ratio =>				41.03												
								Std. Dev. =>				6.85												
												Average												
												per FF=>												

0176 WILDWOOD MANOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 058 04 0016 000	277 STEPHANIE	05/17/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,600	40.62	\$242,643	\$72,657	\$55,300	60.0	120.0	0.17	0.17	\$1,211	\$440,345	\$10.11	60.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0036 000	36762 CHERRY OAK	04/30/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$266,136	\$62,364	\$48,500	70.0	113.0	0.18	0.18	\$891	\$342,659	\$7.87	70.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0040 000	195 FISCHER	07/17/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$158,700	51.19	\$313,754	\$51,546	\$55,300	60.4	123.2	0.17	0.03	\$853	\$303,212	\$6.96	60.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0094 000	36776 CANYON	11/06/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,300	42.06	\$313,781	\$96,519	\$55,300	105.7	162.9	0.30	0.30	\$913	\$326,078	\$7.49	158.55	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0103 000	36733 CHERRY OAK	12/20/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$269,858	\$33,642	\$48,500	60.0	135.0	0.19	0.19	\$561	\$180,871	\$4.15	60.00	0160		CHERRY OAK	401	SITE VALUE
56 064 04 0016 000	1275 CRAIG	01/07/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$105,900	39.96	\$264,371	\$50,129	\$49,500	62.7	115.0	0.17	0.17	\$800	\$303,812	\$6.97	62.65	0176		WILDWOOD MANOR	401	SITE VALUE
56 064 04 0019 000	1335 CRAIG	05/12/21	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$108,200	38.10	\$269,734	\$63,766	\$49,500	71.7	131.8	0.23	0.23	\$890	\$272,504	\$6.26	60.00	0176		WILDWOOD MANOR	401	SITE VALUE
Totals:			\$2,009,000			\$2,009,000	\$847,600		\$1,940,277	\$430,623	\$361,900	490.4		1.40	1.25									
								Sale. Ratio =>	42.19					Average					Average					
								Std. Dev. =>	4.41					Average					Average					
										SITE VALUE				\$61,518	per Net Acre=>				308,027.90	Average				
																			per SqFt=>					
																			\$7.07					

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0180		PAGE 63																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 063 01 0028 000	35320 AVONDALE	11/15/23	\$141,500	PTA	03-ARM'S LENGTH	\$141,500	\$55,100	38.94	\$125,976	\$56,230	\$40,706	58.2	136.0	0.18	0.18	\$967	\$305,598	\$7.02	59.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0038 000	35132 AVONDALE	08/05/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$72,400	45.25	\$177,514	\$61,242	\$78,756	112.5	134.0	0.35	0.35	\$544	\$173,000	\$3.97	115.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0049 004	34878 AVONDALE	08/10/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$55,100	32.41	\$142,309	\$61,424	\$33,733	48.2	125.0	0.15	0.15	\$1,275	\$420,712	\$9.66	51.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0059 006	34634 AVONDALE	10/17/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$62,600	36.82	\$165,317	\$38,281	\$33,598	48.0	124.0	0.15	0.15	\$798	\$264,007	\$6.06	51.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0077 302	34473 AVONDALE	01/26/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$59,300	31.21	\$151,920	\$78,603	\$40,523	57.9	162.9	0.20	0.20	\$1,358	\$396,985	\$9.11	55.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0116 000	35304 FAIRCHILD	06/23/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$84,800	47.11	\$213,688	\$8,312	\$42,000	60.0	140.0	0.19	0.19	\$139	\$43,067	\$0.99	60.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0119 002	35232 FAIRCHILD	07/20/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$96,600	43.91	\$244,736	\$17,264	\$42,000	60.0	140.0	0.19	0.19	\$288	\$89,451	\$2.05	60.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0173 004	34811 FAIRCHILD	01/13/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$67,200	38.40	\$172,820	\$45,485	\$43,305	61.9	135.0	0.20	0.20	\$735	\$233,256	\$5.35	63.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0189 004	35205 FAIRCHILD	04/08/22	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$60,800	40.81	\$157,442	\$25,927	\$34,369	49.1	135.0	0.16	0.16	\$528	\$167,271	\$3.84	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0308 000	34862 HAZELWOOD	08/24/22	\$194,500	PTA	03-ARM'S LENGTH	\$194,500	\$74,500	38.30	\$186,518	\$42,982	\$35,000	50.0	140.0	0.16	0.16	\$860	\$266,969	\$6.13	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0309 000	34850 HAZELWOOD	11/14/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,000	35.68	\$164,321	\$55,679	\$35,000	50.0	140.0	0.16	0.16	\$1,114	\$345,832	\$7.94	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0321 000	34520 HAZELWOOD	07/13/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$97,600	44.36	\$246,400	\$19,100	\$45,500	65.0	140.0	0.21	0.21	\$294	\$91,388	\$2.10	65.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0331 004	34455 HAZELWOOD	06/03/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$95,100	44.23	\$240,174	\$17,991	\$43,165	61.7	126.0	0.19	0.19	\$292	\$95,697	\$2.20	65.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0333 004	34499 HAZELWOOD	02/17/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$90,000	52.33	\$226,726	(\$11,561)	\$43,165	61.7	126.0	0.19	0.19	(\$187)	(\$61,495)	(\$1.41)	65.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0336 004	34553 HAZELWOOD	12/21/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$98,300	51.74	\$248,918	(\$15,753)	\$43,165	61.7	126.0	0.19	0.19	(\$255)	(\$83,793)	(\$1.92)	65.00	0180		PAGE 63	401	FRONT FOOT	
56 063 01 0351 000	35007 HAZELWOOD	11/06/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$130,800	55.66	\$294,604	(\$960)	\$58,644	83.8	136.0	0.27	0.27	(\$11)	(\$3,623)	(\$0.08)	85.00	0180		PAGE 63	401	FRONT FOOT	
56 063 02 0038 001	35240 CADY	04/15/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$47,500	36.54	\$119,226	\$52,581	\$41,807	59.7	236.0	0.25	0.25	\$880	\$211,169	\$4.85	46.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0352 000	1603 ACKLEY	11/08/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,200	46.80	\$162,069	\$21,985	\$34,054	48.6	138.0	0.16	0.16	\$452	\$134,877	\$3.10	49.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0370 000	34606 MELTON	05/19/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$71,400	30.38	\$187,128	\$81,076	\$33,204	47.4	126.0	0.15	0.15	\$1,709	\$559,145	\$12.84	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0376 000	34676 MELTON	12/13/22	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$60,500	38.54	\$157,557	\$32,647	\$33,204	47.4	126.0	0.15	0.15	\$688	\$225,152	\$5.17	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0380 000	34836 MELTON	12/02/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$55,900	33.88	\$144,576	\$53,628	\$33,204	47.4	126.0	0.15	0.15	\$1,131	\$369,848	\$8.49	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0391 000	1610 REGENE	12/22/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,800	43.09	\$219,145	\$40,769	\$39,914	57.0	175.0	0.21	0.21	\$715	\$198,873	\$4.57	51.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0392 000	1620 REGENE	04/04/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$65,100	29.59	\$169,069	\$88,246	\$37,315	53.3	146.1	0.18	0.18	\$1,655	\$492,994	\$11.32	49.83	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0401 000	1740 REGENE	09/02/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$81,200	43.89	\$212,178	\$11,953	\$39,131	55.9	175.0	0.20	0.20	\$214	\$59,468	\$1.37	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0446 000	1772 LESLIE	11/17/23	\$182,900	PTA	03-ARM'S LENGTH	\$182,900	\$72,100	39.42	\$166,409	\$48,212	\$31,721	45.3	115.0	0.13	0.13	\$1,064	\$365,242	\$8.38	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0450 000	1741 LESLIE	05/01/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$72,300	37.08	\$166,584	\$60,137	\$31,721	45.3	115.0	0.13	0.13	\$1,327	\$455,583	\$10.46	50.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0461 000	1560 SUSAN	10/27/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$74,700	35.57	\$171,409	\$85,758	\$47,167	67.4	113.0	0.20	0.20	\$1,273	\$439,785	\$10.10	75.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0498 000	1575 SUSAN	02/27/23	\$180,500	PTA	03-ARM'S LENGTH	\$180,500	\$61,600	34.13	\$160,025	\$55,073	\$34,598		95.0	0.13	0.13	#VALUE!	\$420,405	\$9.65	60.00	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0514 000	1600 ACKLEY	01/03/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$61,200	39.48	\$159,356	\$28,813	\$33,169	47.4	121.5	0.14	0.14	\$608	\$205,807	\$4.72	52.04	0180		PAGE 63	401	FRONT FOOT	
56 063 03 0518 000	1640 ACKLEY	08/31/23	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$76,500	42.03	\$176,560	\$37,161	\$31,721	45.3	115.0	0.13	0.13	\$820	\$281,523	\$6.46	50.00	0180		PAGE 63	401	FRONT FOOT	
Totals:			\$5,534,400			\$5,534,400	\$2,231,200		\$5,530,674	\$1,198,285	\$1,194,559	1,657.1		5.42	5.41										
							Sale. Ratio ==>	40.32			Average			Average											
							Std. Dev. ==>	6.50			per FF==>	\$723		per Net Acre==>	221,208.23			Average							
																		per SqFt==>	\$5.08						

0183

64-05 CHASE MEADOWS SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 058 04 0016 000	277 STEPHANIE	05/17/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,600	40.62	\$242,643	\$72,657	\$55,300	60.0	120.0	0.17	0.17	\$1,211	\$440,345	\$10.11	60.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0036 000	36762 CHERRY OAK	04/30/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$266,136	\$62,364	\$48,500	70.0	113.0	0.18	0.18	\$891	\$342,659	\$7.87	70.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0040 000	195 FISCHER	07/17/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$158,700	51.19	\$313,754	\$51,546	\$55,300	60.4	123.2	0.17	0.03	\$853	\$303,212	\$6.96	60.00	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0094 000	36776 CANYON	11/06/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,300	42.06	\$313,781	\$96,519	\$55,300	105.7	162.9	0.30	0.30	\$913	\$326,078	\$7.49	158.55	0160		CHERRY OAK	401	SITE VALUE
56 058 05 0103 000	36733 CHERRY OAK	12/20/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$269,858	\$33,642	\$48,500	60.0	135.0	0.19	0.19	\$561	\$180,871	\$4.15	60.00	0160		CHERRY OAK	401	SITE VALUE
56 064 04 0016 000	1275 CRAIG	01/07/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$105,900	39.96	\$264,371	\$50,129	\$49,500	62.7	115.0	0.17	0.17	\$800	\$303,812	\$6.97	62.65	0176		WILDWOOD MANOR	401	SITE VALUE
56 064 04 0019 000	1335 CRAIG	05/12/21	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$108,200	38.10	\$269,734	\$63,766	\$49,500	71.7	131.8	0.23	0.23	\$890	\$272,504	\$6.26	60.00	0176		WILDWOOD MANOR	401	SITE VALUE
Totals:			\$2,009,000			\$2,009,000	\$847,600		\$1,940,277	\$430,623	\$361,900	490.4		1.40	1.25									
							Sale. Ratio =>	42.19			Average							Average						
							Std. Dev. =>	4.41			SITE VALUE	\$61,518			Average	per Net Acre=>	308,027.90		Average	per SqFt=>	\$7.07			

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PAGES 068-03																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 068 03 0006 000	1500 NORRIS	03/31/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$70,100	36.32	\$191,060	\$49,997	\$48,057	93.3	129.0	0.27	0.27	\$536	\$187,255	\$4.30	90.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0008 000	1610 NORRIS	11/17/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$90,100	40.95	\$249,957	\$25,575	\$55,532	107.8	129.0	0.31	0.31	\$237	\$83,036	\$1.91	104.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0017 002	1667 NORRIS	04/18/23	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$51,100	32.55	\$135,332	\$52,568	\$30,900	60.0	120.0	0.17	0.17	\$876	\$318,594	\$7.31	60.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0029 301	1418 BEATRICE	11/16/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$60,900	39.29	\$159,232	\$49,843	\$54,075	105.0	120.0	0.29	0.29	\$475	\$172,467	\$3.96	105.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0055 000	1425 BEATRICE	10/27/23	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$65,600	35.85	\$173,124	\$56,226	\$46,350	90.0	120.0	0.25	0.25	\$625	\$226,718	\$5.20	90.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0060 001	1458 ELIAS	04/06/23	\$145,800	PTA	03-ARM'S LENGTH	\$145,800	\$52,300	35.87	\$139,605	\$29,370	\$23,175	45.0	120.0	0.12	0.12	\$653	\$236,855	\$5.44	45.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0072 000	31522 PALMER	02/16/23	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$94,900	45.41	\$260,184	\$58,500	\$109,684	213.0	168.0	0.69	0.69	\$275	\$84,294	\$1.94	180.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0107 001	1497 LILLIAN	10/07/22	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$37,800	30.24	\$109,198	\$38,977	\$23,175	45.0	120.0	0.12	0.12	\$866	\$314,331	\$7.22	45.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0107 002	1485 LILLIAN	08/22/23	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$37,700	33.07	\$99,670	\$37,505	\$23,175	45.0	120.0	0.12	0.12	\$833	\$302,460	\$6.94	45.00	0190		PAGES 068-03	401	FRONT FOOT	
56 068 03 0110 002	1437 LILLIAN	05/05/23	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$45,600	32.59	\$121,527	\$41,548	\$23,175	45.0	120.0	0.12	0.12	\$923	\$335,065	\$7.69	45.00	0190		PAGES 068-03	401	FRONT FOOT	
Totals:			\$1,641,700			\$1,641,700	\$606,100		\$1,638,889	\$440,109	\$437,298	849.1		2.47	2.47										
								Sale. Ratio =>	36.92					Average					Average						
								Std. Dev. =>	4.58					per FF=>					per Net Acre=>	178,398.46					
														\$518											

0200		PAGE 70																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 070 01 0020 001	1353 S MERRIMAN	04/14/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$58,700	53.36	\$137,204	\$41,327	\$68,531	92.0	270.3	0.37	0.37	\$449	\$111,094	\$2.55	60.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0003 000	1032 BERKSHIRE	06/16/23	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$80,900	46.49	\$191,342	\$23,454	\$40,796	54.8	114.0	0.14	0.14	\$428	\$162,875	\$3.74	55.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0009 000	1154 BERKSHIRE	06/29/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$67,300	43.42	\$176,365	\$15,560	\$36,925	49.6	113.0	0.13	0.13	\$314	\$119,692	\$2.75	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0012 000	1234 BERKSHIRE	12/21/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$86,900	37.80	\$205,644	\$61,181	\$36,925	49.6	113.0	0.13	0.13	\$1,234	\$470,623	\$10.80	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0025 000	1468 WESTCHESTER	11/27/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$85,800	42.92	\$197,257	\$58,963	\$56,320	75.6	87.5	0.35	0.18	\$780	\$167,509	\$3.85	85.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0026 000	30710 PARKWOOD	08/02/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$91,300	45.67	\$214,251	\$51,334	\$65,685	88.2	107.5	0.19	0.19	\$582	\$274,513	\$6.30	122.03	0200		PAGE 70	401	FRONT FOOT
56 070 03 0034 000	1658 WESTCHESTER	12/22/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$66,300	40.18	\$178,727	\$36,419	\$50,146	67.3	89.0	0.32	0.16	\$541	\$115,250	\$2.65	74.77	0200		PAGE 70	401	FRONT FOOT
56 070 03 0035 000	1684 WESTCHESTER	03/07/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$70,300	42.63	\$184,979	\$27,973	\$48,052	64.5	109.5	0.32	0.16	\$434	\$86,873	\$1.99	70.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0039 000	1728 WESTCHESTER	08/31/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$66,200	37.83	\$173,866	\$39,185	\$38,051	51.1	120.0	0.14	0.14	\$767	\$283,949	\$6.52	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0059 000	1650 BERKSHIRE	10/11/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,100	43.49	\$200,153	\$26,350	\$51,503	69.1	87.5	0.30	0.15	\$381	\$89,020	\$2.04	90.48	0200		PAGE 70	401	FRONT FOOT
56 070 03 0070 000	1557 WESTCHESTER	04/25/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$67,200	39.53	\$176,249	\$28,487	\$34,736	46.6	100.0	0.12	0.12	\$611	\$247,713	\$5.69	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0071 000	1543 WESTCHESTER	05/24/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$178,428	\$31,308	\$34,736	46.6	100.0	0.12	0.12	\$671	\$272,243	\$6.25	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0087 000	1582 BERKSHIRE	06/07/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,000	48.13	\$182,016	\$17,405	\$39,421	52.9	115.5	0.26	0.13	\$329	\$65,928	\$1.51	59.05	0200		PAGE 70	401	FRONT FOOT
56 070 03 0108 000	1455 BERKSHIRE	11/30/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$76,700	80.74	\$180,688	(\$34,684)	\$51,004	68.5	110.0	0.18	0.18	(\$507)	(\$195,955)	(\$4.50)	70.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0114 000	1395 WESTCHESTER	10/05/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,700	41.59	\$167,151	\$38,807	\$35,958	48.3	103.0	0.12	0.12	\$804	\$320,719	\$7.36	51.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0132 002	1200 S HENRY RUFF	08/10/23	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$73,100	45.97	\$172,859	\$24,953	\$38,812	52.1	120.0	0.14	0.14	\$479	\$178,236	\$4.09	51.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0141 002	1054 S HENRY RUFF	04/12/22	\$135,000	PTA	11-FROM LENDING INST'	\$135,000	\$65,200	48.30	\$171,227	\$2,585	\$38,812	52.1	120.0	0.14	0.14	\$50	\$18,464	\$0.42	51.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0149 000	30497 AVONDALE	08/10/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$72,200	36.10	\$170,607	\$67,444	\$38,051	51.1	120.0	0.14	0.14	\$1,320	\$488,725	\$11.22	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0158 000	30631 AVONDALE	07/26/22	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$65,800	37.18	\$172,646	\$42,405	\$38,051	51.1	120.0	0.14	0.14	\$830	\$307,283	\$7.05	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0166 000	30640 BURLINGTON	10/12/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$61,200	34.97	\$160,282	\$52,769	\$38,051	51.1	120.0	0.14	0.14	\$1,033	\$382,384	\$8.78	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0172 000	30548 BURLINGTON	12/08/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$67,300	43.42	\$176,711	\$16,340	\$38,051	51.1	120.0	0.14	0.14	\$320	\$118,406	\$2.72	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0179 000	1123 SHARON	03/17/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$59,600	51.83	\$156,690	(\$3,150)	\$38,540	51.7	115.5	0.27	0.14	(\$61)	(\$11,581)	(\$0.27)	52.43	0200		PAGE 70	401	FRONT FOOT
56 070 03 0179 000	1123 SHARON	07/07/23	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$66,400	35.70	\$156,690	\$67,850	\$38,540	51.7	115.5	0.27	0.14	\$1,312	\$249,449	\$5.73	52.43	0200		PAGE 70	401	FRONT FOOT
56 070 03 0187 000	1245 SHARON	11/30/22	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$53,800	34.94	\$141,603	\$50,448	\$38,051	51.1	120.0	0.14	0.14	\$988	\$365,565	\$8.39	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0206 000	1442 WESTCHESTER	05/25/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$74,000	34.42	\$174,575	\$85,696	\$45,271	60.8	90.5	0.26	0.13	\$1,410	\$324,606	\$7.45	78.35	0200		PAGE 70	401	FRONT FOOT
56 070 03 0208 000	1385 BERKSHIRE	06/30/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,700	51.00	\$199,353	\$13,738	\$43,091	57.8	119.4	0.13	0.13	\$238	\$104,870	\$2.41	74.69	0200		PAGE 70	401	FRONT FOOT
56 070 03 0211 000	1345 BERKSHIRE	11/27/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$95,400	38.94	\$225,717	\$60,258	\$40,975	55.0	115.0	0.15	0.15	\$1,096	\$415,572	\$9.54	55.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0217 000	30619 BRADFORD	06/13/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$67,000	36.02	\$175,829	\$47,421	\$37,250 [		115.0	0.13	0.13	#VALUE!	\$359,250	\$8.25	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0226 000	1250 SHARON	10/24/23	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$72,700	38.28	\$171,930	\$55,220	\$37,250	50.0	115.0	0.13	0.13	\$1,104	\$418,333	\$9.60	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0241 000	30645 RUSTIC	01/10/23	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$68,800	43.54	\$180,477	\$14,773	\$37,250	50.0	115.0	0.13	0.13	\$295	\$111,917	\$2.57	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0246 000	30559 RUSTIC	04/28/22	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$65,200	36.63	\$171,114	\$44,136	\$37,250	50.0	115.0	0.13	0.13	\$883	\$334,364	\$7.68	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0246 000	30559 RUSTIC	06/23/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$72,400	36.20	\$171,114	\$66,136	\$37,250	50.0	115.0	0.13	0.13	\$1,323	\$501,030	\$11.50	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 03 0262 000	1145 BERKSHIRE	06/27/23	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$79,500	42.06	\$187,484	\$49,941	\$48,425	65.0	115.0	0.17	0.17	\$768	\$290,355	\$6.67	65.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0277 000	1006 WOODBOURNE	09/08/23	\$168,500	PTA	03-ARM'S LENGTH	\$168,500	\$77,300	45.88	\$182,221	\$33,854	\$47,575	63.9	111.0	0.17	0.17	\$530	\$203,940	\$4.68	65.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0277 000	1006 WOODBOURNE	01/26/24	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$77,300	38.84	\$182,221	\$64,354	\$47,575	63.9	111.0	0.17	0.17	\$1,008	\$387,675	\$8.90	65.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0295 000	1322 WOODBOURNE	05/10/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$61,700	26.26	\$161,432	\$109,999	\$36,431	48.9	110.0	0.13	0.13	\$2,249	\$873,008	\$20.04	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0296 000	1334 WOODBOURNE	07/07/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$66,900	46.14	\$158,159	\$23,272	\$36,431	48.9	110.0	0.13	0.13	\$476	\$184,698	\$4.24	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0296 000	1334 WOODBOURNE	10/23/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$66,900	30.41	\$158,159	\$98,272	\$36,431	48.9	110.0	0.13	0.13	\$2,010	\$779,937	\$17.90	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0315 000	1642 WOODBOURNE	01/10/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$67,500	32.14	\$159,416	\$86,008	\$35,424	47.5	104.0	0.12	0.12	\$1,809	\$722,756	\$16.59	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0326 002	30851 BARRINGTON	07/26/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$77,700	37.00	\$204,285	\$60,113	\$54,398	73.0	109.0	0.19	0.19	\$823	\$319,750	\$7.34	75.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0361 000	30869 MIDDLEBURY	07/14/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$62,700	36.88	\$164,334	\$42,097	\$36,431	48.9	110.0	0.13	0.13	\$861	\$334,103	\$7.67	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0372 000	30731 MIDDLEBURY	12/08/23	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$81,100	38.08	\$191,679	\$65,434	\$44,113	59.2	112.0	0.15	0.15	\$1,105	\$424,896	\$9.75	60.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0440 000	1353 WINDHAM	09/14/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$70,400	48.55	\$184,609	(\$1,558)	\$38,051	51.1	120.0	0.14	0.14	(\$31)	(\$11,290)	(\$0.26)	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0451 000	1169 WINDHAM	12/19/22	\$166,900	PTA	03-ARM'S LENGTH	\$166,900	\$59,700	35.77	\$156,877	\$48,074	\$38,051	51.1	120.0	0.14	0.14	\$941	\$348,362	\$8.00	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0462 000	1170 WINDHAM	07/26/23	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$77,600	35.93	\$183,472	\$69,778	\$37,250	50.0	115.0	0.13	0.13	\$1,396	\$528,621	\$12.14	50.00	0200		PAGE 70	401	FRONT FOOT
56 070 04 0471 000																								

0205

PAGES 73-74 SINGLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 073 01 0044 000	31531 ALPENA	03/24/23	\$86,500	PTA	03-ARM'S LENGTH	\$86,500	\$30,900	35.72	\$92,041	\$24,354	\$29,895	70.3	103.0	0.17	0.17	\$346	\$146,711	\$3.37	70.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 01 0089 000	31659 GRAND TRAVERSE	10/14/22	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$46,600	28.77	\$141,334	\$56,370	\$35,704	84.0	95.3	0.19	0.19	\$671	\$296,684	\$6.81	86.90	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 01 0104 000	31914 ROSCOMMON	03/28/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$28,700	24.32	\$86,933	\$52,994	\$21,927	51.6	71.4	0.11	0.11	\$1,027	\$495,271	\$11.37	55.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 01 0108 000	32003 OTTAWA	10/20/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$32,500	32.50	\$83,923	\$43,927	\$27,850	65.5	87.9	0.15	0.15	\$670	\$287,105	\$6.59	60.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 01 0118 000	32004 OTTAWA	08/11/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$28,400	27.05	\$83,729	\$52,024	\$30,753	72.4	108.7	0.16	0.16	\$719	\$329,266	\$7.56	83.30	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0154 303	31774 ARENAC	03/15/24	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$34,600	40.71	\$90,601	\$21,011	\$26,612	62.6	84.0	0.13	0.13	\$336	\$157,977	\$3.63	69.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0157 000	31784 ARENAC	02/13/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$24,400	25.15	\$73,237	\$43,429	\$19,666	46.3	70.4	0.09	0.09	\$939	\$482,544	\$11.08	55.74	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0159 000	31790 ARENAC	02/10/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,200	33.60	\$75,806	\$21,107	\$21,913	51.6	94.9	0.12	0.12	\$409	\$180,402	\$4.14	53.35	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0166 000	31822 BAY	10/25/22	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$24,100	46.35	\$72,546	(\$161)	\$20,385	48.0	93.9	0.11	0.11	(\$3)	(\$1,491)	(\$0.03)	50.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0167 000	31824 BAY	07/10/23	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$28,500	47.50	\$74,645	\$5,789	\$20,434	48.1	94.3	0.11	0.11	\$120	\$53,602	\$1.23	50.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0195 301	31883 BENZIE	04/21/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$30,400	49.84	\$92,609	(\$9,846)	\$21,763	51.2	99.3	0.14	0.14	(\$192)	(\$72,933)	(\$1.67)	37.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0203 000	31911 CALHOUN	06/29/23	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$31,000	77.50	\$80,156	(\$13,610)	\$26,546	62.5	96.1	0.15	0.15	(\$218)	(\$88,954)	(\$2.04)	54.05	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0203 000	31911 CALHOUN	09/12/23	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$31,000	51.67	\$80,156	\$6,390	\$26,546	62.5	96.1	0.15	0.15	\$102	\$41,765	\$0.96	54.05	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0203 000	31911 CALHOUN	12/12/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$31,000	29.52	\$80,156	\$51,390	\$26,546	62.5	96.1	0.15	0.15	\$823	\$335,882	\$7.71	54.05	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0224 000	31939 CALHOUN	07/24/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$34,700	69.40	\$92,070	(\$20,732)	\$21,338	50.2	85.0	0.11	0.11	(\$413)	(\$193,757)	(\$4.45)	55.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0224 000	31939 CALHOUN	08/31/23	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$34,700	53.38	\$92,070	(\$5,732)	\$21,338	50.2	85.0	0.11	0.11	(\$114)	(\$53,570)	(\$1.23)	55.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0231 000	32011 CHEBOYGAN	09/25/23	\$103,000	PTA	03-ARM'S LENGTH	\$103,000	\$35,500	34.47	\$94,634	\$28,152	\$19,786	46.6	85.0	0.10	0.10	\$605	\$281,520	\$6.46	51.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0233 000	32017 CHEBOYGAN	09/07/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,700	52.93	\$106,230	(\$11,444)	\$19,786	46.6	85.0	0.10	0.10	(\$246)	(\$114,440)	(\$2.63)	51.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 02 0241 000	32004 CHEBOYGAN	09/14/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$29,900	57.50	\$78,148	(\$4,034)	\$22,114	52.0	85.0	0.11	0.11	(\$78)	(\$36,342)	(\$0.83)	57.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0314 000	32262 HILLSDALE	04/25/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$24,500	27.22	\$73,881	\$37,069	\$20,950	49.3	85.0	0.11	0.11	\$752	\$353,038	\$8.10	54.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0314 000	32262 HILLSDALE	01/19/24	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$28,100	41.32	\$73,881	\$15,069	\$20,950	49.3	85.0	0.11	0.11	\$306	\$143,514	\$3.29	54.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0344 000	32352 KEWEENAW	05/19/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$38,800	51.73	\$101,284	\$10,889	\$37,173	87.5	89.6	0.21	0.21	\$124	\$52,859	\$1.21	80.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0350 301	32323 KALAMAZOO	12/22/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,500	53.64	\$87,426	(\$4,984)	\$27,442	64.6	93.7	0.14	0.14	(\$77)	(\$34,611)	(\$0.79)	68.61	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0425 000	32618 MONTMORENCY	09/22/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$33,000	28.70	\$86,614	\$50,205	\$21,819	51.3	98.2	0.11	0.11	\$978	\$456,409	\$10.48	59.40	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0441 000	32510 NEWAGO	06/29/22	\$94,900	PTA	03-ARM'S LENGTH	\$94,900	\$24,400	25.71	\$73,778	\$40,794	\$19,672	46.3	87.4	0.10	0.10	\$881	\$407,940	\$9.37	50.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0458 301	32316 OGEMAW	03/28/23	\$88,000	PTA	03-ARM'S LENGTH	\$88,000	\$29,700	33.75	\$105,062	\$31,417	\$48,479	114.1	105.4	0.27	0.27	\$275	\$115,930	\$2.66	112.23	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0466 301	32212 ONTONAGON	06/21/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$35,300	29.42	\$135,859	\$63,064	\$78,923	185.7	145.4	0.52	0.52	\$340	\$121,511	\$2.79	155.53	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 03 0469 000	32204 ONTONAGON	03/05/24	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,700	38.70	\$99,352	\$39,337	\$38,689	155.0		0.24	0.24	#VALUE!	\$163,904	\$3.76	86.56	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0507 000	32253 OSCODA	05/16/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$42,000	33.60	\$111,933	\$36,957	\$23,890	56.2	88.0	0.13	0.13	\$657	\$279,977	\$6.43	50.80	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0509 000	32257 OSCODA	06/29/23	\$58,500	PTA	03-ARM'S LENGTH	\$58,500	\$32,500	55.56	\$86,140	(\$7,047)	\$20,593	48.5	89.7	0.11	0.11	(\$145)	(\$66,481)	(\$1.53)	52.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0510 000	32261 OSCODA	01/11/24	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$35,800	44.75	\$95,523	\$5,187	\$20,710	48.7	89.6	0.11	0.11	\$106	\$48,477	\$1.11	52.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0514 000	32403 MUSKOGON	08/11/22	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$29,300	30.21	\$87,320	\$38,200	\$28,520	67.1	91.1	0.15	0.15	\$569	\$256,376	\$5.89	71.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0524 000	32410 MUSKOGON	11/20/23	\$130,100	PTA	03-ARM'S LENGTH	\$130,100	\$35,900	27.59	\$95,743	\$55,226	\$20,869	49.1	90.9	0.11	0.11	\$1,125	\$506,661	\$11.63	52.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0540 000	32603 MONTCALM	11/14/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$34,900	69.80	\$90,793	(\$10,963)	\$29,830	70.2	91.7	0.16	0.16	(\$156)	(\$70,276)	(\$1.61)	74.01	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0573 000	32857 MECOSTA	01/27/23	\$105,500	PTA	03-ARM'S LENGTH	\$105,500	\$31,700	30.05	\$97,219	\$27,620	\$19,339	45.5	86.9	0.10	0.10	\$607	\$281,837	\$6.47	50.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 04 0578 000	32871 MECOSTA	11/11/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$26,500	33.13	\$79,039	\$27,124	\$26,163	61.6	159.0	0.18	0.18	\$441	\$151,531	\$3.48	50.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 05 0005 000	32249 PALMER	10/07/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$31,100	31.10	\$94,812	\$26,370	\$21,182	49.8	101.6	0.12	0.12	\$529	\$227,328	\$5.22	50.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 073 05 0033 000	1925 MEL	11/27/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$41,600	34.67	\$106,176	\$52,697	\$38,873	91.5	145.2	0.32	0.32	\$576	\$166,237	\$3.82	40.00	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 01 0618 000	33013 ALLENTON	05/20/22	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$29,300	30.21	\$87,598	\$37,589	\$28,187	66.3	92.8	0.11	0.11	\$567	\$335,616	\$7.70	103.80	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 01 0623 302	33018 ALLENTON	10/31/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$30,600	43.71	\$91,685	\$6,558	\$28,243	66.5	116.2	0.21	0.21	\$99	\$31,378	\$0.72	30.14	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 01 0626 302	33012 ALLENTON	12/28/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$22,600	26.59	\$68,602	\$32,844	\$16,446	38.7	67.3	0.08	0.08	\$849	\$437,920	\$10.05	45.59	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 01 0667 000	33106 ARMADA	01/25/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$27,800	27.80	\$84,300	\$36,583	\$20,883	49.1	84.7	0.11	0.11	\$745	\$348,410	\$8.00	54.21	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 01 0708 000	2507 BANNISTER	12/06/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$26,300	49.62	\$69,965	(\$869)	\$16,096	37.9	52.2	0.06	0.06	(\$23)	(\$13,794)	(\$0.32)	52.95	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 01 0712 000	2804 BATAVIA	09/15/22	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$25,600	37.65	\$76,606	\$12,572	\$21,178	49.8	82.9	0.11	0.11	\$252	\$118,604	\$2.72	54.85	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 01 0726 000	2808 BATAVIA	11/15/23	\$96,000	PTA	03-ARM'S LENGTH	\$96,000	\$25,800	26.88	\$68,420	\$44,058	\$16,478	38.8	88.8	0.09	0.09	\$1,136	\$495,034	\$11.36	37.83	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT

56 074 04 1010 000	34113 CASPIAN	08/14/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$27,600	36.80	\$72,603	\$22,499	\$20,102	47.3	87.3	0.10	0.10	\$476	\$218,437	\$5.01	51.08	0205	PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 04 1018 000	34033 CAMBRIA	08/22/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,300	25.58	\$73,122	\$42,574	\$20,696	48.7	89.3	0.11	0.11	\$874	\$397,888	\$9.13	52.00	0205	PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 04 1026 000	34036 CAMBRIA	06/10/22	\$91,500	PTA	03-ARM'S LENGTH	\$91,500	\$29,500	32.24	\$89,455	\$24,843	\$22,798	53.6	107.7	0.13	0.13	\$463	\$192,581	\$4.42	52.00	0205	PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
56 074 06 1205 302	2115 EMERSON	04/12/22	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$70,400	51.76	\$166,816	(\$5,434)	\$25,382	59.7	134.5	0.16	0.16	(\$91)	(\$33,752)	(\$0.77)	52.00	0205	PAGES 73 - 74 SINGLES	401	PER FRONT FOOT
Totals:			\$6,931,801			\$6,931,801	\$2,481,200		\$6,941,626	\$1,921,610	\$1,931,435	4,453.5		10.81	10.81								
								Sale. Ratio =>	35.79			Average						Average					
								Std. Dev. =>	13.00			per FF=>	\$431		Average			per Net Acre=>	177,729.37		Average		
																		per SqFt=>		\$4.08			

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 073 01 0096 301	31804 SHIAWASSEE	04/28/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$93,700	55.12	\$281,525	(\$68,033)	\$43,492	102.3	94.0	0.23	0.23	(\$665)	(\$295,796)	(\$6.79)	106.60	0205		PAGES 73 - 74 SINGLES	401	PER FRONT FOOT

PAGES 73-74 DUPLEX & QUADS																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1		
56 073 01 0037 000	31503 ALPENA	06/16/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$40,800	37.09	\$123,846	\$18,772	\$32,618	91.9	78.3	0.17	0.17	\$204	\$110,424	\$2.53	98.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 01 0069 000	31567 ALPENA	08/15/23	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$38,200	31.86	\$116,648	\$30,186	\$26,934	75.9	86.9	0.15	0.15	\$398	\$201,240	\$4.62	75.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 01 0078 000	31603 ANTRIM	03/01/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$39,400	30.31	\$119,710	\$38,071	\$27,781	78.3	81.7	0.15	0.15	\$486	\$262,559	\$6.03	85.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 01 0099 000	31905 ROSCOMMON	08/04/23	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$38,300	85.11	\$117,005	(\$45,735)	\$26,270	74.0	85.0	0.14	0.14	(\$618)	(\$317,604)	(\$7.29)	74.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 01 0111 000	32013 OTTAWA	10/14/22	\$154,500	PTA	03-ARM'S LENGTH	\$154,500	\$34,400	22.27	\$117,363	\$63,762	\$26,625	75.0	85.0	0.15	0.15	\$850	\$436,726	\$10.03	75.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 01 0111 000	32013 OTTAWA	03/24/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$34,400	20.24	\$117,363	\$79,262	\$26,625	75.0	85.0	0.15	0.15	\$1,057	\$542,890	\$12.46	75.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 02 0143 301	31763 GRAND TRAVERSE	08/25/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$56,000	32.00	\$167,890	\$63,036	\$55,926	167.5	144.1	0.38	0.38	\$400	\$166,762	\$3.83	134.60	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 02 0183 000	31851 BAY	06/30/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$44,300	31.64	\$135,028	\$37,979	\$33,007	93.0	123.3	0.21	0.21	\$408	\$184,364	\$4.23	85.81	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 02 0198 000	31876 BENZIE	12/15/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$38,800	43.11	\$133,173	(\$16,175)	\$26,998	76.0	91.0	0.16	0.15	(\$213)	(\$104,355)	(\$2.40)	73.50	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 02 0221 000	31927 CALHOUN	07/27/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$53,600	82.46	\$162,883	\$44,229	\$26,242	124.6	122.2	0.34	0.34	(\$431)	(\$156,426)	(\$3.59)	67.34	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 02 0256 000	32055 CHEBOYGAN	02/09/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$43,600	21.80	\$133,310	\$92,932	\$26,242	73.9	84.8	0.14	0.14	\$1,257	\$645,361	\$14.82	74.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 02 0265 000	32109 GENESEE	12/22/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,200	38.20	\$131,330	(\$5,042)	\$26,288	74.1	85.1	0.14	0.15	(\$68)	(\$35,014)	(\$0.80)	74.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 03 0301 000	32213 HILLSDALE	12/22/22	\$102,000	PTA	03-ARM'S LENGTH	\$102,000	\$37,000	36.27	\$126,002	\$2,055	\$26,057	73.4	83.6	0.14	0.14	\$28	\$14,371	\$0.33	74.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 03 0339 000	32314 KALAMAZOO	05/26/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$42,600	37.04	\$129,694	\$7,532	\$22,226	62.6	95.4	0.15	0.15	\$120	\$49,881	\$1.15	39.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 03 0381 000	32503 LYDIA	08/28/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$45,100	27.01	\$159,144	\$50,811	\$42,955	121.0	73.4	0.22	0.22	\$420	\$229,914	\$5.28	128.32	0206	PAGES 73 - 74 DUPLEXES & QUADS	201	FRONT FOOT			
56 073 03 0392 000	32654 MENOMINEE	10/26/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$43,900	19.60	\$154,796	\$110,443	\$41,239	116.2	70.5	0.21	0.21	\$951	\$533,541	\$12.25	127.19	0206	PAGES 73 - 74 DUPLEXES & QUADS	201	FRONT FOOT			
56 073 03 0463 000	32205 ONTONAGON	12/01/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$43,700	24.97	\$133,929	\$68,083	\$27,012	76.1	80.0	0.15	0.15	\$895	\$469,538	\$10.78	77.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0515 000	32405 MUSKEGON	07/21/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$36,300	47.14	\$122,332	(\$16,662)	\$28,670	80.8	91.1	0.16	0.16	(\$206)	(\$102,221)	(\$2.35)	78.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0515 000	32405 MUSKEGON	11/22/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,400	26.93	\$122,332	\$56,338	\$28,670	80.8	91.1	0.16	0.16	\$698	\$345,632	\$7.93	78.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0533 000	32442 MUSKEGON	10/23/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$59,500	33.06	\$178,271	\$34,967	\$33,238	93.6	74.5	0.16	0.16	\$373	\$214,521	\$4.92	109.69	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0535 000	32447 MUSKEGON	05/19/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$39,800	37.90	\$121,121	\$12,647	\$28,768	81.0	91.8	0.16	0.16	\$156	\$77,116	\$1.77	78.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0536 000	32451 MUSKEGON	11/01/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$35,100	35.10	\$119,306	\$9,462	\$28,768	81.0	91.8	0.16	0.16	\$117	\$57,695	\$1.32	78.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0542 000	32609 MONTCALM	12/11/23	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$40,100	26.30	\$122,216	\$59,051	\$28,767	81.0	91.7	0.16	0.16	\$729	\$360,067	\$8.27	78.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0551 000	32606 MONTCALM	12/21/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$41,800	25.33	\$125,511	\$69,896	\$30,407	85.7	102.4	0.18	0.18	\$816	\$381,945	\$8.77	78.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 073 04 0586 000	32860 MECOSTA	06/09/23	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$39,100	29.40	\$119,300	\$40,815	\$27,115	76.4	88.2	0.15	0.15	\$534	\$266,765	\$6.12	75.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0605 001	33020 AKRON	01/25/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$40,300	24.42	\$122,502	\$73,171	\$30,673	86.4	119.7	0.20	0.20	\$847	\$364,035	\$8.36	72.80	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0612 301	33019 ALAMO	02/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,200	33.23	\$174,994	\$17,300	\$62,294	175.5	155.5	0.49	0.49	\$99	\$35,597	\$0.82	116.78	0206	PAGES 73 - 74 DUPLEXES & QUADS	201	FRONT FOOT			
56 074 01 0640 000	33054 ALANSON	08/24/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$43,700	21.32	\$132,912	\$101,758	\$29,670	87.9	87.9	0.17	0.17	#VALUE!	\$605,702	\$13.91	79.88	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0648 000	33059 ALANSON	03/24/23	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$39,200	41.70	\$134,201	(\$13,668)	\$26,533	74.7	89.1	0.15	0.15	(\$183)	(\$91,732)	(\$2.11)	73.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0648 000	33059 ALANSON	07/20/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$43,900	21.95	\$134,201	\$92,332	\$26,533	74.7	89.1	0.15	0.15	\$1,235	\$619,678	\$14.23	73.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0695 000	33109 ALBERTA	08/23/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$43,800	25.76	\$133,241	\$67,049	\$30,290	85.3	153.1	0.21	0.21	\$786	\$313,313	\$7.19	69.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0699 000	33125 ALBERTA	12/18/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$43,400	43.40	\$132,639	(\$4,569)	\$28,070	79.1	117.7	0.18	0.18	(\$58)	(\$25,104)	(\$0.58)	67.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0776 000	33382 BELDING	06/27/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$38,500	33.48	\$117,457	\$23,110	\$25,567	72.0	92.6	0.15	0.15	\$321	\$157,211	\$3.61	69.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0781 000	33512 BERVILLE	09/22/23	\$141,350	PTA	03-ARM'S LENGTH	\$141,350	\$38,200	27.03	\$116,697	\$49,469	\$24,816	69.9	92.5	0.14	0.14	\$708	\$345,937	\$7.94	67.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0824 000	33574 BERVILLE	06/09/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$41,600	33.28	\$127,363	\$24,206	\$26,569	74.8	100.0	0.16	0.16	\$323	\$153,203	\$3.52	69.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 01 0824 000	33574 BERVILLE	02/29/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,600	29.71	\$127,363	\$39,206	\$26,569	74.8	100.0	0.16	0.16	\$524	\$248,139	\$5.70	69.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1055 000	34245 DAYTON	12/20/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$43,000	30.71	\$150,002	\$16,545	\$26,547	74.8	74.0	0.14	0.14	\$221	\$121,654	\$2.79	80.07	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1080 000	34103 DECATUR	08/23/22	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$38,600	28.18	\$131,770	\$32,234	\$27,004	76.1	75.8	0.14	0.14	\$424	\$227,000	\$5.21	78.93	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1082 000	34111 DECATUR	05/05/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,100	38.10	\$130,294	(\$2,294)	\$28,000	78.9	91.2	0.16	0.16	(\$29)	(\$14,338)	(\$0.33)	76.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1087 000	34120 DECATUR	03/08/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$44,000	33.85	\$133,909	\$27,315	\$31,224	88.0	113.8	0.20	0.20	\$311	\$137,261	\$3.15	76.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1090 000	34108 DECATUR	10/18/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$43,000	33.08	\$131,193	\$26,364	\$27,557	77.6	88.7	0.16	0.16	\$340	\$170,090	\$3.90	76.00	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1097 000	2320 DEERFIELD	07/17/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$48,700	54.11	\$147,246	(\$18,281)	\$38,965	109.8	135.9	0.31	0.31	(\$167)	(\$58,406)	(\$1.34)	59.90	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1097 000	2320 DEERFIELD	01/05/24	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$48,700	26.47	\$147,246	\$75,719	\$38,965	109.8	135.9	0.31	0.31	\$690	\$241,914	\$5.55	59.90	0206	PAGES 73 - 74 DUPLEXES & QUADS	401	FRONT FOOT			
56 074 05 1103 000	2307 DEERFIELD	08/30/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$43,800	23.05	\$133,297	\$85,967	\$29,264	82.4	100.0	0.17	0.17	\$1,043	\$494,063	\$11.34								

0210

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 075 01 0007 001	2547 SECOND	03/27/24	\$89,500	PTA	03-ARM'S LENGTH	\$89,500	\$61,400	68.60	\$166,803	(\$40,784)	\$36,519	73.0	169.0	0.26	0.26	(\$558)	(\$159,313)	(\$3.66)	66.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 01 0029 000	2089 SECOND	07/26/22	\$181,000	PTA	03-ARM'S LENGTH	\$181,000	\$94,800	52.38	\$267,648	(\$43,225)	\$43,423	86.8	299.0	0.41	0.41	(\$498)	(\$106,728)	(\$2.45)	59.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 01 0040 001	1809 SECOND	06/09/22	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$55,800	34.44	\$161,699	\$32,922	\$32,621	65.2	148.0	0.21	0.21	\$505	\$153,841	\$3.53	63.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 02 0001 000	1809 S CHRISTINE	10/20/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$55,200	33.87	\$150,811	\$44,810	\$32,621	65.2	148.0	0.21	0.21	\$687	\$209,393	\$4.81	63.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 02 0013 000	1941 S CHRISTINE	08/17/22	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$67,300	47.06	\$193,375	(\$10,666)	\$39,709	79.4	136.0	0.25	0.25	(\$134)	(\$42,664)	(\$0.98)	80.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 02 0032 000	2315 S CHRISTINE	01/26/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$37,600	31.33	\$104,262	\$35,593	\$19,855	39.7	136.0	0.13	0.13	\$896	\$284,744	\$6.54	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 02 0066 000	2618 SECOND	01/22/24	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$42,400	33.65	\$119,997	\$23,248	\$17,245	34.5	134.0	0.11	0.11	\$674	\$215,259	\$4.94	35.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 02 0085 000	2344 SECOND	05/25/22	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$60,800	30.42	\$173,944	\$65,519	\$39,563	79.1	135.0	0.25	0.25	\$828	\$264,190	\$6.06	80.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 02 0110 000	1928 SECOND	08/30/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$38,600	32.71	\$106,924	\$30,857	\$19,781	39.6	135.0	0.12	0.12	\$780	\$248,847	\$5.71	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 03 0011 300	35239 PALMER	02/23/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$64,400	44.41	\$175,896	\$42,177	\$73,073	146.1	131.0	0.45	0.45	\$289	\$93,519	\$2.15	150.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 04 0010 000	35325 SHEFFIELD	08/19/22	\$180,000	PTA	19-MULTI PARCEL ARM'S LE	\$180,000	\$50,300	27.94	\$146,362	\$49,887	\$16,249	38.2	120.0	0.11	0.11	\$1,305	\$441,478	\$10.13	41.00	0210	56 075 04 0011 001	PAGES 75 - 76	401	FRONTAGE
56 075 04 0028 300	1920 S CHRISTINE	07/29/22	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$72,600	32.41	\$203,315	\$86,953	\$66,268	132.5	135.0	0.83	0.42	\$656	\$104,763	\$2.41	134.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 05 0153 000	2040 FREEMAN	09/16/22	\$75,660	PTA	03-ARM'S LENGTH	\$75,660	\$40,300	53.26	\$117,559	(\$20,771)	\$21,128	42.3	162.0	0.15	0.15	(\$492)	(\$143,248)	(\$3.29)	39.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 05 0161 302	2009 FREEMAN	04/21/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$68,900	44.45	\$190,709	\$33,204	\$68,913	137.8	130.4	0.85	0.42	\$241	\$39,156	\$0.90	141.77	0210		PAGES 75 - 76	401	FRONTAGE
56 075 06 0033 303	35247 JUNE	01/13/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$61,100	38.19	\$175,456	\$25,776	\$41,232	82.5	133.0	0.26	0.26	\$313	\$100,688	\$2.31	84.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 06 0043 000	35210 JUNE	10/30/23	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$53,300	40.69	\$141,329	\$29,962	\$40,291	80.6	127.0	0.25	0.25	\$372	\$122,294	\$2.81	84.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 09 0006 000	35204 FARRAGUT	05/18/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$84,500	38.41	\$245,097	\$24,995	\$50,092	100.2	171.0	0.35	0.35	\$249	\$70,807	\$1.63	90.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 09 0013 000	35044 FARRAGUT	12/05/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$73,400	44.48	\$207,567	\$12,515	\$55,082	110.2	178.0	0.40	0.40	\$114	\$31,604	\$0.73	97.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 09 0027 000	35115 FARRAGUT	08/18/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$54,200	30.97	\$158,674	\$41,151	\$24,825	49.7	168.0	0.17	0.17	\$829	\$236,500	\$5.43	45.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 09 0028 000	35127 FARRAGUT	09/26/22	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$48,700	28.31	\$142,144	\$54,755	\$24,899	49.8	169.0	0.18	0.18	\$1,100	\$312,886	\$7.18	45.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0201 000	36236 OREGON	10/06/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$46,700	28.30	\$136,619	\$48,236	\$19,855	39.7	136.0	0.13	0.13	\$1,215	\$385,888	\$8.86	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0216 000	35830 OREGON	05/02/23	\$83,000	PTA	03-ARM'S LENGTH	\$83,000	\$48,900	58.92	\$138,456	(\$34,814)	\$20,642	41.3	147.0	0.14	0.14	(\$843)	(\$257,881)	(\$5.92)	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0221 000	35821 OREGON	09/26/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$59,900	33.58	\$161,196	\$57,925	\$39,121	78.2	132.0	0.24	0.24	\$740	\$239,360	\$5.49	80.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0230 000	36013 OREGON	11/16/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$46,900	27.29	\$132,870	\$56,690	\$19,560	39.1	132.0	0.12	0.12	\$1,449	\$468,512	\$10.76	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0278 001	35750 MANILA	06/29/22	\$118,400	PTA	03-ARM'S LENGTH	\$118,400	\$54,700	46.20	\$160,022	(\$14,122)	\$27,500	55.0	138.0	0.17	0.17	(\$257)	(\$81,161)	(\$1.86)	55.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0314 000	36323 MANILA	10/23/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$51,900	38.44	\$137,963	\$36,037	\$39,000	78.0	138.0	0.25	0.25	\$462	\$145,899	\$3.35	78.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0321 000	36268 SCHLEY	11/21/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$24,800	38.15	\$70,131	\$14,869	\$20,000	40.0	138.0	0.13	0.13	\$372	\$117,079	\$2.69	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0324 000	36236 SCHLEY	06/19/23	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$63,600	28.33	\$176,788	\$67,712	\$20,000		138.0	0.13	0.13	#VALUE!	\$533,165	\$12.24	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0352 004	2141 S HARVEY	12/15/22	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$76,600	39.90	\$223,663	\$22,586	\$54,249	108.5	180.0	0.39	0.39	\$208	\$57,471	\$1.32	95.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0377 002	35709 SCHLEY	11/04/22	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$40,800	32.38	\$116,843	\$35,481	\$26,324	52.6	153.0	0.18	0.18	\$674	\$201,597	\$4.63	50.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0386 000	35835 SCHLEY	07/10/23	\$157,500	PTA	03-ARM'S LENGTH	\$157,500	\$41,800	26.54	\$117,312	\$59,969	\$19,781	39.6	135.0	0.12	0.12	\$1,516	\$483,621	\$11.10	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0391 002	36014 FARRAGUT	03/06/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$50,000	28.57	\$137,409	\$78,656	\$41,065	82.1	157.0	0.28	0.28	\$958	\$282,935	\$6.50	77.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0394 004	36046 FARRAGUT	10/30/23	\$118,250	PTA	03-ARM'S LENGTH	\$118,250	\$43,900	37.12	\$121,091	\$21,386	\$24,227	48.5	160.0	0.17	0.17	\$441	\$129,612	\$2.98	45.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0395 003	36074 FARRAGUT	08/10/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$34,500	31.36	\$96,932	\$42,400	\$29,332	58.7	157.0	0.20	0.20	\$723	\$214,141	\$4.92	55.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0401 002	36290 FARRAGUT	02/02/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$45,300	32.36	\$125,585	\$38,414	\$23,999	48.0	157.0	0.16	0.16	\$800	\$237,123	\$5.44	45.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0458 000	35817 FARRAGUT	05/20/22	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$35,200	26.87	\$101,484	\$51,051	\$21,535	43.1	160.0	0.15	0.15	\$1,185	\$347,286	\$7.97	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0490 000	35546 COLUMBIA	06/27/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$62,300	31.95	\$178,249	\$58,738	\$41,987	84.0	173.0	0.30	0.30	\$699	\$197,107	\$4.52	75.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 10 0509 002	35716 GLENWOOD	05/19/22	\$195,000	PTA	19-MULTI PARCEL ARM'S LE	\$195,000	\$62,800	32.21	\$125,471	\$113,825	\$44,296	104.2	299.8	0.34	0.17	\$1,092	\$330,887	\$7.60	100.00	0210	56 075 10 0508 002	PAGES 75 - 76	401	FRONTAGE
56 075 11 0046 000	35371 FARRAGUT	08/11/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$45,400	33.63	\$124,538	\$37,353	\$26,891	53.8	159.7	0.18	0.18	\$695	\$204,115	\$4.69	50.00	0210		PAGES 75 - 76	401	FRONTAGE
56 075 11 0051 000	35360 FARRAGUT	10/17/22	\$197,400	PTA	03-ARM'S LENGTH	\$197,400	\$67,600	34.25	\$198,347	\$30,950	\$31,897	63.8	160.0	0.41	0.20	\$485	\$75,858	\$1.74	66.42	0210		PAGES 75 - 76	401	FRONTAGE
56 076 01 0019 000	1883 S HARVEY	06/30/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$39,500	27.24	\$109,432	\$56,968	\$21,400	42.8	158.0	0.15	0.15	\$1,331	\$392,883	\$9.02	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 076 01 0032 000	35535 PALMER	03/06/23	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$50,900	29.77	\$144,302	\$66,007	\$39,309	78.6	130.0	0.24	0.24	\$840	\$272,756	\$6.26	81.00	0210		PAGES 75 - 76	401	FRONTAGE
56 076 01 0050 000	35825 PALMER	08/29/23	\$42,000	PTA	03-ARM'S LENGTH	\$42,000	\$33,400	79.52	\$91,833	(\$30,421)	\$19,412	38.8	130.0	0.12	0.12	(\$784)	(\$255,639)	(\$5.87)	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 076 01 0050 000	35825 PALMER	02/08/24	\$53,500	PTA	03-ARM'S LENGTH	\$53,500	\$33,400	62.43	\$91,833	(\$18,921)	\$19,412	38.8	130.0	0.12	0.12	(\$487)	(\$159,000)	(\$3.65)	40.00	0210		PAGES 75 - 76	401	FRONTAGE
56 076 01 0085 000	1824 S CROWN	05/24/23	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$46,500	33.24	\$127,303	\$32,009	\$19,412	38.8	130.0	0.12	0.12	\$824	\$268,983	\$6.18	40.00	0210				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
56 078 01 0003 302	1847 MARTIN	12/16/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$83,300	43.84	\$208,441	\$17,107	\$35,548	88.9	131.6	0.36	0.18	\$192	\$47,257	\$1.08	60.00	0215		PAGE 78	0	0		1/26/2017	401	FRONT FOOT	
56 078 01 0003 304	1881 MARTIN	05/20/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,500	44.83	\$338,496	\$20,750	\$59,246	148.1	131.6	0.30	0.30	\$140	\$68,709	\$1.58	100.00	0215		PAGE 78	0	0		1/26/2017	401	FRONT FOOT	
56 078 01 0014 303	2233 MARTIN	10/17/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$99,900	34.45	\$251,983	\$73,589	\$35,572	88.9	131.6	0.18	0.18	\$828	\$406,569	\$9.33	60.04	0215		PAGE 78	1	0		1/26/2017	401	FRONT FOOT	
56 078 01 0028 001	37520 GLENWOOD	05/16/22	\$260,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$104,700	40.27	\$257,340	\$67,997	\$65,337	186.7	120.0	0.36	0.36	\$364	\$186,805	\$4.29	132.00	0215	56 078 01 0027 001	PAGE 78	0	0		12/19/2016	401	FRONT FOOT	
56 078 01 0042 001	2309 S BRANDON	11/18/22	\$207,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$207,000	\$78,700	38.02	\$170,768	\$98,692	\$62,460	178.5	263.6	0.55	0.18	\$553	\$180,095	\$4.13	120.40	0215	56 078 01 0042 002	PAGE 78	0	0		1/30/2017	401	FRONT FOOT	
56 078 01 0053 002	1915 S BRANDON	08/15/22	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$104,100	41.66	\$261,276	\$36,021	\$47,397	118.5	131.6	0.48	0.24	\$304	\$74,424	\$1.71	80.00	0215		PAGE 78	0	0		1/26/2017	401	FRONT FOOT	
Totals:						\$1,496,900	\$605,200		\$1,488,304	\$314,156	\$305,560	809.5		2.24	1.45														
								Sale. Ratio =>	40.43					Average				Average											
								Std. Dev. =>	3.85					per FF=>	\$388			Average											
														per Net Acre=>	140,185.63			Average											
																		per SqFt=>	\$3.22										

0217 COVINGTON, MUIRFIELD ESTATES & MYSTIC FOREST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 078 06 0012 000	38360 CLINTON	07/29/22	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,700	42.17	\$392,201	\$34,099	\$71,300	70.2	173.7	0.32	0.32	\$486	\$106,559	\$2.45	49.84	0217	COVINGTON & MUIRFIELD ESTATES	401	SITE VALUE	
56 078 06 0025 000	2435 BARNS	06/30/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$158,300	39.58	\$414,423	\$56,877	\$71,300	78.9	127.2	0.26	0.26	\$721	\$223,047	\$5.12	62.22	0217	COVINGTON & MUIRFIELD ESTATES	401	SITE VALUE	
56 079 01 0004 000	38525 WINEKOFF	12/18/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$137,600	37.70	\$331,473	\$104,827	\$71,300	80.0	132.2	0.24	0.24	\$1,310	\$431,387	\$9.90	80.00	0217	COVINGTON & MUIRFIELD ESTATES	401	SITE VALUE	
56 079 02 0020 000	38470 SHELBY	10/11/23	\$493,000	PTA	03-ARM'S LENGTH	\$493,000	\$215,700	43.75	\$453,863	\$110,437	\$71,300	86.7	120.0	0.24	0.24	\$1,274	\$462,079	\$10.61	86.67	0217	COVINGTON & MUIRFIELD ESTATES	401	SITE VALUE	
56 079 02 0054 000	38704 WATSON	01/29/24	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$216,500	45.10	\$455,341	\$95,959	\$71,300	78.4	163.1	0.29	0.29	\$1,223	\$326,391	\$7.49	78.44	0217	COVINGTON & MUIRFIELD ESTATES	401	SITE VALUE	
Totals:			\$2,093,000			\$2,093,000	\$877,800		\$2,047,301	\$402,199	\$356,500	394.2		1.35	1.35									
								Sale. Ratio =>	41.94	Average				Average					Average					
								Std. Dev. =>	3.02	SITE VALUE				per Net Acre=>	297,704.66					per SqFt=>	\$6.83			

0235		PAGE 82																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 082 01 0046 000	4843 MATTHEW	06/30/22	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$33,100	27.61	\$113,572	\$43,649	\$37,321	54.9	138.0	0.16	0.16	\$795	\$281,606	\$6.46	49.00	0235		PAGE 82	401	FRONT FOOT
56 082 01 0059 000	4910 JULIUS	07/14/22	\$169,500	PTA	03-ARM'S LENGTH	\$169,500	\$43,400	25.60	\$146,339	\$63,393	\$40,232	59.2	131.4	0.15	0.15	\$1,071	\$411,643	\$9.45	60.00	0235		PAGE 82	401	FRONT FOOT
56 082 01 0083 000	5131 JULIUS	07/15/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$46,700	29.19	\$157,637	\$45,004	\$42,641	62.7	144.2	0.19	0.19	\$718	\$238,116	\$5.47	50.00	0235		PAGE 82	401	FRONT FOOT
56 082 01 0103 002	5044 S MIDDLEBELT	06/10/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$39,800	27.45	\$134,848	\$49,758	\$39,606	58.2	138.0	0.17	0.17	\$854	\$301,564	\$6.92	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 01 0111 002	5320 S MIDDLEBELT	09/16/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$44,300	27.69	\$149,190	\$50,416	\$39,606	58.2	138.0	0.17	0.17	\$866	\$305,552	\$7.01	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 01 0112 002	5330 S MIDDLEBELT	05/03/22	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$43,000	29.05	\$145,212	\$42,394	\$39,606	58.2	138.0	0.17	0.17	\$728	\$256,933	\$5.90	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 01 0116 000	5580 S MIDDLEBELT	08/11/22	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$38,400	24.15	\$130,518	\$68,053	\$39,571	58.2	149.0	0.17	0.17	\$1,169	\$397,971	\$9.14	50.00	0235		PAGE 82	401	FRONT FOOT
56 082 02 0140 000	5601 FARNUM	07/28/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$31,000	29.52	\$92,276	\$43,324	\$30,600	45.0	110.0	0.11	0.11	\$963	\$380,035	\$8.72	45.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0161 000	29716 HANOVER	07/18/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$61,200	48.96	\$178,146	(\$13,256)	\$39,890	58.7	122.2	0.16	0.16	(\$226)	(\$82,335)	(\$1.89)	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0164 000	29756 HANOVER	07/07/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$46,600	27.41	\$136,877	\$68,483	\$35,360	52.0	110.0	0.13	0.13	\$1,317	\$522,771	\$12.00	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0176 000	30102 HANOVER	06/13/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$42,400	24.23	\$141,739	\$67,261	\$34,000	50.0	110.0	0.13	0.13	\$1,345	\$533,817	\$12.25	50.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0185 000	30258 HANOVER	07/07/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$51,600	31.66	\$150,578	\$49,149	\$36,727	54.0	104.8	0.15	0.15	\$910	\$336,637	\$7.73	45.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0185 000	30258 HANOVER	10/23/23	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$51,600	29.32	\$150,578	\$62,149	\$36,727	54.0	104.8	0.15	0.15	\$1,151	\$425,678	\$9.77	45.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0186 000	30270 HANOVER	03/14/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$44,800	47.16	\$151,306	(\$14,896)	\$41,410	60.9	112.6	0.18	0.18	(\$245)	(\$85,120)	(\$1.95)	45.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0229 000	29635 JULIUS	12/08/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$72,600	58.08	\$210,156	(\$41,914)	\$43,242	63.6	144.8	0.19	0.19	(\$659)	(\$220,600)	(\$5.06)	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0259 000	30116 JULIUS	04/08/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,900	29.59	\$143,665	\$36,695	\$35,360	52.0	110.0	0.13	0.13	\$706	\$280,115	\$6.43	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0292 000	29823 MATTHEW	07/08/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$42,600	30.43	\$142,999	\$31,681	\$34,680	51.0	110.0	0.13	0.13	\$621	\$245,589	\$5.64	51.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0295 000	29743 MATTHEW	08/15/22	\$102,000	PTA	03-ARM'S LENGTH	\$102,000	\$42,600	41.76	\$142,928	(\$5,001)	\$35,927	52.8	110.0	0.14	0.14	(\$95)	(\$36,772)	(\$0.84)	51.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0296 000	29729 MATTHEW	02/13/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$39,100	43.44	\$134,101	(\$109)	\$43,992	64.7	177.0	0.15	0.21	(\$2)	(\$736)	(\$0.02)	51.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0296 000	29729 MATTHEW	08/25/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$44,900	35.92	\$134,101	\$34,891	\$43,992	64.7	177.0	0.15	0.21	\$539	\$235,750	\$5.41	51.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0298 000	29705 MATTHEW	05/11/23	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$50,300	26.20	\$148,103	\$85,942	\$42,045	61.8	130.5	0.18	0.18	\$1,390	\$485,548	\$11.15	52.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0321 000	30138 MATTHEW	09/25/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$44,300	32.81	\$129,999	\$39,001	\$34,000	50.0	110.0	0.13	0.13	\$780	\$309,532	\$7.11	50.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0322 000	30150 MATTHEW	09/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,900	34.41	\$144,791	\$34,209	\$34,000	50.0	110.0	0.13	0.13	\$684	\$271,500	\$6.23	50.00	0235		PAGE 82	401	FRONT FOOT
56 082 03 0352 000	29731 HANOVER	11/10/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,600	27.07	\$136,418	\$77,198	\$33,616	49.4	107.0	0.12	0.12	\$955	\$383,724	\$8.81	50.20	0235		PAGE 82	401	FRONT FOOT
56 082 03 0353 000	29717 HANOVER	12/08/22	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$50,100	26.65	\$166,580	\$57,976	\$36,556	53.8	99.0	0.13	0.13	\$1,078	\$463,808	\$10.65	60.00	0235		PAGE 82	401	FRONT FOOT
Totals:			\$3,607,400			\$3,607,400	\$1,137,800		\$3,612,657	\$945,450	\$950,707	1,398.1		3.72	3.84									
							Sale. Ratio =>	31.54			Average			Average				Average						
							Std. Dev. =>	8.67			per FF=>	[		per Net Acre=>	254,016.66			per SqFt=>	\$5.83					

PAGE 84 & 083-01																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale		Land Table	Class	Rate Group 1	
56 083 01 0792 003	28552 HANOVER	10/31/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$48,200	28.35	\$119,204	\$69,990	\$19,194	43.1	150.0	0.21	0.21	\$1,623	\$333,286	\$7.65	61.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0025 000	27583 ANNAPOLIS	06/12/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$35,900	37.79	\$90,648	\$33,079	\$28,727	64.6	287.0	0.44	0.44	\$512	\$76,044	\$1.75	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0026 000	27611 ANNAPOLIS	06/29/23	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$52,200	46.19	\$133,032	\$8,695	\$28,727	64.6	287.0	0.44	0.44	\$135	\$19,989	\$0.46	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0075 000	27604 ETON	08/11/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$31,500	21.00	\$94,619	\$84,751	\$29,370	66.0	300.0	0.46	0.46	\$1,284	\$186,266	\$4.28	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0075 000	27604 ETON	02/16/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$37,500	25.86	\$94,619	\$79,751	\$29,370	66.0	300.0	0.46	0.46	\$1,208	\$175,277	\$4.02	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0081 000	27512 ETON	04/07/22	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$34,200	47.50	\$104,063	(\$2,693)	\$29,370	66.0	300.0	0.46	0.46	(\$41)	(\$5,919)	(\$0.14)	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0113 000	28305 ETON	07/12/23	\$99,000	PTA	03-ARM'S LENGTH	\$99,000	\$40,000	40.40	\$101,313	\$26,414	\$28,727	64.6	287.0	0.44	0.44	\$409	\$60,722	\$1.39	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0118 301	28332 POWERS	02/20/24	\$103,090	PTA	03-ARM'S LENGTH	\$103,090	\$114,100	110.68	\$285,780	(\$125,237)	\$57,453	129.1	287.0	0.87	0.87	(\$970)	(\$143,951)	(\$3.30)	132.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 01 0136 303	5055 ADMIRAL	04/28/22	\$31,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$31,000	\$8,800	28.39	\$52,823	\$31,000	\$52,823	140.9	408.0	0.87	0.22	\$220	\$35,510	\$0.82	209.21	0240	56 084 01 0136 304, 56 084 01 0136 305	PAGE 84 & 083-01	402	FRONT FOOT		
56 084 01 0139 000	27620 POWERS	09/22/23	\$142,000	PTA	03-ARM'S LENGTH	\$142,000	\$41,800	29.44	\$105,422	\$65,454	\$28,876	64.9	290.0	0.44	0.44	\$1,009	\$149,098	\$3.42	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 02 0724 000	28087 HANOVER	08/02/22	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$40,500	26.47	\$137,262	\$46,888	\$31,150	70.0	300.0	0.48	0.48	\$670	\$97,278	\$2.23	70.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 02 0728 000	27985 HANOVER	11/21/23	\$49,632	PTA	03-ARM'S LENGTH	\$49,632	\$41,000	82.61	\$103,825	(\$24,823)	\$29,370	66.0	300.0	0.46	0.46	(\$376)	(\$54,556)	(\$1.25)	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 02 0737 000	27539 HANOVER	05/05/22	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$34,800	27.40	\$106,187	\$50,183	\$29,370	66.0	300.0	0.46	0.46	\$760	\$110,292	\$2.53	66.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 02 0753 001	5310 S INKSTER	03/28/24	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$55,600	27.94	\$141,386	\$93,585	\$35,971	80.8	200.0	0.46	0.46	\$1,158	\$205,681	\$4.72	99.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
56 084 02 0768 002	28054 HANOVER	02/14/23	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$44,500	32.48	\$136,745	\$32,124	\$31,869	71.6	314.0	0.51	0.51	\$449	\$63,612	\$1.46	70.00	0240			PAGE 84 & 083-01	401	FRONT FOOT	
Totals:			\$1,785,722			\$1,785,722	\$660,600		\$1,806,928	\$469,161	\$490,367	1,124.1		7.41	6.76											
								Sale. Ratio ==>	36.99			Average		Average		Average				Average						
								Std. Dev. ==>	24.48			per FF=>	\$417	per Net Acre=>	63,280.42			per SqFt=>	\$1.45							

500 TRAILBROOK CONDOS 001-03																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 001 03 0003 000	27711 TRAILBROOKE	11/30/23	\$142,400	PTA	03-ARM'S LENGTH	\$142,400	\$61,500	43.19	\$143,131	\$27,769	\$28,500	0.0	0.0	0.00	0.00	#DIV/0!	\$13,884,500	\$318.74	0.00	500	TRAILBROOK CONDOS 001-03	401			
56 001 03 0013 000	27752 TRAILBROOKE	04/16/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$64,900	41.87	\$145,369	\$38,131	\$28,500	0.0	0.0	0.00	0.00	#DIV/0!	\$19,065,500	\$437.68	0.00	500	TRAILBROOK CONDOS 001-03	401			
56 001 03 0016 000	27740 TRAILBROOKE	06/21/24	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$63,900	43.77	\$143,131	\$31,369	\$28,500	0.0	0.0	0.00	0.00	#DIV/0!	\$15,684,500	\$360.07	0.00	500	TRAILBROOK CONDOS 001-03	401			
Totals:			\$443,400			\$443,400	\$190,300		\$431,631	\$97,269	\$85,500	0.0		0.01	0.00										
								Sale. Ratio =>	42.92				Average				Average								
								Std. Dev. =>	0.97				SITE VALUE	\$32,423				per Net Acre=>	16,211,500.00		Average	per SqFt=>	\$372.16		

510 HUNTINGTON CLUB 006-07																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 006 07 0019 000	8203 HUNTINGTON	06/20/23	\$73,300	PTA	03-ARM'S LENGTH	\$73,300	\$30,600	41.75	\$70,716	\$21,884	\$19,300	0.0	0.0	0.00	0.00	#DIV/0!	\$10,942,000	\$251.19	0.00	510		HUNTINGTON CLUB 006-07	401		
56 006 07 0021 000	8203 HUNTINGTON	08/31/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$23,900	34.14	\$70,716	\$18,584	\$19,300	0.0	0.0	0.00	0.00	#DIV/0!	\$9,292,000	\$213.31	0.00	510		HUNTINGTON CLUB 006-07	401		
56 006 07 0022 000	8203 HUNTINGTON	11/04/22	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$23,900	34.64	\$70,716	\$17,584	\$19,300	0.0	0.0	0.00	0.00	#DIV/0!	\$8,792,000	\$201.84	0.00	510		HUNTINGTON CLUB 006-07	401		
56 006 07 0033 000	8261 HUNTINGTON	11/30/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$21,100	30.14	\$69,546	\$19,754	\$19,300	0.0	0.0	0.00	0.00	#DIV/0!	\$9,877,000	\$226.74	0.00	510		HUNTINGTON CLUB 006-07	401		
56 006 07 0058 000	8188 HUNTINGTON	01/09/24	\$74,000	PTA	03-ARM'S LENGTH	\$74,000	\$27,800	37.57	\$69,543	\$23,757	\$19,300	0.0	0.0	0.00	0.00	#DIV/0!	\$11,878,500	\$272.69	0.00	510		HUNTINGTON CLUB 006-07	401		
56 006 07 0059 000	8166 HUNTINGTON	05/04/22	\$66,500	PTA	03-ARM'S LENGTH	\$66,500	\$21,100	31.73	\$69,546	\$16,254	\$19,300	0.0	0.0	0.00	0.00	#DIV/0!	\$8,127,000	\$186.57	0.00	510		HUNTINGTON CLUB 006-07	401		
56 006 07 0059 000	8166 HUNTINGTON	05/01/23	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$27,800	40.88	\$69,546	\$17,754	\$19,300	0.0	0.0	0.00	0.00	#DIV/0!	\$8,877,000	\$203.79	0.00	510		HUNTINGTON CLUB 006-07	401		
Totals:			\$490,800			\$490,800	\$176,200		\$490,329	\$135,571	\$135,100	0.0		0.01	0.00										
								Sale. Ratio =>	35.90					Average					Average						
								Std. Dev. =>	4.42					Average					Average						
														SITE VALUE	\$19,367					Average					
																				per Net Acre=>	9,683,642.86				

515 PIKES PEAK VILLAGE 010-05																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 010 05 0013 000	33224 MILL RACE	08/24/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$164,176	\$56,024	\$35,200	0.0	0.0	0.00	0.00	#DIV/0!	\$28,012,000	\$643.07	0.00	515		PIKES PEAK VILLAGE 010-05	401		
56 010 05 0016 000	33201 MILL RACE	03/16/23	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$76,900	52.67	\$166,564	\$14,636	\$35,200	0.0	0.0	0.00	0.00	#DIV/0!	\$7,318,000	\$168.00	0.00	515		PIKES PEAK VILLAGE 010-05	401		
Totals:			\$331,000			\$331,000	\$152,700		\$330,740	\$70,660	\$70,400	0.0		0.00	0.00										
								Sale. Ratio =>	46.13					Average					Average						
								Std. Dev. =>	8.27					SITE VALUE	\$35,330					per Net Acre=>	17,665,000.00				
																				per SqFt=>	\$405.53				

520 ARBOR OAKS 010-07																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 010 07 0002 000	32901 CHAPMAN	06/15/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$89,900	48.59	\$196,668	\$28,532	\$40,200	0.0	0.0	0.00	0.00	#DIV/0!	\$14,266,000	\$327.50	0.00	520	ARBOR OAKS 010-07	401		
56 010 07 0006 000	32767 CHAPMAN	08/17/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$97,100	43.74	\$196,063	\$66,137	\$40,200	0.0	0.0	0.00	0.00	#DIV/0!	\$33,068,500	\$759.15	0.00	520	ARBOR OAKS 010-07	401		
56 010 07 0008 000	32787 CHAPMAN	08/18/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$97,100	43.16	\$196,063	\$69,137	\$40,200	0.0	0.0	0.00	0.00	#DIV/0!	\$34,568,500	\$793.58	0.00	520	ARBOR OAKS 010-07	401		
56 010 07 0012 000	32827 CHAPMAN	06/28/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$94,000	52.22	\$206,020	\$14,180	\$40,200	0.0	0.0	0.00	0.00	#DIV/0!	\$7,090,000	\$162.76	0.00	520	ARBOR OAKS 010-07	401		
56 010 07 0015 000	32857 CHAPMAN	11/22/22	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$88,800	46.98	\$194,180	\$35,020	\$40,200	0.0	0.0	0.00	0.00	#DIV/0!	\$17,510,000	\$401.97	0.00	520	ARBOR OAKS 010-07	401		
56 010 07 0023 000	32937 CHAPMAN	06/23/23	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$102,100	44.98	\$206,289	\$60,911	\$40,200	0.0	0.0	0.00	0.00	#DIV/0!	\$30,455,500	\$699.16	0.00	520	ARBOR OAKS 010-07	401		
56 010 07 0042 000	32930 CHAPMAN	03/28/23	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$88,300	45.87	\$193,042	\$39,658	\$40,200	0.0	0.0	0.00	0.00	#DIV/0!	\$19,829,000	\$455.21	0.00	520	ARBOR OAKS 010-07	401		
Totals:			\$1,420,500			\$1,420,500	\$657,300		\$1,388,325	\$313,575	\$281,400	0.0		0.01	0.00									
								Sale. Ratio ==>	46.27					Average			Average			Average				
								Std. Dev. ==>	3.13					Average			Average			Average				
												SITE VALUE		\$44,796	Average		per Net Acre==>		22,398,214.29	Average		per SqFt==>		\$514.19

525 RIVER PARK COURT 012-03																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 012 03 0003 000	7357 PERRINSVILLE	10/07/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$96,400	40.17	\$232,129	\$55,371	\$47,500	0.0	0.0	0.02	0.02	#DIV/0!	\$2,516,864	\$57.78	0.00	525	RIVER PARK COURT	012-03	401	
56 012 03 0006 000	7358 PERRINSVILLE	04/13/22	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$97,700	41.93	\$235,599	\$44,901	\$47,500	0.0	0.0	0.02	0.02	#DIV/0!	\$2,138,143	\$49.09	0.00	525	RIVER PARK COURT	012-03	401	
Totals:			\$473,000			\$473,000	\$194,100		\$467,728	\$100,272	\$95,000	0.0		0.04	0.04									
								Sale. Ratio =>	41.04	Average				Average					Average					
								Std. Dev. =>	1.25	SITE VALUE				per Net Acre=>	2,331,906.98					per SqFt=>	\$53.53			

527 COWAN ROAD CONDOS																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 016 07 0003 000	7809 MILLWOOD	09/20/22	\$344,900	PTA	03-ARM'S LENGTH	\$344,900	\$138,300	40.10	\$348,406	\$75,094	\$78,600	130.0	112.5	0.34	0.34	\$578	\$223,494	\$5.13	130.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0006 000	7857 MILLWOOD	04/08/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,000	41.21	\$342,598	\$66,002	\$78,600	133.0	109.5	0.33	0.33	\$496	\$197,611	\$4.54	133.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0022 000	7914 MOONWOOD	08/18/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$150,400	41.78	\$349,194	\$89,406	\$78,600	128.0	115.5	0.34	0.34	\$698	\$263,735	\$6.05	128.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0030 000	33801 WHITEWOOD	04/21/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$148,500	40.68	\$345,308	\$98,292	\$78,600	139.0	104.0	0.33	0.33	\$707	\$296,060	\$6.80	139.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0030 000	33801 WHITEWOOD	03/07/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$148,500	39.08	\$345,308	\$113,292	\$78,600	139.0	104.0	0.33	0.33	\$815	\$341,241	\$7.83	139.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0032 000	33861 WHITEWOOD	08/04/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$138,500	43.97	\$348,325	\$45,275	\$78,600	139.0	104.0	0.33	0.33	\$326	\$136,370	\$3.13	139.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0033 000	33891 WHITEWOOD	08/31/22	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$124,300	42.57	\$312,945	\$57,655	\$78,600	132.0	104.0	0.32	0.32	\$437	\$183,032	\$4.20	132.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0036 000	7770 MILLWOOD	10/17/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$148,200	44.91	\$344,888	\$63,712	\$78,600	175.0	101.0	0.41	0.41	\$364	\$156,926	\$3.60	175.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0045 000	33991 SANDWOOD	09/09/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$135,900	38.83	\$341,994	\$86,606	\$78,600	74.0	109.0	0.19	0.19	\$1,170	\$468,141	\$10.75	74.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0053 000	7863 MOONWOOD	09/13/23	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$135,300	41.64	\$315,226	\$88,274	\$78,600	64.0	109.0	0.16	0.16	\$1,379	\$551,713	\$12.67	64.00	530		MILLWOOD VILLAGE	016-07	401	SITE VALUE
Totals:			\$3,391,800			\$3,391,800	\$1,403,900		\$3,394,192	\$783,608	\$786,000	1,253.0		3.07	3.07										
								Sale. Ratio ==>	41.39					Average											
								Std. Dev. ==>	1.96					Average											
														per Net Acre==>	255,163.79			Average							
																		per SqFt==>	\$5.86						

528 CURRIER HANOVER																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 083 05 0285 315	28960 CURRIER	04/22/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$93,800	35.40	\$264,229	\$65,771	\$65,000	60.0	120.0	0.17	0.17	\$1,096	\$398,612	\$9.15	60.00	0237		CURRIER HANOVER	401	SITE VALUE	
56 083 05 0324 327	29027 CURRIER	01/30/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$86,600	32.07	\$275,639	\$59,361	\$65,000	60.0	120.0	0.17	0.17	\$989	\$359,764	\$8.26	60.00	0237		CURRIER HANOVER	401	SITE VALUE	
56 083 05 0333 321	28945 CURRIER	03/27/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$81,300	30.68	\$258,837	\$71,163	\$65,000	60.0	120.0	0.17	0.17	\$1,186	\$431,291	\$9.90	60.00	0237		CURRIER HANOVER	401	SITE VALUE	
Totals:			\$800,000			\$800,000	\$261,700		\$798,705	\$196,295	\$195,000	180.0		0.50	0.50										
								Sale. Ratio =>	32.71	Average				Average					Average						
								Std. Dev. =>	2.42	SITE VALUE				\$65,432	per Net Acre=>	396,555.56	Average				per SqFt=>	\$9.10			

530 MILLWOOD VILLAGE 016-07																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 016 07 0003 000	7809 MILLWOOD	09/20/22	\$344,900	PTA	03-ARM'S LENGTH	\$344,900	\$138,300	40.10	\$348,406	\$75,094	\$78,600	130.0	112.5	0.34	0.34	\$578	\$223,494	\$5.13	130.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0006 000	7857 MILLWOOD	04/08/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,000	41.21	\$342,598	\$66,002	\$78,600	133.0	109.5	0.33	0.33	\$496	\$197,611	\$4.54	133.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0022 000	7914 MOONWOOD	08/18/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$150,400	41.78	\$349,194	\$89,406	\$78,600	128.0	115.5	0.34	0.34	\$698	\$263,735	\$6.05	128.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0030 000	33801 WHITEWOOD	04/21/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$148,500	40.68	\$345,308	\$98,292	\$78,600	139.0	104.0	0.33	0.33	\$707	\$296,060	\$6.80	139.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0030 000	33801 WHITEWOOD	03/07/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$148,500	39.08	\$345,308	\$113,292	\$78,600	139.0	104.0	0.33	0.33	\$815	\$341,241	\$7.83	139.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0032 000	33861 WHITEWOOD	08/04/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$138,500	43.97	\$348,325	\$45,275	\$78,600	139.0	104.0	0.33	0.33	\$326	\$136,370	\$3.13	139.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0033 000	33891 WHITEWOOD	08/31/22	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$124,300	42.57	\$312,945	\$57,655	\$78,600	132.0	104.0	0.32	0.32	\$437	\$183,032	\$4.20	132.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0036 000	7770 MILLWOOD	10/17/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$148,200	44.91	\$344,888	\$63,712	\$78,600	175.0	101.0	0.41	0.41	\$364	\$156,926	\$3.60	175.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0045 000	33991 SANDWOOD	09/09/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$135,900	38.83	\$341,994	\$86,606	\$78,600	74.0	109.0	0.19	0.19	\$1,170	\$468,141	\$10.75	74.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
56 016 07 0053 000	7863 MOONWOOD	09/13/23	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$135,300	41.64	\$315,226	\$88,274	\$78,600	64.0	109.0	0.16	0.16	\$1,379	\$551,713	\$12.67	64.00	530	MILLWOOD VILLAGE	016-07	401	SITE VALUE
Totals:			\$3,391,800			\$3,391,800	\$1,403,900		\$3,394,192	\$783,608	\$786,000	1,253.0		3.07	3.07									
								Sale. Ratio =>	41.39					Average										
								Std. Dev. =>	1.96					Average										
										SITE VALUE				\$78,361		Average								
														per Net Acre=>	255,163.79		Average							
																	per SqFt=>	\$5.86						

535 WOODLAND MANOR 019-01																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 019 01 0006 000	7304 MANOR	07/15/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$36,100	34.38	\$102,646	\$31,354	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$15,677,000	\$359.89	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0014 000	7369 MANOR	08/19/22	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$36,100	39.67	\$102,646	\$17,354	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$8,677,000	\$199.20	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0028 000	7362 MANOR	02/23/23	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$36,400	30.72	\$103,352	\$44,148	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,074,000	\$506.75	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0033 000	7414 MANOR	05/03/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$41,700	41.70	\$102,453	\$26,547	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$13,273,500	\$304.72	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0043 000	7414 MANOR	09/29/22	\$82,500	PTA	03-ARM'S LENGTH	\$82,500	\$36,400	44.12	\$103,352	\$8,148	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$4,074,000	\$93.53	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0057 000	7494 MANOR	05/06/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$36,400	34.67	\$103,352	\$30,648	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$15,324,000	\$351.79	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0065 000	7538 MANOR	05/25/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$36,100	30.08	\$102,646	\$46,354	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,177,000	\$532.07	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0074 000	7538 MANOR	09/29/22	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$36,400	40.00	\$103,352	\$16,648	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$8,324,000	\$191.09	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0078 000	7599 MANOR	03/31/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$36,100	38.00	\$102,646	\$21,354	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$10,677,000	\$245.11	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0082 000	7590 MANOR	03/05/24	\$112,500	PTA	03-ARM'S LENGTH	\$112,500	\$41,800	37.16	\$102,646	\$38,854	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$19,427,000	\$445.98	0.00	535		WOODLAND MANOR 019-01	401	
56 019 01 0091 000	7590 MANOR	10/14/22	\$109,500	PTA	03-ARM'S LENGTH	\$109,500	\$36,400	33.24	\$103,352	\$35,148	\$29,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,574,000	\$403.44	0.00	535		WOODLAND MANOR 019-01	401	
Totals:			\$1,130,000			\$1,130,000	\$409,900		\$1,132,443	\$316,557	\$319,000	0.0		0.02	0.00									
								Sale. Ratio =>	36.27	Average				Average					Average					
								Std. Dev. =>	4.50	SITE VALUE				\$28,778	per Net Acre=>				14,388,954.55	Average				per SqFt=>
																								\$330.32

540 WOODCREEK MANOR 019-02																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 019 02 0007 000	7624 MANOR	09/22/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$44,700	37.25	\$115,479	\$34,521	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,260,500	\$396.25	0.00	540		WOODCREEK MANOR 019-02	401	
56 019 02 0009 000	7633 MANOR	06/01/23	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$45,000	37.19	\$116,311	\$34,689	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,344,500	\$398.17	0.00	540		WOODCREEK MANOR 019-02	401	
56 019 02 0039 000	7760 MANOR	09/30/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$35,800	35.80	\$115,479	\$14,521	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$7,260,500	\$166.68	0.00	540		WOODCREEK MANOR 019-02	401	
56 019 02 0046 000	7760 MANOR	09/26/23	\$122,500	PTA	03-ARM'S LENGTH	\$122,500	\$45,000	36.73	\$116,311	\$36,189	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,094,500	\$415.39	0.00	540		WOODCREEK MANOR 019-02	401	
Totals:			\$463,500			\$463,500	\$170,500		\$463,580	\$119,920	\$120,000	0.0		0.01	0.00									
								Sale. Ratio =>	36.79			Average			Average			Average						
								Std. Dev. =>	0.67			SITE VALUE	\$29,980			per Net Acre=>	14,990,000.00			per SqFt=>	\$344.12			

545 WOODVIEW 020-01																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 020 01 0003 000	7320 WOODVIEW	04/12/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$36,000	51.43	\$111,430	(\$19,630)	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	(\$9,815,000)	(\$225.32)	0.00	545		WOODVIEW 020-01	401	
56 020 01 0014 000	7360 WOODVIEW	11/23/22	\$81,500	PTA	03-ARM'S LENGTH	\$81,500	\$30,700	37.67	\$94,684	\$8,616	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$4,308,000	\$98.90	0.00	545		WOODVIEW 020-01	401	
56 020 01 0026 000	7390 WOODVIEW	10/12/23	\$81,500	PTA	03-ARM'S LENGTH	\$81,500	\$34,900	42.82	\$94,684	\$8,616	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$4,308,000	\$98.90	0.00	545		WOODVIEW 020-01	401	
56 020 01 0029 000	7370 WOODVIEW	07/28/22	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$31,600	24.50	\$97,308	\$53,492	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$26,746,000	\$614.00	0.00	545		WOODVIEW 020-01	401	
56 020 01 0033 000	7380 WOODVIEW	03/26/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$40,200	33.50	\$109,781	\$32,019	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,009,500	\$367.53	0.00	545		WOODVIEW 020-01	401	
56 020 01 0042 000	7385 WOODVIEW	05/27/22	\$89,900	PTA	03-ARM'S LENGTH	\$89,900	\$30,300	33.70	\$93,304	\$18,396	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$9,198,000	\$211.16	0.00	545		WOODVIEW 020-01	401	
56 020 01 0067 000	7325 WOODVIEW	05/23/22	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$34,900	32.62	\$107,730	\$21,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$10,535,000	\$241.85	0.00	545		WOODVIEW 020-01	401	
56 020 01 0068 000	7325 WOODVIEW	10/31/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$39,500	35.91	\$107,730	\$24,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$12,035,000	\$276.29	0.00	545		WOODVIEW 020-01	401	
56 020 01 0072 000	7462 WOODVIEW	01/18/24	\$83,000	PTA	03-ARM'S LENGTH	\$83,000	\$34,200	41.20	\$92,806	\$11,994	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$5,997,000	\$137.67	0.00	545		WOODVIEW 020-01	401	
56 020 01 0075 000	7422 WOODVIEW	06/09/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$39,200	32.67	\$106,904	\$34,896	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$17,448,000	\$400.55	0.00	545		WOODVIEW 020-01	401	
56 020 01 0079 000	7442 WOODVIEW	01/19/24	\$122,000	PTA	03-ARM'S LENGTH	\$122,000	\$39,500	32.38	\$107,730	\$36,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$18,035,000	\$414.03	0.00	545		WOODVIEW 020-01	401	
56 020 01 0086 000	7475 WOODVIEW	04/26/22	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$30,200	32.13	\$92,999	\$22,801	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$11,400,500	\$261.72	0.00	545		WOODVIEW 020-01	401	
56 020 01 0087 000	7485 WOODVIEW	05/27/22	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$34,700	29.91	\$107,097	\$30,703	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$15,351,500	\$352.42	0.00	545		WOODVIEW 020-01	401	
56 020 01 0094 000	7490 WOODVIEW	06/29/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$39,500	33.47	\$107,730	\$32,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,035,000	\$368.11	0.00	545		WOODVIEW 020-01	401	
56 020 01 0099 000	7475 WOODVIEW	06/30/23	\$122,000	PTA	03-ARM'S LENGTH	\$122,000	\$39,500	32.38	\$107,730	\$36,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$18,035,000	\$414.03	0.00	545		WOODVIEW 020-01	401	
56 020 01 0101 000	7515 WOODVIEW	04/28/23	\$109,500	PTA	03-ARM'S LENGTH	\$109,500	\$39,200	35.80	\$106,885	\$24,415	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$12,207,500	\$280.25	0.00	545		WOODVIEW 020-01	401	
56 020 01 0102 000	7515 WOODVIEW	07/28/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$34,200	45.60	\$92,816	\$3,984	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$1,992,000	\$45.73	0.00	545		WOODVIEW 020-01	401	
56 020 01 0104 000	7535 WOODVIEW	02/03/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$30,200	38.23	\$93,045	\$7,755	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$3,877,500	\$89.02	0.00	545		WOODVIEW 020-01	401	
56 020 01 0114 000	7535 WOODVIEW	07/27/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$34,900	33.24	\$107,730	\$19,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$9,535,000	\$218.89	0.00	545		WOODVIEW 020-01	401	
56 020 01 0116 000	7515 WOODVIEW	06/24/22	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$34,900	29.83	\$107,730	\$31,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$15,535,000	\$356.63	0.00	545		WOODVIEW 020-01	401	
56 020 01 0130 000	7512 WOODVIEW	08/11/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$39,500	32.92	\$107,730	\$34,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$17,035,000	\$391.07	0.00	545		WOODVIEW 020-01	401	
56 020 01 0131 000	7532 WOODVIEW	02/27/23	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$34,900	32.62	\$107,730	\$21,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$10,535,000	\$241.85	0.00	545		WOODVIEW 020-01	401	
56 020 01 0140 000	7552 WOODVIEW	05/06/22	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$30,500	33.52	\$94,113	\$18,687	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$9,343,500	\$214.50	0.00	545		WOODVIEW 020-01	401	
56 020 01 0141 000	7552 WOODVIEW	05/19/23	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$39,500	36.92	\$107,730	\$21,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$10,535,000	\$241.85	0.00	545		WOODVIEW 020-01	401	
56 020 01 0143 000	7572 WOODVIEW	06/05/23	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$39,500	33.19	\$107,730	\$33,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,535,000	\$379.59	0.00	545		WOODVIEW 020-01	401	
56 020 01 0147 000	7602 WOODVIEW	06/23/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$39,500	35.91	\$107,730	\$24,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$12,035,000	\$276.29	0.00	545		WOODVIEW 020-01	401	
56 020 01 0156 000	7622 WOODVIEW	03/06/24	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$34,600	39.77	\$94,003	\$14,797	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$7,398,500	\$169.85	0.00	545		WOODVIEW 020-01	401	
56 020 01 0173 000	7625 WOODVIEW	05/12/22	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$34,900	29.58	\$107,730	\$32,070	\$21,800		0.0	0.00	0.00	#VALUE!	\$16,035,000	\$368.11	0.00	545		WOODVIEW 020-01	401	
56 020 01 0180 000	7595 WOODVIEW	04/28/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$39,500	35.91	\$107,730	\$24,070	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$12,035,000	\$276.29	0.00	545		WOODVIEW 020-01	401	
56 020 01 0183 000	7640 WOODVIEW	07/03/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$35,800	37.68	\$97,279	\$19,521	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$9,760,500	\$224.07	0.00	545		WOODVIEW 020-01	401	
56 020 01 0186 000	7630 WOODVIEW	10/06/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$34,900	31.73	\$94,867	\$36,933	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$18,466,500	\$423.93	0.00	545		WOODVIEW 020-01	401	
56 020 01 0196 000	7650 WOODVIEW	05/31/22	\$137,500	PTA	03-ARM'S LENGTH	\$137,500	\$35,500	25.82	\$109,781	\$49,519	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$24,759,500	\$568.40	0.00	545		WOODVIEW 020-01	401	
56 020 01 0197 000	7610 WOODVIEW	04/04/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$31,800	28.91	\$97,846	\$33,954	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,977,000	\$389.74	0.00	545		WOODVIEW 020-01	401	
56 020 01 0199 000	7600 WOODVIEW	02/09/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$31,600	24.31	\$97,491	\$54,309	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$27,154,500	\$623.38	0.00	545		WOODVIEW 020-01	401	
56 020 01 0208 000	7590 WOODVIEW	04/22/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$35,500	32.27	\$109,781	\$22,019	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$11,009,500	\$252.74	0.00	545		WOODVIEW 020-01	401	
56 020 01 0217 000	7530 WOODVIEW	08/03/23	\$121,500	PTA	03-ARM'S LENGTH	\$121,500	\$35,900	29.55	\$97,537	\$45,763	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$22,881,500	\$525.29	0.00	545		WOODVIEW 020-01	401	
56 020 01 0228 000	7530 WOODVIEW	05/16/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$40,200	44.67	\$109,781	\$2,019	\$21,800	0.0	0.0	0.00	0.00	#DIV/0!	\$1,009,500	\$23.17	0.00	545		WOODVIEW 020-01	401	
Totals:			\$3,922,400			\$3,922,400	\$1,321,900		\$3,804,442	\$924,558	\$806,600	0.0		0.07	0.00									
								Sale. Ratio =>	33.70	Average				Average					Average					
								Std. Dev. =>	5.66	SITE VALUE				\$24,988	per Net Acre=>				12,494,027.03	Average per SqFt=>				\$286.82

550 RIVERGATE 020-04																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 020 04 0020 000	7890 RIVERGATE	07/05/22	\$194,500	PTA	03-ARM'S LENGTH	\$194,500	\$69,800	35.89	\$177,414	\$56,086	\$39,000	0.0	0.0	0.00	0.00	#DIV/0!	\$28,043,000	\$643.78	0.00	550		RIVERGATE 020-04	401	
56 020 04 0029 000	7836 RIVERGATE	03/23/23	\$155,500	PTA	03-ARM'S LENGTH	\$155,500	\$69,800	44.89	\$177,402	\$17,098	\$39,000	0.0	0.0	0.00	0.00	#DIV/0!	\$8,549,000	\$196.26	0.00	550		RIVERGATE 020-04	401	
56 020 04 0034 000	7806 RIVERGATE	11/15/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$79,100	41.63	\$175,668	\$53,332	\$39,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,666,000	\$612.17	0.00	550		RIVERGATE 020-04	401	
56 020 04 0052 000	7674 RIVERGATE	12/04/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$79,000	45.14	\$175,438	\$38,562	\$39,000	0.0	0.0	0.00	0.00	#DIV/0!	\$19,281,000	\$442.63	0.00	550		RIVERGATE 020-04	401	
56 020 04 0056 000	7650 RIVERGATE	10/14/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$69,000	39.43	\$175,438	\$38,562	\$39,000	0.0	0.0	0.00	0.00	#DIV/0!	\$19,281,000	\$442.63	0.00	550		RIVERGATE 020-04	401	
56 020 04 0065 000	7759 RIVERGATE	10/24/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$69,200	36.42	\$175,778	\$53,222	\$39,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,611,000	\$610.90	0.00	550		RIVERGATE 020-04	401	
Totals:			\$1,080,000			\$1,080,000	\$435,900		\$1,057,138	\$256,862	\$234,000	0.0		0.01	0.00									
								Sale. Ratio =>	40.36	Average				Average					Average					
								Std. Dev. =>	4.03	SITE VALUE				\$42,810	per Net Acre=>				21,405,166.67	per SqFt=>				\$491.40

555 PARKVIEW PLACE 020-06																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 020 06 0009 000	35988 CENTRAL CITY	06/02/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$61,600	37.33	\$134,928	\$66,072	\$36,000	0.0	0.0		0.00	#DIV/0!	\$33,036,000	\$758.40	0.00	555	PARKVIEW PLACE 020-06	401			
56 020 06 0011 000	35940 CENTRAL CITY	09/20/21	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$48,300	40.93	\$113,279	\$32,221	\$27,500	0.0	0.0		0.00	#DIV/0!	\$16,110,500	\$369.85	0.00	555	PARKVIEW PLACE 020-06	401			
Totals:			\$283,000			\$283,000	\$109,900		\$248,207	\$98,293	\$63,500	0.0		0.00	0.00										
								Sale. Ratio =>	38.83	Average				Average			Average								
								Std. Dev. =>	2.54	SITE VALUE		\$49,147	per Net Acre=>		24,573,250.00			per SqFt=>	\$564.12						

560 COLONIAL ESTATES 021-03																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 021 03 0007 000	37458 COLONIAL	06/24/22	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$63,600	40.51	\$150,586	\$37,214	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$18,607,000	\$427.16	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0009 000	37500 COLONIAL	10/21/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$64,200	40.13	\$151,487	\$39,313	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$19,656,500	\$451.25	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0015 000	37534 COLONIAL	01/27/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$53,900	38.50	\$138,351	\$32,449	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,224,500	\$372.46	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0027 000	37592 GARDEN	08/16/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$78,400	47.52	\$163,458	\$32,342	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,171,000	\$371.24	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0030 000	37608 GARDEN	04/13/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$66,800	39.29	\$138,517	\$62,283	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$31,141,500	\$714.91	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0046 000	37686 COLONIAL	04/07/22	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$61,900	41.54	\$146,546	\$33,254	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,627,000	\$381.70	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0082 000	37715 COLONIAL	09/08/23	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$72,200	41.73	\$150,609	\$53,191	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$26,595,500	\$610.55	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0112 000	37589 GARDEN	12/21/23	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$75,300	46.48	\$156,682	\$36,118	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$18,059,000	\$414.58	0.00	560		COLONIAL ESTATES 021-03	401	
56 021 03 0129 000	37451 COLONIAL	02/12/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,800	41.03	\$149,586	\$56,214	\$30,800	0.0	0.0	0.00	0.00	#DIV/0!	\$28,107,000	\$645.25	0.00	560		COLONIAL ESTATES 021-03	401	
Totals:			\$1,451,000			\$1,451,000	\$608,100		\$1,345,822	\$382,378	\$277,200	0.0		0.02	0.00									
								Sale. Ratio =>	41.91	Average				Average										
								Std. Dev. =>	3.10	Average				per Net Acre=>	21,243,222.22	Average				per SqFt=>	\$487.68			

565 EMERALD POINTE N 022-01																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
56 022 01 0031 000	38448 N EMERALD	09/15/23	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$164,300	46.68	\$364,552	\$60,848	\$73,400	67.0	107.0	0.17	0.17	\$908	\$368,776	\$8.47	67.00	565	EMERALD POINTE 022-01	401	SITE VALUE				
56 022 01 0037 000	38459 N EMERALD	08/30/22	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$125,200	37.15	\$317,222	\$93,178	\$73,400	67.0	98.0	0.15	0.15	\$1,391	\$617,073	\$14.17	67.00	565	EMERALD POINTE 022-01	401	SITE VALUE				
56 022 01 0042 000	38519 N EMERALD	06/30/23	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$143,500	44.17	\$318,688	\$79,612	\$73,400	83.5	98.0	0.19	0.19	\$953	\$423,468	\$9.72	83.50	565	EMERALD POINTE 022-01	401	SITE VALUE				
56 022 01 0067 000	38469 TERRY	08/01/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$128,300	41.39	\$324,683	\$58,717	\$73,400	67.0	98.0	0.15	0.15	\$876	\$388,854	\$8.93	67.00	565	EMERALD POINTE 022-01	401	SITE VALUE				
56 022 01 0093 000	38455 MEGHAN	05/13/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$103,000	35.52	\$260,421	\$102,979	\$73,400	67.0	95.0	0.15	0.15	\$1,537	\$705,336	\$16.19	67.00	565	EMERALD POINTE 022-01	401	SITE VALUE				
56 022 01 0100 000	8230 W EMERALD	12/28/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$127,400	46.33	\$321,777	\$26,623	\$73,400	0.0	0.0	0.00	0.00	#DIV/0!	\$13,311,500	\$305.59	0.00	565	EMERALD POINTE 022-01	401					
56 022 01 0119 000	8142 W EMERALD	05/11/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$112,100	37.37	\$283,564	\$89,836	\$73,400	0.0	0.0	0.00	0.00	#DIV/0!	\$44,918,000	\$1,031.18	0.00	565	EMERALD POINTE 022-01	401					
Totals:			\$2,188,900			\$2,188,900	\$903,800		\$2,190,907	\$511,793	\$513,800	351.5		0.81	0.80												
								Sale. Ratio =>	41.29	Average				Average													
								Std. Dev. =>	4.63	SITE VALUE				\$73,113	per Net Acre=>				635,767.70	Average per SqFt=>				\$14.60			

575 BRIARBROOK 022-02																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 022 02 0012 000	39269 ARMSTRONG	10/17/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$85,100	37.82	\$205,361	\$61,139	\$41,500	0.0	0.0	0.00	0.00	#DIV/0!	\$30,569,500	\$701.78	0.00	575		BRIARBROOK	022-02	401
56 022 02 0018 000	39341 ARMSTRONG	11/10/22	\$222,200	PTA	03-ARM'S LENGTH	\$222,200	\$81,100	36.50	\$211,610	\$52,090	\$41,500	0.0	0.0	0.00	0.00	#DIV/0!	\$26,045,000	\$597.91	0.00	575		BRIARBROOK	022-02	401
56 022 02 0024 000	39376 ARMSTRONG	07/06/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$79,000	36.74	\$205,682	\$50,818	\$41,500	0.0	0.0	0.00	0.00	#DIV/0!	\$25,409,000	\$583.31	0.00	575		BRIARBROOK	022-02	401
Totals:			\$662,200			\$662,200	\$245,200		\$622,653	\$164,047	\$124,500	0.0		0.01	0.00									
								Sale. Ratio =>	37.03	Average				Average					Average					
								Std. Dev. =>	0.70	SITE VALUE				\$54,682	per Net Acre=>	27,341,166.67	Average				per SqFt=>	\$627.67		

580 EMERALD POINTE 023-02																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 023 02 0014 000	7700 CRAB TREE	09/28/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,900	39.02	\$215,689	\$49,311	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$24,655,500	\$566.01	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0016 000	38453 DEER CREEK	01/30/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$89,700	37.38	\$215,723	\$74,277	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$37,138,500	\$852.58	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0033 000	38644 SYCAMORE	10/26/22	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$88,800	43.96	\$228,748	\$23,252	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$11,626,000	\$266.90	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0060 000	7921 WHISPERING WILLOW	09/23/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$85,500	41.11	\$220,273	\$37,727	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,863,500	\$433.05	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0061 000	7953 WHISPERING WILLOW	12/16/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$85,600	41.76	\$220,431	\$34,569	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,284,500	\$396.80	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0068 000	38512 CHESTNUT	04/05/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,200	39.60	\$203,898	\$46,102	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,051,000	\$529.18	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0072 000	38539 RED OAK	03/07/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,500	34.89	\$201,873	\$73,127	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$36,563,500	\$839.38	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0076 000	7755 CRAB TREE	02/14/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,700	38.05	\$215,161	\$54,839	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$27,419,500	\$629.47	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0102 000	38550 RED OAK	06/22/22	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$88,900	42.13	\$228,911	\$32,089	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,044,500	\$368.33	0.00	580	EMERALD POINTE	023-02	401	
56 023 02 0103 000	38538 RED OAK	07/28/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$90,500	37.71	\$217,770	\$72,230	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$36,115,000	\$829.09	0.00	580	EMERALD POINTE	023-02	401	
Totals:			\$2,166,000			\$2,166,000	\$854,300		\$2,168,477	\$497,523	\$500,000	0.0		0.02	0.00									
								Sale. Ratio =>	39.44		Average		Average				Average							
								Std. Dev. =>	2.70		SITE VALUE		\$49,752		per Net Acre=>		24,876,150.00		Average		per SqFt=>		\$571.08	

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 023 02 0070 000	7955 DEER CREEK	01/23/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$89,800	48.54	\$231,247	\$3,753	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$1,876,500	\$43.08	0.00	580		EMERALD POINTE	023-02	401

585 ANTHONY'S POND 023-03																														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
56 023 03 0011 000	38549 ALMA	10/31/21	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$131,200	34.99	\$364,071	\$90,929	\$80,000	88.0	115.3	0.23	0.23	\$1,034	\$397,070	\$9.12	90.97	585		ANTHONY'S POND 023-03	0	0	1/20/2017		401	SITE VALUE		
56 023 03 0022 000	38626 ALMA	07/14/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$183,000	52.29	\$391,589	\$48,911	\$90,500	92.0	107.0	0.23	0.23	\$532	\$216,420	\$4.97	92.00	585		ANTHONY'S POND 023-03	0	0	1/20/2017		401	SITE VALUE		
56 023 03 0028 000	38522 ALMA	06/11/21	\$401,000	PTA	03-ARM'S LENGTH	\$401,000	\$140,700	35.09	\$390,865	\$90,135	\$80,000	74.7	165.5	0.33	0.33	\$1,206	\$274,802	\$6.31	51.48	585		ANTHONY'S POND 023-03	0	0	1/20/2017		401	SITE VALUE		
Totals:			\$1,126,000			\$1,126,000	\$454,900		\$1,146,525	\$229,975	\$250,500	254.7		0.78	0.78															
								Sale. Ratio ==>	40.40					Average				Average												
								Std. Dev. ==>	9.96					Average				Average												
														per Net Acre==>	293,710.09			per SqFt==>	\$6.74											

590 SHENANDOAH CONDOS 024-01																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 024 01 0013 000	7505 CULPEPPER	05/18/22	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$60,300	37.22	\$155,715	\$44,385	\$38,100	0.0	0.0	0.00	0.00	#DIV/0!	\$22,192,500	\$509.47	0.00	590	SHENANDOAH CONDOS	024-01	401	
56 024 01 0015 000	7509 CULPEPPER	06/02/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$73,200	41.12	\$167,368	\$48,732	\$38,100	0.0	0.0	0.00	0.00	#DIV/0!	\$24,366,000	\$559.37	0.00	590	SHENANDOAH CONDOS	024-01	401	
56 024 01 0017 000	7513 CULPEPPER	12/22/22	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$63,200	37.84	\$163,465	\$41,635	\$38,100	0.0	0.0	0.00	0.00	#DIV/0!	\$20,817,500	\$477.90	0.00	590	SHENANDOAH CONDOS	024-01	401	
Totals:			\$507,000			\$507,000	\$196,700		\$486,548	\$134,752	\$114,300	0.0		0.01	0.00									
								Sale. Ratio =>	38.80	Average				Average					Average					
								Std. Dev. =>	2.10	SITE VALUE				per Net Acre=>	22,458,666.67					per SqFt=>	\$515.58			

595 BRANDON VILLAGE 024-04

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 024 04 0001 000	7389 S KINGSTON	05/04/22	\$165,900	PTA	03-ARM'S LENGTH	\$165,900	\$63,600	38.34	\$167,688	\$41,412	\$43,200	0.0	0.0	0.00	0.00	#DIV/0!	\$20,706,000	\$475.34	0.00	595		BRANDON VILLAGE 024-04	401	
56 024 04 0014 000	7311 S KINGSTON	12/22/23	\$160,500	PTA	03-ARM'S LENGTH	\$160,500	\$70,000	43.61	\$163,396	\$40,304	\$43,200	0.0	0.0	0.00	0.00	#DIV/0!	\$20,152,000	\$462.63	0.00	595		BRANDON VILLAGE 024-04	401	
56 024 04 0023 000	7360 S KINGSTON	09/21/22	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$61,800	38.39	\$163,301	\$40,899	\$43,200	0.0	0.0	0.00	0.00	#DIV/0!	\$20,449,500	\$469.46	0.00	595		BRANDON VILLAGE 024-04	401	
56 024 04 0036 000	7462 N KINGSTON	12/20/22	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$62,800	38.08	\$165,924	\$42,176	\$43,200	0.0	0.0	0.00	0.00	#DIV/0!	\$21,088,000	\$484.11	0.00	595		BRANDON VILLAGE 024-04	401	
56 024 04 0055 000	7777 PRINCETON	03/22/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$62,600	36.40	\$165,271	\$49,929	\$43,200	0.0	0.0	0.00	0.00	#DIV/0!	\$24,964,500	\$573.11	0.00	595		BRANDON VILLAGE 024-04	401	
56 024 04 0063 000	7754 PRINCETON	09/16/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$165,271	\$42,929	\$43,200	0.0	0.0	0.00	0.00	#DIV/0!	\$21,464,500	\$492.76	0.00	595		BRANDON VILLAGE 024-04	401	
56 024 04 0067 000	7730 PRINCETON	01/06/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$165,281	\$42,919	\$43,200	0.0	0.0	0.00	0.00	#DIV/0!	\$21,459,500	\$492.64	0.00	595		BRANDON VILLAGE 024-04	401	
Totals:			\$1,154,300			\$1,154,300	\$446,000		\$1,156,132	\$300,568	\$302,400	0.0		0.01	0.00									
								Std. Ratio =>	38.64			Average		Average		Average		Average						
								Std. Dev. =>	2.28			SITE VALUE		per Net Acre=>		per SqFt=>		\$492.86						

600 OVERBROOK CONDOS 025-01																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 025 01 0013 000	7191 TIMBER RIDGE	05/12/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$150,500	39.09	\$329,980	\$120,020	\$65,000	58.2	136.4	0.18	0.18	\$2,061	\$659,451	\$15.14	58.23	600	OVERBROOK CONDOS	025-01	401	SITE VALUE
56 025 01 0020 000	7170 FOX CHASE	08/14/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$138,600	41.37	\$303,048	\$96,952	\$65,000	84.0	115.0	0.22	0.22	\$1,154	\$436,721	\$10.03	84.00	600	OVERBROOK CONDOS	025-01	401	SITE VALUE
56 025 01 0036 000	38381 OVERBROOK	01/20/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$131,800	43.93	\$327,740	\$37,260	\$65,000	80.0	127.0	0.23	0.23	\$466	\$159,914	\$3.67	80.00	600	OVERBROOK CONDOS	025-01	401	SITE VALUE
Totals:			\$1,020,000				\$1,020,000	\$420,900		\$960,768	\$254,232			0.64	0.64									
								Sale. Ratio =>	41.26	Average				Average					Average					
								Std. Dev. =>	2.42	SITE VALUE				\$84,744	per Net Acre=>	399,108.32					Average	per SqFt=>		\$9.16

605 QUAIL RUN 029-01																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 029 01 0016 000	6649 QUAIL RUN	05/12/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$94,600	45.70	\$199,209	\$44,591	\$36,800	0.0	0.0	0.00	0.00	#DIV/0!	\$22,295,500	\$511.83	0.00	605		QUAIL RUN	029-01	401
56 029 01 0030 000	6709 QUAIL RUN	11/15/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$95,500	41.52	\$201,128	\$65,672	\$36,800	0.0	0.0	0.00	0.00	#DIV/0!	\$32,836,000	\$753.81	0.00	605		QUAIL RUN	029-01	401
Totals:						\$437,000	\$190,100		\$400,337	\$110,263	\$73,600	0.0		0.00	0.00									
Sale. Ratio =>								43.50	Average					Average										
Std. Dev. =>								2.95	SITE VALUE					per Net Acre=>	27,565,750.00		Average							
																	per SqFt=>	\$632.82						

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 029 01 0030 000	6709 QUAIL RUN	07/18/23	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$95,500	77.64	\$201,128	(\$41,328)	\$36,800	0.0	0.0	0.00	0.00	#DIV/0!	(\$20,664,000)	(\$474.38)	0.00	605		QUAIL RUN	029-01	401

610 BROWNSTONES OF W/L 030-04																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 030 04 0022 000	6750 CENTRAL CITY	08/24/23	\$233,106	PTA	03-ARM'S LENGTH	\$233,106	\$93,600	40.15	\$201,220	\$72,886	\$41,000	0.0	0.0	0.00	0.00	#DIV/0!	\$36,443,000	\$836.62	0.00	610		BROWNSTONES OF W/L	030-04	401
56 030 04 0024 000	6770 CENTRAL CITY	08/08/23	\$215,550	PTA	03-ARM'S LENGTH	\$215,550	\$94,200	43.70	\$202,670	\$53,880	\$41,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,940,000	\$618.46	0.00	610		BROWNSTONES OF W/L	030-04	401
56 030 04 0030 000	6840 CENTRAL CITY	10/08/22	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$82,500	42.53	\$199,613	\$35,387	\$41,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,693,500	\$406.19	0.00	610		BROWNSTONES OF W/L	030-04	401
56 030 04 0034 000	6880 CENTRAL CITY	08/18/23	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$82,800	42.24	\$177,345	\$59,655	\$41,000	0.0	0.0	0.00	0.00	#DIV/0!	\$29,827,500	\$684.75	0.00	610		BROWNSTONES OF W/L	030-04	401
Totals:			\$838,656			\$838,656	\$353,100		\$780,848	\$221,808	\$164,000	0.0		0.01	0.00									
						Sale. Ratio =>		42.10	Average		Average						Average							
						Std. Dev. =>		1.48			SITE VALUE		\$55,452		per Net Acre=>		27,726,000.00				Average			
																	per SqFt=>		\$636.50					

615 SHELTERING PINES 031-02																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 031 02 0002 000	5850 N NEWBURGH	08/15/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$62,000	33.51	\$158,662	\$76,338	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$38,169,000	\$876.24	0.00	615		SHELTERING PINES 031-02	401	
56 031 02 0010 000	5940 N NEWBURGH	11/14/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$55,800	31.89	\$134,240	\$90,760	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$45,380,000	\$1,041.78	0.00	615		SHELTERING PINES 031-02	401	
56 031 02 0012 000	5878 N NEWBURGH	07/15/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,200	40.48	\$255,918	\$44,082	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,041,000	\$505.99	0.00	615		SHELTERING PINES 031-02	401	
56 031 02 0017 000	5980 N NEWBURGH	04/01/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$99,200	44.09	\$250,766	\$24,234	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$12,117,000	\$278.17	0.00	615		SHELTERING PINES 031-02	401	
56 031 02 0021 000	6020 N NEWBURGH	07/28/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$86,900	42.39	\$204,513	\$50,487	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$25,243,500	\$579.51	0.00	615		SHELTERING PINES 031-02	401	
56 031 02 0022 000	6070 N NEWBURGH	05/17/23	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$86,500	43.47	\$203,683	\$45,317	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,658,500	\$520.17	0.00	615		SHELTERING PINES 031-02	401	
56 031 02 0031 000	6200 N NEWBURGH	10/04/22	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$100,200	44.93	\$253,344	\$19,656	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	\$9,828,000	\$225.62	0.00	615		SHELTERING PINES 031-02	401	
Totals:			\$1,462,000			\$1,462,000	\$591,800		\$1,461,126	\$350,874	\$350,000	0.0		0.01	0.00									
								Sale. Ratio =>	40.48					Average										
								Std. Dev. =>	5.27					Average										
												SITE VALUE	\$50,125	Average										
														per Net Acre=>	25,062,428.57									
																		Average						
																		per SqFt=>		\$575.35				

620 TALL OAKS 031-03																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 031 03 0001 000	36410 TALL OAK	09/20/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$90,700	40.31	\$222,849	\$47,651	\$45,500	0.0	0.0	0.04	0.04	#DIV/0!	\$1,253,974	\$28.79	0.00	620		TALL OAKS 031-03	401	
56 031 03 0002 000	36422 TALL OAK	07/20/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$89,200	40.55	\$219,129	\$46,371	\$45,500	0.0	0.0	0.04	0.04	#DIV/0!	\$1,189,000	\$27.30	0.00	620		TALL OAKS 031-03	401	
56 031 03 0023 000	6271 TWIN OAKS	08/03/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,500	44.15	\$222,224	\$28,276	\$45,500	0.0	0.0	0.00	0.00	#DIV/0!	\$14,138,000	\$324.56	0.00	620		TALL OAKS 031-03	401	
56 031 03 0026 000	6235 TWIN OAKS	05/26/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$91,700	41.68	\$225,228	\$40,272	\$45,500	0.0	0.0	0.00	0.00	#DIV/0!	\$20,136,000	\$462.26	0.00	620		TALL OAKS 031-03	401	
56 031 03 0039 000	6254 WHITE OAK	06/12/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$101,600	42.33	\$219,737	\$65,763	\$45,500	0.0	0.0	0.00	0.00	#DIV/0!	\$32,881,500	\$754.86	0.00	620		TALL OAKS 031-03	401	
Totals:			\$1,110,000			\$1,110,000	\$463,700		\$1,109,167	\$228,333	\$227,500	0.0		0.08	0.08									
								Sale. Ratio ==>	41.77					Average		Average			Average					
								Std. Dev. ==>	1.55					SITE VALUE	\$45,667	per Net Acre==>	2,751,000.00		per SqFt==>	\$63.15				

625 DEERHURST 030-03																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
56 030 03 0016 000	6441 DEERHURST	01/23/23	\$170,500	PTA	03-ARM'S LENGTH	\$170,500	\$77,500	45.45	\$173,171	\$35,329	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,664,500	\$405.52	0.00	625		DEERHURST 030-03	401	
56 030 03 0037 000	36646 DEERHURST N	10/20/22	\$211,500	PTA	03-ARM'S LENGTH	\$211,500	\$90,500	42.79	\$203,658	\$45,842	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,921,000	\$526.19	0.00	625		DEERHURST 030-03	401	
56 030 03 0040 000	36616 DEERHURST N	06/30/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$91,000	47.89	\$190,858	\$37,142	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,571,000	\$426.33	0.00	625		DEERHURST 030-03	401	
56 030 03 0042 000	36566 DEERHURST N	07/15/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,000	47.22	\$190,833	\$27,167	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$13,583,500	\$311.83	0.00	625		DEERHURST 030-03	401	
56 030 03 0044 000	36546 DEERHURST N	04/19/22	\$186,025	PTA	03-ARM'S LENGTH	\$186,025	\$84,100	45.21	\$188,514	\$35,511	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,755,500	\$407.61	0.00	625		DEERHURST 030-03	401	
56 030 03 0068 000	36533 DEERHURST	03/10/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$88,600	43.43	\$199,280	\$42,720	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$21,360,000	\$490.36	0.00	625		DEERHURST 030-03	401	
56 030 03 0086 000	36530 DEERHURST S	02/09/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$76,200	46.18	\$169,949	\$33,051	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,525,500	\$379.37	0.00	625		DEERHURST 030-03	401	
56 030 03 0090 000	6821 DEERHURST	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$92,100	39.19	\$193,169	\$79,831	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$39,915,500	\$916.33	0.00	625		DEERHURST 030-03	401	
56 030 03 0095 000	6881 DEERHURST	12/29/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$92,400	38.34	\$193,734	\$85,266	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$42,633,000	\$978.72	0.00	625		DEERHURST 030-03	401	
56 030 03 0097 000	6911 DEERHURST	05/25/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$97,100	37.35	\$203,979	\$94,021	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$47,010,500	\$1,079.21	0.00	625		DEERHURST 030-03	401	
56 030 03 0098 000	6921 DEERHURST	08/09/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$86,400	44.31	\$180,949	\$52,051	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,025,500	\$597.46	0.00	625		DEERHURST 030-03	401	
56 030 03 0111 000	7040 DEERHURST	05/05/23	\$237,900	PTA	03-ARM'S LENGTH	\$237,900	\$92,200	38.76	\$193,438	\$82,462	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$41,231,000	\$946.53	0.00	625		DEERHURST 030-03	401	
56 030 03 0113 000	36558 DEER RUN CT N	12/09/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$87,100	42.49	\$195,739	\$47,261	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,630,500	\$542.48	0.00	625		DEERHURST 030-03	401	
56 030 03 0120 000	36537 DEER RUN CT N	11/10/22	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$88,100	41.56	\$198,075	\$51,925	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$25,962,500	\$596.02	0.00	625		DEERHURST 030-03	401	
56 030 03 0125 000	6828 DEER RUN CT S	05/05/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,900	39.96	\$188,341	\$74,659	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$37,329,500	\$856.97	0.00	625		DEERHURST 030-03	401	
Totals:			\$3,117,925			\$3,117,925	\$1,318,200		\$2,863,687	\$824,238	\$570,000	0.0		0.03	0.00									
								Sale. Ratio =>	42.28	Average				Average			Average							
								Std. Dev. =>	3.39			SITE VALUE		\$54,949	per Net Acre=>		27,474,600.00			Average			per SqFt=>	\$630.73

630 MAPLEHURST 031-05																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
56 031 05 0002 000	37150 AMHURST	10/06/22	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$80,100	41.29	\$208,551	\$31,449	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$15,724,500	\$360.98	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0004 000	37174 AMHURST	06/17/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$87,600	35.04	\$227,623	\$68,377	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$34,188,500	\$784.86	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0014 000	37306 AMHURST	11/30/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$110,400	41.66	\$245,116	\$65,884	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$32,942,000	\$756.24	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0016 000	37342 AMHURST	09/20/22	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$82,900	34.83	\$215,635	\$68,365	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$34,182,500	\$784.72	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0017 000	37354 AMHURST	11/04/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$80,400	38.29	\$209,204	\$46,796	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,398,000	\$537.14	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0021 000	37353 AMHURST	12/21/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$95,200	35.92	\$247,099	\$63,901	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$31,950,500	\$733.48	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0039 000	37113 AMHURST	08/12/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$87,500	33.65	\$227,119	\$78,881	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$39,440,500	\$905.43	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0051 000	6346 PEMBROOK	08/11/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$83,400	35.49	\$217,109	\$63,891	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$31,945,500	\$733.37	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0067 000	6481 PEMBROOK	05/09/23	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$93,700	39.89	\$195,473	\$85,427	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$42,713,500	\$980.57	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0077 000	6360 SHEPPARD	10/30/23	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$103,100	44.25	\$214,504	\$64,496	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$32,248,000	\$740.31	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0080 000	6396 SHEPPARD	10/21/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$83,000	32.55	\$216,998	\$84,002	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$42,001,000	\$964.21	0.00	630		MAPLEHURST 031-05	401	
56 031 05 0091 000	6367 SHEPPARD	05/23/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$90,900	36.36	\$236,223	\$59,777	\$46,000	0.0	0.0	0.00	0.00	#DIV/0!	\$29,888,500	\$686.15	0.00	630		MAPLEHURST 031-05	401	
Totals:			\$2,889,900			\$2,889,900	\$1,078,200		\$2,660,654	\$781,246	\$552,000	0.0		0.02	0.00									
								Sale. Ratio =>	37.31	Average				Average										
								Std. Dev. =>	3.62	SITE VALUE			\$65,104	per Net Acre=>	32,551,916.67		Average							
																	per SqFt=>	\$747.29						

635 HUNTERS POINTE 032-06																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
56 032 06 0008 000	6300 HUNTER POINTE	12/16/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,800	37.53	\$169,419	\$52,081	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$26,040,500	\$597.81	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0014 000	6343 HUNTER POINTE	08/12/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$70,700	37.21	\$186,617	\$54,883	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$27,441,500	\$629.97	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0015 000	6349 HUNTER POINTE	11/01/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$70,700	37.21	\$186,617	\$54,883	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$27,441,500	\$629.97	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0018 000	6367 HUNTER POINTE	01/20/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,300	40.74	\$188,021	\$38,479	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$19,239,500	\$441.68	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0019 000	6307 HUNTER POINTE	02/16/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$78,800	39.40	\$187,863	\$63,637	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$31,818,500	\$730.45	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0026 000	6283 HUNTER POINTE	06/06/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,100	37.05	\$194,945	\$56,555	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$28,277,500	\$649.16	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0031 000	6235 HUNTER POINTE	02/15/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$70,900	42.46	\$187,034	\$31,466	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$15,733,000	\$361.18	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0049 000	35523 PHEASANT	05/31/22	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$70,400	33.68	\$185,803	\$74,697	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$37,348,500	\$857.40	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0055 000	35493 PHEASANT	10/11/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$71,500	38.65	\$188,681	\$47,819	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$23,909,500	\$548.89	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0069 000	35410 PHEASANT	08/11/22	\$200,900	WD	03-ARM'S LENGTH	\$200,900	\$71,800	35.74	\$189,254	\$63,146	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$31,573,000	\$724.82	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0070 000	35404 PHEASANT	11/17/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$79,200	46.59	\$188,965	\$32,535	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$16,267,500	\$373.45	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0073 000	35428 PHEASANT	11/15/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$78,400	39.20	\$187,127	\$64,373	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$32,186,500	\$738.90	0.00	635		HUNTERS POINTE 032-06	401
56 032 06 0078 000	35470 PHEASANT	12/22/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$71,400	42.75	\$171,233	\$47,267	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$23,633,500	\$542.55	0.00	635		HUNTERS POINTE 032-06	401
56 032 11 0001 000	35451 DOVE TRAIL	08/18/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$82,000	48.24	\$195,538	\$25,962	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$12,981,000	\$298.00	0.00	635		HUNTERS POINTE 032-06	401
56 032 11 0005 000	35431 DOVE TRAIL	12/05/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$90,300	40.13	\$214,348	\$62,152	\$51,500	0.0	0.0	0.00	0.00	#DIV/0!	\$31,076,000	\$713.41	0.00	635		HUNTERS POINTE 032-06	401
Totals:			\$2,818,900			\$2,818,900	\$1,115,300		\$2,821,465	\$769,935	\$772,500	0.0		0.03	0.00								
								Sale. Ratio =>	39.57					Average									
								Std. Dev. =>	3.93					Average									
												Average											
												SITE VALUE	\$51,329										
														Average									
														per Net Acre=>	25,664,500.00								
																Average							
																per SqFt=>		\$589.18					

645 CASTLEWOOD 032-08																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
56 032 08 0011 000	35725 HUNTER	01/17/23	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$47,200	39.37	\$127,086	\$32,814	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,407,000	\$376.65	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0013 000	35737 HUNTER	10/06/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$58,600	43.41	\$136,188	\$38,812	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$19,406,000	\$445.50	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0025 000	35809 HUNTER	08/22/23	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$68,000	41.85	\$156,816	\$45,684	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,842,000	\$524.38	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0030 000	35839 HUNTER	02/27/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$55,200	36.80	\$146,749	\$43,251	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$21,625,500	\$496.45	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0035 000	35869 HUNTER	09/12/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$48,400	48.40	\$130,137	\$9,863	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$4,931,500	\$113.21	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0035 000	35869 HUNTER	05/05/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,800	41.33	\$130,137	\$44,863	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,431,500	\$514.96	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0038 000	35887 HUNTER	10/18/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,800	41.33	\$130,137	\$44,863	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,431,500	\$514.96	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0044 000	35658 CASTLEWOOD	07/15/22	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$54,600	40.47	\$145,155	\$29,745	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$14,872,500	\$341.43	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0055 000	35724 CASTLEWOOD	03/01/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$68,600	45.73	\$158,016	\$31,984	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$15,992,000	\$367.13	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0060 000	35754 CASTLEWOOD	12/29/23	\$163,500	PTA	03-ARM'S LENGTH	\$163,500	\$71,200	43.55	\$163,907	\$39,593	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$19,796,500	\$454.47	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0069 000	35820 CASTLEWOOD	01/05/23	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$62,800	45.84	\$165,540	\$11,460	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$5,730,000	\$131.54	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0079 000	35880 CASTLEWOOD	08/01/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$67,900	35.74	\$178,508	\$51,492	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$25,746,000	\$591.05	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0081 000	35892 CASTLEWOOD	03/15/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,300	36.33	\$175,127	\$74,873	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$37,436,500	\$859.42	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0086 000	35899 CASTLEWOOD	07/11/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$66,700	33.35	\$175,313	\$64,687	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$32,343,500	\$742.50	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0103 000	35749 CASTLEWOOD	04/26/23	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$70,100	45.52	\$161,530	\$32,470	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,235,000	\$372.70	0.00	645		CASTLEWOOD 032-08	401	
56 032 08 0122 000	35665 CASTLEWOOD	06/01/23	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$69,700	41.49	\$160,547	\$47,453	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,726,500	\$544.69	0.00	645		CASTLEWOOD 032-08	401	
Totals:			\$2,444,800			\$2,444,800	\$996,900		\$2,440,893	\$643,907	\$640,000	0.0		0.03	0.00									
								Sale. Ratio =>	40.78					Average										
								Std. Dev. =>	4.18					Average										
										Average				SITE VALUE	\$40,244	Average		per Net Acre=>		20,122,093.75	Average		per SqFt=>	\$461.94

650 CENTRAL PARKWAY 032-10																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
56 032 10 0002 000	6387 E MORGAN	12/21/22	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$83,600	36.83	\$203,480	\$68,020	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$34,010,000	\$780.76	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0003 000	6375 E MORGAN	06/17/22	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$83,600	38.35	\$203,480	\$59,020	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$29,510,000	\$677.46	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0006 000	6297 E MORGAN	05/23/23	\$254,500	PTA	03-ARM'S LENGTH	\$254,500	\$96,500	37.92	\$216,068	\$82,932	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$41,466,000	\$951.93	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0008 000	6273 E MORGAN	10/26/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,900	39.11	\$205,852	\$73,648	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$36,824,000	\$845.36	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0008 000	6273 E MORGAN	12/29/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,900	39.11	\$205,852	\$73,648	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$36,824,000	\$845.36	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0021 000	6368 E MORGAN	08/26/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$90,400	40.18	\$220,699	\$48,801	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$24,400,500	\$560.16	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0021 000	6368 E MORGAN	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$98,500	41.91	\$220,699	\$58,801	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$29,400,500	\$674.94	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0022 000	6356 E MORGAN	11/18/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$90,400	42.05	\$220,699	\$38,801	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$19,400,500	\$445.37	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0041 000	6241 W MORGAN	06/17/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$85,400	42.70	\$208,224	\$36,276	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$18,138,000	\$416.39	0.00	650		CENTRAL PARKWAY 032-10	401
56 032 10 0043 000	6311 W MORGAN	09/29/22	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$90,500	48.27	\$220,819	\$11,181	\$44,500	0.0	0.0	0.00	0.00	#DIV/0!	\$5,590,500	\$128.34	0.00	650		CENTRAL PARKWAY 032-10	401
Totals:			\$2,232,000			\$2,232,000	\$902,700		\$2,125,872	\$551,128	\$445,000	0.0		0.02	0.00								
								Sale. Ratio =>	40.44	Average				Average			Average						
								Std. Dev. =>	3.30	SITE VALUE				\$55,113	Average	per Net Acre=>		27,556,400.00	Average	per SqFt=>		\$632.61	

655 WESTHAVEN ESTATES 035-07																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 035 07 0004 000	6314 FERRAINA	06/28/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$94,800	40.34	\$244,255	\$38,745	\$48,000	49.0	80.0	0.09	0.09	\$791	\$430,500	\$9.88	49.00	655	WESTHAVEN ESTATES	035-07	401	SITE VALUE
56 035 07 0005 000	6302 FERRAINA	07/01/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$83,200	39.62	\$212,680	\$45,320	\$48,000	49.0	80.0	0.09	0.09	\$925	\$503,556	\$11.56	49.00	655	WESTHAVEN ESTATES	035-07	401	SITE VALUE
56 035 07 0008 000	6254 FERRAINA	07/30/21	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$94,900	34.38	\$244,224	\$79,776	\$48,000	49.0	80.0	0.09	0.09	\$1,628	\$886,400	\$20.35	49.00	655	WESTHAVEN ESTATES	035-07	401	SITE VALUE
56 035 07 0011 000	6319 FERRAINA	06/08/22	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$90,800	35.96	\$228,410	\$85,890	\$61,800	49.0	80.0	0.09	0.09	\$1,753	\$954,333	\$21.91	49.00	655	WESTHAVEN ESTATES	035-07	401	SITE VALUE
Totals:						\$973,500				\$973,500	\$363,700					\$929,569	\$249,731	\$205,800	196.0		0.36	0.36		
								Sale. Ratio =>	37.36	Average				Average				Average						
								Std. Dev. =>	2.86	SITE VALUE			\$62,433	per Net Acre=>	693,697.22				per SqFt=>	\$15.93				

657 MARLEE WOODS																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class Rate Group 1
56 036 03 0024 000	33675 BIRCHLAWN	08/09/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$145,900	44.21	\$327,624	\$54,876	\$52,500	0.0	0.0	0.19	0.19	#DIV/0!	\$293,455	\$6.74	0.00	657		MARLEE WOODS	401
56 036 03 0039 000	33533 STACY	05/16/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$154,800	40.74	\$336,008	\$96,492	\$52,500	0.0	0.0	0.17	0.17	#DIV/0!	\$577,796	\$13.26	0.00	657		MARLEE WOODS	401
Totals:			\$710,000			\$710,000	\$300,700		\$663,632	\$151,368	\$105,000	0.0		0.35	0.35								
							Sale. Ratio =>	42.35			Average			Average				Average					
							Std. Dev. =>	2.46			SITE VALUE	\$75,684		per Net Acre=>	427,593.22			per SqFt=>	\$9.82				

660 WOODWORTH WOODS 037-03																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 037 03 0014 000	33087 WOODWORTH	04/20/22	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$50,200	36.91	\$134,627	\$27,973	\$26,600	0.0	0.0	0.00	0.00	#DIV/0!	\$13,986,500	\$321.09	0.00	660		WOODWORTH WOODS 037-03	401	
56 037 03 0019 000	33110 WOODWORTH	11/06/23	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$64,700	43.72	\$134,627	\$39,973	\$26,600	0.0	0.0	0.00	0.00	#DIV/0!	\$19,986,500	\$458.83	0.00	660		WOODWORTH WOODS 037-03	401	
56 037 03 0021 000	33090 WOODWORTH	10/14/22	\$128,900	PTA	03-ARM'S LENGTH	\$128,900	\$50,200	38.94	\$134,627	\$20,873	\$26,600	0.0	0.0	0.00	0.00	#DIV/0!	\$10,436,500	\$239.59	0.00	660		WOODWORTH WOODS 037-03	401	
Totals:			\$412,900			\$412,900	\$165,100		\$403,881	\$88,819	\$79,800	0.0		0.01	0.00									
								Sale. Ratio =>	39.99	Average				Average					Average					
								Std. Dev. =>	3.49	SITE VALUE				per Net Acre=>	14,803,166.67					per SqFt=>	\$339.83			

665 MARQUETTE VILLAGE 042-08																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
56 042 08 0005 000	1203 SHOEMAKER	11/15/23	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$36,200	32.04	\$102,564	\$40,436	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$20,218,000	\$464.14	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0014 000	1215 SHOEMAKER	07/07/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$38,700	27.64	\$109,362	\$60,638	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$30,319,000	\$696.03	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0020 000	1171 SHOEMAKER	04/29/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$31,800	27.65	\$100,528	\$44,472	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,236,000	\$510.47	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0020 000	1171 SHOEMAKER	11/21/22	\$109,900	PTA	03-ARM'S LENGTH	\$109,900	\$31,800	28.94	\$100,528	\$39,372	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$19,686,000	\$451.93	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0035 000	1226 SHOEMAKER	02/14/24	\$145,900	PTA	03-ARM'S LENGTH	\$145,900	\$46,700	32.01	\$131,120	\$44,780	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,390,000	\$514.00	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0038 000	1174 SHOEMAKER	04/05/23	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$46,700	36.20	\$131,120	\$27,880	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$13,940,000	\$320.02	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0060 000	1402 SHOEMAKER	10/20/22	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$41,600	31.28	\$129,847	\$33,153	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,576,500	\$380.54	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0065 000	1432 SHOEMAKER	10/27/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$46,200	42.00	\$129,847	\$10,153	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$5,076,500	\$116.54	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0066 000	1444 SHOEMAKER	09/30/22	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$45,300	33.07	\$140,786	\$26,214	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$13,107,000	\$300.90	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0083 000	1315 SHOEMAKER	01/17/23	\$131,500	PTA	03-ARM'S LENGTH	\$131,500	\$45,300	34.45	\$140,786	\$20,714	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$10,357,000	\$237.76	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0088 000	1345 SHOEMAKER	08/29/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$45,300	34.85	\$140,786	\$19,214	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$9,607,000	\$220.55	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0103 000	1439 SHOEMAKER	04/28/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$50,200	40.16	\$140,786	\$14,214	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$7,107,000	\$163.15	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0112 000	1495 SHOEMAKER	12/18/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$45,700	33.85	\$128,310	\$36,690	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,345,000	\$421.14	0.00	665		MARQUETTE VILLAGE	042-08	402
56 042 08 0116 000	1521 SHOEMAKER	05/31/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$45,700	30.47	\$128,310	\$51,690	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$25,845,000	\$593.32	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0120 000	1545 SHOEMAKER	04/27/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$41,100	30.44	\$128,310	\$36,690	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,345,000	\$421.14	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0129 000	1603 SHOEMAKER	07/07/23	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$45,700	33.36	\$128,310	\$38,690	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$19,345,000	\$444.10	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0145 000	1654 SHOEMAKER	02/21/24	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$46,200	40.53	\$129,847	\$14,153	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$7,076,500	\$162.45	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0152 000	1696 SHOEMAKER	05/26/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$45,300	34.85	\$140,786	\$19,214	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$9,607,000	\$220.55	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0153 000	1554 SHOEMAKER	07/28/22	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$41,600	31.40	\$129,847	\$32,653	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,326,500	\$374.80	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0154 000	1560 SHOEMAKER	08/19/22	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$41,600	30.59	\$129,847	\$36,153	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,076,500	\$414.98	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0170 000	1460 SHOEMAKER	10/27/23	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$45,300	42.34	\$127,308	\$9,692	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$4,846,000	\$111.25	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0174 000	1484 SHOEMAKER	06/03/22	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$41,600	32.50	\$129,847	\$28,153	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$14,076,500	\$323.15	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0174 000	1484 SHOEMAKER	04/07/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$46,200	36.96	\$129,847	\$25,153	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$12,576,500	\$288.72	0.00	665		MARQUETTE VILLAGE	042-08	401
56 042 08 0184 000	1544 SHOEMAKER	04/13/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$50,800	40.64	\$142,490	\$12,510	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$6,255,000	\$143.60	0.00	665		MARQUETTE VILLAGE	042-08	401
Totals:			\$3,073,800			\$3,073,800	\$1,042,600		\$3,071,119	\$722,681	\$720,000	0.0		0.05	0.00									
							Sale. Ratio ==>	33.92	Average				Average			Average								
							Std. Dev. ==>	4.38	SITE VALUE			\$30,112	per Net Acre=>	15,055,854.17		per SqFt=>	\$345.63							

670 ASPEN RIDGE 045-03																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 045 03 0001 000	1688 N CARLSON	11/28/22	\$303,300	PTA	03-ARM'S LENGTH	\$303,300	\$115,800	38.18	\$309,531	\$80,469	\$86,700	66.0	160.0	0.24	0.24	\$1,219	\$332,517	\$7.63	66.00	670	ASPEN RIDGE 045-03	401	SITE VALUE	
56 045 03 0002 000	1700 N CARLSON	06/21/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,600	44.00	\$283,142	\$68,558	\$86,700	66.0	160.0	0.24	0.24	\$1,039	\$283,298	\$6.50	66.00	670	ASPEN RIDGE 045-03	401	SITE VALUE	
Totals:			\$568,300			\$568,300	\$232,400		\$592,673	\$149,027	\$173,400	132.0		0.48	0.48									
Sale. Ratio =>								40.89	Average					Average			Average							
Std. Dev. =>								4.12	SITE VALUE					per Net Acre=>	307,907.02		per SqFt=>	\$7.07						

672 ABBEYS OF WESTLAND																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
56 045 06 0001 000	1137 ABBEY	10/14/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$103,200	42.12	\$226,826	\$63,474	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$31,737,000	\$728.58	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0003 000	1149 ABBEY	04/03/23	\$266,500	PTA	03-ARM'S LENGTH	\$266,500	\$117,400	44.05	\$240,267	\$71,533	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$35,766,500	\$821.09	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0010 000	1203 ABBEY	08/08/23	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$117,900	45.79	\$241,225	\$61,575	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$30,787,500	\$706.78	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0017 000	36230 ABBEY	02/20/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$117,800	43.63	\$240,988	\$74,312	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$37,156,000	\$852.98	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0043 000	1200 ABBEY	03/07/24	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$117,800	39.80	\$240,965	\$100,335	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$50,167,500	\$1,151.69	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0045 000	1166 ABBEY	08/30/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$111,200	49.42	\$227,606	\$42,694	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$21,347,000	\$490.06	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0056 000	1116 ABBEY	07/12/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$121,700	45.92	\$268,902	\$41,398	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$20,699,000	\$475.18	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0063 000	36050 ABBEY	01/13/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$113,500	45.40	\$250,183	\$45,117	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$22,558,500	\$517.87	0.00	672		ABBEYS OF WESTLAND	401
56 045 06 0076 000	36063 ABBEY	08/30/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$105,300	42.12	\$232,442	\$62,858	\$45,300	0.0	0.0	0.00	0.00	#DIV/0!	\$31,429,000	\$721.51	0.00	672		ABBEYS OF WESTLAND	401
Totals:			\$2,325,000			\$2,325,000	\$1,025,800		\$2,169,404	\$563,296	\$407,700	0.0		0.02	0.00								
							Sale. Ratio =>	44.12			Average			Average				Average					
							Std. Dev. =>	2.80			SITE VALUE	\$62,588		per Net Acre=>	31,294,222.22			per SqFt=>	\$718.42				

675 RAVENCREST 047-12																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
56 047 12 0006 000	709 RAVENCREST	11/21/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$76,200	38.10	\$208,981	\$46,019	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,009,500	\$528.23	0.00	675		RAVENCREST 047-12	401	
56 047 12 0025 000	601 RAVENCREST	05/15/23	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$90,600	37.44	\$230,509	\$66,491	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$33,245,500	\$763.21	0.00	675		RAVENCREST 047-12	401	
56 047 12 0030 000	37188 CONDOR	07/20/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$82,800	39.43	\$211,454	\$53,546	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,773,000	\$614.62	0.00	675		RAVENCREST 047-12	401	
56 047 12 0032 000	37164 CONDOR	10/30/23	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$87,300	36.84	\$222,330	\$69,670	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$34,835,000	\$799.70	0.00	675		RAVENCREST 047-12	401	
56 047 12 0040 000	37068 CONDOR	04/26/22	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$86,400	38.06	\$236,633	\$45,367	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,683,500	\$520.74	0.00	675		RAVENCREST 047-12	401	
56 047 12 0045 000	37008 CONDOR	09/26/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$79,500	34.58	\$203,212	\$81,688	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$40,844,000	\$937.65	0.00	675		RAVENCREST 047-12	401	
56 047 12 0056 000	405 RAVENCREST	04/20/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$81,800	40.90	\$208,811	\$46,189	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,094,500	\$530.18	0.00	675		RAVENCREST 047-12	401	
56 047 12 0076 000	37013 CONDOR	09/27/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$85,500	41.11	\$234,127	\$28,873	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	\$14,436,500	\$331.42	0.00	675		RAVENCREST 047-12	401	
Totals:			\$1,753,900			\$1,753,900	\$670,100		\$1,756,057	\$437,843	\$440,000	0.0		0.02	0.00									
							Sale. Ratio =>	38.21	Average				Average											
							Std. Dev. =>	2.16	SITE VALUE				\$54,730	Average	per Net Acre=>	27,365,187.50	Average	per SqFt=>	\$628.22					

680 WILLOW CREEK ESTATES 049-06>11																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
56 049 06 0018 000	38265 GREENWOOD	10/14/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$39,000	43.33	\$117,660	\$2,240	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$1,120,000	\$25.71	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 06 0018 000	38265 GREENWOOD	01/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$44,600	31.86	\$117,660	\$52,240	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$26,120,000	\$599.63	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 06 0031 000	38167 GREENWOOD	12/06/22	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$39,800	36.85	\$120,161	\$17,739	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$8,869,500	\$203.62	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 07 0058 000	38054 SHERWOOD	05/17/22	\$103,805	PTA	03-ARM'S LENGTH	\$103,805	\$40,500	39.02	\$122,117	\$11,588	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$5,794,000	\$133.01	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 07 0058 000	38054 SHERWOOD	04/28/23	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$46,300	37.34	\$122,117	\$31,783	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$15,891,500	\$364.82	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 07 0062 000	38068 SHERWOOD	10/02/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$45,400	36.32	\$119,809	\$35,091	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$17,545,500	\$402.79	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 08 0101 000	38143 SHERWOOD	04/28/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$42,200	36.70	\$127,016	\$17,884	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$8,942,000	\$205.28	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 08 0104 000	38147 SHERWOOD	02/29/24	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$42,900	32.01	\$113,229	\$50,671	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$25,335,500	\$581.62	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 08 0116 000	38146 GREENWOOD	08/21/23	\$149,975	PTA	03-ARM'S LENGTH	\$149,975	\$48,700	32.47	\$128,109	\$51,766	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$25,883,000	\$594.19	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
56 049 08 0118 000	38170 GREENWOOD	06/30/23	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$46,500	38.43	\$122,586	\$28,314	\$29,900	0.0	0.0	0.00	0.00	#DIV/0!	\$14,157,000	\$325.00	0.00	680		WILLOW CREEK ESTATES 049-06 >11	401	
Totals:			\$1,210,780			\$1,210,780	\$435,900		\$1,210,464	\$299,316	\$299,000	0.0		0.02	0.00									
							Sale. Ratio =>	36.00	Average				Average					Average						
							Std. Dev. =>	3.58	Average				per Net Acre=>	14,965,800.00					per SqFt=>	\$343.57				

690 MAPLE VILLAGE 049-16																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 049 16 0004 000	38128 HIXFORD	05/12/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,700	41.21	\$154,408	\$15,592	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$7,796,000	\$178.97	0.00	690	MAPLE VILLAGE 049-16	401		
56 049 16 0018 000	38044 HIXFORD	10/20/22	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$71,100	42.07	\$148,233	\$52,967	\$32,200	0.0	0.0	0.00	0.00	#DIV/0!	\$26,483,500	\$607.98	0.00	690	MAPLE VILLAGE 049-16	401		
56 049 16 0020 000	38032 HIXFORD	08/05/21	\$146,500	PTA	03-ARM'S LENGTH	\$146,500	\$58,700	40.07	\$156,858	\$19,642	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	\$9,821,000	\$225.46	0.00	690	MAPLE VILLAGE 049-16	401		
Totals:			\$455,500			\$455,500	\$187,500		\$459,499	\$88,201	\$92,200	0.0		0.01	0.00									
								Sale. Ratio =>	41.16	Average				Average					Average					
								Std. Dev. =>	1.00	SITE VALUE				\$29,400	per Net Acre=>				14,700,166.67	Average				
																			per SqFt=>	\$337.47				

695 WARNER FARMS 049-18																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 049 18 0013 000	38099 WARNER FARMS	01/24/22	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$57,400	38.29	\$151,544	\$26,656	\$28,300	0.0	0.0	0.00	0.00	#DIV/0!	\$13,328,000	\$305.97	0.00	695	WARNER FARMS 049-18	401			
56 049 18 0020 000	38183 WARNER FARMS	10/15/21	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$54,900	36.62	\$144,594	\$33,606	\$28,300	0.0	0.0	0.00	0.00	#DIV/0!	\$16,803,000	\$385.74	0.00	695	WARNER FARMS 049-18	401			
Totals:			\$299,800			\$299,800	\$112,300		\$296,138	\$60,262	\$56,600	0.0		0.00	0.00										
								Sale. Ratio =>	37.46					Average					Average						
								Std. Dev. =>	1.18					SITE VALUE	\$30,131					per Net Acre=>	15,065,500.00				
																				per SqFt=>	\$345.86				

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685 CAROLON TOWNHOUSES 049-15																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class				
56 049 15 0001 000	2256 N HIX	12/22/23	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$43,600	35.45	\$100,232	\$43,768	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$21,884,000	\$502.39	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0013 000	38290 CAROLON	03/31/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$40,700	35.39	\$113,233	\$22,767	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$11,383,500	\$261.33	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0014 000	38292 CAROLON	08/02/22	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$40,500	28.95	\$112,632	\$48,268	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$24,134,000	\$554.04	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0026 000	38188 CAROLON	02/06/23	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$40,300	32.50	\$111,980	\$33,020	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,510,000	\$379.02	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0042 000	38285 CAROLON	08/24/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,200	29.43	\$114,659	\$46,341	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,170,500	\$531.92	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0051 000	38307 CAROLON	09/01/22	\$93,000	PTA	03-ARM'S LENGTH	\$93,000	\$44,500	47.85	\$86,161	\$27,839	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$13,919,500	\$319.55	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0055 000	38281 CAROLON	07/14/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$45,800	35.23	\$86,957	\$64,043	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$32,021,500	\$735.11	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0066 000	38233 CAROLON	07/05/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$41,200	35.83	\$114,749	\$21,251	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$10,625,500	\$243.93	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0071 000	38205 CAROLON	05/06/22	\$141,270	PTA	03-ARM'S LENGTH	\$141,270	\$42,000	29.73	\$117,123	\$45,147	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,573,500	\$518.22	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0078 000	38086 CAROLON	05/17/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,100	40.08	\$121,207	\$29,793	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$14,896,500	\$341.98	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0089 000	38185 CAROLON	04/07/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$61,200	40.80	\$143,182	\$27,818	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$13,909,000	\$319.31	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0092 000	38177 CAROLON	07/27/23	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$62,500	40.06	\$146,394	\$30,606	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$15,303,000	\$351.31	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0097 000	38167 CAROLON	04/07/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$54,500	47.39	\$127,105	\$8,895	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$4,447,500	\$102.10	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0107 000	38041 CAROLON	08/18/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,000	40.00	\$111,289	\$29,711	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$14,855,500	\$341.04	0.00	685		CAROLON TOWNHOUSES 049-15	401				
56 049 15 0110 000	38071 CAROLON	06/21/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$41,200	35.83	\$115,412	\$20,588	\$21,000	0.0	0.0	0.00	0.00	#DIV/0!	\$10,294,000	\$236.32	0.00	685		CAROLON TOWNHOUSES 049-15	401				
Totals:			\$1,907,170			\$1,907,170	\$699,300		\$1,722,315	\$499,855	\$315,000	0.0		0.03	0.00												
								Sale. Ratio =>	36.67					Average													
								Std. Dev. =>	5.82					SITE VALUE	\$33,324	Average											
														per Net Acre=>	16,661,833.33		Average										
																	per SqFt=>	\$382.50									

700 BARKRIDGE GLEN 052-04

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
56 052 04 0032 000	37500 BARKRIDGE	06/16/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,200	38.13	\$133,687	\$43,913	\$27,600	0.0	0.0	0.00	0.00	#DIV/0!	\$21,956,500	\$504.05	0.00	700		BARKRIDGE GLEN	052-04 401	
56 052 04 0033 000	37505 BARKRIDGE	04/06/23	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$61,700	46.74	\$144,911	\$14,689	\$27,600	0.0	0.0	0.00	0.00	#DIV/0!	\$7,344,500	\$168.61	0.00	700		BARKRIDGE GLEN	052-04 401	
56 052 04 0051 000	37570 BARKRIDGE	05/06/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$48,900	42.52	\$118,536	\$24,064	\$27,600	0.0	0.0	0.00	0.00	#DIV/0!	\$12,032,000	\$276.22	0.00	700		BARKRIDGE GLEN	052-04 401	
56 052 04 0057 000	37572 BARKRIDGE	02/28/23	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$49,100	42.33	\$118,774	\$24,826	\$27,600	0.0	0.0	0.00	0.00	#DIV/0!	\$12,413,000	\$284.96	0.00	700		BARKRIDGE GLEN	052-04 401	
56 052 04 0060 000	37577 BARKRIDGE	06/07/22	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$49,100	41.43	\$118,840	\$27,260	\$27,600	0.0	0.0	0.00	0.00	#DIV/0!	\$13,630,000	\$312.90	0.00	700		BARKRIDGE GLEN	052-04 401	
56 052 04 0061 000	37612 BARKRIDGE	09/14/22	\$119,500	PTA	03-ARM'S LENGTH	\$119,500	\$48,400	40.50	\$117,095	\$30,005	\$27,600	0.0	0.0	0.00	0.00	#DIV/0!	\$15,002,500	\$344.41	0.00	700		BARKRIDGE GLEN	052-04 401	
Totals:			\$751,000			\$751,000	\$314,400		\$751,843	\$164,757	\$165,600	0.0		0.01	0.00									
								Sale. Ratio =>	41.86				Average				Average				Average			
								Std. Dev. =>	2.84				SITE VALUE	\$27,460				per Net Acre=>	13,729,750.00				per SqFt=>	\$315.19

705 MCGEES GROVE 055-06																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 055 06 0003 000	1645 SARAH	01/17/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,200	40.40	\$297,876	\$59,024	\$56,900	0.0	0.0	0.00	0.00	#DIV/0!	\$29,512,000	\$677.50	0.00	705		MCGEE'S GROVE	055-06	401
56 055 06 0024 000	1650 SARAH	01/22/24	\$319,000	PTA	03-ARM'S LENGTH	\$319,000	\$126,300	39.59	\$309,988	\$65,912	\$56,900	0.0	0.0	0.00	0.00	#DIV/0!	\$32,956,000	\$756.57	0.00	705		MCGEE'S GROVE	055-06	401
Totals:			\$619,000			\$619,000	\$247,500		\$607,864	\$124,936	\$113,800	0.0		0.00	0.00									
								Sale. Ratio =>	39.98	Average				Average			Average							
								Std. Dev. =>	0.57			SITE VALUE		\$62,468	per Net Acre=>		#####			Average		per SqFt=>		\$717.03

710 PALMER GARDENS 055-07																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 055 07 0012 000	39260 PHLOX	10/06/22	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$102,400	39.84	\$252,597	\$55,703	\$51,300	60.0	120.0	0.17	0.17	\$928	\$337,594	\$7.75	60.00	710	PALMER GARDENS	055-07	401	SITE VALUE	
56 055 07 0017 000	1638 ROSE	09/09/21	\$264,000	PTA	03-ARM'S LENGTH	\$264,000	\$92,200	34.92	\$262,845	\$52,455	\$51,300	0.0	0.0	0.00	0.00	#DIV/0!	\$26,227,500	\$602.10	0.00	710	PALMER GARDENS	055-07	401		
56 055 07 0027 000	1667 ROSE	04/09/21	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$94,200	46.63	\$268,942	(\$15,642)	\$51,300	0.0	0.0	0.00	0.00	#DIV/0!	(\$7,821,000)	(\$179.55)	0.00	710	PALMER GARDENS	055-07	401		
56 055 07 0034 000	1755 DAISEY	04/09/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$79,000	33.62	\$225,410	\$60,890	\$51,300	64.3	114.1	0.17	0.17	\$947	\$362,440	\$8.32	64.30	710	PALMER GARDENS	055-07	401	SITE VALUE	
56 055 07 0039 000	1694 TULIP	09/15/21	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$79,400	34.22	\$226,289	\$57,011	\$51,300	64.3	114.1	0.17	0.17	\$887	\$339,351	\$7.79	64.30	710	PALMER GARDENS	055-07	401	SITE VALUE	
56 055 07 0042 000	1784 TULIP	12/06/21	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$86,800	31.79	\$247,615	\$76,685	\$51,300	80.0	114.1	0.21	0.21	\$959	\$366,914	\$8.42	80.00	710	PALMER GARDENS	055-07	401	SITE VALUE	
Totals:			\$1,463,000			\$1,463,000	\$534,000		\$1,483,698	\$287,102	\$307,800	268.6		0.71	0.71										
								Sale. Ratio =>	36.50	Average				Average					Average						
								Std. Dev. =>	5.50	SITE VALUE				\$47,850	per Net Acre=>				402,103.64	Average per SqFt=>				\$9.23	

715 CHERRYBROOK 066-05																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 066 05 0004 000	147 DANIEL	07/18/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$97,800	41.62	\$221,669	\$47,131	\$33,800	0.0	0.0	0.00	0.00	#DIV/0!	\$23,565,500	\$540.99	0.00	715		CHERRYBROOK 066-05	401		
56 066 05 0040 000	156 DANIEL	11/27/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$85,000	42.50	\$191,511	\$42,289	\$33,800	0.0	0.0	0.00	0.00	#DIV/0!	\$21,144,500	\$485.41	0.00	715		CHERRYBROOK 066-05	401		
Totals:			\$435,000			\$435,000	\$182,800		\$413,180	\$89,420	\$67,600	0.0		0.00	0.00										
								Sale. Ratio =>	42.02					Average					Average						
								Std. Dev. =>	0.62					SITE VALUE	\$44,710					per Net Acre=>	22,355,000.00				
																				per SqFt=>	\$513.20				

716 VALLEY VIEW ESTATES SUB																																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1			
56 071 01 0009 000	30728 NELSON	10/15/21	\$208,900	PTA	03-ARM'S LENGTH	\$208,900	\$109,900	52.61	\$298,841	(\$24,941)	\$65,000	55.0	15.8	0.19	0.19	(\$453)	(\$132,665)	(\$3.05)	55.00	0203			VALLEY VIEW ESTATES SUB	0	0	5/12/2017	401	SITE VALUE				
56 071 01 0032 000	1914 GOLFVIEW	12/21/22	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$119,800	39.87	\$284,644	\$80,856	\$65,000	55.0	12.7	0.15	0.15	\$1,470	\$531,947	\$12.21	55.00	0203			VALLEY VIEW ESTATES SUB	0	0	11/7/2017	401	SITE VALUE				
56 071 01 0032 000	1914 GOLFVIEW	05/31/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$119,900	35.79	\$284,644	\$115,356	\$65,000	55.0	12.7	0.15	0.15	\$2,097	\$758,921	\$17.42	55.00	0203			VALLEY VIEW ESTATES SUB	0	0	11/7/2017	401	SITE VALUE				
56 071 03 0129 000	30485 HOGAN	04/05/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$119,400	37.90	\$284,115	\$95,885	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	\$47,942,500	\$1,100.61	0.00	0203			VALLEY VIEW ESTATES SUB	0	1	1/29/2024	401					
Totals:						\$1,159,400	\$469,000		\$1,152,244	\$267,156	\$260,000	165.0		0.49	0.49																	
								Sale. Ratio =>	40.45	Average				Average					Average													
								Std. Dev. =>	7.56	SITE VALUE				\$66,789	per Net Acre=>				540,801.62	Average												
																			per SqFt=>													
																			\$12.42													

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
56 075 13 0039 000	2246 STIEBER	05/25/22	\$86,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$86,000	\$50,200	58.37	\$119,298	(\$9,298)	\$24,000	57.0	256.6	0.17	0.00	(\$163)	(\$55,345)	(\$1.27)	56.99	717	56 075 13 0040 000	GREENVIEW CONDOS 75-13	401
56 075 13 0055 000	2442 STIEBER	09/22/23	\$72,500	PTA	03-ARM'S LENGTH	\$72,500	\$28,400	39.17	\$63,573	\$20,927	\$12,000	30.6	114.9	0.08	0.00	\$684	\$258,358	\$5.93	30.61	717		GREENVIEW CONDOS 75-13	401
56 075 13 0074 000	2594 STIEBER	11/11/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$25,100	55.78	\$63,812	(\$6,812)	\$12,000	0.0	0.0	0.00	0.00	#DIV/0!	(\$3,406,000)	(\$78.19)	0.00	717		GREENVIEW CONDOS 75-13	401
56 075 13 0075 000	2602 STIEBER	05/10/23	\$135,800	PTA	19-MULTI PARCEL ARM'S LENGTH	\$135,800	\$56,800	41.83	\$113,758	\$46,042	\$24,000	0.0	0.0	0.00	0.00	#DIV/0!	\$11,510,500	\$264.24	0.00	717	56 075 13 0076 000	GREENVIEW CONDOS 75-13	401
56 075 13 0094 000	2439 STIEBER	03/15/24	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$28,700	32.99	\$64,128	\$34,872	\$12,000	28.5	114.0	0.08	0.00	\$1,223	\$464,960	\$10.67	28.51	717		GREENVIEW CONDOS 75-13	401
56 075 13 0097 000	2395 STIEBER	08/07/23	\$88,500	PTA	03-ARM'S LENGTH	\$88,500	\$29,100	32.88	\$65,125	\$35,375	\$12,000	29.2	114.0	0.08	0.00	\$1,210	\$465,461	\$10.69	29.23	717		GREENVIEW CONDOS 75-13	401
56 075 13 0103 000	2323 STIEBER	09/14/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$25,400	36.29	\$64,549	\$17,451	\$12,000	28.5	114.0	0.08	0.00	\$613	\$232,680	\$5.34	28.48	717		GREENVIEW CONDOS 75-13	401
56 075 13 0104 000	2319 STIEBER	09/14/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$25,400	36.29	\$64,549	\$17,451	\$12,000	29.2	114.1	0.08	0.00	\$598	\$229,618	\$5.27	29.19	717		GREENVIEW CONDOS 75-13	401
56 075 13 0163 000	1958 ACKLEY	09/09/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$25,100	33.47	\$63,607	\$23,393	\$12,000	27.8	114.0	0.07	0.00	\$840	\$320,452	\$7.36	27.84	717		GREENVIEW CONDOS 75-13	401
56 075 13 0223 000	2718 ACKLEY	04/22/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$25,100	33.47	\$63,607	\$23,393	\$12,000	30.0	124.0	0.09	0.00	\$780	\$275,212	\$6.32	30.00	717		GREENVIEW CONDOS 75-13	401
56 075 13 0224 000	2722 ACKLEY	04/22/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$25,100	33.47	\$63,607	\$23,393	\$12,000	29.8	123.3	0.08	0.00	\$784	\$278,488	\$6.39	29.84	717		GREENVIEW CONDOS 75-13	401
56 075 13 0226 000	2740 ACKLEY	11/30/23	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$29,100	34.24	\$64,893	\$32,107	\$12,000	29.8	121.4	0.08	0.00	\$1,076	\$386,831	\$8.88	29.83	717		GREENVIEW CONDOS 75-13	401
Totals:			\$964,800			\$964,800	\$373,500		\$874,506	\$258,294	\$168,000	320.5		0.88	0.00								
							Sale. Ratio =>	38.71		Average				Average				Average					
							Std. Dev. =>	8.88		SITE VALUE		\$21,525		per Net Acre=>	292,850.34			per SqFt=>	\$6.72				

718 VALLEY VIEW ESTATES CONDOS																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 071 02 0056 000	30580 STEWART	03/20/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$66,700	35.11	\$150,478	\$70,922	\$31,400	0.0	0.0	0.00	0.00	#DIV/0!	\$35,461,000	\$814.07	0.00	718	VALLEY VIEW ESTATES CONDOS	401		
56 071 02 0111 000	1920 PLAYER	02/03/23	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$88,700	52.96	\$200,066	(\$1,166)	\$31,400	0.0	0.0	0.00	0.00	#DIV/0!	(\$583,000)	(\$13.38)	0.00	718	VALLEY VIEW ESTATES CONDOS	401		
56 071 02 0114 000	30515 STEWART	12/22/21	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$70,300	45.65	\$165,387	\$20,013	\$31,400	0.0	0.0	0.00	0.00	#DIV/0!	\$10,006,500	\$229.72	0.00	718	VALLEY VIEW ESTATES CONDOS	401		
Totals:						\$511,500	\$225,700		\$515,931	\$89,769	\$94,200	0.0		0.01	0.00									
								Sale. Ratio =>	44.13	Average				Average					Average					
								Std. Dev. =>	8.97	SITE VALUE				per Net Acre=>	14,961,500.00					per SqFt=>	\$343.47			

720 MILLPOINTE 078-04

730 FAIRFIELD GLADE 082-04																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 082 04 0063 000	29800 MARSHALL	12/16/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$111,600	36.00	\$302,596	\$83,104	\$75,700	0.0	0.0	0.00	0.00	#DIV/0!	\$41,552,000	\$953.90	0.00	730		FAIRFIELD GLADE 082-04	401	
56 082 04 0073 000	29655 LACY	06/03/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$111,000	44.40	\$301,200	\$24,500	\$75,700	0.0	0.0	0.00	0.00	#DIV/0!	\$12,250,000	\$281.22	0.00	730		FAIRFIELD GLADE 082-04	401	
56 082 04 0124 000	29710 LACY	02/13/24	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$98,900	34.95	\$239,948	\$118,752	\$75,700	0.0	0.0	0.00	0.00	#DIV/0!	\$59,376,000	\$1,363.09	0.00	730		FAIRFIELD GLADE 082-04	401	
Totals:			\$843,000			\$843,000	\$321,500		\$843,744	\$226,356	\$227,100	0.0		0.01	0.00									
								Sale. Ratio =>	38.14	Average				Average					Average					
								Std. Dev. =>	5.18	SITE VALUE				\$75,452	per Net Acre=>				37,726,000.00	Average per SqFt=> \$866.07				

740 BROOKFIELD ATT CONDS																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
56 051 02 0111 000	106 CARSON	11/03/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,600	40.29	\$202,762	\$64,238	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$32,119,000	\$737.35	0.00	740		BROOKFIELD ATT CONDOS	401				
56 051 02 0129 000	260 CARSON	09/21/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,000	38.54	\$208,596	\$53,404	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,702,000	\$612.99	0.00	740		BROOKFIELD ATT CONDOS	401				
56 051 02 0138 000	390 CARSON	11/02/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$80,300	38.24	\$212,031	\$54,969	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$27,484,500	\$630.96	0.00	740		BROOKFIELD ATT CONDOS	401				
56 051 02 0146 000	435 CARSON	11/21/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,100	37.05	\$196,296	\$60,704	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$30,352,000	\$696.79	0.00	740		BROOKFIELD ATT CONDOS	401				
56 051 02 0148 000	415 CARSON	01/19/24	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$86,400	38.06	\$206,816	\$77,184	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$38,592,000	\$885.95	0.00	740		BROOKFIELD ATT CONDOS	401				
56 051 02 0154 000	305 CARSON	01/27/23	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$81,000	43.32	\$213,704	\$30,296	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$15,148,000	\$347.75	0.00	740		BROOKFIELD ATT CONDOS	401				
56 051 02 0161 000	225 CARSON	10/25/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$97,200	38.88	\$254,238	\$52,762	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,381,000	\$605.62	0.00	740		BROOKFIELD ATT CONDOS	401				
56 051 02 0172 000	177 CARSON	10/25/22	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$98,200	37.92	\$256,883	\$59,117	\$57,000	0.0	0.0	0.00	0.00	#DIV/0!	\$29,558,500	\$678.57	0.00	740		BROOKFIELD ATT CONDOS	401				
Totals:			\$1,748,000			\$1,748,000	\$680,800		\$1,751,326	\$452,674	\$456,000	0.0		0.02	0.00												
								Sale. Ratio =>	38.95	Average				Average					Average								
								Std. Dev. =>	1.96	SITE VALUE				\$56,584	Average	per Net Acre=>	28,292,125.00		Average	per SqFt=>	\$649.50						

745 BROOKFIELD BROWNSTONES																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 051 03 0210 000	661 SUMMERFIELD	09/06/22	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$67,500	35.16	\$191,765	\$44,035	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$22,017,500	\$505.45	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0243 000	778 SUMMERFIELD	07/15/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$69,900	36.79	\$183,524	\$50,276	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$25,138,000	\$577.09	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0245 000	786 SUMMERFIELD	08/29/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$75,400	37.72	\$188,067	\$55,633	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$27,816,500	\$638.58	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0266 000	870 SUMMERFIELD	06/26/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,400	37.70	\$188,067	\$55,733	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$27,866,500	\$639.73	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0277 000	870 SUPERIOR	09/13/22	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$66,200	35.21	\$188,067	\$43,733	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$21,866,500	\$501.99	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0308 000	674 SUPERIOR	11/20/23	\$188,200	PTA	03-ARM'S LENGTH	\$188,200	\$77,100	40.97	\$192,546	\$39,454	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$19,727,000	\$452.87	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0311 000	660 SUPERIOR	08/18/22	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$68,100	36.32	\$193,616	\$37,684	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$18,842,000	\$432.55	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0312 000	654 SUPERIOR	08/01/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$66,800	38.17	\$189,917	\$28,883	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$14,441,500	\$331.53	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0322 000	604 SUPERIOR	05/22/23	\$188,800	PTA	03-ARM'S LENGTH	\$188,800	\$83,200	44.07	\$184,794	\$47,806	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$23,903,000	\$548.74	0.00	745		BROOKFIELD BROWNSTONES	401	
56 051 03 0328 000	564 SUPERIOR	04/21/23	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$90,900	47.87	\$201,329	\$32,371	\$43,800	0.0	0.0	0.00	0.00	#DIV/0!	\$16,185,500	\$371.57	0.00	745		BROOKFIELD BROWNSTONES	401	
Totals:			\$1,899,300			\$1,899,300	\$740,500		\$1,901,692	\$435,608	\$438,000	0.0		0.02	0.00									
								Sale. Ratio =>	38.99	Average				Average					Average					
								Std. Dev. =>	4.13	SITE VALUE				\$43,561	per Net Acre=>	21,780,400.00					per SqFt=>	\$500.01		

746 BROOKFIELD Village, ESTATES N & W																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 051 01 0028 000	508 ETHAN	07/21/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$162,300	42.71	\$372,452	\$81,548	\$74,000	55.0	120.0	0.15	0.15	\$1,483	\$536,500	\$12.32	55.00	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 01 0067 000	774 AUTUMN RIDGE	06/30/22	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$135,200	40.85	\$339,329	\$65,671	\$74,000	56.5	117.5	0.15	0.15	\$1,162	\$432,046	\$9.92	56.50	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 01 0109 000	492 SUMMERFIELD	11/05/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$149,700	41.01	\$375,498	\$63,502	\$74,000	66.2	107.4	0.16	0.16	\$960	\$401,911	\$9.23	70.27	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 06 0012 000	753 PATRICIA	08/11/22	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$145,700	36.89	\$376,059	\$92,941	\$74,000	60.0	153.0	0.21	0.21	\$1,549	\$440,479	\$10.11	60.00	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 06 0025 000	909 PATRICIA	08/31/22	\$399,999	PTA	03-ARM'S LENGTH	\$399,999	\$140,900	35.23	\$364,281	\$109,718	\$74,000	60.0	153.1	0.21	0.21	\$1,829	\$519,991	\$11.94	60.00	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 06 0026 000	951 PATRICIA	03/14/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$155,500	44.43	\$400,733	\$23,267	\$74,000	95.5	111.7	0.18	0.18	\$244	\$126,451	\$2.90	142.77	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 06 0038 000	858 PATRICIA	04/18/22	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$153,500	41.26	\$396,700	\$49,300	\$74,000	60.0	130.0	0.18	0.18	\$822	\$275,419	\$6.32	60.00	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 07 0089 000	365 BROOKFIELD	07/26/22	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$134,000	38.84	\$336,077	\$82,923	\$74,000	50.0	141.5	0.16	0.16	\$1,658	\$511,870	\$11.75	50.00	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 07 0097 000	485 BROOKFIELD	01/25/24	\$358,000	PTA	03-ARM'S LENGTH	\$358,000	\$154,000	43.02	\$352,331	\$79,669	\$74,000	80.9	205.7	0.50	0.50	\$985	\$159,338	\$3.66	30.69	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 08 0010 000	39157 HURON PARKWAY	05/27/22	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$148,700	41.89	\$378,099	\$50,901	\$74,000	62.3	145.2	0.21	0.21	\$817	\$240,099	\$5.51	59.90	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 08 0011 000	39143 HURON PARKWAY	11/16/22	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$135,900	39.98	\$340,998	\$72,902	\$74,000	84.0	172.4	0.41	0.41	\$868	\$178,681	\$4.10	45.95	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
56 051 08 0051 000	38991 WILLOW CREEK	09/16/22	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$123,600	40.20	\$309,590	\$71,910	\$74,000	84.5	107.5	0.20	0.20	\$851	\$354,236	\$8.13	89.27	746	BROOKFIELD VILLAGE, ESTATES N & W	401	SITE VALUE		
Totals:			\$4,298,399			\$4,298,399	\$1,739,000		\$4,342,147	\$844,252	\$888,000	814.8		2.73	2.73										
								Sale. Ratio =>	40.46					Average											
								Std. Dev. =>	2.59					Average											
										Average				per Net Acre=>	309,023.43			Average							
										SITE VALUE								per SqFt=>	\$7.09						

748 BROOKFIELD ESTATES VISTA																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 051 07 0011 000	340 BROOKFIELD	12/12/23	\$196,400	PTA	03-ARM'S LENGTH	\$196,400	\$87,400	44.50	\$196,196	\$49,004	\$48,800	0.0	0.0	0.00	0.00	#DIV/0!	\$24,502,000	\$562.49	0.00	748		BROOKFIELD ESTATES VISTAS	401	
56 051 07 0027 000	293 BROOKFIELD	06/09/23	\$185,099	PTA	03-ARM'S LENGTH	\$185,099	\$87,000	47.00	\$195,462	\$38,437	\$48,800	0.0	0.0	0.00	0.00	#DIV/0!	\$19,218,500	\$441.20	0.00	748		BROOKFIELD ESTATES VISTAS	401	
56 051 07 0082 000	527 BROOKFIELD	12/01/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$81,600	37.09	\$210,580	\$58,220	\$48,800	0.0	0.0	0.00	0.00	#DIV/0!	\$29,110,000	\$668.27	0.00	748		BROOKFIELD ESTATES VISTAS	401	
Totals:						\$601,499			\$601,499	\$256,000				0.01	0.00									
								Sale. Ratio =>	42.56					Average										
								Std. Dev. =>	5.15					Average										
										SITE VALUE				\$48,554										
														per Net Acre=>	24,276,833.33									
																				</				

750 CHERRY HILL PLACE																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 051 04 0007 000	210 MARIGOLD	10/23/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,800	53.42	\$191,597	\$8,403	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$4,201,500	\$96.45	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0023 000	272 MARIGOLD	06/07/22	\$181,000	PTA	03-ARM'S LENGTH	\$181,000	\$75,700	41.82	\$188,887	\$37,113	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,556,500	\$426.00	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0029 000	303 MARIGOLD	11/04/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,700	37.85	\$188,887	\$56,113	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$28,056,500	\$644.09	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0036 000	357 MARIGOLD	09/07/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,100	40.65	\$173,254	\$41,746	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$20,873,000	\$479.18	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0041 000	334 MARIGOLD	07/01/22	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$69,800	36.26	\$174,986	\$62,514	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$31,257,000	\$717.56	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0044 000	332 MARIGOLD	09/19/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$74,300	36.42	\$173,254	\$75,746	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$37,873,000	\$869.44	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0047 000	322 MARIGOLD	05/08/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$81,600	38.49	\$188,887	\$68,113	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$34,056,500	\$781.83	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0051 000	304 MARIGOLD	07/01/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,100	40.65	\$173,254	\$41,746	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$20,873,000	\$479.18	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0057 000	446 MARIGOLD	06/23/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,300	42.46	\$173,254	\$46,746	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,373,000	\$536.57	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0059 000	452 MARIGOLD	11/17/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$78,500	43.61	\$182,345	\$42,655	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$21,327,500	\$489.61	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0065 000	426 MARIGOLD	07/26/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,000	38.89	\$175,487	\$49,513	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$24,756,500	\$568.33	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0067 000	432 MARIGOLD	09/07/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$74,300	55.04	\$173,254	\$6,746	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$3,373,000	\$77.43	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0067 000	432 MARIGOLD	11/10/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$74,300	35.38	\$173,254	\$81,746	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$40,873,000	\$938.31	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0078 000	386 MARIGOLD	05/05/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$75,700	56.07	\$188,887	(\$8,887)	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	(\$4,443,500)	(\$102.01)	0.00	750		CHERRY HILL PLACE	401	
56 051 04 0088 000	402 MARIGOLD	03/22/24	\$208,350	PTA	03-ARM'S LENGTH	\$208,350	\$80,800	38.78	\$187,154	\$66,196	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	\$33,098,000	\$759.83	0.00	750		CHERRY HILL PLACE	401	
Totals:			\$2,707,850			\$2,707,850	\$1,126,000		\$2,706,641	\$676,209	\$675,000	0.0		0.03	0.00									
								Sale. Ratio =>	41.58			Average		Average			Average							
								Std. Dev. =>	6.87			SITE VALUE	\$45,081	per Net Acre=>	22,540,300.00		per SqFt=>	\$517.45						

751 NORTH CREEK ESTATES CONDO																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 018 03 0001 000	37200 VISTA	05/03/22	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$144,400	36.56	\$374,785	\$116,215	\$96,000	0.0	0.0	0.23	0.23	#DIV/0!	\$516,511	\$11.86	0.00	751		NORTH CREEK ESTATES CONDO	401	
56 018 03 0033 000	37165 RIVIERA	08/30/22	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$171,100	40.74	\$439,651	\$76,349	\$96,000	60.0	115.0	0.15	0.15	\$1,272	\$508,993	\$11.68	60.00	751		NORTH CREEK ESTATES CONDO	401	SITE CONDO
56 018 03 0044 000	8345 OPAL	10/11/22	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$144,700	41.94	\$375,470	\$65,530	\$96,000	60.0	115.0	0.16	0.16	\$1,092	\$412,138	\$9.46	60.00	751		NORTH CREEK ESTATES CONDO	401	SITE CONDO
56 018 03 0046 000	8385 OPAL	06/10/22	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$145,100	40.31	\$376,692	\$79,308	\$96,000	60.0	115.0	0.16	0.16	\$1,322	\$498,792	\$11.45	60.00	751		NORTH CREEK ESTATES CONDO	401	SITE CONDO
56 018 03 0049 000	8380 OPAL	07/29/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$149,800	38.91	\$387,914	\$93,086	\$96,000	60.0	106.0	0.15	0.15	\$1,551	\$633,238	\$14.54	60.00	751		NORTH CREEK ESTATES CONDO	401	SITE CONDO
56 018 03 0051 000	8340 OPAL	10/18/22	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$144,600	35.70	\$375,091	\$125,909	\$96,000	60.0	105.0	0.15	0.15	\$2,098	\$868,338	\$19.93	60.00	751		NORTH CREEK ESTATES CONDO	401	SITE CONDO
56 018 03 0056 000	37140 BAKER	06/27/23	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$165,800	39.95	\$396,724	\$114,276	\$96,000	60.0	105.0	0.15	0.15	\$1,905	\$788,110	\$18.09	60.00	751		NORTH CREEK ESTATES CONDO	401	SITE CONDO
56 018 03 0067 000	37145 VISTA	09/21/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$183,800	43.25	\$436,278	\$84,722	\$96,000	0.0	0.0	0.19	0.19	#DIV/0!	\$453,059	\$10.40	0.00	751		NORTH CREEK ESTATES CONDO	401	
56 018 03 0080 000	37130 RIVIERA	06/29/23	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$163,500	40.37	\$390,853	\$110,147	\$96,000	60.0	105.0	0.14	0.14	\$1,836	\$770,259	\$17.68	60.00	751		NORTH CREEK ESTATES CONDO	401	SITE CONDO
Totals:			\$3,555,000			\$3,555,000	\$1,412,800		\$3,553,458	\$865,542	\$864,000	420.0		1.46	1.46									
								Sale. Ratio ==>	39.74	Average				Average										
								Std. Dev. ==>	2.40	SITE VALUE			\$96,171	per Net Acre==>	592,836.99		Average							
																	per SqFt==>	\$13.61						

755 WEST HAMPTON CONDO																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 003 08 0036 000	7394 CENTRAL	12/04/23	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$28,200	35.25	\$65,376	\$31,224	\$16,600	0.0	0.0	0.00	0.00	#DIV/0!	\$15,612,000	\$358.40	0.00	755		WEST HAMPTONS CONDO	401	
56 003 08 0051 000	7400 CENTRAL	04/28/22	\$58,000	PTA	03-ARM'S LENGTH	\$58,000	\$23,100	39.83	\$64,479	\$10,121	\$16,600	0.0	0.0	0.00	0.00	#DIV/0!	\$5,060,500	\$116.17	0.00	755		WEST HAMPTONS CONDO	401	
56 003 08 0056 000	7412 CENTRAL	06/16/23	\$73,000	PTA	03-ARM'S LENGTH	\$73,000	\$27,800	38.08	\$64,479	\$25,121	\$16,600	0.0	0.0	0.00	0.00	#DIV/0!	\$12,560,500	\$288.35	0.00	755		WEST HAMPTONS CONDO	401	
56 003 08 0090 000	7424 CENTRAL	06/16/23	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$44,800	54.63	\$101,335	(\$2,735)	\$16,600	0.0	0.0	0.00	0.00	#DIV/0!	(\$1,367,500)	(\$31.39)	0.00	755		WEST HAMPTONS CONDO	401	
56 003 08 0131 000	7346 CENTRAL	05/26/23	\$67,000	PTA	03-ARM'S LENGTH	\$67,000	\$27,800	41.49	\$64,479	\$19,121	\$16,600	0.0	0.0	0.00	0.00	#DIV/0!	\$9,560,500	\$219.48	0.00	755		WEST HAMPTONS CONDO	401	
Totals:			\$360,000			\$360,000	\$151,700		\$360,148	\$82,852	\$83,000	0.0		0.01	0.00									
								Sale. Ratio =>	42.14	Average				Average					Average					
								Std. Dev. =>	7.51	SITE VALUE				per Net Acre=>	8,285,200.00					per SqFt=>	\$190.20			

757 LONDON & PARKWAY TOWNHOUSES CONDO																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 002 03 0001 000	29270 MANCHESTER	04/21/23	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$30,300	43.35	\$76,115	\$16,285	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$8,142,500	\$186.93	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0001 000	29270 MANCHESTER	03/29/24	\$79,500	PTA	03-ARM'S LENGTH	\$79,500	\$30,300	38.11	\$76,115	\$25,885	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$12,942,500	\$297.12	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0004 000	29264 MANCHESTER	04/22/22	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$38,300	31.65	\$109,410	\$34,090	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$17,045,000	\$391.30	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0028 000	29210 MANCHESTER	08/17/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$43,400	36.78	\$110,386	\$30,114	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$15,057,000	\$345.66	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0037 000	29188 MANCHESTER	02/16/24	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$39,900	46.94	\$101,398	\$6,102	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$3,051,000	\$70.04	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0048 000	29164 MANCHESTER	05/23/23	\$92,000	PTA	03-ARM'S LENGTH	\$92,000	\$40,000	43.48	\$101,507	\$12,993	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$6,496,500	\$149.14	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0052 000	29154 MANCHESTER	07/31/23	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$43,100	38.14	\$109,512	\$25,988	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$12,994,000	\$298.30	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0054 000	29150 MANCHESTER	10/17/23	\$55,500	PTA	03-ARM'S LENGTH	\$55,500	\$31,300	56.40	\$78,920	(\$920)	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	(\$460,000)	(\$10.56)	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0085 000	8111 COVENTRY	03/27/24	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$42,700	40.67	\$108,565	\$18,935	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$9,467,500	\$217.34	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0088 000	8105 COVENTRY	02/22/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$38,700	43.00	\$110,671	\$1,829	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$914,500	\$20.99	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0098 000	8083 COVENTRY	09/25/23	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$43,400	37.09	\$110,380	\$29,120	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$14,560,000	\$334.25	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0100 000	8079 COVENTRY	01/19/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$38,600	39.79	\$110,375	\$9,125	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$4,562,500	\$104.74	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0108 000	8063 COVENTRY	06/30/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$40,700	37.00	\$103,292	\$29,208	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$14,604,000	\$335.26	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0116 000	8047 COVENTRY	03/10/23	\$114,900	PTA	03-ARM'S LENGTH	\$114,900	\$43,600	37.95	\$125,487	\$11,913	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$5,956,500	\$136.74	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0127 000	8025 COVENTRY	02/10/23	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$27,000	38.63	\$75,109	\$17,291	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$8,645,500	\$198.47	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0135 000	8003 COVENTRY	05/04/22	\$90,500	PTA	03-ARM'S LENGTH	\$90,500	\$36,500	40.33	\$103,796	\$9,204	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$4,602,000	\$105.65	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0137 000	29020 ANN ARBOR TRAIL	03/27/24	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$31,300	36.82	\$78,904	\$28,596	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$14,298,000	\$328.24	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0141 000	29036 ANN ARBOR TRAIL	09/26/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$41,000	42.27	\$104,098	\$15,402	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$7,701,000	\$176.79	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0143 000	29054 ANN ARBOR TRAIL	06/01/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$110,380	\$32,120	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$16,060,000	\$368.69	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0147 000	8050 COVENTRY	02/09/24	\$78,000	PTA	03-ARM'S LENGTH	\$78,000	\$30,800	39.49	\$77,496	\$23,004	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$11,502,000	\$264.05	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0150 000	8056 COVENTRY	09/01/23	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$43,500	34.52	\$110,581	\$37,919	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$18,959,500	\$435.25	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0153 000	8062 COVENTRY	05/05/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$43,400	44.74	\$110,380	\$9,120	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$4,560,000	\$104.68	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0160 000	8112 COVENTRY	06/27/22	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$27,800	46.33	\$77,454	\$5,046	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$2,523,000	\$57.92	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0161 000	28933 MANCHESTER	08/29/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$36,100	34.38	\$102,374	\$25,126	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$12,563,000	\$288.41	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0173 000	8127 BRISTOL	01/23/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$41,200	34.33	\$104,521	\$37,979	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$18,989,500	\$435.94	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0180 000	8095 BRISTOL	09/15/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$41,000	37.27	\$104,139	\$28,361	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$14,180,500	\$325.54	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0195 000	28922 ANN ARBOR TRAIL	08/03/22	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$36,500	31.47	\$103,876	\$34,624	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$17,312,000	\$397.43	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0207 000	29082 MANCHESTER	08/05/22	\$72,900	PTA	03-ARM'S LENGTH	\$72,900	\$28,400	38.96	\$79,285	\$16,115	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$8,057,500	\$184.97	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0212 000	29070 MANCHESTER	09/09/22	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$38,800	40.00	\$110,732	\$8,768	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$4,384,000	\$100.64	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0217 000	29058 MANCHESTER	07/25/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$42,200	33.76	\$107,340	\$40,160	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$20,080,000	\$460.97	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0250 000	28924 MANCHESTER	12/01/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$40,100	34.87	\$101,704	\$35,796	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$17,898,000	\$410.88	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0261 000	8237 BRISTOL	02/08/24	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$43,400	33.91	\$110,380	\$40,120	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$20,060,000	\$460.51	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
56 002 03 0275 000	8261 BRISTOL	02/28/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$38,400	29.54	\$109,500	\$43,000	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	\$21,500,000	\$493.57	0.00	757	LONDON & PARKWAY TOWNHOUSES CONDO	401			
Totals:			\$3,310,100			\$3,310,100	\$1,255,100		\$3,314,182	\$738,418	\$742,500	0.0		0.07	0.00										
							Sale. Ratio =>		37.92		Average			Average				Average							
							Std. Dev. =>		5.27		SITE VALUE	\$22,376		per Net Acre=>	11,188,151.52			per SqFt=>	\$256.84						

758 CLYDE SMITH FARMS																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 018 04 0008 000	37130 RUSSELL	03/15/24	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$189,200	46.37	\$432,241	\$65,759	\$90,000	60.0	100.0	0.14	0.14	\$1,096	\$476,514	\$10.94	60.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0032 000	37170 CHESTNUT	09/30/22	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$171,300	41.78	\$427,947	\$72,053	\$90,000	61.1	95.5	0.13	0.13	\$1,179	\$541,752	\$12.44	61.70	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0071 000	8054 HERALD	11/30/22	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$164,600	37.41	\$412,254	\$117,746	\$90,000	70.0	100.0	0.16	0.16	\$1,682	\$731,342	\$16.79	70.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0074 000	36955 RUSSELL	04/25/22	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$169,600	38.11	\$424,510	\$110,490	\$90,000	60.0	100.0	0.14	0.14	\$1,842	\$800,652	\$18.38	60.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0077 000	36980 RUSSELL	05/31/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$191,100	43.93	\$437,189	\$87,811	\$90,000	60.0	100.0	0.14	0.14	\$1,464	\$636,312	\$14.61	60.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0090 000	8018 RUSSELL	08/17/22	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$169,400	38.94	\$424,327	\$100,673	\$90,000	60.0	100.0	0.14	0.14	\$1,678	\$729,514	\$16.75	60.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0102 000	36925 EVERETT	06/30/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$172,500	45.39	\$432,126	\$37,874	\$90,000	70.1	100.0	0.16	0.16	\$540	\$233,790	\$5.37	69.60	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0106 000	36940 EVERETT	05/31/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$210,300	43.81	\$479,685	\$90,315	\$90,000	60.0	100.0	0.14	0.14	\$1,505	\$654,457	\$15.02	60.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0115 000	7943 EVERETT	06/01/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$189,500	47.38	\$433,656	\$56,344	\$90,000	67.0	100.0	0.15	0.15	\$841	\$365,870	\$8.40	67.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0117 000	7919 EVERETT	07/25/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$166,000	39.06	\$380,974	\$134,026	\$90,000	70.0	100.0	0.16	0.16	\$1,915	\$832,460	\$19.11	70.00	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
56 018 04 0129 000	7953 EVERETT	11/22/23	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$189,100	41.56	\$432,785	\$112,215	\$90,000	62.5	100.0	0.14	0.14	\$1,795	\$784,720	\$18.01	62.50	758	758 CLYDE SMITH FARMS	401	SITE VALUE	
Totals:			\$4,713,000			\$4,713,000	\$1,982,600		\$4,717,694	\$985,306	\$990,000	700.8		1.60	1.60									
								Sale. Ratio =>	42.07					Average				Average						
								Std. Dev. =>	3.47					SITE VALUE	\$89,573		Average			per SqFt=>	\$14.10			

760 26 AUDREY'S WAY																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 009 06 0069 000	8310 HUDSON	06/14/23	\$437,500	PTA	03-ARM'S LENGTH	\$437,500	\$186,300	42.58	\$416,868	\$108,232	\$87,600	68.1	111.0	0.17	0.17	\$1,590	\$625,618	\$14.36	68.75	775		PARK WEST	401	SITE VALUE
56 009 06 0074 000	8238 HUDSON	03/21/24	\$369,900	PTA	03-ARM'S LENGTH	\$369,900	\$161,500	43.66	\$362,839	\$94,661	\$87,600	72.0	111.0	0.18	0.18	\$1,315	\$517,273	\$11.87	72.00	775		PARK WEST	401	SITE VALUE
56 009 06 0076 000	8123 HUBBARD	12/01/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$362,334	\$50,266	\$87,600	65.0	111.0	0.17	0.17	\$773	\$302,807	\$6.95	65.00	775		PARK WEST	401	SITE VALUE
56 009 06 0076 000	8123 HUBBARD	02/23/24	\$374,900	PTA	03-ARM'S LENGTH	\$374,900	\$161,200	43.00	\$362,334	\$100,166	\$87,600	65.0	111.0	0.17	0.17	\$1,541	\$603,410	\$13.85	65.00	775		PARK WEST	401	SITE VALUE
56 010 08 0001 000	33026 AUDREY'S WAY	10/19/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$200,900	52.18	\$453,622	\$5,878	\$74,500	75.6	115.0	0.20	0.20	\$78	\$29,390	\$0.67	75.62	0026		26.AUDREY'S WAY	401	SITE VALUE
56 010 08 0006 000	32916 AUDREY'S WAY	11/18/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$166,600	41.65	\$376,322	\$98,178	\$74,500	66.6	107.9	0.18	0.18	\$1,475	\$557,830	\$12.81	57.72	0026		26.AUDREY'S WAY	401	SITE VALUE
Totals:			\$2,292,300			\$2,292,300	\$1,026,800		\$2,334,319	\$457,381	\$499,400	412.3		1.06	1.06									
								Sale. Ratio =>	44.79					Average										
								Std. Dev. =>	3.90					Average										
												SITE VALUE	\$76,230	Average										
														per Net Acre=>	429,869.36			Average						
																		per SqFt=>	\$9.87					

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765 NANKIN MILLS VILLAGE																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 017 01 0003 000	8700 QUINCY	04/29/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$189,800	44.14	\$438,614	\$88,886	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$639,468	\$14.68	0.00	765		NANKIN MILLS VILLAGE	401		
56 017 01 0004 000	8670 QUINCY	05/30/23	\$454,500	PTA	03-ARM'S LENGTH	\$454,500	\$226,800	49.90	\$477,580	\$74,420	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$535,396	\$12.29	0.00	765		NANKIN MILLS VILLAGE	401		
56 017 01 0005 000	8640 QUINCY	08/23/23	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$169,600	42.94	\$364,749	\$127,751	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$906,035	\$20.80	0.00	765		NANKIN MILLS VILLAGE	401		
56 017 01 0021 000	8150 QUINCY	04/05/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$220,500	45.94	\$465,162	\$112,338	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$808,187	\$18.55	0.00	765		NANKIN MILLS VILLAGE	401		
56 017 01 0037 000	8241 QUINCY	06/28/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$203,500	47.33	\$465,082	\$62,418	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$433,458	\$9.95	0.00	765		NANKIN MILLS VILLAGE	401		
56 017 01 0037 000	8241 QUINCY	09/15/23	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$220,500	48.46	\$465,082	\$87,418	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$607,069	\$13.94	0.00	765		NANKIN MILLS VILLAGE	401		
56 017 01 0056 000	8168 QUINCY	08/04/22	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$197,100	42.85	\$451,308	\$106,192	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$763,971	\$17.54	0.00	765		NANKIN MILLS VILLAGE	401		
56 017 01 0065 000	8611 QUINCY	05/20/22	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$182,800	39.74	\$437,760	\$119,740	\$97,500	0.0	0.0	0.14	0.14	#DIV/0!	\$861,439	\$19.78	0.00	765		NANKIN MILLS VILLAGE	401		
Totals:			\$3,564,500			\$3,564,500	\$1,610,600		\$3,565,337	\$779,163	\$780,000	0.0		1.12	1.12										
								Sale. Ratio =>	45.18	Average				Average					Average						
								Std. Dev. =>	3.37	SITE VALUE				\$97,395	per Net Acre=>				693,205.52	per SqFt=>				\$15.91	

770 OAK RIDGE CONDOS																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1		
56 014 05 0002 000	8785 OAK RIDGE	02/04/22	\$377,500	PTA	03-ARM'S LENGTH	\$377,500	\$126,200	33.43	\$354,777	\$104,823	\$82,100	47.0	83.4	1.00	0.00	\$2,230	\$105,138	\$2.41	47.02	770		OAK RIDGE CONDOS	401	SITE VALUE		
56 014 05 0007 000	8735 OAK RIDGE	01/19/24	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$191,800	53.28	\$408,317	\$33,783	\$82,100	35.4	127.7	0.16	0.00	\$953	\$211,144	\$4.85	27.24	770		OAK RIDGE CONDOS	401	SITE VALUE		
56 014 05 0009 000	8740 OAK RIDGE	04/22/24	\$421,750	PTA	03-ARM'S LENGTH	\$421,750	\$199,500	47.30	\$400,913	\$102,937	\$82,100	43.8	102.3	0.20	0.00	\$2,353	\$527,882	\$12.12	41.44	770		OAK RIDGE CONDOS	401	SITE VALUE		
Totals:			\$1,159,250			\$1,159,250	\$517,500		\$1,164,007	\$241,543	\$246,300	126.2		1.35	0.00											
								Sale. Ratio =>	44.64					Average		Average		Average								
								Std. Dev. =>	10.18					SITE VALUE	\$80,514	per Net Acre=>	178,656.07		SqFt=>	\$4.10						

775 PARK WEST																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
56 009 06 0069 000	8310 HUDSON	06/14/23	\$437,500	PTA	03-ARM'S LENGTH	\$437,500	\$186,300	42.58	\$416,868	\$108,232	\$87,600	68.1	111.0	0.17	0.17	\$1,590	\$625,618	\$14.36	68.75	775		PARK WEST	401	SITE VALUE	
56 009 06 0074 000	8238 HUDSON	03/21/24	\$369,900	PTA	03-ARM'S LENGTH	\$369,900	\$161,500	43.66	\$362,839	\$94,661	\$87,600	72.0	111.0	0.18	0.18	\$1,315	\$517,273	\$11.87	72.00	775		PARK WEST	401	SITE VALUE	
56 009 06 0076 000	8123 HUBBARD	12/01/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$362,334	\$50,266	\$87,600	65.0	111.0	0.17	0.17	\$773	\$302,807	\$6.95	65.00	775		PARK WEST	401	SITE VALUE	
56 009 06 0076 000	8123 HUBBARD	02/23/24	\$374,900	PTA	03-ARM'S LENGTH	\$374,900	\$161,200	43.00	\$362,334	\$100,166	\$87,600	65.0	111.0	0.17	0.17	\$1,541	\$603,410	\$13.85	65.00	775		PARK WEST	401	SITE VALUE	
Totals:			\$1,507,300			\$1,507,300	\$659,300		\$1,504,375	\$353,325	\$350,400	270.1		0.69	0.69										
								Sale. Ratio =>	43.74	Average				Average					Average						
								Std. Dev. =>	1.64	SITE VALUE				\$88,331	per Net Acre=>				513,553.78	Average per SqFt=>				\$11.79	

780 PARK ROW
NO SALES - USED 625 DEERHURST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
56 030 03 0016 000	6441 DEERHURST	01/23/23	\$170,500	PTA	03-ARM'S LENGTH	\$170,500	\$77,500	45.45	\$173,171	\$35,329	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,664,500	\$405.52	0.00	625		DEERHURST 030-03	401
56 030 03 0037 000	36646 DEERHURST N	10/20/22	\$211,500	PTA	03-ARM'S LENGTH	\$211,500	\$90,500	42.79	\$203,658	\$45,842	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$22,921,000	\$526.19	0.00	625		DEERHURST 030-03	401
56 030 03 0040 000	36616 DEERHURST N	06/30/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$91,000	47.89	\$190,858	\$37,142	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$18,571,000	\$426.33	0.00	625		DEERHURST 030-03	401
56 030 03 0042 000	36566 DEERHURST N	07/15/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,000	47.22	\$190,833	\$27,167	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$13,583,500	\$311.83	0.00	625		DEERHURST 030-03	401
56 030 03 0044 000	36546 DEERHURST N	04/19/22	\$186,025	PTA	03-ARM'S LENGTH	\$186,025	\$84,100	45.21	\$188,514	\$35,511	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$17,755,500	\$407.61	0.00	625		DEERHURST 030-03	401
56 030 03 0068 000	36533 DEERHURST	03/10/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$88,600	43.43	\$199,280	\$42,720	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$21,360,000	\$490.36	0.00	625		DEERHURST 030-03	401
56 030 03 0086 000	36530 DEERHURST S	02/09/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$76,200	46.18	\$169,949	\$33,051	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$16,525,500	\$379.37	0.00	625		DEERHURST 030-03	401
56 030 03 0090 000	6821 DEERHURST	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$92,100	39.19	\$193,169	\$79,831	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$39,915,500	\$916.33	0.00	625		DEERHURST 030-03	401
56 030 03 0095 000	6881 DEERHURST	12/29/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$92,400	38.34	\$193,734	\$85,266	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$42,633,000	\$978.72	0.00	625		DEERHURST 030-03	401
56 030 03 0097 000	6911 DEERHURST	05/25/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$97,100	37.35	\$203,979	\$94,021	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$47,010,500	\$1,079.21	0.00	625		DEERHURST 030-03	401
56 030 03 0098 000	6921 DEERHURST	08/09/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$86,400	44.31	\$180,949	\$52,051	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$26,025,500	\$597.46	0.00	625		DEERHURST 030-03	401
56 030 03 0111 000	7040 DEERHURST	05/05/23	\$237,900	PTA	03-ARM'S LENGTH	\$237,900	\$92,200	38.76	\$193,438	\$82,462	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$41,231,000	\$946.53	0.00	625		DEERHURST 030-03	401
56 030 03 0113 000	36558 DEER RUN CT N	12/09/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$87,100	42.49	\$195,739	\$47,261	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$23,630,500	\$542.48	0.00	625		DEERHURST 030-03	401
56 030 03 0120 000	36537 DEER RUN CT N	11/10/22	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$88,100	41.56	\$198,075	\$51,925	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$25,962,500	\$596.02	0.00	625		DEERHURST 030-03	401
56 030 03 0125 000	6828 DEER RUN CT S	05/05/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,900	39.96	\$188,341	\$74,659	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	\$37,329,500	\$856.97	0.00	625		DEERHURST 030-03	401
Totals:			\$3,117,925			\$3,117,925	\$1,318,200		\$2,863,687	\$824,238	\$570,000	0.0		0.03	0.00								
								Sale. Ratio =>	42.28	Average		Average		Average		Average		Average					
								Std. Dev. =>	3.39	SITE VALUE		\$54,949		per Net Acre=>		27,474,600.00		per SqFt=>		\$630.73			

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790 MADISON																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
56 060 09 0001 000	36331 MONROE	10/25/24	\$388,041	PTA	24-PARTIAL ASSESSMENT	\$388,041	\$21,800	5.62	\$0	\$388,041	\$0	75.3	120.0	0.21	0.21	\$5,153	\$1,865,582	\$42.83	75.00	790		MADISON	401	
56 060 09 0002 000	36327 MONROE	12/11/24	\$438,315	PTA	24-PARTIAL ASSESSMENT	\$438,315	\$18,100	4.13	\$0	\$438,315	\$0	60.0	120.0	0.17	0.17	\$7,305	\$2,656,455	\$60.98	60.00	790		MADISON	401	
56 060 09 0003 000	36323 MONROE	11/18/24	\$417,225	PTA	24-PARTIAL ASSESSMENT	\$417,225	\$18,100	4.34	\$0	\$417,225	\$0	60.0	120.0	0.17	0.17	\$6,954	\$2,528,636	\$58.05	60.00	790		MADISON	401	
56 060 09 0005 000	36315 MONROE	12/26/24	\$464,991	PTA	24-PARTIAL ASSESSMENT	\$464,991	\$18,100	3.89	\$0	\$464,991	\$0	60.0	120.0	0.17	0.17	\$7,750	\$2,818,127	\$64.70	60.00	790		MADISON	401	
56 060 09 0006 000	36311 MONROE	12/19/24	\$454,950	PTA	24-PARTIAL ASSESSMENT	\$454,950	\$18,100	3.98	\$0	\$454,950	\$0	60.0	120.0	0.17	0.17	\$7,583	\$2,757,273	\$63.30	60.00	790		MADISON	401	
56 060 09 0007 000	36305 MONROE	10/28/24	\$381,405	PTA	24-PARTIAL ASSESSMENT	\$381,405	\$18,100	4.75	\$0	\$381,405	\$0	60.0	120.0	0.17	0.17	\$6,357	\$2,311,545	\$53.07	60.00	790		MADISON	402	
56 060 09 0021 000	36274 MADISON	09/30/24	\$423,375	PTA	24-PARTIAL ASSESSMENT	\$423,375	\$24,600	5.81	\$0	\$423,375	\$0	79.6	140.3	0.31	0.31	\$5,321	\$1,370,146	\$31.45	46.77	790		MADISON	401	
56 060 09 0022 000	36278 MADISON	12/09/24	\$407,870	PTA	24-PARTIAL ASSESSMENT	\$407,870	\$18,900	4.63	\$0	\$407,870	\$0	65.3	113.6	0.18	0.18	\$6,244	\$2,317,443	\$53.20	61.24	790		MADISON	401	
56 060 09 0023 000	36282 MADISON	10/23/24	\$381,405	PTA	24-PARTIAL ASSESSMENT	\$381,405	\$18,600	4.88	\$0	\$381,405	\$0	62.0	119.6	0.17	0.17	\$6,149	\$2,243,559	\$51.51	62.04	790		MADISON	402	
Totals:			\$3,757,577			\$3,757,577	\$174,400		\$0	\$3,757,577	\$0	582.2		1.69	1.69									
ave \$			\$417,509					Sale. Ratio =>						Average				Average						
X .22%			\$91,852					Std. Dev. =>						per FF=>				per Net Acre=>	2,226,052.73					
												\$6,454						per SqFt=>	\$51.10					