2024 Land Analysis - Hartland Township

Autumn Woods

Land 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	Site Value	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-29-103-023	9181 AMBERGROVE DR	12/14/21	$368,500	WD	03-ARM'S LENGTH	$368,500	$144,700	39.27	$373,932	$69,568	$75,000	0.0	0.0	0.22	0.22	70,876.46	$316,218	$7.26	0.00	4240	2021R-05013	AUTUMN WOODS 29103 & 29104	401			
4708-29-103-010	1897 AUTUMN GLEN DR	11/15/21	$390,000	WD	03-ARM'S LENGTH	$390,000	$173,300	44.44	$391,698	$73,302	$75,000	82.0	124.0	0.23	0.23	74,098.12	$318,704	$7.32	82.00	4240	2021R-04711	AUTUMN WOODS 29103 & 29104	401	STANDARD		
4708-29-103-037	1856 AUTUMN GLEN DR	08/06/21	$385,000	WD	03-ARM'S LENGTH	$385,000	$148,700	38.62	$347,319	$112,681	$75,000	0.0	0.0	0.23	0.23	74,098.12	$489,917	$11.25	0.00	4240	2021R-03500	AUTUMN WOODS 29103 & 29104	401			
4708-29-103-044	1758 FOUR SEASONS DR	04/09/21	$361,000	WD	03-ARM'S LENGTH	$361,000	$170,900	47.34	$392,207	$43,793	$75,000	0.0	0.0	0.24	0.24	77,319.78	$182,471	$4.19	0.00	4240	2021R-02209	AUTUMN WOODS 29103 & 29104	401			
4708-29-103-063	1435 FOUR SEASONS DR	11/02/22	$445,000	WD	03-ARM'S LENGTH	$445,000	$171,500	38.54	$417,048	$102,952	$75,000	0.0	0.0	0.24	0.24	77,319.78	$428,967	$9.85	0.00	4240	2022R-02879	AUTUMN WOODS 29103 & 29104	401			
4708-29-103-089	1400 FOUR SEASONS DR	01/13/23	$417,000	WD	03-ARM'S LENGTH	$417,000	$171,100	41.03	$409,707	$82,293	$75,000	0.0	0.0	0.25	0.25	80,541.43	$329,172	$7.56	0.00	4240	2023R-00111	AUTUMN WOODS 29103 & 29104	401			
4708-29-103-088	1408 FOUR SEASONS DR	07/30/21	$390,000	WD	03-ARM'S LENGTH	$390,000	$177,100	45.41	$395,813	$69,187	$75,000	0.0	0.0	0.26	0.26	83,763.09	$266,104	$6.11	0.00	4240	2021R-03315	AUTUMN WOODS 29103 & 29104	401			
4708-29-104-095	1619 FOUR SEASONS DR	10/15/21	$354,900	WD	03-ARM'S LENGTH	$354,900	$145,500	41.00	$325,697	$104,203	$75,000	0.0	0.0	0.26	0.26	83,763.09	$400,781	$9.20	0.00	4240	2021R-04238	AUTUMN WOODS 29103 & 29104	401			
4708-29-104-093	1647 FOUR SEASONS DR	06/25/21	$355,000	WD	03-ARM'S LENGTH	$355,000	$156,500	44.08	$355,130	$74,870	$75,000	0.0	0.0	0.27	0.27	86,984.75	$277,296	$6.37	0.00	4240	2021R-02792	AUTUMN WOODS 29103 & 29104	401			
4708-29-103-082	1456 FOUR SEASONS DR	12/30/21	$405,000	WD	03-ARM'S LENGTH	$405,000	$170,200	42.02	$391,911	$88,089	$75,000	0.0	0.0	0.31	0.31	99,871.38	$284,158	$6.52	0.00	4240	2022R-00083	AUTUMN WOODS 29103 & 29104	401			
4708-29-104-116	9123 LYNDENGLEN CT	02/27/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$152,700	35.93	$377,171	$122,829	$75,000	0.0	0.0	0.34	0.34	109,536.35	$361,262	$8.29	0.00	4240	2023R-00419	AUTUMN WOODS 29103 & 29104	401			
4708-29-103-072	9134 LEYLAND CT	12/12/22	$427,000	WD	03-ARM'S LENGTH	$427,000	$174,100	40.77	$409,294	$92,706	$75,000	0.0	0.0	0.35	0.35	112,758.01	$264,874	$6.08	0.00	4240	2022R-03162	AUTUMN WOODS 29103 & 29104	401			
4708-29-104-115	9137 LYNDENGLEN	07/20/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$177,100	39.36	$414,563	$110,437	$75,000	0.0	0.0	0.36	0.36	115,979.66	$306,769	$7.04	0.00	4240	2022R-02141	AUTUMN WOODS 29103 & 29104	401			
		Totals:	**$5,173,400**			**$5,173,400**	**$2,133,400**		**$5,001,490**	**$1,146,910**	**$975,000**			**3.56**	**3.56**	**88,223.85**	**$4,226,694**									
							Sale. Ratio =>	**41.24**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**3.21**			**per FF=>**			**per Net Acre=:**	**322,165.73**		**per SqFt=>**	**$7.40**				***Site Value =***	***$88,000***		

Bullard Lake Metes & Bounds - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-23-200-044	2661 IRIS LN	11/03/22	$650,000	WD	03-ARM'S LENGTH	$650,000	$203,100	31.25	$623,698	$126,902	$100,600	0.0	0.0	5.02	5.02	#DIV/0!	$25,279	$0.58	0.00	4560	2022R-03016	BULLARD LAKE METES & BOUNDS	401			
4708-23-400-027	12751 DEER PATH LN	10/21/21	$580,000	WD	03-ARM'S LENGTH	$580,000	$295,200	50.90	$580,346	$83,634	$63,980	0.0	0.0	3.63	3.63	#DIV/0!	$17,530	$0.40	0.00	4560	2021R-04389	BULLARD LAKE METES & BOUNDS	401			
		Totals:	**$1,230,000**			**$1,230,000**	**$498,300**		**$1,204,044**	**$210,536**	**$164,580**	**0.0**		**8.65**	**8.65**											
							Sale. Ratio =>	**40.51**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**13.89**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**24,339.42**		**per SqFt=>**	**$0.51**				**$22,000-$75,000/Acre Metes & Bounds**			

Bullard Lake Woods - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-23-102-001	2530 BULLARD	10/14/22	$615,000	WD	03-ARM'S LENGTH	$615,000	$239,500	38.94	$577,274	$122,726	$85,000	188.0	0.0	0.67	0.46	$653	$184,550	$4.24	188.00	4545	2022R-02776	BULLARD LAKE WOODS 23102	401	LAKEFRONT		
4708-23-102-004	2566 BULLARD	07/22/21	$350,000	WD	03-ARM'S LENGTH	$350,000	$142,600	40.74	$330,222	$104,778	$85,000	84.0	242.0	0.47	0.47	$1,247	$224,364	$5.15	84.00	4545	2021R-03350	BULLARD LAKE WOODS 23102	401	LAKEFRONT		
4708-23-102-008	12330 ERIKA ST	11/21/22	$521,500	WD	03-ARM'S LENGTH	$521,500	$155,600	29.84	$467,215	$139,285	$85,000	85.0	211.0	0.41	0.41	$1,639	$338,070	$7.76	85.00	4545	2022R-03047	BULLARD LAKE WOODS 23102	401	LAKEFRONT		
		Totals:	**$1,486,500**			**$1,486,500**	**$537,700**		**$1,374,711**	**$366,789**	**$255,000**	**357.0**		**1.54**	**1.34**											
							Sale. Ratio =>	**36.17**			**Average**			**Average**			**Average**				***Lakefront Site:***	***$ 112,000***				
							Std. Dev. =>	**5.85**			**per FF=>**	**$1,027**		**per Net Acre=:**	**237,557.64**		**per SqFt=>**	**$5.45**			***Standard Site:***	***$ 62,000***				

Cobblestone Preserve- 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-29-401-019	9855 VIEWCREST CT	07/18/22	$461,220	WD	03-ARM'S LENGTH	$461,220	$169,200	36.69	$393,542	$147,678	$80,000	0.0	0.0	0.45	0.45	#DIV/0!	$328,173	$7.53	0.00	4241	2022R-02032	COBBLESTONE PRESERVE 29401	401			
4708-29-401-022	9783 VIEWCREST CT	10/15/21	$445,000	WD	03-ARM'S LENGTH	$445,000	$213,000	47.87	$444,789	$80,211	$80,000	0.0	0.0	0.51	0.51	#DIV/0!	$157,276	$3.61	0.00	4241	2021R-04367	COBBLESTONE PRESERVE 29401	401			
4708-29-401-028	1527 ANDOVER BLVD	09/01/21	$457,500	WD	03-ARM'S LENGTH	$457,500	$200,800	43.89	$439,653	$97,847	$80,000	0.0	0.0	0.64	0.64	#DIV/0!	$152,886	$3.51	0.00	4241	2021R-03747	COBBLESTONE PRESERVE 29401	401			
4708-29-401-057	9815 WYNBROOK LN	07/23/21	$394,900	WD	03-ARM'S LENGTH	$394,900	$184,400	46.70	$400,873	$74,027	$80,000	0.0	0.0	0.55	0.55	#DIV/0!	$134,595	$3.09	0.00	4241	2021R-03354	COBBLESTONE PRESERVE 29401	401			
4708-29-401-057	9815 WYNBROOK LN	03/17/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$175,100	45.48	$400,873	$64,127	$80,000	0.0	0.0	0.55	0.55	#DIV/0!	$116,595	$2.68	0.00	4241	2023R-00481	COBBLESTONE PRESERVE 29401	401			
4708-29-401-067	1505 SUMMERFIELD LN	03/31/23	$465,000	WD	03-ARM'S LENGTH	$465,000	$183,400	39.44	$430,897	$114,103	$80,000	0.0	0.0	0.46	0.46	#DIV/0!	$248,050	$5.69	0.00	4241	2023R-00830	COBBLESTONE PRESERVE 29401	401			
4708-29-401-072	1545 SUMMERFIELD LN	04/29/22	$486,500	WD	03-ARM'S LENGTH	$486,500	$171,100	35.17	$407,434	$159,066	$80,000	0.0	0.0	0.46	0.46	#DIV/0!	$345,796	$7.94	0.00	4241	2022R-01356	COBBLESTONE PRESERVE 29401	401			
4708-29-401-079	1512 WOODHURST CT	06/21/21	$455,750	WD	03-ARM'S LENGTH	$455,750	$221,100	48.51	$463,409	$72,341	$80,000	0.0	0.0	0.47	0.47	#DIV/0!	$153,917	$3.53	0.00	4241	2021R-02780	COBBLESTONE PRESERVE 29401	401			
4708-29-401-088	1541 WOODHURST CT	10/13/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$184,400	43.90	$413,245	$86,755	$80,000	0.0	0.0	0.46	0.46	#DIV/0!	$188,598	$4.33	0.00	4241	2022R-02762	COBBLESTONE PRESERVE 29401	401			
4708-29-401-092	1548 ANDOVER BLVD	02/24/23	$417,500	WD	03-ARM'S LENGTH	$417,500	$208,600	49.96	$433,973	$63,527	$80,000	0.0	0.0	0.46	0.46	#DIV/0!	$138,102	$3.17	0.00	4241	2023R-00340	COBBLESTONE PRESERVE 29401	401			
4708-29-401-094	1532 ANDOVER BLVD	07/20/21	$410,000	WD	03-ARM'S LENGTH	$410,000	$180,700	44.07	$378,783	$111,217	$80,000	0.0	0.0	0.46	0.46	#DIV/0!	$241,776	$5.55	0.00	4241	2021R-03279	COBBLESTONE PRESERVE 29401	401			
4708-29-401-099	9970 WYNBROOK LN	06/07/21	$405,000	WD	03-ARM'S LENGTH	$405,000	$209,200	51.65	$439,371	$45,629	$80,000	0.0	0.0	0.50	0.50	#DIV/0!	$91,258	$2.09	0.00	4241	2021R-02617	COBBLESTONE PRESERVE 29401	401			
		Totals:	**$5,203,370**			**$5,203,370**	**$2,301,000**		**$5,046,842**	**$1,116,528**	**$960,000**	**0.0**		**5.97**	**5.97**											
							Sale. Ratio =>	**44.22**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**5.12**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**171,804.32**		**per SqFt=>**	**$3.94**				***Site Value:***	***$93,000***		

Dunham Lake Estates - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-13-401-008	3319 TIPSICO LAKE RD	06/28/21	$435,000	WD	03-ARM'S LENGTH	$435,000	$146,400	33.66	$412,871	$87,129	$65,000	150.0	245.0	0.84	0.84	$581	$103,233	$2.37	150.00	4250	2021R-02796	DUNHAM LAKES ESTATES	401	STANDARD		
4708-13-401-041	3401 BRIAR HILL	03/14/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$98,100	33.83	$288,823	$66,177	$65,000	194.0	200.0	0.89	0.89	$341	$74,273	$1.71	194.00	4250	2022R-00916	DUNHAM LAKES ESTATES	401	STANDARD		
4708-24-201-022	13981 PLOVER DR	11/19/21	$429,900	WD	03-ARM'S LENGTH	$429,900	$193,200	44.94	$481,535	$62,115	$113,750	127.0	250.0	0.73	0.73	$489	$85,206	$1.96	127.00	4210	2021R-04737	DUNHAM LAKES ESTATES	401	STANDARD		
4708-24-201-054	2595 PARKWAY PL	11/07/22	$369,000	WD	03-ARM'S LENGTH	$369,000	$151,300	41.00	$356,693	$77,307	$65,000	100.0	292.0	0.67	0.67	$773	$115,384	$2.65	100.00	4210	2022R-03061	DUNHAM LAKES ESTATES	401	STANDARD	$292,728	$73,182
4708-24-201-078	2842 TIPSICO LAKE RD	05/06/22	$356,500	WD	03-ARM'S LENGTH	$356,500	$145,700	40.87	$302,910	$118,590	$65,000	100.0	399.0	0.92	0.92	$1,186	$129,465	$2.97	100.00	4210	2022R-01426	DUNHAM LAKES ESTATES	401	STANDARD		
4708-24-201-099	2801 TIPSICO LAKE RD	10/13/22	$438,500	WD	03-ARM'S LENGTH	$438,500	$167,600	38.22	$398,868	$104,632	$65,000	105.0	285.0	0.69	0.69	$996	$152,303	$3.50	105.00	4210	2022R-02786	DUNHAM LAKES ESTATES	401	STANDARD	$223,222	$111,911
		Totals:	**$2,318,900**			**$3,553,800**	**$902,300**		**$2,241,700**	**$515,950**	**$438,750**	**$776**		**$4.74**	**$4.74**					***AVG***	***Lot Value***		***$85,992***			
							Sale. Ratio =>	**37.32**			**Average**			**Average**			**Average**					***Standard***	***$73,000***			
							Std. Dev. =>	**4.44**			**per FF=>**	**$728**		**per Net Acre=:**	**109,977.22**		**per SqFt=>**	**$2.52**				***Lake/Greenb***	***$112,000***			

Fiddler Grove - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-29-105-002	1975 FIDDLER CT	10/05/21	$459,900	WD	03-ARM'S LENGTH	$459,900	$229,600	49.92	$506,284	$48,616	$95,000	40.0	392.0	0.36	0.36	$1,215	$135,044	$3.10	40.00	4285	2021R-04552	FIDDLER GROVE CONDOS	401	STANDARD LOT		
4708-29-105-007	1901 FIDDLER CT	05/20/22	$499,900	WD	03-ARM'S LENGTH	$499,900	$220,100	44.03	$468,006	$126,894	$95,000	40.0	395.0	0.36	0.36	$3,172	$349,570	$8.03	40.00	4285	2022R-01554	FIDDLER GROVE CONDOS	401	STANDARD LOT		
4708-29-105-010	1865 FIDDLER CT	08/25/21	$447,000	WD	03-ARM'S LENGTH	$447,000	$213,300	47.72	$467,245	$74,755	$95,000	40.0	392.0	0.36	0.36	$1,869	$207,653	$4.77	40.00	4285	2021R-03578	FIDDLER GROVE CONDOS	401	STANDARD LOT		
		Totals:	**$1,406,800**			**$1,406,800**	**$663,000**		**$1,441,535**	**$250,265**	**$285,000**	**120.0**		**1.08**	**1.08**											
							Sale. Ratio =>	**47.13**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**2.98**			**per FF=>**	**$2,086**		**per Net Acre=:**	**231,084.95**		**per SqFt=>**	**$5.30**			***Site Value:***		***$95,000***			

Foldenauer Farms - 2024

Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-31-100-030	8432 FOLDENAUER DR	01/20/22	$575,000	WD	03-ARM'S LENGTH	$575,000	$267,500	46.52	$600,054	$49,946	$75,000	0.0	0.0	2.01	2.01	#DIV/0!	$24,849	$0.57	0.00	4270	2022R-00302	FOLDENAUER FARMS 31201	401			
4708-31-201-021	769 SADDLE CLUB LN	07/22/22	$625,000	WD	03-ARM'S LENGTH	$625,000	$198,300	31.73	$541,449	$148,551	$65,000	0.0	0.0	0.64	0.64	#DIV/0!	$232,111	$5.33	0.00	4240	2022R-02079	FOLDENAUER FARMS 31201	401			
		Totals:	**$1,200,000**			**$1,200,000**	**$465,800**		**$1,141,503**	**$198,497**	**$140,000**	**0.0**		**2.65**	**2.65**											
							Sale. Ratio =>	**38.82**			**Average**			**Average**			**Average**				***Site Value Ba***		***$70,000***			
							Std. Dev. =>	**10.46**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**74,904.53**		**per SqFt=>**	**$1.72**			***Site Value La***		***$80,200***			

Goldenoaks & Sleigh Trl - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-35-400-008	12883 COMMERCE RD	08/20/21	$283,000	WD	03-ARM'S LENGTH	$283,000	$123,000	43.46	$295,791	$52,209	$65,000	0.0	0.0	1.00	1.00	#DIV/0!	$52,209	$1.20	0.00	4070	2021R-03601	GOLDEN OAKS & SLEIGH TRL	401			
4708-35-200-029	12621 GOLDEN OAKS DR	09/16/22	$520,000	WD	03-ARM'S LENGTH	$520,000	$210,400	40.46	$493,360	$103,640	$77,000	0.0	0.0	2.20	2.20	#DIV/0!	$47,109	$1.08	0.00	4280	2022R-02503	GOLDEN OAKS & SLEIGH TRL	401	***1-2 Acre***	***$77,925***	
4708-36-300-033	13069 SLEIGH TRL	07/30/21	$1,239,000	WD	03-ARM'S LENGTH	$1,239,000	$428,500	34.58	$1,031,745	$285,510	$78,255	0.0	0.0	3.39	3.39	#DIV/0!	$84,221	$1.93	0.00	4280	2021R-03404	GOLDEN OAKS & SLEIGH TRL	401		$84,221	
		Totals:	**$2,712,000**			**$2,712,000**	**$1,005,500**		**$1,820,896**	**$441,359**	**$220,255**	**0.0**		**6.59**	**6.59**											
							Sale. Ratio =>	**37.08**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**4.01**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**61,179.78**		**per SqFt=>**	**$1.13**								

Handy Lake/ Whalen Lake Front - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-22-402-003	11610 NORWAY	09/02/22	$517,500	WD	03-ARM'S LENGTH	$517,500	$202,500	39.13	$473,161	$111,669	$67,330	67.3	187.5	0.31	0.31	$1,659	$366,128	$8.41	67.33	4535	2022R-02591	HANDY LAKEFRONT	401	CANAL LOT		
4708-22-402-011	11562 NORWAY	09/30/22	$382,000	WD	03-ARM'S LENGTH	$382,000	$167,800	43.93	$364,648	$75,552	$58,200	58.2	152.0	0.20	0.20	$1,298	$370,353	$8.50	58.20	4535	2022R-02707	HANDY LAKEFRONT	401	CANAL LOT		
4708-27-202-015	11515 ISLAND CT	08/26/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$141,600	36.78	$344,031	$130,569	$89,600	112.0	141.0	0.33	0.33	$1,166	$399,294	$9.17	112.00	4535	2022R-02357	HANDY LAKEFRONT	401	CANAL LOT		
4708-27-202-024	11639 ISLAND CT	06/02/22	$174,000	WD	03-ARM'S LENGTH	$174,000	$79,900	45.92	$164,388	$63,612	$54,000	54.0	129.0	0.14	0.14	$1,178	$464,321	$10.66	54.00	4535	2022R-01712	HANDY LAKEFRONT	401	CANAL LOT	**$1,300**	**Canal Lots**
4708-22-301-040	11368 NORWAY	11/01/21	$425,000	WD	03-ARM'S LENGTH	$425,000	$162,500	38.24	$400,198	$124,990	$100,188	71.6	250.0	0.29	0.29	$1,747	$437,028	$10.03	52.00	4535	2022R-00309	HANDY LAKEFRONT	401	LAKE LOTS		
4708-22-301-042	11380 NORWAY	04/08/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$134,700	34.10	$362,898	$127,043	$94,941	67.8	224.5	0.26	0.26	$1,873	$496,262	$11.39	52.00	4535	2022R-01157	HANDY LAKEFRONT	401	LAKE LOTS		
4708-22-301-051	11452 NORWAY	11/15/21	$306,000	WD	03-ARM'S LENGTH	$306,000	$137,800	45.03	$325,079	$104,577	$123,656	126.2	202.0	0.46	0.46	$829	$225,381	$5.17	102.00	4535	2021R-04645	HANDY LAKEFRONT	401	LAKE LOTS		
4708-22-402-004	11620 NORWAY	05/24/21	$325,125	WD	03-ARM'S LENGTH	$325,125	$141,200	43.43	$330,617	$67,615	$73,107	80.3	194.4	0.59	0.30	$842	$113,830	$2.61	66.20	4535	2021R-02721	HANDY LAKEFRONT	401	LAKE LOTS		
4708-27-101-127	1771 HANCOCK	08/27/21	$400,000	WD	03-ARM'S LENGTH	$396,000	$176,400	44.55	$402,381	$138,491	$144,872	159.2	262.0	0.63	0.63	$870	$219,479	$5.04	113.00	4535	2021R-03656	HANDY LAKEFRONT	401	LAKE LOTS		
4708-27-203-004	11669 TIMBERLANE TRL	03/10/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$166,900	43.35	$343,127	$138,471	$96,598	69.0	170.0	0.23	0.23	$2,007	$599,442	$13.76	60.80	4535	2023R-00435	HANDY LAKEFRONT	401	LAKE LOTS		
4708-27-203-011	11601 ECHO CT	08/15/22	$449,900	WD	03-ARM'S LENGTH	$449,900	$198,500	44.12	$417,127	$145,578	$112,805	80.6	180.0	0.27	0.27	$1,807	$539,178	$12.38	69.00	4535	2022R-02262	HANDY LAKEFRONT	401	LAKE LOTS		
4708-27-203-017	11523 TIMBERLANE TRL	01/14/22	$205,000	WD	03-ARM'S LENGTH	$205,000	$73,300	35.76	$195,527	$90,843	$81,370	58.1	116.0	0.17	0.17	$1,563	$543,970	$12.49	62.00	4535	2022R-00667	HANDY LAKEFRONT	401	LAKE LOTS	**$1,400**	**Lake Lots**
		Totals:	**$4,349,525**			**$4,345,525**	**$1,783,100**		**$4,123,182**	**$1,319,010**	**$1,096,667**	**1,004.3**		**3.87**	**3.58**											
							Sale. Ratio =>	**41.03**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**4.12**			**per FF=>**	**$1,313**		**per Net Acre=:**	**340,653.41**		**per SqFt=>**	**$7.82**			**Front Foot :**		**$1,200 - $1,400**			

Hart Woods & Rolling Hills - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-29-301-030	9247 BLUEBERRY HILL	03/22/22	$416,000	WD	03-ARM'S LENGTH	$416,000	$160,400	38.56	$414,891	$71,109	$70,000	140.0	446.0	1.85	1.85	$508	$38,354	$0.88	139.99	4150	2022R-00873	HART WOODS&ROLL HILLS29101,102	401	1 1/2 TO 2 ACRE		
4708-29-301-024	9199 BLUEBERRY HILL	07/22/22	$412,000	WD	03-ARM'S LENGTH	$412,000	$174,100	42.26	$400,277	$81,723	$70,000	110.0	329.0	1.07	1.07	$743	$76,448	$1.76	110.00	4150	2022R-02068	HART WOODS&ROLL HILLS29101,102	401	1 TO 1 1/2 ACRE		
4708-29-301-095	1346 RAVENSWOOD WAY	08/08/22	$375,000	PTA	03-ARM'S LENGTH	$375,000	$153,900	41.04	$358,376	$86,624	$70,000	121.0	364.0	1.00	1.00	$716	$86,537	$1.99	121.00	4150	2022R-02202	HART WOODS&ROLL HILLS29101,102	401	***1 TO 1 1/2 ACRE***	***$84,174***	***$84,000***
4708-29-101-008	1717 HARTLAND WOODS	10/13/21	$370,000	WD	03-ARM'S LENGTH	$370,000	$101,900	27.54	$311,417	$123,583	$65,000	169.9	184.0	0.72	0.72	$727	$172,121	$3.95	169.92	4150	2021R-04200	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-101-023	1674 HARTLAND WOODS	02/07/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$125,500	38.62	$368,726	$21,274	$65,000	104.3	271.0	0.65	0.65	$204	$32,780	$0.75	104.27	4150	2022R-00479	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-101-051	9278 PLACID WAY	02/13/23	$382,500	WD	03-ARM'S LENGTH	$382,500	$153,900	40.24	$362,479	$85,021	$65,000	121.1	391.0	1.09	1.09	$702	$78,216	$1.80	121.05	4150	2023R-00246	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-301-022	9183 BLUEBERRY HILL	01/13/22	$359,900	WD	03-ARM'S LENGTH	$359,900	$144,600	40.18	$379,155	$45,745	$65,000	120.0	320.0	0.88	0.88	$381	$52,280	$1.20	120.00	4150	2022R-00300	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-301-046	1194 ROLLING HILLS DR	06/11/21	$444,000	WD	03-ARM'S LENGTH	$444,000	$183,100	41.24	$446,365	$62,635	$65,000	121.0	248.0	0.69	0.69	$518	$90,775	$2.08	121.00	4150	2021R-02625	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-301-060	1349 FIELDVIEW TRL	01/13/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$133,200	37.00	$370,855	$54,145	$65,000	150.7	292.0	0.91	0.91	$359	$59,304	$1.36	150.66	4150	2022R-00272	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-301-082	1337 RAVENSWOOD WAY	11/22/21	$325,500	WD	03-ARM'S LENGTH	$325,500	$131,000	40.25	$326,861	$63,639	$65,000	120.0	276.0	0.74	0.74	$530	$86,232	$1.98	120.00	4150	2021R-04792	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-301-090	9330 BLUEBERRY HILL	06/23/22	$449,900	WD	03-ARM'S LENGTH	$449,900	$159,500	35.45	$450,485	$64,415	$65,000	120.0	276.0	0.76	0.76	$537	$84,757	$1.95	120.00	4150	2022R-01862	HART WOODS&ROLL HILLS29101,102	401	1/2 TO 1 ACRE		
4708-29-301-091	9322 BLUEBERRY HILL	04/12/22	$383,000	WD	03-ARM'S LENGTH	$383,000	$143,000	37.34	$391,814	$56,186	$65,000	128.2	260.0	0.74	0.74	$438	$76,030	$1.75	128.21	4150	2022R-01149	HART WOODS&ROLL HILLS29101,102	401	***1/2 TO 1 ACRE***	***$70,080***	***$70,000***
		Totals:	**$5,411,800**			**$5,411,800**	**$2,080,200**		**$5,414,647**	**$922,153**	**$925,000**	**1,797.3**		**12.75**	**12.75**											
							Sale. Ratio =>	**38.44**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**5.71**			**per FF=>**	**$513**		**per Net Acre=:**	**72,342.75**		**per SqFt=>**	**$1.66**								

Hartland Country Club, Whispering Mead, & Wilderness - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-23-101-005	11860 DUNHAM RD	08/11/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$130,300	43.43	$293,309	$61,691	$55,000	120.0	250.0	0.69	0.69	$514	$89,537	$2.06	120.00	4200	2022R-02271	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE		
4708-23-101-018	2837 BULLARD	03/03/22	$350,825	WD	03-ARM'S LENGTH	$350,825	$159,100	45.35	$385,020	$20,805	$55,000	120.0	250.0	0.69	0.69	$173	$30,196	$0.69	120.00	4200	2022R-00730	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE		
4708-23-101-022	2781 BULLARD	05/27/22	$368,500	WD	03-ARM'S LENGTH	$368,500	$125,100	33.95	$366,161	$57,339	$55,000	120.0	250.0	0.69	0.69	$478	$83,221	$1.91	120.00	4200	2022R-01583	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE		
4708-23-101-037	2553 BULLARD	06/03/22	$307,500	WD	03-ARM'S LENGTH	$307,500	$119,900	38.99	$280,867	$81,633	$55,000	120.0	175.0	0.48	0.48	$680	$169,363	$3.89	120.00	4200	2022R-01737	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE		
4708-23-103-057	2780 SUN TERRACE DR	11/28/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$130,300	40.09	$330,880	$49,120	$55,000	138.0	250.0	0.79	0.79	$356	$62,020	$1.42	138.00	4200	2022R-03065	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE		
4708-23-103-076	2918 SUN TERRACE DR	08/06/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$106,000	40.77	$242,796	$72,204	$55,000	145.0	208.0	0.69	0.69	$498	$104,341	$2.40	145.00	4200	2021R-03489	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE		
4708-23-103-079	2961 SUN TERRACE DR	10/29/21	$290,300	WD	03-ARM'S LENGTH	$290,300	$108,000	37.20	$269,928	$75,372	$55,000	120.0	254.0	0.70	0.70	$628	$107,674	$2.47	120.00	4200	2021R-04510	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE		

4708-23-103-099	2615 SUN TERRACE DR	05/20/22	$294,500	WD	03-ARM'S LENGTH	$294,500	$121,800	41.36	$271,030	$78,470	$55,000	237.0	212.0	1.15	1.15	$331	$68,057	$1.56	237.00	4200	2022R-01550	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE			
4708-23-103-109	12060 COUNTRY SIDE DR	06/10/22	$381,000	WD	03-ARM'S LENGTH	$381,000	$150,200	39.42	$332,874	$105,876	$57,750	132.0	369.0	1.12	1.12	$802	$94,701	$2.17	132.00	4200	2022R-01772	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE			
4708-23-103-113	12132 COUNTRY SIDE DR	03/24/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$129,300	37.48	$322,307	$80,443	$57,750	121.0	272.0	0.76	0.76	$665	$106,406	$2.44	121.00	4200	2023R-00509	HARTLAND COUNTRY CLUB 23101,10	401	SITE VALUE			
		Totals:	**$3,522,625**			**$3,522,625**	**$1,415,700**		**$3,095,172**	**$682,953**	**$555,500**	**$1,373**		**8.49**	**8.49**												
							Sale. Ratio =>	**40.19**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**3.48**			**per FF=>**	**$513**		**per Net Acre=:**	**91,551.67**		**per SqFt=>**	**$2.10**				***Site Value:***		***$65,000 - $68000***		

Hartland Estates - 2024

Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-19-401-053	2260 ARCIERO CT	07/06/22	$487,000	WD	03-ARM'S LENGTH	$487,000	$200,800	41.23	$467,906	$99,094	$80,000	0.0	0.0	0.49	0.49	#DIV/0!	$201,821	$4.63	0.00	4255	2022R-01971	HARTLAND ESTATES 19401 & 19402	401			
4708-19-401-082	2387 ARCIERO CT	07/27/21	$475,000	WD	03-ARM'S LENGTH	$475,000	$189,700	39.94	$479,822	$75,178	$80,000	0.0	0.0	0.46	0.46	#DIV/0!	$163,786	$3.76	0.00	4255	2021R-03302	HARTLAND ESTATES 19401 & 19402	401			
4708-19-402-100	8740 MARIA CT	06/21/22	$480,000	WD	03-ARM'S LENGTH	$480,000	$199,500	41.56	$464,603	$95,397	$80,000	0.0	0.0	0.61	0.61	#DIV/0!	$157,161	$3.61	0.00	4255	2022R-01820	HARTLAND ESTATES 19401 & 19402	401			
4708-19-402-145	2437 CRISTINA ANNE	03/17/22	$550,000	WD	03-ARM'S LENGTH	$550,000	$205,500	37.36	$540,153	$89,847	$80,000	0.0	0.0	0.47	0.47	#DIV/0!	$191,164	$4.39	0.00	4255	2022R-00888	HARTLAND ESTATES 19401 & 19402	401			
4708-19-402-148	2521 CRISTINA ANNE	02/28/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$234,200	39.03	$593,827	$86,173	$80,000	0.0	0.0	0.63	0.63	#DIV/0!	$136,783	$3.14	0.00	4255	2023R-00416	HARTLAND ESTATES 19401 & 19402	401			
		Totals:	**$2,592,000**			**$2,592,000**	**$1,029,700**		**$2,546,311**	**$445,689**	**$400,000**	**0.0**		**2.66**	**2.66**											
							Sale. Ratio =>	**38.70**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**3.92**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**167,741.44**		**per SqFt=>**	**$3.56**				***Site Value:***		***$89,000***		

Hartland Hills - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-16-201-001	3612 HARTLAND HILLS	07/07/21	$303,000	WD	03-ARM'S LENGTH	$303,000	$104,000	34.32	$273,467	$84,533	$55,000	128.0	124.0	0.36	0.36	$660	$232,234	$5.33	128.00	4210	2021R-02971	HARTLAND HILLS 16201	401	STANDARD LOT		
4708-16-201-007	3786 HARTLAND HILLS	04/05/21	$275,000	WD	03-ARM'S LENGTH	$275,000	$115,100	41.85	$273,299	$56,701	$55,000	102.0	155.0	0.36	0.36	$556	$156,201	$3.59	102.00	4210	2021R-01606	HARTLAND HILLS 16201	401	STANDARD LOT		
		Totals:	**$838,000**			**$838,000**	**$346,900**		**$860,871**	**$142,129**	**$165,000**	**388.0**		**1.26**	**1.26**											
							Sale. Ratio =>	**41.40**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**7.42**			**per FF=>**	**$608**		**per Net Acre=:**	**194,217.31**		**per SqFt=>**	**$4.46**				***Site Value:***		***$70,000***		

Hartland Shores - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-28-401-008	1324 BLAINE RD	01/15/22	$370,000	WD	03-ARM'S LENGTH	$370,000	$118,200	31.95	$362,253	$61,747	$54,000	120.0	255.0	0.70	0.70	$515	$87,959	$2.02	120.00	4230	2022R-00443	HARTLAND SHORES EST 28401,402,4(	401	STANDARD		
4708-28-401-010	1374 BLAINE RD	05/07/21	$315,000	WD	03-ARM'S LENGTH	$315,000	$120,700	38.32	$306,030	$62,970	$54,000	120.0	255.0	0.70	0.70	$525	$89,701	$2.06	120.00	4230	2021R-02263	HARTLAND SHORES EST 28401,402,4(	401	STANDARD		
4708-28-402-002	10612 BLAINE RD	04/01/21	$290,000	WD	03-ARM'S LENGTH	$290,000	$105,300	36.31	$268,066	$81,934	$60,000	120.0	253.0	0.70	0.70	$683	$117,552	$2.70	120.00	4230	2021R-01607	HARTLAND SHORES EST 28401,402,4(	401	STANDARD		
4708-33-200-001	10750 BLAINE RD	06/04/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$92,200	36.88	$218,524	$76,476	$60,000	85.5	235.0	0.46	0.46	$1,069	$198,430	$4.56	85.54	4230	2021R-02617	HARTLAND SHORES EST 28401,402,4(	401	STANDARD		
		Totals:	**$2,060,000**			**$2,060,000**	**$726,600**		**$1,154,873**	**$283,127**	**$228,000**	**$446**		**2.56**	**2.56**											
							Sale. Ratio =>	**35.27**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**2.61**			**per FF=>**	**$698**		**per Net Acre=:**	**123,410.35**		**per SqFt=>**	**$2.83**				***Site Value:***		***$70,000***		

Hartland Village - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-16-101-063	3641 WASHINGTON ST	03/02/23	$224,900	WD	03-ARM'S LENGTH	$224,900	$92,900	41.31	$217,569	$47,331	$40,000	66.0	132.0	0.20	0.20	$717	$236,655	$5.43	66.00	4012	2023R-00454	HARTLAND VILLAGE RES 16101	401	.25 AC		
4708-16-101-080	10401 MAPLE	05/27/21	$247,500	WD	03-ARM'S LENGTH	$247,500	$104,000	42.02	$264,890	$22,610	$40,000	66.0	132.0	0.20	0.20	$343	$113,050	$2.60	66.00	4012	2021R-02438	HARTLAND VILLAGE RES 16101	401	.25 AC		
4708-16-101-109	3541 EAST ST	07/29/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$138,100	46.03	$306,046	$33,954	$40,000	66.0	132.0	0.20	0.20	$514	$169,770	$3.90	66.00	4012	2022R-02261	HARTLAND VILLAGE RES 16101	401	.25 AC		
4708-16-101-122	3639 AVON ST	06/02/22	$250,000	MLC	21-NOT USED/OTHE	$250,000	$114,200	45.68	$258,459	$31,541	$40,000	66.0	132.0	0.20	0.20	$478	$157,705	$3.62	66.00	4012	2022R-01723	HARTLAND VILLAGE RES 16101	401	.25 AC		
4708-16-101-006	3535 MILL ST	07/13/21	$315,000	WD	03-ARM'S LENGTH	$315,000	$118,900	37.75	$322,122	$32,878	$40,000	132.0	156.0	0.47	0.47	$249	$69,510	$1.60	132.00	4012	2021R-03027	HARTLAND VILLAGE RES 16101	401	.50 AC		
		Totals:	**$2,261,400**			**$1,337,400**	**$568,100**		**$1,369,086**	**$168,314**	**$200,000**	**$396**		**1.27**	**1.27**											
							Sale. Ratio =>	**44.70**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**5.90**			**per FF=>**	**$230**		**per Net Acre=:**	**460.23**		**per SqFt=>**	**$3.43**				***Site Value:***		***$41,600 - $52,000***		

Heart of the Lakes - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-04-101-003	10062 CARLEE JUNE	06/04/21	$332,000	WD	03-ARM'S LENGTH	$332,000	$118,300	35.63	$309,480	$62,520	$40,000	125.0	206.0	0.59	0.59	$500	$105,787	$2.43	125.00	4015	2021R-02921	HEART OF THE LAKES 04101	401	STANDARD		
4708-04-101-012	10186 CARLEE JUNE	10/28/21	$282,000	WD	03-ARM'S LENGTH	$282,000	$112,900	40.04	$297,484	$24,516	$40,000	100.0	247.0	0.57	0.57	$245	$43,238	$0.99	100.00	4015	2021R-04597	HEART OF THE LAKES 04101	401	STANDARD		
		Totals:	**$1,496,500**			**$1,496,500**	**$692,900**		**$1,699,753**	**$107,336**	**$200,000**	**618.3**		**2.89**	**2.89**											
							Sale. Ratio =>	**46.30**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**12.09**			**per FF=>**	**$373**		**per Net Acre=:**	**#DIV/0!**		**per SqFt=>**	**$1.71**				***Site Value:***		***$43,500***		
										$43,518																

Heritage Meadows - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-22-303-002	11024 MATTHEW LN	10/20/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$131,900	36.64	$375,622	$49,378	$65,000	0.0	0.0	0.31	0.31	#DIV/0!	$161,366	$3.70	0.00	4225	2022R-02820	HERITAGE MEADOWS 22303	401			
4708-22-303-006	11084 MATTHEW LN	10/14/21	$329,900	WD	03-ARM'S LENGTH	$329,900	$131,800	39.95	$327,179	$67,721	$65,000	0.0	0.0	0.28	0.28	#DIV/0!	$241,861	$5.55	0.00	4225	2021R-04227	HERITAGE MEADOWS 22303	401			
4708-22-303-015	11192 MATTHEW LN	05/12/22	$445,000	WD	03-ARM'S LENGTH	$445,000	$133,600	30.02	$410,955	$99,045	$65,000	0.0	0.0	0.40	0.40	#DIV/0!	$247,613	$5.68	0.00	4225	2022R-01463	HERITAGE MEADOWS 22303	401			
4708-22-303-025	11218 ANYA LN	06/17/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$111,900	30.66	$363,421	$66,579	$65,000	0.0	0.0	0.28	0.28	#DIV/0!	$237,782	$5.46	0.00	4225	2022R-01835	HERITAGE MEADOWS 22303	401			
4708-22-303-041	2397 LORRAINA LN	02/22/23	$378,000	WD	03-ARM'S LENGTH	$378,000	$131,700	34.84	$346,717	$96,283	$65,000	0.0	0.0	0.31	0.31	#DIV/0!	$310,590	$7.13	0.00	4225	2023R-00339	HERITAGE MEADOWS 22303	401			
4708-22-303-042	2385 LORRAINA LN	02/17/22	$415,000	WD	03-ARM'S LENGTH	$415,000	$140,000	33.73	$425,104	$54,896	$65,000	0.0	0.0	0.32	0.32	#DIV/0!	$171,550	$3.94	0.00	4225	2022R-00568	HERITAGE MEADOWS 22303	401			
4708-22-303-046	2337 LORRAINA LN	08/05/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$126,600	31.65	$353,951	$111,049	$65,000	0.0	0.0	0.27	0.27	#DIV/0!	$411,293	$9.44	0.00	4225	2022R-02356	HERITAGE MEADOWS 22303	401			
4708-22-303-060	2357 MATTHEW CT	04/13/21	$340,000	WD	03-ARM'S LENGTH	$340,000	$136,300	40.09	$345,693	$59,307	$65,000	0.0	0.0	0.31	0.31	#DIV/0!	$191,313	$4.39	0.00	4225	2021R-01711	HERITAGE MEADOWS 22303	401			
4708-22-303-070	11263 MATTHEW LN	06/29/21	$370,000	WD	03-ARM'S LENGTH	$370,000	$149,600	40.43	$385,530	$49,470	$65,000	104.0	146.0	0.31	0.31	$476	$159,581	$3.66	104.00	4225	2021R-02992	HERITAGE MEADOWS 22303	401	STANDARD		
4708-22-303-079	11300 MATTHEW LN	08/02/21	$324,900	WD	03-ARM'S LENGTH	$324,900	$130,500	40.17	$339,921	$49,979	$65,000	0.0	0.0	0.30	0.30	#DIV/0!	$166,597	$3.82	0.00	4225	2021R-03334	HERITAGE MEADOWS 22303	401			
4708-22-303-081	11276 MATTHEW LN	06/30/21	$369,900	WD	03-ARM'S LENGTH	$369,900	$146,500	39.61	$361,932	$72,968	$65,000	80.0	150.0	0.27	0.27	$912	$270,252	$6.20	80.00	4225	2021R-03028	HERITAGE MEADOWS 22303	401	STANDARD		
		Totals:	**$4,842,700**			**$4,842,700**	**$1,777,900**		**$4,931,477**	**$776,675**	**$715,000**	**184.0**		**3.95**	**3.95**											
							Sale. Ratio =>	**36.71**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**4.25**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**233,617.85**		**per SqFt=>**	**$5.36**				***Site Value:***		***$70,000***		

Lake Tyrone - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-02-101-025	5657 MABLEY HILL RD	02/25/22	$488,000	WD	21-NOT USED/OTHE	$488,000	$176,600	36.19	$457,187	$128,229	$97,416	48.7	294.0	0.34	0.34	$2,633	$380,501	$8.74	50.00	4555	2022R-00632	LAKE TYRONE 02-101 & 03-201	401	02-101		
4708-02-101-035	5819 MABLEY HILL RD	07/18/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$156,200	43.39	$361,229	$138,197	$139,426	55.8	439.0	0.55	0.55	$2,478	$249,453	$5.73	55.00	4555	2022R-02088	LAKE TYRONE 02-101 & 03-201	401	02-101		
4708-02-101-060	5575 MABLEY HILL RD	08/17/21	$265,000	WD	03-ARM'S LENGTH	$265,000	$183,000	69.06	$388,632	$114,347	$237,979	103.5	300.0	0.34	0.92	$1,105	$332,404	$7.63	50.00	4555	2021R-03524	LAKE TYRONE 02-101 & 03-201	401	02-101		
4708-03-201-014	5902 BULLARD RD	11/01/21	$271,000	WD	03-ARM'S LENGTH	$271,000	$95,800	35.35	$265,336	$102,742	$97,078	48.5	360.0	0.41	0.41	$2,117	$248,770	$5.71	50.00	4555	2021R-04681	LAKE TYRONE 02-101 & 03-201	401	03-201		
4708-03-201-029	5786 BULLARD RD	07/14/21	$576,110	WD	03-ARM'S LENGTH	$576,110	$182,500	31.68	$499,888	$175,822	$99,600	49.8	367.0	0.42	0.42	$3,531	$417,629	$9.59	50.00	4555	2021R-03386	LAKE TYRONE 02-101 & 03-201	401	02-101		
4708-03-201-032	5762 BULLARD RD	04/19/21	$440,000	WD	03-ARM'S LENGTH	$440,000	$182,900	41.57	$410,975	$121,688	$92,663	46.3	328.0	0.38	0.38	$2,626	$323,638	$7.43	50.00	4555	2021R-01940	LAKE TYRONE 02-101 & 03-201	401	03-201		
4708-03-201-034	5750 BULLARD RD	04/22/22	$505,200	WD	03-ARM'S LENGTH	$505,200	$215,500	42.66	$488,314	$107,260	$90,374	45.2	312.0	0.36	0.36	$2,374	$299,609	$6.88	50.00	4555	2022R-01258	LAKE TYRONE 02-101 & 03-201	401	03-201		
4708-03-201-062	5944 BULLARD RD	09/02/21	$512,000	WD	03-ARM'S LENGTH	$512,000	$234,700	45.84	$516,609	$104,051	$108,660	54.3	417.0	0.50	0.50	$1,915	$208,938	$4.80	52.00	4555	2021R-03694	LAKE TYRONE 02-101 & 03-201	401	03-201		
4708-03-201-065	5710 BULLARD RD	08/10/21	$310,000	WD	03-ARM'S LENGTH	$310,000	$104,500	33.71	$250,026	$153,963	$93,989	47.0	312.0	0.37	0.37	$3,276	$413,879	$9.50	52.00	4555	2021R-03523	LAKE TYRONE 02-101 & 03-201	401	03-201		
		Totals:	**$3,727,310**			**$3,727,310**	**$1,531,700**		**$3,638,196**	**$1,146,299**	**$1,057,185**	**499.1**		**3.67**	**4.25**											
							Sale. Ratio =>	**41.09**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**11.19**			**per FF=>**	**$2,297**		**per Net Acre=:**	**312,087.94**		**per SqFt=>**	**$7.16**				**Front Foot Value:**	**$2,300**		

Long Lake Front - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-27-101-044	1458 DIVISION	05/27/21	$550,000	WD	03-ARM'S LENGTH	$550,000	$161,200	29.31	$470,395	$204,601	$124,996	59.5	248.0	0.30	0.30	$3,437	$688,892	$15.81	50.00	4565	2021R-02422	LONG LAKE FRONT	401	LAKE LOTS 50'		
4708-27-101-064	1459 SHORELINE DR	01/24/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$161,800	49.78	$351,079	$123,950	$150,029	109.9	261.0	0.53	0.53	$1,128	$235,199	$5.40	90.00	4565	2022R-00515	LONG LAKE FRONT	401	***LAKE LOTS 50'***	***$2,283***	***$2,200***
4708-28-401-036	1276 LONG LAKE CT	12/07/21	$1,090,000	WD	03-ARM'S LENGTH	$1,090,000	$317,200	29.10	$1,144,363	$98,051	$152,414	95.3	256.0	0.64	0.64	$1,029	$152,727	$3.51	96.00	4565	2021R-04926	LONG LAKE FRONT	401	LAKE LOTS 100'		
4708-28-401-042	1228 LONG LAKE CT	07/22/22	$1,150,000	WD	03-ARM'S LENGTH	$1,150,000	$361,400	31.43	$1,036,581	$297,039	$183,620	114.8	283.0	0.76	0.76	$2,588	$393,429	$9.03	110.00	4565	2022R-02166	LONG LAKE FRONT	401	LAKE LOTS 100'		
4708-28-401-069	848 LONG LAKE DR	03/31/23	$1,200,000	WD	03-ARM'S LENGTH	$1,200,000	$340,900	28.41	$1,007,386	$386,085	$193,471	120.9	264.0	0.73	0.73	$3,193	$531,066	$12.19	120.00	4565	2023R-00581	LONG LAKE FRONT	401	***LAKE LOTS 100'***	***$2,270***	***$2,200***
4708-28-401-075	10517 BLAINE RD	12/12/22	$750,000	WD	03-ARM'S LENGTH	$750,000	$251,400	33.52	$708,478	$259,297	$217,775	207.4	387.0	1.24	1.24	$1,250	$208,606	$4.79	170.00	4565	2022R-03156	LONG LAKE FRONT	401	LARGE LAKE LOTS		
4708-34-100-008	633 MAXFIELD RD	11/19/21	$919,000	WD	03-ARM'S LENGTH	$919,000	$372,100	40.49	$821,902	$407,490	$310,392	211.2	290.0	8.99	8.99	$1,929	$45,327	$1.04	200.00	4565	2021R-04715	LONG LAKE FRONT	401	LARGE LAKE LOTS		
4708-34-100-026	11055 ALBERTA DR	02/14/23	$740,000	WD	03-ARM'S LENGTH	$740,000	$302,400	40.86	$662,222	$344,845	$267,067	211.2	290.0	5.07	5.07	$1,633	$68,017	$1.56	200.00	4565	2023R-00330	LONG LAKE FRONT	401	***LARGE LAKE LOTS***	***$1,704***	***$1,700***
		Totals:	**$6,724,000**			**$6,724,000**	**$2,608,700**		**$7,108,158**	**$1,384,797**	**$1,768,955**	**1,236.0**		**19.00**	**19.00**											
							Sale. Ratio =>	**38.80**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**#DIV/0!**			**per FF=>**	**$1,120**		**per Net Acre=:**	**72,891.73**		**per SqFt=>**	**$1.67**								

Long Lake Pines - 2024

Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-33-402-003	305 LAKE PINES DR	06/13/22	$525,000	WD	03-ARM'S LENGTH	$525,000	$203,600	38.78	$517,910	$107,090	$100,000	132.5	272.6	0.83	0.83	$808	$129,180	$2.97	132.54	4290	2022R-01725	LONG LAKE PINES 33402	401	STANDARD		
4708-33-402-012	125 LAKE PINES DR	01/18/23	$644,000	WD	03-ARM'S LENGTH	$644,000	$277,100	43.03	$678,288	$65,712	$100,000	127.0	285.1	0.83	0.83	$517	$79,076	$1.82	127.03	4290	2023R-00111	LONG LAKE PINES 33402	401	STANDARD		
4708-33-402-013	105 LAKE PINES DR	04/28/22	$565,000	WD	03-ARM'S LENGTH	$565,000	$243,900	43.17	$606,232	$48,768	$90,000	141.2	383.8	1.24	1.24	$345	$39,203	$0.90	141.19	4290	2022R-01315	LONG LAKE PINES 33402	401	STANDARD		
4708-33-402-018	160 LAKE PINES DR	07/28/22	$617,000	WD	03-ARM'S LENGTH	$617,000	$217,400	35.24	$579,985	$137,015	$100,000	125.4	428.5	1.23	1.23	$1,093	$111,123	$2.55	125.35	4290		LONG LAKE PINES 33402	401	STANDARD		
4708-33-402-020	200 LAKE PINES DR	04/30/21	$600,000	WD	03-ARM'S LENGTH	$600,000	$231,000	38.50	$592,780	$107,220	$100,000	125.1	460.8	1.32	1.32	$857	$81,043	$1.86	125.09	4290	2021R-02021	LONG LAKE PINES 33402	401	STANDARD		
4708-33-402-023	290 LAKE PINES DR	03/02/23	$663,500	WD	03-ARM'S LENGTH	$663,500	$270,400	40.75	$635,691	$127,809	$100,000	125.2	293.9	0.85	0.85	$1,021	$151,253	$3.47	125.20	4290	2023R-00416	LONG LAKE PINES 33402	401	STANDARD		
4708-33-402-024	320 LAKE PINES DR	10/28/22	$565,000	WD	03-ARM'S LENGTH	$565,000	$259,900	46.00	$587,413	$77,587	$100,000	382.0	133.3	1.17	1.17	$203	$66,370	$1.52	382.04	4290	2022R-02925	LONG LAKE PINES 33402	401	STANDARD		
		Totals:	**$5,258,500**			**$5,258,500**	**$1,703,300**		**$4,198,299**	**$671,201**	**$690,000**	**$1,158**		**7.47**	**7.47**											
							Sale. Ratio =>	**40.29**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**3.28**			**per FF=>**	**$692**		**per Net Acre=:**	**93,892.59**		**per SqFt=>**	**$2.16**				***Site Value***	***$95,000***		

Maxfield Lake - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-27-204-194	1536 MAXFIELD RD	08/20/21	$501,000	WD	03-ARM'S LENGTH	$501,000	$183,700	36.67	$429,298	$180,232	$108,530	77.5	250.0	0.32	0.32	$2,325	$557,994	$12.81	56.33	4540	2021R-03541	MAXFIELD LAKE FRONT	401	LAKE LOTS		
4708-27-204-206	1546 MAXFIELD RD	07/27/21	$375,000	WD	03-ARM'S LENGTH	$375,000	$140,300	37.41	$322,224	$125,382	$72,606	71.6	250.0	0.77	0.77	$1,752	$162,623	$3.73	52.00	4540	2021R-03217	MAXFIELD LAKE FRONT	401	LAKE LOTS		
4708-27-401-002	1241 MAXFIELD RD	06/14/21	$485,000	WD	03-ARM'S LENGTH	$485,000	$225,200	46.43	$518,662	$51,853	$85,515	61.1	197.0	0.23	0.23	$849	$229,438	$5.27	50.00	4540	2021R-02689	MAXFIELD LAKE FRONT	401	LAKE LOTS		
4708-27-403-012	1303 MAXFIELD RD	10/13/21	$390,000	WD	03-ARM'S LENGTH	$390,000	$150,800	38.67	$347,648	$136,346	$93,994	67.1	238.0	0.27	0.27	$2,031	$499,436	$11.47	50.00	4540	2021R-04346	MAXFIELD LAKE FRONT	401	LAKE LOTS		
4708-27-403-027	1361 MAXFIELD RD	08/10/21	$510,000	WD	03-ARM'S LENGTH	$510,000	$168,500	33.04	$455,755	$187,327	$133,082	105.6	219.0	0.41	0.41	$1,774	$454,677	$10.44	82.00	4540	2021R-03475	MAXFIELD LAKE FRONT	401	LAKE LOTS		
		Totals:	**$2,261,000**			**$2,261,000**	**$868,500**		**$2,073,587**	**$681,140**	**$493,727**	**$383**		**2.01**	**2.01**											
							Sale. Ratio =>	**38.41**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**4.93**			**per FF=>**	**$1,746**		**per Net Acre=:**	**380,833.50**		**per SqFt=>**	**$8.74**								

Meadowview Estates - 2024

Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-32-201-011	826 MYSTIC WOODS DR	07/01/21	$725,000	WD	03-ARM'S LENGTH	$725,000	$264,700	36.51	$674,370	$160,630	$110,000	0.0	0.0	1.23	1.23	#DIV/0!	$130,593	$3.00	0.00	4270	2021R-02937	MEADOWVIEW ESTATES 32201	401			
4708-32-401-035	616 MYSTIC WOODS DR	06/13/22	$680,000	WD	03-ARM'S LENGTH	$680,000	$278,400	40.94	$630,628	$159,372	$110,000	200.0	173.2	0.80	0.80	$797	$200,468	$4.60	200.00	4270	2022R-01727	MEADOWVIEW ESTATES 32201	401	STANDARD		
		Totals:	**$1,405,000**			**$1,405,000**	**$543,100**		**$1,304,998**	**$320,002**	**$220,000**	**200.0**		**2.03**	**2.03**											
							Sale. Ratio =>	**38.65**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**3.13**			**per FF=>**	**$1,600**		**per Net Acre=:**	**158,025.68**		**per SqFt=>**	**$3.63**				***Site Value =***	***$160,000***		

Melody Penny & Handy Lks - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3	
4708-27-204-077	11981 MAXFIELD BLVD	07/11/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$87,600	29.20	$256,331	$75,169	$31,500	204.0	93.0	0.44	0.44	$368	$172,406	$3.96	204.00	4115	2022R-02055	MELODY,PENNY.HANDY,3-LKS,+	401	FF 101' AND UP			
4708-27-204-092	11859 MAXFIELD BLVD	11/17/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$89,900	41.81	$215,433	$33,317	$33,750	115.0	132.0	0.35	0.35	$290	$95,739	$2.20	115.00	4115	2021R-04781	MELODY,PENNY.HANDY,3-LKS,+	401	FF 101' AND UP			
4708-27-206-042	1643 ODETTE	06/30/21	$185,000	WD	03-ARM'S LENGTH	$185,000	$71,600	38.70	$163,895	$66,105	$45,000	122.0	102.0	0.29	0.29	$542	$231,136	$5.31	122.00	4115	2021R-02892	MELODY,PENNY.HANDY,3-LKS,+	401	FF 101' AND UP			
4708-27-206-084	1626 REMSING DR	04/28/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$86,900	40.42	$197,600	$62,400	$45,000	120.0	111.0	0.31	0.31	$520	$203,922	$4.68	120.00	4115	2021R-01972	MELODY,PENNY.HANDY,3-LKS,+	401	***FF 101' AND UP***	***$59,248***		
4708-22-301-084	2095 BIRCH	01/10/23	$306,000	WD	03-ARM'S LENGTH	$306,000	$126,500	41.34	$273,276	$72,724	$40,000	80.0	202.0	0.37	0.37	$909	$196,022	$4.50	80.00	4115	2023R-00068	MELODY,PENNY.HANDY,3-LKS,+	401	FF 65' TO 84'			
4708-22-401-029	11535 BROADVIEW	12/08/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$98,000	36.98	$246,989	$54,011	$36,000	69.0	130.0	0.21	0.21	$783	$262,189	$6.02	69.00	4115	2022R-03124	MELODY,PENNY.HANDY,3-LKS,+	401	FF 65' TO 84'			
4708-27-204-059	11843 CLAIR	05/21/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$79,200	36.00	$181,357	$78,643	$40,000	75.0	200.0	0.34	0.34	$1,049	$228,613	$5.25	75.00	4115	2021R-02473	MELODY,PENNY.HANDY,3-LKS,+	401	FF 65' TO 84'			
4708-27-206-030	1572 REMSING DR	08/25/21	$216,000	WD	03-ARM'S LENGTH	$216,000	$79,100	36.62	$179,598	$76,402	$40,000	80.0	140.0	0.26	0.26	$955	$297,284	$6.82	80.00	4115	2021R-03601	MELODY,PENNY.HANDY,3-LKS,+	401	FF 65' TO 84'			
4708-27-206-078	1707 MAXFIELD RD	04/24/21	$235,500	WD	03-ARM'S LENGTH	$235,500	$98,200	41.70	$217,012	$58,488	$40,000	76.3	130.0	0.23	0.23	$767	$256,526	$5.89	76.30	4115	2021R-02169	MELODY,PENNY.HANDY,3-LKS,+	401	***FF 65' TO 84'***	***$56,711***		
4708-22-401-050	11552 BROADVIEW	07/13/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$91,800	36.72	$217,600	$72,400	$40,000	100.0	186.0	0.43	0.43	$724	$169,555	$3.89	100.00	4115	2021R-04053	MELODY,PENNY.HANDY,3-LKS,+	401	FF 85' TO 100'			
4708-22-401-063	11577 BROADVIEW	02/25/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$120,800	43.93	$278,532	$32,468	$36,000	104.0	130.0	0.31	0.31	$312	$104,735	$2.40	104.00	4115	2022R-00674	MELODY,PENNY.HANDY,3-LKS,+	401	FF 85' TO 100'			
4708-27-101-069	1474 SHORELINE DR	06/22/21	$121,000	WD	03-ARM'S LENGTH	$121,000	$58,800	48.60	$132,520	$28,480	$40,000	100.0	200.0	0.46	0.46	$285	$62,048	$1.42	100.00	4115	2021R-03001	MELODY,PENNY.HANDY,3-LKS,+	401	FF 85' TO 100'			
4708-27-101-082	1736 SHORELINE DR	08/27/21	$310,000	WD	03-ARM'S LENGTH	$310,000	$119,500	38.55	$292,020	$57,980	$40,000	97.0	200.0	0.45	0.45	$598	$130,292	$2.99	97.00	4115	2021R-03612	MELODY,PENNY.HANDY,3-LKS,+	401	FF 85' TO 100'			
4708-27-101-209	1995 GRUBB	11/30/22	$329,600	WD	19-MULTI PARCEL AI	$329,600	$183,900	55.79	$381,582	$24,018	$76,000	200.0	600.0	1.38	0.69	$120	$17,430	$0.40	200.00	4115	2022R-03143	MELODY,PENNY.HANDY,3-LKS,+	401	FF 85' TO 100'			
4708-27-204-097	11893 MAXFIELD BLVD	08/25/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$101,800	40.72	$233,217	$56,783	$40,000	100.0	163.0	0.37	0.37	$568	$151,826	$3.49	100.00	4115	2021R-03604	MELODY,PENNY.HANDY,3-LKS,+	401	FF 85' TO 100'			
4708-27-206-054	1537 ODETTE	01/14/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$86,600	33.31	$198,398	$101,602	$40,000	91.5	182.0	0.38	0.38	$1,110	$265,974	$6.11	91.50	4115	2022R-00328	MELODY,PENNY.HANDY,3-LKS,+	401	FF 85' TO 100'			
4708-27-206-072	1620 ODETTE	10/07/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$75,600	30.24	$217,606	$72,394	$40,000	91.5	153.0	0.32	0.32	$791	$225,526	$5.18	91.50	4115	2022R-02916	MELODY,PENNY.HANDY,3-LKS,+	401	***FF 85' TO 100'***	***$55,800***		
4708-22-301-058	11497 NORWAY	01/10/22	$185,000	WD	03-ARM'S LENGTH	$185,000	$59,500	32.16	$156,995	$63,005	$35,000	50.0	183.0	0.21	0.21	$1,260	$300,024	$6.89	50.00	4115	2022R-00173	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 64'			
4708-27-204-103	11953 MAXFIELD BLVD	07/28/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$65,000	28.89	$192,527	$67,473	$35,000	50.0	173.0	0.20	0.20	$1,349	$339,060	$7.78	50.00	4115	2022R-02212	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 64'			
4708-27-204-115	11910 MAXFIELD BLVD	11/22/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$119,000	39.02	$277,621	$79,879	$52,500	50.0	248.0	0.29	0.29	$1,598	$280,277	$6.43	50.00	4115	2022R-03045	MELODY,PENNY.HANDY,3-LKS,+	401	***UP TO 64'***	***$52,100***		
4708-27-101-088	1838 SHORELINE DR	02/17/22	$327,500	WD	03-ARM'S LENGTH	$327,500	$163,800	50.02	$347,944	$20,052	$40,496	240.0	204.0	1.12	1.12	$84	$17,840	$0.41	240.00	4115	2022R-00562	MELODY,PENNY.HANDY,3-LKS,+	401				
		Totals:	**$5,395,600**			**$5,245,600**	**$2,063,100**		**$4,858,053**	**$1,253,793**	**$866,246**	**$2,215**		**8.70**	**8.01**												
							Sale. Ratio =>	**39.90**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**7.98**			**per FF=>**	**$713**		**per Net Acre=:**	**190,877.38**		**per SqFt=>**	**$4.38**								**Average**	$55,965

Metes & Bounds - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-06-200-025	8488 ALLEN RD	05/06/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$129,800	47.20	$285,374	$26,376	$36,750	0.0	0.0	0.42	0.42	#DIV/0!	$62,800	$1.44	0.00	4005	2022R-01384	METES & BOUNDS	401			
4708-35-200-003	804 N PLEASANT VALLEY RI	06/03/21	$325,000	WD	03-ARM'S LENGTH	$325,000	$113,300	34.86	$302,098	$59,402	$36,500	0.0	0.0	0.73	0.73	#DIV/0!	$81,373	$1.87	0.00	4070	2021R-03315	METES & BOUNDS	401			
4708-03-200-020	11350 PARSHALL RD	08/03/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$118,100	37.49	$282,630	$74,370	$42,000	0.0	0.0	0.84	0.84	#DIV/0!	$88,536	$2.03	0.00	4070	2022R-02201	METES & BOUNDS	401			
4708-06-200-028	8426 ALLEN RD	04/08/21	$267,000	WD	03-ARM'S LENGTH	$267,000	$101,100	37.87	$269,946	$44,554	$47,500	0.0	0.0	0.95	0.95	#DIV/0!	$46,899	$1.08	0.00	4040	2021R-02208	METES & BOUNDS	401			
4708-15-100-009	10882 HIBNER RD	05/27/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$106,200	35.40	$227,973	$111,047	$39,020	0.0	0.0	0.99	1.00	#DIV/0!	$112,055	$2.57	0.00	4070	2022R-01726	METES & BOUNDS	401			
4708-31-100-003	8290 BERGIN RD	03/16/22	$327,500	WD	03-ARM'S LENGTH	$327,500	$115,400	35.24	$284,368	$93,132	$50,000	0.0	0.0	1.00	1.00	#DIV/0!	$93,132	$2.14	0.00	4040	2022R-00886	METES & BOUNDS	401	*1ac*	*$80,799*	
4708-11-200-017	12824 CLYDE RD	07/28/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$156,400	39.10	$404,045	$48,555	$52,600	0.0	0.0	1.26	1.26	#DIV/0!	$38,536	$0.88	0.00	4070	2022R-02187	METES & BOUNDS	401			
4708-14-300-003	12295 DUNHAM RD	03/16/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$102,500	37.27	$246,841	$81,159	$53,000	0.0	0.0	1.30	1.30	#DIV/0!	$62,430	$1.43	0.00	4005	2022R-01313	METES & BOUNDS	401	*1.5ac*	*$50,483*	*$ 75,724*
4708-09-300-026	4018 HARTLAND RD	03/11/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$180,300	39.20	$438,146	$86,854	$65,000	0.0	0.0	2.00	2.00	#DIV/0!	$43,427	$1.00	0.00	4020	2022R-00786	METES & BOUNDS	401			
4708-09-400-035	4232 COUNTRY WAY	09/30/22	$448,000	WD	03-ARM'S LENGTH	$448,000	$200,800	44.82	$447,702	$65,298	$65,000	0.0	0.0	2.00	2.00	#DIV/0!	$32,649	$0.75	0.00	4020	2022R-02685	METES & BOUNDS	401			
4708-10-200-014	11798 CLYDE RD	06/01/21	$360,000	WD	03-ARM'S LENGTH	$360,000	$172,900	48.03	$381,597	$43,403	$65,000	0.0	0.0	2.00	2.00	#DIV/0!	$21,702	$0.50	0.00	4090	2021R-02489	METES & BOUNDS	401			
4708-10-200-018	11670 CLYDE RD	07/02/21	$437,000	WD	03-ARM'S LENGTH	$437,000	$148,900	34.07	$408,059	$93,941	$65,000	0.0	0.0	2.00	2.00	#DIV/0!	$46,971	$1.08	0.00	4090	2021R-02965	METES & BOUNDS	401			
4708-16-200-057	10913 HIBNER RD	08/12/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$122,200	37.03	$292,675	$102,325	$65,000	0.0	0.0	2.00	2.00	#DIV/0!	$51,163	$1.17	0.00	4070	2022R-02269	METES & BOUNDS	401			
4708-30-100-005	1848 N HACKER RD	06/30/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$95,600	42.49	$233,830	$56,170	$65,000	0.0	0.0	2.00	2.00	#DIV/0!	$28,085	$0.64	0.00	4005	2022R-01910	METES & BOUNDS	401			
4708-31-200-002	8750 BERGIN RD	01/28/22	$349,000	WD	03-ARM'S LENGTH	$349,000	$138,700	39.74	$364,125	$49,875	$65,000	0.0	0.0	2.00	2.00	#DIV/0!	$24,938	$0.57	0.00	4040	2022R-00397	METES & BOUNDS	401	*2ac*	*$35,562*	*$ 71,124*
4708-18-300-018	3444 SARATOGA LN	09/12/22	$527,500	WD	03-ARM'S LENGTH	$527,500	$220,300	41.76	$545,193	$47,307	$65,000	0.0	0.0	2.02	2.02	#DIV/0!	$23,419	$0.54	0.00	4020	2022R-02532	METES & BOUNDS	401			
4708-03-400-021	BULLARD RD	09/28/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$31,900	45.57	$68,860	$66,140	$65,000	0.0	0.0	2.03	2.03	#DIV/0!	$32,581	$0.75	0.00	4020	2021R-04055	METES & BOUNDS	401			
4708-08-200-024	9697 TOWNLEY	06/24/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$105,500	37.02	$231,049	$118,951	$65,000	0.0	0.0	2.06	2.06	#DIV/0!	$57,743	$1.33	0.00	4070	2022R-01834	METES & BOUNDS	401			
4708-10-100-033	11374 CLYDE RD	12/09/22	$362,500	WD	03-ARM'S LENGTH	$362,500	$0	0.00	$368,530	$58,970	$65,000	0.0	0.0	2.18	2.18	#DIV/0!	$27,050	$0.62	0.00	4040	2022R-03198	METES & BOUNDS	401			
4708-19-400-005	2483 CULLEN RD	09/23/21	$255,000	WD	03-ARM'S LENGTH	$255,000	$97,500	38.24	$223,940	$96,060	$65,000	0.0	0.0	2.21	2.21	#DIV/0!	$43,466	$1.00	0.00	4090	2021R-03936	METES & BOUNDS	401			
4708-04-400-008	10717 ORCHARD BLOSSOM	08/19/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$91,500	24.08	$358,448	$86,552	$65,000	0.0	0.0	2.24	2.24	#DIV/0!	$38,639	$0.89	0.00	4070	2022R-02956	METES & BOUNDS	401			
4708-17-100-019	3930 CULLEN RD	10/05/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$152,100	38.03	$379,057	$85,943	$65,000	0.0	0.0	2.27	2.27	#DIV/0!	$37,860	$0.87	0.00	4090	2022R-02984	METES & BOUNDS	401			
4708-17-100-007	9020 CROUSE RD	10/04/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$154,000	42.19	$366,858	$63,142	$65,000	0.0	0.0	2.29	2.29	#DIV/0!	$27,573	$0.63	0.00	4090	2022R-02707	METES & BOUNDS	401			
4708-10-300-014	4095 ARLEN DR	11/05/21	$385,000	WD	03-ARM'S LENGTH	$385,000	$139,600	36.26	$317,729	$119,271	$52,000	0.0	0.0	2.30	2.30	#DIV/0!	$51,857	$1.19	0.00	4090	2021R-04551	METES & BOUNDS	401			
4708-18-300-024	3465 SARATOGA LN	06/01/21	$542,500	WD	03-ARM'S LENGTH	$542,500	$223,000	41.11	$538,479	$69,021	$65,000	0.0	0.0	2.31	2.31	#DIV/0!	$29,879	$0.69	0.00	4020	2021R-02924	METES & BOUNDS	401			
4708-14-200-038	3511 FENTON RD	04/20/22	$444,080	WD	03-ARM'S LENGTH	$444,080	$194,200	43.73	$452,213	$56,867	$65,000	0.0	0.0	2.35	2.35	#DIV/0!	$24,199	$0.56	0.00	4070	2022R-01269	METES & BOUNDS	401			
4708-16-200-062	10773 HIBNER RD	12/20/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$182,300	42.89	$435,678	$54,322	$65,000	0.0	0.0	2.35	2.35	#DIV/0!	$23,116	$0.53	0.00	4020	2022-032211	METES & BOUNDS	401			
4708-19-200-014	8950 BROPHY	02/11/22	$218,000	WD	03-ARM'S LENGTH	$218,000	$92,200	42.29	$215,880	$67,120	$65,000	0.0	0.0	2.37	2.37	#DIV/0!	$28,321	$0.65	0.00	4070	2022R-00581	METES & BOUNDS	401			
4708-24-100-031	13269 HYDE RD	08/31/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$170,600	37.09	$409,077	$115,923	$65,000	0.0	0.0	2.46	2.46	#DIV/0!	$47,123	$1.08	0.00	4090	2022R-02461	METES & BOUNDS	401			
4708-01-200-035	13875 S PINEGROVE RD	11/08/21	$402,500	WD	03-ARM'S LENGTH	$402,500	$161,200	40.05	$394,103	$73,397	$65,000	0.0	0.0	2.49	2.49	#DIV/0!	$29,477	$0.68	0.00	4020	2021R-04644	METES & BOUNDS	401			
4708-01-200-017	13610 HOLTFORTH RD	10/04/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$133,000	35.00	$356,597	$88,403	$65,000	0.0	0.0	2.50	2.50	#DIV/0!	$35,361	$0.81	0.00	4070	2022R-02749	METES & BOUNDS	401			
4708-01-300-023	5040 FENTON RD	09/16/22	$390,000	WD	03-ARM'S LENGTH	$390,000	$157,800	40.46	$394,935	$60,065	$65,000	0.0	0.0	2.50	2.50	#DIV/0!	$24,026	$0.55	0.00	4040	2022R-02555	METES & BOUNDS	401			
4708-26-100-016	12198 CUNDY RD	09/23/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$189,300	44.54	$425,793	$61,657	$62,450	0.0	0.0	2.55	2.55	#DIV/0!	$24,179	$0.56	0.00	4090	2022R-02592	METES & BOUNDS	401	*2.5ac*	*$33,659*	*$ 84,149*
4708-35-200-022	777 N PLEASANT VALLEY RI	12/22/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$135,800	41.78	$316,040	$75,160	$66,200	0.0	0.0	2.62	2.62	#DIV/0!	$28,687	$0.66	0.00	4070	2023R-00304	METES & BOUNDS	401			
4708-30-100-017	1674 N HACKER RD	07/21/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$152,900	40.24	$359,913	$86,387	$66,300	0.0	0.0	2.63	2.63	#DIV/0!	$32,847	$0.75	0.00	4020	2022R-02076	METES & BOUNDS	401			
4708-15-200-015	3663 BULLARD RD	03/31/23	$327,500	WD	03-ARM'S LENGTH	$327,500	$159,800	48.79	$329,730	$57,955	$60,185	0.0	0.0	2.64	2.64	#DIV/0!	$21,953	$0.50	0.00	4090	2023R-00580	METES & BOUNDS	401			
4708-11-400-016	4275 FENTON RD	12/07/21	$597,693	WD	03-ARM'S LENGTH	$597,693	$0	0.00	$503,172	$159,521	$65,000	0.0	0.0	2.68	2.68	#DIV/0!	$59,523	$1.37	0.00	4005	2021R-04985	METES & BOUNDS	401			
4708-04-200-006	5560 HARTLAND RD	09/09/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$201,500	43.80	$474,911	$50,789	$65,700	0.0	0.0	2.75	2.75	#DIV/0!	$18,469	$0.42	0.00	4020	2022R-02493	METES & BOUNDS	401			
4708-03-200-023	11625 KERNS WAY	08/20/21	$591,999	WD	03-ARM'S LENGTH	$591,999	$180,000	30.41	$540,525	$123,824	$72,350	0.0	0.0	3.47	3.47	#DIV/0!	$35,684	$0.82	0.00	4090	2021R-03544	METES & BOUNDS	401			
4708-15-100-010	10878 HIBNER RD	09/28/22	$88,000	WD	03-ARM'S LENGTH	$88,000	$43,500	49.43	$89,803	$73,272	$75,075	0.0	0.0	3.99	3.99	#DIV/0!	$18,364	$0.42	0.00	4020	2022R-02702	METES & BOUNDS	401	*3ac*	*$30,789*	*$ 92,368*
4708-30-300-021	8191 BERGIN RD	06/21/21	$450,000	WD	03-ARM'S LENGTH	$450,000	$159,800	35.51	$434,185	$91,865	$76,050	0.0	0.0	4.03	4.03	#DIV/0!	$22,795	$0.52	0.00	4070	2021R-03081	METES & BOUNDS	401			
4708-24-200-020	13489 HYDE RD	06/17/21	$410,000	WD	03-ARM'S LENGTH	$410,000	$142,000	34.63	$354,704	$131,696	$76,400	0.0	0.0	4.04	4.04	#DIV/0!	$32,598	$0.75	0.00	4070	2021R-02834	METES & BOUNDS	401			
4708-15-200-025	11773 MEADOWBROOK	08/22/22	$480,000	WD	03-ARM'S LENGTH	$480,000	$206,100	42.94	$465,680	$90,790	$76,470	0.0	0.0	4.04	4.04	#DIV/0!	$22,462	$0.52	0.00	4070	2022R-02980	METES & BOUNDS	401			
4708-36-300-030	13365 COMMERCE RD	12/14/22	$300,000	PTA	03-ARM'S LENGTH	$300,000	$110,300	36.77	$270,510	$104,490	$75,000	0.0	0.0	4.05	4.05	#DIV/0!	$25,800	$0.59	0.00	4070	2022R-03077	METES & BOUNDS	401			
4708-14-200-007	12813 TWYLA LN	05/07/21	$405,000	WD	03-ARM'S LENGTH	$405,000	$149,900	37.01	$408,076	$82,424	$85,500	0.0	0.0	4.30	4.30	#DIV/0!	$19,168	$0.44	0.00	4070	2021R-02207	METES & BOUNDS	401	*4ac*	*$24,565*	*$ 98,259*
4708-12-400-032	13895 HIBNER RD	05/09/22	$422,000	WD	03-ARM'S LENGTH	$422,000	$174,000	41.23	$403,156	$128,494	$109,650	0.0	0.0	4.99	4.99	#DIV/0!	$25,750	$0.59	0.00	4070	2022R-01406	METES & BOUNDS	401			
4708-21-100-027	10448 DUNHAM RD	10/25/21	$340,000	WD	03-ARM'S LENGTH	$340,000	$135,100	39.74	$321,805	$97,395	$79,200	0.0	0.0	5.00	5.00	#DIV/0!	$19,479	$0.45	0.00	4090	2021R-04417	METES & BOUNDS	401			
4708-36-400-030	13593 SHEILA LN	03/02/23	$565,000	WD	03-ARM'S LENGTH	$565,000	$168,700	29.86	$541,568	$133,682	$110,250	0.0	0.0	5.05	5.05	#DIV/0!	$26,472	$0.61	0.00	4070	2023R-00409	METES & BOUNDS	401			
4708-23-200-006	12640 DUNHAM RD	10/27/22	$587,500	WD	03-ARM'S LENGTH	$587,500	$277,700	47.27	$611,289	$86,711	$110,500	0.0	0.0	5.10	5.10	#DIV/0!	$17,002	$0.39	0.00	4005	2022R-02851	METES & BOUNDS	401	*5ac*	*$22,176*	*$ 110,879*
4708-36-300-029	13311 COMMERCE RD	03/11/22	$565,000	WD	03-ARM'S LENGTH	$565,000	$200,700	35.52	$535,135	$112,265	$82,400	0.0	0.0	6.09	6.09	#DIV/0!	$18,434	$0.42	0.00	4090	2022R-00847	METES & BOUNDS	401			
4708-14-100-016	12386 HIBNER RD	06/09/22	$575,000	WD	03-ARM'S LENGTH	$575,000	$201,700	35.08	$533,135	$114,265	$72,400	0.0	0.0	6.14	6.14	#DIV/0!	$18,610	$0.43	0.00	4020	2022R-01694	METES & BOUNDS	401			
4708-36-400-017	13968 CHERRY BLOSSOM	02/17/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$127,400	41.10	$296,757	$108,243	$95,000	0.0	0.0	6.20	6.20	#DIV/0!	$17,459	$0.40	0.00	4070	2022R-00673	METES & BOUNDS	401			
4708-08-100-017	4855 BROOKSIDE	03/04/22	$445,000	WD	03-ARM'S LENGTH	$445,000	$145,300	32.65	$333,502	$194,418	$82,920	0.0	0.0	6.30	6.30	#DIV/0!	$30,860	$0.71	0.00	4090	2022R-00925	METES & BOUNDS	401			
4708-06-200-031	8320 ALLEN RD	07/22/22	$453,000	WD	03-ARM'S LENGTH	$453,000	$197,000	43.49	$443,046	$135,687	$125,733	0.0	0.0	7.43	7.43	#DIV/0!	$18,262	$0.42	0.00	4070	2022R-02272	METES & BOUNDS	401	*7ac*	*$20,725*	*$ 145,075*
4708-11-300-022	12463 HIBNER RD	08/17/22	$479,500	PTA	03-ARM'S LENGTH	$479,500	$190,200	39.67	$445,972	$167,795	$134,267	0.0	0.0	8.07	8.07	#DIV/0!	$20,792	$0.48	0.00	4090		METES & BOUNDS	401			
4708-06-200-030	8330 ALLEN RD	07/09/21	$425,000	WD	03-ARM'S LENGTH	$425,000	$173,300	40.78	$407,044	$177,956	$160,000	0.0	0.0	10.00	10.00	#DIV/0!	$17,796	$0.41	0.00	4070	2021R-03005	METES & BOUNDS	401			
4708-09-400-009	10915 OLD COUNTRY WAY	06/06/22	$520,000	WD	03-ARM'S LENGTH	$520,000	$227,100	43.67	$548,577	$119,090	$147,667	0.0	0.0	10.10	10.10	#DIV/0!	$11,791	$0.27	0.00	4090	2022R-01729	METES & BOUNDS	401			
4708-12-100-016	13458 CLYDE RD	09/12/22	$720,000	WD	03-ARM'S LENGTH	$720,000	$252,900	35.13	$681,598	$198,602	$160,200	0.0	0.0	10.10	10.10	#DIV/0!	$19,664	$0.45	0.00	4070	2022R-02466	METES & BOUNDS	401			
4708-36-300-006	173 JENI LN	10/05/22	$595,000	WD	03-ARM'S LENGTH	$595,000	$186,600	31.36	$570,344	$184,856	$160,200	0.0	0.0	10.10	10.10	#DIV/0!	$18,303	$0.42	0.00	4070	2022R-02763	METES & BOUNDS	401			
4708-36-400-007	13631 SHEILA LN	09/29/22	$665,000	WD	03-ARM'S LENGTH	$665,000	$230,900	34.72	$641,579	$183,621	$160,200	0.0	0.0	10.10	10.10	#DIV/0!	$18,180	$0.42	0.00	4070	2022R-02636	METES & BOUNDS	401			
4708-13-300-006	13171 DUNHAM RD	07/12/21	$469,000	WD	03-ARM'S LENGTH	$469,000	$204,400	43.58	$481,924	$147,656	$160,580	0.0	0.0	10.29	10.29	#DIV/0!	$14,349	$0.33	0.00	4070	2021R-03313	METES & BOUNDS	401			
4708-24-100-036	13434 HYDE RD	05/27/22	$680,000	WD	03-ARM'S LENGTH	$680,000	$292,700	43.04	$685,258	$155,080	$160,338	0.0	0.0	10.32	10.32	#DIV/0!	$15,029	$0.35	0.00	4090	2022R-01582	METES & BOUNDS	401			
4708-19-100-002	2880 N HACKER RD	10/31/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$88,200	39.20	$193,433	$193,327	$161,760	0.0	0.0	10.88	10.88	#DIV/0!	$17,769	$0.41	0.00	4040	2022R-02864	METES & BOUNDS	401	*10ac*	*$17,075*	*$ 170,747*
4708-11-300-016	4344 BULLARD RD	06/30/21	$680,000	WD	03-ARM'S LENGTH	$680,000	$294,600	43.32	$693,692	$158,141	$171,833	0.0	0.0	15.00	15.00	#DIV/0!	$10,543	$0.24	0.00	4070	2021R-02934	METES & BOUNDS	401			
4708-17-300-001	3333 CULLEN RD	07/27/21	$650,000	WD	03-ARM'S LENGTH	$650,000	$253,500	39.00	$711,937	$122,063	$184,000	0.0	0.0	17.00	17.00	#DIV/0!	$7,180	$0.16	0.00	4040	2021R-03356	METES & BOUNDS	401	*15-17ac*	*$8,861*	*$ 132,922*
4708-10-300-002	11401 HIBNER RD	04/08/22	$354,050	MLC	03-ARM'S LENGTH	$354,050	$195,300	55.16	$441,838	$87,979	$175,767	0.0	0.0	20.50	20.50	#DIV/0!	$4,292	$0.10	0.00	4070	2022R-01186	METES & BOUNDS	401			
4708-35-300-019	11993 COMMERCE RD	09/22/22	$575,000	WD	03-ARM'S LENGTH	$575,000	$249,400	43.37	$562,591	$209,909	$197,500	0.0	0.0	27.00	27.00	#DIV/0!	$7,774	$0.18	0.00	4090	2022R-02659	METES & BOUNDS	401			
4708-32-200-026	9580 BERGIN RD	11/03/22	$1,210,000	WD	03-ARM'S LENGTH	$1,210,000	$547,700	45.26	$1,203,493	$252,107	$245,600	0.0	0.0	54.80	54.80	#DIV/0!	$4,600	$0.11	0.00	4020	2022R-02896	METES & BOUNDS	401			
4708-07-200-005	8500 CLYDE RD	01/24/22	$745,000	OTH	03-ARM'S LENGTH	$745,000	$245,400	32.94	$790,104	$465,146	$510,250	0.0	0.0	72.60	72.60	#DIV/0!	$6,407	$0.15	0.00	4040	2022R-00443	METES & BOUNDS	001			
		Totals:	**$38,775,322**			**$38,775,322**	**$15,958,700**		**$39,650,470**	**$7,243,780**	**$8,118,928**	**0.0**		**684.35**	**532.68**											
							Sale. Ratio =>	**41.16**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**#DIV/0!**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**10,584.87**		**per SqFt=>**	**$0.24**								

Millpointe - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-29-201-080	1758 DARTMOOR DR	09/14/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$123,600	39.87	$293,042	$66,958	$50,000	67.0	126.0	0.19	0.19	$999	$345,144	$7.92	67.00	4170	2022R-02514	MILLPOINTE 29201	401	EXTERIOR		
4708-29-201-148	1768 CHELSEA CIR	06/06/22	$321,000	WD	03-ARM'S LENGTH	$321,000	$143,200	44.61	$321,430	$49,570	$50,000	60.0	120.0	0.17	0.17	$826	$300,424	$6.90	60.00	4170	2022R-01648	MILLPOINTE 29201	401	EXTERIOR		
4708-29-201-180	1540 CHELSEA CIR	11/19/21	$276,500	WD	03-ARM'S LENGTH	$276,500	$108,300	39.17	$292,304	$34,196	$50,000	60.0	120.0	0.17	0.17	$570	$207,248	$4.76	60.00	4170	2022R-00065	MILLPOINTE 29201	401	EXTERIOR	***$50,241.33***	
4708-29-201-035	1770 ANDOVER BLVD	06/03/22	$291,100	WD	03-ARM'S LENGTH	$291,100	$108,600	37.31	$259,038	$82,062	$50,000	75.0	118.0	0.20	0.20	$1,094	$404,246	$9.28	75.00	4170	2022R-01636	MILLPOINTE 29201	401	STANDARD		
4708-29-201-054	1614 ANDOVER BLVD	12/29/22	$308,000	WD	03-ARM'S LENGTH	$308,000	$128,600	41.75	$307,594	$50,406	$50,000	60.0	120.0	0.17	0.17	$840	$305,491	$7.01	60.00	4170	2023R-00069	MILLPOINTE 29201	401	STANDARD		
4708-29-201-057	1613 DARTMOOR DR	06/27/22	$320,000	WD	28-RELOCATION	$320,000	$135,100	42.22	$312,376	$57,624	$50,000	60.0	120.0	0.17	0.17	$960	$349,236	$8.02	60.00	4170	2022R-01834	MILLPOINTE 29201	401	STANDARD		
4708-29-201-064	1669 DARTMOOR DR	03/31/23	$248,000	WD	03-ARM'S LENGTH	$248,000	$91,800	37.02	$211,467	$86,533	$50,000	60.0	120.0	0.17	0.17	$1,442	$524,442	$12.04	60.00	4170	2023R-00556	MILLPOINTE 29201	401	STANDARD		
4708-29-201-104	1651 NEWGATE LN	01/13/22	$273,500	WD	03-ARM'S LENGTH	$273,500	$87,200	31.88	$241,520	$81,980	$50,000	60.0	120.0	0.17	0.17	$1,366	$496,848	$11.41	60.00	4170	2022R-00410	MILLPOINTE 29201	401	STANDARD		
4708-29-201-115	1714 NEWGATE LN	01/09/23	$272,900	WD	03-ARM'S LENGTH	$272,900	$108,700	39.83	$250,804	$72,096	$50,000	60.0	120.0	0.17	0.17	$1,202	$436,945	$10.03	60.00	4170	2023R-00068	MILLPOINTE 29201	401	STANDARD		
4708-29-201-117	1698 NEWGATE LN	09/23/21	$280,000	WD	03-ARM'S LENGTH	$280,000	$115,400	41.21	$294,069	$35,931	$50,000	60.0	120.0	0.17	0.17	$599	$217,764	$5.00	60.00	4170	2021R-03970	MILLPOINTE 29201	401	STANDARD		
4708-29-201-122	1658 NEWGATE LN	12/05/22	$315,000	PTA	03-ARM'S LENGTH	$315,000	$126,500	40.16	$310,674	$54,326	$50,000	60.0	120.0	0.17	0.17	$905	$329,248	$7.56	60.00	4170		MILLPOINTE 29201	401	STANDARD		
4708-29-201-127	1618 NEWGATE LN	04/09/21	$266,000	WD	03-ARM'S LENGTH	$266,000	$106,300	39.96	$265,460	$50,540	$50,000	60.0	120.0	0.17	0.17	$842	$306,303	$7.03	60.00	4170	2021R-01798	MILLPOINTE 29201	401	STANDARD		
4708-29-201-134	1641 CHELSEA CIR	06/11/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$107,800	43.12	$269,683	$30,317	$50,000	60.0	120.0	0.17	0.17	$505	$183,739	$4.22	60.00	4170	2021R-02725	MILLPOINTE 29201	401	STANDARD		
4708-29-201-203	1916 ANDOVER BLVD	09/30/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$130,000	41.27	$302,505	$62,495	$50,000	60.0	120.0	0.17	0.17	$1,042	$378,758	$8.70	60.00	4170	2022R-02751	MILLPOINTE 29201	401	STANDARD		
4708-29-201-204	1924 ANDOVER BLVD	03/17/22	$291,390	WD	03-ARM'S LENGTH	$291,390	$106,100	36.41	$265,535	$75,855	$50,000	60.0	120.0	0.17	0.17	$1,264	$459,727	$10.55	60.00	4170	2022R-00888	MILLPOINTE 29201	401	STANDARD	***$61,680.42***	
4708-29-201-143	1725 CHELSEA CIR	07/19/22	$282,500	WD	03-ARM'S LENGTH	$282,500	$115,400	40.85	$264,316	$68,184	$50,000	0.0	0.0	0.18	0.18	#DIV/0!	$378,800	$8.70	0.00	4170	2022R-02130	MILLPOINTE 29201	401			
4708-29-201-169	1606 CHELSEA CIR	09/30/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$122,600	40.87	$307,954	$44,046	$52,000	0.0	0.0	0.32	0.32	#DIV/0!	$137,644	$3.16	0.00	4170	2021R-04072	MILLPOINTE 29201	401			
4708-29-201-193	1873 ANDOVER CT	09/29/21	$275,000	WD	03-ARM'S LENGTH	$275,000	$109,300	39.75	$271,894	$55,106	$52,000	0.0	0.0	0.22	0.22	#DIV/0!	$250,482	$5.75	0.00	4170	2021R-04190	MILLPOINTE 29201	401			
4708-29-201-194	1867 ANDOVER CT	09/26/22	$287,000	WD	03-ARM'S LENGTH	$287,000	$115,800	40.35	$264,596	$74,404	$52,000	0.0	0.0	0.22	0.22	#DIV/0!	$338,200	$7.76	0.00	4170	2022R-02763	MILLPOINTE 29201	401			
4708-29-201-202	1908 ANDOVER BLVD	09/10/21	$315,000	WD	03-ARM'S LENGTH	$315,000	$123,000	39.05	$319,360	$45,640	$50,000	0.0	0.0	0.19	0.19	#DIV/0!	$240,211	$5.51	0.00	4170	2021R-03779	MILLPOINTE 29201	401			
4708-29-201-206	1510 CHELSEA CIR	07/16/21	$298,500	WD	03-ARM'S LENGTH	$298,500	$130,700	43.79	$327,528	$20,972	$50,000	0.0	0.0	0.21	0.21	#DIV/0!	$99,867	$2.29	0.00	4170	2021R-03071	MILLPOINTE 29201	401		***$51,392***	
		Totals:	**$6,096,390**			**$6,096,390**	**$2,444,000**		**$5,953,149**	**$1,199,241**	**$1,056,000**	**922.0**		**3.88**	**3.88**											
							Sale. Ratio =>	**40.09**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**2.78**			**per FF=>**	**$1,301**		**per Net Acre=:**	**308,923.49**		**per SqFt=>**	**$7.09**			***Site Value:***		***$54,000***		

Millers Knoll - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-06-400-044	8648 GRIST MILL DR	06/10/19	$160,000	WD	03-ARM'S LENGTH	$160,000	$50,100	31.31	$143,530	$160,000	$143,530	0.0	0.0	5.02	5.02	#DIV/0!	$31,873	$0.73	0.00	4020	2019R-01611	MILLERS KNOLL	401			
4708-06-400-048	GRIST MILL DR	12/30/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$50,100	30.36	$100,100	$165,000	$100,100	0.0	0.0	5.02	5.02	#DIV/0!	$32,869	$0.75	0.00	4020	2022R-00084	MILLERS KNOLL	402	***5 Acres:***	***$32,371***	***acre***
4708-06-400-045	GRIST MILL DR	10/13/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$82,700	55.13	$165,489	$150,000	$165,489	0.0	0.0	6.78	6.78	#DIV/0!	$22,124	$0.51	0.00	4020	2020R-03697	MILLERS KNOLL	402			
4708-06-400-042	8580 GRIST MILL DR	05/31/19	$160,000	WD	03-ARM'S LENGTH	$160,000	$55,200	34.50	$165,440	$160,000	$160,024	0.0	0.0	7.09	7.09	#DIV/0!	$22,567	$0.52	0.00	4020	2019R-01489	MILLERS KNOLL	401	***6-7 Acres:***	***$22,345***	***acre***
4708-06-400-043	GRIST MILL DR	07/01/19	$188,500	WD	03-ARM'S LENGTH	$188,500	$55,700	29.55	$166,537	$188,500	$166,537	0.0	0.0	7.39	7.29	#DIV/0!	$25,507	$0.59	0.00	4020	2019R-01799	MILLERS KNOLL	402			
4708-06-400-050	8312 PARSHALLVILLE RD	09/17/19	$175,000	WD	03-ARM'S LENGTH	$175,000	$59,600	34.06	$162,981	$175,000	$159,947	0.0	0.0	8.83	8.83	#DIV/0!	$19,819	$0.45	0.00	4020	2019R-02544	MILLERS KNOLL	401	***7-8 Acres:***	***$22,663***	***acre***
		Totals:	**$998,500**			**$998,500**	**$353,400**		**$904,077**	**$998,500**	**$895,627**	**0.0**		**40.13**	**40.03**											
							Sale. Ratio =>	**35.39**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**9.67**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**24,881.63**		**per SqFt=>**	**$0.57**							

Parshallville & Moreview - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-05-100-036	5676 CULLEN RD	11/01/21	$420,000	WD	03-ARM'S LENGTH	$420,000	$181,200	43.14	$450,295	$24,705	$55,000	0.0	0.0	2.04	2.04	#DIV/0!	$12,110	$0.28	0.00	4090	2021R-04598	PARSHALLVILLE POND & MOREVIEW	401			
4708-05-102-020	5869 CIDER MILL DR	08/12/22	$450,000	PTA	03-ARM'S LENGTH	$450,000	$181,500	40.33	$463,409	$51,591	$65,000	0.0	0.0	0.76	0.76	#DIV/0!	$67,883	$1.56	0.00	4225	2022R-02272	PARSHALLVILLE POND & MOREVIEW	401			
		Totals:	**$1,990,000**			**$1,990,000**	**$891,400**		**$913,704**	**$76,296**	**$120,000**	**0.0**		**2.80**	**2.80**											
							Sale. Ratio =>	**44.79**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**3.49**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**39,996.59**		**per SqFt=>**	**$0.92**							

Combined with Pines of Hartland, 73,500 Site Value $42,857.14

Pines of Hartland - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-08-101-012	9085 PINE HILL TR	01/17/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$129,800	37.09	$333,657	$76,343	$60,000	190.0	230.0	1.00	1.00	$402	$76,115	$1.75	190.00	4245	2023R-00100	PINES OF HARTLAND 08101	401	1 - 1&1/2 ACRES		
4708-08-101-020	9073 TOWNLEY	08/03/21	$345,000	WD	03-ARM'S LENGTH	$345,000	$121,100	35.10	$291,289	$113,711	$60,000	140.0	230.0	0.74	0.74	$812	$153,871	$3.53	140.00	4245		PINES OF HARTLAND 08101	401	1/2 - 1 ACRE		
4708-08-101-021	4539 PINE WAY DR	02/18/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$117,600	34.59	$339,507	$60,493	$60,000	130.0	220.0	0.66	0.66	$465	$92,075	$2.11	130.00	4245	2022R-00649	PINES OF HARTLAND 08101	401	1/2 - 1 ACRE		
4708-08-101-041	9216 PINE HILL TR	02/03/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$156,600	46.06	$356,648	$43,352	$60,000	345.1	0.0	1.27	1.27	$126	$34,135	$0.78	345.07	4245	2023R-00274	PINES OF HARTLAND 08101	401	1 - 1&1/2 ACRES		
		Totals:	**$1,745,000**			**$1,375,000**	**$525,100**		**$1,321,101**	**$293,899**	**$240,000**	**805.1**		**3.67**	**3.67**											
							Sale. Ratio =>	**39.74**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**5.26**			**per FF=>**	**$451**		**per Net Acre=:**	**89,049.03**		**per SqFt=>**	**$1.55**			***Site Value:***		***$73,500***		

Pleasant Valley C & C - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-33-401-016	115 W PETERSON DR	06/24/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$81,100	37.72	$208,458	$46,542	$40,000	60.0	120.0	0.17	0.17	$776	$282,073	$6.48	60.00	4510	2021R-02833	PLEASANT VALLEY G&CC-BITTEN LAKI	401	UNDER 1/4 ACRE		
4708-33-401-033	201 W PETERSON DR	07/27/21	$209,000	WD	03-ARM'S LENGTH	$209,000	$73,200	35.02	$190,944	$58,056	$40,000	80.0	120.0	0.22	0.22	$726	$263,891	$6.06	80.00	4510	2021R-03403	PLEASANT VALLEY G&CC-BITTEN LAKI	401	UNDER 1/4 ACRE		
4708-33-401-037	227 W PETERSON DR	08/09/21	$206,000	WD	03-ARM'S LENGTH	$206,000	$72,000	34.95	$178,371	$67,629	$40,000	68.0	120.0	0.19	0.19	$995	$361,652	$8.30	68.00	4510	2021R-03521	PLEASANT VALLEY G&CC-BITTEN LAKI	401	***UNDER 1/4 ACRE***		***$57,409***
4708-33-401-040	315 E PETERSON DR	03/20/23	$225,000	WD	03-ARM'S LENGTH	$225,000	$81,300	36.13	$197,452	$69,548	$42,000	240.0	90.0	0.50	0.50	$290	$140,218	$3.22	240.00	4510	2023R-00548	PLEASANT VALLEY G&CC-BITTEN LAKI	401	1/4 - 1/2 ACRE		
		Totals:	**$855,000**			**$855,000**	**$307,600**		**$775,225**	**$241,775**	**$162,000**	**448.0**		**1.07**	**1.07**									***Average***		***61,000***
							Sale. Ratio =>	**35.98**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**1.29**			**per FF=>**	**$540**		**per Net Acre=:**	**226,381.09**		**per SqFt=>**	**$5.20**			***Site Value:***		***57,000- 61,000***		

Round Lake Front - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-27-101-024	1605 SHORELINE DR	03/31/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$94,800	39.50	$242,946	$55,973	$58,919	49.1	135.0	0.16	0.16	$1,140	$361,116	$8.29	50.00	4530	2023R-00585	ROUND LAKE FRONT	401	***STANDARD LK LOT***		***$1,140***
4708-28-401-019	1426 LONG LAKE DR	05/12/21	$590,000	WD	03-ARM'S LENGTH	$590,000	$178,800	30.31	$480,670	$194,330	$85,000	125.0	267.0	0.77	0.77	$1,555	$253,695	$5.82	125.00	4530	2021R-02212	ROUND LAKE FRONT	401	CANAL LOT		
4708-28-401-025	1328 LONG LAKE DR	08/10/22	$610,000	WD	03-ARM'S LENGTH	$610,000	$174,900	28.67	$573,594	$121,406	$85,000	93.0	286.0	0.71	0.71	$1,305	$171,477	$3.94	93.00	4530	2022R-02269	ROUND LAKE FRONT	401	***CANAL LOT***		***$1,430***
		Totals:	**$1,440,000**			**$1,440,000**	**$448,500**		**$1,297,210**	**$371,709**	**$228,919**	**267.1**		**1.63**	**1.63**											
							Sale. Ratio =>	**31.15**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**5.84**			**per FF=>**	**$1,392**		**per Net Acre=:**	**228,182.32**		**per SqFt=>**	**$5.24**								

San Marino - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-30-201-054	1516 MOONLIGHT DR	10/13/22	$600,000	WD	03-ARM'S LENGTH	$600,000	$198,000	33.00	$585,099	$99,901	$85,000	191.5	276.0	1.21	1.21	$522	$82,291	$1.89	191.54	4190	2022R-02822	SAN MARINO'S 30101-402	401			
4708-30-401-021	8500 GLEN VIEW DR	09/03/21	$660,000	WD	03-ARM'S LENGTH	$660,000	$223,200	33.82	$687,926	$57,074	$85,000	160.0	215.0	0.79	0.79	$357	$72,246	$1.66	160.00	4190	2021R-03687	SAN MARINO'S 30101-402	401			
4708-30-201-002	1925 WEST VIEW TR	11/19/21	$385,000	WD	03-ARM'S LENGTH	$385,000	$166,400	43.22	$399,682	$70,318	$85,000	106.5	320.0	0.78	0.78	$660	$89,806	$2.06	106.53	4190	2021R-04865	SAN MARINO'S 30101-402	401			
4708-30-201-020	8620 SOUTH RIDGE DR	06/15/22	$535,000	WD	03-ARM'S LENGTH	$535,000	$211,800	39.59	$555,965	$64,035	$85,000	145.6	255.0	0.85	0.85	$440	$75,158	$1.73	145.59	4190	2022R-01727	SAN MARINO'S 30101-402	401			
4708-30-201-027	8799 SOUTH RIDGE DR	04/16/21	$384,900	WD	03-ARM'S LENGTH	$384,900	$175,700	45.65	$408,041	$61,859	$85,000	147.3	287.0	0.97	0.97	$420	$63,772	$1.46	147.27	4190	2021R-02334	SAN MARINO'S 30101-402	401			
4708-30-201-045	1550 THORN RIDGE DR	09/30/21	$445,000	WD	03-ARM'S LENGTH	$445,000	$192,200	43.19	$454,514	$75,486	$85,000	120.0	298.0	0.82	0.82	$629	$91,944	$2.11	120.00	4190	2021R-04301	SAN MARINO'S 30101-402	401			
4708-30-401-004	1418 THORN RIDGE DR	04/05/22	$603,000	WD	03-ARM'S LENGTH	$603,000	$263,300	43.67	$607,481	$80,519	$85,000	140.7	256.8	0.83	0.83	$572	$97,128	$2.23	140.70	4190	2022R-01060	SAN MARINO'S 30101-402	401			
4708-30-401-009	8765 GLEN VIEW DR	08/31/22	$565,000	WD	03-ARM'S LENGTH	$565,000	$215,200	38.09	$545,416	$104,584	$85,000	160.5	285.7	1.05	1.05	$651	$99,320	$2.28	160.53	4190	2022R-02558	SAN MARINO'S 30101-402	401			
4708-30-401-036	8695 GLEN HAVEN DR	06/27/22	$510,000	WD	03-ARM'S LENGTH	$510,000	$190,500	37.35	$502,872	$92,128	$85,000	130.8	318.5	0.96	0.96	$704	$96,368	$2.21	130.79	4190	2022R-01904	SAN MARINO'S 30101-402	401			
4708-30-401-049	1448 MIST WOOD DR	03/10/23	$484,900	WD	03-ARM'S LENGTH	$484,900	$192,400	39.68	$458,846	$111,054	$85,000	125.0	308.1	0.88	0.88	$888	$125,627	$2.88	125.00	4190	2023R-00463	SAN MARINO'S 30101-402	401			
4708-30-401-056	8411 SOUTH RIDGE DR	07/30/21	$433,000	WD	03-ARM'S LENGTH	$433,000	$192,900	44.55	$447,933	$70,067	$85,000	170.4	231.7	0.91	0.91	$411	$77,337	$1.78	170.37	4190	2021R-03337	SAN MARINO'S 30101-402	401			
4708-30-401-084	8602 GLEN HAVEN DR	04/15/22	$550,000	WD	03-ARM'S LENGTH	$550,000	$231,100	42.02	$540,023	$111,977	$102,000	125.0	291.4	0.84	0.84	$896	$133,944	$3.07	125.00	4190	2022R-01162	SAN MARINO'S 30101-402	401			
4708-30-201-061	1886 CLOVER RIDGE DR	03/18/22	$490,000	WD	03-ARM'S LENGTH	$490,000	$189,500	38.67	$486,486	$88,514	$85,000	128.9	357.0	1.06	1.06	$687	$83,820	$1.92	128.87	4190	2022R-00847	SAN MARINO'S 30101-402	401			
4708-30-201-076	1883 CLOVER RIDGE DR	09/30/22	$520,000	PTA	03-ARM'S LENGTH	$520,000	$194,100	37.33	$531,384	$73,616	$85,000	164.6	321.0	1.21	1.21	$447	$60,689	$1.39	164.60	4190	022R-028430	SAN MARINO'S 30101-402	401			
4708-30-201-083	1771 CLOVER RIDGE DR	10/27/22	$468,000	WD	03-ARM'S LENGTH	$468,000	$136,100	29.08	$442,482	$110,518	$85,000	161.7	332.0	1.23	1.23	$683	$89,633	$2.06	161.73	4190	2022R-02893	SAN MARINO'S 30101-402	401			
4708-30-101-019	1856 MIST WOOD DR	04/12/22	$468,150	WD	03-ARM'S LENGTH	$468,150	$193,400	41.31	$434,834	$118,316	$85,000	0.0	0.0	0.89	0.89	#DIV/0!	$132,939	$3.05	0.00	4190	2022R-01214	SAN MARINO'S 30101-402	401			
4708-30-101-037	1776 WOODMAR CT	04/20/21	$415,000	WD	03-ARM'S LENGTH	$415,000	$171,800	41.40	$422,790	$77,210	$85,000	0.0	0.0	0.81	0.81	#DIV/0!	$95,321	$2.19	0.00	4190	2021R-03313	SAN MARINO'S 30101-402	401			
4708-30-202-003	1864 PARK RIDGE CT	09/24/21	$415,000	WD	03-ARM'S LENGTH	$415,000	$147,000	35.42	$432,791	$67,209	$85,000	0.0	0.0	0.87	0.87	#DIV/0!	$77,252	$1.77	0.00	4190	2021R-03989	SAN MARINO'S 30101-402	401			
4708-30-202-015	1874 DEER VIEW CT	07/08/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$163,900	38.56	$401,240	$108,760	$85,000	0.0	0.0	0.79	0.79	#DIV/0!	$137,671	$3.16	0.00	4190	2022R-01977	SAN MARINO'S 30101-402	401			
4708-30-301-001	8368 GLEN HAVEN DR	06/20/22	$538,000	WD	03-ARM'S LENGTH	$538,000	$246,700	45.86	$565,831	$57,169	$85,000	0.0	0.0	0.86	0.86	#DIV/0!	$66,476	$1.53	0.00	4240	2022R-02008	SAN MARINO'S 30101-402	401			
4708-30-301-004	8302 GLEN HAVEN DR	06/17/21	$558,000	WD	03-ARM'S LENGTH	$558,000	$35,000	6.27	$513,011	$129,989	$85,000	0.0	0.0	0.91	0.91	#DIV/0!	$142,845	$3.28	0.00	4240	2021R-02708	SAN MARINO'S 30101-402	401			
4708-30-301-008	8251 GLEN HAVEN DR	03/14/22	$457,500	WD	03-ARM'S LENGTH	$457,500	$192,200	42.01	$444,563	$97,937	$85,000	0.0	0.0	0.83	0.83	#DIV/0!	$117,996	$2.71	0.00	4240	2022R-00840	SAN MARINO'S 30101-402	401			
4708-30-301-010	8295 GLEN HAVEN DR	06/01/22	$570,000	WD	03-ARM'S LENGTH	$570,000	$238,800	41.89	$532,968	$122,032	$85,000	0.0	0.0	1.01	1.01	#DIV/0!	$120,824	$2.77	0.00	4240	2022R-01702	SAN MARINO'S 30101-402	401			
4708-30-402-003	1322 GLEN VALLEY DR	07/09/21	$508,000	WD	03-ARM'S LENGTH	$508,000	$200,700	39.51	$466,142	$126,858	$85,000	0.0	0.0	0.81	0.81	#DIV/0!	$156,615	$3.60	0.00	4190	2021R-03073	SAN MARINO'S 30101-402	401			
4708-30-402-014	8719 NORTH HILLS CT	04/28/21	$520,000	WD	03-ARM'S LENGTH	$520,000	$215,800	41.50	$537,977	$67,023	$85,000	0.0	0.0	0.84	0.84	#DIV/0!	$79,789	$1.83	0.00	4190	2021R-01976	SAN MARINO'S 30101-402	401			
4708-30-402-015	8741 NORTH HILLS CT	04/04/22	$611,100	WD	03-ARM'S LENGTH	$611,100	$220,100	36.02	$550,298	$145,802	$85,000	0.0	0.0	1.08	1.08	#DIV/0!	$135,002	$3.10	0.00	4190	2022R-01177	SAN MARINO'S 30101-402	401			
4708-30-402-038	8405 THORN HILL DR	03/10/23	$405,000	WD	03-ARM'S LENGTH	$405,000	$188,700	46.59	$424,527	$65,473	$85,000	0.0	0.0	0.77	0.77	#DIV/0!	$85,030	$1.95	0.00	4190	2023R-00462	SAN MARINO'S 30101-402	401			
4708-30-402-049	1309 STARLIGHT CT	08/23/22	$600,000	WD	03-ARM'S LENGTH	$600,000	$235,700	39.28	$605,715	$79,285	$85,000	0.0	0.0	0.81	0.81	#DIV/0!	$97,883	$2.25	0.00	4190	2022R-02326	SAN MARINO'S 30101-402	401			
		Totals:	**$15,939,550**			**$14,124,550**	**$5,422,200**		**$13,986,837**	**$2,534,713**	**$2,397,000**	**2,589.4**		**30.06**	**30.06**											
							Sale. Ratio =>	**39.45**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**7.68**			**per FF=>**	**#NAME?**		**per Net Acre=:**	**99,454.46**		**per SqFt=>**	**$2.28**					***Site Value:***		***$90,000***	

Walnut Ridge Estates - 2024

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-19-301-003	2214 WALNUT VIEW DR	03/28/22	$630,000	WD	03-ARM'S LENGTH	$630,000	$254,700	40.43	$619,868	$120,132	$110,000	0.0	0.0	0.41	0.41	#DIV/0!	$293,005	$6.73	0.00	4260	2022R-00933	WALNUT RIDGE ESTATES	401			
4708-19-301-005	2557 WALNUT VIEW DR	05/24/21	$489,900	WD	03-ARM'S LENGTH	$489,900	$241,900	49.38	$556,763	$43,137	$110,000	0.0	0.0	0.33	0.33	#DIV/0!	$130,718	$3.00	0.00	4260	2021R-02463	WALNUT RIDGE ESTATES	401			
4708-19-301-014	2468 WALNUT VIEW DR	03/29/22	$625,000	WD	03-ARM'S LENGTH	$625,000	$271,100	43.38	$619,054	$115,946	$110,000	0.0	0.0	0.36	0.36	#DIV/0!	$322,072	$7.39	0.00	4260	2022R-01259	WALNUT RIDGE ESTATES	401			
4708-19-301-015	2476 WALNUT VIEW DR	02/16/22	$620,000	PTA	03-ARM'S LENGTH	$620,000	$260,000	41.94	$594,117	$130,883	$110,000	183.5	0.0	0.48	0.48	$740	$283,090	$6.50	183.51	4260	2022R-00641	WALNUT RIDGE ESTATES	401			
4708-19-301-021	2560 WALNUT VIEW DR	02/22/23	$655,000	WD	03-ARM'S LENGTH	$655,000	$346,300	52.87	$693,339	$71,661	$110,000	0.0	0.0	0.36	0.36	#DIV/0!	$199,058	$4.57	0.00	4260	2023R-00409	WALNUT RIDGE ESTATES	401			
4708-19-301-022	2189 WALNUT VIEW DR	10/24/22	$500,000	WD	03-ARM'S LENGTH	$500,000	$280,900	56.18	$550,837	$59,163	$110,000	0.0	0.0	0.36	0.36	#DIV/0!	$164,342	$3.77	0.00	4260	2022R-02842	WALNUT RIDGE ESTATES	401			
4708-19-301-024	2228 WALNUT VIEW DR	08/02/22	$620,000	WD	03-ARM'S LENGTH	$620,000	$277,000	44.68	$582,253	$147,747	$110,000	0.0	0.0	0.41	0.41	#DIV/0!	$360,359	$8.27	0.00	4260	2022R-02188	WALNUT RIDGE ESTATES	401			
4708-19-301-026	2260 WALNUT VIEW DR	09/22/22	$675,000	WD	03-ARM'S LENGTH	$675,000	$330,000	48.89	$698,257	$86,743	$110,000	0.0	0.0	0.42	0.42	#DIV/0!	$206,531	$4.74	0.00	4260	2022R-02575	WALNUT RIDGE ESTATES	401			
		Totals:	**$4,814,900**			**$4,814,900**	**$2,261,900**		**$4,914,488**	**$775,412**	**$880,000**	**183.5**		**3.13**	**3.13**											
							Sale. Ratio =>	**48.18**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**5.37**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**					***Site Value:***		***$96,000.00***	

Hart Lake - Forestbrook

Land 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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-27-102-012	1377 REMSING DR	06/21/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$147,200	41.46	$305,242	$124,758	$75,000	75.3	150.0	0.26	0.26	$1,656	$481,691	$11.06	75.33	4550	2022R-01776	HARTLAND LAKES ESTATES 27102	401	STANDARD		
4708-27-204-171	RENFREW CT	05/11/22	$710,000	WD	03-ARM'S LENGTH	$710,000	$8,100	1.14	$20,000	$710,000	$20,000	0.0	0.0	5.60	5.60	#DIV/0!	$126,786	$2.91	0.00	4140	2022R-01421	FORESTBROOK & WOODS EDGE	402			
4708-27-102-030	1475 ODETTE	08/30/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$139,700	40.49	$285,756	$122,244	$63,000	90.7	170.0	0.35	0.35	$1,347	$345,322	$7.93	90.72	4550	2022R-02411	HARTLAND LAKES ESTATES 27102	401	STANDARD		
4708-27-404-025	1113 COURTNEY CT	05/05/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$168,400	43.74	$385,977	$79,023	$80,000	0.0	0.0	0.47	0.47	#DIV/0!	$168,134	$3.86	0.00	4140	2022R-01356	FORESTBROOK & WOODS EDGE	401			
4708-27-404-004	1434 COURTNEY CT	02/18/22	$430,000	WD	03-ARM'S LENGTH	$430,000	$173,000	40.23	$466,972	$51,028	$88,000	0.0	0.0	0.48	0.48	#DIV/0!	$106,308	$2.44	0.00	4140	2022R-00555	FORESTBROOK & WOODS EDGE	401			
4708-27-404-008	1346 COURTNEY CT	01/14/22	$405,000	WD	03-ARM'S LENGTH	$405,000	$192,500	47.53	$447,462	$45,538	$88,000	0.0	0.0	0.48	0.48	#DIV/0!	$94,871	$2.18	0.00	4140	2022R-00271	FORESTBROOK & WOODS EDGE	401			
4708-27-405-016	1073 WOODS EDGE DR	08/18/22	$502,000	WD	03-ARM'S LENGTH	$502,000	$238,900	47.59	$557,172	$24,828	$80,000	0.0	0.0	0.49	0.49	#DIV/0!	$50,669	$1.16	0.00	4275	2022R-02374	FORESTBROOK & WOODS EDGE	401			
4708-27-404-026	1127 COURTNEY CT	10/26/21	$440,000	WD	03-ARM'S LENGTH	$440,000	$209,000	47.50	$485,838	$34,162	$80,000	0.0	0.0	0.51	0.51	#DIV/0!	$66,984	$1.54	0.00	4140	2021R-04400	FORESTBROOK & WOODS EDGE	401			
4708-27-100-053	11942 RENFREW CT	05/24/21	$357,615	WD	03-ARM'S LENGTH	$357,615	$165,400	46.25	$383,269	$42,346	$68,000	0.0	0.0	1.55	1.55	#DIV/0!	$27,320	$0.63	0.00	4140	2021R-02408	FORESTBROOK & WOODS EDGE	401			
4708-26-100-009	12008 RENFREW CT	05/11/22	$710,000	WD	03-ARM'S LENGTH	$710,000	$241,200	33.97	$523,952	$257,548	$71,500	0.0	0.0	2.49	2.49	#DIV/0!	$31,835	$0.73	0.00	4140	2022R-01421	FORESTBROOK & WOODS EDGE	401			
		Totals:	**$3,929,615**			**$3,929,615**	**$1,675,300**		**$3,841,640**	**$781,475**	**$693,500**	**166.1**		**12.68**	**7.08**		**$546,122**									
							Sale. Ratio =>	**42.63**			**Average**			**Average**					**Average**								
							Std. Dev. =>	**4.62**			**per FF=>**	**$4,706**		**per Net Acre=:**	**61,615.94**				**per SqFt=>**	**$1.41**			***Site Value:***		***75,000 - $78,000***	

Condo

Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
4708-21-303-014	10282 CROSSVIEW TRL	05/09/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$90,400	37.67	$212,989	$52,011	$25,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4325	2022R-01523	ATTACHED CONDOS	407			
4708-21-303-023	10258 CROSSVIEW TRL	02/28/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$91,300	43.48	$204,517	$30,483	$25,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4325	2022R-00649	ATTACHED CONDOS	407			
4708-21-303-026	10118 RIDGE RUN ST	06/28/22	$233,000	WD	03-ARM'S LENGTH	$233,000	$83,600	35.88	$196,923	$41,237	$25,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4325	2022R-01917	ATTACHED CONDOS	407			
4708-21-306-020	9952 RIDGE RUN ST	08/09/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$121,800	44.29	$270,746	$39,254	$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4335	2022R-02404	ATTACHED CONDOS	407			
		Totals:	**$958,000**			**$958,000**	**$387,100**		**$885,175**	**$162,985**	**$110,000**	**0.0**		**0.00**	**0.00**											
							Sale. Ratio =>	**40.41**			**Average**			**Average**			**Average**									
							Std. Dev. =>	**4.18**			**per FF=>**	**#DIV/0!**		**per Net Acre=:**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**				***Site Value:***	***$40,000***		