

2025 Hartland Township Land Analysis

Comb Site 2025 Land Analysis

Hartland Hills, Heritage Meadows, Hartland CC, Hartland Shores, Foldenauer Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libery/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-16-201-017	3801 GLEN HILLS DR	08/15/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$151,800	43.37	\$330,943	\$89,057	\$70,000	95.0	263.0	0.57	0.57	\$937	\$155,152	\$3.56	95.00	4201	2023R-015534	HARTLAND HILLS 1620	401	STANDARD LOT	
4708-22-303-025	11218 ANYA LN	06/17/22	\$365,000	WD	03-ARMS LENGTH	\$365,000	\$111,900	30.66	\$371,641	\$63,359	\$70,000	0.0	0.0	0.28	0.28	#DIV/0!	\$226,282	\$5.19	0.00	4225	2022R-018354	HERITAGE MEADOWS	401		
4708-22-303-041	2397 LORRAINE LN	02/22/23	\$378,000	WD	03-ARMS LENGTH	\$378,000	\$131,700	34.84	\$384,200	\$41,712	\$70,000	0.0	0.0	0.31	0.31	#DIV/0!	\$134,555	\$3.09	0.00	4225	2023R-003395	HERITAGE MEADOWS	401		
4708-22-303-044	2361 LORRAINE LN	08/11/23	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$133,800	35.68	\$353,262	\$91,738	\$70,000	0.0	0.27	0.27	0.27	#DIV/0!	\$339,770	\$7.80	0.00	4225	2023R-015207	HERITAGE MEADOWS	401		
4708-22-303-046	2337 LORRAINE LN	08/05/22	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$125,600	31.65	\$400,000	\$149,400	\$70,000	0.0	0.0	0.27	0.27	#DIV/0!	\$241,270	\$5.54	0.00	4225	2022R-023569	HERITAGE MEADOWS	401		
4708-22-303-066	11332 ANYA LN	08/18/23	\$415,000	WD	03-ARMS LENGTH	\$415,000	\$169,400	40.82	\$453,370	\$31,630	\$70,000	86.0	140.0	0.28	0.28	\$368	\$112,964	\$2.59	86.00	4225	2023R-015894	HERITAGE MEADOWS	401	STANDARD	
4708-23-101-005	11660 DUNHAM RD	08/11/22	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$130,300	44.43	\$301,085	\$57,915	\$68,000	120.0	250.0	0.69	0.69	\$483	\$84,057	\$1.93	120.00	4200	2022R-022711	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-101-011	2949 BULLARD	03/04/24	\$392,500	WD	03-ARMS LENGTH	\$392,500	\$173,800	42.48	\$381,407	\$79,093	\$68,000	120.0	250.0	0.69	0.69	\$659	\$114,794	\$2.64	120.00	4200	2024R-003469	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-101-022	2781 BULLARD	05/27/22	\$368,500	WD	03-ARMS LENGTH	\$368,500	\$125,100	33.95	\$385,701	\$50,799	\$68,000	120.0	250.0	0.69	0.69	\$423	\$73,729	\$1.61	120.00	4200	2022R-015834	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-101-027	2711 BULLARD	11/10/23	\$282,000	WD	03-ARMS LENGTH	\$282,000	\$133,700	47.41	\$282,128	\$67,872	\$68,000	120.0	217.0	0.60	0.60	\$566	\$113,498	\$2.69	120.00	4200	2023R-020999	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-101-037	2553 BULLARD	06/03/22	\$307,500	WD	03-ARMS LENGTH	\$307,500	\$119,900	38.99	\$301,755	\$73,745	\$68,000	100.0	175.0	0.48	0.48	\$615	\$152,998	\$3.51	120.00	4200	2022R-017370	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-102-044	12335 ERIKA ST	05/05/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$116,650	33.29	\$328,465	\$89,535	\$68,000	120.0	219.0	0.50	0.50	\$895	\$178,002	\$4.09	100.00	4200	2023R-009005	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-103-057	2810 SUN TERRACE DR	11/28/22	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$130,300	40.39	\$346,758	\$46,242	\$68,000	138.0	250.0	0.79	0.79	\$335	\$58,386	\$1.34	138.00	4200	2022R-030657	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-103-099	2655 SUN TERRACE DR	05/20/22	\$294,500	WD	03-ARMS LENGTH	\$294,500	\$121,800	41.06	\$287,649	\$74,851	\$68,000	237.0	212.0	1.15	1.15	\$316	\$64,918	\$1.49	237.00	4200	2022R-015506	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-103-109	12060 COUNTRY SIDE DR	06/10/22	\$381,000	WD	03-ARMS LENGTH	\$381,000	\$140,000	39.43	\$381,000	\$140,000	\$70,000	137.0	210.0	1.12	1.12	\$307	\$90,567	\$2.07	137.00	4200	2022R-017728	HARTLAND COUNTRY I	401	SITE VALUE	
4708-23-103-113	12132 COUNTRY SIDE DR	03/24/23	\$345,000	WD	03-ARMS LENGTH	\$345,000	\$129,300	37.48	\$340,115	\$76,284	\$71,400	121.0	270.0	0.76	0.76	\$630	\$100,905	\$2.32	121.00	4200	2023R-005098	HARTLAND COUNTRY I	401	SITE VALUE	
4708-28-401-012	1418 BLAINE RD	11/21/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$133,300	48.47	\$276,321	\$61,739	\$63,000	125.0	246.0	0.71	0.71	\$493	\$87,364	\$2.01	125.00	4230	2023R-021747	HARTLAND SHORES E	401	STANDARD	
4708-31-201-021	769 SADDLE CLUB LN	07/22/22	\$625,000	WD	03-ARMS LENGTH	\$625,000	\$198,800	31.73	\$560,882	\$134,118	\$70,000	0.0	0.0	0.64	0.64	#DIV/0!	\$209,559	\$4.81	0.00	4240	2022R-020792	FOLDENAUER FARMS	401		
Totals:						\$6,529,000			\$6,529,000	\$2,487,700		\$6,472,774	\$1,296,026		\$1,239,800										

AUTUMN WOODS 2025 LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Aud/Ald./Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Land Table	Class				
4708-29-104-095	1619 FOUR SEASONS DR	12/28/23	\$379,550	WD	03-ARMS LENGTH	\$379,550	\$155,800	41.05	\$364,999	\$210,551	\$88,000	0.0	0.0	0.26	0.26	#NDV/01	\$463,658	\$10,64	0.00	4240	2024R-000173	AUTUMN WOODS 291	401				
4708-29-103-089	1400 FOUR SEASONS CT	01/13/23	\$417,000	WD	03-ARMS LENGTH	\$417,000	\$171,100	41.03	\$435,456	\$71,544	\$88,000	0.0	0.0	0.25	0.25	#NDV/01	\$286,176	\$6,57	0.00	4240	2023R-001111	AUTUMN WOODS 291	401				
4708-29-104-116	9123 VINDENGLIN CT	02/27/23	\$425,000	WD	03-ARMS LENGTH	\$425,000	\$152,700	35.93	\$402,384	\$91,916	\$88,000	0.0	0.0	0.34	0.34	#NDV/01	\$326,224	\$7,49	0.00	4240	2024R-001494	AUTUMN WOODS 291	401				
4708-29-104-137	1668 FOUR SEASONS DR	01/14/24	\$425,000	WD	03-ARMS LENGTH	\$425,000	\$200,744	39.81	\$383,050	\$120,711	\$88,000	0.0	0.0	0.28	0.28	#NDV/01	\$465,278	\$10,62	0.00	4240	2024R-001993	AUTUMN WOODS 291	401				
4708-29-103-072	9134 LEYLAND CT	12/12/22	\$427,000	WD	03-ARMS LENGTH	\$427,000	\$174,100	40.77	\$433,489	\$81,511	\$88,000	0.0	0.0	0.35	0.35	#NDV/01	\$232,889	\$5,35	0.00	4240	2022R-031629	AUTUMN WOODS 291	401				
4708-29-104-103	1544 FOUR SEASONS DR	03/18/24	\$429,900	WD	03-ARMS LENGTH	\$429,900	\$162,300	37.75	\$375,442	\$142,458	\$88,000	0.0	0.0	0.26	0.26	#NDV/01	\$547,915	\$12,58	0.00	4240	2024R-004636	AUTUMN WOODS 291	401				
4708-29-103-064	1443 FOUR SEASONS DR	09/14/23	\$430,000	WD	03-ARMS LENGTH	\$430,000	\$179,200	41.67	\$397,878	\$120,122	\$88,000	0.0	0.0	0.27	0.27	#NDV/01	\$444,896	\$10,21	0.00	4240	2023R-017546	AUTUMN WOODS 291	401				
4708-29-103-011	9088 AMBERGROVE DR	06/22/23	\$436,000	WD	03-ARMS LENGTH	\$436,000	\$157,600	36.15	\$361,428	\$162,572	\$88,000	87.0	134.0	0.29	0.29	#NDV/01	\$560,593	\$12,87	87.00	4240	2023R-011805	AUTUMN WOODS 291	401				
4708-29-103-063	1435 FOUR SEASONS DR	11/02/22	\$445,000	WD	03-ARMS LENGTH	\$445,000	\$171,500	38.54	\$441,815	\$91,185	\$88,000	0.0	0.0	0.24	0.24	#NDV/01	\$379,938	\$8,72	0.00	4240	2022R-028798	AUTUMN WOODS 291	401				
4708-29-104-096	1605 FOUR SEASONS DR	09/19/23	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$179,700	39.93	\$398,166	\$139,834	\$88,000	0.0	0.0	0.24	0.24	#NDV/01	\$582,642	\$13,38	0.00	4240	2023R-017892	AUTUMN WOODS 291	401				
4708-29-104-115	9137 VINDENGLIN	07/20/22	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$177,100	39.36	\$398,202	\$98,798	\$88,000	0.0	0.0	0.36	0.36	#NDV/01	\$274,439	\$6,30	0.00	4240	2022R-021418	AUTUMN WOODS 291	401				
4708-29-104-138	1674 FOUR SEASONS DR	04/01/2020	\$451,000	WD	03-ARMS LENGTH	\$451,000	\$208,200	37.32	\$378,099	\$159,903	\$88,000	0.0	0.0	0.26	0.26	#NDV/01	\$615,012	\$14,12	0.00	4240	2023R-014167	AUTUMN WOODS 291	401				
Totals:			\$5,165,450			\$5,165,450	\$2,018,600		\$4,792,338	\$1,423,112	\$1,056,000	87.0		3.40	3.40												
								Sale Ratio =>	39.08									Average									
								Std. Dev. =>	1.88									per FF=>	\$16,427								
																		Average									
																		per Net Acre=>	420,327.06								
																		Average									
																		per Sqft=>	\$9.65								

Bullard Lake Woods & Hartland CC 2025 Land Analysis

Parcel Number	Street Address	Date/Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-23-102-013	12388 ERIKA ST	06/20/23	\$425,000	WD	03-ARMS LENGTH	\$425,000		37.29	\$427,736	\$109,264	\$112,000	75.0	248.0	0.43	0.43	\$1,457	\$255,888	\$5.87	75.00	4545	2023R-011627	BULLIARD LAKE WOOD	401	LAKEFRONT	
4708-23-102-008	12330 ERIKA ST	11/21/22	\$521,500	WD	03-ARMS LENGTH	\$521,500		29.84	\$518,930	\$114,570	\$112,000	85.0	211.0	0.41	0.41	\$1,348	\$278,083	\$6.38	85.00	4545	2022R-030472	BULLIARD LAKE WOOD	401	LAKEFRONT	
4708-23-102-001	2530 BULLIARD	10/14/22		WD	03-ARMS LENGTH	\$615,000		38.90	\$615,000	\$112,000	\$112,000	138.0	0.0	0.17	0.17	\$480	\$135,561	\$3.11	188.00	4545	2022R-027767	BULLIARD LAKE WOOD	401	LAKEFRONT	
Totals:			\$1,561,500			\$1,561,500			\$1,583,518	\$313,982	\$336,000	348.0		1.50	1.30										
								Sale. Ratio >	35.45																
								Std. Dev. >	3.96																
									\$902	Average per FF>				Average per Net Acre>				Average per SqFt>				\$4.79			
																						Site Value: \$104,660.67			

Cobblestone Preserve 2025 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	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-29-401-020	9831 VIEWCREST CT	06/15/23	\$441,200	WD	03-ARM'S LENGTH	\$441,200	\$177,600	40.25	\$423,733	\$136,567	\$119,100	0.0	0.0	0.45	0.45	#WD/01	\$303,482	\$6.97	0.00	4241	2023R-011397	COBBLESTONE PRESER	401		
4708-29-401-019	9855 VIEWCREST CT	07/18/22	\$461,220	WD	03-ARM'S LENGTH	\$461,220	\$169,200	36.69	\$434,670	\$136,650	\$119,100	0.0	0.0	0.45	0.45	#WD/01	\$303,667	\$6.97	0.00	4241	2023R-020320	COBBLESTONE PRESER	401		
4708-29-401-067	1505 SUMMERFIELD LN	03/12/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$189,821	40.25	\$474,139	\$136,567	\$119,100	0.0	0.0	0.46	0.46	#WD/01	\$321,363	\$5.61	0.00	4241	2023R-009790	COBBLESTONE PRESER	401		
4708-29-401-076	1535 WOODHURST CT	05/19/23	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$202,000	42.30	\$474,193	\$122,407	\$119,100	0.0	0.0	0.46	0.46	#WD/01	\$266,102	\$6.11	0.00	4241	2023R-009790	COBBLESTONE PRESER	401		
4708-29-401-032	1485 WOODHURST CT	07/28/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$197,700	40.76	\$489,153	\$114,947	\$119,100	0.0	0.0	0.79	0.79	#WD/01	\$145,503	\$3.34	0.00	4241	2023R-014087	COBBLESTONE PRESER	401		
Totals:			\$2,329,920			\$2,329,920	\$929,900		\$2,313,022	\$612,398	\$595,500	0.0		2.61	2.61										
									Sale. Ratio =>	39.91				Average				Average				Average			
									Std. Dev. =>	1.85				per FF=>	#WD/01			per Net Acre=>	234,635.25			per SqFt=>	\$5.39		
																					Site Value:		\$122,470.60		

Dunham Lake Estates 2025 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	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libr/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-24-201-078	2842 N TIPSICO LAKE RD	05/06/22	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$145,700	40.87	\$364,631	\$124,869	\$73,000	100.0	399.0	0.92	0.92	\$1,249	\$136,320	\$3.13	100.00	4210	2022R-014269	DUNHAM LAKES ESTA1	401	STANDARD	
4708-24-201-054	2655 PARKWAY PL	11/07/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$155,700	41.00	\$369,000	\$139,300	\$73,000	100.0	292.0	0.67	0.67	\$581	\$127,016	\$2.92	100.00	4210	2022R-030616	DUNHAM LAKES ESTA1	401	STANDARD	
4708-24-201-099	2801 N TIPSICO LAKE RD	10/13/22	\$438,500	WD	03-ARM'S LENGTH	\$438,500	\$167,600	38.22	\$398,100	\$133,397	\$73,000	105.0	285.0	0.69	0.69	\$1,080	\$165,061	\$3.79	105.00	4210	2022R-027860	DUNHAM LAKES ESTA1	401	STANDARD	
Totals:						\$1,164,000	\$464,600		\$1,059,633	\$323,367	\$219,000	305.0		2.27	2.27										
								Sale. Ratio =>	39.91	Average per FF=>		Average per Net Acre=>		Average per SqFt=>						Site Value: \$107,789		Standard			
								Std. Dev. =>	5.83			\$1,060				142,264.41		\$3.27							
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	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libr/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-13-401-036	3238 BRIAR HILL	11/21/23	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$152,200	36.90	\$412,500	\$151,627	\$128,800	125.0	216.0	0.62	0.62	\$1,213	\$244,560	\$5.61	125.00	4250	2023R-071819	DUNHAM LAKES ESTA1	401	LAKE/GREENBELT	
Totals:						\$412,500	\$152,200		\$412,500	\$151,627	\$128,800	125.0		0.62	0.62										
								Sale. Ratio =>	36.90	Average per FF=>		Average per Net Acre=>		Average per SqFt=>						Site Value: \$151,627		Lake/Greenbelt			
								Std. Dev. =>	0.00			\$1,213				244,559.68		\$5.61							

Fiddler Grove 2025 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	Time Adjustment	Time Adjusted		Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Class	Rate Group 1	Rate Group 2				
													Residual																	
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	1.20	\$	58,339.20	40.0	392.0	0.36	0.36	\$1,215	\$135,044	\$3.10	40.00	4285	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	\$444,354	\$147,146	\$91,600	0.36	\$	147,146.00	40.0	395.0	0.36	0.36	\$3,679	\$405,361	\$4.00	40.00	4285	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	1.20	\$	89,706.00	40.0	392.0	0.36	0.36	\$1,869	\$207,653	\$4.77	40.00	4285	401	STANDARD LOT					
Totals:			\$1,406,800			\$1,406,800	\$663,000		\$1,417,883	\$270,517	\$281,600	1.20	\$	295,191.20	120.0		1.08	1.08												
													Sale. Ratio >> Std. Dev. <<		47.13 2.31		Average per FF>>		\$2,460		Average per Net Acre>>		249,784.86		Average per SqFt>>		\$5.73		Site Value: \$ 90,172.33	

**Newly developed neighborhood created in 2019. Limited sales during current normal study period, therefore used time adjusted sales to reflect current market.

Forestbrook & Heart of the Lakes 2025 Land Analysis

Parcel Number	Current Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Cost	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libary/Page	Land Table	Class	Rate Group 1	Rate Group 2	
4708-04-101-026	10145 CARLEE JUNE	09/21/23	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$126,800	40.90	\$288,151	\$65,349	\$43,500	125.0	188.0	0.54	0.54	\$523	\$121,241	\$2.78	125.00	4015	2023R-018455	HEART OF THE LAKES C	401	STANDARD		
4708-27-004-002	1478 COURTNEY CT	11/09/22	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$80,540	0.0	\$525,000	\$0.00	\$16,476	0.0	0.0	0.47	0.47	\$157,933	\$120,337	\$2.90	0.00	4140	2023R-021352	FORESTBROOK & WOC	401			
4708-27-004-021	1148 COURTNEY CT	06/20/23	\$499,900	WD	03-ARMS LENGTH	\$499,900	\$228,600	45.73	\$485,276	\$59,324	\$78,000	0.0	0.0	0.66	0.66	\$140,339	\$3.22	0.00	4140	2023R-011489	FORESTBROOK & WOC	401				
4708-27-004-025	1113 COURTNEY CT	05/05/23	\$385,000	WD	03-ARMS LENGTH	\$385,000	\$168,400	43.74	\$404,612	\$59,388	\$78,000	0.0	0.0	0.47	0.47	\$126,357	\$2.90	0.00	4140	2023R-013568	FORESTBROOK & WOC	401				
4708-27-005-010	1010 WOODS EDGE DR	06/27/23	\$425,000	WD	03-ARMS LENGTH	\$425,000	\$221,300	52.07	\$426,920	\$76,080	\$78,000	0.0	0.0	0.49	0.49	\$155,265	\$3.56	0.00	4275	2023R-012108	FORESTBROOK & WOC	401				
4708-27-005-013	1045 WOODS EDGE DR	11/17/23	\$507,000	WD	03-ARMS LENGTH	\$507,000	\$249,700	49.25	\$426,139	\$56,861	\$78,000	0.0	0.0	0.47	0.47	\$120,981	\$2.78	0.00	4275	2023R-021352	FORESTBROOK & WOC	401				
Totals:			\$2,652,900			\$2,652,900	\$1,219,300		\$2,662,352	\$461,300	\$441,300	125.0	188.0	3.14	3.14											
												Sale. Ratio ==>	45.98											Average per FF==>		
												Std. Dev. ==>	4.21	\$27,256.45											Average per Net Acre==>	
																								Average per Sqft==>		
																								\$3.15		
																					Site Value:			\$71,808		

Handy, Round, Maxfield Lake 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Land Table	Class	Rate Group 1	Rate Group 2		
4708-22-402-011	11562 NORWAY	09/30/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$167,800	43.93	\$382,869	\$60,754	\$62,623	58.2	152.0	0.20	0.20	\$1,044	\$297,814	\$6.84	58.20	4535	2022R-027076	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	\$396,655	\$119,755	\$96,410	112.0	141.0	0.33	0.33	\$1,069	\$366,223	\$8.41	112.00	4535	2022R-023572	HANDY LAKEFRONT	401	CANAL LOT			
4708-22-402-003	11610 NORWAY	09/02/22	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$202,500	39.13	\$494,643	\$93,404	\$72,447	67.3	187.5	0.31	0.31	\$1,387	\$306,243	\$7.03	67.33	4535	2022R-025918	HANDY LAKEFRONT	401	CANAL LOT			
4708-28-401-025	13228 LONG LAKE DR	08/10/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$124,900	28.67	\$596,246	\$90,454	\$82,700	93.0	286.0	0.71	0.71	\$1,037	\$136,234	\$3.13	93.00	4530	2022R-022697	ROUND LAKE FRONT	401	CANAL SITE			
Totals:			\$1,894,500			\$1,894,500	\$686,800		\$1,896,313	\$370,367	\$314,180			1.54	1.54												
						Sale. Ratio => Std. Dev. <=		36.25 5.52	Average per FF=>				\$1,121	Average per Net Acre=>				239,875.00	Average per SqFt=>				\$5.51	Site Value: \$92,591.75 Canal Lots			
4708-27-203-017	11523 TIMBERLANE TRL	09/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,800	39.92	\$204,841	\$121,529	\$81,370	58.1	116.0	0.17	0.17	\$2,091	\$727,719	\$16.71	62.00	4535	2023R-017245	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	\$464,539	\$121,059	\$96,598	69.0	170.0	0.23	0.23	\$1,697	\$506,749	\$11.63	69.00	4535	2023R-004358	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	\$360,936	\$121,799	\$112,805	80.6	180.0	0.27	0.27	\$1,512	\$451,107	\$10.36	68.00	4535	2022R-022628	HANDY LAKEFRONT	401	LAKE LOTS			
4708-27-403-013	1311 MAXFIELD RD	05/12/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$192,200	39.30	\$450,534	\$127,597	\$179,131	131.7	229.0	0.53	0.53	\$1,652	\$413,683	\$9.50	100.00	4540	2023R-009574	MAXFIELD LAKE FRONT	401	LAKE LOTS			
4708-27-204-207	25516 MAXFIELD RD	05/11/23	\$518,500	WD	03-ARM'S LENGTH	\$518,500	\$182,900	35.51	\$547,559	\$198,296	\$159,855	133.5	250.0	2.52	3.07	\$1,485	\$78,783	\$1.81	97.00	4540	2023R-008999	MAXFIELD LAKE FRONT	401	LAKE LOTS			
4708-27-403-011	1297 MAXFIELD RD	05/30/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$202,400	38.19	\$521,204	\$124,834	\$116,038	68.3	246.0	0.28	0.28	\$1,829	\$442,674	\$10.16	50.00	4540	2023R-012947	MAXFIELD LAKE FRONT	401	LAKE LOTS			
Totals:			\$2,613,900			\$2,613,900	\$1,040,700		\$2,457,583	\$901,114	\$744,797	\$41.2		3.99	4.55												
						Sale. Ratio => Std. Dev. <=		39.81 3.17	Average per FF=>				\$1,665	Average per Net Acre=>				225,673.43	Average per SqFt=>				\$5.18	Site Value: \$61,727.83 Standard Lake Lots			
4708-27-100-057	1332 SHADY CREST DR	07/12/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$193,700	31.75	\$406,482	\$203,518	\$0	0.0	0.0	5.31	7.98	#DIV/0!	\$38,327	\$0.88	0.00	4540	2022R-020444	MAXFIELD LAKE FRONT	401				
4708-27-100-005	1390 SHADY CREST DR	09/15/23	\$964,900	WD	03-ARM'S LENGTH	\$964,900	\$282,500	29.28	\$582,017	\$382,883	\$0	0.0	0.0	6.31	10.00	#DIV/0!	\$60,679	\$1.39	0.00	4540	2023R-017543	MAXFIELD LAKE FRONT	401				
Totals:			\$1,574,900			\$1,574,900	\$476,200		\$988,499	\$586,401	\$0	0.0		11.62	17.98												
						Sale. Ratio => Std. Dev. <=		30.24 1.75	Average per FF=>				\$1,024	Average per Net Acre=>				50,464.80	Average per SqFt=>				\$1.16				

Harts Woods & Roll Hills 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Rate Group 1	Rate Group 2
4708-29-101-006	1627 HAROLD LN	08/07/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$157,100		40.81	\$55,645	\$119,355	\$90,800	141.5	258.0	0.84		\$843	\$142,428	\$3.27	141.54	
4708-29-101-018	1638 HAROLD LN	05/26/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$147,412		39.49	\$59,015	\$127,788	\$90,800	141.5	258.0	0.84		\$843	\$142,428	\$3.27	141.54	
4708-29-101-038	9277 PLACID WAY	06/23/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$161,200		37.93	\$73,000	\$137,340	\$90,800	151.1	378.0	0.62		\$849	\$207,670	\$4.77	121.15	
4708-29-101-051	9277 PLACID WAY	06/23/23	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$153,900		37.99	\$39,330	\$120,800	\$90,800	121.1	391.0	1.09		\$611	\$68,050	\$1.56	121.05	
4708-29-101-024	9199 BLUEBERRY HILL	07/22/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$174,100		42.26	\$402,937	\$81,863	\$90,800	110.0	329.0	1.07		\$744	\$76,579	\$1.76	110.00	
4708-29-101-042	9447 BLUEBERRY HILL	08/30/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$179,600		41.29	\$402,237	\$123,563	\$90,800	173.0	186.0	0.75		\$714	\$164,531	\$3.78	173.00	
4708-29-101-090	9330 BLUEBERRY HILL	06/23/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$159,500		35.45	\$107,796	\$90,800	120.0	276.0	0.76		\$898	\$141,837	\$3.26	120.00		
4708-29-101-091	9322 BLUEBERRY HILL	04/12/22	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$143,000		37.34	\$385,956	\$87,844	\$90,800	128.2	260.0	0.74		\$685	\$118,869	\$2.73	128.21	
4708-29-101-094	1324 RAVENSWOOD WAY	07/31/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$176,500		41.96	\$465,610	\$117,650	\$90,800	120.0	364.0	1.00		\$977	\$117,073	\$2.69	120.00	
4708-29-101-095	1346 RAVENSWOOD WAY	08/08/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$151,900		37.94	\$378,855	\$86,945	\$90,800	121.0	364.0	1.00		\$719	\$86,858	\$1.99	121.00	
Totals:			\$4,147,400			\$4,147,400	\$1,604,500		\$3,998,746	\$1,056,654	\$908,000	1,333.0		9.05		1.00					
					Sale Rate >>				38.69												
					Std. Dev. >>				2.69												
										Average per FF=>					Average per Net Acre=>			Average per SqFt=>			
										793					116,564.15			\$2.68			
																			Site Value:	\$105,665.40	

Hartland Estates 2025 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	ECF Area	Liber/Pg#	Land Table	Class	Rate Group 1	Rate Group 2
4708-19-401-053	2260 ARCHER CTR	07/06/12	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$200,800	41.23	\$446,263	\$104,237	\$80,100	0.0	0.0	0.49	0.49	\$914,293	\$1,828,586	\$4,870	4255	2022R-039712	HARTLAND ESTATES 11	401		
4708-19-401-086	2339 ARCHER CTR	03/15/14	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$133,000	46.61	\$435,000	\$147,000	\$80,100	0.0	0.0	0.46	0.46	\$935,000	\$2,000,000	\$4,350	4255	2024R-004123	HARTLAND ESTATES 11	401		
4708-19-402-100	8740 MARIA CT	06/21/12	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$199,500	41.56	\$459,517	\$100,583	\$80,100	0.0	0.0	0.61	0.61	\$770,100	\$1,259,700	\$3,887	4255	2022R-018203	HARTLAND ESTATES 11	401		
4708-19-402-109	8614 MARIA CT	12/04/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$234,100	42.18	\$500,083	\$135,017	\$80,100	0.0	0.0	0.47	0.47	\$1,080,100	\$2,299,736	\$5,065	4255	2023R-022440	HARTLAND ESTATES 11	401		
4708-19-402-117	2101 CRISTINA ANNE CT	07/10/17	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$276,100	55.82	\$578,900	\$168,100	\$80,100	0.0	0.0	0.58	0.58	\$1,155,000	\$2,000,000	\$5,820	4255	2023R-012742	HARTLAND ESTATES 11	401		
4708-19-402-136	8630 GIOVANNI CT	03/18/24	\$578,800	WD	03-ARM'S LENGTH	\$578,800	\$240,800	41.60	\$508,159	\$150,741	\$80,100	0.0	0.0	0.65	0.65	\$768,900	\$1,231,000	\$5,332	4255	2024R-004481	HARTLAND ESTATES 11	401		
4708-19-402-148	2521 CRISTINA ANNE	02/28/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$234,200	39.03	\$588,016	\$159,084	\$80,100	0.0	0.0	0.63	0.63	\$914,293	\$1,466,165	\$5,336	4255	2023R-004164	HARTLAND ESTATES 11	401		
Totals:			\$3,885,800			\$3,885,800	\$1,605,300		\$5,167,770	\$879,770	\$560,700	0.0		3.89	3.89									
										Sale. Ratio =>	41.31													
										Std. Dev. =>	1.18													
										Average Per Acre =>	\$1,605,300													
										Average Per Net Acre=>	\$1,605,300													
										Average Per SqFt=>	\$4,870													
										Average Per SqFt=>	\$5,065													
										Site Value:	\$1,605,300													
										Site Value:	\$2,299,736													

Hartland Lake Estates 2025 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECC Area	Libri/Page	Land Labels	Class	Rate Group 1	Rate Group 2				
4708-27-102-009	1401 REMISING DR	06/28/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$168,300	36.99	\$490,704	\$58,046	\$93,750	80.1	150.0	0.28	0.28	\$725	\$210,312	\$4.83	80.06	4550	2020R-01191	HARTLAND LAKES EST/	401	STANDARD					
4708-27-102-012	1377 REMISING DR	06/21/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,104	41.46	\$371,184	\$77,186	\$93,750	75.3	150.0	0.26	0.26	\$1,025	\$298,015	\$6.84	75.33	4550	2020R-01768	HARTLAND LAKES EST/	401	STANDARD					
4708-27-102-030	1475 ODETTE			WD	03-ARM'S LENGTH		\$345,093	90.35	\$347,657	\$75,657			170.0	0.35	0.35	\$839	\$214,952	\$4.93	90.72	4550	2022R-02413	HARTLAND LAKES EST/	401	STANDARD					
Totals:						\$1,155,000			\$1,209,925	\$211,325	\$266,250	246.1		0.89	0.89														
									Sale. Ratio =>	40.49										Average									
									Std. Dev. =>	1.92										per Net Acre>									
										\$859										Average									
																				per SqFt>									
</																													

Hartland Village 2025 Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ard. when Sold	Ard./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/CsqFt	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Label	Class	Rate Group 1	Rate Group 2
4708-16-101-063	3641 WASHINGTON ST	03/02/23	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$92,900	41.31	\$203,191	\$54,399	\$32,690	61.9	132.0	0.20	0.20	\$879	\$271,995	\$6.24	66.00	4012	2023R-00547	HARTLAND VILLAGE RE	401	FRONT FOOT RATE	
4708-16-101-067	10324 MAPLE	07/05/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$103,700	51.34	\$234,051	\$35,282	\$67,333	127.5	140.0	0.42	0.42	\$277	\$83,212	\$1.91	132.00	4012	2023R-012682	HARTLAND VILLAGE RE	401	FRONT FOOT RATE	
4708-16-101-106	10346 MAPLE	10/17/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$121,300	38.39	\$268,083	\$82,415	\$34,498	65.3	147.0	0.22	0.22	\$1,261	\$369,574	\$8.48	66.00	4012	2022R-027760	HARTLAND VILLAGE RE	401	FRONT FOOT RATE	
4708-16-101-109	3541 EAST ST	07/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,100	46.03	\$284,638	\$48,052	\$32,690	61.9	132.0	0.20	0.20	\$776	\$240,260	\$5.52	66.00	4012	2022R-022611	HARTLAND VILLAGE RE	401	FRONT FOOT RATE	
Totals:			\$1,042,900			\$1,042,900	\$456,000		\$989,963	\$220,148	\$167,211	316.7		1.05	1.05										
Sale. Ratio =>									43.72		Average per FF=>		\$695		Average per Net Acre=>		210,265.52		Average per SqFt=>		\$4.83				
Std. Dev. =>									4.91																

Long Lake & Lake Tyrone 2025 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	Effic. 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
4708-03-201-016	5888 BULLARD RD	07/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$156,600	33.68	\$262,772	\$203,228	\$0	50.0	346.0	0.40	0.40	\$4,065	\$511,909	\$117.75	50.00	4555 2023R-014155		LAKE TYRONE	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	\$409,770	\$99,430	\$0	50.0	312.0	0.36	0.36	\$1,909	\$266,564	\$61.12	50.00	4555 2022R-012582		LAKE TYRONE	401	03-201	
4708-02-101-035	3819 MAYBLY HILL RD	07/18/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$156,200	43.39	\$400,161	\$123,943	\$164,104	55.8	489.0	0.55	0.55	\$2,222	\$223,724	\$54.14	55.00	4555 2022R-020881		LAKE TYRONE	401	LAKE FRONT	
4708-28-401-042	1328 LONG LAKE DR	07/21/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$389,417	31.43	\$2,269,417	\$1,150,000	\$0	100.0	312.0	0.76	0.76	\$4,855	\$2022R-021650	\$110.00	100.00	4555 2023R-021650		LONG LAKE FRONT	401	LAKE LOTS 100'	
4708-28-401-052	114 LONG LAKE DR	07/21/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$260,500	45.70	\$616,257	\$239,688	\$285,945	130.0	300.0	0.80	0.83	\$1,844	\$290,179	\$66.66	121.00	4555 2023R-035617		LONG LAKE FRONT	401	LAKE LOTS 100'	
4708-28-401-069	888 LONG LAKE DR	03/31/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$385,271	31.43	\$1,080,752	\$385,271	\$266,023	120.9	264.0	0.73	0.73	\$3,286	\$529,946	\$112.17	120.00	4565 2023R-005816		LONG LAKE FRONT	401	LAKE LOTS 100'	
4708-33-401-309	10805 BLAINE DR	06/13/23	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$0	0.00	\$1,241,725	\$385,654	\$275,929	126.1	361.0	0.89	0.89	\$3,059	\$434,785	\$99.98	107.00	4565 2023R-010993		LONG LAKE FRONT	401	LAKE LOTS 100'	
		Totals:	\$5,600,200			\$5,600,200	\$1,491,100		\$5,117,954	\$1,728,174	\$223,378	647.5		4.50	4.50										
							Sale. Ratio =>	26.63																	
							Std. Dev. =>	14.50			Average per FF=>	\$2,669			Average per Net Acre=>	383,697.60			Average per Sqft=>	\$8.81					
4708-38-401-075	10517 BLAINE DR	12/12/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$251,400	33.52	\$842,769	\$259,818	\$352,587	207.4	387.0	1.24	1.24	\$1,253	\$209,025	\$48.80	170.00	4565 2022R-031560		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	\$712,052	\$345,709	\$317,761	211.1	290.0	1.57	1.57	\$1,637	\$68,187	\$1.57	200.00	4565 2023R-003303		LONG LAKE FRONT	401	LARGE LAKE LOTS	
		Totals:	\$1,490,000			\$1,490,000	\$553,800		\$1,554,821	\$605,527	\$670,348	418.6		6.31	6.31										
							Sale. Ratio =>	37.17																	
							Std. Dev. =>	3.67			Average per FF=>	\$1,446			Average per Net Acre=>	273,748.46			Average per Sqft=>	\$6.28					

Long Lake Pines 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-33-402-003	305 LAKE PINES DR	06/13/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$203,600	38.78	\$505,065	\$114,935	\$95,000	132.5	272.6	0.83	0.83	\$867	\$138,643	\$3.18	132.54	4290-2022R-017252		LONG LAKE PINES 334I	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	\$662,217	\$76,783	\$95,000	127.0	285.1	0.83	0.83	\$604	\$92,398	\$2.12	127.03	4290-2023R-001113		LONG LAKE PINES 334I	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	\$597,146	\$144,854	\$95,000	125.4	428.5	1.23	1.23	\$1,156	\$117,481	\$2.70	125.35	4290-2020R-021412		LONG LAKE PINES 334I	401	STANDARD	
4708-33-402-023	290 LAKE PINES DR	03/02/22	\$663,500	WD	03-ARM'S LENGTH	\$663,500	\$248,000	41.85	\$644,456	\$144,456	\$95,000	131.8	285.1	0.83	0.83	\$1,156	\$117,481	\$2.70	125.35	4290-2020R-021412		LONG LAKE PINES 334I	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	\$572,536	\$87,454	\$95,000	382.0	133.3	1.17	1.17	\$229	\$74,820	\$1.72	382.04	4290-2022R-029259		LONG LAKE PINES 334I	401	STANDARD	
Totals:			\$3,579,500			\$3,014,500	\$1,228,400		\$3,296,499	\$563,000	\$475,000	892.2		4.91	4.91										
								Sale. Ratio =>	40.75					Average											
								Std. Dev. =>	3.66					per FF=>	\$631										
														Average											
														per Net Acre=>		114,734.26									
																		Average							
																		per SqFt=>		\$2.63					
																					Site Value:	\$112,600.20			

Meadowview Estates 2025 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Premium	Rate Group 1	Rate Group 2
4708-32-201-001	8513 LONE MEADOW CT	05/30/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$240,700	36.75	\$655,899	\$207,101	\$205,000	0.0	0.0	2.00	2.00	#DIV/0!	\$103,551	\$2.38	0.00	4270	2023R-010420	MEADOWVIEW ESTATI	401			
Totals:						\$655,000	\$240,700		\$655,899	\$207,101	\$205,000	0.0		2.00	2.00											
						Sale. Ratio =>		36.75			Average															
						Std. Dev. =>		0.00			per FF=>		#DIV/0!		Average						Site Value: =>	\$207,101				
											per Net Acre=>				103,550.50				\$2.38							
4708-32-201-006	8500 LONE MEADOW CT	07/28/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$299,100	42.73	\$691,040	\$173,960	\$165,000	0.0	0.0	1.23	1.23	#DIV/0!	\$141,431	\$3.25	0.00	4270	2023R-014382	MEADOWVIEW ESTATI	401		STANDARD	
4708-32-401-031	333 MYSTIC MEADOWS CT	07/25/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,000	36.67	\$150,000	\$165,000	\$150,000	0.0	0.0	1.00	1.00	#DIV/0!	\$150,000	\$3.44	0.00	4270	2023R-013737	MEADOWVIEW ESTATI	402		STANDARD	
4708-32-401-035	616 MYSTIC WOODS DR	06/13/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$278,400	40.94	\$695,741	\$149,259	\$165,000	200.0	173.2	0.80	0.80	\$746	\$187,747	\$4.31	200.00	4270	2022R-012728	MEADOWVIEW ESTATI	401		STANDARD	
4708-32-401-060	201 MYSTIC MEADOWS CT	05/05/23	\$712,000	WD	03-ARM'S LENGTH	\$700,000	\$262,200	36.03	\$698,039	\$166,709	\$165,000	0.0	0.0	1.00	1.00	#DIV/0!	\$166,709	\$4.31	0.00	4270	2023R-017088	MEADOWVIEW ESTATI	401		STANDARD	
Totals:						\$2,242,000	\$884,700		\$2,195,072	\$639,928	\$660,000	200.0		4.03	4.03											
						Sale. Ratio =>		39.67			Average															
						Std. Dev. =>		3.26			per FF=>		#DIV/0!		Average						Site Value: =>	\$159,982				
											per Net Acre=>				158,988.32				\$3.65							

Melody Penny & Handy Lks 2025 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
4708-22-301-084	2095 BIRCH	01/10/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$126,500	41.34	\$329,401	\$57,599	\$81,000	80.0	202.0	0.37	0.37	\$720	\$155,253	\$3.56	80.00	4115	2023R-000684	MELODY,PENNY,HAND	401	FF 91 & UP	
4708-27-101-089	1855 LAKEANA	05/22/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,600	42.16	\$332,740	\$53,260	\$81,000	100.0	200.0	0.46	0.46	\$533	\$116,035	\$2.66	100.00	4115	2023R-010134	MELODY,PENNY,HAND	401	FF 91 & UP	
4708-27-101-101	1882 LAKEANA	10/12/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,200	36.63	\$327,389	\$73,611	\$81,000	150.0	200.0	0.69	0.69	\$491	\$106,837	\$2.45	150.00	4115	2023R-019118	MELODY,PENNY,HAND	401	FF 91 & UP	
4708-27-204-123	11824 MAXFIELD BLVD	10/17/23	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$115,000	32.03	\$348,794	\$91,206	\$81,000	100.0	227.0	0.52	0.52	\$912	\$175,080	\$4.02	100.00	4115	2023R-019572	MELODY,PENNY,HAND	401	FF 91 & UP	
4708-27-206-023	1518 REMING DR	12/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$93,500	33.39	\$289,176	\$71,824	\$81,000	80.0	161.0	0.30	0.30	\$888	\$262,649	\$5.57	80.00	4115	2023R-022743	MELODY,PENNY,HAND	401	FF 91 & UP	
4708-27-206-072	1620 ODETTE	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,600	30.24	\$270,812	\$60,188	\$81,000	91.5	153.0	0.32	0.32	\$658	\$187,502	\$4.30	91.50	4115	2022R-029168	MELODY,PENNY,HAND	401	FF 91 & UP	
4708-27-206-086	1623 ODETTE	06/30/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$95,500	34.48	\$275,874	\$82,126	\$81,000	183.0	116.3	0.49	0.49	\$449	\$167,947	\$3.86	183.00	4115	2023R-012397	MELODY,PENNY,HAND	401	FF 91 & UP	
Totals:			\$2,097,000			\$2,097,000	\$751,900		\$2,174,186	\$489,814	\$567,000	784.5		3.15	3.15										
								Sale. Ratio =>	35.86																
								Std. Dev. =>	4.56		Average per FF=>	\$624		Average per Net Acre=>	155,694.21			Average per SqFt=>	\$3.57			Site Value:	\$69,973.43		
4708-22-301-020	11389 NORWAY	10/16/23	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$48,200	37.49	\$170,056	\$75,944	\$88,000	50.0	104.0	0.12	0.12	\$1,519	\$638,185	\$14.65	50.00	4115	2023R-019461	MELODY,PENNY,HAND	401	UP TO 90'	
4708-22-301-028	11325 NORWAY	06/15/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$79,500	34.12	\$232,314	\$88,686	\$88,000	50.0	168.0	0.19	0.19	\$1,774	\$459,513	\$10.55	50.00	4115	2023R-011458	MELODY,PENNY,HAND	401	UP TO 90'	
4708-27-204-094	11869 MAXFIELD BLVD	03/22/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$0	0.00	\$201,762	\$91,238	\$88,000	50.0	164.0	0.19	0.19	\$1,825	\$485,309	\$11.14	50.00	4115	2024R-005570	MELODY,PENNY,HAND	401	UP TO 90'	
4708-27-204-115	11910 MAXFIELD BLVD	11/22/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,000	39.02	\$371,327	\$65,733	\$132,000	50.0	248.0	0.29	0.29	\$1,313	\$230,432	\$5.29	50.00	4115	2022R-030456	MELODY,PENNY,HAND	401	UP TO 90'	
4708-27-206-047	1605 ODETTE	07/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$74,500	31.70	\$237,779	\$85,221	\$88,000	61.0	132.0	0.19	0.19	\$1,397	\$460,654	\$10.58	61.00	4115	2023R-014819	MELODY,PENNY,HAND	401	UP TO 90'	
Totals:			\$1,401,000			\$1,401,000	\$419,200		\$1,213,238	\$406,762	\$563,200	330.0		0.97	1.18										
								Sale. Ratio =>	29.92																
								Std. Dev. =>	14.42		Average per FF=>	\$1,353		Average per Net Acre=>	379,662.41			Average per SqFt=>	\$8.72			Site Value:	\$81,352.40		

Metes & Bounds, Res Acreage 2025 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	Other Parcels in Sale	Land Table	Class	Acreage	Total Residual	Total Acreage	Rate Per Acre	
4708-03-200-020	11350 PARSHALL RD	08/03/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,100	37.49	\$299,421	\$70,179	\$54,600	0.0	0.0	0.84	0.84	#DIV/0!	\$83,546	\$1.92	0.00	4070	2022R-022012				401				
4708-06-100-012	12398 CUNYD RD	12/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$111,200	38.34	\$250,603	\$67,672	\$28,275	0.0	0.0	0.87	0.87	#DIV/0!	\$77,784	\$1.79	0.00	4070	2023R-022762				401				
4708-15-100-009	10882 HIBNER RD	05/27/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,200	35.40	\$246,004	\$104,451	\$50,495	0.0	0.0	0.99	1.00	#DIV/0!	\$105,400	\$2.42	0.00	4070	2022R-017269				401				
4708-16-200-012	10833 HIBNER RD	03/01/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,800	42.17	\$335,024	\$65,000	\$65,000	0.0	0.0	1.00	1.00	#DIV/0!	\$89,976	\$2.07	0.00	4040	2024R-003416				401	1.0 Acre	\$332,278	3.71	\$91,287.54
4708-05-300-033	5245 PLEASANT HILL DR	05/15/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$272,700	50.69	\$543,269	\$65,731	\$71,000	0.0	0.0	2.00	2.00	#DIV/0!	\$32,866	\$0.75	0.00	4020	2023R-009575				401				
4708-07-200-012	4989 CULLEN RD	11/13/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$236,500	47.78	\$476,652	\$89,348	\$71,000	0.0	0.0	2.00	2.00	#DIV/0!	\$44,674	\$1.03	0.00	4020	2023R-021205				401				
4708-09-400-035	4232 COUNTRY WAY	09/30/22	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$200,800	44.82	\$428,167	\$90,833	\$71,000	0.0	0.0	2.00	2.00	#DIV/0!	\$45,417	\$1.04	0.00	4020	2022R-026857				401				
4708-16-200-057	10913 HIBNER RD	08/12/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$122,200	37.03	\$302,959	\$98,041	\$71,000	0.0	0.0	2.00	2.00	#DIV/0!	\$49,021	\$1.13	0.00	4070	2022R-022693				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	\$229,003	\$66,997	\$71,000	0.0	0.0	2.00	2.00	#DIV/0!	\$33,499	\$0.77	0.00	4005	2022R-019102				401				
4708-18-300-018	3444 SARATOGA LN	09/12/22	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$220,300	41.76	\$519,761	\$79,259	\$71,250	0.0	0.0	2.02	2.02	#DIV/0!	\$39,237	\$0.90	0.00	4020	2022R-025328				401				
4708-36-401-006	116 WILDERNESS LAKE CT	05/26/22	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$180,600	35.62	\$455,997	\$123,147	\$72,144	164.0	516.0	2.04	2.04	\$751	\$60,248	\$1.38	164.00	4280	2022R-015634				401				
4708-10-300-016	4140 ARLEN DR	09/11/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$184,600	36.92	\$463,671	\$108,629	\$72,300	0.0	0.0	2.05	2.05	#DIV/0!	\$52,990	\$1.22	0.00	4090	2023R-017159				401				
4708-08-200-024	9697 TOWNLEY	06/24/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,500	37.02	\$241,368	\$115,192	\$72,560	0.0	0.0	2.06	2.06	#DIV/0!	\$56,404	\$1.29	0.00	4070	2023R-018344				401				
4708-14-200-029	12955 TYNIA LN	04/22/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$25,500	45.14	\$72,560	\$107,000	\$72,560	0.0	0.0	2.06	2.06	#DIV/0!	\$34,951	\$0.80	0.00	4070	2022R-012854				401	2.0 Acre	\$910,177	20.23	\$44,383.97
4708-09-400-040	10555 OAKHILL DR	07/24/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$220,100	39.66	\$482,277	\$147,883	\$75,160	0.0	0.0	2.16	2.16	#DIV/0!	\$68,464	\$1.57	0.00	4090	2023R-014725				401				
4708-03-300-019	11063 CLYDE RD	02/29/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$189,300	41.60	\$420,555	\$110,125	\$75,680	0.0	0.0	2.18	2.18	#DIV/0!	\$50,516	\$1.16	0.00	4090	2024R-003358				401				
4708-35-400-028	12755 SLEIGH TRL	05/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$304,100	46.78	\$627,722	\$98,998	\$76,720	0.0	0.0	2.22	2.22	#DIV/0!	\$44,594	\$1.02	0.00	4280	2023R-010294				401				
4708-04-400-008	10717 ORCHARD BLOSSOM VV	06/16/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$160,200	42.16	\$370,593	\$86,647	\$77,240	0.0	0.0	2.24	2.24	#DIV/0!	\$38,682	\$0.89	0.00	4070	2023R-012066				401				
4708-12-300-019	13397 HIBNER RD	07/28/23	\$624,000	WD	03-ARM'S LENGTH	\$624,000	\$221,400	35.48	\$582,702	\$119,058	\$77,760	0.0	0.0	2.26	2.26	#DIV/0!	\$52,681	\$1.21	0.00	4090	2023R-014460				401				
4708-17-100-019	3930 CULLEN RD	10/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$152,100	38.03	\$400,248	\$77,772	\$78,020	0.0	0.0	2.27	2.27	#DIV/0!	\$34,261	\$0.79	0.00	4090	2022R-025960				401				
4708-16-200-062	10773 HIBNER RD	12/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$181,300	42.89	\$425,975	\$79,125	\$80,100	0.0	0.0	2.35	2.35	#DIV/0!	\$33,670	\$0.77	0.00	4020	2022-032211				401				
4708-01-300-038	5195 HUNTERS RIDGE	08/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,800	34.67	\$95,034	\$104,966	\$81,140	0.0	0.0	2.39	2.39	#DIV/0!	\$43,919	\$1.01	0.00	4020	2023R-015084				401				
4708-12-400-026	13900 ROCKY RIDGE	09/25/23	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$124,600	33.77	\$328,828	\$121,312	\$81,140	0.0	0.0	2.39	2.39	#DIV/0!	\$50,758	\$1.17	0.00	4070	2023R-018148				401				
4708-35-400-031	12901 SLEIGH TRL	02/16/24	\$998,000	WD	03-ARM'S LENGTH	\$998,000	\$329,500	33.02	\$919,111	\$160,809	\$81,920	0.0	0.0	2.42	2.42	#DIV/0!	\$66,450	\$1.53	0.00	4280	2024R-002566				401				
4708-18-300-022	3459 SARATOGA LN	06/17/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$32,500	27.54	\$82,700	\$118,000	\$82,700	0.0	0.0	2.45	2.45	#DIV/0!	\$48,163	\$1.11	0.00	4020	2022R-018697				402				
4708-14-100-031	13269 HYDE RD	08/31/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$160,600	37.49	\$460,000	\$160,600	\$107,610	0.0	0.0	2.46	2.46	#DIV/0!	\$34,744	\$1.00	0.00	4090	2022R-024614				401				
4708-12-200-011	4971 N TIPSICO LAKE RD	09/05/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$143,300	37.71	\$359,217	\$104,613	\$83,480	0.0	0.0	2.48	2.48	#DIV/0!	\$42,042	\$0.97	0.00	4090	2023R-017239				401				
4708-10-200-017	13601 HOLLYORTH RD	10/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$136,000	37.00	\$342,970	\$136,000	\$78,800	0.0	0.0	2.50	2.50	#DIV/0!	\$33,188	\$0.76	0.00	4070	2022R-020495				401				
4708-01-300-023	5040 FENTON RD	09/16/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,800	40.46	\$384,608	\$77,172	\$71,780	0.0	0.0	2.50	2.50	#DIV/0!	\$30,869	\$0.71	0.00	4040	2022R-025550				401				
4708-29-200-022	1620 DEANNA DR	11/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$197,100	43.80	\$438,343	\$95,657	\$84,000	0.0	0.0	2.50	2.50	#DIV/0!	\$38,263	\$0.88	0.00	4150	2023R-020827				401				
4708-12-400-055	LATOUETTE	03/15/24	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$32,500	33.85	\$84,034	\$96,000	\$84,034	0.0	0.0	2.50	2.50	#DIV/0!	\$38,369	\$0.88	0.00	4020	2024R-004273				402				
4708-26-100-016	12198 CUNYD RD	09/23/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$189,300	44.54	\$449,280	\$53,130	\$77,410	0.0	0.0	2.55	2.55	#DIV/0!	\$20,835	\$0.48	0.00	4090	2022R-025929				401				
4708-09-300-021	4017 HARTLAND RD	07/20/23	\$529,500	WD	03-ARM'S LENGTH	\$529,500	\$271,400	51.22	\$560,300	\$55,448	\$85,848	0.0	0.0	2.61	2.61	#DIV/0!	\$21,244	\$0.50	0.00	4090	2023R-016273				401	2.5 Acre	\$1,896,945	45.43	\$39,162.44
4708-30-100-017	777 N PLEASANT VALLEY RD	07/12/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,900	40.24	\$359,313	\$106,871	\$86,184	0.0	0.0	2.63	2.63	#DIV/0!	\$40,635	\$0.93	0.00	4020	2022R-027069				401				
4708-04-200-006	5560 HARTLAND RD	09/09/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$201,500	43.80	\$474,234	\$70,942	\$85,176	0.0	0.0	2.75	2.75	#DIV/0!	\$25,797	\$0.59	0.00	4020	2022R-024937				401				
4708-12-400-051	4225 N TIPSICO LAKE RD	12/22/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,100	45.93	\$318,232	\$76,480	\$26,930	0.0	0.0	2.84	2.84	#DIV/0!	\$89,712	\$0.62	0.00	4070	2024R-000190				401				
4708-06-400-027	7868 PARSHALLVILLE RD	05/23/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$175,400	48.27	\$442,556	\$98,164	\$90,720	0.0	0.0	2.90	2.90	#DIV/0!	\$33,850	\$0.78	0.00	4020	2023R-009640				401				
4708-16-400-010	3244 HIDDEN CREEK DR	08/30/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$286,100	38.98	\$616,925	\$86,275	\$83,200	0.0	0.0	3.00	3.00	#DIV/0!	\$28,758	\$0.66	0.00	4090	2023R-016385				401				
4708-05-200-012	11174 CLYDE RD	05/11/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,400	32.68	\$144,399	\$54,400	\$54,400	0.0	0.0	3.02	3.02	#DIV/0!	\$44,399	\$1.02	0.00	4020	2022R-020812				401	3 Acre	\$654,984	20.00	\$31,218.20
4708-12-300-009	4352 FENTON RD	05/01/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$293,200	39.09	\$698,967	\$145,347	\$94,314	0.0	0.0	3.33	3.33	#DIV/0!	\$43,648	\$1.00	0.00	4090	2023R-008572				401				
4708-15-100-010	10878 HIBNER RD	09/28/22	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$43,500	49.43	\$113,713	\$72,081	\$97,794	0.0	0.0	3.99	3.99	#DIV/0!	\$18,065	\$0.41	0.00	4020	2022R-027028				401				
4708-15-200-025	11773 MEADOWBROOK	08/22/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$210,100	42.94	\$494,137	\$98,729	\$20,928	0.0	0.0	4.04	4.04	#DIV/0!	\$20,928	\$0.48	0.00	4070	2022R-029804				401				
4708-36-300-030	13365 COMMERCE RD	12/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,300	36.77	\$283,572	\$101,628	\$85,200	0.0	0.0	4.05	4.05	#DIV/0!	\$25,093	\$0.58	0.00	4070	2022R-030775				401	4 Acre	\$403,648	15.41	\$26,190.50
4708-12-400-032	13895 HIBNER RD	05/09/22	\$422,000																										

Millers Knoll 2025 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	Time Adj Factor	Adj Land Residual	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Total Adj Sales	Total Acres	Rate/Acre		
4708-06-400-041	8530 GRIST MILL DR	01/25/24	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$43,300	38.49	\$112,550	\$112,500	\$116,180	0.0	\$112,500	3.33	3.33	#DIV/0!	\$33,784	\$0.78	0.00	4020	2024-001379	MILLERS KNOLL	401	\$112,500	3.33	\$33,784 3 Acre	101352	
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	1.20	\$192,000	5.02	5.02	#DIV/0!	\$31,873	\$0.73	0.00	4020	2019R-016114	MILLERS KNOLL	401	\$192,000	5.02	\$38,247 5 Acre	191235	
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	\$165,489	6.78	6.78	#DIV/0!	\$22,124	\$0.51	0.00	4020	2020R-036977	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	1.20	\$192,000	7.09	7.09	#DIV/0!	\$22,567	\$0.52	0.00	4020	2019R-014894	MILLERS KNOLL	401					
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	1.20	\$216,200	7.39	7.39	#DIV/0!	\$25,507	\$0.59	0.00	4020	2019R-017998	MILLERS KNOLL	402	\$583,689.00	21.16	\$27,585 7Acre	193095	
Totals:						\$771,000	\$287,000		\$757,546	\$771,000	\$751,760	\$4	\$888,189	29.6	29.5													
						Sale. Ratio =>		37.22			Average		#DIV/0!		Average per Net Acre=>		26,126.74	Average per SqFt=>			\$0.60							
						Std. Dev. =>		9.19			per FF=>																	

**Newly developed neighborhood created in 2019. Limited sales during current normal study period, therefore used time adjusted sales to reflect current market.

Average of 20% market increase since to 2019.

Pines of Hart & Parsh More 2025 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												
4708-05-102-013	5836 CIDER MILL DR	08/03/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$292,700	47.21	\$625,636	\$67,364	\$73,000	0.0	0.0	0.54	0.54	#DIV/0!	\$124,748	\$2.86	0.00	4225	2023R-015088	PARSHALLVILLE POND	401														
4708-05-102-020	5869 CIDER MILL DR	08/12/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$181,500	40.33	\$470,621	\$52,379	\$73,000	0.0	0.0	0.76	0.76	#DIV/0!	\$68,920	\$1.58	0.00	4225	2022R-022723	PARSHALLVILLE POND	401														
4708-08-101-012	9085 PINE HILL TR	01/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$129,800	37.09	\$352,357	\$71,143	\$73,500	190.0	230.0	1.00	1.00	\$374	\$70,930	\$1.63	190.00	4245	2023R-001009	PINES OF HARTLAND 0	401	1 - 1&1/2 ACRES													
4708-08-101-041	9216 PINE HILL TR	02/03/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$156,600	46.06	\$349,136	\$84,364	\$73,500	345.1	0.0	1.27	1.27	\$244	\$66,428	\$1.52	345.07	4245	2023R-002745	PINES OF HARTLAND 0	401	1 - 1&1/2 ACRES													
Totals:						\$1,760,000	\$760,600		\$1,797,750	\$275,250	\$293,000	535.1		3.57	3.57																						
								Sale. Ratio >>	43.22									Average																			
								Std. Dev. >>	4.15									per FF>>	\$514									Average									
																		per Net Acre>>	77,036.10									per SqFt>>									

Pleasant Valley - Bitten Lake 2025 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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4708-33-401-040	315 E PETERSON DR	03/20/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,300	36.13	\$239,738	\$51,762	\$66,500	240.0	90.0	0.50	0.50	\$216	\$104,359	\$2.40	240.00	4510	2023R-005485	PLEASANT VALLEY G&I	401	ALL LOTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
4708-33-401-165	340 E PETERSON DR	07/21/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,200	42.76	\$246,382	\$45,118	\$66,500	100.0	130.0	0.30	0.30	\$451	\$151,403	\$3.48	100.00	4510	2023R-013734	PLEASANT VALLEY G&I	401	ALL LOTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Totals:			\$450,000			\$450,000	\$177,500		\$486,120	\$96,880	\$133,000	340.0		0.79	0.79																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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San Marino 2025 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		
4708-30-101-019	1856 MIST WOOD DR	04/12/22	\$468,150	WD	03-ARM'S LENGTH	\$468,150	\$193,400	41.31	\$432,275	\$125,875	\$90,000	0.0	0.0	0.89	0.89	#DIV/0!	\$141,433	\$3.25	0.00	4190	2022R-012141	SAN MARINO'S 30101-	401				
4708-30-201-042	1784 CLOVER RIDGE DR	06/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,700	45.83	\$451,897	\$113,103	\$90,000	270.2	179.0	1.11	1.11	\$419	\$101,895	\$2.34	270.20	4190	2023R-010643	SAN MARINO'S 30101-	401				
4708-30-201-054	1516 MOONLIGHT DR	10/13/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$198,000	33.00	\$580,944	\$109,056	\$90,000	191.5	276.0	1.21	1.21	\$569	\$89,832	\$2.06	191.54	4190	2022R-028223	SAN MARINO'S 30101-	401				
4708-30-201-062	1902 CLOVER RIDGE DR	12/15/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,500	46.57	\$478,339	\$106,661	\$90,000	140.5	379.0	1.22	1.22	\$759	\$87,213	\$2.00	140.51	4190	2023R-022943	SAN MARINO'S 30101-	401				
4708-30-201-079	1835 CLOVER RIDGE DR	06/15/23	\$488,000	WD	03-ARM'S LENGTH	\$488,000	\$211,300	43.30	\$439,162	\$138,838	\$90,000	228.4	343.0	1.80	1.80	\$608	\$77,175	\$1.77	228.42	4190	2023R-011449	SAN MARINO'S 30101-	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	\$440,121	\$117,879	\$90,000	161.7	332.0	1.23	1.23	\$729	\$95,603	\$2.19	161.73	4190	2022R-028939	SAN MARINO'S 30101-	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	\$399,228	\$115,772	\$90,000	0.0	0.0	0.79	0.79	#DIV/0!	\$146,547	\$3.36	0.00	4190	2022R-019779	SAN MARINO'S 30101-	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	\$553,246	\$106,754	\$90,000	0.0	0.0	1.01	1.01	#DIV/0!	\$105,697	\$2.43	0.00	4240	2022R-017029	SAN MARINO'S 30101-	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	\$600,843	\$92,157	\$90,000	140.7	256.8	0.83	0.83	\$655	\$111,166	\$2.55	140.70	4190	2022R-010603	SAN MARINO'S 30101-	401				
4708-30-401-009	8765 GLEN VIEW DR	08/31/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$114,439	36.09	\$540,561	\$114,439	\$90,000	160.5	265.7	1.05	1.05	\$713	\$108,679	\$2.49	160.53	4190	2022R-020943	SAN MARINO'S 30101-	401				
4708-30-401-023	8552 GLEN VIEW DR	05/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$163,500	36.33	\$393,380	\$146,600	\$90,000	125.5	333.0	0.96	0.96	\$1,169	\$152,888	\$3.51	125.47	4190	2023R-008194	SAN MARINO'S 30101-	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	\$498,305	\$101,695	\$90,000	130.8	318.5	0.96	0.96	\$778	\$106,376	\$2.44	130.79	4190	2022R-019048	SAN MARINO'S 30101-	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	\$455,652	\$119,248	\$90,000	125.0	308.1	0.88	0.88	\$954	\$134,896	\$3.10	125.00	4190	2023R-004638	SAN MARINO'S 30101-	401				
4708-30-401-050	1470 MIST WOOD DR	04/03/23	\$441,110	WD	03-ARM'S LENGTH	\$441,110	\$162,600	36.86	\$419,387	\$111,723	\$90,000	165.0	367.0	1.39	1.39	\$677	\$80,376	\$1.85	165.00	4190	2023R-005809	SAN MARINO'S 30101-	401				
4708-30-401-074	8476 MIST FIELD CT	12/12/23	\$434,190	WD	03-ARM'S LENGTH	\$434,000	\$159,600	36.77	\$398,197	\$125,803	\$90,000	246.2	321.0	1.25	1.25	\$511	\$100,321	\$2.30	246.15	4190	2022R-022858	SAN MARINO'S 30101-	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	\$535,879	\$122,121	\$108,000	125.0	291.4	0.84	0.84	\$977	\$146,078	\$3.35	125.00	4190	2022R-011629	SAN MARINO'S 30101-	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	\$608,771	\$93,329	\$90,000	0.0	0.0	1.08	1.08	#DIV/0!	\$86,416	\$1.98	0.00	4190	2022R-011777	SAN MARINO'S 30101-	401				
4708-30-402-015	8741 NORTH HILLS CT	02/15/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$262,500	39.77	\$607,771	\$124,229	\$90,000	0.0	0.0	1.08	1.08	#DIV/0!	\$131,694	\$3.02	0.00	4190	2024R-005126	SAN MARINO'S 30101-	401				
4708-30-402-031	1172 THORN RIDGE DR	05/07/24	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$217,000	34.88	\$557,000	\$146,289	\$90,000	0.0	0.0	0.77	0.77	#DIV/0!	\$189,986	\$4.36	0.00	4190	2023R-022144	SAN MARINO'S 30101-	401				
Totals:			\$9,855,260			\$9,855,260	\$3,844,800		\$9,333,669	\$2,249,591	\$1,728,000			20.36	20.36												
		Sale. Ratio >>>						39.01																			
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