

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term/Cmt	Ac.	Sale \$/Ac	Adj. when Sold	Assd. when Sold	Assd./Adj. Sale	Cur. Appraisal	Land Reserves	Est. Land Value	Offer Price	Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Acres	ECF Price	ECF Price/Acre	Lot Label	Gravel	Paved	Inspected Date	Use Code	Site	Rate Group 1	Rate Group 2	Rate Group 3		
4708-16-201-017	3801 16TH HILLS DR	08/15/23	\$376,000	WD	03-ARM'S LENGTH	0.1220	\$3,081		\$129,100	\$2,600				\$999,320			144.0	0.36	\$371,841	\$3,047	\$24,650		0	6/2/2024												
4708-21-203-017	3837 GLEN HILLS DR	08/15/23	\$350,000	WD	03-ARM'S LENGTH	0.27	\$1,296		\$151,800	\$4,337	\$367,229			\$54,771			263.0	0.57	\$577	\$95,420	\$2,190	\$5.00	0	4/20/2024	03-15534	HARTLAND HILLS 16201				1	7/12/2023	RENTAL	401		STANDARD LOT	
4708-21-203-008	11108 MATTHEW LN	09/27/24	\$451,900	WD	03-ARM'S LENGTH	0.451	\$950		\$166,000	36.73	\$389,984						0.0	0.29	0.29	\$461,779	\$10,600	0.00		4225	2024-01817902	HERITAGE MEADOWS 22303				0	1	7/24/2024		401		
4708-21-203-029	2364 LORRAINE LN	12/27/24	\$392,000	WD	03-ARM'S LENGTH	0.392	\$999		\$172,900	44.11	\$397,806						0.0	0.28	0.28	\$436,407	\$5,443	0.00		4225	2024-04281741	HERITAGE MEADOWS 22303				0	1	4/17/2025		401		
4708-21-203-044	2397 LORRAINE LN	04/03/24	\$445,000	WD	03-ARM'S LENGTH	0.445	\$999		\$174,900	40.31	\$399,041						0.0	0.27	0.27	\$459,041	\$8,774	0.00		4225	2024-03590405	HERITAGE MEADOWS 22303				0	1	3/12/2024		401		
4708-21-203-044	2361 LORRAINE LN	08/1/23	\$375,000	WD	03-ARM'S LENGTH	0.375	\$980		\$133,800	35.68	\$347,268						0.0	0.27	0.27	\$369,378	\$8.48	0.00		4225	2023-0315207	HERITAGE MEADOWS 22303				0	1	7/25/2024		401		
4708-21-203-045	2349 LORRAINE LN	04/03/24	\$416,000	WD	03-ARM'S LENGTH	0.416	\$980		\$174,500	41.95	\$405,889						0.0	0.27	0.27	\$424,000	\$6.98	0.00		4225	2024-0001362	HERITAGE MEADOWS 22303				0	1	6/3/2024		401		
4708-21-203-066	11332 ANYA LN	08/18/23	\$415,000	WD	03-ARM'S LENGTH	0.415	\$980		\$169,400	48.82	\$444,891						0.0	0.28	0.28	\$490	\$10,389	\$3.45	86.00						0	1	7/29/2024		401			
4708-21-203-074	11334 MATTHEW LN	08/07/24	\$589,000	WD	03-ARM'S LENGTH	0.589	\$980		\$205,800	11748/24	\$722,618						0.0	0.27	0.27	\$622,618	\$5.88	0.00		4225	2024-0001362	HERITAGE MEADOWS 22303				0	1	7/29/2024		401	STANDARD	
4708-21-203-083	11252 MATTHEW LN	03/02/25	\$445,000	WD	03-ARM'S LENGTH	0.445	\$980		\$186,000	41.80	\$427,079						0.0	0.28	0.28	\$11,124	\$321,146	\$7.37	80.00		4225	2025-000060	HERITAGE MEADOWS 22303				0	1	4/18/2025		401	STANDARD
4708-21-203-011	2769 BULLARD	03/04/24	\$392,500	WD	03-ARM'S LENGTH	0.392	\$980		\$162,000	48.85	\$55,255						0.0	0.60	0.60	\$711	\$123,882	\$2.84	180.00		4200	2024-0001861	HARTLAND COUNTRY CLUB 23101,103,104				0	1	5/16/2024		401	SITE VALUE
4708-21-203-010	7711 BULLARD	03/04/24	\$108,000	WD	03-ARM'S LENGTH	0.108	\$980		\$133,700	47.41	\$117,023						0.0	0.60	0.60	\$88	\$17,407	\$0.68	120.00		4200	2023-020999	HARTLAND COUNTRY CLUB 23101,103,104				0	1	4/16/2024		401	SITE VALUE
4708-21-20																																				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid/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	Libri/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
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[illegible]

4708-13-401-036	3238 BRIAR HILL	11/21/23	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$152,200	36.90	\$446,224	\$140,647	\$174,371	125.0	216.0	0.62	\$1,125	\$226,850	\$5.21	125.00	4250	2023R-021819	DUNHAM LAKES ESTATES	0	1	4/10/2024	401	LAKE/GREENBELT
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Time Adjustment	Time Adjusted Residual	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ht	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Ubrs/Page	and Tab	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4292-0000	1078 E 1000th St	04/28/2000	648,000.00	WFO	AS IS, ARMED & DANGEROUS	648,000.00	648,654.00	1.0000	648,654.00	648,654.00	648,654.00	1.15	745,952.10	828.00	100.00	1.00	1.00	1.00	648,654.00	648,654.00	648.65	828.00	30338.0455	403	0	0	1	0	0	0

7408-29-105-010	1865 FIDDLER CT	08/25/21	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$213,300	47.72	\$464,245	\$74,755	\$95,000	1.15	5	85,968.25	40.0	392.0	0.36	0.36	\$1,869	\$207,653	\$4,77	40.00	4285 2021R-035785	FIDDLER	0	1	7/27/2021	401	STANDARD LOT
			\$447,000		03-ARM'S LENGTH	\$447,000	\$213,300	47.72	\$464,245	\$74,755	\$95,000	1.15	5	85,968.25	40.0	392.0	0.36	0.36	\$1,869	\$207,653	\$4,77	40.00	4285 2021R-035785 <td>FIDDLER <td>0</td> <td>1 <td>7/27/2021 <td>401 <td>STANDARD LOT</td> </td></td></td></td>	FIDDLER <td>0</td> <td>1 <td>7/27/2021 <td>401 <td>STANDARD LOT</td> </td></td></td>	0	1 <td>7/27/2021 <td>401 <td>STANDARD LOT</td> </td></td>	7/27/2021 <td>401 <td>STANDARD LOT</td> </td>	401 <td>STANDARD LOT</td>	STANDARD LOT

Parcel Number	Street Address	Sale Date	Sale Price	Indr.	Term's of Sale	Adj. Sale \$	Aud. when Sold	Acid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqR	Actual Front	FCF Acres	2023R-1B45/Fs	Land Table	Paved	Inspected Date	Use Code	Class	State Group 1	State Group 2		
4708-04-101-026	10145 CARLEE JUNE	09/21/23	\$310,000	Wtr.	03-ARM'S LENGTH	\$310,000	\$126,800	40.90	\$33,173	\$77,627	\$71,800		188.0	0.54	0.54	\$621	\$144,000	\$268.00	\$3.31	125.00	4015	2023R-01B45/Fs	HEART OF THE LAKES 04101	0	1	10/3/2023		401	STANDARD	

4708-27-405-010	1010 WOODS EDGE DR	06/27/23	\$425,000	WU	US-ARMY'S LEM/HTA	\$425,000	\$120,300	\$230.7	\$174,758	\$1,808	0.0	0.0	0.49	42/5 2023-01-2108	FOREST BROOK & WOODS EDGE	0	0	1/5/2023	401
4708-27-405-011	1045 WOODS EDGE DR	01/17/23	\$425,000	WU	US-ARMY'S LEM/HTA	\$425,000	\$120,300	0.0	\$234,404	\$63,404	0.0	0.47	0.49	42/5 2023-01-2108	FOREST BROOK & WOODS EDGE	0 <td>0 <td>1/5/2023</td> <td>401</td> </td>	0 <td>1/5/2023</td> <td>401</td>	1/5/2023	401

[illegible][illegible]

4708-27-204-193	1504 MAXFIELD RD	01/09/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$120,000	42.86	\$241,295	\$159,940	\$121,235	72.8	150.0	0.30	0.30	\$2,197	\$536,711	\$12.32	54.00	4540	2025R-000879	MAXFIELD LAKE FRONT	0	1	4/14/2025	401	LAKE LOTS
4708-33-384-003	11430 LAKESHORE DR	09/13/24	\$280,000	WD	03- ARM'S LENGTH	\$280,000	\$141,100	50.84	\$64,488	\$133,930	\$133,930	100.0	140.0	0.33	0.33	\$1,303	\$330,430	\$0.33	54.00	4536	2024R-000878	11430 LAKESHORE DR	0	0	5/14/2024	004	LAKE LOTS

	Sale, Ratio =>	29.28	Average per FF=>	#DIV/0!	Average per Net Acre=>	46,108.10	Average per SqFt=>	\$0.83
	Std. Dev. =>	#REF!						

COBBLESTONE PRESEVO: 2020 LAND ANALYSIS																													
Parcel Number	Street Address	Solo Data	Solo Price	Instr.	Terms of Sale	Adj. Land Sale	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effort, Front	Danah	Net Acres	Total Acres	Dollars/FEE	Dollars/Acre	Dollars/SqFt	Actual Ennet	FEE Area	Other/Danah	Land Table	Gravel	Paaved	Inspected Data	Use Code	Class	Rate Group 1	Rate Group 2

LAND ESTATES 2026 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	Libert/Page	Land Table	Gravel	Paved	Inspected Date	Use Code	Class

4708-19-401.086	2339	ARCIERO CT	03/15/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$233,000	43.15	\$532,916	\$132,622	\$125,538	0.0	0.0	0.46	HDV/01	\$288,937	\$6.63	0.00	4255	2024R-0040173	HARTLAND ESTATES 19401 & 19402	0	1	3/10/2024	401
4708-19-403.206	2656	MADIA CT	03/04/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$334,100	43.18	\$648,088	\$130,650	\$126,530	0.47	0.47	0.30	HDV/01	\$200,150	\$6.43	0.00	4355	2023R-0234401	HARTLAND ESTATES 10401 & 10402	0	1	3/10/2024	401

HARTLAND LAKE ESTATES 2026 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	Ubrty/Page	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2		
4708-27-102-009	1401 REMSING DR	06/28/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$168,300	36.99	\$346,581	\$79,470	\$88,051	80.1	150.0	0.28	0.28	\$993	\$287,935	\$6.61	80.06	4550	2023R-012191	HARTLAND LAKES ESTATES 27102		0	1	9/11/2023	401	STANDARD			
4708-27-102-043	1398 REMSING DR	05/15/24	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$191,200	44.57	\$349,691	\$79,309	\$73,963	80.0	150.0	0.28	0.28	\$1,916	\$555,333	\$12.75	80.01	4550	2024R-009060	HARTLAND LAKES ESTATES 27102		0	1	4/17/2024	401	STANDARD			
Totals:			\$884,000			\$884,000	\$359,500		\$813,272	\$158,779	\$162,014	160.1		0.55	0.55																
										Sale. Ratio =>		40.67		Average				Average													
										Std. Dev. =>		5.36		per Net Acre=>		421,634.06		Average		per SqFt=>		\$9.68		Site Value:		\$79,390					

HARTLAND SMALL LOT & VILLAGE 2026 LAND ANALY

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	Uiber/Page	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	
4708-03-101-018	3660 MILL ST	02/21/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000		38.19	\$215,200	\$96,867	\$36,887	53.1	97.0	0.15	0.15	\$997	\$590,932	\$13.57	66.00	4012	2025R-005197	HARTLAND SMALL LOT & VILLAGE		0	1	3/17/2025	401	FRONT FOOT RATE		
4708-16-101-067	10324 MAPLE	07/05/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$139,700	51.34	\$268,590	\$22,039	\$88,629	127.5	140.0	0.42	0.42	\$476	\$51,979	\$1.19	132.00	4012	2023R-012882	HARTLAND SMALL LOT & VILLAGE		0	1	9/11/2023	401	FRONT FOOT RATE		
4708-16-101-097	3557 MILL ST	01/06/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,300	48.15	\$204,132	\$38,898	\$43,030	61.9	132.0	0.20	0.20	\$628	\$194,490	\$4.46	66.00	4012	2025R-000485	HARTLAND SMALL LOT & VILLAGE		0	1	4/14/2025	401	FRONT FOOT RATE		
Totals:			\$976,900			\$976,900	\$465,900		\$1,042,483	\$147,804	\$241,382	242.5		1.93	1.93	\$700														
									Sale. Ratio =>			47.69																		
									Std. Dev. =>			6.67																		
																	Average per Net Acre=>													

HART WOODS & ROLLING HILLS 2026 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	Uber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1		
4708-29-101-006	1627 HAROLD LN	08/07/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$157,100	40.81	\$370,566	\$120,099	\$105,665	141.5	258.0	0.84	0.84	\$849	\$143,316	\$3.29	141.54	4150	2023R-016334			0	1	10/1/2024	401	SITE VALUE			
4708-29-101-026	1638 HARTLAND WOODS	08/28/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$146,200	37.97	\$350,549	\$140,116	\$105,665	120.0	331.0	0.91	0.91	\$1,168	\$153,636	\$3.53	120.00	4150	2024R-015917			0	1	9/17/2024	401	SITE VALUE			
4708-29-101-028	1608 HARTLAND WOODS	03/30/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$145,700	33.49	\$409,831	\$130,834	\$105,665	147.0	356.0	1.19	1.20	\$890	\$110,408	\$2.53	147.00	4150	2023R-010319			0	1	5/28/2025	401	SITE VALUE			
4708-29-101-038	9377 PLACID WAY	06/23/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$161,200	37.93	\$411,080	\$122,585	\$105,665	151.2	178.0	0.62	0.62	\$791	\$193,503	\$4.44	151.19	4150	2023R-010803			0	1	10/3/2024	401	SITE VALUE			
4708-29-301-042	9447 BLUEBERRY HILL	08/23/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$179,600	41.29	\$418,303	\$119,362	\$105,665	173.0	186.0	0.75	0.75	\$707	\$162,932	\$3.74	173.00	4150	2023R-016654			0	1	10/30/2024	401	SITE VALUE			
4708-29-301-077	9162 BLUEBERRY HILL	12/20/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$179,300	38.76	\$435,999	\$129,666	\$105,665	250.6	131.0	0.90	0.90	\$518	\$143,436	\$3.29	250.65	4150	2024R-023702			0	1	10/29/2024	401	SITE VALUE			
4708-29-301-094	1324 RAVENSWOOD WAY	07/31/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$176,500	37.96	\$452,901	\$171,764	\$105,665	120.0	364.0	1.00	1.00	\$981	\$117,646	\$2.70	120.00	4150	2023R-014589			0	1	5/4/2023	401	SITE VALUE			
Totals:			\$2,990,000			\$2,990,000	\$1,144,600		\$2,849,229	\$880,426	\$739,655	1,103.3		6.21	6.23																
			Sale. Ratio =>		Std. Dev. =>			38.28			Average per FF=>	\$798		Average per Net Acre=>	141,798.36		Average per Sqft=>	\$3.26		Site Value:	\$125,775.14										

LAKE TYRONE & LONG LAKE 2026 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	Uiber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
4708-03-101-016	5888 BULLARD RD	07/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$156,600	33.68	\$386,328	\$210,808	\$132,136	49.5	346.0	0.40	0.40	\$4,258	\$531,003	\$12.19	50.00	4555	2023R-014155			0	1	2/22/2023	401	LAKE FRONT		
4708-03-101-029	5786 BULLARD RD	07/11/24	\$686,100	WD	03-ARM'S LENGTH	\$686,100	\$269,600	39.29	\$590,805	\$228,211	\$132,916	49.8	367.0	0.42	0.42	\$4,583	\$542,069	\$12.44	50.00	4555	2024R-012575			0	1	6/13/2024	401	LAKE FRONT		
4708-03-101-061	5952 BULLARD RD	09/11/25	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$129,300	31.93	\$265,585	\$280,050	\$140,635	52.7	436.0	0.52	0.52	\$5,315	\$538,358	\$12.36	52.00	4013	2025R-005956			0	1	4/16/2025	401	LAKE FRONT		
4708-27-101-064	1459 SHORELINE DR	03/04/25	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$233,500	26.24	\$779,396	\$403,958	\$293,354	109.9	261.0	0.54	0.54	\$3,675	\$749,458	\$17.21	90.00	4565	2025R-004179			1	0	10/23/2024	401	LAKE LOTS 50'		
4708-02-101-012	5521 MABLEY HILL RD	05/21/24	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$108,300	38.34	\$266,884	\$174,496	\$158,680	59.5	462.0	0.66	0.66	\$2,935	\$110,408	\$6.04	50.00	4555	2024R-009030			1	0	8/21/2024	401	LAKE FRONT		
4708-28-401-047	1174 LONG LAKE DR	08/01/24	\$1,790,000	WD	03-ARM'S LENGTH	\$1,790,000	\$821,500	45.87	\$1,752,899	\$365,592	\$328,491	123.1	269.0	0.74	0.74	\$2,970	\$492,712	\$11.31	121.00	4565	2024R-014835			0	1	5/20/2024	401	LAKE LOTS 100'		
4708-28-401-052	1114 LONG LAKE DR	07/21/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$202,500	45.70	\$695,651	\$211,252	\$267,860	130.0	300.0	0.83	0.83	\$1,702	\$267,860	\$6.15	121.00	4565	2023R-013657			0	1	9/11/2023	401	LAKE LOTS 100'		
Totals:			\$4,490,000			\$4,490,000	\$1,593,800		\$4,797,348	\$1,884,367	\$1,593,115	574.4		4.11	4.11															
			Sale. Ratio =>		Std. Dev. =>			38.89			Average per FF=>	\$1,280		Average per Net Acre=>	458,706.67		Average per Sqft=>	\$10.53												
4708-28-401-075	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	\$4.80	170.00	4565	2022R-031560			0	1	2/23/2022	401	LARGE LAKE LOTS		
4708-34-100-026	11055 ALBERTA DR	02/14/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$202,400	40.86	\$712,052	\$345,709	\$317,761	211.2	290.0	0.97	0.97	\$1,637	\$68,187	\$1.57	200.00	4565	2023R-003303			1	0	5/17/2023	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 =>		Std. Dev. =>			37.17			Average per FF=>	\$1,446		Average per Net Acre=>	273,748.46		Average per Sqft=>	\$6.28												

LONG LAKE PINES 2026 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	Time Adjustment	Adjusted Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Uiber/Page	Parcels	Land Table	Gravel	Paved	Inspected Date	Use Code	Class		
4708-33-402-003	305 LAKE PINES DR	06/13/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$203,600	38.78	\$543,384	\$94,216	1.20	\$113,059	\$112,600	132.5	272.6	0.83	0.83	\$711	\$113,650	\$2.61	132.54	4290	2022R-012752		0	1	7/26/2022		401			
4708-33-402-018	160 LAKE PINES DR	07/28/22	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$217,400	35.24	\$608,549	\$121,051	1.20	\$145,261	\$112,600	125.4	428.5	1.23	1.23	\$966	\$98,176	\$2.25	125.35	4290	2022R-021412		0	1	5/7/2024		401			
4708-33-402-023	290 LAKE PINES DR	03/02/23	\$663,500	WD	03-ARM'S LENGTH	\$663,500	\$270,400	40.75	\$661,406	\$114,694	1.10	\$126,163	\$112,600	125.2	293.9	0.85	0.85	\$916	\$135,733	\$3.12	125.20	4290	2023R-004165		0	1	5/17/2023		401			
4708-33-402-024	320 LAKE PINES DR	10/28/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$259,300	46.00	\$613,747	\$126,823	1.20	\$76,624	\$112,600	382.0	133.3	1.17	1.17	\$167	\$54,622	\$3.25	382.04	4290	2022R-029259		0	1	11/10/2022		401			
Totals:			\$2,370,500			\$2,370,500	\$951,300		\$2,427,086	\$393,814		\$461,107	\$450,400	765.1		4.08	4.08															
								Sale. Ratio =>			40.13																					
								Std. Dev. =>			4.49																					
														Average per Net Ac	96,617.76																	
														Average per FF=>																		
														\$515																		

**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 HARTLAND, PARSHALLVILLE & MOREVIEW 2026 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	Libers/Page	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	
4708-05-102-013	5836 CIDER MILL DR	08/03/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$292,700	47.21	\$624,614	\$64,198	\$68,812	0.0	0.0	0.54	0.54	#DIV/0!	\$118,885	\$2.73	0.00	4225	2023R-015088	PARSHALLVILLE POND & MOREVIEW		0	1	7/5/2023	401	
4708-08-101-024	4617 PINE WAY DR	03/19/25	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$216,500	46.56	\$442,870	\$90,942	\$68,812	132.5	273.0	0.83	0.83	\$686	\$109,437	\$2.51	132.54	4245	2025R-005025	PINES OF HARTLAND 08101		0	1	2/13/2025	401	1/2 - 1 ACRE
4708-08-101-036	9296 PINE HILL TR	07/12/24	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$175,500	38.16	\$426,050	\$102,662	\$68,812	210.0	140.0	0.68	0.68	\$489	\$152,092	\$3.49	210.00	4245	2024R-012562	PINES OF HARTLAND 08101		0	1	7/29/2024	401	1/2 - 1 ACRE
Totals:			\$1,544,900			\$1,544,900	\$684,700		\$1,493,534	\$257,802	\$206,436	342.5		2.05	2.05													
								Sale. Ratio =>	44.32			Average		Average			Average					Site Value :		\$85,934				
								Std. Dev. =>	5.05			per FF=>	\$753		Average	per Net Acre=>	126,002.93		Average	per SqFt=>	\$2.89							

PLEASANT VALLEY CC 2026 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	Libers/Page	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1													
4708-33-401-012	10524 WALLACE LAKE DR	04/15/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$149,300	51.66	\$261,766	\$75,674	\$48,440	65.0	120.0	0.18	0.18	\$1,164	\$422,760	\$9.71	65.00	4510	2024R-006662	PLEASANT VALLEY G&CC-BITTEN LAKE		0	1	4/15/2024	401	ALL LOTS													
4708-33-401-048	349 E PETERSON DR	04/02/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$176,700	52.75	\$320,846	\$62,594	\$48,440	80.0	120.0	0.22	0.22	\$782	\$284,518	\$6.53	80.00	4510	2024R-005154	PLEASANT VALLEY G&CC-BITTEN LAKE		1	0	2/22/2024	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	\$226,267	\$47,173	\$48,440	100.0	130.0	0.30	0.30	\$472	\$158,299	\$3.63	100.00	4510	2023R-013734	PLEASANT VALLEY G&CC-BITTEN LAKE		1	0	9/11/2023	401	ALL LOTS													
4708-33-401-220	260 W PETERSON DR	09/10/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,700	49.92	\$363,512	\$111,258	\$84,770	88.0	130.0	0.26	0.26	\$1,264	\$423,034	\$9.71	88.00	4510	2024R-016281	PLEASANT VALLEY G&CC-BITTEN LAKE		0	1	7/10/2024	401	ALL LOTS													
Totals:			\$1,239,000			\$1,239,000	\$616,900		\$1,172,391	\$296,699	\$230,090	333.0		0.96	0.96																										
									Sale. Ratio =>	49.73										Average																					
									Std. Dev. =>	4.50										per FF=>	\$757										Average										
																				per Net Acre=>	266.055.95										Average										
																															per SqFt=>	\$6.11									

SAN MARINO 2026 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	Libers/Page	Land Table	Gravel	Paved	Inspected Date	Use Code	Class																						
4708-30-201-042	1784 CLOVER RIDGE DR	06/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,700	45.83	\$403,721	\$101,678	\$118,399	270.2	179.0	1.11	1.11	\$376	\$91,602	\$2.30	270.20	4190	2023R-010643	SAN MARINO'S 30101-402		0	1	6/6/2023	401																						
4708-30-201-057	1612 MOONLIGHT DR	08/23/24	\$593,631	WD	03-ARM'S LENGTH	\$593,631	\$205,700	34.65	\$564,932	\$147,098	\$118,399	156.0	349.0	1.25	1.25	\$943	\$117,773	\$2.70	155.95	4190	2024R-015206	SAN MARINO'S 30101-402		0	1	9/17/2024	401																						
4708-30-201-059	1676 MOONLIGHT DR	08/15/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$255,200	47.26	\$540,116	\$118,283	\$118,399	215.4	200.0	0.99	0.99	\$549	\$119,599	\$2.75	215.40	4190	2024R-015534	SAN MARINO'S 30101-402		0	1	7/17/2024	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	\$478,306	\$128,093	\$118,399	228.4	343.0	1.80	1.80	\$561	\$71,202	\$1.63	228.42	4190	2023R-011449	SAN MARINO'S 30101-402		0	1	7/25/2023	401																						
4708-30-202-012	1893 PARK RIDGE CT	01/24/25	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$161,000	39.46	\$357,459	\$168,940	\$118,399	0.0	0.0	0.81	0.81	#DIV/0!	\$208,568	\$4.79	0.00	4190	2025R-001456	SAN MARINO'S 30101-402		0	1	4/14/2025	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	\$431,713	\$136,686	\$118,399	125.5	333.0	0.96	0.96	\$1,089	\$142,530	\$3.27	125.47	4190	2023R-008194	SAN MARINO'S 30101-402		0	1	5/30/2023	401																						
4708-30-401-030	8732 GLEN VIEW DR	07/12/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$236,900	43.07	\$540,011	\$128,388	\$118,399	125.0	302.0	0.87	0.87	\$1,027	\$148,083	\$3.40	125.00	4190	2024R-012319	SAN MARINO'S 30101-402		0	1	6/4/2024	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	\$458,434	\$101,075	\$118,399	165.0	367.0	1.39	1.39	\$613	\$72,716	\$1.67	165.00	4190	2023R-005809	SAN MARINO'S 30101-402		0	1	9/30/2024	401																						
4708-30-401-074	8476 MIST FIELD CT	12/12/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$159,600	36.77	\$436,741	\$115,658	\$118,399	246.2	221.9	1.25	1.25	\$470	\$92,231	\$2.12	246.15	4190	2023R-022858	SAN MARINO'S 30101-402		0	1	4/10/2024	401																						
4708-30-401-089	8714 GLEN HAVEN DR	01/03/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$246,500	44.82	\$536,710	\$131,689	\$118,399	125.0	285.5	0.82	0.82	\$1,054	\$160,792	\$3.69	125.00	4190	2025-000348	SAN MARINO'S 30101-402		0	1	4/14/2025	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	\$651,315	\$127,084	\$118,399	0.0	0.0	1.08	1.08	#DIV/0!	\$117,670	\$2.70	0.00	4190	2024R-005126	SAN MARINO'S 30101-402		0	1	10/1/2024	401																						
4708-30-402-031	1172 THORN RIDGE DR	12/04/23	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$194,300	34.88	\$547,549	\$127,850	\$118,399	0.0	0.0	0.77	0.77	#DIV/0!	\$166,039	\$3.81	0.00	4190	2023R-022144	SAN MARINO'S 30101-402		0	1	10/22/2024	401																						
Totals:						\$6,146,741			\$2,476,800	\$6,035,007	\$1,532,522	1,656.6		13.10	13.10																																		
								Sale. Ratio =>	40.29									Average										Average																					
								Std. Dev. =>	4.46									per FF=>	\$925									per Net Acre=>	117,022.14									Average		per SqFt=>	\$2.69								
																																						Site Value:	\$127,710.17										

WALNUT RIDGE ESTATES 2026 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	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
4708-19-301-017	2500 WALNUT VIEW DR	10/23/24	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$317,400	45.02	\$708,972	\$149,226	\$153,198	0.0	0.0	0.36	0.36	#DIV/0!	\$414,517	\$9.52	0.00	4260	2024R-019763		WALNUT RIDGE ESTATES		0	1	9/18/2024	401
4708-19-301-040	2429 WALNUT VIEW DR	07/24/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$296,900	51.19	\$613,425	\$119,773	\$153,198	0.0	0.0	0.37	0.37	#DIV/0!	\$323,711	\$7.43	0.00	4260	2024R-013230		WALNUT RIDGE ESTATES		0	1	7/10/2020	401
4708-19-301-057	2400 TORREY PINE CT	08/13/24	\$806,000	WD	03-ARM'S LENGTH	\$806,000	\$375,100	46.54	\$811,565	\$147,633	\$153,198	0.0	0.0	0.42	0.42	#DIV/0!	\$351,507	\$8.07	0.00	4260	2024R-015842		WALNUT RIDGE ESTATES		0	1	7/22/2024	401
4708-19-301-058	2393 TORREY PINE CT	05/28/24	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$355,500	49.72	\$745,655	\$122,543	\$153,198	0.0	0.0	0.42	0.42	#DIV/0!	\$291,769	\$6.70	0.00	4260	2024R-009497		WALNUT RIDGE ESTATES		0	1	6/26/2024	401
Totals:			\$2,806,000			\$2,806,000	\$1,344,900		\$2,879,617	\$539,175	\$612,792	0.0		1.57	1.57													
			Sale. Ratio =>					47.93		Average				Average			Average											
			Std. Dev. =>					2.81		per FF=>				#DIV/0!			per SqFt=>			\$7.88								