

HANDY, ROUND, & MAXFIELD LAKES 2026 LAND

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	Land Table	Class
4708-28-401-033	1265 LONG LAKE CT	07/11/24	\$900,000	WD	ARMS LNTH	\$900,000	\$361,200	40.13	\$881,128	\$111,463	\$92,591	70.0	352.0	0.98	0.98	\$1,592	\$113,738	\$2.61	70.00	4530	ROUND LAKE FRONT	401
Totals:						\$900,000	\$900,000	\$361,200	\$881,128	\$111,463	\$92,591	70.0	352.0	0.98	0.98	\$1,592	\$113,738	\$2.61	70.00	4530	ROUND LAKE FRONT	401
						Sale. Ratio =>	\$361,200	40.13	\$881,128	\$111,463	\$92,591	70.0	352.0	0.98	0.98	\$1,592	\$113,738	\$2.61	70.00	4530	ROUND LAKE FRONT	401
						Std. Dev. =>	#REF!	#REF!	\$881,128	\$111,463	\$92,591	70.0	352.0	0.98	0.98	\$1,592	\$113,738	\$2.61	70.00	4530	ROUND LAKE FRONT	401
						Average per FF=>	\$361,200	40.13	\$881,128	\$111,463	\$92,591	70.0	352.0	0.98	0.98	\$1,592	\$113,738	\$2.61	70.00	4530	ROUND LAKE FRONT	401
						Average per Net Acre=>	\$361,200	40.13	\$881,128	\$111,463	\$92,591	70.0	352.0	0.98	0.98	\$1,592	\$113,738	\$2.61	70.00	4530	ROUND LAKE FRONT	401
4708-27-403-011	1297 MAXFIELD RD	05/30/23	\$530,000	WD	ARMS LNTH	\$530,000	\$202,400	38.19	\$529,570	\$114,079	\$113,649	68.3	246.0	0.28	0.28	\$1,671	\$404,535	\$9.29	50.00	4540	MAXFIELD LAKE FRONT	401
4708-27-204-152	1514 MAXFIELD RD	07/18/24	\$305,000	WD	ARMS LNTH	\$305,000	\$121,500	39.84	\$255,914	\$140,012	\$90,926	72.8	240.0	0.30	0.30	\$1,923	\$469,839	\$10.79	54.00	4540	MAXFIELD LAKE FRONT	401
4708-27-204-193	1504 MAXFIELD RD	01/09/25	\$280,000	WD	ARMS LNTH	\$280,000	\$120,000	42.86	\$241,295	\$159,940	\$121,235	72.8	240.0	0.30	0.30	\$2,197	\$536,711	\$12.32	54.00	4540	MAXFIELD LAKE FRONT	401
4708-22-301-094	11420 NORWAY	08/13/24	\$560,000	WD	ARMS LNTH	\$560,000	\$341,100	60.91	\$564,405	\$126,833	\$131,238	105.1	165.0	0.33	0.33	\$1,207	\$379,740	\$8.72	94.00	4535	HANDY LAKEFRONT	401
4708-27-101-024	1605 SHORELINE DR	09/03/24	\$368,500	WD	ARMS LNTH	\$368,500	\$121,100	32.86	\$298,872	\$151,378	\$81,750	49.1	135.0	0.16	0.16	\$3,083	\$976,632	\$22.42	50.00	4530	ROUND LAKE FRONT	401
4708-27-403-013	1311 MAXFIELD RD	05/12/23	\$489,000	WD	ARMS LNTH	\$489,000	\$192,200	39.30	\$459,512	\$204,931	\$175,443	131.7	229.0	0.53	0.53	\$1,556	\$389,603	\$8.94	100.00	4540	MAXFIELD LAKE FRONT	401
4708-27-204-207	1556 MAXFIELD RD	05/11/23	\$515,000	WD	ARMS LNTH	\$515,000	\$182,900	35.51	\$480,924	\$189,661	\$155,585	133.5	250.0	2.52	3.07	\$1,421	\$75,352	\$1.73	97.00	4540	MAXFIELD LAKE FRONT	401
Totals:						\$3,047,500	\$3,047,500	\$1,281,200	\$2,830,492	\$1,086,834	\$869,826	633.3	4.41	4.96	\$1,671	\$404,535	\$9.29	50.00	4540	MAXFIELD LAKE FRONT	401	
						Sale. Ratio =>	\$1,281,200	42.04	\$2,830,492	\$1,086,834	\$869,826	633.3	4.41	4.96	\$1,671	\$404,535	\$9.29	50.00	4540	MAXFIELD LAKE FRONT	401	
						Std. Dev. =>	#REF!	#REF!	\$2,830,492	\$1,086,834	\$869,826	633.3	4.41	4.96	\$1,671	\$404,535	\$9.29	50.00	4540	MAXFIELD LAKE FRONT	401	
						Average per FF=>	\$1,281,200	42.04	\$2,830,492	\$1,086,834	\$869,826	633.3	4.41	4.96	\$1,671	\$404,535	\$9.29	50.00	4540	MAXFIELD LAKE FRONT	401	
						Average per Net Acre=>	\$1,281,200	42.04	\$2,830,492	\$1,086,834	\$869,826	633.3	4.41	4.96	\$1,671	\$404,535	\$9.29	50.00	4540	MAXFIELD LAKE FRONT	401	
4708-27-100-005	1390 SHADY CREST DR	09/15/23	\$964,900	WD	ARMS LNTH	\$964,900	\$282,500	29.28	\$931,842	\$461,081	\$328,023	0.0	0.0	10.00	10.00	#DIV/0!	\$36,108	\$0.83	0.00	4540	MAXFIELD LAKE FRONT	401
Totals:						\$964,900	\$964,900	\$282,500	\$931,842	\$461,081	\$328,023	0.0	0.0	10.00	10.00	#DIV/0!	\$36,108	\$0.83	0.00	4540	MAXFIELD LAKE FRONT	401
						Sale. Ratio =>	\$282,500	29.28	\$931,842	\$461,081	\$328,023	0.0	0.0	10.00	10.00	#DIV/0!	\$36,108	\$0.83	0.00	4540	MAXFIELD LAKE FRONT	401
						Std. Dev. =>	#REF!	#REF!	\$931,842	\$461,081	\$328,023	0.0	0.0	10.00	10.00	#DIV/0!	\$36,108	\$0.83	0.00	4540	MAXFIELD LAKE FRONT	401
						Average per FF=>	\$282,500	29.28	\$931,842	\$461,081	\$328,023	0.0	0.0	10.00	10.00	#DIV/0!	\$36,108	\$0.83	0.00	4540	MAXFIELD LAKE FRONT	401
						Average per Net Acre=>	\$282,500	29.28	\$931,842	\$461,081	\$328,023	0.0	0.0	10.00	10.00	#DIV/0!	\$36,108	\$0.83	0.00	4540	MAXFIELD LAKE FRONT	401

COBBLESTONE PRESERVE 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	Land Table	Class
4708-29-401-020	9831 VIEWCREST CT	06/15/23	\$441,200	WD	ARMS LNTH	\$441,200	\$177,600	40.25	\$424,740	\$138,939	\$125,479	0.0	0.0	0.45	0.45	#DIV/0!	\$396,107	\$9.09	0.00	4255	COBBLESTONE PRESERVE 29401	401
4708-29-401-032	1485 WOODHURST CT	07/28/23	\$485,000	WD	ARMS LNTH	\$485,000	\$197,700	40.76	\$489,532	\$117,947	\$122,479	0.0	0.0	0.79	0.79	#DIV/0!	\$149,300	\$3.43	0.00	4241	COBBLESTONE PRESERVE 29401	401
4708-29-401-076	1536 WOODHURST CT	05/19/23	\$477,500	WD	ARMS LNTH	\$477,500	\$202,000	42.30	\$474,502	\$125,477	\$122,479	0.0	0.0	0.46	0.46	#DIV/0!	\$272,776	\$6.26	0.00	4241	COBBLESTONE PRESERVE 29401	401
Totals:						\$1,403,700	\$1,403,700	\$577,300	\$1,388,774	\$382,363	\$367,437	0.0	0.0	1.70	1.70	#DIV/0!	\$396,107	\$9.09	0.00	4255	COBBLESTONE PRESERVE 29401	401
						Sale. Ratio =>	\$577,300	41.13	\$1,388,774	\$382,363	\$367,437	0.0	0.0	1.70	1.70	#DIV/0!	\$396,107	\$9.09	0.00	4255	COBBLESTONE PRESERVE 29401	401
						Std. Dev. =>	#REF!	#REF!	\$1,388,774	\$382,363	\$367,437	0.0	0.0	1.70	1.70	#DIV/0!	\$396,107	\$9.09	0.00	4255	COBBLESTONE PRESERVE 29401	401
						Average per FF=>	\$577,300	41.13	\$1,388,774	\$382,363	\$367,437	0.0	0.0	1.70	1.70	#DIV/0!	\$396,107	\$9.09	0.00	4255	COBBLESTONE PRESERVE 29401	401
						Average per Net Acre=>	\$577,300	41.13	\$1,388,774	\$382,363	\$367,437	0.0	0.0	1.70	1.70	#DIV/0!	\$396,107	\$9.09	0.00	4255	COBBLESTONE PRESERVE 29401	401
						Site Value:	\$127,454.33															

HARTLAND 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	Land Table	Class
4708-19-401-082	2387 ARCIERO CT	06/13/24	\$580,000	WD	ARMS LNTH	\$580,000	\$247,100	42.60	\$523,725	\$181,813	\$125,538	0.0	0.0	0.46	0.46	#DIV/0!	\$396,107	\$9.09	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
4708-19-401-086	2339 ARCIERO CT	03/15/24	\$540,000	WD	ARMS LNTH	\$540,000	\$233,000	43.15	\$532,916	\$132,622	\$125,538	0.0	0.0	0.46	0.46	#DIV/0!	\$288,937	\$6.63	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
4708-19-402-109	8615 MARIA CT	12/04/23	\$555,000	WD	ARMS LNTH	\$555,000	\$234,100	42.18	\$549,988	\$130,550	\$125,538	0.0	0.0	0.47	0.47	#DIV/0!	\$280,150	\$6.43	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
4708-19-402-117	2101 CRISTINA ANNE CT	07/07/23	\$645,000	WD	ARMS LNTH	\$645,000	\$262,900	40.76	\$617,842	\$152,696	\$125,538	0.0	0.0	0.58	0.58	#DIV/0!	\$261,914	\$6.01	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
4708-19-402-136	8630 GIOVANNI CT	03/18/24	\$578,800	WD	ARMS LNTH	\$578,800	\$240,800	41.60	\$558,667	\$145,671	\$125,538	0.0	0.0	0.65	0.65	#DIV/0!	\$224,109	\$5.14	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
Totals:						\$2,898,800	\$2,898,800	\$1,217,900	\$2,783,138	\$743,352	\$627,690	0.0	0.0	2.62	2.62	#DIV/0!	\$396,107	\$9.09	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
						Sale. Ratio =>	\$1,217,900	42.01	\$2,783,138	\$743,352	\$627,690	0.0	0.0	2.62	2.62	#DIV/0!	\$396,107	\$9.09	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
						Std. Dev. =>	#REF!	#REF!	\$2,783,138	\$743,352	\$627,690	0.0	0.0	2.62	2.62	#DIV/0!	\$396,107	\$9.09	0.00	4255	HARTLAND ESTATES 19401 & 19402	401
						Average per FF=>	\$1,217,900	42.01	\$2,783,138	\$743,352	\$627,690	0.0	0.0	2.62	2.62	#DIV/0!	\$396,107	\$9.09	0.00	4255	HARTLAND ESTATES 19401 &amp	

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 Adjustmen	Adjusted Land		Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front			
												Residual	Est. Land Value									ECF Area	Land Table	Class	
4708-33-402-003	305 LAKE PINES DR	06/13/22	\$525,000	WD	ARMS LNGTH	\$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	LONG LAKE 401		
4708-33-402-018	160 LAKE PINES DR	07/28/22	\$617,000	WD	ARMS LNGTH	\$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	LONG LAKE 401		
4708-33-402-023	290 LAKE PINES DR	03/02/23	\$663,500	WD	ARMS LNGTH	\$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	LONG LAKE 401		
4708-33-402-024	320 LAKE PINES DR	10/28/22	\$565,000	WD	ARMS LNGTH	\$565,000	\$259,900	46.00	\$613,747	\$63,853	1.20	\$76,624	\$112,600	382.0	133.3	1.17	1.17	\$167	\$54,622	\$1.25	382.04	4290	LONG LAKE 401		
Totals:						\$2,370,500	\$951,300		\$2,427,086	\$393,814		\$461,107	\$450,400	765.1	4.08	4.08			Average per FF=>	Average per Net Acre=>	Average per SqFt=>				
						Sale. Ratio =>	40.13		Average per FF=>	\$515		Average per Net Acre=>	96,617.76		Average per SqFt=>	\$2.22									
						Std. Dev. =>	4.49																	Site Value: #####	

***Time Adjusted due to lake of sales during two-year study period.

MELODY PENNY & HANDY 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	Rate	
																							Group 1	
4708-27-101-074	1560 SHORELINE DR	10/18/24	\$350,000	WD	ARMS LNGTH	\$350,000	\$145,900	41.69	\$325,708	\$94,265	\$69,973	100.0	200.0	0.46	0.46	\$943	\$205,370	\$4.71	100.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	FF 91 & UP	
4708-27-101-089	1855 LAKENA	05/22/23	\$305,000	WD	ARMS LNGTH	\$305,000	\$128,600	42.16	\$322,634	\$52,339	\$69,973	100.0	200.0	0.46	0.46	\$523	\$114,028	\$2.62	100.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	FF 91 & UP	
4708-27-101-101	1882 LAKENA	10/12/23	\$320,000	WD	ARMS LNGTH	\$320,000	\$117,200	36.63	\$313,580	\$76,393	\$69,973	150.0	200.0	0.69	0.69	\$509	\$110,875	\$2.55	150.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	FF 91 & UP	
4708-27-204-123	11824 MAXFIELD BLVD	10/17/23	\$359,000	WD	ARMS LNGTH	\$359,000	\$115,000	32.03	\$337,982	\$90,991	\$69,973	100.0	227.0	0.52	0.52	\$910	\$174,647	\$4.01	100.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	FF 91 & UP	
4708-27-204-123	11824 MAXFIELD BLVD	08/30/24	\$375,000	WD	ARMS LNGTH	\$375,000	\$166,300	44.35	\$337,982	\$106,991	\$69,973	100.0	227.0	0.52	0.52	\$1,070	\$205,357	\$4.71	100.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	FF 91 & UP	
4708-27-206-023	1518 REMSING DR	12/01/23	\$280,000	WD	ARMS LNGTH	\$280,000	\$93,500	33.39	\$275,738	\$74,235	\$69,973	80.0	161.0	0.30	0.30	\$928	\$250,794	\$5.76	80.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	FF 91 & UP	
4708-27-206-086	1623 ODETTE	06/30/23	\$277,000	WD	ARMS LNGTH	\$277,000	\$95,500	34.48	\$265,660	\$81,313	\$69,973	183.0	116.3	0.49	0.49	\$444	\$166,284	\$3.82	183.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	FF 91 & UP	
Totals:						\$2,266,000	\$862,000		\$2,179,284	\$576,527	\$489,811	813.0	3.43	3.43			Average per FF=>	Average per Net Acre=>	Average per SqFt=>					
						Sale. Ratio =>	38.04		Average per FF=>	\$709		Average per Net Acre=>	167,887.89		Average per SqFt=>	\$3.85								Site Value: \$82,361
						Std. Dev. =>	#REF!																	

4708-22-301-020	11389 NORWAY	10/16/23	\$158,000	WD	ARMS LNGTH	\$158,000	\$48,200	30.51	\$163,896	\$75,456	\$81,352	50.0	104.0	0.12	0.12	\$1,509	\$634,084	\$14.56	50.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 90'	
4708-22-301-028	11325 NORWAY	06/15/23	\$233,000	WD	ARMS LNGTH	\$233,000	\$79,500	34.12	\$226,540	\$87,812	\$81,352	50.0	168.0	0.19	0.19	\$1,756	\$454,984	\$10.45	50.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 90'	
4708-22-301-073	2110 BIRCH	02/14/25	\$310,000	WD	ARMS LNGTH	\$310,000	\$139,300	44.94	\$297,799	\$93,553	\$81,352	50.0	200.0	0.23	0.23	\$1,871	\$406,752	\$9.34	50.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 90'	
4708-22-401-038	11589 BROADVIEW	07/12/24	\$280,000	WD	ARMS LNGTH	\$280,000	\$134,800	48.14	\$287,839	\$65,378	\$73,217	52.0	132.0	0.16	0.16	\$1,257	\$413,785	\$9.50	52.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 90'	
4708-22-401-049	11556 BROADVIEW	08/20/24	\$256,500	WD	ARMS LNGTH	\$256,500	\$83,000	32.36	\$197,828	\$140,024	\$81,352	50.0	159.0	0.18	0.18	\$2,800	\$765,158	\$17.57	50.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 90'	
4708-27-204-103	11953 MAXFIELD BLVD	09/24/24	\$255,000	WD	ARMS LNGTH	\$255,000	\$112,700	44.20	\$248,814	\$87,538	\$81,352	50.0	173.0	0.20	0.20	\$1,751	\$439,889	\$10.10	50.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 90'	
4708-27-206-047	1605 ODETTE	07/21/23	\$235,000	WD	ARMS LNGTH	\$235,000	\$74,500	31.70	\$229,204	\$87,148	\$81,352	61.0	132.0	0.19	0.19	\$1,429	\$471,070	\$10.81	61.00	4115	MELODY,PENNY.HANDY,3-LKS,+	401	UP TO 90'	
Totals:						\$6,259,500	\$1,727,500		\$4,651,920	\$636,909	\$561,329	363.00	1.27	1.27			Average per FF=>	Average per Net Acre=>	Average per SqFt=>					
						Sale. Ratio =>	38.90		Average per FF=>	\$1,755		Average per Net Acre=>	502,690.61		Average per SqFt=>	\$11.54								Site Value: \$90,987
						Std. Dev. =>	#REF!																	

MILLPOINTE 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class
4708-29-201-033	1816 ANDOVER BLVD	08/23/23	\$317,500	WD	ARMS LNGTH	\$317,500	\$128,900	40.60	\$317,387	\$73,335	\$73,222	78.0	118.0	0.21	0.21	\$940	\$347,559	\$7.98	78.00	4170	MILLPOINTE 29201	401
4708-29-201-045	1686 ANDOVER BLVD	02/12/24	\$319,000	WD	ARMS LNGTH	\$319,000	\$128,200	40.19	\$301,758	\$90,464	\$73,222	60.0	120.0	0.17	0.17	\$1,508	\$548,267	\$12.59	60.00	4170	MILLPOINTE 29201	401
4708-29-201-053	1622 ANDOVER BLVD	08/09/23	\$307,000	WD	ARMS LNGTH	\$307,000	\$131,500	42.83	\$333,157	\$47,065	\$73,222	60.0	120.0	0.17	0.17	\$784	\$285,242	\$6.55	60.00	4170	MILLPOINTE 29201	401
4708-29-201-077	1782 DARTMOOR DR	11/25/24	\$354,000	WD	ARMS LNGTH	\$354,000	\$154,400	43.62	\$331,878	\$95,344	\$73,222	68.0	130.0	0.20	0.20	\$1,402	\$469,675	\$10.78	68.00	4170	MILLPOINTE 29201	401
4708-29-201-089	1668 DARTMOOR DR	08/15/23	\$318,000	WD	ARMS LNGTH	\$318,000	\$127,400	40.06	\$331,341	\$59,881	\$73,222	60.0	120.0	0.17	0.17	\$998	\$362,915	\$8.33	60.00	4170	MILLPOINTE 29201	401
4708-29-201-115	1714 NEWGATE LN	11/22/23	\$285,000	WD	ARMS LNGTH	\$285,000	\$119,900	42.07	\$283,356	\$74,866	\$73,222	60.0	120.0	0.17	0.17	\$1,248	\$453,733	\$10.42	60.00	4170	MILLPOINTE 29201	401
4708-29-201-120	1674 NEWGATE LN	05/20/24	\$350,000	WD	ARMS LNGTH	\$350,000	\$153,400	43.83	\$331,409	\$91,813	\$73,222	60.0	120.0	0.17	0.17	\$1,530	\$556,442	\$12.77	60.00	4170	MILLPOINTE 29201	401
4708-29-201-142	1707 CHELSEA CIR DR	09/26/23	\$325,000	WD	ARMS LNGTH	\$325,000	\$137,400	42.28	\$323,649	\$74,573	\$73,222	64.0	119.0	0.18	0.18	\$1,165	\$426,131	\$9.78	64.00	4170	MILLPOINTE 29201	401
4708-29-201-180	1540 CHELSEA CIR	11/20/24	\$324,000	WD	ARMS LNGTH	\$324,000	\$153,800	47.47	\$319,394	\$77,828	\$73,222	60.0	120.0	0.17	0.17	\$1,297	\$471,685	\$10.83	60.00	4170	MILLPOINTE 29201	401
4708-29-201-181	1534 CHELSEA CIR	11/30/23	\$335,000	WD	ARMS LNGTH	\$335,000	\$137,600	41.07	\$333,369	\$74,853	\$73,222	60.0	120.0	0.17	0.17	\$1,248	\$453,655	\$10.41	60.00	4170	MILLPOINTE 29201	401
4708-29-201-185	1939 ANDOVER BLVD	07/15/24	\$320,000	WD	ARMS LNGTH	\$320,000	\$127,300	39.78	\$298,142	\$95,080	\$73,222	0.0	0.0	0.20	0.20	#DIV/0!	\$475,400	\$10.91	0.00	4170	MILLPOINTE 29201	401
4708-29-201-188	1915 ANDOVER BLVD	09/11/24	\$326,000	WD	ARMS LNGTH	\$326,000	\$143,200	43.93	\$330,638	\$68,584	\$73,222	0.0	0.0	0.19	0.19	#DIV/0!	\$360,968	\$8.29	0.00	4170	MILLPOINTE 29201	401
4708-29-201-196	1847 ANDOVER BLVD	10/05/23	\$293,000	WD	ARMS LNGTH	\$293,000	\$112,700	38.46	\$290,350	\$75,872	\$73,222	0.0	0.0	0.23	0.23	#DIV/0!	\$329,878	\$7.57	0.00	4170	MILLPOINTE 29201	401
Totals:						\$4,479,500																

Comb Site 2026 Land Analysis
2026 Metres & Bounds 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	Gravel	Paved	Class
4708-24-401-005	13820 HEARTHSTONE LN	09/12/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$224,100	48.72	\$467,453	\$67,779	\$75,232	133.0	275.0	0.84	0.84	\$510	\$80,689	\$185	133.00	4120	2024R-016323				0.84	
4708-26-100-012	12398 CUNDY RD	12/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$111,200	38.34	\$261,665	\$67,294	\$38,959	0.0	0.0	0.87	0.87	#DIV/0!	\$77,349	\$178	0.00	4070	2023R-022953				0.87	
4708-23-400-003	2105 FENTON RD	09/30/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$125,400	44.80	\$272,494	\$89,803	\$82,397	0.0	0.0	0.92	0.92	#DIV/0!	\$97,612	\$224	0.00	4070	2024R-017976				0.92	
4708-16-200-012	10833 HINER RD	03/01/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,800	42.17	\$352,675	\$96,887	\$99,562	0.0	0.0	1.00	1.00	#DIV/0!	\$96,887	\$222	0.00	4040	2024R-003216				1.00	
4708-21-100-038	11653 ROLLING HILLS DR	04/30/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$172,400	39.18	\$420,582	\$109,330	\$91,187	0.0	0.0	1.87	1.87	#DIV/0!	\$58,528	\$134	0.00	4090	2024R-007817				1.87	
4708-06-200-032	8304 E ALLEN RD	09/12/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$154,900	48.41	\$323,916	\$85,996	\$89,912	0.0	0.0	1.87	1.87	#DIV/0!	\$45,987	\$106	0.00	4040	2024R-016601				1.87	
4708-04-400-042	5346 HARTLAND RD	04/29/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$239,400	56.33	\$427,500	\$87,465	\$99,965	0.0	0.0	2.00	2.00	#DIV/0!	\$43,733	\$100	0.00	4070	2024R-007376				2.00	
4708-05-300-033	5245 PLEASANT HILL DR	05/15/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$272,700	50.69	\$572,742	\$55,223	\$89,965	0.0	0.0	2.00	2.00	#DIV/0!	\$27,162	\$63	0.00	4020	2023R-009575				2.00	
4708-07-200-012	4989 CULLEN RD	11/13/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$236,500	47.78	\$504,674	\$80,291	\$99,965	0.0	0.0	2.00	2.00	#DIV/0!	\$40,146	\$92	0.00	4020	2023R-021205				2.00	
4708-09-300-013	10230 COOK RD	05/03/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$175,700	39.48	\$374,702	\$160,263	\$89,965	0.0	0.0	2.00	2.00	#DIV/0!	\$80,132	\$184	0.00	4090	2024R-007791				2.00	
4708-30-100-029	1496 N HACKER RD	08/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$135,600	61.64	\$255,890	\$52,075	\$89,965	0.0	0.0	2.00	2.00	#DIV/0!	\$27,038	\$62	0.00	4040	2024R-014826				2.00	
4708-31-100-042	824 N HACKER RD	01/10/25	\$737,000	WD	03-ARM'S LENGTH	\$737,000	\$345,100	46.82	\$764,190	\$67,156	\$94,346	0.0	0.0	2.00	2.00	#DIV/0!	\$33,578	\$67	0.00	4020	2025R-001179				2.00	
4708-29-301-003	1165 ROLLING HILLS DR	05/01/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$189,300	41.60	\$455,039	\$95,102	\$95,141	0.0	0.0	2.18	2.18	#DIV/0!	\$43,625	\$100	0.00	4090	2024R-003358				2.18	
4708-22-200-018	11612 DUNHAM RD	10/10/24	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$348,900	29.69	\$1,036,299	\$29,241	\$90,540	0.0	0.0	2.02	2.02	#DIV/0!	\$113,486	\$261	0.00	4090	2024R-008783				2.02	
4708-31-300-013	440 N HACKER RD	06/16/23	\$122,450	WD	03-ARM'S LENGTH	\$122,450	\$32,500	26.54	\$91,803	\$122,450	\$90,540	0.0	0.0	2.02	2.02	#DIV/0!	\$60,619	\$139	0.00	4020	2023R-011253				2.02	
4708-10-300-016	4140 ARLIN DR	09/11/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$184,600	36.92	\$500,028	\$91,375	\$91,403	0.0	0.0	2.05	2.05	#DIV/0!	\$44,573	\$102	0.00	4090	2023R-017159				2.05	
4708-23-200-016	2877 FENTON RD	06/21/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$322,400	46.72	\$724,282	\$58,559	\$92,841	0.0	0.0	2.10	2.10	#DIV/0!	\$27,885	\$64	0.00	4020	2024R-011160				2.10	
4708-09-400-040	10555 OAKHILL DR	07/24/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$220,100	39.66	\$519,747	\$129,819	\$94,566	0.0	0.0	2.16	2.16	#DIV/0!	\$60,101	\$138	0.00	4090	2023R-014725				2.16	
4708-30-300-025	8401 BERGIN RD	12/13/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$217,500	48.88	\$461,460	\$78,394	\$94,854	0.0	0.0	2.17	2.17	#DIV/0!	\$36,126	\$83	0.00	4090	2024R-023255				2.17	
4708-25-100-038	1788 DOROTHY'S WAY	05/21/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$240,700	41.87	\$536,896	\$136,308	\$98,304	0.0	0.0	2.29	2.29	#DIV/0!	\$37,245	\$86	0.00	4090	2023R-017239				2.29	
4708-35-200-029	12621 GOLDEN OAKS DR	04/12/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$247,900	39.98	\$590,339	\$125,377	\$95,716	0.0	0.0	2.20	2.20	#DIV/0!	\$66,990	\$131	0.00	4280	2024R-006463				2.20	
4708-16-200-065	10868 HINER RD	06/13/23	\$464,500	WD	03-ARM'S LENGTH	\$464,500	\$181,200	48.76	\$375,433	\$131,167	\$135,000	0.0	0.0	5.21	2.21	#DIV/0!	\$25,176	\$68	0.00	4070	2023R-012393	4708-16-200-066			2.21	
4708-35-400-028	12755 SLEIGHT TRL	05/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$304,100	46.78	\$671,622	\$174,669	\$96,291	0.0	0.0	2.22	2.22	#DIV/0!	\$33,635	\$97	0.00	4280	2023R-010294				2.22	
4708-04-400-008	10717 ORCHARD BLOSSOM VW	06/16/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$160,200	42.16	\$387,459	\$89,407	\$96,866	0.0	0.0	2.24	2.24	#DIV/0!	\$39,914	\$92	0.00	4070	2023R-012066				2.24	
4708-09-400-027	10800 OLD COUNTRY WAY	02/28/25	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$190,100	31.16	\$403,166	\$303,700	\$96,866	0.0	0.0	2.24	2.24	#DIV/0!	\$135,880	\$311	0.00	4090	2025R-003805				2.24	
4708-10-100-025	CLYDE RD	10/11/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$38,800	31.04	\$97,154	\$125,000	\$97,154	0.0	0.0	2.25	2.25	#DIV/0!	\$55,556	\$128	0.00	4020	2024R-018990				2.25	
4708-12-300-019	13397 HINER RD	07/28/23	\$624,000	WD	03-ARM'S LENGTH	\$624,000	\$221,400	35.48	\$626,208	\$95,234	\$97,442	0.0	0.0	2.26	2.26	#DIV/0!	\$42,139	\$97	0.00	4090	2023R-014460				2.26	
4708-15-300-029	1788 DOROTHY'S WAY	05/21/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$240,700	41.87	\$536,896	\$136,308	\$98,304	0.0	0.0	2.29	2.29	#DIV/0!	\$37,245	\$86	0.00	4090	2023R-017239				2.29	
4708-12-400-012	13545 HINER RD	10/07/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$153,300	43.18	\$316,074	\$137,403	\$98,477	0.0	0.0	2.30	2.30	#DIV/0!	\$59,845	\$137	0.00	4040	2024R-018458				2.30	
4708-19-100-014	2871 PRESTON LN	06/25/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$191,300	42.99	\$453,526	\$90,066	\$98,592	0.0	0.0	2.30	2.30	#DIV/0!	\$39,159	\$90	0.00	4090	2024R-011420				2.30	
4708-10-400-040	11769 HINER RD	08/21/24	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$193,000	49.87	\$363,686	\$122,768	\$99,454	0.0	0.0	2.33	2.33	#DIV/0!	\$52,690	\$121	0.00	4040	2024R-015013				2.33	
4708-01-300-038	5195 HUNTERS RIDGE	08/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,800	34.67	\$131,214	\$104,966	\$101,180	0.0	0.0	2.39	2.39	#DIV/0!	\$43,919	\$101	0.00	4020	2023R-015084				2.39	
4708-12-400-026	13900 ROCKY RIDGE	09/25/23	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$124,600	33.77	\$344,783	\$125,397	\$101,180	0.0	0.0	2.39	2.39	#DIV/0!	\$52,467	\$120	0.00	4070	2023R-018148				2.39	
4708-35-400-031	12901 SLEIGHT TRL	02/16/24	\$998,000	WD	03-ARM'S LENGTH	\$998,000	\$329,500	33.02	\$977,734	\$122,309	\$102,043	0.0	0.0	2.42	2.42	#DIV/0!	\$50,541	\$116	0.00	4280	2024R-002566				2.42	
4708-18-300-022	3459 SARATOGA LN	04/26/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$102,905	\$140,000	\$102,905	0.0	0.0	2.45	2.45	#DIV/0!	\$57,143	\$131	0.00	4020	2024R-007252				2.45	
4708-18-300-022	3459 SARATOGA LN	10/04/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$102,905	\$140,000	\$102,905	0.0	0.0	2.45	2.45	#DIV/0!	\$57,143	\$131	0.00	4020	2024R-018215				2.45	
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	\$391,400	\$92,368	\$103,768	0.0	0.0	2.48	2.48	#DIV/0!	\$37,245	\$86	0.00	4090	2023R-017239				2.48	
4708-12-300-043	4080 ROLLING ACRES DR	09/11/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$305,000	53.04	\$650,024	\$29,031	\$104,055	0.0	0.0	2.49	2.49	#DIV/0!	\$11,659	\$27	0.00	4020	2024R-018618				2.49	
4708-12-300-050	ROLLING ACRES DR	04/28/24	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$42,000	26.42	\$104,343	\$159,000	\$104,343	0.0	0.0	2.50	2.50	#DIV/0!	\$63,600	\$146	0.00	4020	2024R-021105				2.50	
4708-29-200-022	1620 DEANNA DR	11/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$197,100	43.80	\$458,875	\$95,468	\$104,343	0.0	0.0	2.50	2.50	#DIV/0!	\$38,187	\$88	0.00	4150	2023R-020827				2.50	
4708-29-300-028	1155 KENDRA RD	08/23/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$306,100	49.77	\$643,757	\$75,586	\$104,343	0.0	0.0	2.50	2.50	#DIV/0!	\$30,234	\$69	0.00	4020						