

**2023 Van Buren Township Residential Land Value Summary**

DONE	Table Number	Table Name	# of Parcels	2022 FF	2022 AC	2022 Site	Per Analysis 2023 FF	Per Analysis 2023 AC	Per Analysis 2023 Site	Final 2023 FF	Final 2023 AC	Final 2023 Site	Comments
X	001	N 94/EASTERN SIDE	140	NO	YES	NO	NO	YES	NO	NO	YES	NO	
X	003	HOMESTEAD SUB	267	NO	NO	\$ 47,000	NO	NO	\$ 55,238	NO	NO	\$ 55,000	
X	004	GREENBRIAR ESTATES	176	NO	NO	\$ 50,000	NO	NO	\$ 56,464	NO	NO	\$ 50,000	
X	005	STONEYRBOOK	34	NO	NO	\$ 60,000	NO	NO	\$ 74,857	NO	NO	\$ 65,000	
X	006	BELLPOINTE	100	NO	NO	\$ 62,500	NO	NO	\$ 53,522	NO	NO	\$ 62,500	
X	007	DENTON AREA	258	\$ 475	NO	NO	\$ 1,071	NO	NO	\$ 650	NO	NO	
X	008	VILLAGE PLACE ESTATES	39	NO	NO	\$ 65,000	NO	NO	\$104,280	NO	NO	\$ 65,000	
X	010	NORTH OF 94 RESIDENTIAL	652	\$ 425	YES	NO	\$ 1,020	YES	NO	\$ 425	YES	NO	
X	011	WALDEN WOODS	310	\$ 725	NO	NO	NO	NO	\$ 53,416	NO	NO	\$ 57,500	SWITCHED TO SITE VALUE
X	012	ROBINSON RIVER	115	\$ 650	NO	NO	NO	NO	\$ 58,126	NO	NO	\$ 52,500	SWITCHED TO SITE VALUE
X	013	VAN BUREN EST	722	\$ 425	NO	NO	\$ 654	NO	NO	\$ 525	NO	NO	
X	014	ANDOVER FARMS	217	\$ 700	NO	NO	NO	NO	\$ 56,021	NO	NO	\$ 50,000	SWITCHED TO SITE VALUE
X	01450	ROLAN MEADOWS	62	\$ 700	NO	NO	NO	NO	\$ 63,441	NO	NO	\$ 60,000	SWITCHED TO SITE VALUE
X	016	CHARTER CLUB	105	\$ 625	NO	NO	NO	NO	\$ 48,665	NO	NO	\$ 55,000	SWITCHED TO SITE VALUE
X	018	WILLOW GARDENS SUB	252	\$ 525	YES	NO	\$ 509	NO	NO	\$ 525	NO	NO	
X	021	S SERVICE DR/RAWSONVILLE/HURON RIVER DR NON WATER	360	\$ 525	YES	NO	\$ 661	YES	NO	\$ 525	YES	NO	
X	022	TERRA-DEL LAGO	33	\$ 850	NO	NO	\$ 779	NO	NO	\$ 850	NO	NO	
X	02210	MISSION POINTE	156	NO	NO	75000/150000	NO	NO	SEE SHEET	NO	NO	75000/115000	
X	02220	COBBLESTONE CREEK WOODLANDS	154	NO	NO	\$ 62,500	NO	NO	\$ 63,101	NO	NO	\$ 64,000	
X	02230	COBBLESTONE CREEK VILLAS	104	NO	NO	\$ 30,000	NO	NO	\$ 25,568	NO	NO	\$ 30,000	
X	02240	COBBLESTONE RIDGE MANOR	60	NO	NO	\$ 30,000	NO	NO	\$ 44,232	NO	NO	\$ 40,000	
X	02250	COBBLESTONE RIDGE ESTATES	113	NO	NO	\$ 72,500	NO	NO	\$ 89,682	NO	NO	\$ 72,500	
X	023	DENTON/NORTHSHORE/JUN	78	\$ 650	YES	NO	\$ 540	NO	NO	\$ 650	NO	NO	
X	024	ORMOND/EDGAR	61	\$ 525	NO	NO	\$ 580	NO	NO	\$ 525	NO	NO	
X	025	LAKECREST/BELLE HARBOR	147	\$ 525	YES	NO	\$ 613	NO	NO	\$ 525	NO	NO	
X	0250	VICTORIA ESTATES	160	NO	NO	\$ 55,000	NO	NO	\$ 69,972	NO	NO	\$ 62,500	
X	026	KOUZA LAKESIDE EST	23	NO	NO	75000/150000	NO	NO	N/A	NO	NO	75000/150000	
X	027	MONTEREY ESTATES	22	NO	NO	75000/150000	NO	NO	N/A	NO	NO	75000/150000	
X	0270	VICTORIA PARK	66	NO	NO	\$ 4,000	NO	NO	N/A	NO	NO	\$ 4,000	
X	029	EDISON LAKE ESTATES	98	\$ 625	YES	NO	\$ 973	NO	NO	\$ 625	NO	NO	
X	030	HURON METRO PARK AREA	111	NO	YES	NO	NO	\$20,967	NO	NO	YES	NO	NO CHANGE
X	031	SOUTHERN PRT TOWNSHIP	1122	\$ 475	YES	NO	\$ 624	\$20,546	NO	\$ 475	YES	NO	NO CHANGE
X	03150	COUNTRY WALK	416	NO	NO	\$ 60,000	NO	NO	\$ 69,293	NO	NO	\$ 62,500	
X	032	COUNTRY POND	144	NO	NO	\$ 60,000	NO	NO	\$ 55,998	NO	NO	\$ 60,000	
X	033	WILDBROOK	193	NO	NO	\$ 47,500	NO	NO	\$ 55,520	NO	NO	\$ 50,000	
X	034	ARLENE ARBORS	38	NO	NO	\$ 50,000	NO	NO	\$ 54,526	NO	NO	\$ 55,000	
X	035	PINE FOREST	115	\$ 550	NO	NO	NO	NO	\$ 70,812	NO	NO	\$ 62,500	SWITCHED TO SITE VALUE
X	03550	TIMBERS	40	NO	NO	\$ 50,000	NO	NO	\$ 70,228	NO	NO	\$ 60,000	
X	036	AVON ESTATES	36	\$ 450	NO	NO	\$ 609	NO	NO	\$ 450	NO	NO	
X	037	ROULOS SUB	82	\$ 600	NO	NO	\$ 849	NO	NO	\$ 750	NO	NO	
X	038	BRIARWOOD ESTATES	54	\$ 600	NO	NO	NO	NO	\$ 53,022	NO	NO	\$ 52,500	SWITCHED TO SITE VALUE
X	03850	RIVER PARK	180	NO	NO	\$ 35,500	NO	NO	\$ 25,560	NO	NO	\$ 35,500	
X	039	HICKORY WOODS	343	NO	NO	\$ 24,500	NO	NO	\$ 29,408	NO	NO	\$ 29,500	
X	040	MEADOWS OF VAN BUREN-APT	280	NO	NO	\$ 17,500	NO	NO	\$ 18,607	NO	NO	\$ 20,000	
X	03950	MEADOWS OF VAN BUREN-RANCH	40	NO	NO	\$ 37,300	NO	NO	\$ 26,387	NO	NO	\$ 37,300	
X	04050	COUNTRY WALK VILLAS	120	NO	NO	\$ 30,000	NO	NO	\$ 29,125	NO	NO	\$ 30,000	
X	041	LAKE POINTES CONDOS	94	NO	NO	\$ 22,500	NO	NO	\$ 26,677	NO	NO	\$ 25,500	
X	042	BAYSHORE	96	NO	NO	\$ 50,000	NO	NO	\$ 21,479	NO	NO	\$ 45,000	
X	043	WOODBURY GREEN	144	NO	NO	\$ 9,500	NO	NO	\$ 9,956	NO	NO	\$ 9,500	
X	044	MOORE BROS SUB	52	\$ 450	NO	NO	\$ 404	NO	NO	\$ 450	NO	NO	
X	222	WATERFRONT	480	\$ 1,800	YES	NO	\$ 5,881	YES	NO	\$ 1,800	YES	NO	NO CHANGE
X	223	WATERFRONT EDISON LAKE	50	\$ 1,200	YES	NO	\$ 1,433	NO	NO	\$ 1,200	NO	NO	

N 94/EASTERN SIDE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 004 99 0016 700	39810 ECORSE	11/23/21	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$55,900	29.81	\$144,906	\$92,594	\$50,000	0.0	0.0	1.50	1.50	#DIV/0!	\$61,729	\$1.42	0.00	001	N 94/EASTERN SIDE	401			
83 004 99 0027 000	7328 HANNAN	08/02/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$45,500	21.67	\$118,179	\$110,321	\$18,500	0.0	0.0	0.37	0.37	#DIV/0!	\$298,165	\$6.84	0.00	001	N 94/EASTERN SIDE	401			
83 008 99 0035 000	41578 ECORSE	04/09/21	\$221,000	PTA	03-ARM'S LENGTH	\$221,000	\$83,400	37.74	\$217,785	\$34,715	\$31,500	0.0	0.0	0.63	0.63	#DIV/0!	\$55,103	\$1.26	0.00	001	N 94/EASTERN SIDE	401			
83 047 99 0003 002	40952 RICARDO	10/05/20	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$79,800	34.70	\$221,426	\$58,574	\$50,000	0.0	0.0	1.01	1.01	#DIV/0!	\$57,994	\$1.33	0.00	001	N 94/EASTERN SIDE	401			
83 048 99 0018 000	8926 HANNAN	10/12/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$116,200	40.07	\$303,627	\$36,373	\$50,000	0.0	0.0	1.12	1.12	#DIV/0!	\$32,476	\$0.75	0.00	001	N 94/EASTERN SIDE	401			
83 053 99 0002 000	41405 TYLER	01/29/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$43,100	28.73	\$112,454	\$62,046	\$24,500	0.0	0.0	0.49	0.49	#DIV/0!	\$126,624	\$2.91	0.00	001	N 94/EASTERN SIDE	401			
<b>Totals:</b>			<b>\$1,288,500</b>			<b>\$1,288,500</b>	<b>\$423,900</b>		<b>\$1,118,377</b>	<b>\$394,623</b>	<b>\$224,500</b>	<b>0.0</b>		<b>5.12</b>	<b>5.12</b>										
								<b>Sale. Ratio =&gt;</b>	<b>32.90</b>					<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>6.74</b>					<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>77,074.80</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.77</b>				

HOMESTEAD SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Use Code	Class	Rate Group 1
83 007 04 0033 000	42806 MAUDE	09/10/21	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$117,400	33.07	\$297,387	\$104,613	\$47,000	79.0	135.0	0.25	0.25	\$1,324	\$426,992	\$9.80	79.00	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0069 000	6929 ANNA	07/15/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$114,000	37.38	\$286,039	\$65,961	\$47,000	98.4	130.0	0.29	0.29	\$670	\$224,357	\$5.15	98.43	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0081 000	6950 ANNA	04/03/20	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$112,800	41.02	\$300,406	\$21,594	\$47,000	71.7	140.7	0.23	0.23	\$301	\$93,078	\$2.14	71.67	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0136 000	6782 ANNA	12/11/20	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$117,500	42.73	\$313,239	\$8,761	\$47,000	80.0	125.0	0.23	0.23	\$110	\$38,091	\$0.87	80.00	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0152 000	6427 ANNA	01/25/21	\$366,500	PTA	03-ARM'S LENGTH	\$366,500	\$162,600	44.37	\$410,063	\$3,437	\$47,000	83.3	120.0	0.23	0.23	\$41	\$14,943	\$0.34	83.34	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0170 000	6310 ANNA	02/22/22	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$154,400	39.59	\$337,710	\$99,290	\$47,000	66.2	150.2	0.23	0.23	\$1,501	\$435,482	\$10.00	66.16	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0171 000	6342 ANNA	09/21/21	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$141,700	34.14	\$339,714	\$122,286	\$47,000	74.3	136.5	0.23	0.23	\$1,645	\$524,833	\$12.05	74.34	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0175 000	6446 ANNA	07/30/21	\$355,100	WD	03-ARM'S LENGTH	\$355,100	\$157,000	44.21	\$346,858	\$55,242	\$47,000	80.0	125.0	0.23	0.23	\$691	\$240,183	\$5.51	80.00	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0210 000	6402 SADIE	05/05/21	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$169,800	46.78	\$397,485	\$12,515	\$47,000	86.0	128.2	0.25	0.25	\$145	\$49,466	\$1.14	86.03	003		HOMESTEAD SUB	401	SITE VALUE	
83 007 04 0213 000	6474 SADIE	10/08/21	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$157,400	41.42	\$368,315	\$58,685	\$47,000	80.0	125.0	0.23	0.23	\$734	\$255,152	\$5.86	80.00	003		HOMESTEAD SUB	401	SITE VALUE	
<b>Totals:</b>			<b>\$3,479,600</b>			<b>\$3,479,600</b>	<b>\$1,404,600</b>		<b>\$3,397,216</b>	<b>\$552,384</b>	<b>\$470,000</b>	<b>799.0</b>		<b>2.41</b>	<b>2.41</b>										
								<b>Sale. Ratio =&gt;</b>	<b>40.37</b>					<b>Average</b>											
								<b>Std. Dev. =&gt;</b>	<b>4.48</b>					<b>Average</b>											
										<b>SITE VALUE</b>	<b>\$55,238</b>			<b>per Net Acre=&gt;</b>	<b>229,681.50</b>			<b>Average</b>							
																		<b>per SqFt=&gt;</b>	<b>\$5.27</b>						

**GREENBRIAR ESTATES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 010 01 0020 000	6450 GREENBRIAR	01/14/22	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$128,600	40.70	\$295,483	\$70,517	\$50,000	65.0	168.5	0.25	0.25	\$1,085	\$280,944	\$6.45	65.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0023 000	6520 GREENBRIAR	12/20/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,000	38.67	\$257,439	\$92,561	\$50,000	81.0	132.5	0.25	0.25	\$1,143	\$376,264	\$8.64	81.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0024 000	6536 GREENBRIAR	06/11/20	\$244,000	PTA	08-ESTATE	\$244,000	\$110,000	45.08	\$255,311	\$38,689	\$50,000	75.0	140.0	0.24	0.24	\$516	\$160,535	\$3.69	75.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0033 000	44797 GREENBRIAR	10/19/20	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$95,400	41.48	\$234,329	\$45,671	\$50,000	80.0	125.0	0.23	0.23	\$571	\$198,570	\$4.56	80.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0034 000	44761 GREENBRIAR	12/30/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,900	39.96	\$255,484	\$79,516	\$50,000	80.0	125.0	0.23	0.23	\$994	\$345,722	\$7.94	80.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0039 000	44615 GREENBRIAR	09/30/20	\$255,000	PTA	08-ESTATE	\$255,000	\$106,700	41.84	\$247,494	\$57,506	\$50,000	81.0	140.0	0.26	0.26	\$710	\$221,177	\$5.08	81.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0042 000	44541 GREENBRIAR	01/28/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$127,600	41.84	\$297,406	\$57,594	\$50,000	80.0	132.0	0.24	0.24	\$720	\$237,992	\$5.46	80.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0044 000	44467 GREENBRIAR	10/08/21	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$115,500	41.40	\$258,172	\$70,828	\$50,000	103.0	121.0	0.29	0.29	\$688	\$247,650	\$5.69	103.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0051 000	44588 GREENBRIAR	09/23/20	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$114,800	42.68	\$266,101	\$52,899	\$50,000	95.0	125.5	0.27	0.27	\$557	\$193,062	\$4.43	95.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0071 000	44534 BRIARWOOD	10/14/21	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$134,700	39.73	\$312,285	\$76,715	\$50,000	80.0	136.0	0.25	0.25	\$959	\$306,860	\$7.04	80.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0073 000	6347 BRIARWOOD	07/08/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$126,800	46.96	\$294,115	\$25,885	\$50,000	117.5	125.5	0.34	0.34	\$220	\$76,357	\$1.75	117.50	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0074 000	6325 BRIARWOOD	08/13/20	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$111,800	42.19	\$284,842	\$30,158	\$50,000	81.5	125.0	0.23	0.23	\$370	\$128,880	\$2.96	81.50	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0090 000	6528 BRIARWOOD	10/29/20	\$268,000	PTA	08-ESTATE	\$268,000	\$100,200	37.39	\$239,101	\$78,899	\$50,000	97.5	126.0	0.28	0.28	\$809	\$279,784	\$6.42	97.50	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0095 000	44788 GREENBRIAR	08/24/20	\$264,900	PTA	03-ARM'S LENGTH	\$264,900	\$127,500	48.13	\$299,044	\$15,856	\$50,000	80.0	125.0	0.23	0.23	\$198	\$68,939	\$1.58	80.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0115 000	6397 BRIARCLIFF	08/31/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$122,200	42.88	\$301,182	\$33,818	\$50,000	80.0	127.5	0.23	0.23	\$423	\$144,521	\$3.32	80.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0127 000	6354 BRIARCLIFF	09/23/21	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$136,100	41.25	\$302,690	\$77,210	\$50,000	80.0	125.0	0.23	0.23	\$965	\$335,696	\$7.71	80.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0135 000	6435 THORNWOOD	09/11/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$118,600	41.61	\$263,236	\$71,764	\$50,000	83.0	131.0	0.25	0.25	\$865	\$287,056	\$6.59	83.00	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0171 000	6391 WOODWALL	12/09/20	\$285,000	PTA	14-INTO/OUT OF TRUST	\$285,000	\$110,100	38.63	\$266,468	\$68,532	\$50,000	87.5	138.0	0.28	0.28	\$783	\$247,408	\$5.68	87.50	004		GREENBRIAR ESTATES	401	SITE VALUE
83 010 01 0175 000	6378 WOODWALL	09/08/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$111,800	44.72	\$271,802	\$28,198	\$50,000	113.5	158.5	0.41	0.41	\$248	\$68,276	\$1.57	113.50	004		GREENBRIAR ESTATES	401	SITE VALUE
<b>Totals:</b>			<b>\$5,324,800</b>			<b>\$5,324,800</b>	<b>\$2,228,300</b>		<b>\$5,201,984</b>	<b>\$1,072,816</b>	<b>\$950,000</b>	<b>1,640.5</b>		<b>5.00</b>	<b>5.00</b>									
							<b>Sale. Ratio =&gt;</b>	<b>41.85</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>2.75</b>			<b>SITE VALUE</b>	<b>\$56,464</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>214,606.12</b>		<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$4.93</b>					

STONEYRBOOK

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	Rate Group 1
83 010 02 0009 000	45310 BROOKVIEW	09/17/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$135,500	37.64	\$341,925	\$78,075	\$60,000	106.0	176.5	0.43	0.43	\$737	\$181,993	\$4.18	106.00	005			STONEYBROOK	401	SITE VALUE
83 010 02 0030 000	45385 BROOKVIEW	12/23/21	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$124,600	39.94	\$300,361	\$71,639	\$60,000	92.5	135.0	0.29	0.29	\$774	\$249,613	\$5.73	92.50	005			STONEYBROOK	401	SITE VALUE
<b>Totals:</b>			<b>\$672,000</b>			<b>\$672,000</b>	<b>\$260,100</b>		<b>\$642,286</b>	<b>\$149,714</b>	<b>\$120,000</b>	<b>198.5</b>		<b>0.72</b>	<b>0.72</b>										
								<b>Sale. Ratio =&gt;</b>	<b>38.71</b>	<b>Average</b>				<b>Average</b>	<b>Average</b>										
								<b>Std. Dev. =&gt;</b>	<b>1.62</b>	<b>SITE VALUE</b>				<b>\$74,857</b>	<b>per Net Acre=&gt;</b>				<b>209,097.77</b>	<b>per SqFt=&gt;</b>				<b>\$4.80</b>	

**BELLPOINTE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1		
83 011 02 0026 000	7257 AMANDA	10/30/20	\$265,000	PTA	08-ESTATE	\$265,000	\$90,800	34.26	\$252,301	\$75,199	\$62,500	81.0	125.0	0.23	0.23	\$928	\$324,134	\$7.44	81.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0027 000	7231 AMANDA	06/16/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$106,700	39.52	\$281,217	\$51,283	\$62,500	80.0	125.0	0.23	0.23	\$641	\$222,970	\$5.12	80.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0029 000	7189 AMANDA	04/24/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$116,300	39.42	\$285,187	\$72,313	\$62,500	80.0	125.0	0.23	0.23	\$904	\$314,404	\$7.22	80.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0033 000	7099 AMANDA	03/16/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$105,000	36.84	\$277,637	\$69,863	\$62,500	80.0	125.0	0.23	0.23	\$873	\$303,752	\$6.97	80.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0037 000	7007 AMANDA	03/08/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$104,700	36.74	\$292,889	\$54,611	\$62,500	83.0	121.0	0.23	0.23	\$658	\$236,411	\$5.43	83.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0039 000	44862 SONDR	06/17/20	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$104,700	40.27	\$294,887	\$27,613	\$62,500	52.0	167.0	0.20	0.20	\$531	\$138,759	\$3.19	52.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0074 000	7023 BELLE POINTE	09/08/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$107,300	42.92	\$291,133	\$21,367	\$62,500	80.0	125.0	0.23	0.23	\$267	\$92,900	\$2.13	80.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0086 000	44984 LINDSEY	03/31/21	\$325,022	PTA	03-ARM'S LENGTH	\$325,022	\$126,300	38.86	\$350,665	\$36,857	\$62,500	42.0	140.0	0.14	0.14	\$878	\$273,015	\$6.27	42.00	006		BELLPOINTE	401	SITE VALUE		
83 011 02 0092 000	7146 AMANDA	07/13/20	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$120,400	38.84	\$299,912	\$72,588	\$62,500	80.0	125.0	0.23	0.23	\$907	\$315,600	\$7.25	80.00	006		BELLPOINTE	401	SITE VALUE		
<b>Totals:</b>			<b>\$2,545,022</b>			<b>\$2,545,022</b>	<b>\$982,200</b>		<b>\$2,625,828</b>	<b>\$481,694</b>	<b>\$562,500</b>	<b>658.0</b>		<b>1.95</b>	<b>1.95</b>											
								<b>Sale. Ratio =&gt;</b>	<b>38.59</b>					<b>Average</b>			<b>Average</b>			<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>2.46</b>					<b>Average</b>	<b>SITE VALUE</b>	<b>\$53,522</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>247,403.18</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$5.68</b>				

DENTON AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1		
83 018 02 0118 000	6445 DENTON	10/16/20	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$49,300	54.78	\$126,562	(\$19,036)	\$17,526	36.9	320.7	0.45	0.45	(\$516)	(\$42,682)	(\$0.98)	60.54	007		DENTON AREA	401	FRONT FOOT		
83 018 02 0122 000	6393 DENTON	05/22/20	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$10,900	54.50	\$21,741	\$20,000	\$21,741	45.8	318.6	0.55	0.55	\$437	\$36,298	\$0.83	75.28	007		DENTON AREA	401	FRONT FOOT		
83 018 02 0128 001	6243 DENTON	12/20/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$91,200	37.22	\$205,543	\$85,676	\$46,219	97.3	605.9	1.70	1.85	\$881	\$50,309	\$1.15	116.73	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0034 000	6361 GILMORE	07/14/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$37,300	26.64	\$83,490	\$69,201	\$12,691	26.7	99.7	0.15	0.15	\$2,590	\$458,285	\$10.52	66.00	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0035 001	6381 GILMORE	07/29/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$125,500	47.36	\$314,433	(\$19,522)	\$29,911	63.0	132.6	0.43	0.43	(\$310)	(\$45,612)	(\$1.05)	140.76	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0038 000	6423 GILMORE	07/28/21	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$91,600	31.16	\$208,323	\$101,689	\$16,012	33.7	132.6	0.23	0.23	\$3,017	\$444,057	\$10.19	75.35	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0045 000	6458 GILMORE	04/22/21	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$112,900	45.18	\$257,466	\$8,188	\$15,754	33.2	132.0	0.23	0.23	\$247	\$36,391	\$0.84	74.25	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0081 000	6174 GILMORE	03/21/22	\$252,100	PTA	03-ARM'S LENGTH	\$252,100	\$75,000	29.75	\$162,549	\$119,200	\$29,649	62.4	149.5	0.46	0.46	\$1,910	\$259,695	\$5.96	133.78	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0082 000	6148 GILMORE	06/11/21	\$280,500	PTA	03-ARM'S LENGTH	\$280,500	\$73,100	26.06	\$199,773	\$96,636	\$15,909	33.5	134.1	0.23	0.23	\$2,885	\$420,157	\$9.65	74.57	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0083 000	6134 GILMORE	06/02/21	\$142,000	PTA	03-ARM'S LENGTH	\$142,000	\$50,600	35.63	\$101,588	\$54,571	\$14,159	29.8	134.4	0.21	0.21	\$1,831	\$266,200	\$6.11	66.32	007		DENTON AREA	401	FRONT FOOT		
83 021 02 0100 000	6216 DENTON	01/18/22	\$249,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$249,900	\$86,100	34.45	\$174,250	\$84,239	\$8,589	33.2	132.3	0.12	0.23	\$2,538	\$684,870	\$15.72	74.25	007	83 021 02 0099 000, 83 021 02 0101 000	DENTON AREA	401	FRONT FOOT		
83 022 01 0005 004	50683 MICHIGAN	03/30/22	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$120,600	40.88	\$265,072	\$67,097	\$37,169	78.3	247.9	0.95	0.95	\$857	\$70,927	\$1.63	89.00	007		DENTON AREA	401	FRONT FOOT		
83 022 01 0016 303	6190 DELLOR	12/15/20	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$84,300	33.06	\$211,020	\$86,978	\$42,998	90.5	308.3	1.21	1.21	\$961	\$72,181	\$1.66	116.61	007		DENTON AREA	401	FRONT FOOT		
83 022 99 0008 000	51360 MICHIGAN	01/04/22	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$93,400	32.77	\$208,589	\$121,802	\$45,391	95.6	353.0	1.25	1.25	\$1,275	\$97,364	\$2.24	161.00	007		DENTON AREA	401	FRONT FOOT		
83 022 99 0009 000	51310 MICHIGAN	11/24/21	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$70,100	50.43	\$153,986	\$23,022	\$38,008	80.0	316.0	0.94	0.94	\$288	\$24,414	\$0.56	136.00	007		DENTON AREA	401	FRONT FOOT		
<b>Totals:</b>						<b>\$3,202,400</b>	<b>\$1,171,900</b>		<b>\$2,694,385</b>	<b>\$899,741</b>	<b>\$391,726</b>	<b>839.8</b>		<b>9.10</b>	<b>9.35</b>											
								<b>Sale. Ratio =&gt;</b>	<b>36.59</b>					<b>Average</b>					<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>9.66</b>					<b>per FF=&gt;</b>	<b>\$1,071</b>					<b>per Net Acre=&gt;</b>	<b>98,926.99</b>					
														<b>per SqFt=&gt;</b>	<b>\$2.27</b>											

VILLAGE PLACE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 018 03 0020 000	48945 ASHBURY	08/06/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$94,000	34.18	\$232,527	\$107,473	\$65,000	78.8	130.7	0.24	0.24	\$1,364	\$455,394	\$10.45	78.79	008		VILLAGE PLACE ESTATES	401	SITE VALUE	
83 018 03 0033 000	6315 SANDALWOOD	04/05/21	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$91,400	34.10	\$231,915	\$101,085	\$65,000	80.0	109.0	0.20	0.20	\$1,264	\$505,425	\$11.60	80.00	008		VILLAGE PLACE ESTATES	401	SITE VALUE	
83 018 03 0034 000	6327 SANDALWOOD	06/01/21	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$85,700	33.87	\$213,718	\$104,282	\$65,000	94.3	85.1	0.18	0.18	\$1,106	\$566,750	\$13.01	94.26	008		VILLAGE PLACE ESTATES	401	SITE VALUE	
<b>Totals:</b>			<b>\$796,000</b>			<b>\$796,000</b>	<b>\$271,100</b>		<b>\$678,160</b>	<b>\$312,840</b>	<b>\$195,000</b>	<b>253.1</b>		<b>0.62</b>	<b>0.62</b>										
							<b>Sale. Ratio =&gt;</b>	<b>34.06</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>0.16</b>			<b>SITE VALUE</b>	<b>\$104,280</b>			<b>per Net Acre=&gt;</b>	<b>504,580.65</b>		<b>per SqFt=&gt;</b>	<b>\$11.58</b>						



**NORTH OF 94 RESIDENTIAL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1									
83 011 01 0014 302	44444 ECORSE	07/01/21	\$240,900	PTA	03-ARM'S LENGTH	\$240,900	\$89,200	37.03	\$201,260	\$73,070	\$33,430	78.7	203.5	0.37	0.37	\$929	\$195,374	\$4.49	80.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 011 01 0014 303	7252 SHELDON	06/24/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$106,800	43.59	\$239,616	\$37,760	\$32,376	76.2	171.2	0.32	0.32	\$496	\$118,742	\$2.73	81.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 011 01 0016 000	7186 SHELDON	01/27/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$47,800	41.57	\$102,705	\$51,809	\$39,514	93.0	375.6	0.86	0.86	\$557	\$60,103	\$1.38	100.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 011 01 0072 000	6784 EDWARDS	11/24/20	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$158,500	52.31	\$367,921	(\$24,311)	\$40,610	95.6	407.3	0.99	0.99	(\$254)	(\$24,581)	(\$0.56)	105.75	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 011 99 0020 000	7085 BELLEVILLE	07/31/20	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$64,500	36.44	\$167,252	\$41,834	\$32,086	75.5	221.0	0.30	0.30	\$554	\$137,612	\$3.16	60.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 012 99 0001 000	6611 SHELDON	07/17/20	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$86,900	39.50	\$189,846	\$90,949	\$60,795	0.0	0.0	5.53	5.53	#DIV/0!	\$16,446	\$0.38	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 012 99 0012 000	7103 SHELDON	05/07/21	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$162,500	39.39	\$365,095	\$107,435	\$60,030	0.0	0.0	5.02	5.02	#DIV/0!	\$21,401	\$0.49	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 033 99 0005 001	46197 ECORSE	12/15/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$96,900	41.23	\$213,002	\$62,838	\$40,840	0.0	0.0	1.73	1.73	#DIV/0!	\$36,323	\$0.83	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 033 99 0006 001	46121 ECORSE	12/06/21	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$78,800	39.60	\$172,616	\$67,224	\$40,840	0.0	0.0	1.73	1.73	#DIV/0!	\$38,858	\$0.89	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 033 99 0019 000	45667 ECORSE	10/29/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$62,400	52.00	\$137,919	\$13,231	\$31,150	0.0	0.0	0.89	0.89	#DIV/0!	\$14,866	\$0.34	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 034 99 0001 000	7893 BECK	11/24/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$128,700	37.85	\$283,862	\$121,628	\$65,490	0.0	0.0	7.83	7.83	#DIV/0!	\$15,534	\$0.36	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 034 99 0008 000	7639 BECK	08/21/20	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$55,700	41.57	\$120,020	\$47,230	\$33,250	0.0	0.0	0.95	0.95	#DIV/0!	\$49,716	\$1.14	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 037 01 0091 002	44050 CROWLEY	07/19/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$204,392	\$57,857	\$32,249	75.9	170.0	0.31	0.31	\$762	\$185,439	\$4.26	80.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 037 01 0091 003	43950 CROWLEY	03/05/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$90,600	36.24	\$203,595	\$78,654	\$32,249	75.9	170.0	0.31	0.31	\$1,037	\$252,096	\$5.79	80.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 037 01 0097 000	7821 MARLOWE	01/06/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$100,700	43.78	\$228,886	\$41,865	\$40,751	95.9	486.9	1.01	1.01	\$437	\$41,615	\$0.96	90.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 037 01 0119 000	7640 MARLOWE	04/16/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$64,600	34.00	\$163,717	\$66,661	\$40,378	95.0	465.0	0.96	0.96	\$702	\$69,366	\$1.59	90.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 037 01 0142 005	8251 MARLOWE	11/10/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$59,500	29.75	\$145,004	\$88,614	\$33,618	79.1	167.4	0.38	0.38	\$1,120	\$230,766	\$5.30	100.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 037 01 0149 000	43812 ROBSON	08/21/20	\$185,000	PTA	08-ESTATE	\$185,000	\$96,300	52.05	\$214,054	\$11,314	\$40,368	95.0	418.0	0.96	0.96	\$119	\$11,785	\$0.27	100.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 037 01 0163 001	8136 MORTON TAYLOR	11/30/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$94,200	40.09	\$209,031	\$63,856	\$37,887	89.1	289.9	0.70	0.70	\$716	\$91,353	\$2.10	105.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 037 01 0173 003	43933 CROWLEY	08/13/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$66,500	34.10	\$164,326	\$64,236	\$33,562	79.0	205.0	0.38	0.38	\$813	\$168,598	\$3.87	81.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 038 01 0006 000	45180 ROBSON	09/04/20	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$50,600	33.29	\$135,019	\$45,490	\$28,509	67.1	91.8	0.17	0.17	\$678	\$269,172	\$6.18	80.01	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 038 01 0011 000	45032 ROBSON	03/05/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$42,100	35.08	\$93,559	\$55,125	\$28,684	67.5	94.7	0.17	0.17	\$817	\$316,810	\$7.27	80.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 038 99 0027 000	7885 MIDA	08/19/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$122,500	47.12	\$273,590	\$21,890	\$35,480	0.0	0.0	1.06	1.06	#DIV/0!	\$20,651	\$0.47	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 038 99 0040 000	45295 ECORSE	04/13/20	\$252,000	PTA	08-ESTATE	\$252,000	\$143,500	56.94	\$265,556	\$32,355	\$45,911	108.0	429.4	1.83	1.83	\$300	\$17,719	\$0.41	185.23	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 038 99 0057 702	8245 BELLEVILLE	12/17/20	\$100,000	PTA	14-INTO/OUT OF TRUST	\$100,000	\$61,200	61.20	\$135,552	\$10,728	\$46,280	0.0	0.0	2.41	2.41	#DIV/0!	\$4,451	\$0.10	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 039 01 0008 000	8537 MOMS	03/04/22	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$109,300	41.88	\$238,207	\$59,643	\$36,850	86.7	294.4	0.61	0.61	\$688	\$98,097	\$2.25	90.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 039 99 0006 701	8559 BELLEVILLE	11/23/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$144,400	50.67	\$326,310	(\$29,410)	\$11,900	0.0	0.0	0.34	0.34	#DIV/0!	(\$86,500)	(\$1.99)	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 044 99 0004 003	41870 TYLER	08/31/20	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$50,700	28.97	\$113,780	\$93,070	\$31,850	0.0	0.0	0.91	0.91	#DIV/0!	\$102,275	\$2.35	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 055 99 0003 005	43300 N INTERSTATE 94 SERVICE	05/27/20	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$104,500	58.06	\$229,934	(\$29,984)	\$19,950	0.0	0.0	0.57	0.57	#DIV/0!	(\$52,604)	(\$1.21)	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 059 01 0039 001	11000 DEWITT	08/31/20	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,700	40.54	\$124,476	\$47,052	\$41,528	97.7	240.8	1.11	1.11	\$482	\$42,542	\$0.98	200.00	010		NORTH OF 94 RESIDENTIAL	401	FRONT FOOT									
83 060 99 0007 000	10650 MORTON TAYLOR	11/29/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$125,900	51.39	\$255,726	\$48,974	\$59,700	0.0	0.0	4.90	4.90	#DIV/0!	\$9,995	\$0.23	0.00	010		NORTH OF 94 RESIDENTIAL	401										
83 085 99 0002 000	43417 S INTERSTATE 94 SERVICE	07/06/21	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$119,825	\$43,025	\$17,850	0.0	0.0	0.51	0.51	#DIV/0!	\$84,363	\$1.94	0.00	010		NORTH OF 94 RESIDENTIAL	401										
<b>Totals:</b>			<b>\$6,761,400</b>			<b>\$6,761,400</b>	<b>\$2,869,400</b>		<b>\$6,405,653</b>	<b>\$1,561,712</b>	<b>\$1,205,965</b>	<b>1,530.7</b>		<b>46.13</b>	<b>46.13</b>																		
								<b>Sale. Ratio =&gt;</b>	<b>42.44</b>									<b>Average</b>															
								<b>Std. Dev. =&gt;</b>	<b>8.14</b>									<b>per FF=&gt;</b>	<b>\$1,020</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>33,858.25</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.78</b>								

WALDEN WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 040 01 0022 000	9066 CELESTINE	10/21/20	\$275,500	PTA	03-ARM'S LENGTH	\$275,500	\$113,500	41.20	\$277,307	\$53,193	\$55,000	116.4	107.9	0.29	0.29	\$457	\$184,059	\$4.23	116.44	011		WALDEN WOODS	401	SITE VALUE	
83 040 01 0024 000	9087 CELESTINE	07/27/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$114,600	42.44	\$284,042	\$40,958	\$55,000	70.0	138.7	0.22	0.22	\$585	\$183,668	\$4.22	70.02	011		WALDEN WOODS	401	SITE VALUE	
83 040 01 0031 000	9259 CELESTINE	07/16/20	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$122,100	46.08	\$287,363	\$32,637	\$55,000	80.7	148.1	0.27	0.27	\$404	\$119,113	\$2.73	80.72	011		WALDEN WOODS	401	SITE VALUE	
83 040 01 0058 000	44174 STONEBRIDGE	08/05/20	\$291,500	PTA	03-ARM'S LENGTH	\$291,500	\$122,400	41.99	\$298,022	\$48,478	\$55,000	70.0	120.0	0.19	0.19	\$693	\$251,181	\$5.77	70.00	011		WALDEN WOODS	401	SITE VALUE	
83 040 03 0134 000	43936 TIMBERVIEW	05/27/21	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$131,200	40.87	\$299,529	\$76,471	\$55,000	85.0	120.0	0.23	0.23	\$900	\$326,799	\$7.50	85.00	011		WALDEN WOODS	401	SITE VALUE	
83 040 03 0143 000	43798 N TIMBERVIEW	06/17/21	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$120,800	37.17	\$282,888	\$97,112	\$55,000	70.6	135.7	0.22	0.22	\$1,376	\$441,418	\$10.13	70.60	011		WALDEN WOODS	401	SITE VALUE	
83 040 03 0173 000	43955 STONEBRIDGE	10/06/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$152,000	43.43	\$342,438	\$62,562	\$55,000	97.4	122.7	0.27	0.27	\$643	\$228,328	\$5.24	97.37	011		WALDEN WOODS	401	SITE VALUE	
83 040 03 0182 000	43609 FORESTDALE	02/05/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$133,600	43.80	\$325,171	\$34,829	\$55,000	70.0	120.0	0.19	0.19	\$498	\$180,461	\$4.14	70.00	011		WALDEN WOODS	401	SITE VALUE	
83 040 03 0196 000	43693 N TIMBERVIEW	10/07/20	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$135,900	40.93	\$344,632	\$42,368	\$55,000	75.4	120.0	0.21	0.21	\$562	\$203,692	\$4.68	75.44	011		WALDEN WOODS	401	SITE VALUE	
83 040 04 0211 000	9188 E WALDEN	09/10/21	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$144,600	41.08	\$339,343	\$67,657	\$55,000	70.0	120.0	0.19	0.19	\$967	\$350,554	\$8.05	70.00	011		WALDEN WOODS	401	SITE VALUE	
83 040 04 0232 000	43705 S TIMBERVIEW	11/05/20	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$130,700	42.57	\$343,691	\$18,309	\$55,000	75.4	123.0	0.21	0.21	\$243	\$85,958	\$1.97	75.37	011		WALDEN WOODS	401	SITE VALUE	
83 040 04 0265 000	43753 ARBORVIEW	08/25/21	\$341,000	PTA	03-ARM'S LENGTH	\$341,000	\$137,400	40.29	\$329,584	\$66,416	\$55,000	74.4	120.2	0.21	0.21	\$893	\$323,980	\$7.44	74.39	011		WALDEN WOODS	401	SITE VALUE	
<b>Totals:</b>						<b>\$3,735,000</b>	<b>\$1,558,800</b>		<b>\$3,754,010</b>	<b>\$640,990</b>	<b>\$660,000</b>	<b>955.4</b>		<b>2.72</b>	<b>2.72</b>										
								<b>Sale. Ratio =&gt;</b>	<b>41.73</b>					<b>Average</b>					<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>2.18</b>					<b>Average</b>	<b>\$53,416</b>	<b>per Net Acre=&gt;</b>	<b>235,744.76</b>	<b>Average</b>	<b>\$5.41</b>						
														<b>SITE VALUE</b>				<b>per SqFt=&gt;</b>							

ROBINSON RIVER

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 042 01 0005 000	7957 RAYNA	01/04/21	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$121,800	44.13	\$280,726	\$43,958	\$48,684	74.9	120.0	0.22	0.22	\$587	\$198,905	\$4.57	80.14		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0009 000	8025 RAYNA	09/25/20	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$99,100	38.86	\$252,474	\$53,220	\$50,694	78.0	128.5	0.24	0.24	\$682	\$222,678	\$5.11	81.17		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0017 000	7977 JEREMY	07/15/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$132,800	49.19	\$328,443	(\$12,943)	\$45,500	70.0	120.0	0.19	0.19	(\$185)	(\$67,062)	(\$1.54)	70.00		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0022 000	8167 JEREMY	06/18/21	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$84,500	25.68	\$225,408	\$149,092	\$45,500	70.0	120.0	0.19	0.19	\$2,130	\$772,497	\$17.73	70.00		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0025 000	8239 JEREMY	01/24/22	\$254,000	PTA	03-ARM'S LENGTH	\$254,000	\$131,500	51.77	\$290,680	\$11,357	\$48,037	73.9	122.8	0.22	0.22	\$154	\$52,823	\$1.21	76.25		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0035 000	42847 BRADLEY	09/30/20	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$112,100	41.99	\$259,117	\$53,383	\$45,500	70.0	120.0	0.19	0.19	\$763	\$276,596	\$6.35	70.00		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0069 000	43402 DANIEL	11/29/21	\$330,500	PTA	03-ARM'S LENGTH	\$330,500	\$119,100	36.04	\$265,241	\$115,398	\$50,139	77.1	120.0	0.23	0.23	\$1,496	\$493,154	\$11.32	85.00		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0075 000	43226 BRADLEY	08/27/21	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$118,000	41.26	\$263,004	\$68,496	\$45,500	70.0	120.0	0.19	0.19	\$979	\$354,902	\$8.15	70.00		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0076 000	43202 BRADLEY	07/13/21	\$341,250	PTA	03-ARM'S LENGTH	\$341,250	\$117,500	34.43	\$275,512	\$111,238	\$45,500	70.0	120.0	0.19	0.19	\$1,589	\$576,363	\$13.23	70.00		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0097 000	8178 JEREMY	07/31/20	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$111,600	42.43	\$258,077	\$50,423	\$45,500	70.0	120.0	0.19	0.19	\$720	\$261,259	\$6.00	70.00		ROBINSON RIVER	401	FRONT FOOT
83 042 01 0103 000	8032 JEREMY	05/19/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$133,300	49.37	\$320,028	(\$4,240)	\$45,788	70.4	120.0	0.20	0.20	(\$60)	(\$21,744)	(\$0.50)	70.89		ROBINSON RIVER	401	FRONT FOOT
<b>Totals:</b>			<b>\$3,141,750</b>			<b>\$3,141,750</b>	<b>\$1,281,300</b>		<b>\$3,018,710</b>	<b>\$639,382</b>	<b>\$516,342</b>	<b>794.4</b>		<b>2.26</b>	<b>2.26</b>								
								<b>Sale. Ratio =&gt;</b>	<b>40.78</b>					<b>Average</b>					<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>7.56</b>					<b>Average</b>	<b>\$58,126</b>	<b>per Net Acre=&gt;</b>	<b>282,662.25</b>	<b>Average</b>	<b>\$6.49</b>				
														<b>SITE VALUE</b>				<b>per SqFt=&gt;</b>					



ANDOVER FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 054 01 0002 000	9420 ANDOVER	11/16/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,100	40.04	\$241,887	\$58,113	\$50,000	70.0	120.0	0.19	0.19	\$830	\$301,104	\$6.91	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 01 0012 000	42671 PRESWICK	07/24/20	\$230,250	PTA	03-ARM'S LENGTH	\$230,250	\$96,500	41.91	\$231,617	\$48,633	\$50,000	87.3	127.1	0.31	0.31	\$557	\$157,899	\$3.62	50.93	014	ANDOVER FARMS	401	SITE VALUE	
83 054 01 0015 000	42739 PRESWICK	07/20/20	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$107,900	44.04	\$261,133	\$33,867	\$50,000	84.9	120.0	0.23	0.23	\$399	\$144,731	\$3.32	84.88	014	ANDOVER FARMS	401	SITE VALUE	
83 054 01 0032 000	42865 BERKDALE	08/18/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,700	38.90	\$266,599	\$83,401	\$50,000	70.0	120.0	0.19	0.19	\$1,191	\$432,130	\$9.92	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 01 0037 000	42775 BERKDALE	04/23/20	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$97,500	42.39	\$218,562	\$61,438	\$50,000	120.0	121.6	0.36	0.36	\$512	\$169,251	\$3.89	100.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 02 0059 000	42890 KENT	08/12/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$117,200	35.52	\$264,080	\$115,920	\$50,000	89.8	120.0	0.25	0.25	\$1,291	\$471,220	\$10.82	90.52	014	ANDOVER FARMS	401	SITE VALUE	
83 054 02 0068 000	9800 LANCASTER	07/24/20	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$106,400	44.35	\$258,207	\$31,693	\$50,000	70.0	120.0	0.19	0.19	\$453	\$164,212	\$3.77	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 02 0076 000	9806 KENT LANE	11/29/21	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$127,200	36.87	\$308,720	\$86,280	\$50,000	70.0	124.7	0.20	0.20	\$1,233	\$431,400	\$9.90	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 02 0116 000	9953 ANDOVER	10/01/20	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$117,700	43.27	\$278,069	\$43,931	\$50,000	84.0	120.0	0.23	0.23	\$523	\$190,177	\$4.37	84.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0139 000	9833 LANCASTER	03/02/21	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$107,900	39.09	\$262,502	\$63,498	\$50,000	70.0	120.0	0.19	0.19	\$907	\$329,005	\$7.55	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0154 000	9927 LANCASTER	08/18/21	\$285,500	PTA	03-ARM'S LENGTH	\$285,500	\$114,800	40.21	\$265,148	\$70,352	\$50,000	70.0	120.0	0.19	0.19	\$1,005	\$364,518	\$8.37	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0156 000	9943 LANCASTER	05/24/21	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$114,200	40.50	\$263,637	\$68,363	\$50,000	70.0	120.0	0.19	0.19	\$977	\$354,212	\$8.13	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0160 000	42862 STRATFORD	09/30/20	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$133,600	43.80	\$332,639	\$22,361	\$50,000	84.7	120.0	0.23	0.23	\$264	\$95,970	\$2.20	85.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0183 000	9985 ANDOVER	04/28/21	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$145,600	42.57	\$362,990	\$29,010	\$50,000	72.9	112.4	0.19	0.19	\$398	\$153,492	\$3.52	71.83	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0196 000	42861 STRATFORD	07/21/21	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$138,900	44.52	\$327,138	\$34,862	\$50,000	72.7	114.5	0.19	0.19	\$480	\$183,484	\$4.21	73.54	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0203 000	9952 LANCASTER	07/24/20	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$112,500	46.88	\$273,405	\$16,595	\$50,000	70.0	120.0	0.19	0.19	\$237	\$85,984	\$1.97	70.00	014	ANDOVER FARMS	401	SITE VALUE	
83 054 03 0213 000	9856 LANCASTER	09/30/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$106,200	36.62	\$255,960	\$84,040	\$50,000	70.0	120.0	0.19	0.19	\$1,201	\$435,440	\$10.00	70.00	014	ANDOVER FARMS	401	SITE VALUE	

<b>Totals:</b>	<b>\$4,774,650</b>		<b>\$4,774,650</b>		<b>\$1,960,900</b>		<b>\$4,672,293</b>		<b>\$952,357</b>		<b>\$850,000</b>	<b>1,326.2</b>		<b>3.74</b>	<b>3.74</b>									
					<b>Sale. Ratio =&gt;</b>		<b>41.07</b>		<b>Average</b>		<b>SITE VALUE</b>	<b>\$56,021</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>254,777.15</b>		<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$5.85</b>				
					<b>Std. Dev. =&gt;</b>		<b>3.17</b>																	

CHARTER CLUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 057 01 0004 000	43602 REVERE	06/05/20	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$116,300	46.71	\$279,024	\$24,976	\$55,000	82.2	142.4	0.28	0.28	\$304	\$89,520	\$2.06	75.71	016		CHARTER CLUB	401	SITE VALUE
83 057 01 0012 000	9491 REVERE	08/12/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,600	44.07	\$296,069	\$43,931	\$55,000	94.6	145.6	0.29	0.29	\$465	\$151,486	\$3.48	110.22	016		CHARTER CLUB	401	SITE VALUE
83 057 01 0016 000	43585 REVERE	10/13/21	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$120,100	38.13	\$292,245	\$77,755	\$55,000	94.0	126.2	0.26	0.26	\$827	\$294,527	\$6.76	99.85	016		CHARTER CLUB	401	SITE VALUE
83 057 01 0019 000	9506 HAMPTON	10/23/20	\$254,500	PTA	03-ARM'S LENGTH	\$254,500	\$106,000	41.65	\$268,353	\$41,147	\$55,000	85.5	147.9	0.31	0.31	\$481	\$134,467	\$3.09	76.33	016		CHARTER CLUB	401	SITE VALUE
83 057 01 0028 000	43439 REVERE	07/28/20	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$125,700	43.34	\$312,740	\$32,260	\$55,000	95.0	125.0	0.27	0.27	\$339	\$118,168	\$2.71	95.03	016		CHARTER CLUB	401	SITE VALUE
83 057 01 0034 000	9429 MADISON	06/12/20	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$102,200	41.71	\$246,552	\$53,448	\$55,000	81.3	134.0	0.25	0.25	\$657	\$214,651	\$4.93	81.97	016		CHARTER CLUB	401	SITE VALUE
83 057 02 0045 000	43413 DORCHESTER	05/25/21	\$54,890	PTA	03-ARM'S LENGTH	\$54,890	\$23,400	42.63	\$50,912	\$54,890	\$55,000	81.5	124.9	0.26	0.26	\$674	\$209,504	\$4.81	66.31	016		CHARTER CLUB	402	SITE VALUE
83 057 02 0047 000	43453 DORCHESTER	08/14/20	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$121,900	41.18	\$329,670	\$21,330	\$55,000	80.0	125.0	0.23	0.23	\$267	\$92,739	\$2.13	80.00	016		CHARTER CLUB	401	SITE VALUE
83 057 02 0051 000	43565 DORCHESTER	09/15/21	\$308,500	PTA	03-ARM'S LENGTH	\$308,500	\$123,900	40.16	\$281,569	\$81,931	\$55,000	95.0	125.0	0.27	0.27	\$862	\$300,114	\$6.89	95.00	016		CHARTER CLUB	401	SITE VALUE
83 057 02 0053 000	43621 DORCHESTER	03/19/21	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$102,500	35.10	\$270,681	\$76,319	\$55,000	80.0	125.0	0.23	0.23	\$954	\$331,822	\$7.62	80.00	016		CHARTER CLUB	401	SITE VALUE
83 057 02 0058 000	9640 REVERE	08/27/21	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$138,100	40.03	\$314,361	\$85,639	\$55,000	95.1	124.8	0.27	0.27	\$900	\$313,696	\$7.20	94.64	016		CHARTER CLUB	401	SITE VALUE
83 057 02 0064 000	9508 REVERE	11/12/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$140,900	46.97	\$364,651	(\$9,651)	\$55,000	81.0	129.7	0.25	0.25	(\$119)	(\$39,232)	(\$0.90)	77.83	016		CHARTER CLUB	401	SITE VALUE
<b>Totals:</b>			<b>\$3,234,890</b>			<b>\$3,234,890</b>	<b>\$1,346,600</b>		<b>\$3,306,827</b>	<b>\$583,975</b>	<b>\$660,000</b>	<b>1,045.3</b>		<b>3.18</b>	<b>3.18</b>									
								<b>Sale. Ratio =&gt;</b>	<b>41.63</b>					<b>Average</b>					<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.35</b>					<b>Average</b>	<b>\$48,665</b>	<b>per Net Acre=&gt;</b>	<b>183,929.13</b>	<b>Average</b>	<b>\$4.22</b>					
														<b>SITE VALUE</b>			<b>per SqFt=&gt;</b>							

WILLOW GARDENS SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 061 01 0193 000	10225 QUIRK	05/29/20	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$60,800	34.35	\$166,951	\$44,658	\$34,609	65.9	200.0	0.37	0.37	\$677	\$121,684	\$2.79	80.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 061 01 0198 000	46278 CHATSWORTH	05/07/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$70,200	42.55	\$171,435	\$28,174	\$34,609	65.9	200.0	0.37	0.37	\$427	\$76,768	\$1.76	80.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 061 01 0202 000	46214 CHATSWORTH	11/04/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$65,100	42.00	\$159,063	\$30,546	\$34,609	65.9	200.0	0.37	0.37	\$463	\$83,232	\$1.91	80.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 062 01 0099 000	10248 QUIRK	10/02/20	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$80,100	40.05	\$215,684	\$22,018	\$37,702	71.8	265.0	0.46	0.46	\$307	\$48,285	\$1.11	75.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 062 01 0101 000	10286 QUIRK	05/17/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$158,693	\$29,009	\$37,702	71.8	265.0	0.46	0.46	\$404	\$63,616	\$1.46	75.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 062 01 0106 000	46616 MCBRIDE	03/01/21	\$165,100	PTA	03-ARM'S LENGTH	\$165,100	\$54,900	33.25	\$141,617	\$59,350	\$35,867	68.3	301.9	0.45	0.45	\$869	\$132,478	\$3.04	75.10	018	WILLOW GARDENS SUB	401	STANDARD		
83 062 01 0113 000	46732 MCBRIDE	10/20/20	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$70,800	56.64	\$186,700	(\$22,325)	\$39,375	75.0	300.0	0.52	0.52	(\$298)	(\$43,182)	(\$0.99)	75.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 062 01 0145 000	47047 AYRES	11/05/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$52,500	31.82	\$139,590	\$64,785	\$39,375	75.0	300.0	0.52	0.52	\$864	\$125,309	\$2.88	75.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 062 01 0164 000	46696 AYRES	04/08/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$79,800	43.14	\$170,598	\$53,777	\$39,375	75.0	300.0	0.52	0.52	\$717	\$104,017	\$2.39	75.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 062 01 0183 000	47180 AYRES	11/06/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$59,000	35.76	\$157,480	\$46,895	\$39,375	75.0	300.0	0.52	0.52	\$625	\$90,706	\$2.08	75.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 063 01 0015 000	11044 BORGMAN	09/14/20	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$61,500	47.31	\$165,033	\$4,828	\$39,861	75.9	280.0	0.58	0.58	\$64	\$8,353	\$0.19	90.00	018	WILLOW GARDENS SUB	401	STANDARD		
83 063 01 0016 000	11064 BORGMAN	05/20/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$64,000	34.59	\$155,608	\$74,171	\$44,779	85.3	349.5	0.99	0.99	\$870	\$74,769	\$1.72	80.42	018	WILLOW GARDENS SUB	401	STANDARD		
83 063 01 0043 000	11148 QUIRK	03/07/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,800	38.53	\$143,865	\$46,671	\$40,536	77.2	314.2	0.58	0.58	\$604	\$80,886	\$1.86	80.00	018	WILLOW GARDENS SUB	401	STANDARD		
<b>Totals:</b>			<b>\$2,117,100</b>			<b>\$2,117,100</b>	<b>\$840,300</b>		<b>\$2,132,317</b>	<b>\$482,557</b>	<b>\$497,774</b>	<b>948.1</b>		<b>6.68</b>	<b>6.68</b>										
								<b>Sale. Ratio =&gt;</b>	<b>39.69</b>					<b>Average</b>					<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>6.77</b>					<b>per FF=&gt;</b>	<b>\$509</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>72,282.35</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.66</b>				

021

FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 076 99 0003 000	49816 W HURON RIVER	11/03/21	\$300,000	PTA	03-ARMS LENGTH	\$300,000	\$113,800	37.93	\$264,923	\$61,137	\$26,060	49.6	240.6	0.50	0.50	\$1,232	\$122,765	\$2.82	90.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 088 01 0001 001	1150 E HURON RIVER	06/18/20	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$57,000	35.63	\$141,863	\$35,998	\$17,861	34.0	129.3	0.23	0.23	\$1,058	\$155,835	\$3.58	76.13	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 088 99 0054 000	12803 EVELYN	10/19/21	\$275,000	PTA	03-ARMS LENGTH	\$275,000	\$107,600	39.13	\$256,678	\$41,793	\$23,471	44.7	100.0	0.34	0.34	\$935	\$122,921	\$2.82	148.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 088 99 0069 702	13290 MARTINSVILLE	08/03/21	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$64,300	44.34	\$155,845	\$16,277	\$27,122	51.7	200.0	0.46	0.46	\$315	\$35,462	\$0.81	100.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 110 01 0137 304	1176 W HURON RIVER	03/31/22	\$361,500	PTA	03-ARMS LENGTH	\$361,500	\$136,700	37.81	\$323,992	\$61,820	\$24,312	46.3	279.0	0.51	0.51	\$1,335	\$120,978	\$2.78	79.78	021	S SER DR/RSNVILLE/HR RIV NON WATER	408	FRONT FOOT		
83 110 03 0005 002	13839 ELWELL	12/22/21	\$189,900	PTA	03-ARMS LENGTH	\$189,900	\$88,500	46.60	\$192,120	\$15,807	\$18,027	34.3	153.0	0.26	0.26	\$460	\$61,746	\$1.42	73.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 110 03 0009 000	14045 ELWELL	08/06/21	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$122,100	61.05	\$258,239	(\$37,948)	\$20,291	38.7	153.0	0.29	0.29	(\$982)	(\$131,308)	(\$3.01)	82.17	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 110 03 0010 001	14075 ELWELL	03/31/22	\$241,000	PTA	03-ARMS LENGTH	\$241,000	\$99,100	41.12	\$219,568	\$41,064	\$19,632	37.4	153.0	0.28	0.28	\$1,098	\$147,183	\$3.38	79.50	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 110 03 0015 000	14315 ELWELL	07/29/20	\$212,000	PTA	03-ARMS LENGTH	\$212,000	\$105,600	49.81	\$225,833	\$10,862	\$24,695	47.0	153.0	0.35	0.35	\$231	\$30,946	\$0.71	100.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 110 04 0002 002	144 MELODY LANE	04/14/20	\$235,000	PTA	03-ARMS LENGTH	\$235,000	\$130,200	55.40	\$312,024	(\$50,961)	\$26,063	49.6	168.9	0.46	0.46	(\$1,027)	(\$110,785)	(\$2.54)	87.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 117 01 0009 000	49851 W HURON RIVER	12/14/21	\$294,000	PTA	03-ARMS LENGTH	\$294,000	\$106,700	36.29	\$244,247	\$73,200	\$23,447	44.7	299.7	0.52	0.52	\$1,639	\$141,860	\$3.26	75.06	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 117 01 0012 001	13630 HOEFT	09/24/21	\$302,000	PTA	03-ARMS LENGTH	\$302,000	\$106,700	35.33	\$254,271	\$123,475	\$75,746	209.9	744.8	4.58	4.58	\$588	\$26,948	\$0.62	268.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 117 01 0016 000	13876 HOEFT	08/11/21	\$325,000	PTA	03-ARMS LENGTH	\$325,000	\$97,600	30.03	\$233,849	\$167,896	\$76,745	164.0	1297.5	4.92	4.92	\$1,024	\$34,160	\$0.78	165.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 117 99 0026 003	14200 FARM	08/25/21	\$240,000	PTA	03-ARMS LENGTH	\$240,000	\$99,800	41.58	\$225,592	\$40,951	\$26,543	50.6	215.0	0.47	0.47	\$810	\$86,945	\$2.00	95.42	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 118 99 0002 000	13574 FAIRVIEW	03/12/21	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$58,500	41.79	\$138,671	\$25,324	\$23,995	45.7	138.0	0.33	0.33	\$554	\$76,508	\$1.76	100.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
<b>Totals:</b>						<b>\$3,620,400</b>	<b>\$1,494,200</b>	<b>41.27</b>	<b>\$3,447,715</b>	<b>\$626,695</b>	<b>\$454,010</b>	<b>948.3</b>	<b>14.49</b>	<b>14.49</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>8.17</b>			<b>Average</b>		<b>Average</b>	<b>per FF=&gt;</b>	<b>\$661</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>43,253.16</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.99</b>			

ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 073 99 0010 701	49675 S INTERSTATE 94 SERVICE	08/06/20	\$118,000	PTA	03-ARMS LENGTH	\$118,000	\$46,100	39.07	\$126,749	\$9,951	\$18,700	0.0	0.0	0.34	0.34	#DIV/0!	\$29,268	\$0.67	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 076 99 0006 702	13255 LAKE POINTE PASS	10/15/20	\$232,000	PTA	03-ARMS LENGTH	\$232,000	\$111,000	47.84	\$262,242	\$25,238	\$55,480	0.0	0.0	1.06	1.06	#DIV/0!	\$23,809	\$0.55	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 076 99 0060 701	13000 LAKE POINTE PASS	03/25/21	\$330,000	PTA	03-ARMS LENGTH	\$330,000	\$131,700	39.91	\$326,663	\$44,587	\$41,250	0.0	0.0	0.75	0.75	#DIV/0!	\$59,449	\$1.36	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 076 99 0061 002	13220 LAKE POINTE PASS	03/15/21	\$249,000	PTA	03-ARMS LENGTH	\$249,000	\$108,700	43.65	\$258,376	\$45,864	\$55,240	0.0	0.0	1.03	1.03	#DIV/0!	\$44,528	\$1.02	112.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401	FRONT FOOT		
83 088 99 0026 000	957 E HURON RIVER	12/28/21	\$185,000	PTA	03-ARMS LENGTH	\$185,000	\$93,000	50.27	\$216,615	\$13,485	\$45,100	0.0	0.0	0.82	0.82	#DIV/0!	\$16,445	\$0.38	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 088 99 0058 000	1046 E HURON RIVER	11/13/20	\$309,900	PTA	20-MULTI PARCEL SALE REF	\$309,900	\$138,300	44.63	\$277,308	\$127,572	\$94,980	0.0	0.0	5.62	5.31	#DIV/0!	\$22,700	\$0.52	0.00	021	83 088 99 0059 000	S SER DR/RSNVILLE/HR RIV NON WATER	401		
83 092 99 0004 000	41495 EDISON LAKE	12/23/20	\$189,900	PTA	03-ARMS LENGTH	\$189,900	\$80,800	42.55	\$197,635	\$28,015	\$35,750	0.0	0.0	0.65	0.65	#DIV/0!	\$43,100	\$0.99	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 092 99 0017 703	42205 E HURON RIVER	08/05/20	\$255,000	PTA	03-ARMS LENGTH	\$255,000	\$122,400	48.00	\$283,752	\$43,118	\$71,870	0.0	0.0	3.29	3.29	#DIV/0!	\$13,106	\$0.30	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 092 99 0023 000	13140 LENMOORE	06/22/20	\$245,000	PTA	03-ARMS LENGTH	\$245,000	\$104,500	42.65	\$239,564	\$61,396	\$55,960	0.0	0.0	1.12	1.12	#DIV/0!	\$54,818	\$1.26	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 114 99 0002 707	48583 W HURON RIVER	12/10/21	\$105,000	PTA	03-ARMS LENGTH	\$105,000	\$54,000	51.43	\$120,544	\$14,706	\$30,250	0.0	0.0	0.55	0.55	#DIV/0!	\$26,738	\$0.61	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 117 99 0012 001	50375 W HURON RIVER	09/10/20	\$267,000	PTA	03-ARMS LENGTH	\$267,000	\$103,200	38.65	\$242,901	\$80,539	\$56,440	0.0	0.0	1.18	1.18	#DIV/0!	\$68,253	\$1.57	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 117 99 0036 000	14185 FARM	05/10/21	\$208,000	PTA	14-INTO/OUT OF TRUST	\$208,000	\$58,600	28.17	\$132,751	\$132,249	\$57,000	0.0	0.0	1.25	1.25	#DIV/0!	\$105,799	\$2.43	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
83 118 99 0019 000	51221 W HURON RIVER	07/28/20	\$169,000	PTA	03-ARMS LENGTH	\$169,000	\$70,800	41.89	\$163,151	\$63,249	\$57,400	0.0	0.0	1.30	1.30	#DIV/0!	\$48,653	\$1.12	0.00	021	S SER DR/RSNVILLE/HR RIV NON WATER	401			
<b>Totals:</b>						<b>\$2,862,800</b>	<b>\$1,223,100</b>	<b>42.72</b>	<b>\$2,848,251</b>	<b>\$689,969</b>	<b>\$675,420</b>	<b>0.0</b>	<b>18.96</b>	<b>18.65</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.06</b>			<b>Average</b>		<b>Average</b>	<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>36,390.77</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.84</b>			



TERRA-DEL LAGO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 076 01 0029 000	49410 SONRISA	10/22/20	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$163,100	41.93	\$367,010	\$93,093	\$71,103	83.7	200.0	0.46	0.46	\$1,113	\$202,817	\$4.66	100.00	022		TERRA-DEL LAGO	401	FRONT FOOT	
83 076 01 0031 000	13027 LINDAVISTA	09/04/20	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$125,100	43.14	\$323,700	\$34,637	\$68,337	80.4	205.0	0.38	0.38	\$431	\$92,120	\$2.11	80.00	022		TERRA-DEL LAGO	401	FRONT FOOT	
<b>Totals:</b>			<b>\$679,000</b>			<b>\$679,000</b>	<b>\$288,200</b>		<b>\$690,710</b>	<b>\$127,730</b>	<b>\$139,440</b>	<b>164.0</b>		<b>0.84</b>	<b>0.84</b>										
							<b>Sale. Ratio =&gt;</b>	<b>42.44</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>0.86</b>			<b>per FF=&gt;</b>	<b>\$779</b>		<b>per Net Acre=&gt;</b>	<b>152,970.06</b>		<b>per SqFt=&gt;</b>	<b>\$3.51</b>							

DENTON/NORTHSHORE/JUN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 077 99 0002 714	47298 DENTON	11/16/20	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$101,000	35.82	\$278,401	\$60,392	\$56,793	87.4	170.0	0.39	0.39	\$691	\$154,851	\$3.55	100.00	023	DENTON/NORTHSHORE/JUN	401	FRONT FOOT		
83 077 99 0002 720	47592 DENTON	07/13/20	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$117,700	40.45	\$330,476	\$17,317	\$56,793	87.4	170.0	0.39	0.39	\$198	\$44,403	\$1.02	100.00	023	DENTON/NORTHSHORE/JUN	401	FRONT FOOT		
83 080 03 0044 000	12661 STANLEY	10/06/20	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$91,800	31.76	\$249,668	\$98,233	\$58,901	90.6	155.0	0.40	0.40	\$1,084	\$245,583	\$5.64	170.00	023	DENTON/NORTHSHORE/JUN	401	FRONT FOOT		
83 080 03 0058 000	12540 BECK	09/28/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$120,900	40.30	\$343,507	\$21,457	\$64,964	99.9	249.6	0.57	0.57	\$215	\$37,447	\$0.86	100.00	023	DENTON/NORTHSHORE/JUN	401	FRONT FOOT		
<b>Totals:</b>			<b>\$1,162,000</b>			<b>\$1,162,000</b>	<b>\$431,400</b>		<b>\$1,202,052</b>	<b>\$197,399</b>	<b>\$237,451</b>	<b>365.3</b>		<b>1.75</b>	<b>1.75</b>										
								<b>Sale. Ratio =&gt;</b>	<b>37.13</b>					<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>4.15</b>					<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>112,606.39</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$2.59</b>						

**ORMOND/EDGAR**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 079 01 0002 000	13220 EDGEDALE	05/03/19	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$145,700	58.28	\$256,191	\$46,486	\$52,677	100.3	252.4	0.58	0.58	\$463	\$80,287	\$1.84	100.00	024		ORMOND/EDGAR	401	FRONT FOOT	
83 079 01 0019 000	13209 EDGEDALE	10/30/20	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$145,600	51.54	\$318,996	\$6,427	\$42,923	81.8	190.0	0.39	0.39	\$79	\$16,354	\$0.38	90.00	024		ORMOND/EDGAR	401	FRONT FOOT	
83 080 01 0035 000	48465 ORMOND	07/25/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$74,300	34.56	\$159,971	\$77,642	\$22,613	43.1	135.0	0.15	0.15	\$1,803	\$524,608	\$12.04	64.73	024		ORMOND/EDGAR	401	FRONT FOOT	
<b>Totals:</b>			<b>\$747,500</b>			<b>\$747,500</b>	<b>\$365,600</b>		<b>\$735,158</b>	<b>\$130,555</b>	<b>\$118,213</b>	<b>225.2</b>		<b>1.12</b>	<b>1.12</b>										
								<b>Sale. Ratio =&gt;</b>	<b>48.91</b>					<b>Average</b>					<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>12.22</b>					<b>per FF=&gt;</b>	<b>\$580</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>116,566.96</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$2.68</b>				

LAKECREST/BELLE HARBOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 085 01 0034 000	44370 HARMONY LANE	09/18/20	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$100,200	39.29	\$240,052	\$65,688	\$50,740	96.6	130.9	0.32	0.32	\$680	\$205,275	\$4.71	100.00	025		LAKECREST/BELLE HARBOR	401	FRONT FOOT
83 086 03 0044 000	44512 LAKE CREST	10/22/21	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$118,400	40.97	\$276,131	\$63,233	\$50,364	95.9	130.0	0.30	0.30	\$659	\$209,381	\$4.81	100.00	025		LAKECREST/BELLE HARBOR	401	FRONT FOOT
83 086 05 0108 000	44725 LAKE CREST	06/30/20	\$208,662	PTA	03-ARM'S LENGTH	\$208,662	\$88,600	42.46	\$211,958	\$42,113	\$45,409	86.5	178.1	0.38	0.38	\$487	\$109,956	\$2.52	75.00	025		LAKECREST/BELLE HARBOR	401	FRONT FOOT
<b>Totals:</b>			<b>\$752,662</b>			<b>\$752,662</b>	<b>\$307,200</b>		<b>\$728,141</b>	<b>\$171,034</b>	<b>\$146,513</b>	<b>279.1</b>		<b>1.01</b>	<b>1.01</b>									
							<b>Sale. Ratio =&gt;</b>	<b>40.82</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>1.58</b>			<b>per FF=&gt;</b>	<b>\$613</b>	<b>per Net Acre=&gt;</b>	<b>170,183.08</b>			<b>per SqFt=&gt;</b>	<b>\$3.91</b>						



MONTEREY ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 090 01 0018 000	11524 MONTEREY	06/19/19	\$739,000	PTA	03-ARM'S LENGTH	\$739,000	\$355,800	48.15	\$906,836	\$28,978	\$196,814	109.3	203.9	0.67	0.67	\$265	\$43,251	\$0.99	200.00	027		WATERFRONT	408	
Totals:			\$739,000			\$739,000	\$355,800	48.15	\$906,836	\$28,978	\$196,814	109.3		0.67	0.67									
							Sale. Ratio =>	48.15			Average			Average				Average						
							Std. Dev. =>	#DIV/0!			Average			per Net Acre=>	43,250.75			per SqFt=>	\$0.99					

EDISON LAKE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 093 01 0022 000	40589 ALDEN	12/13/21	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$135,800	41.78	\$324,184	\$75,228	\$74,412	119.1	570.3	2.89	2.89	\$632	\$25,994	\$0.60	136.18	029		EDISON LAKE ESTATES	401	FRONT FOOT	
83 093 01 0024 000	40543 ALDEN	10/19/20	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$107,600	37.10	\$276,127	\$69,141	\$55,268	88.4	837.6	2.03	2.03	\$782	\$34,076	\$0.78	100.00	029		EDISON LAKE ESTATES	401	FRONT FOOT	
83 093 01 0044 007	40173 ALDEN	10/25/19	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$68,400	38.00	\$148,154	\$60,216	\$28,370	45.4	208.0	0.47	0.47	\$1,327	\$129,219	\$2.97	65.00	029		EDISON LAKE ESTATES	401	FRONT FOOT	
83 093 99 0012 701	39820 E HURON RIVER	06/29/22	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$118,400	40.14	\$255,901	\$72,567	\$33,468	53.5	293.6	0.72	0.66	\$1,355	\$100,369	\$2.30	75.05	029		EDISON LAKE ESTATES	401	FRONT FOOT	
83 093 99 0025 701	39625 E HURON RIVER	05/31/19	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$35,700	42.00	\$89,031	\$22,969	\$27,000	0.0	0.0	0.54	0.54	#DIV/0!	\$42,535	\$0.98	0.00	029		EDISON LAKE ESTATES	401		
83 093 99 0025 702	39641 E HURON RIVER	01/29/21	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$37,400	57.54	\$91,906	(\$1,906)	\$25,000	0.0	0.0	0.50	0.50	#DIV/0!	(\$3,812)	(\$0.09)	0.00	029		EDISON LAKE ESTATES	401		
<b>Totals:</b>			<b>\$1,240,000</b>			<b>\$1,240,000</b>	<b>\$503,300</b>		<b>\$1,185,303</b>	<b>\$298,215</b>	<b>\$243,518</b>	<b>306.4</b>		<b>7.15</b>	<b>7.09</b>										
							<b>Sale. Ratio =&gt;</b>	<b>40.59</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>7.50</b>			<b>per FF=&gt;</b>	<b>\$973</b>		<b>per Net Acre=&gt;</b>	<b>41,696.73</b>		<b>per SqFt=&gt;</b>	<b>\$0.96</b>							

HURON METRO PARK AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 093 99 0014 000	12286 HANNAN	12/09/20	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$56,200	35.13	\$132,980	\$53,975	\$26,955	45.0	373.0	0.60	0.60	\$1,200	\$90,109	\$2.07	70.00	030	HURON METRO PARK AREA	401		
83 096 99 0006 004	12462 HANNAN	09/27/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,200	48.61	\$181,370	\$28,830	\$45,200	0.0	0.0	1.04	1.04	#DIV/0!	\$27,721	\$0.64	0.00	030	HURON METRO PARK AREA	401		
83 097 99 0005 702	13586 HANNAN	09/06/19	\$344,900	PTA	03-ARM'S LENGTH	\$344,900	\$66,100	19.16	\$408,842	(\$15,942)	\$48,000	0.0	0.0	1.55	1.55	#DIV/0!	(\$10,285)	(\$0.24)	0.00	030	HURON METRO PARK AREA	401		
<b>Totals:</b>			<b>\$669,900</b>			<b>\$669,900</b>	<b>\$202,500</b>		<b>\$723,192</b>	<b>\$66,863</b>	<b>\$120,155</b>	<b>45.0</b>		<b>3.19</b>	<b>3.19</b>									
							<b>Sale. Ratio =&gt;</b>	<b>30.23</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>14.74</b>			<b>per FF=&gt;</b>	<b>\$1,487</b>		<b>per Net Acre=&gt;</b>	<b>20,966.76</b>		<b>per SqFt=&gt;</b>	<b>\$0.48</b>						





COUNTRY POND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
83 102 03 0011 000	14289 WINDING POND	03/19/21	\$366,000	PTA	03-ARM'S LENGTH	\$366,000	\$132,300	36.15	\$353,314	\$72,686	\$60,000	190.5	90.0	0.39	0.39	\$382	\$184,482	\$4.24	190.50	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0016 000	42740 POND RIDGE	03/09/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$115,400	34.97	\$309,117	\$80,883	\$60,000	90.0	150.0	0.31	0.31	\$899	\$260,913	\$5.99	90.00	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0031 000	42719 POND RIDGE	09/08/20	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$123,000	44.73	\$326,011	\$8,989	\$60,000	105.0	125.0	0.30	0.30	\$86	\$29,864	\$0.69	105.00	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0079 000	43275 POND BLUFF	05/28/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$142,900	39.69	\$339,805	\$80,195	\$60,000	98.7	197.3	0.45	0.45	\$812	\$179,407	\$4.12	98.71	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0090 000	14158 POND BLUFF	03/05/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$135,200	40.97	\$347,930	\$42,070	\$60,000	90.0	122.0	0.25	0.25	\$467	\$166,944	\$3.83	90.00	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0115 000	43017 WINDING POND	11/27/20	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$118,300	36.85	\$306,779	\$74,221	\$60,000	90.0	125.0	0.26	0.26	\$825	\$287,678	\$6.60	90.00	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0117 000	42957 WINDING POND	05/17/21	\$321,900	PTA	03-ARM'S LENGTH	\$321,900	\$133,500	41.47	\$319,242	\$62,658	\$60,000	128.0	125.0	0.37	0.37	\$490	\$170,730	\$3.92	128.00	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0124 000	43092 POND BLUFF	05/05/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$146,900	45.20	\$365,612	\$19,388	\$60,000	90.0	125.0	0.26	0.26	\$215	\$75,147	\$1.73	90.00	032		COUNTRY POND	401	SITE VALUE			
83 102 03 0135 000	14333 POND BLUFF	03/26/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$126,700	37.26	\$337,111	\$62,889	\$60,000	90.0	125.0	0.26	0.26	\$699	\$243,756	\$5.60	90.00	032		COUNTRY POND	401	SITE VALUE			
<b>Totals:</b>						<b>\$2,968,900</b>	<b>\$1,174,200</b>		<b>\$3,004,921</b>	<b>\$503,979</b>	<b>\$540,000</b>	<b>972.2</b>		<b>2.85</b>	<b>2.85</b>												
								<b>Sale. Ratio =&gt;</b>	<b>39.55</b>					<b>Average</b>					<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>3.70</b>					<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>177,145.52</b>					<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$4.07</b>				

WILDBROOK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 104 01 0014 000	14766 WILDBROOK	10/13/20	\$255,100	PTA	03-ARM'S LENGTH	\$255,100	\$107,800	42.26	\$261,411	\$41,189	\$47,500	80.0	125.0	0.23	0.23	\$515	\$179,083	\$4.11	80.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0021 000	15000 WILDBROOK	09/24/21	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$122,500	37.69	\$279,866	\$92,634	\$47,500	88.0	175.0	0.35	0.35	\$1,053	\$267,728	\$6.15	92.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0024 000	15090 PEBBLEBROOK	12/03/21	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$129,100	36.37	\$299,764	\$102,736	\$47,500	80.0	125.0	0.23	0.23	\$1,284	\$446,678	\$10.25	80.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0038 000	15516 PEBBLEBROOK	12/14/20	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$123,800	55.02	\$281,738	(\$9,238)	\$47,500	80.0	126.0	0.23	0.23	(\$115)	(\$39,991)	(\$0.92)	80.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0047 000	15824 PEBBLEBROOK	01/28/22	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$115,900	36.22	\$270,849	\$96,651	\$47,500	86.0	125.0	0.26	0.26	\$1,124	\$376,074	\$8.63	79.13	033		WILDBROOK	401	SITE VALUE	
83 104 01 0082 000	15005 WILDBROOK	06/14/21	\$325,505	PTA	03-ARM'S LENGTH	\$325,505	\$125,400	38.52	\$291,121	\$81,884	\$47,500	91.4	144.0	0.27	0.27	\$896	\$303,274	\$6.96	110.75	033		WILDBROOK	401	SITE VALUE	
83 104 01 0083 000	14967 WILDBROOK	09/01/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$129,600	42.49	\$302,979	\$49,521	\$47,500	87.5	145.0	0.27	0.27	\$566	\$182,063	\$4.18	98.94	033		WILDBROOK	401	SITE VALUE	
83 104 01 0092 000	14661 WILDBROOK	04/06/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$120,100	44.48	\$269,522	\$47,978	\$47,500	80.0	125.0	0.23	0.23	\$600	\$208,600	\$4.79	80.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0148 000	15595 BROOKSIDE	02/22/21	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$131,200	53.99	\$305,047	(\$14,547)	\$47,500	101.0	128.2	0.27	0.27	(\$144)	(\$54,280)	(\$1.25)	121.29	033		WILDBROOK	401	SITE VALUE	
83 104 01 0162 000	15371 BROOKSIDE	01/07/22	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$125,500	38.38	\$290,141	\$84,359	\$47,500	80.0	125.0	0.23	0.23	\$1,054	\$366,778	\$8.42	80.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0175 000	14917 BROOKSIDE	06/19/20	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$113,900	43.81	\$273,391	\$34,109	\$47,500	80.0	125.0	0.23	0.23	\$426	\$148,300	\$3.40	80.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0177 000	14857 BROOKSIDE	09/24/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$118,100	39.37	\$267,973	\$79,527	\$47,500	80.0	125.0	0.23	0.23	\$994	\$345,770	\$7.94	80.00	033		WILDBROOK	401	SITE VALUE	
83 104 01 0182 000	14707 BROOKSIDE	02/19/21	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$120,600	46.03	\$274,546	\$34,954	\$47,500	80.0	125.0	0.23	0.23	\$437	\$151,974	\$3.49	80.00	033		WILDBROOK	401	SITE VALUE	
<b>Totals:</b>			<b>\$3,772,605</b>			<b>\$3,772,605</b>	<b>\$1,583,500</b>		<b>\$3,668,348</b>	<b>\$721,757</b>	<b>\$617,500</b>	<b>1,093.9</b>		<b>3.25</b>	<b>3.25</b>										
								<b>Sale. Ratio =&gt;</b>	<b>41.97</b>					<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>6.12</b>					<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>221,806.08</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$5.09</b>						

**ARLENE ARBORS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1		
83 105 01 0012 000	14129 ARLENE	09/20/19	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$138,700	49.89	\$290,524	\$37,476	\$50,000	76.3	122.4	0.23	0.23	\$491	\$165,823	\$3.81	67.93	034		ARLENE ARBORS	401	SITE VALUE		
83 105 01 0015 000	14191 ARLENE	11/15/19	\$283,500	PTA	03-ARM'S LENGTH	\$283,500	\$130,900	46.17	\$292,105	\$41,395	\$50,000	70.8	122.1	0.21	0.21	\$585	\$200,947	\$4.61	65.47	034		ARLENE ARBORS	401	SITE VALUE		
83 105 01 0019 000	14299 ARLENE	04/10/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$123,200	43.23	\$294,883	\$40,117	\$50,000	70.0	120.0	0.19	0.19	\$573	\$207,860	\$4.77	70.00	034		ARLENE ARBORS	401	SITE VALUE		
83 105 01 0024 000	14130 ARLENE	06/01/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$139,700	39.91	\$300,886	\$99,114	\$50,000	89.5	120.0	0.23	0.23	\$1,107	\$440,507	\$10.11	105.25	034		ARLENE ARBORS	401	SITE VALUE		
<b>Totals:</b>						<b>\$1,196,500</b>	<b>\$532,500</b>		<b>\$1,178,398</b>	<b>\$218,102</b>	<b>\$200,000</b>	<b>306.6</b>		<b>0.85</b>	<b>0.85</b>											
								<b>Sale. Ratio =&gt;</b>	<b>44.50</b>					<b>Average</b>					<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>4.25</b>					<b>Average</b>	<b>SITE VALUE</b>	<b>\$54,526</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>256,590.59</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$5.89</b>				

PINE FOREST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
83 110 05 0007 000	47099 HARBOUR POINTE	02/26/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$294,623	\$30,377	\$50,000	85.0	125.0	0.24	0.24	\$357	\$124,496	\$2.86	85.00	035		PINE FOREST	401	SITE VALUE			
83 110 05 0022 000	14072 MARINA	07/15/20	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$123,400	44.09	\$298,137	\$31,763	\$50,000	95.9	125.1	0.28	0.28	\$331	\$115,502	\$2.65	95.94	035		PINE FOREST	401	SITE VALUE			
83 110 05 0049 000	47217 RUTHAN	04/23/21	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$113,900	39.55	\$248,263	\$89,737	\$50,000	126.0	108.8	0.32	0.32	\$712	\$284,879	\$6.54	126.00	035		PINE FOREST	401	SITE VALUE			
83 110 05 0055 000	47001 RUTHAN	07/31/20	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$110,300	46.94	\$257,780	\$27,220	\$50,000	95.0	125.1	0.27	0.27	\$287	\$99,707	\$2.29	95.00	035		PINE FOREST	401	SITE VALUE			
83 110 05 0062 000	47216 HARBOUR POINTE	01/21/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$141,800	36.83	\$324,369	\$110,631	\$50,000	84.9	129.2	0.25	0.25	\$1,303	\$439,012	\$10.08	84.88	035		PINE FOREST	401	SITE VALUE			
83 110 06 0064 000	14006 KAHLA	12/17/21	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$143,800	36.41	\$323,995	\$121,005	\$50,000	83.4	122.5	0.24	0.24	\$1,451	\$514,915	\$11.82	83.40	035		PINE FOREST	401	SITE VALUE			
83 110 06 0086 000	14006 MARINA	11/23/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$130,700	39.61	\$295,050	\$84,950	\$50,000	81.5	122.7	0.23	0.23	\$1,043	\$369,348	\$8.48	81.47	035		PINE FOREST	401	SITE VALUE			
<b>Totals:</b>			<b>\$2,187,900</b>			<b>\$2,187,900</b>	<b>\$881,300</b>		<b>\$2,042,217</b>	<b>\$495,683</b>	<b>\$350,000</b>	<b>651.7</b>		<b>1.82</b>	<b>1.82</b>												
								Sale. Ratio =>	<b>40.28</b>					Average		Average		Average									
								Std. Dev. =>	<b>3.87</b>					Average		Average		Average									
											<b>SITE VALUE</b>	<b>\$70,812</b>				<b>per Net Acre=&gt;</b>	<b>271,756.03</b>			<b>per SqFt=&gt;</b>	<b>\$6.24</b>						

AVON ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 111 01 0006 000	47220 LAUREN	09/12/19	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$55,000	36.18	\$139,293	\$42,738	\$30,031	80.1	234.5	0.43	0.43	\$534	\$99,160	\$2.28	80.00	036		AVON ESTATES	401	STANDARD
83 111 01 0015 000	47000 LAUREN	10/22/19	\$166,900	PTA	03-ARM'S LENGTH	\$166,900	\$48,400	29.00	\$117,326	\$81,426	\$31,852	84.9	234.5	0.48	0.48	\$959	\$168,236	\$3.86	90.00	036		AVON ESTATES	401	STANDARD
83 111 01 0028 000	47033 LAUREN	06/01/22	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$77,800	38.51	\$172,038	\$65,999	\$36,037	80.1	234.5	0.43	0.43	\$824	\$153,130	\$3.52	80.00	036		AVON ESTATES	401	STANDARD
83 111 01 0032 000	47135 LAUREN	10/31/19	\$161,500	PTA	03-ARM'S LENGTH	\$161,500	\$63,800	39.50	\$159,500	\$32,031	\$30,031	80.1	234.5	0.43	0.43	\$400	\$74,318	\$1.71	80.00	036		AVON ESTATES	401	STANDARD
83 111 01 0036 000	47237 LAUREN	09/17/20	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$63,000	36.63	\$183,596	\$24,441	\$36,037	80.1	234.5	0.43	0.43	\$305	\$56,708	\$1.30	80.00	036		AVON ESTATES	401	STANDARD
<b>Totals:</b>			<b>\$854,400</b>			<b>\$854,400</b>	<b>\$308,000</b>		<b>\$771,753</b>	<b>\$246,635</b>	<b>\$163,988</b>	<b>405.3</b>		<b>2.21</b>	<b>2.21</b>									
							Sale. Ratio =>	<b>36.05</b>			Average			Average			Average							
							Std. Dev. =>	<b>4.12</b>			per FF=>	<b>\$609</b>		per Net Acre=>	<b>111,700.63</b>		per SqFt=>	<b>\$2.56</b>						

ROULOS SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
83 112 02 0006 002	45800 HULL	07/30/21	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$43,900	25.38	\$100,875	\$97,756	\$25,631	42.7	157.0	0.32	0.32	\$2,288	\$301,716	\$6.93	90.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0022 002	203 CHANEY	02/17/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$49,800	26.21	\$131,774	\$84,416	\$26,190	43.7	167.0	0.35	0.35	\$1,934	\$244,684	\$5.62	90.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0023 001	175 CHANEY	12/16/21	\$237,500	PTA	03-ARM'S LENGTH	\$237,500	\$91,000	38.32	\$223,340	\$40,350	\$26,190	43.7	167.0	0.35	0.35	\$924	\$116,957	\$2.68	90.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0050 001	241 MONTAGUE	08/27/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$58,000	35.15	\$149,919	\$39,816	\$24,735	41.2	167.0	0.33	0.33	\$966	\$122,135	\$2.80	85.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0050 003	201 MONTAGUE	07/30/21	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$64,000	33.16	\$146,986	\$70,749	\$24,735	41.2	167.0	0.33	0.33	\$1,716	\$217,021	\$4.98	85.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0052 002	135 MONTAGUE	12/11/20	\$194,900	PTA	03-ARM'S LENGTH	\$194,900	\$78,400	40.23	\$210,335	\$10,755	\$26,190	43.7	167.0	0.35	0.35	\$246	\$31,174	\$0.72	90.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0057 001	1064 SUMPTER	11/16/20	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$89,300	52.53	\$202,903	\$8,282	\$41,185	68.6	131.0	0.50	0.50	\$121	\$16,498	\$0.38	167.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0061 002	168 MONTAGUE	09/08/20	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$73,000	38.02	\$203,978	\$14,212	\$26,190	43.7	167.0	0.35	0.35	\$326	\$41,194	\$0.95	90.00	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0063 001	210 MONTAGUE	05/21/20	\$150,000	PTA	08-ESTATE	\$150,000	\$70,200	46.80	\$189,045	(\$13,582)	\$25,463	42.4	167.0	0.34	0.34	(\$320)	(\$40,543)	(\$0.93)	87.50	037		ROULOS SUB	401	STANDARD LOT			
83 112 02 0084 001	1006 SUMPTER	06/03/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,900	40.75	\$106,277	\$56,705	\$42,982	71.6	148.0	0.57	0.57	\$792	\$100,009	\$2.30	167.00	037		ROULOS SUB	401	STANDARD LOT			
<b>Totals:</b>			<b>\$1,785,400</b>			<b>\$1,785,400</b>	<b>\$666,500</b>		<b>\$1,665,432</b>	<b>\$409,459</b>	<b>\$289,491</b>	<b>482.5</b>		<b>3.76</b>	<b>3.76</b>												
								<b>Sale. Ratio =&gt;</b>	<b>37.33</b>					<b>Average</b>					<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>8.37</b>					<b>per FF=&gt;</b>	<b>\$849</b>					<b>per Net Acre=&gt;</b>	<b>108,898.67</b>					<b>per SqFt=&gt;</b>	<b>\$2.50</b>

**BRIARWOOD ESTATES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 113 01 0003 000	47509 BENTLEY	06/24/20	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$134,900	48.53	\$310,617	\$24,188	\$56,805	94.7	163.9	0.32	0.32	\$255	\$75,118	\$1.72	85.47	038	BRIARWOOD ESTATES	401	SITE VALUE	
83 113 01 0026 000	47602 BELMONT	07/23/21	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$110,900	35.21	\$279,450	\$84,923	\$49,373	82.3	132.3	0.24	0.24	\$1,032	\$349,477	\$8.02	80.00	038	BRIARWOOD ESTATES	401	SITE VALUE	
83 113 01 0035 000	47635 BELMONT	08/08/19	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$112,700	42.53	\$253,738	\$59,262	\$48,000	80.0	125.0	0.23	0.23	\$741	\$257,661	\$5.92	80.00	038	BRIARWOOD ESTATES	401	SITE VALUE	
83 113 01 0041 000	14241 BRIAR	09/30/19	\$264,500	PTA	03-ARM'S LENGTH	\$264,500	\$131,300	49.64	\$278,578	\$33,296	\$47,374	79.0	121.8	0.22	0.22	\$422	\$148,643	\$3.41	80.00	038	BRIARWOOD ESTATES	401	SITE VALUE	
83 113 01 0048 000	47600 BENTLEY	10/04/19	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$124,200	44.36	\$264,561	\$63,439	\$48,000	80.0	125.0	0.23	0.23	\$793	\$275,822	\$6.33	80.00	038	BRIARWOOD ESTATES	401	SITE VALUE	
<b>Totals:</b>			<b>\$1,402,500</b>			<b>\$1,402,500</b>	<b>\$614,000</b>		<b>\$1,386,944</b>	<b>\$265,108</b>	<b>\$249,552</b>	<b>415.9</b>		<b>1.25</b>	<b>1.25</b>									
							<b>Sale. Ratio =&gt;</b>		<b>43.78</b>		<b>Average</b>		<b>Average</b>				<b>Average</b>							
							<b>Std. Dev. =&gt;</b>		<b>5.74</b>		<b>SITE VALUE</b>	<b>\$53,022</b>	<b>per Net Acre=&gt;</b>		<b>212,256.20</b>		<b>per SqFt=&gt;</b>	<b>\$4.87</b>						



HICKORY WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 043 01 0019 000	8920 IRONWOOD	11/02/21	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$77,200	43.62	\$174,943	\$26,557	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$232,956	\$5.35	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0020 000	8916 IRONWOOD	09/30/20	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$64,300	42.16	\$162,238	\$14,762	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$129,491	\$2.97	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0023 000	8904 IRONWOOD	06/25/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$73,100	48.73	\$166,579	\$7,921	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$69,482	\$1.60	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0024 000	8900 IRONWOOD	11/20/20	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$68,300	44.06	\$169,446	\$10,054	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$88,193	\$2.02	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0050 000	8845 IRONWOOD	11/25/20	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$61,600	39.74	\$154,556	\$24,944	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$218,807	\$5.02	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0052 000	8837 IRONWOOD	01/25/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$72,600	37.23	\$167,488	\$52,012	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$456,246	\$10.47	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0061 000	8821 IRONWOOD	02/12/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$68,700	45.80	\$168,667	\$5,833	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$51,167	\$1.17	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0069 000	8788 IRONWOOD	07/28/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$69,000	37.30	\$158,462	\$51,038	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$447,702	\$10.28	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0086 000	8711 VINE	01/15/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$65,700	39.82	\$163,763	\$25,737	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$225,763	\$5.18	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0087 000	8715 VINE	11/06/20	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$60,600	40.40	\$154,345	\$20,155	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$176,798	\$4.06	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0089 000	8723 VINE	09/27/21	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$70,600	38.58	\$161,545	\$45,955	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$403,114	\$9.25	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0096 000	8731 VINE	09/15/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$72,100	48.07	\$162,903	\$11,597	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$101,728	\$2.34	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0099 000	8725 HARDWOOD	06/08/21	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$67,800	40.60	\$158,462	\$33,038	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$289,807	\$6.65	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0114 000	8771 HARDWOOD	11/30/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$66,000	36.67	\$152,338	\$52,162	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$457,561	\$10.50	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0119 000	8766 HARDWOOD	02/05/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,400	39.64	\$163,026	\$26,474	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$232,228	\$5.33	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0123 000	8782 PRAIRIE	11/25/20	\$159,365	PTA	03-ARM'S LENGTH	\$159,365	\$62,900	39.47	\$157,535	\$26,330	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$230,965	\$5.30	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0123 000	8782 PRAIRIE	05/27/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$68,600	40.35	\$157,535	\$36,965	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$324,254	\$7.44	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0134 000	8826 PRAIRIE	03/11/22	\$205,101	PTA	03-ARM'S LENGTH	\$205,101	\$69,900	34.08	\$160,228	\$69,373	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$608,535	\$13.97	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0135 000	8830 PRAIRIE	08/14/20	\$136,300	PTA	03-ARM'S LENGTH	\$136,300	\$63,900	46.88	\$159,780	\$1,020	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$8,947	\$0.21	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0141 000	8811 HARDWOOD	10/19/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$156,321	\$43,179	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$378,763	\$8.70	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0163 000	8878 HARDWOOD	11/23/20	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$61,400	41.21	\$154,103	\$19,397	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$170,149	\$3.91	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0165 000	8886 HARDWOOD	09/18/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$61,000	36.97	\$163,809	\$25,691	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$225,360	\$5.17	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0167 000	8895 HARDWOOD	08/21/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$65,300	39.58	\$170,614	\$18,886	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$165,667	\$3.80	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0168 000	8899 HARDWOOD	06/08/21	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$67,200	36.92	\$154,823	\$51,677	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$453,307	\$10.41	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0181 000	8961 HARDWOOD	08/31/20	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$65,900	43.64	\$162,696	\$12,804	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$112,316	\$2.58	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0198 000	8686 IRONWOOD	11/23/20	\$167,500	PTA	08-ESTATE	\$167,500	\$63,900	38.15	\$165,589	\$26,411	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$231,675	\$5.32	0.00	0.00	039	HICKORY WOODS	407	
83 043 01 0336 000	8693 HARDWOOD	06/24/21	\$185,500	PTA	03-ARM'S LENGTH	\$185,500	\$67,800	36.55	\$155,948	\$54,052	\$24,500	0.0	0.0	0.11	0.11	#DIV/0!	\$474,140	\$10.88	0.00	0.00	039	HICKORY WOODS	407	
<b>Totals:</b>			<b>\$4,490,266</b>			<b>\$4,490,266</b>	<b>\$1,808,800</b>		<b>\$4,357,742</b>	<b>\$794,024</b>	<b>\$661,500</b>	<b>0.0</b>		<b>3.08</b>	<b>3.08</b>									
							<b>Sale. Ratio =&gt;</b>	<b>40.28</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>3.73</b>		<b>SITE VALUE</b>	<b>\$29,408</b>		<b>per Net Acre=&gt;</b>	<b>257,967.51</b>		<b>per SqFt=&gt;</b>	<b>\$5.92</b>							



LAKE POINTES CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 075 02 0001 007	13365 LAKE POINT	12/14/21	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$65,300	40.81	\$147,884	\$34,616	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0001 009	13357 LAKE POINT	08/16/21	\$127,500	PTA	03-ARM'S LENGTH	\$127,500	\$53,000	41.57	\$124,856	\$25,144	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0001 012	13345 LAKE POINT	03/07/22	\$180,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,200	33.26	\$130,418	\$67,082	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0002 006	13370 LAKE POINT	10/18/21	\$148,700	PTA	03-ARM'S LENGTH	\$148,700	\$60,300	40.55	\$140,590	\$30,610	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0002 012	13346 LAKE POINT	06/21/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$60,900	45.11	\$135,778	\$21,722	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0005 005	13119 LAKE POINT	02/04/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$61,100	42.14	\$133,916	\$33,584	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0005 007	13127 LAKE POINT	03/01/22	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$62,700	52.91	\$137,118	\$3,882	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0006 002	13282 LAKE POINT	08/20/20	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$52,200	45.79	\$128,147	\$8,353	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0007 001	13289 LAKE POINT	04/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,800	42.81	\$130,096	\$27,404	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0008 001	13137 LAKE POINT	02/11/21	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$61,000	42.07	\$136,767	\$30,733	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0008 002	13141 LAKE POINT	12/29/20	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$61,500	47.31	\$138,545	\$13,955	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0008 003	13145 LAKE POINT	01/21/21	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$56,200	42.58	\$127,698	\$26,802	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0010 004	13251 LAKE POINT	04/23/20	\$120,000	PTA	14-INTO/OUT OF TRUST	\$120,000	\$52,600	43.83	\$120,227	\$22,273	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
83 075 02 0012 006	13217 LAKE POINT	05/15/20	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$60,400	40.27	\$145,182	\$27,318	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	041		LAKE POINTE CONDOS	407		
<b>Totals:</b>			<b>\$1,940,700</b>			<b>\$1,935,700</b>	<b>\$823,200</b>		<b>\$1,877,222</b>	<b>\$373,478</b>	<b>\$315,000</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>										
								<b>Sale. Ratio =&gt;</b>	<b>42.53</b>					<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>4.36</b>					<b>Average</b>	<b>\$26,677</b>	<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>#DIV/0!</b>					

**BAYSHORE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 077 01 0005 000	48455 BAYSHORE	10/09/20	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$104,400	47.45	\$256,860	\$13,140	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0008 000	48441 BAYSHORE	09/02/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$126,300	44.32	\$286,111	\$48,889	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0013 000	48415 BAYSHORE	07/17/20	\$210,000	PTA	14-INTO/OUT OF TRUST	\$210,000	\$102,400	48.76	\$256,860	\$3,140	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0019 000	48385 BAYSHORE	08/06/20	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$102,400	49.23	\$252,230	\$5,770	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0021 000	48375 BAYSHORE	06/28/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$115,500	45.29	\$256,860	\$48,140	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0028 000	48341 BAYSHORE	09/09/20	\$214,900	PTA	14-INTO/OUT OF TRUST	\$214,900	\$102,400	47.65	\$263,795	\$1,105	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0053 000	48215 BAYSHORE	06/29/20	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$104,400	47.89	\$256,860	\$11,140	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0055 000	48205 BAYSHORE	10/13/20	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$104,400	49.25	\$256,860	\$5,140	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0061 000	48175 BAYSHORE	05/07/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$113,500	50.44	\$252,230	\$22,770	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0062 000	48171 BAYSHORE	09/29/21	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$115,500	46.76	\$256,860	\$40,140	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0063 000	48165 BAYSHORE	12/16/20	\$212,000	PTA	08-ESTATE	\$212,000	\$104,400	49.25	\$256,860	\$5,140	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0066 000	48151 BAYSHORE	11/19/21	\$224,995	PTA	03-ARM'S LENGTH	\$224,995	\$113,500	50.45	\$252,230	\$22,765	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0080 000	48081 BAYSHORE	11/23/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$128,300	42.07	\$290,793	\$64,207	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
83 077 01 0084 000	48061 BAYSHORE	06/12/20	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$108,300	48.15	\$265,678	\$9,222	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	042		BAYSHORE	407		
<b>Totals:</b>			<b>\$3,261,795</b>			<b>\$3,261,795</b>	<b>\$1,545,700</b>		<b>\$3,661,087</b>	<b>\$300,708</b>	<b>\$700,000</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>										
								<b>Sale. Ratio =&gt;</b>	<b>47.39</b>					<b>Average</b>			<b>Average</b>			<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>2.38</b>					<b>SITE VALUE</b>	<b>\$21,479</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>#DIV/0!</b>				

WOODBURY GREEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 098 01 0007 000	41114 N WOODBURY GREEN	12/02/20	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$24,300	37.38	\$66,537	\$7,963	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 01 0015 000	41154 N WOODBURY GREEN	03/25/22	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$28,500	51.82	\$67,831	(\$3,331)	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 01 0032 000	41127 S WOODBURY GREEN	09/09/20	\$48,500	PTA	03-ARM'S LENGTH	\$48,500	\$24,300	50.10	\$66,537	(\$8,537)	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 01 0045 000	41159 S WOODBURY GREEN	08/31/21	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$29,000	52.73	\$69,147	(\$4,647)	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 02 0066 000	41229 S WOODBURY GREEN	05/26/21	\$82,353	PTA	03-ARM'S LENGTH	\$82,353	\$27,900	33.88	\$66,537	\$25,316	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 02 0072 000	41239 S WOODBURY GREEN	09/22/20	\$67,000	PTA	03-ARM'S LENGTH	\$67,000	\$25,300	37.76	\$69,238	\$7,262	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 02 0095 000	41236 N WOODBURY GREEN	09/09/21	\$82,450	PTA	03-ARM'S LENGTH	\$82,450	\$28,500	34.57	\$67,831	\$24,119	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 03 0109 000	41272 N WOODBURY GREEN	03/31/21	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$24,300	37.38	\$66,537	\$7,963	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 03 0109 000	41272 N WOODBURY GREEN	07/13/21	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$27,900	39.86	\$66,537	\$12,963	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 03 0112 000	41278 N WOODBURY GREEN	09/03/20	\$67,000	PTA	03-ARM'S LENGTH	\$67,000	\$24,300	36.27	\$66,537	\$9,963	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 03 0118 000	41292 N WOODBURY GREEN	06/01/20	\$59,500	PTA	03-ARM'S LENGTH	\$59,500	\$24,300	40.84	\$66,537	\$2,463	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 03 0129 000	41297 S WOODBURY GREEN	06/11/21	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$27,900	34.44	\$66,537	\$23,963	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 03 0139 000	41255 S WOODBURY GREEN	04/15/20	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$24,300	40.50	\$66,537	\$2,963	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
83 098 03 0139 000	41255 S WOODBURY GREEN	08/24/21	\$88,000	PTA	03-ARM'S LENGTH	\$88,000	\$27,900	31.70	\$66,537	\$30,963	\$9,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	043		WOODBURY GREEN	407	
<b>Totals:</b>			<b>\$945,803</b>			<b>\$945,803</b>	<b>\$368,700</b>		<b>\$939,417</b>	<b>\$139,386</b>	<b>\$133,000</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>									
								<b>Sale. Ratio =&gt;</b>	<b>38.98</b>					<b>Average</b>					<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.82</b>					<b>Average</b>					<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>				
														<b>SITE VALUE</b>	<b>\$9,956</b>					<b>per SqFt=&gt;</b>				
																				<b>#DIV/0!</b>				

MOORE BROS SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1			
83 101 01 0004 005	14250 LENMOORE	11/15/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$127,000	42.33	\$286,065	\$40,425	\$26,490	58.9	143.7	0.34	0.34	\$687	\$118,897	\$2.73	103.00	044	MOORE BROS SUB	401	STANDARD				
83 101 01 0005 002	41834 SAVAGE	09/20/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$127,800	49.15	\$286,235	\$16,605	\$42,840	95.2	298.6	0.79	0.79	\$174	\$20,966	\$0.48	115.57	044	MOORE BROS SUB	401	STANDARD				
83 101 01 0007 301	14216 LENMOORE	08/28/20	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$101,700	40.36	\$245,546	\$60,469	\$54,015	120.0	433.0	1.20	1.20	\$504	\$50,265	\$1.15	121.00	044	MOORE BROS SUB	401	STANDARD				
83 101 01 0009 003	14080 LENMOORE	10/27/20	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$104,800	46.58	\$259,611	\$10,200	\$44,811	99.6	436.3	1.00	1.00	\$102	\$10,180	\$0.23	100.00	044	MOORE BROS SUB	401	STANDARD				
83 101 01 0011 003	13778 LENMOORE	09/09/20	\$240,000	PTA	08-ESTATE	\$240,000	\$103,300	43.04	\$253,297	\$31,950	\$45,247	100.5	444.8	1.02	1.02	\$318	\$31,293	\$0.72	100.00	044	MOORE BROS SUB	401	STANDARD				
83 101 02 0021 000	13425 LENMOORE	12/21/20	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$94,700	37.58	\$227,200	\$94,775	\$69,975	155.5	459.4	1.61	1.61	\$609	\$59,050	\$1.36	152.19	044	MOORE BROS SUB	401	STANDARD				
<b>Totals:</b>			<b>\$1,529,000</b>			<b>\$1,529,000</b>	<b>\$659,300</b>		<b>\$1,557,954</b>	<b>\$254,424</b>	<b>\$283,378</b>	<b>629.7</b>		<b>5.96</b>	<b>5.96</b>												
								<b>Sale. Ratio =&gt;</b>	<b>43.12</b>					<b>Average</b>					<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>4.18</b>					<b>per FF=&gt;</b>	<b>\$404</b>					<b>per Net Acre=&gt;</b>	<b>42,667.11</b>					<b>per SqFt=&gt;</b>	<b>\$0.98</b>

WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1												
83 076 01 0016 002	12822 LINDAVISTA	10/27/20	\$770,000	PTA	03-ARM'S LENGTH	\$770,000	\$342,600	44.49	\$814,368	\$101,299	\$145,667	80.9	249.9	0.46	0.46	\$1,252	\$220,215	\$5.06	80.22	04000		WATERFRONT	408	WATER FRONTAGE												
83 076 01 0022 000	12618 LINDAVISTA	07/17/20	\$624,000	PTA	03-ARM'S LENGTH	\$624,000	\$298,000	47.76	\$725,629	\$73,352	\$174,981	97.2	225.0	0.63	0.63	\$755	\$116,432	\$2.67	122.00	04000		WATERFRONT	408	WATER FRONTAGE												
83 076 99 0041 000	12462 LAKE POINTE PASS	09/16/21	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$530,700	53.07	\$1,220,541	(\$98,041)	\$122,500	0.0	0.0	0.49	0.49	#DIV/0!	(\$200,084)	(\$4.59)	0.00	04000		WATERFRONT	408													
83 076 99 0054 002	12894 LAKE POINTE PASS	11/24/21	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$250,700	43.22	\$557,766	\$285,734	\$263,500	0.0	0.0	1.27	1.27	#DIV/0!	\$224,987	\$5.17	0.00	04000		WATERFRONT	408													
83 076 99 0057 708	12912 LAKE POINTE PASS	08/13/20	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$263,500	46.23	\$583,606	\$246,394	\$260,000	0.0	0.0	1.20	1.20	#DIV/0!	\$205,328	\$4.71	0.00	04000		WATERFRONT	408													
83 076 99 0069 700	12365 LAKE POINTE PASS	07/22/20	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$128,300	46.65	\$274,533	\$105,467	\$105,000	0.0	0.0	0.42	0.42	#DIV/0!	\$251,112	\$5.76	0.00	04000		WATERFRONT	408													
83 076 99 0070 000	12301 LAKE POINTE PASS	03/03/22	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$646,800	52.80	\$1,485,671	(\$78,171)	\$182,500	0.0	0.0	0.73	0.73	#DIV/0!	(\$107,084)	(\$2.46)	0.00	04000		WATERFRONT	408													
83 076 99 0073 000	12330 LAKE POINTE PASS	04/30/21	\$750,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$750,000	\$215,000	28.67	\$611,122	\$258,878	\$120,000	0.0	0.0	0.63	0.30	#DIV/0!	\$409,617	\$9.40	0.00	04000	83 076 99 0072 002	WATERFRONT	408													
83 080 03 0038 000	47505 N SHORE	03/19/21	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$167,000	35.16	\$371,761	\$246,669	\$143,430	79.7	268.8	0.46	0.46	\$3,096	\$532,762	\$12.23	75.00	04000		WATERFRONT	408	WATER FRONTAGE												
83 081 01 0050 000	45637 HARMONY LANE	05/28/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$255,300	46.42	\$560,661	\$188,646	\$199,307	110.7	241.1	0.85	0.85	\$1,704	\$222,986	\$5.12	152.90	04000		WATERFRONT	408	WATER FRONTAGE												
83 082 99 0013 000	12300 RYZNAR	07/30/20	\$467,000	PTA	03-ARM'S LENGTH	\$467,000	\$216,200	46.30	\$547,248	\$52,252	\$132,500	0.0	0.0	0.53	0.53	#DIV/0!	\$98,589	\$2.26	0.00	04000		WATERFRONT	408													
83 082 99 0026 000	12045 RYZNAR	07/27/20	\$615,000	PTA	03-ARM'S LENGTH	\$615,000	\$165,500	26.91	\$514,519	\$207,981	\$107,500	0.0	0.0	0.43	0.43	#DIV/0!	\$483,677	\$11.10	0.00	04000		WATERFRONT	408													
83 082 99 0033 000	11929 RYZNAR	02/25/21	\$426,000	PTA	03-ARM'S LENGTH	\$426,000	\$141,800	33.29	\$347,074	\$171,426	\$92,500	0.0	0.0	0.37	0.37	#DIV/0!	\$463,314	\$10.64	0.00	04000		WATERFRONT	408													
83 085 01 0026 000	44269 HARMONY LANE	07/31/20	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$258,500	43.08	\$596,722	\$169,080	\$165,802	92.1	171.8	0.49	0.49	\$1,836	\$342,267	\$7.86	125.36	04000		WATERFRONT	408	WATER FRONTAGE												
83 085 99 0010 000	43691 S INTERSTATE 94 SERVICE	06/11/21	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$201,900	35.11	\$441,577	\$329,169	\$195,746	0.0	0.0	2.53	2.53	#DIV/0!	\$130,106	\$2.99	0.00	04000		WATERFRONT	408													
83 085 99 0011 000	43801 S INTERSTATE 94 SERVICE	05/06/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$198,000	46.59	\$354,437	\$425,000	\$354,437	0.0	0.0	7.54	7.54	#DIV/0!	\$56,366	\$1.29	0.00	04000		WATERFRONT	408													
83 086 02 0007 000	44545 HARMONY LANE	06/11/21	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$311,600	47.94	\$701,106	\$89,708	\$140,814	78.2	176.3	0.39	0.39	\$1,147	\$228,847	\$5.25	73.90	04000		WATERFRONT	408	WATER FRONTAGE												
83 088 99 0025 002	945 E HURON RIVER	06/02/21	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$312,800	52.13	\$697,339	\$90,911	\$188,250	0.0	0.0	1.02	1.02	#DIV/0!	\$89,128	\$2.05	0.00	04000		WATERFRONT	408													
83 088 99 0035 000	1033 E HURON RIVER	01/08/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$127,400	35.39	\$346,571	\$127,179	\$113,750	0.0	0.0	1.25	1.25	#DIV/0!	\$101,743	\$2.34	0.00	04000		WATERFRONT	408													
83 088 99 0039 001	1087 E HURON RIVER	06/25/21	\$651,000	PTA	03-ARM'S LENGTH	\$651,000	\$178,700	27.45	\$409,440	\$407,560	\$166,000	0.0	0.0	1.25	1.25	#DIV/0!	\$326,048	\$7.49	0.00	04000		WATERFRONT	408													
83 088 99 0043 002	1131 E HURON RIVER	06/17/21	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$171,700	37.33	\$378,088	\$225,912	\$144,000	0.0	0.0	0.64	0.64	#DIV/0!	\$352,988	\$8.10	0.00	04000		WATERFRONT	408													
83 089 99 0011 000	42040 E HURON RIVER	07/22/20	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$124,100	35.46	\$320,628	\$106,872	\$77,500	0.0	0.0	0.31	0.31	#DIV/0!	\$344,748	\$7.91	100.00	04000		WATERFRONT	408	FF WATER VIEW												
83 091 01 0008 002	43260 E HURON RIVER	07/22/20	\$305,000	PTA	14-INTO/OUT OF TRUST	\$305,000	\$122,300	40.10	\$271,135	\$140,186	\$106,321	78.8	144.3	0.33	0.33	\$1,780	\$423,523	\$9.72	100.00	04000		WATERFRONT	408	WATER FRONTAGE												
83 091 03 0187 001	42480 E HURON RIVER	06/11/21	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$271,200	41.72	\$643,848	\$185,850	\$179,698	99.8	377.0	0.86	0.86	\$1,862	\$216,105	\$4.96	99.40	04000		WATERFRONT	408	WATER FRONTAGE												
83 094 01 0199 005	41178 LAKEVIEW	07/09/21	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$31,300	27.22	\$62,500	\$115,000	\$62,500	0.0	0.0	0.25	0.25	#DIV/0!	\$460,000	\$10.56	0.00	04000		WATERFRONT	409													
83 094 01 0199 006	41182 LAKEVIEW	02/04/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$135,100	45.03	\$324,587	\$45,413	\$70,000	0.0	0.0	0.28	0.28	#DIV/0!	\$162,189	\$3.72	0.00	04000		WATERFRONT	408													
<b>Totals:</b>			<b>\$14,368,000</b>			<b>\$14,368,000</b>	<b>\$6,066,000</b>		<b>\$14,162,477</b>	<b>\$4,219,726</b>	<b>\$4,014,203</b>	<b>717.5</b>		<b>25.62</b>	<b>25.29</b>																					
									Sale. Ratio =>	42.22												Average														
									Std. Dev. =>	8.04												per FF=>	\$5,881	Average		per Net Acre=>	164,717.23	Average		per SqFt=>	\$3.78					

**WATERFRONT EDISON LAKE**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 093 01 0059 000	40396 ALDEN	08/12/19	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$120,300	38.19	\$290,801	\$137,162	\$112,963	94.1	671.0	1.23	1.23	\$1,457	\$111,333	\$2.56	80.00	04001	WATEFRONT EDISON LAKE	408	EDISON LAKEFRON	
83 093 01 0063 000	40478 ALDEN	08/15/19	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$146,800	41.65	\$335,077	\$135,334	\$117,911	98.3	625.0	1.33	1.33	\$1,377	\$101,678	\$2.33	92.75	04001	WATEFRONT EDISON LAKE	408	EDISON LAKEFRON	
83 093 01 0077 301	12051 HAGGERTY	06/05/19	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$139,000	36.58	\$366,032	\$112,422	\$98,454	82.0	440.0	0.75	0.75	\$1,370	\$150,498	\$3.45	74.00	04001	WATEFRONT EDISON LAKE	408	EDISON LAKEFRON	
83 093 01 0078 303	12041 HAGGERTY	07/03/19	\$308,000	PTA	03-ARM'S LENGTH	\$308,000	\$129,900	42.18	\$307,381	\$79,793	\$79,174	66.0	350.0	0.40	0.40	\$1,209	\$198,490	\$4.56	50.00	04001	WATEFRONT EDISON LAKE	408	EDISON LAKEFRON	
83 093 01 0085 007	11655 HOYT	09/01/20	\$400,000	PTA	08-ESTATE	\$400,000	\$176,800	44.20	\$462,096	\$39,080	\$101,176	84.3	161.0	0.54	0.54	\$464	\$72,370	\$1.66	146.00	04001	WATEFRONT EDISON LAKE	408	EDISON LAKEFRON	
83 093 01 0087 005	40595 S INTERSTATE 94 SERVICE	12/14/21	\$539,000	PTA	03-ARM'S LENGTH	\$539,000	\$164,500	30.52	\$411,793	\$243,058	\$115,851	96.5	314.0	1.10	1.10	\$2,518	\$220,761	\$5.07	100.00	04001	WATEFRONT EDISON LAKE	408	EDISON LAKEFRON	
<b>Totals:</b>			<b>\$2,294,500</b>			<b>\$2,294,500</b>	<b>\$877,300</b>		<b>\$2,173,180</b>	<b>\$746,849</b>	<b>\$625,529</b>	<b>521.3</b>		<b>5.35</b>	<b>5.35</b>									
							<b>Sale. Ratio =&gt;</b>	<b>38.23</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>4.95</b>			<b>per FF=&gt;</b>	<b>\$1,433</b>		<b>per Net Acre=&gt;</b>	<b>139,519.71</b>		<b>per SqFt=&gt;</b>	<b>\$3.20</b>						



VICTORIA ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 007 05 0004 000	43258 LADONNA LANE	03/18/22	\$370,200	PTA	03-ARM'S LENGTH	\$370,200	\$135,100	36.49	\$314,079	\$111,121	\$55,000	54.6	113.5	0.15	0.15	\$2,036	\$721,565	\$16.56	45.31	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0005 000	43254 LADONNA LANE	03/25/22	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$143,200	40.34	\$312,517	\$97,483	\$55,000	50.0	110.0	0.13	0.13	\$1,950	\$773,675	\$17.76	50.00	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0006 000	43250 LADONNA LANE	06/30/20	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$154,200	53.36	\$332,004	\$11,996	\$55,000	50.0	110.0	0.13	0.13	\$240	\$95,206	\$2.19	50.00	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0064 000	7155 CASTELL	05/29/20	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$129,400	47.07	\$289,918	\$39,982	\$55,000	50.0	110.0	0.13	0.13	\$800	\$317,317	\$7.28	50.00	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0078 000	7141 CHANDLER	08/03/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$142,700	50.07	\$310,776	\$29,224	\$55,000	50.0	110.0	0.13	0.13	\$584	\$231,937	\$5.32	50.00	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0081 000	7234 CASTELL	02/04/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$131,200	39.76	\$288,063	\$96,937	\$55,000	50.0	110.0	0.13	0.13	\$1,939	\$769,341	\$17.66	50.00	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0092 000	7190 CHANDLER	05/13/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$138,700	44.74	\$303,356	\$61,644	\$55,000	56.0	110.8	0.16	0.16	\$1,101	\$390,152	\$8.96	43.32	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0105 000	7060 CHANDLER	09/01/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$113,700	39.21	\$260,795	\$84,205	\$55,000	50.0	110.0	0.13	0.13	\$1,684	\$668,294	\$15.34	50.00	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0114 000	6970 CHANDLER	11/19/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$155,200	43.11	\$337,120	\$77,880	\$55,000	55.8	110.4	0.16	0.16	\$1,395	\$496,051	\$11.39	43.85	0250	VICTORIA ESTATES	401	SITE VALUE	
83 007 05 0145 000	6921 CHANDLER	11/01/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$120,600	38.90	\$275,752	\$89,248	\$55,000	82.8	142.3	0.30	0.30	\$1,078	\$293,579	\$6.74	62.19	0250	VICTORIA ESTATES	401	SITE VALUE	
<b>Totals:</b>			<b>\$3,174,100</b>			<b>\$3,174,100</b>	<b>\$1,364,000</b>		<b>\$3,024,380</b>	<b>\$699,720</b>	<b>\$550,000</b>	<b>549.2</b>		<b>1.53</b>	<b>1.53</b>									
							<b>Sale. Ratio =&gt;</b>	<b>42.97</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>										
							<b>Std. Dev. =&gt;</b>	<b>5.45</b>		<b>SITE VALUE</b>	<b>\$69,972</b>	<b>per Net Acre=&gt;</b>	<b>457,632.44</b>		<b>per SqFt=&gt;</b>	<b>\$10.51</b>								

VICTORIA PARK  
NONE

**ROLAN MEADOWS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 054 05 0002 000	9457 ROLAN MEADOWS	06/25/20	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$115,000	43.40	\$273,983	\$46,017	\$55,000	73.5	153.4	0.26	0.26	\$626	\$177,672	\$4.08	73.54	01450		ROLAN MEADOWS	401	SITE VALUE
83 054 05 0005 000	9541 ROLAN MEADOWS	03/29/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$123,700	37.48	\$285,434	\$99,566	\$55,000	72.2	145.1	0.24	0.24	\$1,378	\$413,137	\$9.48	72.23	01450		ROLAN MEADOWS	401	SITE VALUE
83 054 05 0014 000	9793 ROLAN MEADOWS	12/11/20	\$304,999	PTA	03-ARM'S LENGTH	\$304,999	\$137,600	45.11	\$333,287	\$26,712	\$55,000	84.0	124.8	0.24	0.24	\$318	\$110,838	\$2.54	84.00	01450		ROLAN MEADOWS	401	SITE VALUE
83 054 05 0034 000	10352 ROLAN MEADOWS	04/16/21	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$148,000	46.25	\$347,690	\$27,310	\$55,000	100.0	180.8	0.48	0.48	\$273	\$57,254	\$1.31	70.00	01450		ROLAN MEADOWS	401	SITE VALUE
83 054 05 0035 000	10324 ROLAN MEADOWS	03/08/21	\$302,500	PTA	03-ARM'S LENGTH	\$302,500	\$122,700	40.56	\$285,621	\$71,879	\$55,000	106.8	152.7	0.39	0.39	\$673	\$186,215	\$4.27	100.22	01450		ROLAN MEADOWS	401	SITE VALUE
83 054 05 0045 000	10026 ROLAN MEADOWS	08/31/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$122,900	36.15	\$285,837	\$109,163	\$55,000	84.0	130.0	0.25	0.25	\$1,300	\$434,912	\$9.98	84.00	01450		ROLAN MEADOWS	401	SITE VALUE
<b>Totals:</b>			<b>\$1,862,499</b>			<b>\$1,862,499</b>	<b>\$769,900</b>		<b>\$1,811,852</b>	<b>\$380,647</b>	<b>\$330,000</b>	<b>520.6</b>		<b>1.86</b>	<b>1.86</b>									
							<b>Sale. Ratio =&gt;</b>	<b>41.34</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>4.12</b>			<b>SITE VALUE</b>	<b>\$63,441</b>		<b>per Net Acre=&gt;</b>	<b>205,200.54</b>		<b>per SqFt=&gt;</b>	<b>\$4.71</b>						

MISSION POINTE

NON WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 079 03 0013 000	13218 NAUTICA	11/20/20	\$350,000	PTA	14-INTO/OUT OF TRUST	\$350,000	\$159,000	45.43	\$414,748	\$10,252	\$75,000	80.0	130.0	0.24	0.24	\$128	\$42,895	\$0.98	80.00	02210		MISSION POINTE	401	NON WATER
83 079 03 0017 000	13114 NAUTICA	07/23/20	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$147,700	37.39	\$406,911	\$63,089	\$75,000	80.0	130.0	0.24	0.24	\$789	\$263,971	\$6.06	80.00	02210		MISSION POINTE	401	NON WATER
83 079 03 0029 000	49172 LAGUNA	05/26/20	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$147,500	47.58	\$381,427	\$3,573	\$75,000	80.0	130.0	0.24	0.24	\$45	\$14,950	\$0.34	80.00	02210		MISSION POINTE	401	NON WATER
83 079 03 0138 000	13080 VENTURA	09/15/21	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$215,300	42.63	\$470,525	\$109,475	\$75,000	97.0	127.3	0.28	0.28	\$1,129	\$386,837	\$8.88	97.00	02210		MISSION POINTE	401	NON WATER
<b>Totals:</b>						<b>\$1,560,000</b>	<b>\$669,500</b>		<b>\$1,673,611</b>	<b>\$186,389</b>	<b>\$300,000</b>	<b>337.0</b>		<b>1.00</b>	<b>1.00</b>									
								<b>Sale. Ratio =&gt;</b>	<b>42.92</b>	<b>Average</b>				<b>Average</b>	<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>4.40</b>	<b>SITE VALUE</b>				<b>\$46,597</b>	<b>per Net Acre=&gt;</b>				<b>186,389.00</b>	<b>per SqFt=&gt;</b>				<b>\$4.28</b>

WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 079 03 0106 000	49267 PENINSULAR	12/09/20	\$651,000	PTA	03-ARM'S LENGTH	\$651,000	\$345,400	53.06	\$817,636	(\$16,636)	\$150,000	82.7	146.4	0.28	0.28	(\$201)	(\$59,842)	(\$1.37)	82.65	02215		MISSION POINTE	408	WATER
83 079 03 0109 000	49202 PENINSULAR	09/10/21	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$362,500	51.79	\$801,721	\$48,279	\$150,000	96.0	139.9	0.31	0.31	\$503	\$156,750	\$3.60	95.99	02215		MISSION POINTE	408	WATER
<b>Totals:</b>						<b>\$1,351,000</b>	<b>\$707,900</b>		<b>\$1,619,357</b>	<b>\$31,643</b>	<b>\$300,000</b>	<b>178.6</b>		<b>0.59</b>	<b>0.59</b>									
								<b>Sale. Ratio =&gt;</b>	<b>52.40</b>	<b>Average</b>				<b>Average</b>	<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>0.90</b>	<b>SITE VALUE</b>				<b>\$15,822</b>	<b>per Net Acre=&gt;</b>				<b>53,998.29</b>	<b>per SqFt=&gt;</b>				<b>\$1.24</b>

**COBBLESTONE CREEK WOODLANDS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 114 01 0002 000	13491 COBBLESTONE CREEK	03/03/22	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$140,700	36.08	\$326,035	\$126,465	\$62,500	80.0	120.0	0.22	0.22	\$1,581	\$574,841	\$13.20	80.00	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0011 000	13649 COBBLESTONE CREEK	05/01/20	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$148,500	46.41	\$357,576	\$24,924	\$62,500	86.7	125.0	0.25	0.25	\$287	\$98,514	\$2.26	84.07	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0012 000	13661 COBBLESTONE CREEK	09/09/20	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$188,100	47.03	\$439,896	\$22,604	\$62,500	79.8	125.0	0.23	0.23	\$283	\$99,140	\$2.28	80.25	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0017 000	13801 COBBLESTONE CREEK	08/02/21	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$185,500	44.70	\$417,385	\$60,115	\$62,500	80.0	120.0	0.22	0.22	\$751	\$273,250	\$6.27	80.00	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0022 000	13961 COBBLESTONE CREEK	10/01/20	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$193,600	49.64	\$451,515	\$985	\$62,500	91.3	128.9	0.26	0.26	\$11	\$3,760	\$0.09	96.76	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0095 000	14151 BURLWOOD LANE	01/29/21	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$137,000	42.81	\$331,043	\$51,457	\$62,500	80.0	120.0	0.22	0.22	\$643	\$233,895	\$5.37	80.00	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0100 000	14311 BURLWOOD LANE	07/14/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$138,900	39.69	\$356,334	\$56,166	\$62,500	80.0	120.0	0.22	0.22	\$702	\$255,300	\$5.86	80.00	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0107 000	14368 WOODGROVE	12/30/21	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$156,000	39.00	\$345,510	\$116,990	\$62,500	85.7	123.5	0.24	0.24	\$1,365	\$483,430	\$11.10	86.05	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0147 000	13662 COBBLESTONE CREEK	06/23/20	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,500	41.43	\$324,896	\$52,604	\$62,500	81.1	128.4	0.24	0.24	\$649	\$215,590	\$4.95	77.75	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
83 114 01 0151 000	13520 COBBLESTONE CREEK	11/16/21	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$139,700	34.49	\$348,796	\$118,704	\$62,500	77.6	125.4	0.22	0.22	\$1,529	\$539,564	\$12.39	80.00	02220	COBBLESTONE CREEK WOODLANDS	401	SITE VALUE		
<b>Totals:</b>						<b>\$3,705,000</b>	<b>\$1,558,500</b>		<b>\$3,698,986</b>	<b>\$631,014</b>	<b>\$625,000</b>	<b>822.3</b>		<b>2.33</b>	<b>2.33</b>										
								<b>Sale. Ratio =&gt;</b>	<b>42.06</b>					<b>Average</b>			<b>Average</b>			<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.91</b>					<b>SITE VALUE</b>	<b>\$63,101</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>270,937.74</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$6.22</b>				

**COBBLESTONE CREEK VILLAS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class		
83 114 02 0002 000	13563 CHINKAPIN	02/14/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$120,600	50.67	\$258,502	\$9,498	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	02230		COBBLESTONE CREEK VILLAS	407		
83 114 02 0045 000	13682 PINWOOD	11/12/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$76,600	38.30	\$173,476	\$56,524	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	02230		COBBLESTONE CREEK VILLAS	407		
83 114 02 0065 000	13643 PINWOOD	02/22/22	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$90,700	40.13	\$218,879	\$37,121	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	02230		COBBLESTONE CREEK VILLAS	407		
83 114 02 0103 000	13586 CHINKAPIN	04/13/20	\$183,000	PTA	14-INTO/OUT OF TRUST	\$183,000	\$80,800	44.15	\$213,873	(\$873)	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	02230		COBBLESTONE CREEK VILLAS	407		
<b>Totals:</b>			<b>\$847,000</b>			<b>\$847,000</b>	<b>\$368,700</b>		<b>\$864,730</b>	<b>\$102,270</b>	<b>\$120,000</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>										
								<b>Sale. Ratio =&gt;</b>	<b>43.53</b>					<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>5.48</b>					<b>Average</b>	<b>\$25,568</b>	<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>#DIV/0!</b>					

COBBLESTONE RIDGE MANOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 114 03 0052 000	13640 CHRISTINA	03/15/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$110,700	40.25	\$260,768	\$44,232	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	02240		COBBLESTONE RIDGE MANOR	407	
Totals:			\$275,000			\$275,000	\$110,700	40.25	\$260,768	\$44,232	\$30,000	0.0	0.0	0.00	0.00									
							Sale. Ratio =>	40.25			Average			Average				Average						
							Std. Dev. =>	#DIV/0!			Average	\$44,232		Average		#DIV/0!		Average						
											SITE VALUE			per Net Acre=>	#DIV/0!			per SqFt=>						

**COBBLESTONE RIDGE MANOR**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 114 04 0011 000	13611 BEACON TRAIL	01/15/21	\$386,000	PTA	03-ARM'S LENGTH	\$386,000	\$185,500	48.06	\$401,847	\$56,653	\$72,500	74.1	123.2	0.21	0.21	\$765	\$264,734	\$6.08	71.09	02250		COBBLESTONE RIDGE ESTATES	401	SITE VALUE
83 114 04 0040 000	13878 BASSWOOD	09/08/21	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$173,300	45.01	\$370,524	\$86,976	\$72,500	93.0	118.5	0.25	0.25	\$935	\$342,425	\$7.86	92.00	02250		COBBLESTONE RIDGE ESTATES	401	SITE VALUE
83 114 04 0053 000	49244 TOGOWTEE	03/02/22	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$199,000	37.90	\$472,082	\$125,418	\$72,500	80.0	120.0	0.22	0.22	\$1,568	\$570,082	\$13.09	80.00	02250		COBBLESTONE RIDGE ESTATES	401	SITE VALUE
<b>Totals:</b>			<b>\$1,296,000</b>			<b>\$1,296,000</b>	<b>\$557,800</b>		<b>\$1,244,453</b>	<b>\$269,047</b>	<b>\$217,500</b>	<b>247.1</b>		<b>0.69</b>	<b>0.69</b>									
							<b>Sale. Ratio =&gt;</b>	<b>43.04</b>				<b>Average</b>		<b>Average</b>				<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>5.21</b>			<b>Average</b>	<b>SITE VALUE</b>	<b>\$89,682</b>		<b>per Net Acre=&gt;</b>	<b>391,056.69</b>		<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$8.98</b>				



COUNTRY WALK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
83 091 04 0013 000	13143 CUMBERLAND	11/06/20	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$117,700	40.59	\$309,390	\$40,610	\$60,000	73.8	128.0	0.23	0.23	\$550	\$178,114	\$4.09	66.06	03150	COUNTRY WALK	401	SITE VALUE		
83 091 04 0051 000	42588 N CUMBERLAND	09/30/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$106,200	39.33	\$270,953	\$59,047	\$60,000	61.0	120.0	0.17	0.17	\$968	\$351,470	\$8.07	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 091 04 0073 000	43072 N CUMBERLAND	10/20/20	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,000	39.65	\$286,882	\$58,118	\$60,000	61.0	120.0	0.17	0.17	\$953	\$345,940	\$7.94	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 091 04 0074 000	43090 N CUMBERLAND	08/31/21	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$114,000	39.32	\$264,484	\$85,416	\$60,000	61.0	120.0	0.17	0.17	\$1,400	\$508,429	\$11.67	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 101 03 0004 000	42071 FREEPORT	10/30/20	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$146,800	43.82	\$381,200	\$13,800	\$60,000	80.7	134.7	0.30	0.30	\$171	\$45,695	\$1.05	46.88	03150	COUNTRY WALK	401	SITE VALUE		
83 101 03 0015 000	14141 COUNTRY WALK	11/12/20	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$144,500	44.88	\$363,937	\$18,063	\$60,000	65.0	120.0	0.18	0.18	\$278	\$100,911	\$2.32	65.00	03150	COUNTRY WALK	401	SITE VALUE		
83 101 03 0023 000	14102 COUNTRY WALK	01/20/21	\$272,600	PTA	03-ARM'S LENGTH	\$272,600	\$112,200	41.16	\$284,693	\$47,907	\$60,000	80.5	137.5	0.27	0.27	\$595	\$175,484	\$4.03	68.18	03150	COUNTRY WALK	401	SITE VALUE		
83 101 03 0061 000	13320 COUNTRY WALK	09/30/20	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$103,900	39.81	\$270,322	\$50,678	\$60,000	63.8	136.7	0.21	0.21	\$794	\$240,180	\$5.51	57.31	03150	COUNTRY WALK	401	SITE VALUE		
83 101 03 0077 000	13374 BARNWELL	11/22/21	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$136,700	42.72	\$327,110	\$52,890	\$60,000	74.9	130.0	0.20	0.20	\$707	\$259,265	\$5.95	87.97	03150	COUNTRY WALK	401	SITE VALUE		
83 101 03 0079 000	13310 BARNWELL	06/01/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$108,300	38.00	\$260,699	\$84,301	\$60,000	63.4	127.0	0.19	0.19	\$1,330	\$434,541	\$9.98	57.29	03150	COUNTRY WALK	401	SITE VALUE		
83 101 03 0097 000	13471 COUNTRY WALK	12/16/21	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$122,500	37.69	\$294,153	\$90,847	\$60,000	65.5	123.3	0.19	0.19	\$1,387	\$491,065	\$11.27	65.70	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0004 000	13766 MILTON	10/26/21	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$124,400	39.18	\$297,550	\$79,950	\$60,000	85.0	120.0	0.23	0.23	\$941	\$341,667	\$7.84	85.00	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0012 000	42233 CAMDEN	04/21/21	\$291,400	PTA	03-ARM'S LENGTH	\$291,400	\$111,900	38.40	\$270,906	\$80,494	\$60,000	65.0	120.0	0.18	0.18	\$1,238	\$449,687	\$10.32	65.04	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0014 000	42208 CAMDEN	02/22/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$145,500	36.38	\$345,054	\$114,946	\$60,000	65.0	120.0	0.18	0.18	\$1,768	\$642,156	\$14.74	65.00	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0021 000	13600 MILTON	04/08/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$130,400	43.47	\$312,722	\$47,278	\$60,000	61.0	120.0	0.17	0.17	\$775	\$281,417	\$6.46	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0023 000	42119 RICHMOND	08/28/20	\$17,000	PTA	03-ARM'S LENGTH	\$17,000	\$17,000	100.00	\$60,000	\$17,000	\$60,000	99.5	154.2	0.33	0.33	\$171	\$51,515	\$1.18	111.79	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0025 000	42121 RICHMOND	01/28/21	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$136,100	41.12	\$341,366	\$49,634	\$60,000	70.6	131.2	0.26	0.26	\$703	\$193,128	\$4.43	41.35	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0031 000	42040 RICHMOND	01/24/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$119,900	39.97	\$286,909	\$73,091	\$60,000	61.0	120.0	0.17	0.17	\$1,198	\$435,065	\$9.99	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0032 000	42018 RICHMOND	07/02/21	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$146,800	38.63	\$348,879	\$91,121	\$60,000	70.0	120.0	0.19	0.19	\$1,303	\$472,130	\$10.84	69.95	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0040 000	13745 MILTON	05/21/21	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$124,300	38.48	\$296,334	\$86,666	\$60,000	81.0	120.0	0.22	0.22	\$1,070	\$388,637	\$8.92	81.00	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0064 000	42064 MILTON	08/13/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$105,400	36.98	\$276,643	\$68,357	\$60,000	61.6	129.0	0.18	0.18	\$1,111	\$375,588	\$8.62	61.47	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0070 000	42123 SALEM	09/04/20	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$141,900	46.52	\$371,938	(\$6,938)	\$60,000	93.4	135.1	0.37	0.37	(\$74)	(\$18,956)	(\$0.44)	43.83	03150	COUNTRY WALK	401	SITE VALUE		
83 101 04 0075 000	42060 SALEM	08/03/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$97,400	38.96	\$249,697	\$60,303	\$60,000	65.7	140.3	0.21	0.21	\$917	\$283,113	\$6.50	65.09	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0051 000	13564 CHESTER	02/15/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$123,900	32.18	\$308,333	\$136,667	\$60,000	80.3	130.8	0.29	0.29	\$1,702	\$476,192	\$10.93	49.37	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0083 000	13521 CAMBRIDGE	09/21/21	\$359,070	PTA	03-ARM'S LENGTH	\$359,070	\$124,400	34.65	\$305,959	\$113,111	\$60,000	66.1	129.5	0.22	0.22	\$1,711	\$526,098	\$12.08	53.37	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0091 000	13401 STAMFORD	07/02/21	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$125,100	35.34	\$323,729	\$90,271	\$60,000	61.0	120.0	0.17	0.17	\$1,480	\$537,327	\$12.34	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0096 000	13279 STAMFORD	11/16/21	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$129,300	33.58	\$306,652	\$138,348	\$60,000	61.0	120.0	0.17	0.17	\$2,268	\$823,500	\$18.90	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0106 000	13470 STAMFORD	01/08/21	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$116,600	38.36	\$304,488	\$59,512	\$60,000	61.0	125.0	0.18	0.18	\$976	\$340,069	\$7.81	61.00	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0110 000	13604 STAMFORD	09/24/21	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$117,200	30.44	\$300,685	\$144,315	\$60,000	76.0	125.0	0.22	0.22	\$1,899	\$661,995	\$15.20	76.00	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0123 000	13551 STAMFORD	04/19/21	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$155,700	42.66	\$370,383	\$54,617	\$60,000	65.0	125.0	0.19	0.19	\$840	\$292,070	\$6.70	65.00	03150	COUNTRY WALK	401	SITE VALUE		
83 102 05 0128 000	13624 CAMBRIDGE	03/19/21	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$136,500	39.57	\$357,341	\$47,659	\$60,000	68.4	115.0	0.19	0.19	\$696	\$249,524	\$5.73	60.26	03150	COUNTRY WALK	401	SITE VALUE		
<b>Totals:</b>			<b>\$9,637,470</b>			<b>\$9,637,470</b>	<b>\$3,755,500</b>		<b>\$9,349,391</b>	<b>\$2,148,079</b>	<b>\$1,860,000</b>	<b>2,168.1</b>		<b>6.58</b>	<b>6.58</b>										
								<b>Sale. Ratio =&gt;</b>	<b>38.97</b>			<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>11.50</b>			<b>SITE VALUE</b>	<b>\$69,293</b>	<b>per Net Acre=&gt;</b>	<b>326,406.17</b>	<b>per SqFt=&gt;</b>	<b>\$7.49</b>								

TIMBERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 111 02 0009 000	46990 TIMBERLAND	07/22/21	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$117,000	35.56	\$288,545	\$90,455	\$50,000	80.0	177.5	0.33	0.33	\$1,131	\$277,469	\$6.37	80.00	03550		TIMBERS	401	SITE VALUE
83 111 02 0015 000	46782 TIMBERLAND	09/24/21	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$22,200	44.40	\$50,000	\$50,000	\$50,000	110.8	199.4	0.46	0.46	\$451	\$109,170	\$2.51	100.00	03550		TIMBERS	402	SITE VALUE
<b>Totals:</b>			<b>\$379,000</b>			<b>\$379,000</b>	<b>\$139,200</b>		<b>\$338,545</b>	<b>\$140,455</b>	<b>\$100,000</b>	<b>190.8</b>		<b>0.78</b>	<b>0.78</b>									
							Sale. Ratio =>	36.73			Average			Average			Average							
							Std. Dev. =>	6.25			SITE VALUE	\$70,228		Average	per Net Acre=>	179,151.79		Average	per SqFt=>	\$4.11				

RIVER PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3	
83 042 02 0011 000	7438 LACY	10/16/20	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$71,700	44.81	\$181,651	\$13,849	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$98,921	\$2.27	0.00	01250		RIVER PARK	407				
83 042 02 0027 000	7620 LACY	03/01/21	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$74,200	39.68	\$187,560	\$34,940	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$249,571	\$5.73	0.00	01250		RIVER PARK	407				
83 042 02 0070 000	42886 PATTY	09/11/20	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$76,200	43.79	\$192,312	\$17,188	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$122,771	\$2.82	0.00	01250		RIVER PARK	407				
83 042 02 0072 000	42870 PATTY	12/30/21	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$70,700	39.72	\$171,399	\$42,101	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$300,721	\$6.90	0.00	01250		RIVER PARK	407				
83 042 02 0077 000	42882 PATTY	11/30/20	\$170,900	PTA	03-ARM'S LENGTH	\$170,900	\$75,000	43.89	\$188,873	\$17,527	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$125,193	\$2.87	0.00	01250		RIVER PARK	407				
83 042 02 0089 000	42830 PATTY	04/29/20	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$72,600	45.66	\$183,463	\$11,037	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$78,836	\$1.81	0.00	01250		RIVER PARK	407				
83 042 02 0090 000	42822 PATTY	03/31/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$70,100	36.89	\$179,201	\$46,299	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$330,707	\$7.59	0.00	01250		RIVER PARK	407				
83 042 02 0096 000	42770 PATTY	08/21/20	\$148,500	PTA	03-ARM'S LENGTH	\$148,500	\$64,800	43.64	\$167,185	\$16,815	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$120,107	\$2.76	0.00	01250		RIVER PARK	407				
83 042 02 0122 000	7757 MITCHELL	11/20/20	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$77,600	43.60	\$187,453	\$26,047	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$186,050	\$4.27	0.00	01250		RIVER PARK	407				
83 042 02 0129 000	7825 CHLOE	11/24/20	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$95,100	45.29	\$215,701	\$29,799	\$35,500	0.0	0.0	0.14	0.14	#DIV/0!	\$212,850	\$4.89	0.00	01250		RIVER PARK	407				
<b>Totals:</b>			<b>\$1,755,400</b>			<b>\$1,755,400</b>	<b>\$748,000</b>		<b>\$1,854,798</b>	<b>\$255,602</b>	<b>\$355,000</b>	<b>0.0</b>		<b>1.40</b>	<b>1.40</b>												
							<b>Sale. Ratio =&gt;</b>	<b>42.61</b>			<b>Average</b>			<b>Average</b>				<b>Average</b>									
							<b>Std. Dev. =&gt;</b>	<b>2.90</b>			<b>SITE VALLUE</b>	<b>\$25,560</b>		<b>per Net Acre=&gt;</b>	<b>182,572.86</b>			<b>per SqFt=&gt;</b>	<b>\$4.19</b>								

MEADOWS OF VAN BUREN-RANCH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
83 061 02 0006 000	46122 REEDGRASS	10/13/21	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$69,100	36.76	\$185,395	\$39,905	\$37,300	0.0	0.0	0.08	0.08	#DIV/0!	\$532,067	\$12.21	0.00	03950		MEADOWS OF VAN BUREN-RANCH	407	
83 061 02 0098 000	9548 WHEATGRASS	07/12/21	\$186,500	PTA	03-ARM'S LENGTH	\$186,500	\$72,500	38.87	\$193,268	\$30,532	\$37,300	0.0	0.0	0.08	0.08	#DIV/0!	\$407,093	\$9.35	0.00	03950		MEADOWS OF VAN BUREN-RANCH	407	
83 061 02 0101 000	9572 WHEATGRASS	02/17/22	\$165,500	PTA	12-FROM LENDING INSTITUTION NOT EXPOSED	\$165,500	\$72,800	43.99	\$193,963	\$8,837	\$37,300	0.0	0.0	0.08	0.08	#DIV/0!	\$117,827	\$2.70	0.00	03950		MEADOWS OF VAN BUREN-RANCH	407	
83 061 02 0102 000	9580 WHEATGRASS	04/27/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$71,500	39.72	\$191,025	\$26,275	\$37,300	0.0	0.0	0.08	0.08	#DIV/0!	\$350,333	\$8.04	0.00	03950		MEADOWS OF VAN BUREN-RANCH	407	
<b>Totals:</b>			<b>\$720,000</b>			<b>\$720,000</b>	<b>\$285,900</b>		<b>\$763,651</b>	<b>\$105,549</b>	<b>\$149,200</b>	<b>0.0</b>		<b>0.30</b>	<b>0.30</b>									
							<b>Sale. Ratio =&gt;</b>	<b>39.71</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>3.04</b>			<b>SITE VALUE</b>	<b>\$26,387</b>		<b>per Net Acre=&gt;</b>	<b>351,830.00</b>		<b>per SqFt=&gt;</b>	<b>\$8.08</b>						

COUNTRY WALK VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class		
83 092 01 0002 000	42254 HANOVER	04/01/21	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$74,100	43.85	\$166,280	\$32,720	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0005 000	42242 HANOVER	06/22/20	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$72,900	48.60	\$167,716	\$12,284	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0012 000	42228 HANOVER	04/21/20	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$72,200	48.13	\$166,280	\$13,720	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0052 000	42018 HANOVER	09/10/20	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$88,800	46.76	\$207,549	\$12,351	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0095 000	12656 BARNWELL	05/21/21	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$90,400	42.05	\$206,542	\$38,458	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0098 000	42147 HANOVER	11/29/21	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$90,400	39.82	\$206,542	\$50,458	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0104 000	42163 HANOVER	05/21/21	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$90,400	39.13	\$206,542	\$54,458	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0109 000	42245 HANOVER	05/07/20	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$87,300	49.60	\$204,385	\$1,615	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0111 000	42251 HANOVER	05/28/21	\$218,900	PTA	03-ARM'S LENGTH	\$218,900	\$89,400	40.84	\$204,385	\$44,515	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0114 000	42277 HANOVER	07/23/20	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$87,300	48.77	\$204,385	\$4,615	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
83 092 01 0119 000	42152 N CUMBERLAND	04/23/21	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$89,400	38.70	\$205,821	\$55,179	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	03160		COUNTRY WALK VILLAS	407		
<b>Totals:</b>			<b>\$2,136,800</b>			<b>\$2,136,800</b>	<b>\$932,600</b>		<b>\$2,146,427</b>	<b>\$320,373</b>	<b>\$330,000</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>										
								<b>Sale. Ratio =&gt;</b>	<b>43.64</b>					<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>4.27</b>					<b>SITE VALUE</b>	<b>\$29,125</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>#DIV/0!</b>				