

LAND TABLE CODE: 99999, SEC HIGHER VALUE RES & AG LAND					
2026 VALUE RESIDENTIAL NORTH TOWNSHIP:					
ACRES		PER AC	ACRES		PER AC
1	51,650	51,650	10	155,500	15,550
1.5	54,825	36,550	15	204,400	13,627
2	58,000	29,000	20	240,000	12,000
2.5	60,000	24,000	25	291,550	11,662
3	69,500	23,167	30	340,050	11,335
4	83,500	20,875	40	440,650	11,016
5	85,000	17,000	50	450,000	9,000
7	96,700	13,814	100	700,325	7,003

1.5, 2.5, 4 ACRE VALUES EXTRAPOLATED USING DIFFERENCE BETWEEN VALUE ABOVE AND BELOW THEM ON CHART
 MINIMUM VALUE LOWEST SALE VALUE \$ 45,000 JEWELL & MASON RD OUTLIERS 1 AC (GOOD SALE/VALUE)

ON WATER		
ON WATER	800	FF

BETWEEN CANAL AND ACCESS ONLY FOR LAKES (\$ 412 & \$ 891) USE \$800

USE \$ 51,650 FOR ONE ACRE							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES		
4710-03-300-062	677 COUNTY FARM RD	10/17/18	\$ 53,300	WD	1.00		
4710-03-300-064	699 COUNTY FARM RD	10/17/18	\$ 53,300	WD	1.36		
4710-10-100-056	3000 JEWELL	03/19/21	\$ 50,000	WD	1.00		
4710-10-100-057	2966 JEWELL	03/19/21	\$ 50,000	WD	1.00		
4			\$ 206,600	\$ 51,650	AVG	1 ACRE: USE \$ 51,650	

OUTLIERS:							
4710-06-100-044	5645 MASON RD	12/08/23	\$ 45,000	WD	1.32	FLAG LOT	FLAG LOT:
4710-09-300-039	JEWELL RD	05/02/23	\$ 45,000	LC	0.84	NOT OPEN MARKET SALE	CROWLEY TO PURCELL BUYER OWNED LAND ADJACENT. PLANS TO COMBO WITH 039

USE \$ 54,825 FOR 1.5 ACRE
 (= \$ 58,000 - \$ 51,650 /2 + \$ 51,650 = \$ 54,825)
 EXTRAPOLATED DIFFERENCE BETWEEN 1 ACRE AND 2 ACRE VALUE

USE \$ 58,000 FOR TWO ACRES							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES		
4710-05-100-028	120 SMALL WAY	05/05/22	\$ 55,000		1.98		FLAG LOT
4710-04-400-002	3100 SANITORIUM RD	09/20/23	\$ 50,000		2.00		POND, SOME TREES, NICE FROM NEIGHBOR TO NEIGHBOR
4710-03-300-060	COUNTY FARM RD	02/05/24	\$ 69,000		2.26		FLAG LOT: WOODS: SOME WETLAND
4710-21-100-038	LOVES CREEK DR	09/29/23	\$ 505,000	WD	2.00		PURCHASED W/ 4710-21-100-039 SAME GRANTOR & GRANTEE
3			\$ 679,000	\$ 226,333	AVG	2 ACRE: USE \$ 58,000	

OUTLIERS:							
4710-07-100-050	LANGE RD	10/28/22	\$ 81,486	WD	2.31	HAS A BARN ON IT: SP \$ 95,000	SQUARE, SOME WOODS \$ 95,000 - 13514 (BARN) = \$ 81,486

USE \$ 60,000 FOR 2.5 ACRES							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES		
4710-20-300-019	W COON LAKE RD	02/19/19	\$ 60,000		2.51		ROHKOHL GREGORY J & DONNA L RUSSELL RANDY W
4710-05-200-050	NORTON RD	10/21/2024	\$ 61,000	WD	2.87		STUROS AARON CHASE & GABRIELLE STILL SUSAN A
2			\$ 121,000	AVERAGE		2.5 ACRE: USE \$ 60,000	

USE \$ 69,500 FOR THREE ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES			
4710-21-400-047	3855 BENTLEY LAKE RD	04/26/22	\$ 80,000		2.70			COLLINS MAX
4710-14-100-016	2585 PEAVY	06/10/20	\$ 59,000		3.93			WOODED/SM POND: ANGLE BACK LINE
2			\$ 139,000	69,500	AVERAGE	3 ACRE: USE \$ 69,500		
(DERIVED FROM: 4 ACRE VALUE - 2.5 ACRE VALUE * .5 + 2.5 ACRE VALUE) (= \$ 84,000 - \$ 70,000 * .5 + 70,000 = \$ 77,000)								

USE \$ 83,500 FOR FOUR ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES			
4710-13-400-031	HARVEST DR	05/10/18	\$ 82,000	WD	4.03			
4710-13-400-031	2877 HARVEST DR	05/10/18	\$ 82,000	WD	4.03			
4710-13-400-032	2817 HARVEST DR	11/12/18	\$ 87,000	WD	4.17			
3			\$ 251,000	83,667	AVERAGE	4 ACRE: USE \$ 83,500		

OUTLIERS:								
4710-13-300-040	E DAVIS RD	11/06/18	\$ 110,000	WD	4.01			

USE \$ 85,000 FOR FIVE ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES			
4710-13-400-030	2883 HARVEST DR	5/10/2018	\$ 90,000		5.36			
4710-10-400-023	HIDDEN VALLEY	3/18/2021	\$ 75,000		5.30			FLAG LOT
4710-13-400-030	2871 HARVEST DR	5/10/2018	\$ 90,000		5.36			SEC 1 --14 RES & AG LAND
4710-09-200-023	SANITORIUM RD	10/30/2024	\$ 50,000	WD	5.00			
3			\$ 255,000	85,000	AVERAGE	5 ACRE: USE \$ 85,000		

OUTLIERS								
4710-21-400-056 & 057	3969 BENTLEY LAKE RD	1/24/2023	\$ 200,000		5.10			ALNAJJAR AHMAD NAUSLEY GLEN & KAREN

USE \$ 96,700 FOR SEVEN ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES			
4710-03-300-051	COUNTY FARM RD	02/15/22	\$ 75,000		7.75			FLAG LOT, WOODED
4710-34-100-010	2780 HIGH MEADOWS DR	06/05/23	\$ 125,000		7.59			GODLEW PVT RD: OPEN
4710-31-300-015	PINGREE RD	03/25/22	\$ 90,000		8.16			GALLAWAY LLOYD CLEAR, NARROW/LONG
3			\$ 290,000	96,667	AVERAGE	7 ACRE: USE \$ 96,700		

SEE 10 ACRE SHEET \$ 155,500

USE \$ 204,400 FOR 15 ACRES								
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES			
4714-26-300-055	PONDSIDE CT	5/27/2022	\$ 135,000	\$ 11,111.11	12.15			
4710-21-300-025	W COON LK	7/31/2024	\$ 205,000	\$ 16,141.73	12.70			WOODED, SOME WETLAND, ODD SHAPE
4710-03-200-036	NORTON RD	3/11/2025	\$ 48,000	2961.135102	16.21			
3			\$ 340,000	\$ 27,253	41.06	15 ACRE: USE \$ 204,400		

per acre 15 ACRES * \$ 9,084 \$ 136,264

USE \$ 240,000 FOR 20 ACRES									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4710-11-400-021 & 022		8/27/2018	\$ 240,000	\$ 12,000.00	20.00			COUNTY FARM	MATHEWS
4710-03-200-032	2267 MASON RD	11/12/2024	\$ 88,000	\$ 3,864.73	22.77				THE DONNALAN GROUP LLC
2			\$ 328,000	\$ 15,865	42.77	PAST SALE INDICATION OF VALUE: 20 ACRE: USE \$ 240,000			
				per acre	20.00	\$ 7,932	\$ 158,647	(20 acres * per acre avg)	

USE \$ 291,550 FOR 25 ACRES									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				

USE \$ 340,050 FOR 30 ACRES									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				

USE \$ 440,650 FOR 40 ACRES									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
OUTLIER									
4710-06-300-008	CROFOOT RD	08/21/21	\$ 215,000	\$ 5,810.81	37.00	VACANT LAND		FLAG LOT/99% WETLAND	BUYER OWNS TO NORTH PARCEL W/HOUSE

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT
20	\$ 12,000	\$ 240,000		100
25	\$ 11,663	\$ 291,570	\$ 291,550	0.9719
30	\$ 11,335	\$ 340,052	\$ 340,050	0.9719
40	\$ 11,017	\$ 440,662	\$ 440,650	0.9719
50	\$ 9,000	\$ 450,000		100
100	\$ 7,003	\$ 736,250		100
% DIFF 20 TO 50 AC				
	\$ 12,000	PER ACRE 20 AC		
	\$ 9,000	PER ACRE 50 AC		
	\$ 3,000	25.00%		
USE LESS PER TABLE				
2.81%				
% DIFFERENCE 20 TO 50 & 50 TO 100 ACRES				
% DIFF 50 TO 100 AC				
	\$ 9,000	PER ACRE 50 AC		
	\$ 7,003	PER ACRE 100 AC		
	\$ 1,997	22.19%		

USE \$ 450,000 FOR 50 ACRES									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4710-17-100-002	HINCHEY	2/18/2022	\$ 450,000	\$ 9,000.00	50.00				
1			\$ 450,000	9,000	50	50 ACRE: USE \$ 450,000			
				per acre	50.00	\$ 9,000	\$ 450,000		

USE \$ 700,325 FOR 100 ACRES									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4710-06-200-011, ETAL	NORTON	12/28/23	\$ 7,726,963	\$ 6,643.99	1163.00				
4710-32-200-016	CEDAR LAKE RD	09/15/21	\$ 589,000	\$ 7,362.50	80.00	VACANT LAND			
2			\$ 8,315,963	\$ 14,006	80.00	100 ACRE: USE \$ 700,325			
				\$ 7,003	PER ACRE	100.00	\$ 7,003	\$ 700,325	

OUTLIER									
Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES				
4710-23-400-002	W. COON LAKE RD	FOR SALE	\$ 1,200,000	\$ 15,326.26	78.30	VACANT LAND			

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES	TILLABLE ACRES	AUX LAND \$		
4710-06-200-011	NORTON RD	12/28/23	\$ 995,308	\$ 5,015	198.46	107.16	\$ 75,587		
4710-06-400-012	NORTON RD	12/28/23	\$ 15,256	\$ 30,512	0.50	0.00	\$ 3,750		
4710-07-200-007	NORTON RD	12/28/23	\$ 1,151,021	\$ 7,194	160.00	117.51	\$ 272,501		
4710-08-100-001	NORTON RD	12/28/23	\$ 1,366,550	\$ 7,592	180.00	153.82	\$ 145,322		
4710-08-200-003	NORTON RD	12/28/23	\$ 251,695	\$ 6,292	40.00	25.05	\$ 4,883		IMPROVED: BARN \$ 2,580
4710-05-100-022	4630 NORTON RD	12/28/23	\$ 2,522,944	\$ 7,478	337.37	312.70	\$ 23,130		IMPROVED: HOUSE & BARN \$ 270,457
4710-08-100-004	NORTON RD	12/28/23	\$ 230,785	\$ 3,846	60.00	7.10	\$ 393,780		
4710-08-200-006	NORTON RD	12/28/23	\$ 225,457	\$ 8,890	25.36	6.15	\$ 139,575		
4710-08-300-001	NORTON RD	12/28/23	\$ 213,833	\$ 10,692	20.00	0.00	\$ 6,991		
4710-09-100-007	NORTON RD	12/28/23	\$ 419,191	\$ 5,826	71.95	13.00	\$ 135,033		
4710-09-100-008	NORTON RD	12/28/23	\$ 334,917	\$ 4,785	70.00	\$ 15	\$ 19,250		
TOTAL SALE PRICE \$ 8,000,000			\$ 7,726,957		1,163.64	757.49	\$ 1,219,802	\$ 6,507,155.50 less aux land value	
			- IMPROVEMENTS					\$ 8,590 per tillable acre	

\$6,640 AVE PER AC

LAND TABLE CODE: OUTTW.OUT TOWNSHIP AREAS					
2026 VALUE RESIDENTIAL					
ACRES		per acre	ACRES		per acre
1	45,000	45,000	10	136,650	\$ 13,665.00
1.5	49,400	32,933	15	180,800	\$ 12,053.33
2	53,750	26,875	20	232,300	\$ 11,615.00
2.5	69,000	27,600	25	279,750	\$ 11,190.00
3	77,000	25,667	30	323,450	\$ 10,781.67
4	84,200	21,050	40	415,450	\$ 10,386.25
5	92,250	18,450	50	450,000	\$ 9,000.00
7	93,200	13,314	100	664,400	\$ 6,644.00
MINIMUM VALUE \$ 31,000					
MINIMUM VALUE LOWEST SALE VALUE \$ 31,000 10-20-200-043 SALE					
ON WATER					
ON WATER	600	FF			

BETWEEN CANAL AND ACCESS ONLY FOR LAKES (\$ 412 & \$ 891) USE \$600

2026 VALUE RESIDENTIAL OUT TOWNSHIP: SECTION 15 THROUGH 36						
USE \$ 45,000 FOR 1. ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-09-300-039	JEWELL RD	05/02/23	\$ 45,000	LC	VACANT LAND	
USE \$ 49,400 FOR 1.5 ACRE						

2 ACRE VALUE - 1 ACRE VALUE / 2 + 1 ACRE VALUE = \$ 49,375 FOR 1.5 ACRE VALUE (53,750 - 45,000 / 2 =49,375) ROUND TO \$ 49,400

USE \$ 53,750 FOR 2. ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-20-200-045	\$ 57,000	07/24/23	3350 CEDAR LAKE RD	2.00	MUSIAL RONALD A JR & JENNIFER L	
4710-20-200-046	\$ 57,000	07/24/23	CEDAR LAKE RD	2.00	MUSIAL RONALD A JR & JENNIFER L	
4710-31-300-019	\$ 50,000	11/04/22	PINGREE RD	2.00	GALLAWAY LLOYD J TRUST	
4710-31-300-020	\$ 51,000	12/06/23	PINGREE RD	2.26	GALLAWAY LLOYD	CLEAR LOT: WOODS & POND AT REAR
4	\$ 215,000.00					
	\$ 53,750.00	AVERAGE				2 ACRE: USE \$ 53,750

USE \$ 69,000 FOR 2.5 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-31-300-020	\$51,000	12/06/23	PINGREE RD	2.26	GALLAWAY LLOYD J TRUST	
4710-20-200-043	\$31,000	07/24/23	CEDAR LAKE RD	2.29	MUSIAL RONALD A JR & JENNIFER L	
4710-21-400-056	\$100,000	01/24/23	BENTLEY LAKE RD	2.55	ALNAJJAR AHMAD A	
4710-21-400-057	\$100,000	01/24/23	BENTLEY LAKE RD	2.55	ALNAJJAR AHMAD A	
4710-31-300-021	\$65,000	03/07/25	5524 W SHCAFER	2.57	CORTEZ ANDREW	
4710-21-400-047	\$80,000	04/26/22	3855 BENTLEY LAKE RD	2.70	CORRIGAN CONSTRUCTION	
6	\$427,000					
	\$ 71,166.67	AVERAGE				2.5 ACRE: USE \$ 69,000

USE \$ 77,000 FOR 3 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-29-200-041	\$ 77,000	8/31/2020	CEDAR LAKE	3.00	MARKARIAN	RECTANGLE
1	\$77,000					
	\$ 77,000.00	AVERAGE				3 ACRE: USE \$ 77,000

OUTLIERS

4710-29-400-036	\$185,000	11/27/23	4460 CEDAR LAKE RD	3.28	MILLER EVA LUCILLE	
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USE \$ 84,200 FOR 4 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-35-400-063	\$ 135,000	05/19/23	DINKEL DR	4.28	GREENE	WOODED, PVT RD, ROLLING:DINKEL DR
4710-20-200-048	\$ 26,000	07/24/23	3240 CEDAR LAKE RD	4.03	Musial Ronald Jr & Jennifer	
USED DIFFERENCE BETWEEN 3 AND 5 ACRE FOR VALUE: ONLY 4 ACRE SALE WAS EXTREMELY HIGH ACCORDING TO SURROUNDING ACRE(S) SALES						

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT
3	\$ 25,667	\$ 77,000		100
4	\$ 21,044	\$ 84,176	\$ 84,200	14.06%
5	\$ 18,450	\$ 92,250		100
% DIFF 3 TO 5 AC				
	\$ 25,667	PER ACRE 3 AC		<div style="border: 1px solid black; padding: 5px; text-align: center;"> USE LESS PER TABLE 14.06% 50% DIFFERENCE BETWEEN 3 AND 5 ACRE </div>
	\$ 18,450	PER ACRE 5 AC		
	\$ 7,217	28.12%		

USE \$ 92,250 FOR 5 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-25-300-034	\$ 75,000	02/11/25	DARVALE DR	5.78	MACALUSO	OFF PINCKNEY @ TRIAG LK: POND: N GAS: PRIV RD
1	\$ 75,000	\$ 75,000.00	use \$ 62,000 to lower influence of for sale value			
	\$ 85,425	(see chart below for time adjustment) 13.9%: round to \$ 92,250				

\$ 95,000	9/22 sale	4710-31-300-015
\$ 90,000	6/22 sale	4710-31-300-015
\$ 5,000	price difference	
5.56%	6 months % change	
0.93%	per month	
0.13888889	% increase 1/2021 to 4/2022	4710-25-300-034

USE \$ 93,200 FOR 7 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-34-100-010	\$ 125,000	06/05/23	2780 HIGH MEADOWS DR	7.59	GODLEW	PVT RD: OPEN
4710-30-200-024, 025, 026	\$ 87,000	04/25/22	PINGREE RD	7.93		GALLAWAY RICHARD & MARY JANE
4710-31-300-015	\$ 90,000	03/25/22	PINGREE RD	8.16	GALLAWAY LLOYD	CLEAR, NARROW/LONG:SALE / RESALE
4710-31-300-015	\$ 95,000	09/26/22	5700 PINGREE RD	8.16	WHITEHEAD SHAWN & DARCI	CLEAR, NARROW/LONG:SALE / RESALE
4710-29-100-036	\$ 69,000	12/11/2023	VINES RD	6.69	MCCRACKEN	FLAG LOT: ROLLING: SOME WOODS
5	\$ 466,000					

AVERAGE \$ 93,200 USE \$ 93,200

OUTLIER

4710-20-400-044	\$ 141,000	05/08/24	CEDAR LAKE RD	6.47	REDILLA TO BONDAR	FLAG LOT: ROLLING: SOME WOODS
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SEE 10 ACRE SHEET FOR ACREAGE 10 & \$ 136,650

USE \$ 180,800 FOR 15 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-20-200-041,42,43,44,45,46	\$ 176,000	7/24/2023	CEDAR LAKE RD	12.29	MUSIAL TO MACG PROP	6 LOTS TO A BUILDER
4710-35-400-047	\$ 120,373	11/2/2021	W SCHAFFER RD	12.30	VAUGHN TO CARNELL	FLAG LOT/OPEN
4710-32-400-013	\$ 225,000	8/1/2023	HINCHEY RD	15.10	HARWOOD TO MICHAEL	
3	\$ 296,373			24.59		
	\$ 98,791	AVERAGE		\$ 12,053	PER ACRE AVE	
				\$ 180,789	15 ACRE VALUE	\$ 180,789

OUTLIER

USE \$ 232,300 FOR 20 ACRES

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-32-200-018	\$ 147,500	11/07/22	CEDAR LAKE RD	19.94	\$	WETLAND & FLAG LOT
10-18-100-011	\$ 299,000	FOR SALE 9/23	PINGREE RD	18.50	CAR TONY	FLAG LOT: ROLLING: SOME WOODS: CREEK RUN THRU
2	\$ 446,500			38.44		
	\$ 223,250	AVERAGE		\$ 11,616	PER ACRE AVE	
				\$ 232,310	20 ACRE VALUE	\$ 232,310

USE \$ 279,750 FOR 25 ACRES

USE \$ 323,450 FOR 30 ACRES

USE \$ 415,450 FOR 40 ACRES

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT
20	\$ 11,616	\$ 147,900		100
25	\$ 11,191	\$ 279,771	\$ 279,750	0.9634
30	\$ 10,781	\$ 323,438	\$ 323,450	0.9634
40	\$ 10,387	\$ 415,467	\$ 415,450	0.9634
50	\$ 9,000	\$ 338,000		100
100	\$ 6,644	\$ 636,900		100
% DIFF 20 TO 50 AC				
	\$ 11,616	PER ACRE 20 AC		
	\$ 9,000	PER ACRE 50 AC		
	\$ 2,616	22.52%		
% DIFF 50 TO 100 AC				
	\$ 9,000	PER ACRE 50 AC		
	\$ 6,644	PER ACRE 100 AC		
	\$ 2,356	26.18%		

USE LESS PER TABLE
-3.66%
% DIFFERENCE 20 TO 50 & 50 TO 100 ACRES

USE \$ 450,000 FOR 50 ACRES

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-17-100-002	\$ 450,000	2/18/2022	HINCHEY	50.00		
1	\$ 450,000			50.00		
	\$ 450,000	AVERAGE		\$ 9,000	PER ACRE AVE	
						50 ACRE VALUE \$ 450,000

USE \$ 664,400 FOR 100 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-06-200-011, ETAL	\$7,726,963	12/28/23	NORTON	1163.00		
1	\$7,726,963			1163.00	PER ACRE AVE	
						100 ACRE VALUE \$ 664,399

2026 VALUE FOR 10 ACRE

10 ACRE NORTH TOWNSHIP: SECTION 1 THROUGH 14

10 ACRE SITE \$ 155,500

Parcel Number	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address	ACRES	COMMENT	Grantor
4710-03-300-058	09/14/20	\$ 137,000			\$ 137,000	COUNTY FARM	10.10	FLAG LOT	
4710-06-300-010	12/12/22	\$ 170,000			\$ 170,000	CROFOOT RD	10.01		
4710-12-100-037	05/08/20	\$ 140,000		LC	\$ 140,000	PINCKNEY	12.98		MATHEWS
4710-14-300-007, 8, 34	01/12/21	\$ 175,000			\$ 175,000		10.19	3 PARCELS/HABBEL	
4710-26-200-008	03/04/24	\$ 40,000	WD	arms length		4311 PICKNEY	10.01		
4					622,000				
					\$ 155,500.00	average			

OUTLIER									
Parcel Number	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address	ACRES	COMMENT	Grantor
4710-21-300-025	07/31/24	\$ 205,000			\$ 205,000	COON LAKE RD	12.70	WOODED, SOME WETLAND	

2026 VALUE 10 ACRE OUT TOWNSHIP: SECTION 15 THROUGH 36

10 ACRE SITE \$ 136,650

POND VALUE \$ 13,250 (= 1 ACRE VALUE OF 10 ACRE SITE)

Parcel Number	Date of Sale	Sale Price			Adj. Sale Price	Property Address	ACRES	COMMENT	Grantor
4710-31-300-016	03/31/23	\$ 120,000	SALE/RESALE		\$ 120,000	PINGREE	10.54	RESALE 2021 TO 2023 +37.5%: ITC @ REAR: FLAG LOT	HAGLUND
4710-20-200-041, 42, 43, 44, 48	07/24/23	\$ 145,000			\$ 145,000	CEDAR LAKE RD	10.04		MUSIAL RONALD
4710-32-400-007	07/07/22	\$ 145,000			\$ 145,000	SCHAFFER	10.04	CLEAR FIELD: OWNS ADJ TO NORTH	CRAIG
3					\$ 410,000	TOTAL SALE PRICE			
					\$ 136,667	AVG			

4710-31-300-016	03/31/23	\$ 120,000	SALE/RESALE		\$ 120,000	PINGREE	10.54	RESALE 2021 TO 2023 +37.5%: ITC @ REAR: FLAG LOT	HAGLUND
4710-31-300-018	05/03/21	\$ 120,000			\$ 120,000	SCHAFFER	10.00	W SIDE IS ITT	GALLAWAY
4710-31-300-017	11/30/21	\$ 75,000			\$ 75,000	PINGREE	10.52	POWERLINES RUNNING THROUGH, CLEAR, DEEP: ITC @ REAR	GALLAWAY

OUTLIER									
4710-26-200-008	04/23/21	\$ 34,000			\$ 34,000	4311 PINCKNEY RD	10.00	WOODED/WETLAND, ON CURVE	BACKS UP TO P
4710-31-300-016	08/20/21	\$ 75,000	SALE/RESALE		\$ 75,000	PINGREE	10.54	FLAG, CLEAR FIELD: BACK IS TO ITC	

2026 WETLANDS

VALUE PER ACRE SHOWS NO TIME ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES	Description
4710-03-200-036	NORTON	11/20/20	\$ 40,000	\$ 2,467.61	16.21	FLAG LOT
4710-06-300-008	CROFOOT RED	08/21/23	\$ 65,000	\$ 2,407.41	27.00	WETLAND/BUYER OWNED ADJ \$215,000 SP - \$150,000 10 AC)
4710-26-200-008	4311 PINCKNEY RD	04/23/21	\$ 34,000	\$ 3,400.00	10.00	WOODED/WETLAND, ON CURVE
4710-26-200-008	4311 PINCKNEY RD	03/04/24	\$ 40,000	\$ 4,000.00	10.00	WOODED/WETLAND, ON CURVE
4			\$ 179,000	\$ 2,832	63.21	WETLANDS SEE CHART BELOW

per acre

2025 WETLANDS VALUE		
# ACRES	PRICE PER ACRE	2025 VALUE
100	\$ 1,474	\$ 147,399
50	\$ 1,540	\$ 76,979
40	\$ 1,608	\$ 64,323
30	\$ 1,680	\$ 50,389
25	\$ 1,754	\$ 43,859
20	\$ 1,832	\$ 36,649
15	\$ 1,914	\$ 28,709
10	\$ 1,999	\$ 19,991
7	\$ 2,088	\$ 14,617
5	\$ 2,181	\$ 10,905
4	\$ 2,278	\$ 9,112
3	\$ 2,379	\$ 7,138
2.5	\$ 2,485	\$ 6,213
2	\$ 2,596	\$ 5,192
1.5	\$ 2,711	\$ 4,067
1	\$ 2,832	\$ 2,832

CALCULATION PRICE PER ACRE		
ACRES	2024 PP AC	REDUCE 4.4% MULTIPLIER
1	\$ 2,612	0.956
1.5	\$ 2,497	0.956
2	\$ 2,387	0.956
2.5	\$ 2,282	0.956
3	\$ 2,182	0.956
4	\$ 2,086	0.956
5	\$ 1,994	0.956
7	\$ 1,906	0.956
10	\$ 1,822	0.956
15	\$ 1,742	0.956
20	\$ 1,666	0.956
25	\$ 1,592	0.956
30	\$ 1,522	0.956
40	\$ 1,455	0.956
50	\$ 1,391	0.956
100	\$ 1,330	0.956

CALCULATION CHANGE PER ACRE VALUE				
# ACRES	PP ACRE	DIFFERENCE	AC DIFFERENCE	% CHANGE
10	3400	0		
16.21	2467	933	6.21	37.82%
27	2407	993	17	41.25%

USED 4.3% PER ACRE

6.09% PER ACRE
 2.43% PER ACRE
 8.52% TOTAL
 4.26% DIVIDE BY 2 PARCELS

2026 LAKE LAND VALUES						
COON LAKE			TRIANGLE LAKE			
	FF RATE	DEPTH		FF RATE	DEPTH	
ON WATER	\$ 1,434	132	MCCLATCHEY'S	\$ 1,434	290	
OFF WATER	\$ 585	132	GEHRINGER	\$ 1,434	150	
PARDEE / GALE LAKE	\$ 1,434	132	LAKE ACCESS	\$ 45,000	1 AC VALUE RES AREA	
CANAL	\$ 850	132	DOUBLE LOT OFF LAKE	\$ 71,700	OFF LAKE	
ROYA PLACE SITE	\$ 245,000	SITE	MINIMUM	\$ 71,700	ON LAKE	
MINIMUM	\$ 31,000		MINIMUM	\$ 31,000	OFF LAKE	
CEDAR LAKE			PLEASANT LAKE			
	FF RATE	DEPTH		FF RATE	DEPTH	
CEDAR LK RD	\$ 1,434	132	ON WATER	\$ 1,094	200	
ACCESS ONLY/OFF WATER	\$ 585	132	OFF WATER	\$ 396	150	
CANAL FRONT	\$ 850	260	MINIMUM	\$ 31,000	RES LAND CHART	
GREENBELT	\$ 850	260				
CEDAR POINT ANNEX	\$ 1,434	132				
MINIMUM	\$ 31,000	RES LAND CHART				

OFF LAKE NO ACCESS RIGHTS					
2026 VALUE RESIDENTIAL : OUTTWP RESIDENTIAL SALES DATA					
ACRES		per acre	ACRES		per acre
1	45,000	45,000	10	136,650	\$ 13,665.00
1.5	49,400	32,933	15	180,800	\$ 12,053.33
2	53,750	26,875	20	232,300	\$ 11,615.00
2.5	69,000	27,600	25	279,750	\$ 11,190.00
3	77,000	25,667	30	323,450	\$ 10,781.67
4	84,200	21,050	40	415,450	\$ 10,386.25
5	92,250	18,450	50	450,000	\$ 9,000.00
7	93,200	13,314	100	664,400	\$ 6,644.00
MINIMUM VALUE \$ 31,000					

TRIANGLE LAKE MINIMUM 50 FF: ON LAKE& OFF LAKE DOUBLE LOT		
FEET	FF \$	MINIMUM
50	\$ 1,434	\$ 71,700

LAKE INFORMATION					
	COON LAKE	CEDAR LAKE	TRIANGLE	PLEASANT	GRASS
ALL SPORTS LAKE	YES	YES	YES	YES	
PRIVATE LAKE	YES	YES	YES	YES	
ACRES	106	117	51	84	25
MAXIMUM DEPTH FEET	50	26		12	
NO PUBLIC ACCESS/BEACH	NO	NO	NO	NO	NO
WATER SOURCE	SHIAW RIV				

WATERFRONT 2026 \$ 1,434 PER F.F.

Parcel Number	Street Address	Sale Date	Sale Price	Inf. 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	Actual Front	Land Table	Class	Rate Group 1	Rate Group 1
4710-28-301-032	3854 CEDAR POINT RD	05/17/23	\$355,000	\$355,000	\$184,200	51.89	\$390,842	\$155,434	\$191,276	134.7	70.0	0.28	0.28	\$1,154	\$553,146	175.00	CEDAR POINT ANNEX	401	ON WATER	
4710-28-301-006	3794 CEDAR POINT RD	05/17/23	\$298,900	\$298,900	\$119,400	39.95	\$321,763	\$99,382	\$122,245	86.1	70.0	0.16	0.16	\$1,154	\$617,280	100.00	CEDAR POINT ANNEX	401	ON WATER	
4710-27-101-027	2629 RUBBINS	07/08/22	\$525,000	\$525,000	\$218,500	41.62	\$537,020	\$72,545	\$84,565	59.6	340.0	0.43	0.43	\$1,218	\$169,103	55.00	TRIANGLE LAKE	401	ON WATER	MCCLATCHEY'S
4710-25-101-009	4103 WESTHILL DR	10/13/23	\$550,000	\$550,000	\$326,400	59.35	\$683,007	(\$18,105)	\$114,902	129.0	175.0	0.45	0.45	(\$140)	(\$40,233)	112.00	COON LAKE AREA	401	PARDEE LK/CANAL	
4710-27-403-016	2420 KURI LN	06/27/24	\$804,000	\$804,000	\$401,700	49.96	\$786,833	\$182,194	\$165,027	147.3	525.9	1.52	1.52	\$1,237	\$120,181	125.53	TRIANGLE LAKE	407	ON WATER	MCCLATCHEY'S LAKE ACCESS
4710-25-201-027	4130 RURIK DR	03/27/24	\$955,000	\$955,000	\$434,300	45.48	\$987,366	\$247,343	\$279,709	197.0	267.0	0.85	0.85	\$1,256	\$291,335	138.50	COON LAKE AREA	401	ON WATER	
4710-25-201-004	4348 RURIK DR	05/17/24	\$340,000	\$340,000	\$151,200	44.47	\$297,127	\$167,197	\$124,324	87.6	203.0	0.33	0.33	\$1,910	\$508,198	70.60	COON LAKE AREA	401	ON WATER	
4710-27-401-038	1615 TRIANGLE LAKE RD	06/24/22	\$380,000	\$380,000	\$159,400	41.95	\$304,838	\$178,671	\$103,509	72.9	77.0	0.25	0.25	\$2,451	\$711,837	142.00	TRIANGLE LAKE	401	ON WATER	GEHRINGER
4710-24-401-006	1178 E COON LAKE RD	07/25/22	\$770,000	\$770,000	\$264,900	34.40	\$623,593	\$318,083	\$171,676	120.9	175.0	0.42	0.42	\$2,631	\$753,751	105.00	COON LAKE AREA	401	ON WATER	
4710-27-101-024	2605 RUBBINS	05/08/23	\$425,000	\$425,000	\$176,000	41.41	\$342,356	\$161,414	\$78,770	55.5	295.0	0.37	0.37	\$2,910	\$433,909	55.00	TRIANGLE LAKE	401	ON WATER	MCCLATCHEY'S
10		Totals:	\$5,402,900	\$5,402,900	\$2,436,000		\$450	\$5,274,745	\$1,564,158	\$1,436,003	\$1,090	5.06	5.06		0.00					
							Sale. Ratio =>		45.09			Average	EFF FF AVG							
							Std. Dev. =>		7.07			per FF=>	\$1,434							ROUND TO \$ 1,434

2026 GREENBELT & CANAL FRONTAGE \$ 850

Parcel Number	Street Address	Sale Date	Sale Price	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	Land Table	Class	Rate Group 1	
4710-28-302-009	4581 PARKER DR	08/13/21	\$150,000	\$150,000	\$70,800	47.20	\$123,271	\$66,376	\$39,647	44.5	100.0	0.12	0.12	\$1,492	\$577,183	\$33	50.00	CEDAR POINT	401	ON GREENBELT	
4710-25-101-009	4103 WESTHILL DR	10/13/23	\$550,000	\$550,000	\$326,400	59.35	\$585,996	\$67,171	\$103,167	129.0	175.0	0.45	0.45	\$521	\$149,269	\$112	129.00	COON LAKE AR	401	CANAL	
4710-27-403-016	2420 KURI LN	06/27/24	\$804,000	\$804,000	\$401,700	49.96	\$786,833	\$182,194	\$165,027	147.3	525.9	1.52	1.52	\$1,237	\$120,181	\$126	147.30	TRIANGLE LAKE	407	JUST OFF WATER: MCCLATCHEY	
4710-28-300-004	4705 PARKER DR	04/08/22	\$205,000	\$205,000	\$125,700	61.32	\$237,079	\$68,569	\$100,648	113.0	350.0	0.59	0.60	\$607	\$117,212	\$3	75.00	CEDAR POINT	401	ON GREENBELT	
4710-28-302-096	4565 PARKER DR	01/28/22	\$255,000	\$255,000	\$130,400	51.14	\$248,537	\$97,939	\$91,476	136.3	98.7	0.35	0.35	\$719	\$280,628	\$6	154.00	CEDAR POINT	401	ON GREENBELT	
Totals:			\$1,964,000	\$1,964,000	\$1,055,000		\$1,981,716	\$482,249	\$499,965	\$70.0		3.02	3.03								
							Sale. Ratio =>		\$846			Average	per Net Acre=>	159,949.92						Average	
							Std. Dev. =>		6.18			per FF=>	\$ 850 USE FF GREENBELT							per SqFt=>	\$3.67

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	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	Land Table	Class
4710-27-101-008	1725 TRIANGLE LAKE RD	07/26/22	\$290,000	\$290,000	\$92,700	31.97	\$224,018	\$125,982	\$60,000	37.2	133.0	0.17	0.17	\$3,382	\$749,893	\$17.22	55.00	2022R-021291 TRIANGLE LAKE	401

2026 OFF WATER

Parcel Number	Street Address	Sale Date	Sale Price	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	Land Table	Class	Rate Group 1	
4710-28-300-004	4705 PARKER DR	04/08/22	\$205,000	\$205,000	\$125,700	61.32	\$237,079	\$68,569	\$100,648	113.0	350.0	0.59	0.60	\$607	\$117,212	\$2.69		CEDAR POINT	401	ON GREENBELT	
4710-28-302-096	4565 PARKER DR	04/28/22	\$255,000	\$255,000	\$130,400	51.14	\$248,537	\$97,939	\$91,476	136.3	98.7	0.35	0.35	\$719	\$280,628	\$6.44		CEDAR POINT	401	ON GREENBELT	
4710-25-101-036	SOUTHWOODS	08/11/22	\$65,000	\$65,000	\$23,000	35.38	\$74,408	\$65,000	\$74,408	124.0	185.0	0.48	0.48	\$524	\$136,555	\$12.07		COON LAKE AREA	402	OFF WATER	
4710-25-201-033	4011 HILLSIDE DR	07/27/22	\$299,000	\$299,000	\$127,800	42.74	\$313,727	\$51,124	\$65,851	109.8	180.0	0.41	0.41	\$466	\$123,787	\$100.00		COON LAKE AREA	401	OFF WATER	
Totals:			\$824,000	\$824,000	\$406,900		\$873,751	\$282,632	\$332,383	483.0		1.82	1.84								
							Sale. Ratio =>		\$585			Average	per Net Acre=>	155,036.75						Average	
							Std. Dev. =>		11.16			per FF=>	\$585 USED FOR 2025 OFF WATER							per SqFt=>	\$3.56

2026 PLEASANT LAKE (LOG CABIN) \$ 1,094 WATERFRONT: \$ 396 OFF WATER

Parcel Number	Street Address	Sale Date	Sale Price	Inf. 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	Actual Front	Land Table	Class	Rate Group 1
4710-35-301-004	5741 PLEASANT LAKE RD	07/20/22	\$375,000	\$375,000	\$171,800	45.81	\$413,651	\$31,739	\$70,390	90.0	277.8	0.59	0.57	\$353	\$54,255	90.00	LOG CABIN PARK	401	ON WATER & OFF WATER
Totals:			\$375,000	\$375,000	\$171,800		\$413,651	\$31,739	\$70,390	90.0		0.59	0.57						
							Average		\$353			per Net Acre=>	54,254.70						Average
							per FF=>		\$1,094			per SqFt=>	\$1.25						

ADJUSTMENT 2025 TO 2026 USING OTHER LAKES % INCREASE

\$ 1,434	2024 LAKE FRONT VALUE	\$ 585	2025 OFF WATER
\$ 1,420	2023 LAKE FRONT VALUE	\$ 600	2024 OFF WATER
\$ 14	DIFFERENCE	\$ (15)	DIFFERENCE
0.99%	% CHANGE	-2.50%	% CHANGE
\$ 1,083	2023 PLEASANT LAKEFRONT VALUE	\$ 406	2024 PLEASANT OFF WATER VALUE
1.0099	% CHANGE LAKEFRONT LAND VALUE	\$ (10.15)	% CHANGE OFF WATER LAND VALUE
\$ 1,094	2024 PLEASANT LAKEFRONT VALUE	\$ 396	2024 PLEASANT LAKE OFF WATER VALUE

2026 ROYA PLACE SITE VALUE \$ 245,000 (SEE ROYA PLACE TAB FOR CALCULATIONS)

2026 LARGE ACRE PARCELS/ PROBABLE DEVELOPMENT IN FUTURE

OUT TWP AREA SEC 15 THRU 36 USE \$ 8,370: NORTH AREA USE \$13,800

**\$33,600 PER AC HOWELL AREA DEVELOPMENTAL WITH REU'S
\$ 13,800 PER AC HOWELL AREA DEVELOPMENTAL WITHOUT REU'S
\$ 8,370 OUT TWP AREA SEC 15-33 (-PINCKNEY RD)**

OUT TOWNSHIP AREA (NO REU'S)

* Parcel Number *	Date of Sale	Sale Price	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
10-06-200-011, ETAL	12/23	\$ 8,000,000	\$ 273,037	\$ 7,726,963	NORTON RD	1163.00	\$ 6,644	MARION TOWNSHIP
06-32-400-013	1/7/2022	\$ 675,000.00	\$ -	\$ 675,000	MASON RD	95.32	\$ 7,081	
4710-31-300-016	03/31/23	\$ 120,000	SALE/RESALE	\$ 120,000	PINGREE	10.54	\$ 11,385.20	RESALE 2021 TO 2023 +37.5%: IT
3							\$ 25,111	
							\$ 8,370	AVERAGE
							\$ 8,370	USE OUT TWP DEVELOPMENTAL

NORTH TOWNSHIP WITHOUT REU'S

* Parcel Number *	Date of Sale	Sale Price	AUX. LAND/IMP	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
10-06-200-011, ETAL	12/23	\$ 8,000,000	\$ 273,037	\$ 7,726,963	NORTON RD	1163.00	\$ 6,644	MARION TOWNSHIP
4710-06-300-010	12/12/22	\$ 170,000	\$ -	\$ 170,000	CROFOOT RD	10.01	\$ 16,983	
4710-20-200-041, 42, 43, 44, 48	07/24/23	\$ 145,000	\$ -	\$ 145,000	CEDAR LAKE RD	10.04	\$ 14,442	
4710-32-400-007	07/07/22	\$ 145,000	\$ -	\$ 145,000	SCHAFFER	10.01	\$ 14,486	
4710-18-100-011	06/28/23	\$ 299,900	\$ -	\$ 299,900	2416 PINGREE	18.50	\$ 16,211	LISTING
5							\$ 68,766	
							\$ 13,753	ROUND TO / USE \$ 13,800

SALES WITH REU'S (NORTH TWP AREA)

* Parcel Number *	Date of Sale	Sale Price	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
08-26-200-002	7/11/2022	\$ 800,000	\$ -	\$ 800,000	HIGHLAND RD	40.00	\$ 20,000	
06-29-200-032	7/22	\$ 800,000	\$ -	\$ 800,000	4293 LAMBERT DR/NEXT TO OUTLET MALL/I-96	13.92	\$ 57,471	HOWELL TWP/WATER/SEWER
07-28-100-002	8/22/2022	\$ 2,430,000	\$ 23,592	\$ 2,406,408	M 59 @ LATSON : E. OF CORNER	103.00	\$ 23,363	103 SEWER AND WATER REU'S/PAID
3							\$ 156,92	
							\$ 100,834	
							\$ 33,611	AVERAGE
							\$ 33,600	USE NORTH TWP WITH REU'S DEV
						43,560.00	0.771349862	

REMOVED DUE TO AGE & OUTLIER

* Parcel Number *	Date of Sale	Sale Price	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
10-12-300-004	4/27/2017	\$ 2,250,000	\$ -	\$ 2,250,000	MARION OAKS	230.76	\$ 9,750	460 SEWER REU'S & WATER REU'S: MARION TWP
06-27-100-003	12/19/2018	\$ 360,000	\$ 18,000	\$ 342,000	1920 TOOLEY ROAD	20.00	\$ 17,100	50 SEWER & WATER REU'S: HOWELL TWP TO LACASA
14-35-100-001	10/26/2021	\$ 650,000.00	\$ -	\$ 650,000	DEXTER PINCKNEY	40.00	\$ 16,250	
14-35-100-001	10/26/2021	\$ 650,000.00	\$ -	\$ 650,000	DEXTER PINCKNEY	40.00	\$ 16,250	
07-20-300-009	4/5/2021	\$ 550,000	\$ 29,643	\$ 520,357	EAGER ROAD. NORTH OF M-59/DIRT ROAD	55.00	\$ 9,461	DR SEWER/WELL & SEPTIC ONLY: UNDEVELOPED/SPLIT TO 28 PAR
10-32-200-016& 400-026	9/15/2021	\$ 589,000.00	\$ -	\$ 589,000	CEDAR LAKE RD	80.00	\$ 7,363	
10-16-100-018	1/28/2021	\$ 450,000.00	\$ -	\$ 450,000	JEWELL RD	83.00	\$ 5,422	LEKANDER
07-20-300-009	4/5/2021	\$ 550,000	\$ 29,643	\$ 520,357	EAGER ROAD. NORTH OF M-59/DIRT ROAD	55.00	\$ 9,461	DR SEWER/WELL & SEPTIC ONLY: UNDEVELOPED/SPLIT TO 28 PAR
06-32-400-013	1/7/2022	\$ 675,000.00	\$ -	\$ 675,000	MASON RD	95.32	\$ 7,081	
10-32-200-016& 400-026	9/15/2021	\$ 589,000.00	\$ -	\$ 589,000	CEDAR LAKE RD	80.00	\$ 7,363	
06-25-100-028	4/7/2021	\$ 1,100,000.00	\$ -	\$ 1,100,000	OAK GROVE	52.03	\$ 21,142	
07-28-100-002	8/22/2022	\$ 2,430,000	\$ 23,592	\$ 2,406,408	M 59 @ LATSON : E. OF CORNER	103.00	\$ 23,363	103 SEWER AND WATER REU'S/PAID
06-25-100-028	4/17/2021	\$ 1,100,000	\$ 24,444	\$ 1,075,556	OAK GROVE RD @ M-59	45.00	\$ 23,901	288 SEWER AND WATER REU'S

2026 SOUTH OAKS

2026 LAND VALUE: SITE VALUE \$ 59,500: COMMON AREA SITE \$ 69,500:

SOUTH OAKS 27-402
SOUTH OAKS 34-201
ALLENDALE 35-401
ALLENDALE 1 36-301

SOUTH OAKS (27402)	
SITE	\$ 59,500
COMMON AREA	\$ 69,500

WATERFRONT LOTS IN SOUTH OAKS USED TRIANGLE LAKE FF: SEE LAKEFRONT TABLE FOR CALCULATIONS.

2026 SITE VALUE \$ 58,500

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	Liber/Page	Land Table	Class	Rate Group 1
4710-27-402-011	5193 EDWARD JAMES DR	11/07/23	\$416,000	\$416,000	\$382,468	\$92,032	\$58,500	215.0	258.0	1.27	1.27	\$428	\$72,295	\$1.66	215.00	2023R-020681	SOUTH OAKS	407	SITE VALUE
4710-34-201-002	5213 UNIVERSE AVE	03/08/24	\$435,000	\$435,000	\$456,061	\$37,439	\$58,500	104.8	191.6	0.46	0.46	\$357	\$81,213	\$1.86	104.82	2024R-004135	SOUTH OAKS	401	SITE VALUE
4710-34-201-020	5250 LENARD CIR	05/16/22	\$400,000	\$400,000	\$410,510	\$47,990	\$58,500	209.6	159.0	0.77	0.77	\$229	\$62,732	\$1.44	209.59	2022R-016372	SOUTH OAKS	401	SITE VALUE

Totals:	\$1,251,000	\$1,251,000	\$1,249,039	\$177,461	\$175,500	529.4	2.50	2.50	Average per FF=>	\$335	Average per Net Acre=>	71,012.81	Average per SqFt=>	\$1.63
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3
\$177,461

3	\$59,154	SITE VALUE USED	\$59,500
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OUTLIER

4710-27-403-008	4928 YAX POINTE DR	10/04/23	\$380,000	\$380,000	\$425,018	\$13,482	\$58,500	100.1	259.1	0.60	0.60	\$135	\$22,659	\$0.52	100.09	2023R-018680	SOUTH OAKS	407	SITE VALUE
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2026 COMMON AREA VALUE \$ 69,500

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	Liber/Page	Land Table	Class	Rate Group 1
4710-27-402-007	5089 EDWARD JAMES DR	05/11/22	\$320,000	\$320,000	\$321,275	\$63,725	\$65,000	100.0	297.0	0.68	0.68	\$637	\$93,438	\$2.15	100.00	2022R-015496	SOUTH OAKS	407	COMN AREA SITE
4710-34-201-025	5372 UNIVERSE AVE	05/10/22	\$560,000	\$560,000	\$517,473	\$101,027	\$58,500	119.6	290.5	0.80	0.80	\$844	\$126,600	\$2.91	119.64	2022R-015762	SOUTH OAKS	401	COMN AREA SITE
4710-34-201-004	5293 LENARD CIR	08/01/22	\$489,000	\$489,000	\$507,375	\$46,625	\$65,000	110.0	225.6	0.57	0.57	\$424	\$81,798	\$1.88	110.00	2022R-021940	SOUTH OAKS	401	COMN AREA SITE
4710-34-201-009	5403 LENARD CIR	11/04/22	\$425,000	\$425,000	\$423,080	\$66,920	\$65,000	100.5	226.3	0.52	0.52	\$666	\$128,199	\$2.94	100.54	2022R-029192	SOUTH OAKS	401	COMN AREA SITE

Totals:	\$1,794,000	\$1,794,000	\$1,769,203	\$278,297	\$253,500	430.2	2.57	2.57	Average per FF=>	\$647	Average per Net Acre=>	108,202.57	Average per SqFt=>	2.48
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4
\$278,297

4	\$69,574	COMM AREA USE	\$69,500
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2026 THE FOREST

2026 LAND VALUE: \$ 83,100 PER SITE

12-201

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
4710-12-201-064	1063 ELK RUN	10/25/23	\$365,000	WD	\$365,000	\$160,100	43.86	\$336,944	\$68,056	\$40,000	110.0	110.0	0.28	0.28
4710-12-201-065	1282 MORNING MIST DR	06/15/22	\$405,000	WD	\$405,000	\$147,700	36.47	\$352,230	\$92,770	\$40,000	80.0	130.0	0.24	0.24
4710-12-201-073	1291 MORNING MIST DR	10/28/21	\$341,000	WD	\$341,000	\$119,400	35.01	\$292,423	\$88,577	\$40,000	79.0	140.0	0.25	0.25
3	Totals:		\$1,111,000		\$1,111,000	\$427,200		\$981,597	\$249,403	\$120,000	269.0		0.77	0.77
							Sale. Ratio =>	38.45			Average		Average	
							Std. Dev. =>	4.74			per FF=>	\$927	per Net Acre=>	323,479.90

\$83,134 ROUND TO CLOSEST \$100

LAND RESIDUAL	\$249,403
# OF PARCELS	3
	\$83,134.33

2026 MARION MEADOWS
2026 LAND VALUE: \$ 63,000 PER SITE
\$ 91,200 FOR 2+ ACRE SITES

11-402-***

2021 LAND VALUE \$ 46,000

2023 LAND VALUE \$ 63,000

REQUIRES: WELL & SEPTIC

OPEN MARKET SALE, ADVERTISED, INDICATES TCV

PARCEL	SALE DATE	SALE PRICE	
10-11-402-002	9/24 FOR SALE	\$ 78,000	1.06 ACRES
10-11-402-009	5/26/2021	\$ 63,000	PER SITE 11-402- (SOLD) 1.01 ACRES
	ACTUAL SALE PRICE	USE	

MARION MEADOWS 10-11-402-001 THROUGH 018

ALSO LOCATED ON DRIVE: 10-11-400- 5, 27, 28, 29, 30, 34, 35

10-11-400-034 & 035 ARE LARGER:

10-11-400-005	5 ACRES
10-11-400-034	2 ACRES
10-11-400-035	4.4 ACRES

PARCEL 4710-11-400-035 4.41 ACRES: ONLY PARCEL IN SUB. OVER 2 ACRES

\$ - **ROUND TO \$ 91,200**

**2026 COPPERFIELD VILLA'S
SITE \$ 75,000 FREEWAY VIEW
SITE \$ 78,800 CUL DE SAC AND ENTRYWAY**

ALLOCATED % FOR LAND VALUE: CUL DE SAC & ENTRYWAY

PARCEL #	SALE DATE	SALE PRICE	20%	25%	30%	LOCATION
4710-01-301-001	3/17/2023	\$ 358,500	\$ 71,700	\$ 89,625	\$ 107,550	OFF X WAY: CORNER FRANCIS
4710-01-301-019	5/2/2023	\$ 405,000	\$ 81,000	\$ 101,250	\$ 121,500	CUL DE SAC
4710-01-301-026	8/12/2022	\$ 418,000	\$ 83,600	\$ 104,500	\$ 125,400	CUL DE SAC

3 \$236,300
\$78,766.67 AVE @ 20%

ALLOCATED % FOR LAND VALUE: FREEWAY VIEW

PARCEL #	SALE DATE	SALE PRICE	20%	25%	30%	LOCATION
4710-01-301-030	7/26/2024	\$ 375,000	\$ 75,000	\$ 93,750	\$ 112,500	FREWEY VIEW/NOISE

1 \$75,000
\$75,000.00 AVE @ 20%

LOCATION ADJACENT TO I-96 FREEWAY: ALL HAVE NOISE FROM CAR TRAFFIC: SOME FREEWAY VIEW
USE 20% OF VALUE FOR LAND

LAND TABLE 01301: COPPERFIELD VILLAS

Parcel Number	Land Table	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Net Acreage	Actual Fron	Effec. Front	Comments	Class	Neigh.
4710-01-301-001	COPPERFIELD VII	1599 VILLA VIEW LN	03/17/23	\$358,500	WD	\$358,500	0.59	115.0	225.0	CUL DE & ENTRY	407	01301
4710-01-301-019	COPPERFIELD VII	1579 COPPERFIELD	05/02/23	\$405,000	WD	\$405,000	0.51	87.7	248.0	CUL DE & ENTRY	407	01301
4710-01-301-026	COPPERFIELD VII	1582 COPPERFIELD	08/12/22	\$418,000	WD	\$418,000	0.46	100.0	200.0	CUL DE & ENTRY	407	01301
4710-01-301-030	COPPERFIELD VII	1420 VILLA VIEW LN	07/26/24	\$375,000	WD	\$375,000	0.54	90.7	272.0	FREWEY VIEW NOIS	407	01301

**2026: BLOSSOM FARMS, CEDAR CREEK, BLACK EAGLE, LAKE IN THE PINES, ROLLING ACRES, SUNSET PINES
 KNOLLS OF GRASS LAKE, MARION KNOLL, TIMBER BLUFF, ERMINA VILLAGE, CRANBROOK , KINGSWOOD, PINES @ KINGSWOOD, FARVIEW AC
 2026 LAND VALUE: \$ 60,000 AVERAGE LOT: \$ 65,000 BACK TO WETLAND/LARGER SIZE: WATERFRONT \$ 90,000
 2026 KINGSWOOD PARCEL 039: DUE TO EXTENSIVE WATERFRONTAGE USE \$ 120,000 SITE VALUE
 DERBYSHIRE: ALL LOTS ARE LARGER USE \$ 85,000**

USE WATERFRONT FOR SOUTH OAKS ALSO

IN THIS LAND TABLE					
EXCELLENT PUDS CONDOS SUBS LAND TABLE	15-301	BLOSSOM FARMS	35-202	MARION KNOLL	EXCELLENT PUDS CONDOS SUBS LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	16-101	ERMINA VILLAGE	35-203	TIMBER BLUFF	EXCELLENT PUDS CONDOS SUBS LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	16-202	CEDAR CREEK	35-402	ROLLING ACRES	EXCELLENT PUDS CONDOS SUBS LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	21-401	TOWNE SQUARE	36-101	CRANBOORCK ESTATES	KINGSWOOD LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	22-101	BLACK EAGLE	36-102	KINGSWOOD	KINGSWOOD LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	23-201	LAKE IN THE PINES	36-103	CRANBROOK 2	KINGSWOOD LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	26-401	SUNSET PINES	36-104	KINGSWOOD 2	KINGSWOOD LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	27-102	DERBYSHIRE	36-105	CRANBROOK 3	KINGSWOOD LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	27-103	KNOLLS OF GRASS LAKE	36-302	PINES AT KINGSWOOD	KINGSWOOD LAND TABLE
EXCELLENT PUDS CONDOS SUBS LAND TABLE	35-201	FARVIEW ACRES			

AVERAGE		AVERAGE USE \$ 60,000 PER SITE				
Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-27-103-017	2751 CLIVEDON RD	05/03/22	\$ 35,000	0.85		AVG SITE
4710-27-103-003	2921 CLIVEDON	4/29/2022	\$ 45,000	0.439		AVG SITE
4710-22-101-072	2841 BLACK EAGLE VAL	04/25/23	\$ 50,000		BLACK EAGLE	PARTIAL WOODS
4710-36-104-040	4750 LAKESHIRE DR	08/28/23	\$ 55,000	1.66	KINGSWOOD	NON LAKEFRONT
4710-27-103-014	2787 CLIVEDON RD	7/3/2024	\$ 85,000	0.480		AVG SITE
4710-27-103-020	3551 SCHIPPERS CT	10/17/2022	\$ 90,000	0.680	AVERAGE	ON CUL DE SAC
4710-36-104-006	AMBER GLEN DR	07/12/23	\$30,000	1.07		NON LAKEFRONT
4710-36-104-039	4789 LAKESHIRE DR	08/28/23	\$120,000	1.91		EXPANSIVE FF WA
4710-36-302-001	246 PRINCE EDWARD DR	06/18/24	\$60,000	0.70		NON LAKEFRONT
4710-36-302-002	178 PRINCE EDWARD DR	06/18/24	\$95,000	1.08		NON LAKEFRONT
4710-36-302-004	PRINCE EDWARD DR	06/19/24	\$110,000	0.75		NON LAKEFRONT
4710-36-302-005	PRINCE EDWARD DR	06/19/24	\$110,000	0.75		NON LAKEFRONT
4710-36-104-042	806 PRINCE EDWARD DR	10/29/24	\$115,000	1.08		LKFRONT/PREMIUM
13			\$ 1,000,000			
			\$76,923.08			USE \$ 60,000

LARGE/BACK TO WETLAND		LARGE/WETLAND USE \$ 65,000 PER SITE				
Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-36-302-004	PRINCE EDWARD DR	6/19/2024	\$ 55,000	1.057	2 LOTS PURCHASED	BACK 1/2 IS SWAMP
4710-36-302-005	PRINCE EDWARD DR	6/19/2024	\$ 55,000	1.057	2 LOTS PURCHASED	BACK 1/2 IS SWAMP
4710-36-302-001	PRINCE EDWARD DR	6/18/2024	\$ 60,000	1.077		LONG: SMALL AMT SWAMP/POND?
4710-23-201-010	3344 PEREGRINE WAY	03/11/24	\$ 65,000	0.74	LAKE OF THE PINES	BACKS TO COMMON AREA ON POND/PREMIUM
4710-36-302-002	PRINCE EDWARD DR	6/18/2024	\$ 95,000	1.097		END OF CUL DE SAC: TREES
5			\$ 330,000			
			\$66,000			USE \$ 65,000

WATERFRONT SALES

WATERFRONT USE \$ 90,000

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-36-104-039	LAKESHIRE DR	08/28/23	\$120,000	1.91	KINGSWOOD	LKFRONT/PREMIUM
4710-23-201-010	3344 PEREGRINE WAY	03/11/24	\$65,000	0.74	LAKE OF THE PINES	BACKS TO COMMON AREA ON POND/PREMIUM
4710-36-104-044	762 PRINCE EDWARD DR	02/17/23	\$85,000	1.19	KINGSWOOD	LKFRONT/PREMIUM: PURCHASED BY ADJ OWNER: OPEN MARKET
3			\$ 270,000			
			\$90,000			

USE \$ 90,000

SITE 039 WATERFRONT USE \$ 120,000

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-36-104-039	LAKESHIRE DR	08/28/23	\$120,000	1.91	KINGSWOOD	LKFRONT/PREMIUM
10-36-104-039 SALE/PARCEL HAS EXPANSIVE WATERFRONT COMPARED TO OTHER SITES ON THIS LAKE.						

Parcel Number	Land Table	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Net Acreage	Actual Fro	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	Grantor	Grantee
4710-27-103-014	EXCELLENT PUDS CONDOS	2787 CLIVEDON RD	07/03/24	\$85,000	WD		0.48	98.8	98.8	212.4			407	27102	BELANGER BUILDERS, IF SCHULTZ WALTER L	
4710-27-103-020	EXCELLENT PUDS CONDOS	3551 SCHIPPERS CT	10/17/22	\$90,000	WD		0.68	166.4	166.4	178.0			407	27103	BELANGER BUILDERS, IF MEYER EMILY & CHAD	
4710-23-201-010	EXCELLENT PUDS CONDOS	3344 PEREGRINE WAY	03/11/24	\$65,000	WD		0.74	0.0	0.0	0.0			407	14300	CLUDE JOHN R & LYNNE QUINLAN DAVID PATRICK & CORINNE ANN	
4710-22-101-072	EXCELLENT PUDS CONDOS	2841 BLACK EAGLE VALLE	04/25/23	\$50,000	WD		0.00	0.0	0.0	0.0	HUS & WIFE		407	BEV	NICKLOWITZ PATRICIA PHILLIPS STEPHEN & MARY ANN	
4710-27-103-003	EXCELLENT PUDS CONDOS	2921 CLIVEDON RD	04/29/22	\$45,000	WD		0.44	102.2	102.2	187.1			407	27103	NOWICKI MICHAEL E & CHESTNUT DEVELOPMENT LLC	
4710-27-103-017	EXCELLENT PUDS CONDOS	2751 CLIVEDON RD	05/03/22	\$35,000	WD		0.85	123.4	123.4	301.1			407	27103	SZAFRANSKI MICHAEL A CHESTNUT DEVELOPMENT LLC	

Parcel Number	Land Table	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Net Acreage	Actual Fro	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	Grantor	Grantee
4710-36-104-006	KINGSWOOD	AMBER GLEN DR	07/12/23	\$30,000	WD		1.07	219.5	219.5	212.0		GOOD LOT @ FRONT OF SUB	402	36100	STREBBING WILLIAM R GERKIN JEFF	
4710-36-104-039	KINGSWOOD	LAKESHIRE DR	08/28/23	\$120,000	WD		1.91	136.2	136.2	611.0		LAKEFRONT	402	36100	BOSS INVESTMENT NUF WARD CONSTRUCTION CO	
4710-36-104-040	KINGSWOOD	4750 LAKESHIRE DR	08/28/23	\$55,000	WD		1.66	307.8	307.8	235.0		TO BUILDER	402	36100	BOSS INVESTMENT NUF WARD CONSTRUCTION CO	
4710-36-104-044	KINGSWOOD	762 PRINCE EDWARD DR	02/17/23	\$85,000	WD		1.19	243.6	243.6	213.0			402	36100	FITZGERALD LAFRENDA THARP DAVID & KAREN	
4710-36-302-001	KINGSWOOD	246 PRINCE EDWARD DR	06/18/24	\$60,000	WD		0.70	336.0	336.0	90.7			402	36100	STREBBING WILLIAM R THOADES RENEE	
4710-36-302-002	KINGSWOOD	PRINCE EDWARD DR	06/18/24	\$95,000	WD		0.64	255.0	255.0	109.0			402	36100	STREBBING WILLIAM R SPAGNOLETTI DANIEL & SHERYL	
4710-36-302-004	KINGSWOOD	PRINCE EDWARD DR	06/19/24	\$110,000	WD		0.75	80.2	80.2	405.2			402	36100	STREBBING WILLIAM R LISABETH DEREK	

**2026: FOXCROFT, WOODCREEK, PINEBROOK MEADOWS, BERRY, LANTERN VILLAGE, TIMBERS, FOX MEADOWS, COBBLESTONE
 HOWELL HEIGHTS, TURTLE CREEK, GROVELAND, MYSTIC MEADOWS, MARION HEIGHTS, W. OAKS, PEAVY RD EST & 2, MAPLE GROVE
 2026 LAND VALUE: STANDARD \$ 61,900: DBL \$ 71,500: WET @ REAR & LARGE \$ 76,200: PEAVY RD EST \$ 69,700**

NEIGHBORHOODS IN LAND TABLE 02202.NORTH SUBS			
FOXCROFT	02-101	FOX MEADOWS	04-104
WEST OAKS	02-202	HOWELL HEIGHTS	04-201
PEAVY ROAD ESTATES 2	02-301	TURTLE CREEK	04-202
PEAVY ROAD ESTATES 1	02-401	GROVELAND	05-201
WOODCREEK ESTATES	03-101	BERRY MANOR 3	05-202
PINEBROOK MEADOW	03-203	MYSTIC MEADOWS	05-203
BERRY MANOR	04-101	MARION HEIGHTS	11-101
LANTERN VILLAGE	04-102	COBBLESTONE	11-301
TIMBERS	04-103	MAPLE GROVE	11-401

STANDARD LOT \$ 61,900

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-02-101-022	FOXFIRE DR	05/24/23	\$303,000	WD	03-ARM'S LENGTH	\$15,133	\$5,500	36.34	\$15,133	\$55,000	0.48	66.00	4710-02-101-011	NORTH SUBS	402	STANDARD SITE
4710-02-101-010	682 FOXFIRE DR	05/19/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$212,500	51.83	\$24,397	\$47,350	0.88	122.00		NORTH SUBS	401	STANDARD SITE
4710-04-104-004	121 FOX MEADOWS CT	04/06/23	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$183,900	57.56	\$39,031	\$47,350	0.46	85.00		NORTH SUBS	407	STANDARD SITE
4710-04-102-026	3510 LANTERN VIEW CT	10/27/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$114,900	37.31	\$41,812	\$47,350	0.51	168.00		NORTH SUBS	401	STANDARD SITE
4710-03-203-009	2058 PINEBROOK MEADOW CT	07/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$160,600	39.17	\$44,245	\$47,350	0.47	85.00		NORTH SUBS	407	STANDARD SITE
4710-04-102-027	3495 MANDRY DR	01/17/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$107,300	35.41	\$91,601	\$47,350	0.61	150.00		NORTH SUBS	401	STANDARD SITE
4710-04-101-018	3742 NORTON RD	09/19/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$118,700	38.92	\$114,526	\$47,350	0.88	165.00		NORTH SUBS	401	STANDARD SITE
4710-11-300-046	DERBY LN	07/31/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$38,100	76.20	\$50,000	\$76,200	1.08	0.00		NORTH SUBS	402	
4710-04-104-010	122 FOX MEADOWS CT	06/10/24	\$401,700	WD	03-ARM'S LENGTH	\$401,700	\$165,800	41.27	\$124,727	\$47,350	0.50	85.00		NORTH SUBS	407	STANDARD SITE
9		Totals:	\$2,810,200			\$2,522,333	\$1,107,300		\$545,472	\$462,650	5.86					
							Sale. Ratio =>	43.90								
							Std. Dev. =>	13.60	\$60,608	SITE VALUE (LAND RESIDUAL/# PARCELS)						
																USE: \$ 61,900

OUTLIER

4710-03-101-002	397 WOOD CREEK DR	04/21/22	\$311,500	WD	03-ARM'S LENGTH	\$270,772	\$132,300	48.86	(\$9,605)	\$40,000	0.00	0.00	4710-03-100-049	NORTH SUBS	401	
4710-04-202-057	401 TORTOISE DR	07/05/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$229,900	48.40	(\$8,174)	\$65,000	0.72	0.00		NORTH SUBS	407	
4710-11-301-002	635 COBBLESTONE TRL	12/05/22	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$186,100	46.88	(\$5,009)	\$65,000	1.00	0.00		NORTH SUBS	401	
4710-04-102-016	3515 MANDRY DR	06/13/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,800	36.23	\$128,528	\$47,350	0.54	150.00		NORTH SUBS	401	STANDARD SITE
4710-02-101-011	638 FOXFIRE DR	05/24/23	\$303,000	WD	03-ARM'S LENGTH	\$110,121	\$104,600	94.99	(\$93,168)	\$55,000	0.88	122.00	4710-02-101-022	NORTH SUBS	401	STANDARD SITE
4710-11-401-001	120 KEDDLE RD	09/20/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$110,600	31.60	\$185,775	\$69,700	1.13	0.00		NORTH SUBS	401	
4710-11-401-005	168 KEDDLE RD	12/21/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$101,500	26.03	\$191,499	\$69,700	1.13	0.00		NORTH SUBS	401	
4710-02-101-006	623 FOXFIRE DR	04/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$259,700	66.59	(\$59,919)	\$47,350	0.84	130.00		NORTH SUBS	401	STANDARD SITE
4710-04-202-001	3029 RIDLEY WAY	09/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	(\$3,506)	\$47,350	0.49	0.00		NORTH SUBS	407	

DOUBLE LOT AREA(MARION HEIGHTS, HOWELL HEIGHTS, MYSTIC MEADOWS)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-11-101-014	1310 TRACILEE DR	11/30/23	\$330,900	WD	03-ARM'S LENGTH	\$330,900	\$143,800	43.46	\$52,251	\$55,000	0.00	0.00		NORTH SUBS	401	
4710-04-201-014	555 BONNIE CIR	04/28/23	\$417,101	WD	03-ARM'S LENGTH	\$417,101	\$168,900	40.49	\$97,464	\$47,350	0.76	175.00		NORTH SUBS	401	DOUBLE SITE
4710-04-201-012	511 BONNIE CIR	07/11/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$151,800	43.13	\$19,558	\$47,350	0.76	200.00		NORTH SUBS	401	STANDARD SITE
4710-03-203-014	2075 PINEBROOK MEADOW CT	05/31/24	\$466,000	WD	03-ARM'S LENGTH	\$466,000	\$198,000	42.49	\$134,985	\$47,350	0.56	80.00		NORTH SUBS	407	STANDARD SITE
4710-04-201-020	368 BONNIE CIR	04/02/24	\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$311,500	49.85	\$56,671	\$47,350	0.80	280.00		NORTH SUBS	401	STANDARD SITE
4710-04-201-007	433 BONNIE CIR	07/26/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$163,500	42.47	\$113,270	\$47,350	0.74	200.00		NORTH SUBS	401	DOUBLE SITE
4710-04-201-006	421 BONNIE CIR	02/22/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$125,100	36.79	\$114,156	\$47,350	0.75	185.00		NORTH SUBS	401	DOUBLE SITE
4710-11-101-014	1310 TRACILEE DR	11/30/23	\$330,900	WD	03-ARM'S LENGTH	\$330,900	\$143,800	43.46	\$52,251	\$55,000	0.00	0.00		NORTH SUBS	401	DOUBLE SITE
4710-04-202-050	3015 PAINTED DR	08/10/23	\$456,490	WD	03-ARM'S LENGTH	\$456,490	\$47,100	10.32	\$57,123	\$65,000	0.51	0.00		NORTH SUBS	407	
4710-05-203-003	318 GRANITE DR	06/08/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$199,200	46.33	\$40,928	\$55,000	0.48	260.31		NORTH SUBS	407	DOUBLE SITE
4710-05-203-002	366 GRANITE DR	08/28/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$244,500	49.90	\$66,318	\$55,000	0.48	260.31		NORTH SUBS	407	DOUBLE SITE
11	Totals:		\$4,623,291			\$4,623,291	\$1,897,200		\$804,975	\$569,100	5.84					

Sale. Ratio => **41.04**

Std. Dev. => **10.80**

\$73,180 SITE VALUE (LAND RESIDUAL/# PARCELS)

USE: \$ 71,500

OUTLIER

4710-05-203-012	345 GRANITE DR	07/29/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,500	75.00	\$30,000	\$55,000	0.48	260.31		NORTH SUBS	407	DOUBLE SITE
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WETLAND AREA ON SITE & LARGE AREA (TIMBERS & TURTLE CREEK)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-02-301-008	1240 N ALSTOTT	05/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,500	49.29	\$31,737	\$65,000	0.64	106.00		NORTH SUBS	401	WETLAND/LARGE
4710-04-202-050	3015 PAINTED DR	08/10/23	\$456,490	WD	03-ARM'S LENGTH	\$456,490	\$47,100	10.32	\$57,123	\$65,000	0.51	0.00		NORTH SUBS	407	WETLAND/LARGE
4710-04-103-007	447 TIMBERMILL LN	04/25/24	\$702,000	WD	03-ARM'S LENGTH	\$702,000	\$314,300	44.77	\$139,840	\$47,350	0.85	118.91		NORTH SUBS	407	WETLAND/LARGE
3	Totals:		\$1,508,490			\$1,508,490	\$533,900		\$228,700	\$177,350	1.99					

Sale. Ratio => **35.39**

Std. Dev. => **21.31**

\$76,233 SITE VALUE (LAND RESIDUAL/# PARCELS)

USE: \$ 76,200

OUTLIER

4710-04-103-011	535 TIMBERMILL LN	10/14/22	\$1,195,000	WD	03-ARM'S LENGTH	\$1,195,000	\$392,100	32.81	\$182,773	\$65,000	2.07	233.03		NORTH SUBS	407	WETLAND/LARGE
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PEAVY ROAD ESTATES & WEST OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Total Acres	Actual Front	Other Parcels in Sale	Land Table	Class	Rate Group 1
4710-02-301-013	1340 N ALSTOTT	04/04/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,400	46.48	\$41,297	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-040	1325 N ALSTOTT	11/30/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$138,300	44.98	\$53,007	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-056	1250 S ALSTOTT	06/07/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$113,200	37.11	\$60,727	\$65,000	0.56	131.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-032	1128 N ALSTOTT	05/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,600	52.46	\$66,106	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-301-028	1309 S ALSTOTT	05/16/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$115,500	34.07	\$90,284	\$65,000	0.51	120.00		NORTH SUBS	401	PEAVY RD EST 2
4710-02-401-030	1315 PEAVY RD	08/29/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$113,500	36.85	\$106,758	\$60,000	1.00	182.00		NORTH SUBS	401	PEAVY RD SITE
6	Totals:		\$1,939,500			\$1,939,500	\$817,500		\$418,179	\$385,000	3.60					

Sale. Ratio => **42.15**

Std. Dev. => **7.09**

\$69,697 SITE VALUE (LAND RESIDUAL/# PARCELS)

USE: \$ 69,700

**02101 LAND TABLE \$ 74,200 SITE & \$ 80,100 PREMIUM
2026 SUNRIDGE, MARION CREEK, TAMARACK PLACE, CRYSTAL WOOD ('S), MAPLE FARMS**

NEIGHBORHOODS IN LAND TABLE 02101	
SUNRIDGE	02-102
MARION CREEK	02-103
TAMARACK PLACE	02-302
CRYSTAL WOOD ESTATE	03-202
CRYSTAL WOOD ESTATE 2	03-202
MAPLE FARMS	04-203

STANDARD SITE \$ 74,200

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Land Table	Class	Rate Group 1
4710-02-103-004	1068 WEATHERSTONE	12/15/22	\$365,000	\$365,000	\$158,200	43.34	\$386,945	\$34,855	\$56,800	0.25	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-024	203 FAIRHILL WAY	06/30/22	\$417,500	\$417,500	\$190,900	45.72	\$436,499	\$37,801	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-03-204-010	2228 CRYSTAL CROSSING DR	11/16/23	\$349,000	\$349,000	\$173,100	49.60	\$358,746	\$47,054	\$56,800	0.17	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-044	1333 WEATHERSTONE LN	10/14/22	\$335,000	\$335,000	\$150,100	44.81	\$336,165	\$55,635	\$56,800	0.24	CRYSTAL SUNDR I	407	SITE VALUE
4710-03-204-021	192 CRYSTAL WOOD CIR	06/01/22	\$352,000	\$352,000	\$136,200	38.69	\$351,090	\$57,710	\$56,800	0.16	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-066	1025 KENNY BROOK LN	07/07/23	\$372,000	\$372,000	\$168,700	45.35	\$367,395	\$61,405	\$56,800	0.24	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-004	1068 WEATHERSTONE	09/14/23	\$395,000	\$395,000	\$170,800	43.24	\$386,945	\$64,855	\$56,800	0.25	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-092	1061 WEATHERSTONE LN	12/28/23	\$350,000	\$350,000	\$188,700	53.91	\$341,402	\$65,398	\$56,800	0.24	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-012	1220 WEATHERSTONE LN	05/16/22	\$405,000	\$405,000	\$175,000	43.21	\$395,902	\$65,898	\$56,800	0.21	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-102-027	834 DEWARS ST	07/11/22	\$330,000	\$330,000	\$139,400	42.24	\$320,083	\$68,767	\$58,850	0.24	CRYSTAL SUNDR I	407	SITE VALUE
4710-03-204-048	199 CRYSTAL WOOD CIR	07/19/23	\$392,000	\$392,000	\$179,400	45.77	\$379,074	\$69,726	\$56,800	0.15	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-015	1266 WEATHERSTONE LN	04/14/23	\$405,000	\$405,000	\$186,900	46.15	\$390,837	\$70,963	\$56,800	0.23	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-067	1020 KENNY BROOK LN	07/28/23	\$350,000	\$350,000	\$161,500	46.14	\$335,315	\$71,485	\$56,800	0.22	CRYSTAL SUNDR I	407	SITE VALUE
4710-03-204-013	132 CRYSTAL WOOD CIR	11/07/23	\$384,900	\$384,900	\$167,900	43.62	\$365,744	\$75,956	\$56,800	0.14	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-039	1079 KEMPERWOOD CT	08/14/23	\$365,580	\$365,580	\$99,700	27.27	\$361,264	\$79,316	\$75,000	0.30	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-052	129 SUMMER SHADE DR	04/29/22	\$499,900	\$499,900	\$96,700	19.34	\$477,382	\$79,318	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-043	1017 KEMPERWOOD CT	10/27/23	\$369,900	\$369,900	\$52,800	14.27	\$362,309	\$82,591	\$75,000	0.32	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-042	242 FAIRHILL WAY	09/22/22	\$365,000	\$365,000	\$151,800	41.59	\$339,144	\$82,656	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-03-204-011	120 CRYSTAL WOOD CIR	08/07/23	\$376,750	\$376,750	\$167,800	44.54	\$349,183	\$84,367	\$56,800	0.18	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-035	1042 KEMPERWOOD CT	11/10/23	\$382,000	\$382,000	\$168,000	43.98	\$368,915	\$88,085	\$75,000	0.22	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-087	1169 WEATHERSTONE LN	02/23/24	\$335,000	\$335,000	\$142,400	42.51	\$302,998	\$88,802	\$56,800	0.23	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-033	122 FAIRHILL WAY	11/06/23	\$455,000	\$455,000	\$275,100	60.46	\$484,235	\$27,565	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-019	316 SUMMER SHADE DR	06/17/22	\$439,900	\$439,900	\$180,300	40.99	\$402,757	\$93,943	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-041	1047 KEMPERWOOD CT	07/28/23	\$379,900	\$379,900	\$98,600	25.95	\$359,362	\$95,538	\$75,000	0.26	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-007	1152 WEATHERSTONE LN	09/09/22	\$425,000	\$425,000	\$170,100	40.02	\$384,347	\$97,453	\$56,800	0.21	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-094	1029 WEATHERSTONE LN	09/29/22	\$374,900	\$374,900	\$137,400	36.65	\$333,736	\$97,964	\$56,800	0.22	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-084	1225 WEATHERSTONE	12/30/22	\$400,000	\$400,000	\$157,800	39.45	\$354,672	\$102,128	\$56,800	0.23	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-033	122 FAIRHILL WAY	08/02/22	\$529,900	\$529,900	\$90,400	17.06	\$484,235	\$102,465	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-002	112 SUMMER SHADE DR	07/06/22	\$445,000	\$445,000	\$178,900	40.20	\$399,216	\$102,584	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
29	Totals:		\$11,346,130	\$11,346,130	\$4,514,600		\$10,915,897	\$2,152,283	\$1,722,050	4.92			

Sale. Ratio => 39.79
Std. Dev. => 10.32 \$74,217 SITE VALUE (LAND RESIDUAL/# PARCELS) **USE: \$ 74,200**

OUTLIER

4710-04-203-035	158 FAIRHILL WAY	03/08/23	\$470,000	\$470,000	\$199,300	42.40	\$519,055	\$7,745	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-03-204-037	2239 WOOD LN	02/09/24	\$390,000	\$390,000	\$204,100	52.33	\$433,443	\$13,357	\$56,800	0.15	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-029	1494 WEATHERSTONE LN	01/06/23	\$429,900	\$429,900	\$37,500	8.72	\$378,202	\$126,698	\$75,000	0.24	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-093	1047 WEATHERSTONE LN	05/10/23	\$424,900	\$424,900	\$60,900	14.33	\$354,218	\$127,482	\$56,800	0.24	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-102-093	731 GLENLIVET ST	05/17/24	\$363,000	\$363,000	\$153,000	42.15	\$287,881	\$131,919	\$56,800	0.24	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-040	1063 KEMPERWOOD CT	04/04/23	\$430,580	\$430,580	\$94,300	21.90	\$385,952	\$119,628	\$75,000	0.28	CRYSTAL SUNDR I	407	SITE VALUE
4710-04-203-016	280 SUMMER SHADE DR	09/12/23	\$474,900	\$474,900	\$198,200	41.74	\$398,276	\$133,424	\$56,800	0.00	CRYSTAL SUNDR I	407	SITE VALUE
4710-02-103-048	1070 AUTUMN PARK TRL	04/12/24	\$492,500	\$492,500	\$185,200	37.60	\$354,659	\$194,641	\$56,800	0.26	CRYSTAL SUNDR I	407	SITE VALUE

PREMIUM SITE \$ 80,100

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Land Table	Class	Rate Group 1
4710-02-102-039	749 DEWARS ST	05/31/22	\$375,000	\$375,000	\$165,700	44.19	\$380,702	\$53,148	\$58,850	0.24	CRYSTAL SUNDR I	407	PREMIUM SITE
4710-03-202-009	225 CRYSTAL CT	07/06/23	\$385,000	\$385,000	\$180,100	46.78	\$377,822	\$63,978	\$56,800	0.26	CRYSTAL SUNDR I	407	PREMIUM SITE
4710-02-102-087	332 TULLAMORE ST	04/11/22	\$318,500	\$318,500	\$126,000	39.56	\$303,270	\$74,080	\$58,850	0.21	CRYSTAL SUNDR I	407	PREMIUM SITE
4710-02-102-067	679 HEWITT ST	07/01/22	\$305,100	\$305,100	\$127,600	41.82	\$287,146	\$76,804	\$58,850	0.24	CRYSTAL SUNDR I	407	PREMIUM SITE
4710-03-202-017	289 CRYSTAL CT	09/11/23	\$375,000	\$375,000	\$168,200	44.85	\$349,516	\$82,284	\$56,800	0.25	CRYSTAL SUNDR I	407	PREMIUM SITE
4710-02-102-055	552 HEWITT ST	08/21/23	\$421,000	\$421,000	\$189,000	44.89	\$380,524	\$99,326	\$58,850	0.24	CRYSTAL SUNDR I	407	PREMIUM SITE
4710-02-102-055	552 HEWITT ST	07/26/24	\$433,000	\$433,000	\$199,400	46.05	\$380,524	\$111,326	\$58,850	0.24	CRYSTAL SUNDR I	407	PREMIUM SITE
4710-02-302-145	ALSTOTT	03/27/25	\$538,000	\$7,472	\$37,500	501.87	\$74,200	\$7,472	\$74,200	0.0	CRYSTAL SUNDR I	402	
7	Totals:		\$2,612,600	\$2,612,600	\$1,156,000		\$2,459,504	\$560,946	\$407,850	1.66			

Sale. Ratio => 44.25
Std. Dev. => 2.51 \$80,135 SITE VALUE (LAND RESIDUAL/# PARCELS) **USE: \$ 80,100**

2026 CHESTNUT CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES	Adj. Sale \$	Grantor	Grantee	Land Table
4710-24-100-008	CHESTNUT CREEK DR	04/01/19	\$75,000	WD	2.15	VACANT LAND	\$75,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-009	CHESTNUT CREEK DR	04/01/19	\$85,000	WD	2.81	VACANT LAND	\$85,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-010	CHESTNUT CREEK DR	04/01/19	\$95,000	WD	4.12	VACANT LAND	\$95,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-010	213 CHESTNUT CREEK DR	05/10/19	\$95,000	WD	4.05	\$95,000	CHESTNUT DEVELOPMENT LLC	TEKLINSKY THOMAS & SH	CHESTNUT CREEK
4710-24-100-012	267 CHESTNUT CREEK DR	06/28/19	\$110,000	WD	8.06	\$110,000	CHESTNUT DEVELOPMENT LLC	STAMM DAVID A	CHESTNUT CREEK
4710-24-100-013	CHESTNUT CREEK DR	08/02/18	\$110,000	WD	8.06	\$110,000			
4710-24-100-013	301 CHESTNUT CREEK DR	08/02/18	\$110,000	WD	8.06	\$110,000	CHESTNUT DEVELOPMENT LLC	KNAPP JUSTIN J & JAIME S	CHESTNUT CREEK
4710-24-100-015	244 CHESTNUT CREEK DR	06/08/18	\$90,000	WD	4.75	\$90,000	CHESTNUT DEVELOPMENT LLC	CALLIHAN BRETT & SARAH	CHESTNUT CREEK
4710-24-100-017	176 CHESTNUT CREEK DR	09/14/18	\$169,000	WD	10.35	\$169,000	CHESTNUT DEVELOPMENT LLC	KNAPP JAMES W & DEBOR	CHESTNUT CREEK
4710-24-100-018	CHESTNUT CREEK DR	03/06/19	\$75,000	WD	2.77	\$75,000	CHESTNUT DEVELOPMENT LLC	PETERSON DAVID A & TRA	CHESTNUT CREEK

\$1,014,000

55.18

\$18,376.22

AVG PER AC

LAND VALUE HAS CHANGED IN MARION OAKS/CLOSE LOCATION: INCREASE 18% FROM 2024 FOR CHESTNUT CREEK

2024 CHESTNUT CREEK LAND			2025 CHESTNUT CREEK LAND		
grp a	\$119,000	pond under 10 acres	grp a	\$140,420	pond under 10 acres
grp b	\$169,000	pond/10+ acres	grp b	\$199,420	pond/10+ acres
grp c	\$75,000	near pickney rd influence	grp c	\$88,500	near pickney rd influence
grp d	\$110,000	over 5.5 acres no water	grp d	\$129,800	over 5.5 acres no water
grp e	\$90,000	over 2.5 acres up to 5.4	grp e	\$106,200	over 2.5 acres up to 5.4

2026 MARION OAKS

2026 MARION DELLS

\$ 85,000.00

10-12-301= THE DELLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-301-024	147 BARNSLEY DR	04/25/22	\$85,000	WD	VACANT LAND	\$85,000	\$34,000	CAPITAL TO MCCONNELL
10-12-301-025	155 BARNSLEY DR	06/02/22	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	CAPIAL TO SULLIVAN
10-12-301-026	167 BARNSLEY DR	06/29/22	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	DELLS TO NOLAND
10-12-301-042	2091 DEBATE DR	02/14/24	\$85,000	WD	VACANT LAND	\$85,000	\$42,500	CAPTIAL TO SPROULL

MULTIPLE PARCEL SALE AT \$75,000 PER SITE: OPEN MARKET SALES AT \$ 85,000: TCV = \$ 85,000

2026 MARION HIGHLANDS

\$ 100,000.00

10-12-302= THE HIGHLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-302-138	2042 GAMBREL LAN	5/9/2022	\$100,000	WD	VACANT LAND	\$100,000	\$60,800	CAPTIAL TO DAVID
10-12-302-126	2200 GAMBRELL LAN	1/22/2024	\$100,000	WD	VACANT LAND	\$100,000	\$42,500	CAPITAL TO WALTER
10-12-302-127	2182 GAMBREL LAN	4/12/2024	\$100,000	WD	VACANT LAND	\$100,000	\$42,500	CAPITAL TO STIGER

2026 MARION LINKS ATTACHED CONDO'S (USE OTHER ATT CONDO LAND VALUES FROM AREA) (TABLE 12101)

\$ 57,600.00

SEE OTHER ATTACHED CONDO SALES FOR INFORMATION ON VALUE.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-303-001	10 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-002	18 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-003	24 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-004	30 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-109	141 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-110	133 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-111	127 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-112	115 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE

2026 ROYA PLACE

\$ 245,000 WATERFRONT LOTS

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address		Grantor	GRANTEE
10-25-401-008*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4591 ROYA TRAIL		RABBANI	P22 LLC
10-25-401-009*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4573 ROYA TRAIL		RABBANI	P22 LLC
10-25-401-010*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4555 ROYA TRAIL		RABBANI	P22 LLC
10-25-401-011*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4537 ROYA TRAIL		RABBANI	P22 LLC
10-25-401-012*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4519 ROYA TRAIL		RABBANI	P22 LLC
10-25-401-013*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4501 ROYA TRAIL		RABBANI	P22 LLC

6

1,474,998

\$ 245,833.00 AVG

* MULTI-PARCEL SALE \$ 1,475,000

USE \$ 245,000

10-25-401-ETC
NEIGHBORHOOD 25001 COON LAKE AREA

2026 ROYA PLACE

(USE OUTW CHART) OFF WATERFRONT LOTS

4710-25-401-005	4645 ROYA TRL	08/29/22	\$1,201,000	\$1,201,000	\$367,000	30.56	\$1,108,296	\$337,704	\$245,000
4710-25-401-002	4650 ROYA TRAIL	09/12/23	\$39,000	\$39,000	\$47,500	121.79	\$45,456	\$39,000	\$45,456
4710-25-401-007	4609 ROYA TRAIL	06/06/24	\$965,000	\$965,000	\$502,000	52.02	\$986,182	\$223,818	\$245,000

**2026 STONE GARDEN
SITE VALUE \$ 60,000**

Parcel Number	Sale Date	Sale Price	Instr.	Street Address	Net Acreage	Class	Grantor	Grantee
4710-31-200-008	5/12/2022	\$ 60,000		5468 STONE GARDEN DR	2.01	402	MORRELL	HANSEN
4710-31-200-032, 33, 34	7/19/2024	\$ 150,000		STONE GARDEN DR	19.19	402	AVALANCE HOLDINGS LLC	HUFF DONALD & BRENDA
USE \$ 60,000: IN BAND SALE: OTHER SALES BUILDER TO HOME BUYER (\$150,000 MULTI PARCEL SALE TO ADJACENT HOME OWNER)								

10-31-200-007 THROUGH 034
LARGER PARCEL USE OUT TOWNSHIP LAND VALUES

HISTORIC SALES								
Parcel Number	Sale Date	Sale Price	Instr.	Street Address	Net Acreage	Class	Grantor	Grantee
4710-31-200-008	5/12/2022	\$ 60,000		5468 STONE GARDEN DR	2.01	402	MORRELL	HANSEN
4710-31-200-009	12/28/20	\$ 46,000		5456 STONE GARDEN DR	2.00	402	SOUTH ANGLER	OESTREICH
4710-31-200-010	06/07/19	\$ 45,000	WD	5444 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	DONALDSON DEAN & SHANNON J
4710-31-200-011	05/22/19	\$ 45,000	WD	5432 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	WALLNER LANI
4710-31-200-013	8/17/2018	\$ 65,000	WD	5408 STONE GARDEN DR	2.02	402	STONE GARDEN	FILER PAT & AMY
4710-31-200-014	08/27/20	\$ 48,000		5396 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	ANDERSON
4710-31-200-017	8/27/2018	\$ 60,000	WD	STONE GARDEN DR	2.06	402	STONE GARDEN	LAWSON
4710-31-200-019	06/28/18	\$ 45,000	WD	5373 STONE GARDEN DR	2.01	402	STONE GARDEN	PAULSON
4710-31-200-032, 33, 034	07/19/24	\$ 150,000	WD	STONE GARDEN DR	19.19	402	AVALANCE HOLDING	HUFF BRENDA & DONALD D (OWNS ADJ)
4710-31-200-021	06/21/19	\$ 45,000	WD	STONE GARDEN DR	2.03	402	STONE GARDEN LLC	MCMAHAN RYAN & MCCARTNEY SHELBY
4710-31-200-022	10/29/19	\$ 45,000	WD	5445 STONE GARDEN DR	2.02	402	STONE GARDEN LLC	HUFF BRENDA & DONALD D
4710-31-200-023	6/29/2018	\$ 45,000	WD	5460 STONE GARDEN DR	2.06	402	STONE GARDEN	BORTON

12

\$ 699,000
\$ 58,250 AVG

2026 GEORGETOWN CONDO/METES & BOUNDS 2 & 3 ACRE USE 88,500: 5+ ACRE USE 106,200

2026 LAND VALUE \$ 85,000 PER CONDO SITE.

2026 METES & BOUNDS PER RESIDENTIAL SEC. 1 - 14 LAND VALUE OVER 10 ACRES

* Parcel Number *	Date of Sale	Sale Price	TIME ADJ	Adj. Sale Price	Property Address	ACRES	Grantor	COMMENT
4710-04-401-008	11/29/2023	\$ 85,000	0%	85,000	3678 HIGH HILLCREST DR	1.01	CORTEZ DONALD K II & SANDIE	CLEAR CUT
				85,000				

CHESTNUT CREEK AND GEORGETOWN M & B HAVE SIMILAR HOME QUALITY, PARCEL SIZES USE CHESTNUT VALUE FOR M & B

2026 CHESTNUT CREEK LAND			2026 CHESTNUT CREEK LAND		
grp c	\$75,000	near pickney rd influence	grp c	\$88,500	near pickney rd influence
grp e	\$90,000	over 2.5 acres up to 5.4	grp e	\$106,200	over 2.5 acres up to 5.4

OUT OF BAND

* Parcel Number *	Date of Sale	Sale Price	Instr.	Adj. Sale Price	Property Address	ACRES	Grantor	COMMENT
4710-04-400-022	01/03/17	\$130,000	WD	\$130,000	HIGH HILLCREST DR	0.27		
4710-04-401-001	3/16/2021	70,000	WD	70,000	HIGH HILLCREST	0.82	HIGH COUNTRY ESTATES	WOODED
4710-04-401-001	2/6/2018	41,000	WD	41,000	HIGH HILLCREST	0.82	HIGH COUNTRY ESTATES	WOODED ODD SHAPED
4710-04-401-002	3/20/2017	45,000	WD	45,000	3612 HIGH HILLCREST	1.04	HIGH COUNTRY ESTATES	WOODED
4710-04-401-003	1/3/2017	45,000	WD	45,000	3620 HIGH HILLCREST	1.00	HIGH COUNTRY ESTATES	WOODED
4710-04-401-004	3/4/2020	50,000	WD	50,000	HIGH HILLCREST DR	1.03	HIGH COUNTRY ESTATES	WOODED
4710-04-401-004	8/1/2017	47,000	WD	47,000	HIGH HILLCREST DR	1.03	HIGH COUNTRY ESTATES	WOODED
4710-04-401-005	1/27/2017	45,000	WD	45,000	3636 HIGH HILLCREST	0.98	HIGH COUNTRY ESTATES	WOODED
4710-04-401-006	9/23/2015	40,000	WD	40,000	HIGH HILLCREST DR	1.012	HIGH COUNTRY ESTATES	GEORGETOWN CONDO
4710-04-401-007	2/28/2020	57,500	WD	57,500	3660 HIGH HILLCREST DR	1.00	HIGH COUNTRY ESTATES	OPEN
4710-04-401-007	1/5/2016	40,000	WD	40,000	HIGH HILLCREST DR	1.004	HIGH COUNTRY ESTATES	GEORGETOWN CONDO
4710-04-401-008	8/17/2017	45,000	WD	45,000	HIGH HILLCREST DR	1.00	HIGH COUNTRY ESTATES	GEORGETOWN CONDO
4710-04-401-009	4/3/2020	47,000	WD	47,000	3705 HIGH HILLCREST	1.06	HIGH COUNTRY ESTATES	WOODED
4710-04-401-010	4/22/2015	40,000	WD	40,000	HIGH HILLCREST DR	1.01	HIGH COUNTRY ESTATES	WOODED
4710-04-401-012	6/4/2015	40,000	WD	40,000	HIGH HILLCREST DR	1.06	HIGH COUNTRY ESTATES	1/2 WOODED
4710-04-401-014	7/12/2017	45,000	WD	45,000	HIGH HILLCREST DR	0.83	HIGH COUNTRY ESTATES	GEORGETOWN CONDO

2026 VALUE RESIDENTIAL NORTH TOWNSHIP: SECTION 1 THROUGH 14

ACRES	PER AC	ACRES	PER AC
1	51,500	10	150,700
1.5	53,150	15	186,250
2	54,800	20	208,250
2.5	70,000	25	252,950
3	77,000	30	294,950
4	84,000	40	382,150
5	85,000	50	450,000
7	96,700	100	736,250

1.5, 2.5, 4 ACRE VALUES EXTRAPOLATED USING DIFFERENCE BETWEEN VALUE ABOVE AND BELOW THEM ON CHART

MINIMUM VALUE LOWEST SALE VALUE \$ 45,000 JEWELL RD (GOOD SALE/VALUE)

2026 HOMETOWN, MEADOWS CONDOS, WOODBERRY, MARION OAKS THE LINKS, CRYSTAL CROSSING ATTACHED

SITE VALUE

\$ 57,600.00 MEADOWS, WDBERY, HOMETOWN, MARION OAKS LINKS

SITE INNER PARK AREA/COMMON AREA

\$ 65,500.00 WDBERY, HOMETOWN

SITE VALUE \$ 57,600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Liber/Page/ Parcels i	Land Table	Class	Rate Group 1
4710-02-402-099	808 SPIREA	10/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$168,200	59.02	\$319,447	\$14,553	\$49,000	2023R-019405	WDBRY PK, MEADC	407	
4710-03-201-024	263 WOOD PT	04/26/22	\$220,000	WD	08-ESTATE	\$220,000	\$104,900	47.68	\$252,529	\$16,471	\$49,000	2022R-012707	WDBRY PK, MEADC	407	
4710-11-203-010	274 CANYON CRI	09/09/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$32,600	8.47	\$410,193	\$23,807	\$49,000	2022R-026095	WDBRY PK, MEADC	407	
4710-02-402-013	92 SEDUM	10/11/23	\$285,000	OTH	08-ESTATE	\$285,000	\$163,100	57.23	\$309,919	\$24,081	\$49,000	2023R-019179	WDBRY PK, MEADC	407	
4710-02-402-001	16 SEDUM	04/01/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$132,700	46.56	\$306,619	\$27,381	\$49,000	2022R-009836	WDBRY PK, MEADC	407	
4710-12-101-053	240 NEWBERRY I	09/08/22	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$118,900	42.77	\$298,401	\$30,599	\$51,000	2022R-025831	WDBRY PK, MEADC	407	
4710-12-101-029	394 NEWBERRY I	07/11/22	\$279,800	WD	03-ARM'S LENGTH	\$279,800	\$124,000	44.32	\$297,795	\$33,005	\$51,000	2022R-020192	WDBRY PK, MEADC	407	
4710-02-402-003	30 SEDUM	05/31/22	\$264,050	WD	03-ARM'S LENGTH	\$264,050	\$120,400	45.60	\$277,164	\$35,886	\$49,000	2022R-016457	WDBRY PK, MEADC	407	
4710-02-402-018	124 SEDUM	06/20/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$184,400	49.84	\$379,782	\$39,218	\$49,000	2023R-011996	WDBRY PK, MEADC	407	
4710-02-402-108	856 SPIREA	08/30/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$135,600	44.46	\$314,364	\$39,636	\$49,000	2022R-024105	WDBRY PK, MEADC	407	
4710-12-101-047	276 NEWBERRY I	09/30/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$106,300	43.39	\$255,091	\$40,909	\$51,000	2022R-026943	WDBRY PK, MEADC	407	
4710-11-201-007	124 CHAMPLAIN E	05/14/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$211,000	52.10	\$412,241	\$41,759	\$49,000	2024R-008554	HOMETOWN VILLA	407	SITE VALUE
4710-12-101-070	126 NEWBERRY I	01/23/23	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$109,400	43.07	\$255,499	\$47,501	\$49,000	2023R-001826	WDBRY PK, MEADC	407	
4710-12-101-073	96 NEWBERRY LI	01/13/23	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$117,600	42.84	\$275,823	\$47,677	\$49,000	2023R-001024	WDBRY PK, MEADC	407	
4710-12-101-071	120 NEWBERRY I	09/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,400	40.54	\$261,235	\$47,765	\$49,000	2022R-027494	WDBRY PK, MEADC	407	
4710-02-402-074	470 HOSTA	05/04/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$132,800	42.16	\$314,261	\$49,739	\$49,000	2022R-014522	WDBRY PK, MEADC	407	
4710-11-203-015	322 CANYON CRI	05/03/23	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$206,500	50.00	\$411,530	\$50,470	\$49,000	2023R-009438	WDBRY PK, MEADC	407	
4710-11-203-004	224 CANYON CRI	07/29/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$131,400	28.88	\$452,655	\$51,345	\$49,000	2022R-021874	WDBRY PK, MEADC	407	
4710-11-203-005	230 CANYON CRI	06/30/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$225,200	49.49	\$449,840	\$54,160	\$49,000	2023R-012847	WDBRY PK, MEADC	407	
4710-02-402-076	462 HOSTA	03/06/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$130,300	42.37	\$298,586	\$57,914	\$49,000	2023R-005763	WDBRY PK, MEADC	407	
4710-02-402-093	905 SPIREA	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$150,500	40.68	\$360,394	\$58,606	\$49,000	2022R-022266	WDBRY PK, MEADC	407	
4710-02-402-120	916 SPIREA	12/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,500	41.27	\$264,907	\$59,093	\$49,000	2022R-031889	WDBRY PK, MEADC	407	
4710-11-201-002	66 CHAMPLAIN E	07/08/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$161,900	49.06	\$316,949	\$62,051	\$49,000	2024R-012297	HOMETOWN VILLA	407	SITE VALUE
4710-11-203-013	300 CANYON CRI	07/12/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$225,900	48.58	\$451,299	\$62,701	\$49,000	2023R-013418	WDBRY PK, MEADC	407	
4710-11-201-080	1181 PORTSMOU	07/26/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$157,300	46.26	\$323,934	\$65,066	\$49,000	2023R-014886	HOMETOWN VILLA	407	SITE VALUE
4710-12-101-056	220 NEWBERRY I	05/06/22	\$270,000	WD	08-ESTATE	\$270,000	\$106,500	39.44	\$255,686	\$65,314	\$51,000	2022R-014711	WDBRY PK, MEADC	407	
4710-12-101-119	387 NEWBERRY I	08/08/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,900	43.54	\$262,665	\$66,335	\$49,000	2023R-015395	WDBRY PK, MEADC	407	
4710-11-201-031	1125 HUDSON D	12/12/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$111,100	31.75	\$329,702	\$69,198	\$49,000	2022R-031944	HOMETOWN VILLA	407	SITE VALUE
4710-02-402-121	924 SPIREA	05/29/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$143,700	47.58	\$281,286	\$69,714	\$49,000	2024R-009583	WDBRY PK, MEADC	407	
4710-12-101-107	229 NEWBERRY I	08/30/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$105,000	39.18	\$246,459	\$70,541	\$49,000	2022R-025462	WDBRY PK, MEADC	407	
4710-02-402-119	912 SPIREA	02/03/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,000	40.32	\$292,980	\$71,020	\$49,000	2023R-002175	WDBRY PK, MEADC	407	
4710-11-203-014	318 CANYON CRI	08/31/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$54,600	11.49	\$451,379	\$72,621	\$49,000	2022R-025585	WDBRY PK, MEADC	407	
4710-12-101-003	566 NEWBERRY I	03/13/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,400	40.15	\$248,504	\$75,496	\$49,000	2023R-006909	WDBRY PK, MEADC	407	
4710-12-101-112	327 NEWBERRY I	09/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,400	43.05	\$248,475	\$75,525	\$49,000	2023R-017596	WDBRY PK, MEADC	407	
4710-12-101-116	365 NEWBERRY I	01/20/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,400	37.60	\$248,475	\$75,525	\$49,000	2023R-001328	WDBRY PK, MEADC	407	
4710-11-201-004	88 CHAMPLAIN E	07/06/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$136,500	38.78	\$324,593	\$76,407	\$49,000	2023R-013805	HOMETOWN VILLA	407	SITE VALUE
4710-02-402-035	946 SPIREA	10/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$144,500	44.46	\$296,764	\$77,236	\$49,000	2023R-018585	WDBRY PK, MEADC	407	
4710-11-203-011	280 CANYON CRI	04/18/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,600	49.40	\$371,566	\$77,434	\$49,000	2023R-007309	WDBRY PK, MEADC	407	
4710-02-402-043	982 SPIREA	09/09/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,400	39.50	\$291,384	\$77,616	\$49,000	2022R-025344	WDBRY PK, MEADC	407	
4710-11-203-016	330 CANYON CRI	11/01/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$32,700	6.88	\$445,176	\$78,824	\$49,000	2022R-029745	WDBRY PK, MEADC	407	
4710-02-402-147	33 SEDUM	03/28/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$119,800	43.09	\$245,930	\$81,070	\$49,000	2024R-005015	WDBRY PK, MEADC	407	
4710-11-203-003	218 CANYON CRI	06/14/24	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$192,300	46.91	\$376,677	\$82,223	\$49,000	2024R-010824	WDBRY PK, MEADC	407	
4710-03-201-013	270 WOOD PT	04/11/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,300	44.84	\$241,517	\$82,483	\$49,000	2024R-006511	WDBRY PK, MEADC	407	
4710-02-402-002	22 SEDUM	12/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$133,900	46.98	\$251,336	\$82,664	\$49,000	2023R-023486	WDBRY PK, MEADC	407	
4710-12-101-087	495 NEWBERRY I	07/27/23	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$127,400	41.30	\$274,612	\$82,888	\$49,000	2023R-013867	WDBRY PK, MEADC	407	
45	Totals:		\$14,634,150			\$14,634,150	\$6,006,200		\$14,255,623	\$2,591,527	\$2,213,000				
								Sale. Ratio =>	41.04						
								Std. Dev. =>	10.42						

\$57,589
AVERAGE PER SITE

USE \$ 57,600 SITE VALUE

INNER/BORDER SITE VALUE \$ 65,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Liber/Page/ Parcels i	Land Table	Class	Rate Group 1
4710-11-202-096	1157 YORK AVE	07/11/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,400	47.60	\$372,356	\$78,644	\$51,000	2024R-013854	HOMETOWN VILLA	407	INNER PARK YARD
4710-11-202-113	210 PENOBSCOT	08/13/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,200	49.80	\$389,525	\$63,475	\$53,000	2024R-014665	HOMETOWN VILLA	407	COMMON AREA SIT
4710-11-201-039	1152 HUDSON D	09/01/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$135,100	40.94	\$351,219	\$31,781	\$53,000	2022R-024120	HOMETOWN VILLA	407	COMMON AREA SIT
4710-11-202-114	216 PENOBSCOT	05/23/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$147,400	38.79	\$372,467	\$60,533	\$53,000	2022R-015533	HOMETOWN VILLA	407	COMMON AREA SIT
4710-11-202-100	177 PENOBSCOT	07/05/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$341,592	\$74,408	\$51,000	2022R-019553	HOMETOWN VILLA	407	INNER PARK YARD
4710-11-202-100	177 PENOBSCOT	08/27/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,600	46.56	\$341,592	\$84,408	\$51,000	2024R-015713	HOMETOWN VILLA	407	INNER PARK YARD
6	Totals:		\$2,250,000			\$2,250,000	\$982,100		\$2,168,751	\$393,249	\$312,000				
								Sale. Ratio =>	43.65						
								Std. Dev. =>	5.21						

\$65,542
AVERAGE PER SITE

USE \$ 65,500 INNER/BORDER VALUE

OUTLIER

4710-11-201-055	1300 HUDSON D	06/30/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,200	35.30	\$276,931	\$91,069	\$53,000	2022R-018821	HOMETOWN VILLA	407	COMMON AREA SIT
4710-11-202-104	156 PENOBSCOT	03/29/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$156,500	43.47	\$396,550	\$16,450	\$53,000	2023R-005540	HOMETOWN VILLA	407	COMMON AREA SIT
4710-11-202-162	245 MERRIMACK	09/16/22	\$372,900	WD	03-ARM'S LENGTH	\$372,900	\$159,900	42.88	\$406,569	\$19,331	\$53,000	2022R-025330	HOMETOWN VILLA	407	COMMON AREA SIT

**2026 TORATOLA SEE CHART BELOW
BASE SITE \$ 80,460**

USING INCREASE IN VALUE FROM SUNDANCE LAND TABLE (ADJACENT LOCATION)

2025 LAND VALUE	\$	80,000
2026 LAND VALUE	\$	82,000
DIFFERENCE	\$	2,000

% CHANGE (2,000/80,000) 2.50%

	2025+ 2.5% = 2026 LAND VALUE	
BASE SITE \$ 78,500	\$	80,463
UNIT 9 \$ 120,000	\$	123,000
UNIT 10 \$ 100,000	\$	102,500
UNIT 8 & 11 \$ 80,000	\$	82,000

ROUND TO \$ 80,460

HISTORIC DATA

Parcel Number	Street Address	Sale Date	Sale Price	SIZE	
10-26-302-009		09/27/19	\$120,000	7.046	WOODED
10-26-302-010		09/27/19	\$100,000	4.372	WOODED
10-26-302-011		01/21/20	\$70,000	1.576	W/O
10-26-302-008		04/03/20	\$80,000	1.042	UNIT 8 WOODED
10-26-302-013		11/19/20	\$78,000	1.231	BASE
10-26-302-017		04/14/21	\$78,500	1.557	BASE

USE LOT 9
USE LOT 10
USE LOT 8 & 11
IN BAND BASE SALE: USE AS BASE

Parcel Number	Street Address	Sale Date	Sale Price	SIZE	GRANTEE
10-26-302-013		11/19/20	\$78,000	1.231	BASE
10-26-302-009		09/27/19	\$120,000	7.046	WOODED
10-26-302-010		09/27/19	\$100,000	4.372	WOODED
10-26-302-017		04/14/21	\$78,500	1.557	BASE
10-26-302-008		04/03/20	\$80,000	1.042	BASE
10-26-302-011		01/21/20	\$70,000	1.576	W/O & REAR WOODS

AUQUIER
BONFIGLIO
HAMILTON
HUBBARD
SCOFFINS
TEELING

DEVELOPER TO ASSOCIATED BUILDER SALES

10-26-302-001		02/18/21	\$55,000	1.489		PIERON
10-26-302-002		12/18/20	\$40,000	1.119		PIERON
10-26-302-003		12/10/21	\$55,000	1.481	RETENTION POND	PIERON
10-26-302-004		05/28/21	\$55,000	1.473	RETENTION POND	PIERON
10-26-302-005		03/26/21	\$55,000	1.277		PIERON
10-26-302-007		05/03/21	\$55,000	1.008		PIERON
10-26-302-012		09/08/20	\$55,000	1.363		PIERON
10-26-302-014		07/08/20	\$55,000	1.597		PIERON
10-26-302-015		01/21/21	\$55,000	1.547		PIERON
10-26-302-016		11/22/19	\$55,000	1.23	BASE	PIERON
10-26-302-018		07/26/21	\$55,000	1.01	BASE	PIERON
10-26-302-019		01/03/20	\$55,000	1.242	BASE	PIERON

2026 SUNDANCE MEADOWS, JARTNICK POND, SIERRA GRANDE
STANDARD LOT \$ 71,200: PREMIUM \$ 82,600

NEIGHBORHOODS IN LAND TABLE

4710-26-101-	SUNDANCE MEADOWS
4710-26-301-	SIERRA GRANDE SUB
4710-27-201-	JARTNICK
4710-27-202	SUNDANCE MEADOWS 3

2026 STANDARD LOTS PER SITE \$ 71,200

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Land Table	Class	Rate Group 1
4710-27-202-119	2269 WHITE HAWK TRL	12/22/22	\$499,900	\$499,900	\$214,600	42.93	\$561,982	\$7,418	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-27-202-078	4025 PRAIRIE ROSE DR	03/23/23	\$460,000	\$460,000	\$195,300	42.46	\$506,656	\$22,844	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-27-202-120	2257 WHITE HAWK TRL	03/11/24	\$665,000	\$665,000	\$318,500	47.89	\$686,239	\$48,261	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-27-202-069	CACTUS FLOWER CT	07/28/22	\$66,000	\$66,000	\$27,500	41.67	\$69,500	\$66,000	\$69,500	1.27	SNDNC MDWS JRT	402	STANDARD
4710-27-202-084	4112 PRAIRIE ROSE DR	10/03/22	\$73,000	\$73,000	\$27,500	37.67	\$69,500	\$73,000	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
4710-26-301-024	4751 SIERRA DR	09/06/22	\$352,500	\$352,500	\$118,900	33.73	\$345,242	\$76,758	\$69,500	0.00	SNDNC MDWS JRT	401	
4710-26-301-025	4771 SIERRA DR	10/03/22	\$389,000	\$389,000	\$122,500	31.49	\$365,148	\$93,352	\$69,500	0.00	SNDNC MDWS JRT	401	
4710-27-202-109	2362 WILD CHERRY DR	09/13/22	\$605,000	\$605,000	\$233,000	38.51	\$570,030	\$104,470	\$69,500	1.01	SNDNC MDWS JRT	401	STANDARD
4710-26-301-037	4661 SIERRA DR	11/29/22	\$290,000	\$290,000	\$116,700	40.24	\$261,313	\$108,687	\$80,000	0.00	SNDNC MDWS JRT	401	
4710-26-101-021	1951 SUNDANCE RIDGE	08/08/24	\$450,000	\$450,000	\$208,500	46.33	\$407,971	\$111,529	\$69,500	1.00	SNDNC MDWS JRT	401	STANDARD
10	Totals:		\$3,850,400	\$3,850,400	\$1,583,000		\$3,843,581	\$712,319	\$705,500	7.28			
						Sale. Ratio =>	41.11						
						Std. Dev. =>	5.15	\$71,232	SITE VALUE (LAND RESIDUAL/# PARCELS)				USE: \$ 71,200

2026 PREMIUM LOTS PER SITE \$ 82,600

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Land Table	Class	Rate Group 1
4710-27-202-098	2265 WILD CHERRY DR	11/08/22	\$495,000	\$495,000	\$200,700	40.55	\$556,897	\$18,103	\$80,000	1.07	SNDNC MDWS JRT	401	PREMIUM
4710-26-101-024	4581 SIERRA DR	06/28/24	\$400,000	\$400,000	\$180,900	45.23	\$354,123	\$115,377	\$69,500	1.02	SNDNC MDWS JRT	401	STANDARD
4710-27-202-096	2292 WHITE HAWK TRL	07/01/24	\$665,000	\$665,000	\$322,000	48.42	\$630,600	\$114,400	\$80,000	1.06	SNDNC MDWS JRT	401	PREMIUM
3	Totals:		\$1,560,000	\$1,560,000	\$703,600		\$1,541,620	\$247,880	\$229,500	3.15			
						Sale. Ratio =>	45.10						
						Std. Dev. =>	3.96	\$82,627	SITE VALUE (LAND RESIDUAL/# PARCELS)				USE: \$ 82,600