



THE CITY OF FENTON

2026 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when		Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total			Actual			Other Parcels in			Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3			
						Asd/Adj. Sale	Asd/Adj. Sale							Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front	ECF Area	Sale	Land Table										
53-25-676-035	939 ANDOVER WOODS DR	12/20/2023	318000	318000	125100	39.33962264	309857	65143	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401								
53-25-676-041	759 ANDOVER WOODS DR	7/25/2023	289900	289900	144400	49.81027941	312035	34865	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401								
53-25-676-061	319 ANDOVER WOODS DR	9/1/2023	305000	305000	116100	38.06557377	284411	77589	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401								
53-25-676-062	279 ANDOVER WOODS DR	12/17/2024	273000	273000	122800	44.98168498	257535	72465	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401								
53-25-676-090	677 RIDGECREST DR	12/16/2024	325000	325000	145300	44.70769231	314530	67470	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401								
53-25-676-117	1029 CARRIAGE HILL DR	2/24/2025	330000	330000	158200	47.93939394	326905	60095	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401								
53-25-676-120	999 CARRIAGE HILL DR	9/5/2023	290000	290000	138400	47.72413793	326297	20703	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401								
Totals:					2130900	2130900	950300		2131570	398330	399000	0	0	0	0																
						Sale. Ratio =>	44.59618002	Average			Average			Average																	
						Std. Dev. =>	4.445353221	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!												

RESIDENTIAL LAND ANALYSIS

LR/8 56,904

2023	51,000
4/1/2023-3/30-2025	2024 57,000
	2025 57,000

2025 57,000/LOT

ANDOV-ANDOVER WOODS CONDO

Removed High Outliers

53-25-676-004	320 ANDOVER WOODS DR	3/6/2024	355000	355000	132400	37.29577465	313415	98585	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401							
53-25-676-111	1035 PARKVIEW ST	4/21/2023	290000	290000	110400	38.06896552	256832	90168	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401							
53-25-676-007	380 ANDOVER WOODS DR	5/31/2024	284900	284900	121500	42.64654265	254401	87499	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401							
53-25-676-060	339 ANDOVER WOODS DR	12/30/2024	285000	285000	125000	43.85964912	259138	82862	57000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOV- ANDOVER WOODS C	0	1	401							

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Cur.	Land	Est. Land	Effec.	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels		Gravel	Paved	Class	Rate	Rate	Rate	
						Sale	Appraisal	Residual	Value	Front							Front	ECF Area	in Sale	Land Table				Group 1	Group 2	Group 3	
53-36-602-006	134 N LEROY ST	10/6/2021	159900	159900	66600	41.6510319	157764	20136	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401				
53-36-602-007	134 N LEROY ST	3/8/2022	246022	246022	103900	42.2319955	231474	32548	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401				
53-36-602-008	134 N LEROY ST	5/21/2021	150000	150000	66500	44.3333333	157463	10537	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401				
53-36-602-009	134 N LEROY ST	5/7/2021	210000	210000	101900	48.5238095	226747	1253	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401				
53-36-602-012	134 N LEROY ST	10/23/2024	340000	340000	157100	46.2058824	319615	38385	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401				
53-36-602-017	134 N LEROY ST	4/26/2024	255000	255000	108600	42.5882353	215544	57456	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401				
Totals:			1360922	1360922	604600		1308607	160315	108000	0	0	0	0														
						Sale. Ratio =>	44.4257643	Average			Average			Average													
						Std. Dev. =>	4.58533107	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>		#DIV/0!									

RESIDENTIAL LAND ANALYSIS

LR/9 26719.167

2026 ROUNDED DOWN TO 25,000

CRNST - CORNERSTONE RESIDENTIAL UNITS	2023	17,000
	2024	18,000
4-1-2021 TO 3-31-2025	2025	18,000

4 Year Analysis

Only development like this

REMOVED OUTLIERS

53-36-602-016	134 N LEROY ST	6/19/2024	220000	220000	76200	34.6363636	157764	80236	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401			
53-36-602-019	134 N LEROY ST	4/11/2023	250000	250000	122600	49.04	269790	-1790	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401			
53-36-602-026	134 N LEROY ST	7/17/2024	226000	226000	76800	33.9823009	159085	84915	18000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CRNST - CORNERSTONE UNITS-F	0	0	401			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	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		Parcels in		Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
																		Front	ECF Area	Sale	Land Table							
53-26-676-004	476 REMINGTON CT	8/16/2023	242000	242000	98000	40.495868	257228	29772	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYST-CRYSTALBROOK CON	0	1	401					
53-26-676-008	488 CRYSTAL BROOK DR	5/31/2024	270000	270000	125000	46.296296	273987	41013	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYST-CRYSTALBROOK CON	0	1	401					
53-35-651-042	1024 WILLOWOOD CT	4/20/2023	224000	224000	96700	43.169643	216394	52606	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-26-676-006	480 REMINGTON CT	5/12/2023	242600	242600	107400	44.270404	281693	5907	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYST-CRYSTALBROOK CON	0	1	401					
53-26-676-003	474 REMINGTON CT	7/14/2023	213500	213500	98000	45.901639	257228	1272	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYST-CRYSTALBROOK CON	0	1	401					
53-35-651-096	896 WHISPERWOOD TRL	11/28/2023	245000	245000	101600	41.469388	227783	62217	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-102	884 WHISPERWOOD TRL	6/7/2023	205000	205000	86600	42.243902	193647	56353	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-040	1021 WILLOWOOD CT	10/5/2023	210000	210000	80100	38.142857	179409	75591	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-104	880 WHISPERWOOD TRL	12/23/2024	200000	200000	83600	41.8	182625	62375	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-106	876 WHISPERWOOD TRL	8/8/2023	260000	260000	102500	39.423077	228942	76058	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-114	858 WHISPERWOOD TRL	5/25/2023	216000	216000	95300	44.12037	212620	48380	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-120	846 WHISPERWOOD TRL	5/21/2024	240000	240000	98000	40.833333	214603	70397	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-144	715 WHISPERWOOD TRL	7/24/2024	275000	275000	113500	41.272727	247982	72018	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-157	720 WHISPERWOOD TRL	8/5/2024	212000	212000	89800	42.358491	195697	61303	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
53-35-651-161	728 WHISPERWOOD TRL	12/15/2023	220000	220000	92300	41.954545	206025	58975	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401					
Totals:			3475100	3475100	1468400		3375863	774237	675000	0				0														
						Sale. Ratio =>	42.254899	Average																				
						Std. Dev. =>	2.235159	per FF=>		#DIV/0!																		
								Average																				
								per Net Acre=>		#DIV/0!																		

LR/15= 51615.8

2026 Round to 50,000

RESIDENTIAL LAND ANALYSIS

CRYST-CRYSTALBROOK & WHISP-WHISPERWOOD CONDOS RAN TOGETHER - GROUP 8

4/1/2023-3/31/2025	2024	38,000
	2025	45,000

Removed Outliers

53-26-676-001	470 REMINGTON CT	1/2/2025	211000	211000	122900	58.246445	268978	-12978	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYST-CRYSTALBROOK CON	0	1	401			
53-35-651-072	811 WHISPERWOOD DR	10/20/2023	350000	350000	129800	37.085714	286682	108318	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-086	881 WHISPERWOOD TRL	12/6/2024	248900	248900	81300	32.66372	177641	116259	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-088	885 WHISPERWOOD TRL	4/17/2023	280000	280000	98300	35.107143	220016	104984	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-044	1018 WILLOWOOD CT	9/5/2023	250000	250000	85000	34	190052	104948	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-057	810 WHISPERWOOD TRL	9/23/2024	265000	265000	87500	33.018868	190350	119650	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-097	894 WHISPERWOOD TRL	1/21/2025	280000	280000	98900	35.321429	216636	108364	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-030	841 WHISPERWOOD TRL	5/8/2023	267000	267000	96900	36.292135	216709	95291	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-122	842 WHISPERWOOD TRL	11/29/2023	248000	248000	93800	37.822581	209335	83665	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-063	724 LEAFY HOLLOW CT	9/5/2023	290000	290000	115400	39.793103	256011	79899	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-064	720 LEAFY HOLLOW CT	4/19/2024	275000	275000	110500	40.181818	240732	79268	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			
53-35-651-038	1015 WILLOWOOD CT	4/12/2024	245000	245000	96900	39.55102	212247	77753	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISP-WHISPERWOOD CON	0	1	401			

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total			Actual			Other Parcels in			Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3		
				Adj. Sale \$	Sold								Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front	ECF Area	Sale	Land Table									
53-23-300-019	2396 S LONG LAKE RD	12/15/2023	260000	260000	94500	36.34615385	243736	68528	52264	193.571037	1320	3.03	3.03	354.0199043	22616.5017	0.519203435	100	23SEC		25NW-SEC 25 NORTHWEST	0	1	401	450	FF				
53-23-300-060	2302 S LONG LAKE RD	5/22/2024	300000	300000	133700	44.56666667	284959	68624	53583	119.073796	250	0.666	0.666	576.3148762	103039.039	2.36545085	116	23SEC		25NW-SEC 25 NORTHWEST	0	1	401	450	FF				
53-24-576-009	14498 EDDY LAKE RD	10/17/2024	280000	280000	125200	44.71428571	270637	43719	34356	76.347146	140	0.257	0.257	572.634372	170112.84	3.905253454	80	VANWA		GRP14-VAN WAGONER	0	0	401	450	FF				
53-34-551-004	1226 VISTA DR	10/24/2023	479000	479000	179700	37.51565762	477315	73568	71883	159.741049	165	0.864	0.864	460.5453668	85148.1481	1.95473251	228	TRUCH		GRP12-HORSESHOE CT, TRUCHAN F	0	1	401	450	FF				
53-34-551-004	1226 VISTA DR	10/18/2024	540000	540000	231100	42.7962963	477315	134568	71883	159.741049	165	0.864	0.864	842.4133987	155750	3.575528007	228	TRUCH		GRP12-HORSESHOE CT, TRUCHAN F	0	1	401	450	FF				
53-34-551-018	3344 W SHIAWASSEE AVE	9/4/2024	425000	425000	289500	68.11764706	466317	58673	99990	296.266926	485	3.674	3.674	198.0410058	15969.7877	0.3666615879	330	TRUCH		GRP12-HORSESHOE CT, TRUCHAN F	0	1	401	450	FF				
Totals:			2284000	2284000	1053700		2220279	447680	383959	1004.741003		9.355	9.355																
					Sale. Ratio =>	46.13397548	Average				Average																		
					Std. Dev. =>	11.55606289	per FF=>		445.5675628			per Net Acre=>		47854.62															

Residential Land Analysis

25NW - Sec 25 Northwest, GRP 12 & GRP 14 Ran together

2024 380 FF

2026 450 FF
 ***ROUNDED TO NEAREST 10

4/1/2023-3/31/2025

2025 450 FF

REMOVED OUTLIER

53-24-400-029 14376 EDDY LAKE RD 4/24/2024 275000 275000 142900 51.96363636 303882 35513 64395 143.100345 185 0.769 0.769 248.1685142 46180.7542 1.060164238 181 24SEC 25NW-SEC 25 NORTHWEST 0 0 401 450 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	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	Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-25-577-006	708 COBBLESTONE DR	8/15/2024	420000	420000	202200	48.142857	418091	58909	57000	75	125	0.215	0.215	785.45333	273995.3488	6.2900677	75	PNCRK	PNCRK- PINE CREEK NORTH SUB	0	0	11/30/2018	401	57,000	SITE VAL				
53-25-577-012	612 CHERRY BLOSSOM LN	6/1/2023	390000	390000	152700	39.153846	401790	45210	57000	63	133	0.192	0.192	717.61905	235468.75	5.40561869	63	PNCRK	PNCRK- PINE CREEK NORTH SUB	0	0	11/13/2019	401	57,000	SITE VAL				
53-25-577-016	620 CHERRY BLOSSOM LN	4/12/2024	425000	425000	205500	48.352941	450183	31817	57000	88	115	0.232	0.232	361.55682	137142.2414	3.14835265	88	PNCRK	PNCRK- PINE CREEK NORTH SUB	0	0	12/18/2023	401	57,000	SITE VAL				
53-25-577-021	712 PINECREEK DR	3/20/2024	399900	399900	13500	3.375844	379846	77054	57000	100	91	0.209	0.209	770.54	368679.4258	8.46371501	100	PNCRK	PNCRK- PINE CREEK NORTH SUB	0	0	12/15/2023	401	57,000	SITE VAL				
53-25-577-043	601 SIXTH ST	4/18/2024	400000	400000	129300	32.325	396513	60487	57000	63	141	0.204	0.204	960.11111	296504.902	6.80681593	63	PNCRK	PNCRK- PINE CREEK NORTH SUB	0	0	11/20/2024	401	57,000	SITE VAL				
53-36-628-025	978 WATERVIEW LN	3/26/2025	340000	340000	148500	43.676471	318413	78587	57000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WEVLA- WATERS EDGE VILLAS	0	0	5/14/2014	401						
53-36-628-043	940 S HOWARD ST	12/16/2024	305000	305000	167900	55.04918	306479	55521	57000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WEVLA- WATERS EDGE VILLAS	0	0	5/19/2014	401						
53-36-628-045	991 WATERS EDGE LN	10/3/2023	320000	320000	115200	36	302052	74948	57000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WEVLA- WATERS EDGE VILLAS	0	0	5/19/2014	401						
Totals:			2999900	2999900	1134800		2973367	482533	456000	389		1.052	1.052																
						Sale. Ratio = 37.827928		Average				Average																	
						Std. Dev. => 15.896038		per FF=>		1240.4447		per Net Acre		458681.56		per SqFt=>													

LR/9 60316.625

RESIDENTIAL LAND ANALYSIS

2024 35,000
 2025 57,000
2026 60,000/LOT
SET ALL AS INDICATED-ROUNDED DOWN
GROUP 16
 SLHCO-SILVER LAKE HOME CONDO
 PNCRK-PINECREEK NORTH SUB
 WEVLA-WATERS EDGE VILLAS
 DAUNP-DAUNER PARK CONDO
 ***ALL RAN TOGETHER**

4/1/2023 - 3/31/2025

REMOVED OUTLIER:

53-25-577-022 708 PINECREEK DR 10/2/2024 429000 429000 180200 42.004662 398383 87617 57000 80 109 0.2 0.2 1095.2125 438085 10.0570478 80 PNCRK PNCRK- PINE CREEK NORTH SUB 0 0 12/2/2022 401 57,000 SITE VAL

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels		Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
				Adj. Sale \$	Sold												Front	ECF Area	in Sale								
53-23-651-004	1468 WARD DR	10/4/2024	160000	160000	59500	37.1875	140222	65778	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	DRIFT			EASTO- EASTOAK CONDOS/DRIFTW/CLIFFV	0	1	401			
53-26-626-034	204 MEADOW POINTE DR	4/10/2023	200000	200000	79900	39.95	183578	62422	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO			MEADO- MEADOWPOINTE CONDOS	0	1	401			
53-26-626-040	226 MEADOW POINTE DR	2/16/2024	170000	170000	75700	44.52941176	174118	41882	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO			MEADO- MEADOWPOINTE CONDOS	0	1	401			
53-27-652-040	15240 SILVER PKWY	4/12/2024	165000	165000	65400	39.63636364	146828	64172	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF			FAIRF- FAIRFIELD CONDO	0	0	401			
53-27-652-052	15240 SILVER PKWY	3/8/2024	95000	95000	47100	49.57894737	124051	16949	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF			FAIRF- FAIRFIELD CONDO	0	0	401			
53-27-652-064	15900 SILVER PKWY	1/10/2025	161975	161975	66100	40.80876678	148392	59583	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF			FAIRF- FAIRFIELD CONDO	0	0	401			
53-35-626-003	528 W ROCKWELL ST	1/31/2025	188000	188000	79700	42.39361702	166439	67561	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF			EASTO- EASTOAK CONDOS/DRIFTW/CLIFFV	0	1	401			
53-35-626-021	410 W ROCKWELL ST	12/8/2023	189900	189900	75000	39.49447077	166173	69727	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF			EASTO- EASTOAK CONDOS/DRIFTW/CLIFFV	0	1	401			
53-35-626-028	401 W ROCKWELL ST	6/29/2023	184500	184500	78900	42.76422764	173494	57006	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF			EASTO- EASTOAK CONDOS/DRIFTW/CLIFFV	0	1	401			
53-35-626-029	405 W ROCKWELL ST	6/2/2023	180000	180000	74700	41.5	181284	44716	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF			EASTO- EASTOAK CONDOS/DRIFTW/CLIFFV	0	1	401			
53-35-626-029	405 W ROCKWELL ST	6/28/2024	205000	205000	79200	38.63414634	181284	69716	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF			EASTO- EASTOAK CONDOS/DRIFTW/CLIFFV	0	1	401			
Totals:			1899375	1899375	781200		1785863	619512	506000	0	0	0	0														
						Sale. Ratio =>	41.12931885	Average						Average													
						Std. Dev. =>	3.376830876	per FF=>		#DIV/0!	Average		per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!									

RESIDENTIAL LAND ANALYSIS

LR/17 56319.273
 ROUNDED DOWN TO 50,000

2024 30,000
 4/1/2023-3/31/2025 2025 46,000
GROUP 17- SET AT 50,000

EASTO, EASTG, FAIRF, FNCOM, MEADO & PINEV ALL RAN TOGETHER

REMOVED OUTLIERS

53-26-626-021	223 MEADOW POINTE DR	6/20/2024	230000	230000	76100	33.08695652	170336	105664	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO			MEADO- MEADOWPOINTE CONDOS	0	1	401			
53-35-626-015	424 W ROCKWELL ST	10/30/2024	212000	212000	82100	38.72641509	170899	87101	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF			EASTO- EASTOAK CONDOS/DRIFTW/CLIFFV	0	1	401			
53-25-602-023	1216 EAST OAK DR	4/1/2024	215000	215000	80600	37.48837209	181463	79537	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	EASTG			EASTG- EAST OAK GRANDE CONDO	0	1	401			
53-26-626-036	208 MEADOW POINTE DR	9/3/2024	200000	200000	77300	38.65	173092	72908	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO			MEADO- MEADOWPOINTE CONDOS	0	1	401			
53-26-626-006	123 MEADOW POINTE DR	7/17/2023	210000	210000	77300	36.80952381	182724	73276	46000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO			MEADO- MEADOWPOINTE CONDOS	0	1	401			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	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 ECF Area	Sale	Land Table	Gravel	Paved	Class	Rate	Rate	Rate
																									Group 1	Group 2	Group 3
53-23-652-006	14527 BLUE HERON DR	9/19/2024	380000	380000	165300	43.5	351687	75313	47000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	TIMBE	TIMBE-TIMBERWOOD GROVE COI	0	1	401				
53-35-652-021	739 PLUM TREE LN	1/19/2024	25000	25000	8800	35.2	23500	25000	23500	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHA- ORCHARD HILLS CONDO	0	1	402				
53-35-652-034	900 PLUM TREE LN	6/11/2024	380000	380000	183100	48.184211	379823	47177	47000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHA- ORCHARD HILLS CONDO	0	1	401				
53-35-652-063	564 PEACH TREE TRL	11/20/2023	321000	321000	143900	44.82866	319861	48139	47000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHA- ORCHARD HILLS CONDO	0	1	401				
Totals:			1106000	1106000	501100		1074871	195629	164500	0		0	0	0													
						Sale. Ratio =>	45.307414	Average						Average													
						Std. Dev. =>	5.5163221	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!								

RESIDENTIAL LAND ANALYSIS

LR/4= 48907.25

TIMBE-TIMBERWOOD GROVE CONDOS 2025 47,000 2026 48,000
 ORCHA-ORCHARD HILLS CONDOS
 WHISW-WHISPERING WINDS CONDOS
 RUN NEIGHBORHOODS TOGETHER DUE TO LACK OF SALES

4/1/2023-3/31/2025

REMOVED HIGH OUTLIERS

53-35-652-022	749 PLUM TREE LN	6/16/2023	422000	422000	136200	32.274882	345066	123934	47000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHA- ORCHARD HILLS CONDO	0	1	401			
53-23-652-007	14526 BLUE HERON DR	6/12/2024	380000	380000	154200	40.578947	330920	96080	47000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	TIMBE	TIMBE-TIMBERWOOD GROVE COI	0	1	401			

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Sale	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Actual			Other Parcels In Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
				Asd/Adj.	Sold								Dollars/FF	Dollars/Acre	Dollars/SqFt									
53-26-502-007	718 ELMWOOD DR	4/17/2024	215000	215000	91500	42.5581395	196567	71833	53400	60	120	0.165	0.165	1197.21667	435351.5152	9.994295573	60	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-028	760 ELMWOOD DR	8/22/2023	210000	210000	80700	38.4285714	202484	64484	56968	64.008665	131.85	0.191	0.191	1007.42579	337612.5654	7.750518031	63	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-032	741 WOODBINE DR	1/10/2025	250000	250000	117500	47	254905	78807	83712	94.058097	215.23	0.432	0.432	837.854502	182423.6111	4.18786986	87.48	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-041	723 WOODBINE DR	12/17/2024	210000	210000	99000	47.1428571	212889	60346	63235	71.051009	154.17	0.241	0.241	849.33347	250398.3402	5.748354918	68	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-048	831 SOUTHWOOD DR	7/30/2024	235000	235000	97500	41.4893617	209704	85059	59763	67.149627	115	0.193	0.193	1266.70845	440720.2073	10.11754378	73	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-055	817 SOUTHWOOD DR	5/26/2023	225000	225000	83800	37.2444444	209901	72889	57790	64.932255	128.4	0.193	0.193	1122.53918	377663.2124	8.669954372	65.33	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-056	815 SOUTHWOOD DR	2/21/2025	230000	230000	99500	43.2608696	213911	81730	65641	73.753911	147.82	0.25	0.25	1108.14462	326920	7.505050505	73.67	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-062	822 SOUTHWOOD DR	3/14/2025	218000	218000	114500	52.5229358	248229	25132	55361	62.203552	118	0.173	0.173	404.028374	145271.6763	3.334978795	64	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-068	836 SOUTHWOOD DR	7/17/2023	200000	200000	70500	35.25	177393	76108	53501	60.113075	117	0.164	0.164	1266.08063	464073.1707	10.65365406	61	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-084	743 ELMWOOD DR	12/20/2023	170000	170000	86200	50.7058824	216324	7770	54094	60.780064	121.97	0.17	0.17	127.83797	45705.88235	1.04926268	60.67	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-091	725 ELMWOOD DR	7/14/2023	219300	219300	86000	39.2156863	216066	63951	60717	68.220919	105.56	0.19	0.19	937.410415	336584.2105	7.726910251	78.33	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-098	824 WESTWOOD DR	7/10/2024	200000	200000	86800	43.4	186428	67384	53812	60.462355	126.55	0.171	0.171	1114.47859	394058.4795	9.046337914	59	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-527-034	805 FOREST DR	6/9/2023	220000	220000	90100	40.9545455	208601	84852	73453	82.531942	250	0.379	0.379	1028.11103	223883.905	5.139667241	66	TUTTL	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-527-036	721 OAK PARK DR	5/15/2024	185000	185000	85100	46	182655	79464	77119	86.651071	192	0.361	0.361	917.057332	220121.8837	5.053303114	82	TUTTL	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-527-043	710 OAK PARK DR	8/7/2023	280000	280000	120500	43.0357143	285987	70424	76411	85.854501	187	0.352	0.352	820.271496	200068.1818	4.592933467	82	TUTTL	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-528-024	812 OAK PARK DR	5/5/2023	175000	175000	70400	40.2285714	168542	68828	62370	70.078109	187	0.258	0.258	982.161205	266775.1938	6.124315744	60	TUTTL	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-528-036	822 FOREST DR	12/6/2024	189900	189900	74100	39.0205371	159464	88174	57738	64.873862	150	0.207	0.207	1359.16064	425961.3527	9.778727104	60	TUTTL	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-556-040	801 WORCHESTER DR	10/24/2024	235000	235000	108800	46.2978723	231313	70332	66645	74.88191	182.1	0.282	0.282	939.238863	249404.2553	5.725533869	67.4	NFENE	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-556-093	911 NEWPORT DR	9/25/2023	240000	240000	89300	37.2083333	227520	74419	61939	69.594333	143.23	0.225	0.225	1069.32557	330751.1111	7.593000714	68.53	NFENE	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-576-015	516 NORTH RD	9/26/2024	300000	300000	159800	53.2666667	343715	114771	158486	178.07427	1040	2.388	2.388	644.511982	48061.55779	1.103341547	100	APLT1	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-576-038	590 WOOD ST	6/5/2023	189000	189000	81400	43.0687831	212843	48146	71989	80.885985	120	0.262	0.262	595.232907	183763.3588	4.218626235	95	APLT1	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
Totals:				4596200	4596200	1993000	4565441	1454903	1424144	1600.1595	7.247	7.247	Average per FF=> 200759.3		Average per SqFt=> 4.608800475									
				Sale. Ratio => 43.3619077		Average		Average		Average														
				Std. Dev. => 4.99968642		per FF=>		per Net Acre=>																

RESIDENTIAL LAND ANALYSIS

2026 900 FF

2023	660
2024	780
2025	890

4/1/2023-3/31/2025

REMOVED OUTLIERS

53-26-502-038	729 WOODBINE DR	7/25/2023	256522	256522	76200	29.7050545	191387	118644	53509	60.122269	120.7	0.166	0.166	1973.37862	714722.8916	16.40777988	60	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-038	729 WOODBINE DR	1/19/2024	230000	230000	76200	33.1304348	191387	92122	53509	60.122269	120.7	0.166	0.166	1532.24423	554951.8072	12.73994048	60	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-070	726 WOODBINE DR	8/27/2024	248000	248000	89300	36.0080645	191797	109359	53156	59.725321	112.55	0.159	0.159	1831.03244	687792.4528	15.78954208	61.67	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-528-030	705 MARY CT	6/14/2023	197500	197500	64000	32.4050633	153112	103507	59119	66.425683	151	0.215	0.215	1558.23765	481427.907	11.05206398	62	TUTTL	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-576-028	517 NORTH RD	1/15/2025	260000	260000	109300	42.0384615	235099	103125	78224	87.891833	236	0.406	0.406	1173.31721	254002.4631	5.831094193	75	APLT1	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-556-038	807 WORCHESTER DR	2/12/2025	256500	256500	108100	42.1442495	227414	99913	70827	79.581216	185.09	0.312	0.312	1255.48471	320233.9744	7.351560477	73.37	NFENE	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF
53-26-502-077	759 ELMWOOD DR	2/21/2024	242000	242000	82000	33.8842975	206027	91751	55778	62.671575	129.15	0.183	0.183	1463.99704	501371.5847	11.50990782	61.67	WESTW	GRP1-TUTTLE,NFENT, WESTWD, APLT 1	0	1	401	890	FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels in		Rate Group			
																	Front	ECF Area	Sale	Land Table	Gravel	Paved	Class	1	Group 2	3
53-26-551-010	243 ARMSTRONG ST	12/12/2024	279000	279000	137300	49.2114695	291552	33222	45774	57.21779	147	0.169	0.169	580.623624	196579.8817	4.512853114	50	GRAHA	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-26-552-018	912 SILVER LAKE RD	5/16/2023	242000	242000	92200	38.0991736	232178	98940	89118	111.3974	528	0.848	0.848	888.171442	116674.5283	2.678478611	70	APLTS	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-26-552-037	835 SILVER LAKE RD	10/24/2023	209500	209500	78400	37.4224344	201429	87834	79763	99.7042	668	2.897	0.797	880.945873	30318.95064	0.696027333	52	APLTS	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-26-554-023	233 PONCHARTRAIN DR	7/30/2024	290000	290000	128200	44.2068966	272903	77097	60000	75	150	0.258	0.258	1027.96	298825.5814	6.8660914	75	GRAHA	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-26-579-004	611 SILVER LAKE RD	10/20/2023	297000	297000	127300	42.8619529	320005	50270	73275	91.59421	310	0.491	0.491	548.833842	102382.8921	2.350387788	69	APLTS	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-26-581-015	408 BRIDSON ST	11/22/2024	225000	225000	106900	47.5111111	243340	35771	54111	67.63915	169	0.233	0.233	528.850502	153523.6052	3.524417014	60	NEL-1	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-26-581-032	415 BRIDSON ST	4/25/2024	225000	225000	107400	47.7333333	243875	70078	88953	111.1907	120	0.427	0.427	630.250438	164117.096	3.767610101	155	NEL-1	GRP2- ASSR 6, N&BRID, GRAHAM	0	0	401	800	FF
53-26-582-044	201 N ADELAIDE ST	11/15/2023	230000	230000	69800	30.3478261	174085	111234	55319	69.14857	180	0.248	0.248	1608.62333	448524.1935	10.29669866	60	THOMP	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-35-526-031	331 W CAROLINE ST	11/17/2025	247000	247000	111500	45.1417004	248595	53724	55319	69.14857	180	0.248	0.248	776.935829	216629.0323	4.97311828	60	ADAMS	GRP9- ADAMS ADDN	0	1	401	800	FF
Totals:					2244500	2244500	959000	2227962	618170	601632	752.0406	5.819	3.719											
					Sale. Ratio =>	42.726652	Average		Average															
					Std. Dev. =>	6.12770406	per FF=>		821.9902	per Net Acre=>		106233.03			per SqFt=>		2.438774787							

RESIDENTIAL LAND ANALYSIS

2026 820 FF

4/1/23-3/31/25
 2023 700 FF
 2024 700 FF
 2025 800 FF

GRP2- ASSR 6, NBRID, GRAHAM MANOR, GRP 9 -ADAMS ADDN - RAN TOGETHER

REMOVED OUTLIERS

53-35-526-008	322 W CAROLINE ST	6/23/2023	195000	195000	60500	31.025641	159798	77901	42699	53.3736	130	0.143	0.143	1459.54185	544762.2378	12.50602015	48	ADAMS	GRP9- ADAMS ADDN	0	1	401	800	FF
53-26-552-037	835 SILVER LAKE RD	12/23/2024	225000	225000	88600	39.3777778	201429	103334	79763	99.7042	668	2.897	0.797	1036.40573	35669.31308	0.818854754	52	APLTS	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF
53-26-578-008	600 SILVER LAKE RD	9/12/2023	305000	305000	104300	34.1967213	270664	76553	42217	62.77174	156.7	0.216	0.216	1219.54569	354412.037	8.136180832	60	NEL-1	GRP2- ASSR 6, N&BRID, GRAHAM	0	1	401	800	FF

Parcel Number	Street Address	Sale Date	Sale Price	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	Gravel	Paved	Class	Rate	Rate	Rate		
																								Group 1	Group 2	Group 3		
53-23-577-018	14401 APPLETREE LN	4/19/2024	260000	260000	112300	43.1923077	237716	71784	49500	75	150	0.258	0.258	957.12	278232.5581	6.38734064	75	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	401	660	FF				
53-23-577-061	2194 ORCHARD LAKE DR	8/30/2023	270000	270000	103700	38.4074074	263558	57060	50618	76.694098	156	0.272	0.272	743.994668	209779.4118	4.81587263	76	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	401	660	FF				
53-23-577-068	14416 APPLETREE LN	5/15/2023	257000	257000	90200	35.0972763	232096	78002	53098	80.451886	214	0.339	0.339	969.548433	230094.3953	5.28224048	69	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	401	660	FF				
53-23-577-080	14429 SWANEE BEACH DR	10/13/2023	255308	255308	97300	38.1108308	251123	64070	59885	90.734812	219	0.412	0.412	706.123687	155509.7087	3.57001168	82	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	401	660	FF				
53-23-579-003	14302 SWANEE BEACH DR	2/13/2024	270000	270000	105700	39.1481481	294327	49455	73782	111.790769	275	0.631	0.631	442.388942	78375.59429	1.79925607	100	SWANE	GRP3- SWANEE BCH, LF ORCH,	0	1	401	660	FF				
53-23-579-003	14302 SWANEE BEACH DR	8/8/2024	310000	310000	132900	42.8709677	294327	89455	73782	111.790769	275	0.631	0.631	800.200238	141767.0365	3.25452333	100	SWANE	GRP3- SWANEE BCH, LF ORCH,	0	1	401	660	FF				
53-34-100-009	16010 JENNINGS RD	9/15/2023	300000	300000	128800	42.9333333	343960	28388	72348	109.617571	260	0.597	0.597	258.97308	47551.08878	1.09162279	100	NRLAK	GRP15- NEAR LAKE PROPERTIES	0	0	401	660	FF				
Totals:					1922308	1922308	770900	1917107	438214	433013	656.079905	3.14	3.14															
					Sale. Ratio =>		40.1028347	Average		Average		Average																
					Std. Dev. =>		3.1063693	per FF=>		per Net Acre=>		139558.6																

RESIDENTIAL ALND ANALYSIS

2026 660 FF
 ROUNDED DOWN CONSISTENT WITH CITY STUDIES

GRP3 & GRP 15 RAN TOGETHER	2024	560
	2025	660

4/1/2023-3/31/2025

REMOVED OUTLIER

53-23-400-054	2105 S LONG LAKE RD	3/21/2025	239900	239900	79300	33.0554398	207378	239900	207378	104.736579	330	0.621	0.621	2290.50827	386312.3994	8.86851238	82	NRLAK	GRP15- NEAR LAKE PROPERTIES	0	0	402	660	FF			
53-23-577-031	14503 APPLETREE LN	5/3/2024	275000	275000	0	0	244813	93032	62845	95.219822	184	0.41	0.41	977.023461	226907.3171	5.20907523	97	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	401	660	FF			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Land	Est. Land	Effic.	Depth	Net Acres	Total			Actual		Other Parcels in			Rate	Rate	Rate	
						Sale	Appraisal						Residual	Value	Front	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front				ECF Area	Sale	Land Table	Gravel	Paved	Class	Group 1	Group 2	Group 3
53-25-551-006	415 N WALNUT ST	11/26/2024	265000	265000	142400	53.7358491	285119	11681	31800	60	120	0.165	0.165	194.68333	70793.9394	1.62520522	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-046	201 FOURTH ST	8/18/2023	159900	159900	60700	37.9612258	133668	67621	41389	78.093	120	0.248	0.248	865.90655	272665.323	6.259534495	90	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-052	529 N EAST ST	7/23/2024	243000	243000	107400	44.1975309	240159	34641	31800	60	120	0.165	0.165	577.35	209945.455	4.819684448	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-072	221 SECOND ST	5/15/2024	222000	222000	101700	45.8108108	202779	69121	49900	94.15	120	0.331	0.331	734.15754	208824.773	4.793957149	120	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-121	525 N OAK ST	4/3/2024	145000	145000	80200	55.3103448	145854	29197	30051	56.701	120	0.152	0.152	514.9316	192085.526	4.409676913	55	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-128	311 FOURTH ST	2/12/2025	222500	222500	93200	41.8876404	189140	65160	31800	60	120	0.165	0.165	1086	394909.091	9.065865264	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-133	722 N EAST ST	7/13/2023	135000	135000	52900	39.1851852	122723	37227	24950	47.075	60	0.083	0.083	790.80114	448518.072	10.29655813	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-143	409 FIFTH ST	1/9/2025	200000	200000	88900	44.45	180356	51444	31800	60	120	0.165	0.165	857.4	311781.818	7.15752567	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-149	401 FOURTH ST	3/8/2024	245000	245000	90200	36.8163265	200521	76279	31800	60	120	0.165	0.165	1271.3167	462296.97	10.61287809	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-165	412 THIRD ST	5/31/2024	280000	280000	134700	48.1071429	265056	46744	31800	60	120	0.165	0.165	779.06667	283296.97	6.503603528	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-552-006	525 THIRD ST	4/11/2023	200000	200000	100200	50.1	239713	13376	53089	100.17	120	0.364	0.364	133.53659	36747.2527	0.843600844	132	DOANS	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-553-005	1009 N LEMEN ST	11/20/2023	195000	195000	65400	33.5384615	159375	70008	34383	64.874	150	0.207	0.207	1079.1403	338202.899	7.764070215	60	MILES	GRP4-BTH&MLS,DOANS,THURB,!	0	0	401	570	FF
53-25-553-014	1001 N OAK ST	5/25/2023	185100	185100	108500	58.6169638	204697	20283	39880	75.245	120	0.234	0.234	269.56093	86679.4872	1.989887217	85	MILES	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-553-020	1029 N EAST ST	5/14/2024	190000	190000	74000	38.9473684	160087	61713	31800	60	120	0.165	0.165	1028.55	374018.182	8.586275983	60	MILES	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-553-037	880 N EAST ST	4/16/2024	221000	221000	115800	52.39819	257851	3029	39880	75.245	120	0.234	0.234	40.25539	12944.4444	0.297163555	85	MILES	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-553-049	804 N OAK ST	2/5/2025	275000	275000	114900	41.7818182	253941	57823	36764	69.365	120	0.207	0.207	833.6003	279338.164	6.412721861	75	MILES	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-554-014	340 CENTER ST	4/12/2024	40000	40000	32500	81.25	64947	40000	64947	122.54	120	0.496	0.496	326.42238	80645.1613	1.851358156	180	SACK	GRP4-BTH&MLS,DOANS,THURB,!	0	1	402	570	FF
53-25-555-014	207 THURBER ST	1/3/2025	289000	289000	138600	47.9584775	279380	44928	35308	66.618	123.43	0.198	0.198	674.40861	226909.091	5.209115953	70	THURB	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-555-042	609 SECOND ST	8/15/2024	263000	263000	120400	45.7794677	256909	47480	41389	78.093	120	0.248	0.248	607.99519	191451.613	4.395124263	90	THURB	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-576-034	835 FIRST ST	11/9/2023	305000	305000	116800	38.295082	296407	45676	37083	69.967	123	0.212	0.212	652.81774	215452.83	4.946116396	75	THORP	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-576-113	735 SECOND ST	12/29/2023	278500	278500	123300	44.2728905	294340	17610	33450	63.114	123	0.181	0.181	279.02048	97292.8177	2.233535759	64	THORP	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
Totals:			4559000	4559000	2062700		4433022	911041	785063	1481.2		4.55	4.55											
			Sale. Ratio =>		45.2445712		Average		Average		Average		Average		Average		Average		Average		Average		Average	
			Std. Dev. =>		10.2655866		per FF=>		615.05		per Net Acre=>		200228.8		per SqFt=>		4.596620551							

RESIDENTIAL LAND ANALYSIS

	2023	2024	2025
GRP4-BTH&MILES, DOANS, THURB, SACK, THO	400 FF	530 FF	570 FF
4/1-2023-3/31/2025			

REMOVED OUTLIERS

53-25-554-030	336 CENTER ST	4/26/2024	22500	22500	13300	59.1111111	196797	-150415	23882	110.85	158.53	0.484	0.484	-1356.92	-310774.793	-7.13440756	133	SACK	GRP4-BTH&MLS,DOANS,THURB,!	0	0	401	570	FF
53-25-554-030	336 CENTER ST	9/18/2024	40000	40000	13300	33.25	197828	-133946	23882	110.85	158.53	0.484	0.484	-1208.35	-276747.934	-6.35325835	133	SACK	GRP4-BTH&MLS,DOANS,THURB,!	0	0	401	570	FF
53-25-551-166	410 THIRD ST	2/7/2025	405000	405000	15900	3.92592593	287865	148935	31800	60	120	0.165	0.165	2482.25	902636.364	20.72167961	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-576-004	915 MAIN ST	3/19/2024	342000	342000	104600	30.5847953	262388	120637	41025	77.405	133	0.256	0.256	1558.5165	471238.281	10.81814236	84	THURB	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-087	225 FIRST ST	9/3/2024	225000	225000	68200	30.3111111	138716	109529	23245	43.859	93	0.091	0.091	2497.2831	1203615.38	27.63120718	42.5	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-091	213 MAIN ST	11/17/2023	325000	325000	105700	32.5230769	248309	113388	36697	69.239	170	0.242	0.242	1637.6303	468545.455	10.75632357	62	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-016	111 THIRD ST	1/23/2024	175000	175000	56400	32.2285714	126613	80187	31800	60	120	0.165	0.165	1336.45	485981.818	11.1566074	60	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF
53-25-551-021	110 SIXTH ST	7/18/2023	299000	299000	108700	36.3545151	245395	87437	33832	63.835	120	0.182	0.182	1369.7419	480423.077	11.02899626	66	BTH&M	GRP4-BTH&MLS,DOANS,THURB,!	0	1	401	570	FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Cur.	Land	Est. Land	Effec.	Depth	Net Acres	Total			Actual		Other Parcels		Gravel	Paved	Class	Rate	Rate	Rate
						Sale	Appraisal	Residual	Value	Front			Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front	ECF Area	In Sale				Land Table	Group 1	Group 2	Group 3
53-36-506-138	206 E ELIZABETH ST	10/25/2024	247500	247500	108100	43.6767677	223136	63927	39563	73.2651	100	0.207	0.207	872.5437	308826.087	7.08967142	90	10RIG	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF	
53-36-506-161	307 E ROCKWELL ST	9/8/2023	190000	190000	114600	60.3157895	206799	29815	46614	86.32289	120	0.289	0.289	345.38926	103166.09	2.36836754	105	10RIG	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF	
53-36-508-007	412 RIGGS ST	7/19/2023	227500	227500	63200	27.7802198	188533	69364	30397	56.29085	100	0.138	0.138	1232.2429	502637.6812	11.5389734	60	WOODS	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF	
53-36-508-047	510 S LEMEN ST	12/14/2023	120000	120000	51900	43.25	124720	27680	32400	60	120	0.165	0.165	461.33333	167757.5758	3.85118402	60	WOODS	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF	
53-36-556-025	406 WAKEMAN ST	7/12/2023	244000	244000	107700	44.1393443	237994	48176	42170	78.09272	120	0.248	0.248	616.90767	194258.0645	4.45955153	90	WAKEM	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF	
53-36-556-026	400 WAKEMAN ST	9/29/2023	315000	315000	151000	47.9365079	344252	5780	35032	64.87386	150	0.207	0.207	89.095975	27922.70531	0.64101711	60	WAKEM	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF	
Totals:			1344000	1344000	596500		1325434	244742	226176	418.8454		1.254	1.254												
						Sale. Ratio =>	44.3824405	Average			Average		Average												
						Std. Dev. =>	10.429463	per FF=>			584.3253		per Net Acre=>		195169										

RESIDENTIAL LAND ANALYSIS

2023 500 FF
 GRP5-WDS STHEAST, RIGGS, WAKEMAN 2024 540 FF
 2025 540 FF

2026 580 FF
 **ROUNDED DOWN TO NEAREST TEN

4/1/2023-03/31/2025

REMOVED OUTLIERS

53-36-508-050	509 E SOUTH HOLLY RD	11/26/2024	245000	245000	75700	30.8979592	186857	94883	36740	68.03724	90	0.176	0.176	1394.5745	539107.9545	12.3762157	85	WOODS	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF
53-36-508-037	601 E SOUTH HOLLY RD	6/6/2023	225000	225000	121400	53.9555556	294428	-14713	54715	101.3235	180	0.446	0.446	-145.2081	-32988.7892	-0.75731839	108	WOODS	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF
53-36-506-117	105 W ELIZABETH ST	9/12/2023	140000	140000	68500	48.9285714	191901	-19501	32400	60	120	0.165	0.165	-325.0167	-118187.879	-2.71322036	60	10RIG	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF
53-36-506-124	604 S LEROY ST	1/10/2024	249900	249900	92000	36.8147259	193306	88994	32400	60	120	0.165	0.165	1483.2333	539357.5758	12.3819462	60	10RIG	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF
53-36-506-225	707 S ADELAIDE ST	5/3/2024	274000	274000	106700	38.9416058	218019	88381	32400	60	120	0.165	0.165	1473.0167	535642.4242	12.296658	60	10RIG	GRP5- WDS STHEAST, RIGGS, WAKEM	0	0	401	540	FF
53-36-508-015	412 S LEMEN ST	7/22/2024	217000	217000	68900	31.7511521	154138	95262	32400	60	120	0.165	0.165	1587.7	577345.4545	13.2540279	60	WOODS	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF
53-36-508-022	311 S LEMEN ST	6/4/2024	225000	225000	75100	33.7777778	162369	94660	32029	59.31295	103	0.151	0.151	1595.9416	626887.4172	14.3913548	64	WOODS	GRP5- WDS STHEAST, RIGGS, WAKEM	0	1	401	540	FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	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	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-35-200-011	514 W SHIawassee Ave	3/28/2024	265000	265000	114300	43.1320755	257109	49926	42035	82.42177	140	0.289	0.289	605.738008	172754.3253	3.965893601	90	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-200-013	103 N WEST ST	6/23/2023	285000	285000	0	0	284187	34979	34166	66.99187	107.91	0.188	0.188	522.137961	186058.5106	4.271315671	76	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	0	401	510	FF	510	FF	
53-35-527-025	308 S ADELAIDE ST	9/26/2023	339900	339900	79000	23.24213	306220	67007	33327	65.34624	180	0.227	0.227	1025.41473	295185.022	6.776515657	55	APLAT		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-527-025	308 S ADELAIDE ST	11/20/2024	300000	300000	87400	29.1333333	306220	27107	33327	65.34624	180	0.227	0.227	414.821094	119414.0969	2.741370453	55	APLAT		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-527-027	300 S ADELAIDE ST	7/14/2023	180000	180000	62700	34.8333333	149988	58839	28827	56.52351	180	0.182	0.182	1040.9651	323291.2088	7.421744922	44	APLAT		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-529-003	609 W SHIawassee Ave	9/18/2023	325000	325000	110700	34.0615385	273955	85469	34424	67.4988	168	0.231	0.231	1266.22988	369995.671	8.493931841	60	D&TSO		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-529-024	717 W ROCKWELL ST	11/18/2024	282000	282000	124200	44.0425532	279876	41951	39827	78.09272	120	0.248	0.248	537.19474	169157.2581	3.883316301	90	D&TSO		GRP6- ASSRS 8, DAV & THMP,	0	0	401	510	FF			
53-35-529-050	909 W SHIawassee Ave	4/11/2023	324900	324900	0	0	369311	28053	72464	142.0867	300	0.95	0.95	197.435827	29529.47368	0.677903436	138	D&TSO		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-529-053	404 BENT OAK ST	11/17/2023	313000	313000	152500	48.7220447	335707	19943	42650	83.62824	120	0.275	0.275	238.472087	72520	1.664830119	100	D&TSO		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-530-014	406 GEORGE ST	12/20/2023	205406	205406	93200	45.3735529	212859	35964	43417	85.13187	90	0.248	0.248	422.450473	145016.129	3.329112237	120	OR-35		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-530-061	707 PARK ST	6/23/2023	210300	210300	88100	41.8925345	205691	35209	30600	60	120	0.165	0.165	586.816667	213387.8788	4.898711634	60	OR-35		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-530-064	711 PARK ST	6/27/2024	262000	262000	116300	44.389313	239680	52920	30600	60	120	0.165	0.165	882	320727.2727	7.362885049	60	OR-35		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-531-003	816 W SHIawassee Ave	5/8/2024	280750	280750	129400	46.0908281	268400	52694	40344	79.10545	124.5	0.257	0.257	666.12351	205035.0195	4.706856369	90	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-531-005	810 W SHIawassee Ave	2/27/2024	270000	270000	118500	43.8888889	274917	35370	40287	78.99411	124	0.256	0.256	447.754891	138164.0625	3.171810434	90	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-531-052	611 MILL ST	8/14/2023	145000	145000	53300	36.7586207	122093	54206	31299	61.37073	128	0.176	0.176	883.254904	307988.6364	7.070446198	60	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	0	401	510	FF			
53-35-531-069	912 GRANT ST	12/21/2023	198000	198000	99500	50.2525253	231225	13381	46606	91.38471	234	0.43	0.43	146.424931	31118.60465	0.714384863	80	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-531-077	304 COLFAX ST	12/24/2024	170000	170000	82900	48.7647059	176675	39495	46170	90.52872	118	0.309	0.309	436.270414	127815.534	2.934240909	114	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-531-079	909 MILL ST	6/10/2024	295000	295000	137400	46.5762712	284434	53464	42898	84.11345	122	0.28	0.28	635.617736	190942.8571	4.383444838	100	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	0	401	510	FF			
53-35-531-102	210 S WEST ST	5/15/2024	230000	230000	79400	34.5217391	168993	92957	31950	62.64671	117	0.175	0.175	1483.82904	531182.8571	12.19428047	65	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-531-167	509 W CAROLINE ST	10/4/2024	155000	155000	75100	48.4516129	158889	26467	30356	59.52072	121	0.164	0.164	444.668665	161384.1463	3.70487021	59	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-531-195	W CAROLINE ST	11/17/2023	20000	20000	16700	83.5	36971	20000	36971	72.49221	206	0.284	0.284	275.891713	70422.53521	1.616678953	60	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	402	510	FF			
53-35-531-209	716 GRANT ST	11/10/2023	185000	185000	70700	38.2162162	160698	53637	29335	67.52057	117	0.153	0.153	932.483741	350568.6275	8.047948289	57	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	0	401	510	FF			
53-35-576-023	801 STATE RD	8/4/2023	485000	485000	279400	57.6082474	531512	16908	63420	124.3526	180	0.612	0.612	135.968168	27627.45098	0.634239003	148	CHURC		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-35-577-007	916 S ADELAIDE ST	1/24/2025	205000	205000	107700	52.5365854	234662	44386	74048	249.1298	425.02	2.703	2.703	178.164125	16421.01369	0.376974603	277	CHURC		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF	510	FF	
53-36-552-007	829 S LEROY ST	7/10/2023	368000	368000	137100	37.2554348	337712	60888	30600	60	120	0.165	0.165	1014.8	369018.1818	8.471491777	60	BANG1		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-36-552-040	807 S OAK ST	10/15/2024	285000	285000	137300	48.1754386	298744	34273	48017	94.15009	120	0.331	0.331	364.025136	103543.8066	2.377038772	120	BANG1		GRP6- ASSRS 8, DAV & THMP,	1	0	401	510	FF			
53-36-554-004	919 S ADELAIDE ST	3/26/2025	240000	240000	90700	37.7916667	195018	84871	39889	78.21318	150	0.275	0.275	1085.12404	308621.8182	7.084982052	80	BUCH		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF			
53-36-559-005	302 VALLEY ST	8/16/2023	455000	455000	257100	56.5054945	525072	9536	79608	156.0946	358	1.192	1.192	61.0911753	8000	0.183654729	145	BANGS		GRP6- ASSRS 8, DAV & THMP,	0	0	401	510	FF			
Totals:			7279256	7279256	2900600		7226818	1229900	1177462	2412.686		11.157	11.157															
			Sale. Ratio =>		39.8474789		Average		509.7639		Average		Average		per Net Acre=>		110235.7		per SqFt=>		2.53066406							
			Std. Dev. =>		15.9547243		per FF=>																					

RESIDENTIAL LAND ANALYSIS

2023	460	FF	2026	510
2024	500	FF		
2025	510	FF		

GRP6-ASSRS 8, DAV & THOMP & POND

4/1/2023-3/31/2025

REMOVED OUTLIERS

53-35-527-030	209 W SHIawassee Ave	3/19/2025	537500	537500	158900	29.5627907	381619	183333	27452	53.82782	88	0.121	0.121	3405.9157	1515148.76	34.78302939	60	APLAT		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF		
53-35-529-028	717 W SHIawassee Ave	8/16/2023	535000	535000	171100	31.9813084	471740	167785	104525	209.0503	341	0.965	0.712	802.605842	173870.4663	3.991516674	237	D&TSO	53-35-529-064	GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF		
53-35-530-054	208 W ROCKWELL ST	10/13/2023	535000	505000	174900	34.6336634	406279	143444	44723	87.69267	138.8	0.319	0.319	1635.75823	449667.7116	10.32295022	100	OR-35		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF	510	FF
53-35-530-036	610 PARK ST	8/24/2023	313000	313000	102900	32.8753994	233989	109611	30600	60	120	0.165	0.165	1826.85	664309.0909	15.25043827	60	OR-35		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF		
53-35-531-034	608 GRANT ST	7/3/2024	278000	278000	101300	36.4388489	204757	109475	36232	71.04334	150	0.238	0.238	1540.96084	459978.9916	10.55966464	69	APLT8		GRP6- ASSRS 8, DAV & THMP,	0	1	401	510	FF		

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	ECF Area in Sale	Other Parcels Land Table	Gravel	Paved	Class	Rate	Rate	Rate
																							Group 1	Group 2	Group 3
53-35-578-001	1290 STATE RD	7/29/2024	260000	260000	113100	43.5	245359	54692	40051	66.75225	116	0.192	0.192	819.32816	284854.1667	6.539351852	72	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF	
53-35-578-006	1130 OUTER DR	11/21/2023	247000	247000	96200	38.9473684	236808	48169	37977	63.29501	105	0.169	0.169	761.02365	285023.6686	6.543243082	70	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF	
53-35-578-021	906 OUTER DR	11/2/2023	215000	215000	85900	39.9534884	212917	49969	47886	79.80971	105	0.241	0.241	626.10173	207340.249	4.759877157	100	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF	
53-35-578-027	846 VASSAR DR	9/18/2024	285000	285000	131900	46.2807018	287137	64964	67101	111.8357	297	0.655	0.655	580.88772	99181.67939	2.276898058	96	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF	
53-35-578-072	1179 OUTER DR	3/10/2025	245000	245000	107500	43.877551	232960	56675	44635	74.39233	130	0.239	0.239	761.83928	237133.8912	5.443845069	80	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF	
53-35-581-024	508 W HIGH ST	10/26/2023	220000	220000	107600	48.9090909	239599	36891	56490	94.15009	120	0.331	0.331	391.8318	111453.1722	2.558612769	120	OAKWO	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF	
Totals:			1472000	1472000	642200		1454780	311360	294140	490.2351		1.827	1.827												
						Sale. Ratio =>	43.6277174	Average				Average		Average											
						Std. Dev. =>	3.75235327	per FF=>				per Net Acre=>		per SqFt=>											

RESIDENTIAL LAND ANALYSIS

2023 430 FF
 GRP7-JYN & HILWV & FENT WDS 2024 540 FF
 2025 600 FF

2026 630 FF
 ***ROUNDED DOWN TO NEAREST TEN

4-1-2023 TO 3-31-2025

53-35-578-024	874 OUTER DR	7/1/2024	318000	318000	113400	35.6603774	246226	122562	50788	84.64631	148	0.309	0.309	1447.9309	396640.7767	9.1056193	91	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF
53-35-578-003	1170 OUTER DR	6/14/2024	275000	275000	98300	36.1090909	214466	107571	47037	78.39528	151	0.277	0.277	1372.1617	388342.9603	8.915127647	80	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF
53-35-578-067	1189 PARALLEL ST	7/30/2024	265000	265000	101900	38.4528302	219903	89424	44327	73.87912	155	0.256	0.256	1210.4096	349312.5	8.01911157	72	FENTW	GRP7- JYN & HLWV, GRACE, FENT WDS	0	1	401	600	FF

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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Clas s	Rate Group 1	Rate Group 2	Rate Group 3	
53-36-504-006	205 CENTER ST	3/15/2024	170000	170000	55000	32.3529412	130943	75629	36572	49.421678	128	0.126	0.126	1530.27989	600230.1587	13.7793884	43	SPAUL	GRP10- SPAULDINGS	0	1	8/11/2014	401	740	FF			
53-36-526-010	204 BLOOMINGDALE	8/9/2024	230000	230000	110400	48	245256	29144	44400	60	120	0.165	0.165	485.733333	176630.303	4.054873807	60	BERG	GRP10- SPAULDINGS	0	1	8/12/2014	401	740	FF			
53-36-526-010	204 BLOOMINGDALE	9/3/2024	230000	230000	110400	48	245256	29144	44400	60	120	0.165	0.165	485.733333	176630.303	4.054873807	60	BERG	GRP10- SPAULDINGS	0	1	8/12/2014	401	740	FF			
53-36-526-037	208 BLOOMINGDALE	5/10/2023	189000	189000	75000	39.6825397	201811	34050	46861	63.326083	140	0.193	0.193	537.693133	176424.8705	4.050157724	60	BERG	GRP10- SPAULDINGS	0	1	8/12/2014	401	740	FF			
53-36-551-076	713 CARNES ST	6/25/2024	239900	239900	117700	49.0621092	250193	71170	81463	110.085363	132	0.439	0.439	646.4983	162118.451	3.721727526	145	SPAUL	GRP10- SPAULDINGS	0	1	5/31/2023	401	740	FF			
Totals:			1058900	1058900	468500		1073459	239137	253696	342.833124		1.088	1.088															
			Sale. Ratio =>		44.2440268		Average		Average		Average		Average		Average													
			Std. Dev. =>		7.24973441		per FF=>		697.5317823		per Net Acre=>		219795.04		per SqFt=>		5.045799742											

RESIDENTIAL LAND ANALYSIS

2026 700 FF

2023 600 FF
 GRP10- SPAULDINGS
 2024 690 FF
 2025 740 FF

4/1/2023-3/31/2025

Removed Outliers

53-36-551-053	623 S OAK ST	6/6/2023	560000	560000	318300	56.8392857	756087	-91215	104872	141.719314	240	0.854	0.854	-643.6314	-106809.133	-2.45200031	155	SPAUL	GRP10- SPAULDINGS	0	1	6/28/2023	401	740	FF		
53-36-551-014	501 S EAST ST	11/22/2023	395000	395000	205800	52.1012658	475671	-9604	71067	96.037006	127	0.35	0.35	-100.00312	-27440	-0.62993572	120	SPAUL	GRP10- SPAULDINGS	0	1	7/5/2022	401	740	FF		
53-36-551-028	612 S OAK ST	6/3/2024	495000	495000	171200	34.5858586	454266	107521	66787	90.253333	125	0.316	0.316	1191.32442	340256.3291	7.811210494	110	SPAUL	GRP10- SPAULDINGS	0	1	6/21/2023	401	740	FF		
53-36-502-032	419 E ELLEN ST	3/1/2024	220000	220000	67900	30.8636364	161861	106172	48033	64.909713	160	0.213	0.213	1635.6874	498460.0939	11.44306919	58	SPAUL	GRP10- SPAULDINGS	0	1	8/19/2014	401	740	FF		
53-36-526-023	203 BLOOMINGDALE	9/11/2024	250000	250000	88200	35.28	197960	96440	44400	60	120	0.165	0.165	1607.33333	584484.8485	13.41792581	60	BERG	GRP10- SPAULDINGS	0	1	12/4/2024	401	740	FF		

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Cur.	Land	Est. Land	Effec.	Total			Actual			Other Parcels in			Rate	Rate	Rate		
						Sale	Appraisal	Residual	Value	Front	Depth	Net Acres	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front	ECF Area	Sale	Land Table	Gravel	Paved	Class	Group 1	Group 2	Group 3
53-26-580-016	617 FOREST DR	10/10/2024	313000	313000	141100	45.07987	312592	85408	85000	100	100	0.23	0.23	854.08	371339.1304	8.524773426	100	FAIR	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850 FF	
53-26-580-018	625 FOREST DR	9/18/2024	403000	403000	177800	44.11911	395400	143600	136000	160	100	0.367	0.367	897.5	391280.654	8.982567813	160	FAIR	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850 FF	
Totals:			716000	716000	318900		707992	229008	221000	260		0.597	0.597											
						Sale. Ratio =>	44.53911	Average			Average													
						Std. Dev. =>	0.679364	per FF=>			880.8	per Net Acre=>			383598	per SqFt=>			8.806198116					

RESIDENTIAL LAND ANALYSIS

	2023	600 FF		Not enough sales-See 4 year study
GRP11-FAIRFIELD PK, WES KOAN PLA	2024	740 FF		
	2025	850 FF		

4/1/2023-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Cur.	Land	Est. Land	Effec.	Depth	Net Acres	Total			Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate	Rate	Rate
						Sale	Appraisal	Residual	Value	Front			Acres	Dollars/FF	Dollars/Acre								Dollars/SqFt	Group 1	Group 2	Group 3
53-26-501-003	15245 CHARLUENE DR	10/4/2021	185000	185000	70900	38.324324	213123	39877	68000	80	160	0.294	0.294	498.4625	135636.054	3.113775354	80	WESKO	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-501-008	15205 CHARLUENE DR	1/25/2022	189000	189000	61400	32.486772	187268	69732	68000	80	160	0.294	0.294	871.65	237183.673	5.444987913	80	WESKO	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-501-008	15205 CHARLUENE DR	11/12/2024	200000	200000	83900	41.95	187268	80732	68000	80	160	0.294	0.294	1009.15	274598.639	6.303917343	80	WESKO	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-501-017	15133 CHARLUENE DR	7/25/2022	185000	185000	56200	30.378378	175619	89281	79900	94	160	0.345	0.345	949.7979	258785.507	5.940897779	94	WESKO	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-501-026	15150 CHARLUENE DR	9/30/2022	195000	195000	52600	26.974359	163836	99164	68000	80	231	0.424	0.424	1239.55	233877.358	5.369085365	80	WESKO	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-501-039	2420 NORTH RD	5/27/2022	200000	200000	61900	30.95	184496	83504	68000	80	125	0.23	0.23	1043.8	363060.87	8.334730706	80	WESKO	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-580-011	606 FOREST DR	8/11/2021	202600	202600	73500	36.278381	211993	45857	55250	65	140	0.209	0.209	705.4923	219411.483	5.036994565	65	FAIR	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-580-016	617 FOREST DR	10/10/2024	313000	313000	141100	45.079872	312592	85408	85000	100	100	0.23	0.23	854.08	371339.13	8.524773426	100	FAIR	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-580-017	621 FOREST DR	12/29/2022	250000	250000	94100	37.64	280090	37910	68000	80	100	0.184	0.184	473.875	206032.609	4.729857867	80	FAIR	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
53-26-580-018	625 FOREST DR	9/18/2024	403000	403000	177800	44.119107	395400	143600	136000	160	100	0.367	0.367	897.5	391280.654	8.982567813	160	FAIR	GRP11- FAIRFIELD PK, WES KOAN F	0	1	401	850	FF	
Totals:						2322600	2322600	873400	2311685	775065	764150	899		2.871	2.871										
						Sale. Ratio =>	37.604409	Average				Average				Average									
						Std. Dev. =>	6.1562787	per FF=>				862.141	per Net Acre=>				269963.4	per SqFt=>				6.197507516			

2026 860 FF

4 year Analysis due to lack of sales

RESIDENTIAL LAND ANALYSIS

2023 600 FF
 GRP11-FAIRFIELD PK, WES KOAN PLA 2024 740 FF
 2025 850 FF

4/1/2021-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Sold	Asd. when	Asd/Adj.	Cur.	Land	Est. Land	Total					Actual		Other Parcels in			Rate	Rate	Rate					
						Sale	Sale	Appraisal	Residual	Value	Effec. Front	Depth	Net Acres	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front	ECF Area	Sale	Land Table	Gravel	Paved	Class	Group 1	Group 2	Group 3	
53-25-100-025	1009 MCCORMICK DR	2/4/2025	225000	225000	147900	65.733333	313871	56170	145041	184.383517	202.45	0.593	0.306	304.63678	94721.7538	2.17451225	255	25NW	53-25-100-080	GRP13- NELS & BRID 2ND, WHITE.	0	0	401	940	940	FF		
53-25-503-032	1006 GRANGER ST	2/29/2024	209000	209000	78900	37.751196	174662	90738	56400	60	120	0.165	0.165	1512.3	549927.273	12.624593	60	NELSO		GRP13- NELS & BRID 2ND, WHITE.	0	1	401	940	940	FF		
53-25-503-056	1035 LEE ST	12/10/2024	290000	290000	110600	38.137931	252291	94109	56400	60	120	0.165	0.165	1568.4833	570357.576	13.0936083	60	NELSO		GRP13- NELS & BRID 2ND, WHITE.	0	1	401	940	940	FF		
53-25-515-007	891 N LEROY ST	11/27/2023	219000	219000	70000	31.96347	196792	78608	56400	60	120	0.165	0.165	1310.1333	476412.121	10.9369174	60	AP1NL		GRP13- NELS & BRID 2ND, WHITE.	0	1	401	940	940	FF		
53-25-515-009	889 N LEROY ST	3/1/2024	222000	222000	74500	33.558559	217753	95218	90971	96.777726	124	0.35	0.35	983.88342	272051.429	6.24544143	123	AP1NL		GRP13- NELS & BRID 2ND, WHITE.	0	1	401	940	940	FF		
Totals:			1165000	1165000	481900		1155369	414843	405212	461.161243		1.438	1.151															
			Sale. Ratio =>		41.364807		Average		per FF=>		899.561718		Average		per Net Acre=>		288486.1		Average		per SqFt=>		6.62272938					

RESIDENTIAL LAND ANALYSIS

2026 900 FF

GRP13-NELS & BRID 2 ND, WHITE & MOW

2023 550 FF
2024 650 FF
2025 940 FF

4/1/23-3/31/25

Removed Outlier

53-25-515-004 905 N LEROY ST 5/24/2024 205000 205000 71800 35.02439 161255 100145 56400 60 120 0.165 0.165 1669.0833 606939.394 13.9334112 60 AP1NL GRP13- NELS & BRID 2ND, WHITE. 0 1 401 940 FF

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 ECF		Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate	Rate	Rate			
																	Front	Area						Group 1	Group 2	Group 3			
53-36-601-001	540 MILL POND DR	11/30/2021	235000	235000	88800	37.787234	262517	20483	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-004	524 MILL POND DR	10/4/2021	236000	236000	87900	37.245763	252690	31310	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-016	617 HERITAGE CIR	10/20/2022	250000	250000	101600	40.64	262910	35090	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-018	621 HERITAGE CIR	11/3/2021	233000	233000	92100	39.527897	254468	26532	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-022	420 MILL POND DR	8/17/2021	275000	275000	97000	35.272727	274681	48319	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-022	420 MILL POND DR	6/6/2024	300000	300000	129000	43	274681	73319	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-025	414 MILL POND DR	8/18/2023	279900	279900	115200	41.157556	258311	69589	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-027	406 MILL POND DR	6/17/2021	250000	250000	91100	36.44	276471	21529	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-031	309 MILL POND DR	1/6/2023	295000	295000	114500	38.813559	292924	50076	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-031	309 MILL POND DR	5/29/2024	317000	317000	138100	43.564669	292924	72076	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-032	401 MILL POND DR	11/2/2021	265000	265000	91800	34.641509	259195	53805	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-033	405 MILL POND DR	12/18/2023	279900	279900	108900	38.906752	255994	71906	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
53-36-601-049	645 HOLLY PT	9/29/2023	310000	310000	137200	44.258065	317791	40209	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401							
Totals:			3525800	3525800	1393200		3535557	614243	624000	0	0	0	0																
Sale. Ratio =>						39.514436	Average						Average		Average														
Std. Dev. =>						3.0922996	per FF=>						#DIV/0!	per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!										

RESIDENTIAL LAND ANALYSIS

LR/13 47249.46

2023 21,000 LOT

HERIT-HERITAGE POND CONDO

2026 48,000

2024 32,500 LOT

4 YEAR ANALYSIS TO STABILIZE

2025 48,000/Lot

4/1/2021-3/31/2025

53-36-601-016	617 HERITAGE CIR	7/29/2024	328000	328000	123200	37.560976	262910	113090	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT-HERITAGE POND CONDO	0	1	401			
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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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-36-601-022	420 MILL POND DR	6/6/2024	300000	300000	129000	43	274681	73319	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT- HERITAGE POND (	0	1	401				
53-36-601-025	414 MILL POND DR	8/18/2023	279900	279900	115200	41.157556	258311	69589	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT- HERITAGE POND (	0	1	401				
53-36-601-031	309 MILL POND DR	5/29/2024	317000	317000	138100	43.564669	292924	72076	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT- HERITAGE POND (	0	1	401				
53-36-601-033	405 MILL POND DR	12/18/2023	279900	279900	108900	38.906752	255994	71906	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT- HERITAGE POND (	0	1	401				
53-36-601-049	645 HOLLY PT	9/29/2023	310000	310000	137200	44.258065	317791	40209	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT- HERITAGE POND (	0	1	401				
Totals:			1486800	1486800	628400		1399701	327099	240000	0		0	0													
					Sale. Ratio =>	42.265268	Average					Average														
					Std. Dev. =>	2.160299	per FF=>					#DIV/0!	per Net Acre=>					#DIV/0!	per SqFt=>					#DIV/0!		

RESIDENTIAL LAND ANALYSIS

	2023	21,000 LOT		65419.8
HERIT-HERITAGE POND CONDO	2024	32,500 LOT	2026-	Run 4 year to Stabilize
	2025	48,000		
4/1/2023-3/31/2025				

Removed Outlier

53-36-601-016	617 HERITAGE CIR	7/29/2024	328000	328000	123200	37.560976	262910	113090	48000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERIT- HERITAGE POND (0	1	401				
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in			Rate Group 1	Rate Group 2	Rate Group 3
																			Sale	Land Table	Gravel				Paved	Class
53-25-605-039	735 CASCADE AVE	10/7/2024	355000	355000	165900	46.732394	348400	69600	63000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	25SEC		LEXOK- LEXINGTON OAKS SITE (	0	0	401
53-25-605-040	510 CASCADE AVE	12/27/2023	349900	349900	137200	39.211203	363998	48902	63000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	25SEC		LEXOK- LEXINGTON OAKS SITE (	0	0	401
53-25-605-045	650 CASCADE AVE	8/18/2023	381000	381000	137100	35.984252	364372	79628	63000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	25SEC		LEXOK- LEXINGTON OAKS SITE (	0	0	401
53-25-605-050	1055 N LEMEN ST	1/10/2025	335000	335000	172200	51.402985	339459	58541	63000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	25SEC		LEXOK- LEXINGTON OAKS SITE (	0	0	401
Totals:			1420900	1420900	612400		1416229	256671	252000	0	0	0	0											
						Sale. Ratio =>	43.099444	Average				Average												
						Std. Dev. =>	7.0160256	per FF=>		#DIV/0!	per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!								

RESIDENTIAL LAND ANALYSIS
2023 25,000 LOT
2024 55,000 LOT
2025 63,000 LOT
2026 64,000/ LOT

4/1/2023-3/31-2025

Removed Outlier

53-25-605-014	1030 N LEMEN ST	7/12/2024	425000	425000	177400	41.741176	374072	113928	63000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	25SEC		LEXOK- LEXINGTON OAKS SITE (0	0	401
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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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
Totals:				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					Sale. Ratio =>		0	Average				Average		Average														
					Std. Dev. =>		#DIV/0!	per FF=>		0	per Net Acre=>		0	per SqFt=>		0												

RESIDENTIAL LAND ANALYSIS

ORCHU-ORCHARD HILLS UNIMPROVED LOTS-THESE LOTS ARE IN GROUPS

2026 30,000 LOT
NO SALES TO INDICATE CHANGE
THESE LOTS ARE OWNED BY THE CITY AND WILL BE MARKETED TO A DEVELOPER

4/1/2023-3/31/2025	2023	30,000
	2024	30,000
	2025	30,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Actual			ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
														Dollars/FF	Dollars/Acre	Dollars/SqFt													
53-25-100-071	1319 DALNER RD	9/8/2022	269000	269000	101100	37.5836431	240438	71731	43169	107.923697	264	0.6	0.6	664.645504	119551.6967	2.74452962	99	25SEC	RM&B-SEC 25,26,35,36,34	0	0	6/9/2021	401	400	FF				
53-25-100-081	1275 DALNER RD	7/18/2021	200000	200000	82800	41.4	217093	48376	65469	163.671968	414	1.407	1.407	295.566801	34382.37385	0.789310694	148	25SEC	RM&B-SEC 25,26,35,36,34	0	0	6/9/2021	401	400	FF				
53-25-200-017	15068 EDDY LAKE RD	11/1/2022	274900	274900	117800	42.8519462	304679	26309	56288	140.720342	500	1.263	1.263	186.959466	20630.56215	0.478203906	110	25SEC	RM&B-SEC 25,26,35,36,34	0	0	6/21/2021	401	400	FF				
53-25-200-032	15055 BRET DR	12/18/2022	300000	300000	120700	40.2333333	295446	69409	64855	162.137361	595	1.707	1.707	428.087639	40661.39426	0.933457168	125	25SEC	RM&B-SEC 25,26,35,36,34	0	0	6/15/2021	401	400	FF				
53-26-200-010	2027 KELLOGG DR	4/8/2022	145000	145000	46800	32.2758621	113255	61292	29547	73.868665	240	0.331	0.331	829.742896	185172.2054	4.250968904	60	26SEC	RM&B-SEC 25,26,35,36,34	0	0	8/7/1992	401	400	FF				
53-34-300-010	16495 JENNINGS RD	12/20/2024	169000	169000	66800	39.5286272	166277	41364	38641	96.602948	300	0.551	0.551	428.185699	75070.7804	1.72338798	80	34SEC	RM&B-SEC 25,26,35,36,34	0	1	8/23/1991	RENTAL	401	400	FF			
53-34-300-020	3474 W SHAWASSEE AVE	3/17/2022	225000	225000	94900	42.1777778	290435	6222	71657	179.142672	411	1.651	1.651	34.7320933	3768.625076	0.086515727	175	34SEC	RM&B-SEC 25,26,35,36,34	0	1	7/25/2023	401	400	FF	400	FF		
53-35-300-028	828 ALPINE TRL	5/9/2022	270000	270000	104300	38.6296296	244564	66276	40840	102.099446	125	0.362	0.362	649.131828	183082.8729	4.203004429	126	35SEC	RM&B-SEC 25,26,35,36,34	0	0	8/23/1992	401	400	FF				
53-36-400-027	1051 SWAN LN	1/11/2023	291000	291000	101900	35.0171821	331505	19221	59726	149.315211	142.68	0.706	0.671	128.727675	27225.21246	0.625004878	205	36SEC	RM&B-SEC 25,26,35,36,34	1	0	8/1/2022	401	400	FF	400	FF		
53-36-551-081	814 E SOUTH HOLLY RD	10/7/2024	325000	325000	98200	30.2153846	271553	72148	18701	0	0	2.08	2.08	#DIV/0!	34686.53846	0.796293353	0	SPAUL	RM&B-SEC 25,26,35,36,34	0	1	5/31/2023	401						
Totals:			2468900	2468900	935300		2475445	482348	488893	1175.482308		10.658	10.623																
			Sale. Ratio =>		37.8832679		Average		410.3405017		Average		45256.9		Average		1.038955377												
			Std. Dev. =>		4.25187243		per FF=>		per Net Acre=>		per SqFt=>																		

RESIDENTIAL LAND ANALYSIS

RM&BSEC 25 26 35 36 34
4/1/2023-3/31/2025

2023 380 FF
2024 390 FF
2025 400 FF

2026 410 FF

Removed outliers

53-25-100-046	1443 DALNER RD	8/20/2021	475000	475000	133100	28.0210526	749763	-188874	85889	214.721771	683	2.76	2.76	-879.62203	-68432.6087	-1.57099653	176	25SEC	RM&B-SEC 25,26,35,36,34	0	1	12/6/2022	MULTI UNIT H 401	400	FF		
53-25-100-046	1443 DALNER RD	3/24/2025	875000	875000	277600	31.7142857	749763	211126	85889	214.721771	683	2.76	2.76	983.253813	76494.92754	1.756081899	176	25SEC	RM&B-SEC 25,26,35,36,34	0	1	12/6/2022	MULTI UNIT H 401	400	FF		
53-25-100-058	1257 DALNER RD	10/14/2021	160000	160000	85200	53.25	216190	768	56958	142.395871	273	0.909	0.909	5.39341461	844.8844884	0.019395879	145	25SEC	RM&B-SEC 25,26,35,36,34	0	0	6/9/2021	401	400	FF		
53-36-400-012	960 E SOUTH HOLLY RD	7/28/2022	180000	180000	110600	61.4444444	285231	-36877	68354	170.886172	200	0.987	0.987	-215.79962	-37962.7153	-0.85772992	215	36SEC	RM&B-SEC 25,26,35,36,34	0	1	5/31/2023	401	400	FF		
53-35-300-025	2381 W SHAWASSEE AVE	8/17/2021	215000	215000	92200	42.8837209	280565	-16078	49507	123.767504	213	0.845	0.845	-129.90486	-24927.1318	-0.5722482	132	35SEC	RM&B-SEC 25,26,35,36,34	0	1	7/24/2023	401	400	FF		
53-25-100-058	1257 DALNER RD	11/8/2024	283000	283000	103200	36.4664311	216190	123768	56958	142.395871	273	0.909	0.909	869.182506	136158.4158	3.125767122	145	25SEC	RM&B-SEC 25,26,35,36,34	0	0	6/9/2021	401	400	FF		
53-35-300-051	823 ALPINE TRL	11/7/2024	359500	359500	157500	43.8108484	347405	94338	82243	205.606383	117.64	0.951	0.951	458.828168	99198.73617	2.277289673	352	35SEC	RM&B-SEC 25,26,35,36,34	0	0	12/6/2016	401	400	FF	400	FF

Parcel Number	Street Address	Sale Date	Sale Price	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		Land Table	Gravel	Paved	Inspected Date	Rate Class	Rate Group 1	Rate Group 2	Rate Group 3			
																			Sale	Sale											
53-27-551-005	15284 BEALFRED DR	9/16/2021	1150000	1150000	410000	35.6521739	1301332	128668	280000	80	240	0.441	0.441	1608.35	291764.1723	6.697983754	80	BEAL			SLAKE- SILVER LAKE ON WATER	0	1	8/23/1991	401	3500	FF				
53-27-551-011	15358 BEALFRED DR	8/8/2022	1200000	1200000	560000	46.6666667	1275485	427075	502560	244	356	1.243	0.121	1750.307377	343584.0708	7.887604931	244	BEAL	53-27-551-012			SLAKE- SILVER LAKE ON WATER	0	1	5/22/2024	401	3500	FF			
53-27-551-015	15396 BEALFRED DR	8/30/2023	1500000	1500000	500300	33.3533333	1111870	668130	280000	80	270	0.496	0.496	8351.625	1347036.29	30.92369812	80	BEAL			SLAKE- SILVER LAKE ON WATER	0	1	5/22/2024	401	3500	FF				
53-27-551-017	15414 BEALFRED DR	9/3/2024	815000	815000	352400	43.2392638	788480	376520	350000	100	265	0.608	0.608	3765.2	619276.3158	14.216628	100	BEAL			SLAKE- SILVER LAKE ON WATER	0	1	8/23/1991	401	3500	FF				
53-27-551-018	15426 BEALFRED DR	9/3/2024	925000	925000	406300	43.9243243	1049602	305898	430500	123	250	0.706	0.706	2486.97561	433283.2861	9.946815567	123	BEAL			SLAKE- SILVER LAKE ON WATER	0	1	5/22/2024	401	3500	FF				
53-27-551-029	15512 BEALFRED DR	6/14/2024	1800000	1800000	641900	35.6611111	1351513	1078487	630000	240	490	2.7	2.7	4493.695833	399439.6296	9.169872122	240	BEAL			SLAKE- SILVER LAKE ON WATER	0	1	5/20/2024	401	3500	FF				
Totals:				7390000	7390000	2870900	6878282	2984778	2473060	867		6.194	5.072																		
						Sale. Ratio =>	38.8484438	Average						Average																	
						Std. Dev. =>	5.51123865	per FF=>						3442.651	per Net Acre=>						481882.144	per SqFt=>						11.06249183			

RESIDENTIAL LAND ANALYSIS

2023 3600 FF
2024 3600 FF
2025 3500 FF

2026 3400
4 YEAR ANALYSIS RAN DUE TO LACK OF SALES AND STABILIZING MARKET

4/1/2021-8/28/2025

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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-36-626-009	615 SHORELINE DR	2/29/2024	300000	300000	121300	40.433333	280546	59454	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401				
53-36-626-032	630 SHORELINE DR	4/28/2023	325000	325000	130500	40.153846	300210	64790	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401				
53-36-626-071	696 SHORELINE DR	5/31/2023	362000	362000	150100	41.464088	357446	44554	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401				
53-36-626-080	671 SHORELINE DR	7/11/2024	289000	289000	135900	47.024221	293309	35691	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401				
53-36-627-073	910 EAGLE DR EAST	12/29/2023	185000	185000	90300	48.810811	217794	7206	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401				
Totals:			1461000	1461000	628100		1449305	211695	200000	0		0	0														
						Sale. Ratio =>	42.991102	Average				Average															
						Std. Dev. =>	4.041693	per FF=>		#DIV/0!	per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!											

RESIDENTIAL LAND ANALYSIS

LR 42339

2023 30,000 LOT

2024 40,000 LOT

2025 40,000 LOT

4/1/2023-3/31/2025

2026 40,000

ROUNDED DOWN CONSISTENT WITH CITY STUDIES

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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-36-626-091	635 SHORELINE DR	7/28/2023	230000	230000	122200	53.130435	284060	-14060	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401			
53-36-626-054	660 SHOREVIEW CT	4/17/2024	315000	315000	123700	39.269841	267326	87674	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401			
53-36-626-074	685 SHORELINE DR	7/19/2023	260000	260000	130900	50.346154	304732	-4732	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE (	0	0	401			

		Sale																								
Parcel Number	Street Address	Sale Date	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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-23-676-002	228 GLENWOOD AVE	9/20/2024	250000	250000	118300	47.32	252293	41707	44000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WESTG	WESTG- WESTWOOD GLEN CONDOS	0	1	401				
53-23-676-003	232 GLENWOOD AVE	9/1/2023	245000	245000	102700	41.91836735	248341	40659	44000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WESTG	WESTG- WESTWOOD GLEN CONDOS	0	1	401				
53-23-676-026	222 GLENWOOD AVE	5/1/2023	268000	268000	113100	42.20149254	261811	50189	44000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WESTG	WESTG- WESTWOOD GLEN CONDOS	0	1	401				
Totals:			763000	763000	334100		762445	132555	132000	0	0	0	0													
					Sale. Ratio =>	43.78768021	Average				Average															
					Std. Dev. =>	3.040200482	per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!									

RESIDENTIAL LAND ANALYSIS

2023	21,000 LOT	
2024	35,000 LOT	
2025	44,000 LOT	

4/1/2023-3/31/2025

53-23-676-011	210 GLENWOOD AVE	9/15/2023	302000	302000	111400	36.88741722	257980	88020	44000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WESTG	WESTG- WESTWOOD GLEN CONDOS	0	1	401				
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Parcel Number	Street Address	Sale Date	Adj. Sale Sale Price \$	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		Other Parcels in		Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
																Front	ECF Area	Sale	Land Table						
53-36-627-014	730 EAGLE DR	9/6/2023	231500	231500	0	0	217319	54181	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	1	401			
53-36-627-020	784 EAGLE DR	8/30/2024	235000	235000	97100	41.3191489	218935	56065	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	1	401			
53-36-627-037	806 EAGLE DR	6/21/2024	240000	240000	93800	39.0833333	211846	68154	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	1	401			
53-36-627-042	828 EAGLE DR	8/7/2023	215000	215000	85700	39.8604651	211846	43154	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	1	401			
53-36-627-043	826 EAGLE DR	6/26/2023	218000	218000	85700	39.3119266	211846	46154	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	1	401			
53-36-627-043	826 EAGLE DR	5/17/2024	249900	249900	93800	37.535014	211846	78054	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	1	401			
53-36-627-053	890 EAGLE DR	8/31/2023	224900	224900	91800	40.8181414	226251	38649	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-053	890 EAGLE DR	9/6/2024	260000	260000	100200	38.5384615	226251	73749	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-056	884 EAGLE DR	8/3/2023	215000	215000	89800	41.7674419	221833	33167	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-109	911 WATERCRESS LN	5/15/2024	235000	235000	105600	44.9361702	247095	27905	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-110	913 WATERCRESS LN	3/8/2024	255000	255000	112700	44.1960784	273242	21758	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-112	901 WATERCRESS LN	11/21/2024	230000	230000	109900	47.7826087	257147	12853	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-113	903 WATERCRESS LN	7/8/2024	232000	232000	107500	46.3362069	258059	13941	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-118	897 WATERCRESS LN	9/20/2024	269900	269900	117500	43.5346425	270970	38930	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WETWH- WATERS EDGE TOWNH	0	0	401			
53-36-627-123	937 EAGLE DR EAST	4/6/2023	210000	210000	86500	41.1904762	215773	34227	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WETWH- WATERS EDGE TOWNH	0	1	401			
53-36-627-125	933 EAGLE DR EAST	8/22/2023	214900	214900	87300	40.6235458	217492	37408	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WETWH- WATERS EDGE TOWNH	0	0	401			
Totals:			3736100	3736100	1464900		3697751	678349	640000	0	0	0	0												
					Sale. Ratio =>	39.2093359	Average					Average													
					Std. Dev. =>	10.835846	per FF=>					#DIV/0!	per Net Acre=>					#DIV/0!	per SqFt=>					#DIV/0!	

LR= 42396.81

RESIDENTIAL LAND ANALYSIS

2023 24,000 LOT	2026 40,000 lot
WETWH - WATERS EDGE TOWNHOMES	Rounded down consistent with city studies
2024 30,000 LOT	
2025 40,000 LOT	

4/1/2023-3/31/2025

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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3		
53-25-604-023	300 WHISPERING PINES DR	5/17/2021	60000	30000	12500	41.6666667	30000	30000	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	402					
53-25-604-024	290 WHISPERING PINES DR	5/17/2021	60000	30000	12500	41.6666667	30000	30000	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	402					
53-25-604-038	150 WHISPERING PINES DR	8/4/2023	285000	285000	118800	41.6842105	290327	34673	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	401					
53-25-604-040	130 WHISPERING PINES DR	8/18/2023	285000	285000	116800	40.9824561	282813	32187	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	401					
Totals:			690000	630000	260600		633140	126860	120000	0	0	0	0				0	0			0	0	401					
						Sale. Ratio =>	41.3650794	Average						Average														
						Std. Dev. =>	0.34512834	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!									

RESIDENTIAL LAND ANALYSIS

LR= 31715

WHPIN - WHISPERING PINES CONDOMINIUM

2023 30,000 LOT

2026 30,000 LOT

2024 35,000 LOT

Rounded Down consistent with City studies

4/1/2021-3/31/2025

2025 30,000 LOT

Ran 4 year analysis to stabilize with removed negative land residual outliers

Removed outliers

53-25-604-002	115 WHISPERING PINES DR	45044	235000	235000	113100	48.1276596	273388	-8388	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	401			
53-25-604-003	125 WHISPERING PINES DR	44334	252000	252000	104800	41.5873016	283537	-1537	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	401			
53-25-604-004	135 WHISPERING PINES DR	45232	237500	237500	117800	49.6	285538	-18038	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	401			
53-25-604-039	140 WHISPERING PINES DR	44827	245500	245500	102300	41.6700611	284596	-9096	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	401			
53-25-604-008	175 WHISPERING PINES DR	6/9/2022	260000	260000	102900	39.5769231	286497	3503	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	0	WHPIN	WHPIN- WHISPERING PINES I	0	0	401			