

ANN ARBOR SCHOOL DISTRICT

AASD

		PER ACRE \$			ACRE TABLE				PER ACRE \$		
.00-.35	38,600	59,800	1.0	59,800	10			123,500	12,350		
.36-.55	40,500	37,867	1.5	56,800	15			142,000	9,467		
.56-.70	42,500	55,750	2.0	111,500	20			163,300	8,165		
.71-.999	66,100	28,720	2.5	71,800	25			187,800	7,512		
		26,333	3.0	79,000	30			225,400	7,513		
		21,725	4.0	86,900	40			270,500	6,763		
		12,840	5.0	64,200	50			338,100	6,762		
		15,343	7.0	107,400	100			439,500	4,395		

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	RATIO LV/SP	ADJ LAND VALUE	2025 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table
L-12-24-300-011	5695 CARPENTER RD	05/19/2022	\$276,400	03-ARM'S LENGTH	\$276,400	\$43,965	\$44,600	0.16	66140	\$66,100	0.24	0.91	'AAS	ANN ARBOR SCHOOLS SE
L-12-25-200-009	4010 TEXTILE RD	07/14/2022	\$366,000	03-ARM'S LENGTH	\$366,000	\$33,580	\$44,600	0.12	66140	\$66,100	0.18	0.87	'AAS	ANN ARBOR SCHOOLS SE

L-12-26-100-003	3800 TEXTILE RD	05/10/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$55,477	\$52,744	0.19	59849	\$59,800	0.21	1.11	'AAS
								0.19					

L-12-07-200-004	2105 WATERS RD	05/25/2022	\$750,000	03-ARM'S LENGTH	\$750,000	\$750,000	\$68,848	0.09	112363	\$112,400	0.15	2.09	'AAS	ANN ARBOR SCHOOLS M & B
L-12-07-200-005	2135 WATERS RD	05/25/2022	\$725,000	03-ARM'S LENGTH	\$725,000	\$725,000	\$68,344	0.09	111540	\$111,500	0.15	2.02	'AAS	ANN ARBOR SCHOOLS M & B
L-12-07-200-006	2155 WATERS RD	04/13/2022	\$650,000	03-ARM'S LENGTH	\$650,000	\$650,000	\$68,344	0.11	111540	\$111,500	0.17	2.02	'AAS	ANN ARBOR SCHOOLS M & B
L-12-26-100-006	3760 TEXTILE RD	07/26/2023	\$310,000	03-ARM'S LENGTH	\$310,000	\$9,198	\$69,280	0.22	113068	\$113,100	0.36	2.15	'AAS	ANN ARBOR SCHOOLS M & B

L-12-25-200-020	6195 CARPENTER RD	10/07/2022	\$269,000	03-ARM'S LENGTH	\$269,000	(\$1,206)	\$88,061	0.33	64205.1	\$64,200	0.24	5.00	'AAS
L-12-25-200-021	6211 CARPENTER RD	02/20/2024	\$272,050	03-ARM'S LENGTH	\$272,050	\$57,613	\$90,300	0.33	65837.5	\$65,800	0.24	5.00	'AAS
L-12-25-300-008	6825 CARPENTER RD	05/26/2022	\$430,000	03-ARM'S LENGTH	\$430,000	\$100,222	\$88,061	0.20	64205.1	\$64,200	0.15	5.00	'AAS

L-12-25-200-033	6473 CARPENTER RD	06/13/2022	\$600,000	03-ARM'S LENGTH	\$600,000	\$14,554	\$93,940	0.16	108862.1	\$108,900	0.18	6.00	'AAS
L-12-25-200-034	6453 CARPENTER RD	11/15/2022	\$480,175	03-ARM'S LENGTH	\$480,175	\$143,604	\$98,850	0.21	114552.1	\$114,600	0.24	6.00	'AAS

1.1588

ANN ARBOR ISLAND PARCELS

AISLD

NO CHANGE DUE TO LACK OF SALES

ARBOR RIDGE

AR-1

AVERAGE \$81,000

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	RATIO LV/SP	ADJ LAND VALUE	2025 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table
L-12-13-401-052	4579 CONNOR CT	02/07/2024	\$386,000	03-ARM'S LENGTH	\$386,000	\$129,567	\$70,700	0.18	81057.6	\$81,000	0.21	0.19	'AR-1	AR1-ARBOR RIDGE
	Totals:		\$386,000		\$386,000	\$129,567	\$70,700	0.18		81,000.00	0.21	0.19		

1.1465 ADJUST 2024 LAND VALUE BY

ARBOR RIDGE CROSSINGS		AR-3						AVERAGE		\$112,900				
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table
L-12-13-306-002	4431 MONTITH DR	10/26/2022	\$582,659	25-PARTIAL CONSTRU	\$582,659	\$143,406	\$105,800	0.18	112946	\$112,900	0.19	0.23	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-306-003	4419 MONTITH DR	11/18/2022	\$611,190	25-PARTIAL CONSTRU	\$611,190	\$186,548	\$105,800	0.17	112946	\$112,900	0.18	0.26	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-306-015	4214 LILAC LANE	10/11/2022	\$583,500	03-ARM'S LENGTH	\$583,500	\$161,818	\$105,800	0.18	112946	\$112,900	0.19	0.31	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-306-016	4218 LILAC LANE	04/18/2022	\$500,000	03-ARM'S LENGTH	\$500,000	\$120,628	\$105,800	0.21	112946	\$112,900	0.23	0.23	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-307-045	4287 LILAC LANE	05/20/2022	\$540,000	03-ARM'S LENGTH	\$540,000	\$153,941	\$105,800	0.20	112946	\$112,900	0.21	0.24	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-307-057	4284 LILAC LANE	07/26/2022	\$551,110	03-ARM'S LENGTH	\$551,110	\$141,415	\$105,800	0.19	112946	\$112,900	0.20	0.23	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-068	4119 MONTITH DR	11/02/2022	\$570,805	25-PARTIAL CONSTRU	\$570,805	\$135,402	\$105,800	0.19	112946	\$112,900	0.20	0.31	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-069	4121 MONTITH DR	06/27/2022	\$509,261	25-PARTIAL CONSTRU	\$509,261	\$124,582	\$105,800	0.21	112946	\$112,900	0.22	0.23	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-070	4123 MONTITH DR	06/10/2022	\$474,525	25-PARTIAL CONSTRU	\$474,525	\$117,174	\$105,800	0.22	112946	\$112,900	0.24	0.23	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-082	4151 MONTITH DR	07/01/2022	\$650,000	03-ARM'S LENGTH	\$650,000	\$272,422	\$105,800	0.16	112946	\$112,900	0.17	0.23	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-132	4134 MONTITH DR	05/12/2022	\$497,845	25-PARTIAL CONSTRU	\$497,845	\$62,041	\$105,800	0.21	112946	\$112,900	0.23	0.26	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-135	4128 MONTITH DR	05/18/2022	\$485,040	25-PARTIAL CONSTRU	\$485,040	\$136,777	\$105,800	0.22	112946	\$112,900	0.23	0.24	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-137	4124 MONTITH DR	05/23/2022	\$523,180	25-PARTIAL CONSTRU	\$523,180	\$125,123	\$105,800	0.20	112946	\$112,900	0.22	0.24	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-138	4122 MONTITH DR	07/27/2022	\$528,615	25-PARTIAL CONSTRU	\$528,615	\$101,192	\$105,800	0.20	112946	\$112,900	0.21	0.24	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-139	4120 MONTITH DR	09/07/2022	\$536,910	25-PARTIAL CONSTRU	\$536,910	\$105,319	\$105,800	0.20	112946	\$112,900	0.21	0.24	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
L-12-13-308-140	4118 MONTITH DR	09/12/2022	\$521,150	25-PARTIAL CONSTRU	\$521,150	\$137,961	\$105,800	0.20	112946	\$112,900	0.22	0.33	'AR-3	AR3-CROSSINGS OF ARBOR RIDGE
Totals:			\$8,665,790		\$8,665,790	\$2,225,749	\$1,692,800	0.20			0.21			
												1.0675	ADJUST 2024 LAND VALUE BY	

ARBOR CREEK													LOC/WATERS RD WALKOUT	-5% 5%
ARC													AVERAGE	\$116,400
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-06-310-036	2400 ROCKPORT CT	09/15/2023	\$540,000	03-ARM'S LENGTH	\$540,000	\$147,222	\$106,300	0.20	116381	\$116,400	0.22	0.24	'ARC	ARBOR CREEK
L-12-06-310-046	2400 MARQUIS CT	09/05/2023	\$600,000	03-ARM'S LENGTH	\$600,000	\$175,562	\$106,300	0.18	116381	\$116,400	0.19	0.33	'ARC	ARBOR CREEK
L-12-06-310-064	2770 MYSTIC DR	04/06/2023	\$650,034	03-ARM'S LENGTH	\$650,034	\$187,074	\$106,300	0.16	116381	\$116,400	0.18	0.32	'ARC	ARBOR CREEK
L-12-06-310-068	2690 CHATEAU CT	08/14/2023	\$617,000	03-ARM'S LENGTH	\$617,000	\$182,418	\$106,300	0.17	116381	\$116,400	0.19	0.31	'ARC	ARBOR CREEK
L-12-06-310-070	2676 CHATEAU CT	09/14/2022	\$510,000	03-ARM'S LENGTH	\$510,000	\$102,363	\$106,300	0.21	116381	\$116,400	0.23	0.34	'ARC	ARBOR CREEK
L-12-06-310-109	2281 GEMSTONE CT	05/30/2023	\$497,500	03-ARM'S LENGTH	\$497,500	\$47,258	\$106,300	0.21	116381	\$116,400	0.23	0.27	'ARC	ARBOR CREEK
L-12-06-310-115	2590 COOK CREEK CT	11/08/2022	\$410,000	03-ARM'S LENGTH	\$410,000	\$6,763	\$106,300	0.26	116381	\$116,400	0.28	0.25	'ARC	ARBOR CREEK
L-12-06-310-142	2258 BOULDER RIDGE BLVD	03/06/2022	\$575,000	03-ARM'S LENGTH	\$575,000	\$94,454	\$106,300	0.18	116381	\$116,400	0.20	0.23	'ARC	ARBOR CREEK
L-12-06-310-155	2601 MYSTIC DR	11/10/2023	\$630,000	03-ARM'S LENGTH	\$630,000	\$170,834	\$106,300	0.17	116381	\$116,400	0.18	0.24	'ARC	ARBOR CREEK
L-12-06-310-160	2291 SPRING RIDGE DR	04/29/2022	\$700,000	03-ARM'S LENGTH	\$700,000	\$165,621	\$106,300	0.15	116381	\$116,400	0.17	0.33	'ARC	ARBOR CREEK
L-12-06-310-162	2255 SPRING RIDGE DR	01/07/2022	\$587,100	03-ARM'S LENGTH	\$587,100	\$88,978	\$106,300	0.18	116381	\$116,400	0.20	0.39	'ARC	ARBOR CREEK
L-12-06-310-169	2352 SPRING RIDGE CT	10/31/2023	\$505,000	03-ARM'S LENGTH	\$505,000	\$91,078	\$106,300	0.21	116381	\$116,400	0.23	0.27	'ARC	ARBOR CREEK
L-12-06-310-172	2359 SPRING RIDGE CT	06/09/2022	\$580,000	03-ARM'S LENGTH	\$580,000	\$106,532	\$106,300	0.18	116381	\$116,400	0.20	0.27	'ARC	ARBOR CREEK
L-12-06-310-174	2349 SPRING RIDGE CT	07/08/2022	\$570,000	03-ARM'S LENGTH	\$570,000	\$57,508	\$106,300	0.19	116381	\$116,400	0.20	0.33	'ARC	ARBOR CREEK
L-12-06-310-176	2576 MYSTIC DR	10/25/2022	\$485,000	03-ARM'S LENGTH	\$485,000	\$45,851	\$106,300	0.22	116381	\$116,400	0.24	0.23	'ARC	ARBOR CREEK
Totals:			\$8,456,634		\$8,456,634	\$1,669,516	\$1,594,500	0.19			0.21	4.35		
													1.0948	ADJUST 2024 LAND VALUE BY

ARBOR FARMS													ARF	AVERAGE	\$110,700
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	RATIO LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-26-240-017	4244 ROLLING MEADOW L1	01/13/2023	\$550,000	03-ARM'S LENGTH	\$550,000	\$126,627	\$97,800	0.18	\$110,718	\$110,700	0.20	0.27	'ARF	ARBOR FARMS	
L-12-26-240-018	4232 ROLLING MEADOW L1	07/21/2022	\$535,000	25-PARTIAL CONSTRU	\$535,000	\$85,899	\$97,800	0.18	\$110,718	\$110,700	0.21	0.31	'ARF	ARBOR FARMS	
L-12-26-240-031	6444 HAWTHORNE AVE	08/11/2023	\$545,000	03-ARM'S LENGTH	\$545,000	\$70,126	\$97,800	0.18	\$110,718	\$110,700	0.20	0.18	'ARF	ARBOR FARMS	
L-12-26-240-045	6325 HAWTHORNE AVE	10/31/2022	\$440,866	25-PARTIAL CONSTRU	\$440,866	\$67,840	\$97,800	0.22	\$110,718	\$110,700	0.25	0.20	'ARF	ARBOR FARMS	
L-12-26-240-053	6493 HAWTHORNE AVE	12/09/2022	\$525,000	03-ARM'S LENGTH	\$525,000	\$108,456	\$97,800	0.19	\$110,718	\$110,700	0.21	0.19	'ARF	ARBOR FARMS	
L-12-26-240-069	4328 ROLLING MEADOW L1	04/19/2023	\$530,000	03-ARM'S LENGTH	\$530,000	\$87,457	\$97,800	0.18	\$110,718	\$110,700	0.21	0.18	'ARF	ARBOR FARMS	
L-12-26-240-073	4314 ROLLING MEADOW L1	05/05/2023	\$590,000	03-ARM'S LENGTH	\$590,000	\$185,410	\$97,800	0.17	\$110,718	\$110,700	0.19	0.23	'ARF	ARBOR FARMS	
Totals:			\$3,715,866		\$3,715,866	\$731,815	\$684,600	0.19			0.21	0.22			
													1.1321	ADJUST 2024 LAND VALUE BY	

ARBOR HEIGHTS													ARH	AVERAGE	\$25,300
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-12-226-005	4190 PACKARD RD 1	09/29/2022	\$130,000	03-ARM'S LENGTH	\$130,000	\$39,851	\$24,600	0.19	\$25,344	\$25,300	0.19	0.00	'ARH	ARBOR HEIGHTS	
L-12-12-226-010	4194 PACKARD RD 4	10/19/2022	\$117,350	03-ARM'S LENGTH	\$117,350	\$46,920	\$24,600	0.21	\$25,344	\$25,300	0.22	0.00	'ARH	ARBOR HEIGHTS	
L-12-12-226-019	4218 PACKARD RD 1	02/22/2024	\$130,000	03-ARM'S LENGTH	\$130,000	\$41,289	\$24,600	0.19	\$25,344	\$25,300	0.19	0.00	'ARH	ARBOR HEIGHTS	
L-12-12-226-021	4214 PACKARD RD 1	05/17/2023	\$105,000	03-ARM'S LENGTH	\$105,000	\$49,627	\$24,600	0.23	\$25,344	\$25,300	0.24	0.00	'ARH	ARBOR HEIGHTS	
L-12-12-226-033	4214 PACKARD RD 5	11/02/2023	\$110,000	03-ARM'S LENGTH	\$110,000	\$41,406	\$24,600	0.22	\$25,344	\$25,300	0.23	0.00	'ARH	ARBOR HEIGHTS	
L-12-12-226-041	4200 PACKARD RD 4	07/08/2022	\$139,000	03-ARM'S LENGTH	\$139,000	\$51,769	\$24,600	0.18	\$25,344	\$25,300	0.18	0.00	'ARH	ARBOR HEIGHTS	
Totals:			\$731,350		\$731,350	\$270,862	\$147,600	0.20			0.21	0.00			
													1.0303	ADJUST 2024 LAND VALUE BY	

ARBOUR OAKS													AROAK			
													AVERAGE	\$112,600	ARBOUR OAKS	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	RATIO LV/SP	ADJ LAND VALUE	2025 LAND VALUE	ADJ ALLOC RATIO	LV/SP	Total Acres	ECF Area	ARBOUR OAKS	Land Table
L-12-26-305-004	3257 ROSLYN DR	03/17/2023	\$523,415	25-PARTIAL CONSTRU	\$523,415	\$131,601	\$109,300	0.21	\$112,584	\$112,600	0.22	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-005	3271 ROSLYN DR	03/28/2023	\$514,990	25-PARTIAL CONSTRU	\$514,990	\$151,549	\$109,300	0.21	\$112,584	\$112,600	0.22	0.25	'AROAK	ARBOUR OAKS		
L-12-26-305-006	3285 ROSLYN DR	12/05/2022	\$507,990	25-PARTIAL CONSTRU	\$507,990	\$131,421	\$109,300	0.22	\$112,584	\$112,600	0.22	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-007	3299 ROSLYN DR	04/01/2022	\$522,740	25-PARTIAL CONSTRU	\$522,740	\$117,032	\$109,300	0.21	\$112,584	\$112,600	0.22	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-008	3313 ROSLYN DR	02/28/2023	\$469,990	25-PARTIAL CONSTRU	\$469,990	\$161,545	\$109,300	0.23	\$112,584	\$112,600	0.24	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-009	3327 ROSLYN DR	12/14/2022	\$519,990	25-PARTIAL CONSTRU	\$519,990	\$152,508	\$109,300	0.21	\$112,584	\$112,600	0.22	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-010	3341 ROSLYN DR	09/15/2022	\$383,055	25-PARTIAL CONSTRU	\$383,055	\$91,334	\$109,300	0.29	\$112,584	\$112,600	0.29	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-011	3355 ROSLYN DR	09/22/2022	\$433,240	25-PARTIAL CONSTRU	\$433,240	\$134,208	\$109,300	0.25	\$112,584	\$112,600	0.26	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-012	3369 ROSLYN DR	10/04/2022	\$448,815	25-PARTIAL CONSTRU	\$448,815	\$137,309	\$109,300	0.24	\$112,584	\$112,600	0.25	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-013	3383 ROSLYN DR	09/28/2022	\$383,490	25-PARTIAL CONSTRU	\$383,490	\$97,943	\$109,300	0.29	\$112,584	\$112,600	0.29	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-014	3397 ROSLYN DR	09/20/2022	\$485,915	25-PARTIAL CONSTRU	\$485,915	\$143,568	\$109,300	0.22	\$112,584	\$112,600	0.23	0.32	'AROAK	ARBOUR OAKS		
L-12-26-305-015	3411 ROSLYN DR	07/19/2022	\$555,040	25-PARTIAL CONSTRU	\$555,040	\$73,597	\$109,300	0.20	\$112,584	\$112,600	0.20	0.32	'AROAK	ARBOUR OAKS		
L-12-26-305-016	3425 ROSLYN DR	09/13/2022	\$566,265	25-PARTIAL CONSTRU	\$566,265	\$100,988	\$109,300	0.19	\$112,584	\$112,600	0.20	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-017	3439 ROSLYN DR	08/13/2022	\$595,841	25-PARTIAL CONSTRU	\$595,841	\$103,695	\$109,300	0.18	\$112,584	\$112,600	0.19	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-018	3453 ROSLYN DR	09/26/2022	\$587,115	03-ARM'S LENGTH	\$587,115	\$121,025	\$109,300	0.19	\$112,584	\$112,600	0.19	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-019	3467 ROSLYN DR	07/11/2023	\$538,775	25-PARTIAL CONSTRU	\$538,775	\$136,745	\$109,300	0.20	\$112,584	\$112,600	0.21	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-020	3478 ROSLYN DR	08/04/2023	\$563,415	25-PARTIAL CONSTRU	\$563,415	\$122,298	\$109,300	0.19	\$112,584	\$112,600	0.20	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-021	3462 ROSLYN DR	07/20/2023	\$602,720	25-PARTIAL CONSTRU	\$602,720	\$132,324	\$109,300	0.18	\$112,584	\$112,600	0.19	0.30	'AROAK	ARBOUR OAKS		
L-12-26-305-022	3450 ROSLYN DR	03/14/2023	\$594,265	25-PARTIAL CONSTRU	\$594,265	\$133,036	\$109,300	0.18	\$112,584	\$112,600	0.19	0.31	'AROAK	ARBOUR OAKS		
L-12-26-305-023	3436 ROSLYN DR	11/23/2022	\$620,440	25-PARTIAL CONSTRU	\$620,440	\$158,122	\$109,300	0.18	\$112,584	\$112,600	0.18	0.32	'AROAK	ARBOUR OAKS		
L-12-26-305-024	3422 ROSLYN DR	11/28/2022	\$523,540	25-PARTIAL CONSTRU	\$523,540	\$138,653	\$109,300	0.21	\$112,584	\$112,600	0.22	0.38	'AROAK	ARBOUR OAKS		
L-12-26-305-025	3394 ROSLYN DR	10/26/2022	\$622,290	25-PARTIAL CONSTRU	\$622,290	\$121,825	\$109,300	0.18	\$112,584	\$112,600	0.18	0.31	'AROAK	ARBOUR OAKS		
L-12-26-305-026	3380 ROSLYN DR	10/26/2022	\$543,266	25-PARTIAL CONSTRU	\$543,266	\$120,582	\$109,300	0.20	\$112,584	\$112,600	0.21	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-027	3366 ROSLYN DR	08/18/2022	\$595,240	25-PARTIAL CONSTRU	\$595,240	\$105,360	\$109,300	0.18	\$112,584	\$112,600	0.19	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-028	3352 ROSLYN DR	06/09/2022	\$529,940	25-PARTIAL CONSTRU	\$529,940	\$134,069	\$109,300	0.21	\$112,584	\$112,600	0.21	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-029	3338 ROSLYN DR	06/14/2022	\$469,770	25-PARTIAL CONSTRU	\$469,770	\$93,636	\$109,300	0.23	\$112,584	\$112,600	0.24	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-030	3324 ROSLYN DR	07/28/2022	\$534,215	25-PARTIAL CONSTRU	\$534,215	\$80,056	\$109,300	0.20	\$112,584	\$112,600	0.21	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-031	3310 ROSLYN DR	06/02/2022	\$568,255	25-PARTIAL CONSTRU	\$568,255	\$73,678	\$109,300	0.19	\$112,584	\$112,600	0.20	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-032	3296 ROSLYN DR	04/26/2022	\$502,315	25-PARTIAL CONSTRU	\$502,315	\$103,692	\$109,300	0.22	\$112,584	\$112,600	0.22	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-033	3280 ROSLYN DR	06/21/2022	\$459,245	25-PARTIAL CONSTRU	\$459,245	\$58,993	\$109,300	0.24	\$112,584	\$112,600	0.25	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-034	3254 ROSLYN DR	06/28/2022	\$535,576	25-PARTIAL CONSTRU	\$535,576	\$84,614	\$109,300	0.20	\$112,584	\$112,600	0.21	0.29	'AROAK	ARBOUR OAKS		
L-12-26-305-035	3228 ROSLYN DR	06/23/2022	\$571,755	25-PARTIAL CONSTRU	\$571,755	\$60,225	\$109,300	0.19	\$112,584	\$112,600	0.20	0.29	'AROAK	ARBOUR OAKS		
L-12-26-305-036	3202 ROSLYN DR	10/19/2022	\$482,565	25-PARTIAL CONSTRU	\$482,565	\$78,596	\$109,300	0.23	\$112,584	\$112,600	0.23	0.29	'AROAK	ARBOUR OAKS		
L-12-26-305-037	3547 COLT DR	09/02/2022	\$519,940	25-PARTIAL CONSTRU	\$519,940	\$95,490	\$109,300	0.21	\$112,584	\$112,600	0.22	0.27	'AROAK	ARBOUR OAKS		
L-12-26-305-038	3561 COLT DR	11/09/2022	\$591,485	25-PARTIAL CONSTRU	\$591,485	\$100,381	\$109,300	0.18	\$112,584	\$112,600	0.19	0.29	'AROAK	ARBOUR OAKS		
L-12-26-305-039	3520 COLT DR	11/18/2022	\$550,915	25-PARTIAL CONSTRU	\$550,915	\$91,752	\$109,300	0.18	\$112,584	\$112,600	0.19	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-040	3506 COLT DR	09/19/2023	\$592,340	25-PARTIAL CONSTRU	\$592,340	\$109,816	\$109,300	0.18	\$112,584	\$112,600	0.19	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-041	3492 COLT DR	10/26/2023	\$596,340	25-PARTIAL CONSTRU	\$596,340	\$132,548	\$109,300	0.18	\$112,584	\$112,600	0.19	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-043	3464 COLT DR	10/06/2022	\$475,690	25-PARTIAL CONSTRU	\$475,690	\$119,867	\$109,300	0.23	\$112,584	\$112,600	0.24	0.25	'AROAK	ARBOUR OAKS		
L-12-26-305-044	3452 COLT DR	10/10/2023	\$495,365	25-PARTIAL CONSTRU	\$495,365	\$88,413	\$109,300	0.22	\$112,584	\$112,600	0.23	0.38	'AROAK	ARBOUR OAKS		
L-12-26-305-045	3534 COLT DR	02/24/2023	\$540,665	25-PARTIAL CONSTRU	\$540,665	\$116,976	\$109,300	0.20	\$112,584	\$112,600	0.21	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-046	3548 COLT DR	05/17/2023	\$575,000	25-PARTIAL CONSTRU	\$575,000	\$140,897	\$109,300	0.19	\$112,584	\$112,600	0.20	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-047	3562 COLT DR	01/25/2023	\$442,090	25-PARTIAL CONSTRU	\$442,090	\$141,849	\$109,300	0.25	\$112,584	\$112,600	0.25	0.26	'AROAK	ARBOUR OAKS		
L-12-26-305-048	3576 COLT DR	09/07/2023	\$508,365	25-PARTIAL CONSTRU	\$508,365	\$158,726	\$109,300	0.22	\$112,584	\$112,600	0.22	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-049	3509 COLT DR	08/24/2023	\$469,390	25-PARTIAL CONSTRU	\$469,390	\$116,887	\$109,300	0.23	\$112,584	\$112,600	0.24	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-050	3604 COLT DR	11/28/2023	\$456,875	25-PARTIAL CONSTRU	\$456,875	\$113,425	\$109,300	0.24	\$112,584	\$112,600	0.25	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-052	3632 COLT DR	12/22/2023	\$473,740	25-PARTIAL CONSTRU	\$473,740	\$139,865	\$109,300	0.23	\$112,584	\$112,600	0.24	0.30	'AROAK	ARBOUR OAKS		
L-12-26-305-058	3716 COLT DR	12/19/2023	\$563,140	25-PARTIAL CONSTRU	\$563,140	\$171,251	\$109,300	0.19	\$112,584	\$112,600	0.20	0.23	'AROAK	ARBOUR OAKS		
L-12-26-305-062	3772 COLT DR	11/16/2023	\$618,840	25-PARTIAL CONSTRU	\$618,840	\$116,403	\$109,300	0.18	\$112,584	\$112,600	0.18	0.27	'AROAK	ARBOUR OAKS		
L-12-26-305-063	3786 COLT DR	11/13/2023	\$624,365	25-PARTIAL CONSTRU	\$624,365	\$166,800	\$109,300	0.18	\$112,584	\$112,600	0.18	0.31	'AROAK	ARBOUR OAKS		
L-12-26-305-064	3800 COLT DR	12/20/2023	\$532,840	25-PARTIAL CON												

L-12-26-305-068	3743 COLT DR	11/16/2023	\$667,165	25-PARTIAL CONSTRU	\$667,165	\$153,088	\$109,300	0.16	\$112,584	\$112,600	0.17	0.36	'AROAK	ARBOR OAKS
L-12-26-305-071	6565 FOOTHILL DR	01/29/2024	\$575,240	03-ARM'S LENGTH	\$575,240	\$137,793	\$109,300	0.19	\$112,584	\$112,600	0.20	0.23	'AROAK	ARBOR OAKS
L-12-26-305-072	6551 FOOTHILL DR	05/22/2023	\$510,965	25-PARTIAL CONSTRU	\$510,965	\$62,886	\$109,300	0.21	\$112,584	\$112,600	0.22	0.23	'AROAK	ARBOR OAKS
L-12-26-305-073	6537 FOOTHILL DR	07/07/2023	\$685,640	25-PARTIAL CONSTRU	\$685,640	\$152,847	\$109,300	0.16	\$112,584	\$112,600	0.16	0.23	'AROAK	ARBOR OAKS
L-12-26-305-074	6523 FOOTHILL DR	08/08/2023	\$501,360	25-PARTIAL CONSTRU	\$501,360	\$104,031	\$109,300	0.22	\$112,584	\$112,600	0.22	0.23	'AROAK	ARBOR OAKS
L-12-26-305-075	6509 FOOTHILL DR	03/10/2023	\$556,505	25-PARTIAL CONSTRU	\$556,505	\$83,791	\$109,300	0.20	\$112,584	\$112,600	0.20	0.30	'AROAK	ARBOR OAKS
L-12-26-305-076	6528 FOOTHILL DR	02/15/2023	\$697,090	25-PARTIAL CONSTRU	\$697,090	\$192,267	\$109,300	0.16	\$112,584	\$112,600	0.16	0.24	'AROAK	ARBOR OAKS
L-12-26-305-077	6542 FOOTHILL DR	02/14/2023	\$523,140	25-PARTIAL CONSTRU	\$523,140	\$132,631	\$109,300	0.21	\$112,584	\$112,600	0.22	0.24	'AROAK	ARBOR OAKS
L-12-26-305-078	6556 FOOTHILL DR	10/03/2023	\$505,690	25-PARTIAL CONSTRU	\$505,690	\$101,399	\$109,300	0.22	\$112,584	\$112,600	0.22	0.24	'AROAK	ARBOR OAKS
L-12-26-305-079	6570 FOOTHILL DR	12/13/2022	\$702,515	25-PARTIAL CONSTRU	\$702,515	\$190,419	\$109,300	0.16	\$112,584	\$112,600	0.16	0.33	'AROAK	ARBOR OAKS
L-12-26-305-085	3617 COLT DR	03/25/2024	\$660,945	25-PARTIAL CONSTRU	\$660,945	\$408,496	\$109,300	0.17	\$112,584	\$112,600	0.17	0.24	'AROAK	ARBOR OAKS
L-12-26-305-086	3603 COLT DR	10/03/2023	\$475,465	25-PARTIAL CONSTRU	\$475,465	\$107,166	\$109,300	0.23	\$112,584	\$112,600	0.24	0.24	'AROAK	ARBOR OAKS
L-12-26-305-087	3589 COLT DR	05/23/2023	\$591,220	25-PARTIAL CONSTRU	\$591,220	\$92,231	\$109,300	0.18	\$112,584	\$112,600	0.19	0.28	'AROAK	ARBOR OAKS
L-12-26-305-088	3575 COLT DR	12/20/2022	\$678,790	25-PARTIAL CONSTRU	\$678,790	\$159,528	\$109,300	0.16	\$112,584	\$112,600	0.17	0.29	'AROAK	ARBOR OAKS
Totals:			\$36,534,623		\$36,534,623	\$8,609,470	\$7,323,100	0.20			0.21	17.64		

1.0300 ADJUST 2024 LAND VALUE BY

ARBOR WOODS	ARW	AVERAGE	\$89,600	POWER LINES	-5%
		GOOD	\$94,100	APTS	-5%
				WALKOUT	5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-12-121-074	4695 CARTER PL	05/02/2023	\$400,000	03-ARM'S LENGTH	\$400,000	\$135,889	\$80,400	0.20	\$89,633	\$89,600	0.22	0.22	'ARW	ARBOR WOODS
L-12-12-121-095	4585 PEARL CT	05/03/2023	\$460,000	03-ARM'S LENGTH	\$460,000	\$160,889	\$88,620	0.19	\$98,797	\$98,800	0.21	0.20	'ARW	ARBOR WOODS
L-12-12-121-114	4687 PEARL ST	08/24/2023	\$370,000	03-ARM'S LENGTH	\$370,000	\$91,731	\$80,400	0.22	\$89,633	\$89,600	0.24	0.26	'ARW	ARBOR WOODS
L-12-12-121-124	4702 CARTER PL	04/04/2022	\$440,000	03-ARM'S LENGTH	\$440,000	\$147,367	\$80,400	0.18	\$89,633	\$89,600	0.20	0.24	'ARW	ARBOR WOODS
L-12-12-230-134	4450 BLOSSOM HILL TRL	03/22/2024	\$522,000	03-ARM'S LENGTH	\$522,000	\$156,011	\$88,620	0.17	\$98,797	\$98,800	0.19	0.20	'ARW	ARBOR WOODS
L-12-12-230-142	4378 BLOSSOM HILL TRL	06/23/2022	\$500,000	03-ARM'S LENGTH	\$500,000	\$140,034	\$84,420	0.17	\$94,115	\$94,100	0.19	0.25	'ARW	ARBOR WOODS
L-12-12-230-174	4262 KNOOLCREST DR	07/07/2023	\$451,500	03-ARM'S LENGTH	\$451,500	\$132,234	\$80,400	0.18	\$89,633	\$89,600	0.20	0.33	'ARW	ARBOR WOODS
L-12-12-230-175	4291 CENTER VALLEY DR	09/21/2023	\$409,000	03-ARM'S LENGTH	\$409,000	\$163,791	\$80,400	0.20	\$89,633	\$89,600	0.22	0.19	'ARW	ARBOR WOODS
Totals:			\$3,552,500		\$3,552,500	\$1,127,946	\$663,660	0.19			0.21			

1.1148 ADJUST 2024 LAND VALUE BY

ASHFORD VILLAGE

ASH

AVERAGE \$83,100

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-24-410-008	5953 CAYMAN BLVD	10/25/2022	\$320,000	03-ARM'S LENGTH	\$320,000	\$81,565	\$75,000	0.23	\$83,082	\$83,100	0.26	0.25	'ASH	ASHFORD VILLAGE
L-12-24-415-017	5850 COTTONWOOD DR	10/19/2023	\$393,000	03-ARM'S LENGTH	\$393,000	\$91,615	\$75,000	0.19	\$83,082	\$83,100	0.21	0.26	'ASH	ASHFORD VILLAGE
L-12-24-415-023	5756 AMBER WAY	11/04/2022	\$425,000	03-ARM'S LENGTH	\$425,000	\$119,607	\$75,000	0.18	\$83,082	\$83,100	0.20	0.24	'ASH	ASHFORD VILLAGE
L-12-24-420-163	4545 SYCAMORE DR	06/23/2023	\$475,000	03-ARM'S LENGTH	\$475,000	\$116,762	\$75,000	0.16	\$83,082	\$83,100	0.17	0.39	'ASH	ASHFORD VILLAGE
L-12-24-425-205	4694 SYCAMORE DR	01/06/2023	\$425,000	03-ARM'S LENGTH	\$425,000	\$79,456	\$75,000	0.18	\$83,082	\$83,100	0.20	0.25	'ASH	ASHFORD VILLAGE
L-12-24-430-030	5730 AMBER WAY	03/16/2023	\$410,000	09-FAMILY	\$410,000	\$118,036	\$75,000	0.18	\$83,082	\$83,100	0.20	0.27	'ASH	ASHFORD VILLAGE
L-12-24-430-183	5705 AMBER WAY	01/18/2024	\$450,000	03-ARM'S LENGTH	\$450,000	\$133,380	\$75,000	0.17	\$83,082	\$83,100	0.18	0.24	'ASH	ASHFORD VILLAGE
L-12-24-435-031	4631 WHITE PINE CT	07/28/2022	\$419,900	03-ARM'S LENGTH	\$419,900	\$100,334	\$75,000	0.18	\$83,082	\$83,100	0.20	0.32	'ASH	ASHFORD VILLAGE
L-12-24-440-065	5953 SUNRISE DR	08/12/2022	\$405,953	03-ARM'S LENGTH	\$405,953	\$69,607	\$75,000	0.18	\$83,082	\$83,100	0.20	0.36	'ASH	ASHFORD VILLAGE
L-12-24-440-067	5949 SUNRISE DR	07/07/2022	\$424,000	03-ARM'S LENGTH	\$424,000	\$169,811	\$75,000	0.18	\$83,082	\$83,100	0.20	0.24	'ASH	ASHFORD VILLAGE
L-12-24-440-076	5873 SUNRISE DR	11/28/2022	\$345,000	03-ARM'S LENGTH	\$345,000	\$95,648	\$75,000	0.22	\$83,082	\$83,100	0.24	0.26	'ASH	ASHFORD VILLAGE
L-12-24-440-078	5841 SUNRISE DR	10/03/2023	\$420,000	03-ARM'S LENGTH	\$420,000	\$80,438	\$75,000	0.18	\$83,082	\$83,100	0.20	0.26	'ASH	ASHFORD VILLAGE
L-12-24-445-105	5777 SOUTH ASHFORD WA	05/17/2023	\$426,000	09-FAMILY	\$426,000	\$143,455	\$75,000	0.18	\$83,082	\$83,100	0.20	0.23	'ASH	ASHFORD VILLAGE
L-12-24-445-139	4762 NORTH ASHFORD WA	07/11/2022	\$381,900	03-ARM'S LENGTH	\$381,900	\$84,016	\$75,000	0.20	\$83,082	\$83,100	0.22	0.31	'ASH	ASHFORD VILLAGE
L-12-24-455-248	4886 SYCAMORE DR	09/29/2022	\$392,000	03-ARM'S LENGTH	\$392,000	\$65,772	\$75,000	0.19	\$83,082	\$83,100	0.21	0.27	'ASH	ASHFORD VILLAGE
L-12-24-460-240	4937 SYCAMORE DR	11/01/2022	\$250,000	03-ARM'S LENGTH	\$250,000	(\$102,344)	\$75,000	0.30	\$83,082	\$83,100	0.33	0.25	'ASH	ASHFORD VILLAGE
L-12-24-460-240	4937 SYCAMORE DR	10/23/2023	\$416,500	03-ARM'S LENGTH	\$416,500	\$64,156	\$75,000	0.18	\$83,082	\$83,100	0.20	0.25	'ASH	ASHFORD VILLAGE
L-12-24-465-278	4800 WILLINGHAM CT	05/23/2023	\$455,000	03-ARM'S LENGTH	\$455,000	\$73,164	\$75,000	0.16	\$83,082	\$83,100	0.18	0.22	'ASH	ASHFORD VILLAGE
L-12-24-465-281	4770 WILLINGHAM CT	11/20/2023	\$375,000	03-ARM'S LENGTH	\$375,000	\$50,388	\$75,000	0.20	\$83,082	\$83,100	0.22	0.28	'ASH	ASHFORD VILLAGE
L-12-24-470-287	5703 SUNRISE DR	09/14/2022	\$450,000	03-ARM'S LENGTH	\$450,000	\$108,853	\$75,000	0.17	\$83,082	\$83,100	0.18	0.23	'ASH	ASHFORD VILLAGE
L-12-24-470-295	5848 ST MARTIN CT	05/19/2023	\$408,000	03-ARM'S LENGTH	\$408,000	\$56,004	\$75,000	0.18	\$83,082	\$83,100	0.20	0.23	'ASH	ASHFORD VILLAGE
Totals:			\$8,467,253		\$8,467,253	\$1,799,723	\$1,575,000	0.19			0.21			

1.1078 ADJUST 2024 LAND VALUE BY

BLUE HERON POINTE

BHP

AVERAGE \$53,700

PLATT RD -5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-26-235-002	6344 TRUMPETER LN	05/19/2022	\$238,500	03-ARM'S LENGTH	\$238,500	\$48,624	\$46,075	0.19	51006	\$51,000	0.21	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-031	3017 ORINOCO LN	03/28/2023	\$245,000	03-ARM'S LENGTH	\$245,000	\$47,199	\$48,500	0.20	53691	\$53,700	0.22	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-061	6327 BRANT LN	04/05/2023	\$260,000	03-ARM'S LENGTH	\$260,000	\$65,220	\$48,500	0.19	53691	\$53,700	0.21	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-104	3158 TORRENT LN	04/14/2023	\$261,000	03-ARM'S LENGTH	\$261,000	\$75,551	\$48,500	0.19	53691	\$53,700	0.21	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-109	3157 WIGEON LN	08/11/2023	\$250,000	03-ARM'S LENGTH	\$250,000	\$50,558	\$48,500	0.19	53691	\$53,700	0.21	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-110	3155 WIGEON LN	12/02/2022	\$235,000	03-ARM'S LENGTH	\$235,000	\$53,861	\$48,500	0.21	53691	\$53,700	0.23	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-114	6389 SCOTER LN	06/13/2022	\$242,500	03-ARM'S LENGTH	\$242,500	\$46,115	\$48,500	0.20	53691	\$53,700	0.22	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-114	6389 SCOTER LN	12/22/2023	\$280,000	03-ARM'S LENGTH	\$280,000	\$83,615	\$48,500	0.17	53691	\$53,700	0.19	0.00	'BHP	BLUE HERON POINTE
L-12-26-235-122	6365 SCOTER LN	12/04/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$87,979	\$48,500	0.17	53691	\$53,700	0.19	0.00	'BHP	BLUE HERON POINTE
Totals:			\$2,297,000		\$2,297,000	\$558,722	\$434,075	0.19			0.21			

1.1070 ADJUST 2024 LAND VALUE BY

AVERAGE GOOD/VIEW OUT WALKOUT											\$98,600 \$105,400 \$117,400			
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-06-305-012	2797 GREEN VALLEY DR	05/03/2022	\$522,000	03-ARM'S LENGTH	\$522,000	\$121,488	\$100,600	0.19	\$117,419	\$117,400	0.22	0.23	'BOR	BOULDER RIDGE
L-12-06-305-014	2793 GREEN VALLEY DR	07/11/2023	\$543,000	03-ARM'S LENGTH	\$543,000	\$93,571	\$100,600	0.19	\$117,419	\$117,400	0.22	0.23	'BOR	BOULDER RIDGE
L-12-06-305-057	3029 GREEN VALLEY DR	08/09/2022	\$455,000	03-ARM'S LENGTH	\$455,000	\$84,751	\$84,500	0.19	\$98,627	\$98,600	0.22	0.27	'BOR	BOULDER RIDGE
L-12-06-305-059	3041 GREEN VALLEY DR	08/11/2022	\$485,000	03-ARM'S LENGTH	\$485,000	\$102,263	\$84,500	0.17	\$98,627	\$98,600	0.20	0.23	'BOR	BOULDER RIDGE
L-12-06-305-060	3047 GREEN VALLEY DR	07/05/2022	\$550,000	03-ARM'S LENGTH	\$550,000	\$122,550	\$84,500	0.15	\$98,627	\$98,600	0.18	0.24	'BOR	BOULDER RIDGE
L-12-06-305-062	3059 GREEN VALLEY DR	03/19/2024	\$603,000	03-ARM'S LENGTH	\$603,000	\$184,129	\$84,500	0.14	\$98,627	\$98,600	0.16	0.27	'BOR	BOULDER RIDGE
L-12-06-305-071	3060 GREEN VALLEY DR	05/19/2023	\$480,000	03-ARM'S LENGTH	\$480,000	\$201,037	\$84,500	0.18	\$98,627	\$98,600	0.21	0.25	'BOR-S	BOULDER RIDGE
L-12-06-305-101	2831 ASPEN RIDGE DR	08/18/2022	\$443,000	03-ARM'S LENGTH	\$443,000	\$104,398	\$90,300	0.20	\$105,397	\$105,400	0.24	0.23	'BOR	BOULDER RIDGE
L-12-06-305-107	2735 ASPEN RIDGE DR	06/21/2023	\$542,100	03-ARM'S LENGTH	\$542,100	\$133,931	\$90,300	0.17	\$105,397	\$105,400	0.19	0.23	'BOR	BOULDER RIDGE
L-12-06-305-116	2166 SPRING RIDGE DR	06/09/2023	\$408,500	03-ARM'S LENGTH	\$408,500	\$157,256	\$90,300	0.22	\$105,397	\$105,400	0.26	0.27	'BOR-S	BOULDER RIDGE
Totals:			\$5,031,600		\$5,031,600	\$1,305,374	\$894,600	0.18			0.21	2.46		
1,1672 ADJUST 2024 LAND VALUE BY														

BEMIS RIDGE ESTATES													BRDG		
													AVERAGE	\$125,600	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-32-301-002	7910 BISCAYNE WAY	12/07/2022	\$566,786	25-PARTIAL CONSTRU	\$566,786	\$84,872	\$118,800	0.21	\$125,619	\$125,600	0.22	0.86	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-003	7884 BISCAYNE WAY	08/12/2022	\$517,260	25-PARTIAL CONSTRU	\$517,260	\$32,418	\$118,800	0.23	\$125,619	\$125,600	0.24	0.86	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-006	7840 BISCAYNE WAY	01/03/2023	\$587,171	25-PARTIAL CONSTRU	\$587,171	\$68,325	\$118,800	0.20	\$125,619	\$125,600	0.21	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-007	7828 BISCAYNE WAY	07/20/2022	\$564,143	25-PARTIAL CONSTRU	\$564,143	\$79,253	\$118,800	0.21	\$125,619	\$125,600	0.22	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-008	7822 BISCAYNE WAY	11/22/2022	\$551,228	25-PARTIAL CONSTRU	\$551,228	\$91,469	\$118,800	0.22	\$125,619	\$125,600	0.23	0.65	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-010	7800 BISCAYNE WAY	09/14/2022	\$618,580	25-PARTIAL CONSTRU	\$618,580	\$89,191	\$118,800	0.19	\$125,619	\$125,600	0.20	0.88	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-011	7809 BISCAYNE WAY	06/23/2022	\$802,752	25-PARTIAL CONSTRU	\$802,752	\$137,477	\$118,800	0.15	\$125,619	\$125,600	0.16	0.88	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-012	7821 BISCAYNE WAY	05/12/2023	\$685,307	25-PARTIAL CONSTRU	\$685,307	\$163,376	\$118,800	0.17	\$125,619	\$125,600	0.18	0.71	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-014	1297 JUSTINE WAY	09/08/2023	\$938,189	25-PARTIAL CONSTRU	\$938,189	\$314,565	\$118,800	0.13	\$125,619	\$125,600	0.13	0.67	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-015	1285 JUSTINE WAY	10/24/2022	\$720,002	25-PARTIAL CONSTRU	\$720,002	\$159,153	\$118,800	0.16	\$125,619	\$125,600	0.17	0.84	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-016	1273 JUSTINE WAY	08/11/2023	\$504,589	25-PARTIAL CONSTRU	\$504,589	\$141,715	\$118,800	0.24	\$125,619	\$125,600	0.25	0.79	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-017	1257 JUSTINE WAY	06/23/2023	\$525,900	25-PARTIAL CONSTRU	\$525,900	\$174,148	\$118,800	0.23	\$125,619	\$125,600	0.24	0.79	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-018	1243 JUSTINE WAY	01/25/2023	\$832,179	25-PARTIAL CONSTRU	\$832,179	\$194,236	\$118,800	0.14	\$125,619	\$125,600	0.15	0.66	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-019	1231 JUSTINE WAY	05/19/2023	\$741,204	25-PARTIAL CONSTRU	\$741,204	\$206,365	\$118,800	0.16	\$125,619	\$125,600	0.17	0.66	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-019	1231 JUSTINE WAY	08/28/2023	\$785,000	03-ARM'S LENGTH	\$785,000	\$250,161	\$118,800	0.15	\$125,619	\$125,600	0.16	0.66	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-020	1217 JUSTINE WAY	06/16/2023	\$598,685	25-PARTIAL CONSTRU	\$598,685	\$165,818	\$118,800	0.20	\$125,619	\$125,600	0.21	0.67	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-021	1201 JUSTINE WAY	05/24/2023	\$565,712	25-PARTIAL CONSTRU	\$565,712	\$172,968	\$118,800	0.21	\$125,619	\$125,600	0.22	0.72	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-022	7847 BEMIS RIDGE	01/29/2024	\$737,487	25-PARTIAL CONSTRU	\$737,487	\$479,502	\$118,800	0.16	\$125,619	\$125,600	0.17	0.80	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-023	7865 BEMIS RIDGE	08/04/2023	\$648,933	25-PARTIAL CONSTRU	\$648,933	\$160,577	\$118,800	0.18	\$125,619	\$125,600	0.19	0.63	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-024	7881 BEMIS RIDGE	01/31/2023	\$585,246	25-PARTIAL CONSTRU	\$585,246	\$197,050	\$118,800	0.20	\$125,619	\$125,600	0.21	0.69	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-025	7897 BEMIS RIDGE	02/14/2023	\$507,774	25-PARTIAL CONSTRU	\$507,774	\$114,613	\$118,800	0.23	\$125,619	\$125,600	0.25	0.69	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-026	7915 BEMIS RIDGE	10/06/2023	\$604,197	25-PARTIAL CONSTRU	\$604,197	\$142,639	\$118,800	0.20	\$125,619	\$125,600	0.21	0.69	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-027	7931 BEMIS RIDGE	03/07/2023	\$495,255	25-PARTIAL CONSTRU	\$495,255	\$115,067	\$118,800	0.24	\$125,619	\$125,600	0.25	0.69	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-028	7949 BEMIS RIDGE	03/03/2023	\$471,615	25-PARTIAL CONSTRU	\$471,615	\$123,888	\$118,800	0.25	\$125,619	\$125,600	0.27	0.69	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-029	7965 BEMIS RIDGE	06/28/2023	\$733,206	25-PARTIAL CONSTRU	\$733,206	\$237,021	\$118,800	0.16	\$125,619	\$125,600	0.17	0.69	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-030	7983 BEMIS RIDGE	05/01/2023	\$537,701	25-PARTIAL CONSTRU	\$537,701	\$125,120	\$118,800	0.22	\$125,619	\$125,600	0.23	0.80	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-031	7980 BEMIS RIDGE	02/01/2024	\$550,500	25-PARTIAL CONSTRU	\$550,500	\$316,963	\$118,800	0.22	\$125,619	\$125,600	0.23	0.82	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-032	7962 BEMIS RIDGE	03/03/2023	\$583,412	25-PARTIAL CONSTRU	\$583,412	\$142,418	\$118,800	0.20	\$125,619	\$125,600	0.22	0.83	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-033	7946 BEMIS RIDGE	04/28/2023	\$503,307	25-PARTIAL CONSTRU	\$503,307	\$86,064	\$118,800	0.24	\$125,619	\$125,600	0.25	0.94	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-035	7937 BISCAYNE WAY	12/15/2023	\$498,355	25-PARTIAL CONSTRU	\$498,355	\$133,829	\$118,800	0.24	\$125,619	\$125,600	0.25	0.97	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-036	1264 ROBERT WAY	09/15/2023	\$591,452	25-PARTIAL CONSTRU	\$591,452	\$149,424	\$118,800	0.20	\$125,619	\$125,600	0.21	0.61	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-037	1258 ROBERT WAY	11/21/2023	\$638,910	25-PARTIAL CONSTRU	\$638,910	\$142,427	\$118,800	0.19	\$125,619	\$125,600	0.20	0.61	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-039	1242 ROBERT WAY	02/17/2023	\$469,280	25-PARTIAL CONSTRU	\$469,280	\$105,646	\$118,800	0.25	\$125,619	\$125,600	0.27	0.69	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-047	7901 BISCAYNE WAY	03/11/2024	\$722,019	25-PARTIAL CONSTRU	\$722,019	\$601,407	\$118,800	0.16	\$125,619	\$125,600	0.17	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-049	7857 BISCAYNE WAY	01/31/2024	\$567,915	25-PARTIAL CONSTRU	\$567,915	\$306,809	\$118,800	0.21	\$125,619	\$125,600	0.22	0.82	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-050	1294 JUSTINE WAY	11/29/2023	\$685,624	25-PARTIAL CONSTRU	\$685,624	\$208,422	\$118,800	0.17	\$125,619	\$125,600	0.18	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-051	1282 JUSTINE WAY	12/16/2022	\$574,190	25-PARTIAL CONSTRU	\$574,190	\$65,769	\$118,800	0.21	\$125,619	\$125,600	0.22	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-052	1274 JUSTINE WAY	04/04/2023	\$616,600	25-PARTIAL CONSTRU	\$616,600	\$156,928	\$118,800	0.19	\$125,619	\$125,600	0.20	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-053	1260 JUSTINE WAY	01/03/2024	\$580,685	25-PARTIAL CONSTRU	\$580,685	\$127,013	\$118,800	0.20	\$125,619	\$125,600	0.22	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-054	1252 JUSTINE WAY	12/20/2023	\$665,578	25-PARTIAL CONSTRU	\$665,578	\$186,654	\$118,800	0.18	\$125,619	\$125,600	0.19	0.73	'BRDG	BEMIS RIDGE ESTATES	
L-12-32-301-055	1240 JUSTINE WAY	08/09/2023	\$516,934	25-PARTIAL CONSTRU	\$516,934	\$152,240	\$118,800	0.23	\$125,619	\$125,600	0.24	0.89	'BRDG	BEMIS RIDGE ESTATES	
Totals:				\$25,190,862		\$25,190,862	\$7,103,000	\$4,870,800	0.20		0.21	30.70			
													1.0574	ADJUST 2024 LAND VALUE BY	

BRIDGEFIELD ESTATES													BRE				
															AVERAGE GOOD		\$99,200 \$106,700
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table			
L-12-23-210-024	3183 ROSEFIELD DR	12/20/2022	\$454,000	03-ARM'S LENGTH	\$454,000	\$71,801	\$97,000	0.21	\$99,202	\$99,200	0.22	0.26	'BRE	BRIDGEFIELD ESTATES			
L-12-23-210-038	3188 CRIMSON CT	08/25/2023	\$460,000	03-ARM'S LENGTH	\$460,000	\$97,583	\$104,300	0.23	\$106,668	\$106,700	0.23	0.25	'BRE	BRIDGEFIELD ESTATES			
L-12-23-210-047	3156 BRIDGEFIELD DR	07/22/2022	\$525,000	03-ARM'S LENGTH	\$525,000	\$155,140	\$97,000	0.18	\$99,202	\$99,200	0.19	0.23	'BRE	BRIDGEFIELD ESTATES			
L-12-23-210-052	3236 BRIDGEFIELD DR	11/30/2022	\$445,000	03-ARM'S LENGTH	\$445,000	\$108,919	\$104,300	0.23	\$106,668	\$106,700	0.24	0.41	'BRE	BRIDGEFIELD ESTATES			
L-12-23-210-057	5337 FALLING LEAF DR	06/30/2022	\$522,000	03-ARM'S LENGTH	\$522,000	\$129,241	\$97,000	0.19	\$99,202	\$99,200	0.19	0.23	'BRE	BRIDGEFIELD ESTATES			
L-12-23-210-058	5325 FALLING LEAF DR	05/19/2023	\$487,500	03-ARM'S LENGTH	\$487,500	\$119,157	\$97,000	0.20	\$99,202	\$99,200	0.20	0.23	'BRE	BRIDGEFIELD ESTATES			
L-12-23-210-060	5291 FALLING LEAF DR	05/02/2022	\$502,500	03-ARM'S LENGTH	\$502,500	\$138,050	\$97,000	0.19	\$99,202	\$99,200	0.20	0.23	'BRE	BRIDGEFIELD ESTATES			
Totals:			\$3,396,000		\$3,396,000	\$819,891	\$693,600	0.21			0.21	1.86					

1.0227 ADJUST 2024 LAND VALUE BY

BELLA VISTA ESTATES													BVE				
															AVERAGE VIEW OUT WALK OUT		\$147,000 \$151,400 \$161,700
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1	
L-12-07-314-005	2389 FORTUNA WAY	07/11/2023	\$700,000	03-ARM'S LENGTH	\$700,000	\$205,260	\$116,300	0.17	\$147,000	\$147,000	0.21	0.15	'BVE	BELLA VISTA ESTATES		401 AVERAGE SITE	
Totals:			\$700,000		\$700,000	\$205,260	\$116,300	0.17			0.21						

1.2640 ADJUST 2024 LAND VALUE BY

BROOKVIEW HIGHLANDS													BVH				MAIN RD		-10%	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table						
L-12-30-210-041	2290 WINDMILL WAY	10/18/2023	\$637,000	03-ARM'S LENGTH	\$637,000	\$208,441	\$171,900	0.27	\$153,585	\$153,600	0.24	1.27	'BVH	BROOKVIEW HIGHLANDS						
L-12-30-210-042	2254 WINDMILL WAY	07/14/2022	\$630,000	03-ARM'S LENGTH	\$630,000	\$114,652	\$171,900	0.27	\$153,585	\$153,600	0.24	1.16	'BVH	BROOKVIEW HIGHLANDS						
L-12-30-210-042	2254 WINDMILL WAY	11/28/2023	\$620,000	03-ARM'S LENGTH	\$620,000	\$104,652	\$171,900	0.28	\$153,585	\$153,600	0.25	1.16	'BVH	BROOKVIEW HIGHLANDS						
L-12-30-215-043	2253 WINDMILL WAY	05/10/2023	\$725,000	03-ARM'S LENGTH	\$725,000	\$214,538	\$171,900	0.24	\$153,585	\$153,600	0.21	1.01	'BVH	BROOKVIEW HIGHLANDS						
L-12-30-215-117	6465 BROOKVIEW DR	04/12/2023	\$855,000	03-ARM'S LENGTH	\$855,000	\$106,355	\$171,900	0.20	\$153,585	\$153,600	0.18	1.00	'BVH	BROOKVIEW HIGHLANDS						
L-12-30-220-100	6470 BROOKVIEW DR	06/17/2022	\$1,130,000	03-ARM'S LENGTH	\$1,130,000	\$346,636	\$171,900	0.15	\$153,585	\$153,600	0.14	1.00	'BVH	BROOKVIEW HIGHLANDS						
Totals:			\$4,597,000		\$4,597,000	\$1,095,274	\$1,031,400	0.24			0.21	6.61								

0.8935 ADJUST 2024 LAND VALUE BY

BELLA VISTA VILLAS													BVV		NO CHANGE DUE TO LACK OF SALES			
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table				
													AVERAGE	\$107,700				
													VIEW OUT	\$113,100				
													WALKOUT	\$118,100				

NO SALES, NO CHANGE IN LAND VALUES

GALLERY POINTE										GPT		DUPLEX		\$115,500	
										SINGLE SITE		\$166,800			
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio	LV/SP	Total Acres	ECF Area	Land Table
L-12-32-201-003	7064 BLACK CHERRY LANE	09/02/2022	\$451,278	25-PARTIAL CONSTRU	\$451,278	\$49,710	\$115,800	0.26	115523	\$115,500	0.26		0.00	'GPT	GALLERY POINTE
L-12-32-201-004	7070 BLACK CHERRY LANE	08/12/2022	\$583,504	25-PARTIAL CONSTRU	\$583,504	\$117,946	\$115,800	0.20	115523	\$115,500	0.20		0.00	'GPT	GALLERY POINTE
L-12-32-201-005	7076 BLACK CHERRY LANE	08/11/2022	\$483,646	25-PARTIAL CONSTRU	\$483,646	\$94,124	\$115,800	0.24	115523	\$115,500	0.24		0.00	'GPT	GALLERY POINTE
L-12-32-201-006	7082 BLACK CHERRY LANE	03/09/2023	\$885,898	25-PARTIAL CONSTRU	\$885,898	\$229,123	\$115,800	0.13	115523	\$115,500	0.13		0.00	'GPT	GALLERY POINTE
L-12-32-201-007	7088 BLACK CHERRY LANE	02/01/2023	\$539,137	25-PARTIAL CONSTRU	\$539,137	\$150,573	\$115,800	0.21	115523	\$115,500	0.21		0.00	'GPT	GALLERY POINTE
L-12-32-201-008	7094 BLACK CHERRY LANE	11/09/2022	\$508,641	25-PARTIAL CONSTRU	\$508,641	\$116,583	\$115,800	0.23	115523	\$115,500	0.23		0.00	'GPT	GALLERY POINTE
L-12-32-201-017	1297 GALLERY POINTE DR	12/13/2023	\$655,990	25-PARTIAL CONSTRU	\$655,990	\$183,370	\$115,800	0.18	115523	\$115,500	0.18		0.00	'GPT	GALLERY POINTE
L-12-32-201-019	1309 GALLERY POINTE DR	02/26/2024	\$482,830	25-PARTIAL CONSTRU	\$482,830	\$277,170	\$115,800	0.24	115523	\$115,500	0.24		0.00	'GPT	GALLERY POINTE
Totals:			\$4,590,924		\$4,590,924	\$1,218,599	\$926,400	0.21			0.21				
										0.9976	ADJUST 2024 LAND VALUE BY				

HAWTHORNE RIDGE	HAR	AVERAGE GOOD	\$105,600 \$115,700	WATERS RD WALKOUT	-5% 5%
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-07-210-032	3440 TIGER LILY DR	08/28/2023	\$550,000	03-ARM'S LENGTH	\$550,000	\$145,938	\$98,300	0.18	105613	\$105,600	0.19	0.31	'HAR	HAWTHORNE RIDGE
L-12-07-210-047	3201 APPLERIDGE DR	04/28/2023	\$558,000	03-ARM'S LENGTH	\$558,000	\$192,461	\$98,300	0.18	105613	\$105,600	0.19	0.38	'HAR	HAWTHORNE RIDGE
L-12-07-210-069	3037 APPLERIDGE DR	10/12/2022	\$450,000	03-ARM'S LENGTH	\$450,000	\$82,017	\$98,300	0.22	105613	\$105,600	0.23	0.24	'HAR	HAWTHORNE RIDGE
L-12-07-210-126	3198 HONEYSUCKLE DR	04/29/2022	\$459,000	03-ARM'S LENGTH	\$459,000	\$45,348	\$107,700	0.23	115712	\$115,700	0.25	0.26	'HAR	HAWTHORNE RIDGE
L-12-07-210-126	3198 HONEYSUCKLE DR	06/16/2023	\$541,400	03-ARM'S LENGTH	\$541,400	\$127,748	\$107,700	0.20	115712	\$115,700	0.21	0.26	'HAR	HAWTHORNE RIDGE
L-12-07-210-126	3198 HONEYSUCKLE DR	08/15/2023	\$568,000	03-ARM'S LENGTH	\$568,000	\$154,348	\$107,700	0.19	115712	\$115,700	0.20	0.26	'HAR	HAWTHORNE RIDGE
L-12-07-210-150	3085 HONEYSUCKLE DR	06/02/2022	\$650,000	03-ARM'S LENGTH	\$650,000	\$149,919	\$107,700	0.17	115712	\$115,700	0.18	0.24	'HAR	HAWTHORNE RIDGE
L-12-07-210-155	3138 HONEYSUCKLE DR	06/15/2022	\$452,500	03-ARM'S LENGTH	\$452,500	\$135,769	\$107,700	0.24	115712	\$115,700	0.26	0.23	'HAR	HAWTHORNE RIDGE
L-12-07-210-160	3066 HONEYSUCKLE DR	04/21/2023	\$548,000	03-ARM'S LENGTH	\$548,000	\$64,598	\$107,700	0.20	115712	\$115,700	0.21	0.24	'HAR	HAWTHORNE RIDGE
L-12-07-210-169	3030 HONEYSUCKLE DR	04/28/2023	\$560,000	03-ARM'S LENGTH	\$560,000	\$111,823	\$98,300	0.18	105613	\$105,600	0.19	0.27	'HAR	HAWTHORNE RIDGE
L-12-07-210-170	3026 HONEYSUCKLE DR	06/20/2023	\$553,000	03-ARM'S LENGTH	\$553,000	\$166,578	\$98,300	0.18	105613	\$105,600	0.19	0.27	'HAR	HAWTHORNE RIDGE
Totals:			\$5,889,900		\$5,889,900	\$1,376,547	\$1,137,700	0.20			0.21	2.95		

1.0744 ADJUST 2024 LAND VALUE BY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-07-220-003	2220 OLD FALLS DR	05/20/2022	\$576,500	03-ARM'S LENGTH	\$576,500	\$130,962	\$109,300	0.19	121065.0	\$121,100	0.21	0.00	'HEF	HERITAGE FALLS
Totals:			\$576,500		\$576,500	\$130,962	\$109,300	0.19		\$121,100.00	0.21	0.00		

1.1076 ADJUST 2024 LAND VALUE BY

FAIRWAYS/FWY-WDS/DORAL/TWIN	HEG	AVERAGE	\$121,100	LAKE	10%
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-18-305-002	2222 STONEBRIDGE DR N	10/24/2023	\$627,000	03-ARM'S LENGTH	\$627,000	\$208,004	\$111,200	0.18	119055	\$119,100	0.19	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-305-013	4644 SAWGRASS DR E	10/14/2022	\$580,000	03-ARM'S LENGTH	\$580,000	\$139,847	\$111,200	0.19	119055	\$119,100	0.21	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-310-002	4751 SAWGRASS DR E	09/29/2022	\$610,000	03-ARM'S LENGTH	\$610,000	\$136,154	\$111,200	0.18	119055	\$119,100	0.20	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-310-009	4653 SAWGRASS DR E	12/14/2023	\$650,000	03-ARM'S LENGTH	\$650,000	\$175,931	\$111,200	0.17	119055	\$119,100	0.18	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-310-011	4625 SAWGRASS DR E	06/06/2022	\$611,000	03-ARM'S LENGTH	\$611,000	\$78,259	\$111,200	0.18	119055	\$119,100	0.19	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-325-051	4858 DORAL DR	08/09/2022	\$464,000	03-ARM'S LENGTH	\$464,000	\$74,264	\$111,200	0.24	119055	\$119,100	0.26	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-425-001	1755 STONEBRIDGE DR N	08/04/2023	\$535,000	03-ARM'S LENGTH	\$535,000	\$125,120	\$111,200	0.21	119055	\$119,100	0.22	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-425-007	1783 STONEBRIDGE DR N	05/09/2022	\$529,000	03-ARM'S LENGTH	\$529,000	\$152,304	\$111,200	0.21	119055	\$119,100	0.23	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-425-007	1783 STONEBRIDGE DR N	05/15/2023	\$573,000	03-ARM'S LENGTH	\$573,000	\$196,304	\$111,200	0.19	119055	\$119,100	0.21	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-425-017	1897 STONEBRIDGE DR N	07/24/2023	\$520,000	03-ARM'S LENGTH	\$520,000	\$96,798	\$111,200	0.21	119055	\$119,100	0.23	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-425-028	1997 STONEBRIDGE DR N	12/16/2022	\$529,900	03-ARM'S LENGTH	\$529,900	\$39,625	\$111,200	0.21	119055	\$119,100	0.22	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-425-031	2009 STONEBRIDGE DR N	11/30/2023	\$572,000	03-ARM'S LENGTH	\$572,000	\$257,093	\$111,200	0.19	119055	\$119,100	0.21	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-18-425-033	4805 DORAL DR	08/22/2023	\$645,000	03-ARM'S LENGTH	\$645,000	\$178,923	\$111,200	0.17	119055	\$119,100	0.18	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
L-12-19-115-007	5195 DORAL CT	04/14/2023	\$558,000	03-ARM'S LENGTH	\$558,000	\$52,032	\$111,200	0.20	119055	\$119,100	0.21	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS
Totals:			\$8,003,900		\$8,003,900	\$1,910,658	\$1,556,800	0.20			0.21	0.00		

1.0706 ADJUST 2024 LAND VALUE BY

AVERAGE											\$52,900			
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-08-260-003	1449 HEATHERWOOD LN	07/29/2022	\$239,900	03-ARM'S LENGTH	\$239,900	\$59,980	\$48,400	0.20	52889.5	\$52,900	0.22	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-005	1455 HEATHERWOOD LN	05/31/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$92,159	\$48,400	0.17	52889.5	\$52,900	0.19	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-011	1413 HEATHERWOOD LN	03/15/2023	\$279,000	03-ARM'S LENGTH	\$279,000	\$101,218	\$48,400	0.17	52889.5	\$52,900	0.19	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-053	1333 HEATHERWOOD LN	10/27/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$57,034	\$48,400	0.19	52889.5	\$52,900	0.21	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-058	1329 HEATHERWOOD LN	10/28/2022	\$225,000	03-ARM'S LENGTH	\$225,000	\$44,422	\$48,400	0.22	52889.5	\$52,900	0.24	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-059	1323 HEATHERWOOD LN	01/05/2024	\$275,000	03-ARM'S LENGTH	\$275,000	\$95,596	\$48,400	0.18	52889.5	\$52,900	0.19	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-068	1328 HEATHERWOOD LN	04/21/2023	\$270,000	03-ARM'S LENGTH	\$270,000	\$96,193	\$48,400	0.18	52889.5	\$52,900	0.20	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-073	1294 HEATHERWOOD LN	03/03/2023	\$245,000	03-ARM'S LENGTH	\$245,000	\$66,977	\$48,400	0.20	52889.5	\$52,900	0.22	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-078	1290 HEATHERWOOD LN	12/28/2023	\$270,000	03-ARM'S LENGTH	\$270,000	\$72,697	\$48,400	0.18	52889.5	\$52,900	0.20	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-088	1251 HEATHERWOOD LN	11/10/2022	\$243,000	03-ARM'S LENGTH	\$243,000	\$57,302	\$48,400	0.20	52889.5	\$52,900	0.22	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-103	1295 MILLBROOK TRL	06/05/2023	\$255,000	03-ARM'S LENGTH	\$255,000	\$76,044	\$48,400	0.19	52889.5	\$52,900	0.21	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-104	1305 MILLBROOK TRL	05/11/2022	\$231,000	03-ARM'S LENGTH	\$231,000	\$64,966	\$48,400	0.21	52889.5	\$52,900	0.23	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-125	1327 MILLBROOK TRL	10/19/2022	\$247,500	03-ARM'S LENGTH	\$247,500	\$70,581	\$48,400	0.20	52889.5	\$52,900	0.21	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-126	1331 MILLBROOK TRL	05/09/2023	\$225,000	03-ARM'S LENGTH	\$225,000	\$58,786	\$48,400	0.22	52889.5	\$52,900	0.24	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-136	1355 MILLBROOK TRL	05/16/2022	\$230,000	03-ARM'S LENGTH	\$230,000	\$57,410	\$48,400	0.21	52889.5	\$52,900	0.23	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-138	1353 MILLBROOK TRL	08/11/2023	\$240,001	03-ARM'S LENGTH	\$240,001	\$75,101	\$48,400	0.20	52889.5	\$52,900	0.22	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-140	1367 MILLBROOK TRL	06/14/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$82,810	\$48,400	0.18	52889.5	\$52,900	0.20	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-143	1381 MILLBROOK TRL	07/15/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$71,499	\$48,400	0.19	52889.5	\$52,900	0.21	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-156	1399 MILLBROOK TRL	09/27/2022	\$230,000	03-ARM'S LENGTH	\$230,000	\$63,386	\$48,400	0.21	52889.5	\$52,900	0.23	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-172	1429 MILLBROOK TRL	07/26/2023	\$262,000	03-ARM'S LENGTH	\$262,000	\$95,016	\$48,400	0.18	52889.5	\$52,900	0.20	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-260-187	1468 MILLBROOK TRL	06/24/2022	\$265,500	03-ARM'S LENGTH	\$265,500	\$80,575	\$48,400	0.18	52889.5	\$52,900	0.20	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-270-041	1422 FOX POINTE CIR	06/10/2022	\$265,500	03-ARM'S LENGTH	\$265,500	\$42,597	\$48,400	0.18	52889.5	\$52,900	0.20	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-270-062	1486 FOX POINTE CIR	07/06/2022	\$276,000	03-ARM'S LENGTH	\$276,000	\$65,793	\$48,400	0.18	52889.5	\$52,900	0.19	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-270-065	1482 FOX POINTE CIR	05/20/2022	\$235,000	03-ARM'S LENGTH	\$235,000	\$23,049	\$48,400	0.21	52889.5	\$52,900	0.23	0.00	'HER	HEATHERWOOD/FOX PT
L-12-08-270-068	1492 FOX POINTE CIR	06/08/2023	\$269,000	03-ARM'S LENGTH	\$269,000	\$57,049	\$48,400	0.18	52889.5	\$52,900	0.20	0.00	'HER	HEATHERWOOD/FOX PT
Totals:			\$6,328,401		\$6,328,401	\$1,728,240	\$1,210,000	0.19			0.21			

HICKORY GROVE										HIG		AVERAGE		\$96,300	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-23-350-013	5818 GLEN CREEK CT	05/23/2023	\$513,500	03-ARM'S LENGTH	\$513,500	\$76,195	\$80,000	0.16	96315.2	\$96,300	0.19	0.00	'HIG	HICKORY GROVE	
L-12-23-350-024	5779 GLEN CREEK CT	08/18/2023	\$504,000	03-ARM'S LENGTH	\$504,000	\$183,743	\$80,000	0.16	96315.2	\$96,300	0.19	0.00	'HIG	HICKORY GROVE	
L-12-23-350-035	3248 POTOMAC CT	11/10/2022	\$385,000	03-ARM'S LENGTH	\$385,000	\$103,236	\$80,000	0.21	96315.2	\$96,300	0.25	0.00	'HIG	HICKORY GROVE	
L-12-23-350-043	3159 POTOMAC CT	07/17/2023	\$465,000	03-ARM'S LENGTH	\$465,000	\$131,401	\$80,000	0.17	96315.2	\$96,300	0.21	0.00	'HIG	HICKORY GROVE	
L-12-23-350-045	3123 POTOMAC CT	08/04/2022	\$450,000	03-ARM'S LENGTH	\$450,000	\$142,522	\$80,000	0.18	96315.2	\$96,300	0.21	0.00	'HIG	HICKORY GROVE	
Totals:			\$2,317,500		\$2,317,500	\$637,097	\$400,000	0.17			0.21				
										1.2039	ADJUST 2024 LAND VALUE BY				

HICKORY POINTE													HIP		AVERAGE HICKORY WOODS PAF \$90,900 \$99,300				POWER LINES MICHIGAN AVE WALKOUT	-10% -5% 5%
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table						
L-12-24-110-009	4569 HICKORY POINTE BLV	02/15/2024	\$372,000	03-ARM'S LENGTH	\$372,000	\$57,362	\$73,910	0.20	86361.6	\$86,400	0.23	0.26	'HIP	HICKORY POINTE						
L-12-24-111-024	5063 BLUE SPRUCE DR	07/08/2022	\$350,000	03-ARM'S LENGTH	\$350,000	\$81,397	\$77,800	0.22	90907.0	\$90,900	0.26	0.23	'HIP	HICKORY POINTE						
L-12-24-111-030	5129 BLUE SPRUCE DR	07/08/2022	\$370,000	03-ARM'S LENGTH	\$370,000	\$63,874	\$77,800	0.21	90907.0	\$90,900	0.25	0.26	'HIP	HICKORY POINTE						
L-12-24-111-099	5132 PECAN DR	08/31/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$126,126	\$77,800	0.17	90907.0	\$90,900	0.20	0.28	'HIP	HICKORY POINTE						
L-12-24-111-102	5120 PECAN DR	06/03/2022	\$455,000	03-ARM'S LENGTH	\$455,000	\$115,890	\$77,800	0.17	90907.0	\$90,900	0.20	0.28	'HIP	HICKORY POINTE						
L-12-24-111-104	5090 PECAN DR	02/24/2023	\$439,000	03-ARM'S LENGTH	\$439,000	\$101,911	\$77,800	0.18	90907.0	\$90,900	0.21	0.25	'HIP	HICKORY POINTE						
L-12-24-111-128	4575 NUTMEG DR	05/19/2023	\$437,000	03-ARM'S LENGTH	\$437,000	\$18,937	\$77,800	0.18	90907.0	\$90,900	0.21	0.23	'HIP	HICKORY POINTE						
L-12-24-111-221	4761 SHELLBARK DR	03/30/2023	\$480,000	03-ARM'S LENGTH	\$480,000	\$53,734	\$77,800	0.16	90907.0	\$90,900	0.19	0.23	'HIP	HICKORY POINTE						
L-12-24-111-225	4807 SHELLBARK DR	05/26/2023	\$441,000	03-ARM'S LENGTH	\$441,000	\$68,288	\$77,800	0.18	90907.0	\$90,900	0.21	0.26	'HIP	HICKORY POINTE						
L-12-24-112-025	5081 BLUE SPRUCE DR	06/10/2022	\$365,000	03-ARM'S LENGTH	\$365,000	\$103,773	\$77,800	0.21	90907.0	\$90,900	0.25	0.23	'HIP	HICKORY POINTE						
L-12-24-112-207	4958 GINKGO DR	05/02/2022	\$503,000	03-ARM'S LENGTH	\$503,000	\$32,986	\$68,000	0.14	79456.0	\$79,500	0.16	0.24	'HIP	HICKORY POINTE						
L-12-24-112-212	4878 GINKGO DR	07/05/2023	\$446,500	03-ARM'S LENGTH	\$446,500	\$76,704	\$85,000	0.19	99319.9	\$99,300	0.22	0.23	'HIP	HICKORY POINTE						
L-12-24-113-125	4876 HICKORY POINTE BLV	06/15/2022	\$462,000	03-ARM'S LENGTH	\$462,000	\$97,778	\$77,800	0.17	90907.0	\$90,900	0.20	0.23	'HIP	HICKORY POINTE						
L-12-24-114-089	5139 BUCKLEY DR	05/31/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$131,419	\$81,690	0.19	95452.3	\$95,500	0.22	0.23	'HIP	HICKORY POINTE						
L-12-24-114-202	5273 BUCKLEY DR	05/22/2023	\$465,000	03-ARM'S LENGTH	\$465,000	\$82,607	\$81,690	0.18	95452.3	\$95,500	0.21	0.25	'HIP	HICKORY POINTE						
L-12-24-114-204	5297 BUCKLEY DR	05/22/2023	\$503,000	03-ARM'S LENGTH	\$503,000	\$59,941	\$77,800	0.15	90907.0	\$90,900	0.18	0.31	'HIP	HICKORY POINTE						
L-12-24-115-186	4615 SHELLBARK DR	03/01/2024	\$480,000	03-ARM'S LENGTH	\$480,000	\$116,612	\$77,800	0.16	90907.0	\$90,900	0.19	0.24	'HIP	HICKORY POINTE						
L-12-24-116-255	4868 SHELLBARK DR	08/08/2022	\$430,000	03-ARM'S LENGTH	\$430,000	\$58,292	\$77,800	0.18	90907.0	\$90,900	0.21	0.23	'HIP	HICKORY POINTE						
Totals:			\$7,888,500		\$7,888,500	\$1,447,631	\$1,401,690	0.18			0.21	0.25								
													1.1685 ADJUST 2024 LAND VALUE BY							

HIDDEN CREEK													HIR		AVERAGE \$88,000				
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table					
L-12-27-110-004	1458 HIDDEN CREEK S	03/11/2024	\$445,000	03-ARM'S LENGTH	\$445,000	\$159,447	\$83,400	0.19	87990.1	\$88,000	0.20	0.20	'HIR	HIDDEN CREEK					
L-12-27-110-006	1444 HIDDEN CREEK S	07/25/2023	\$420,000	03-ARM'S LENGTH	\$420,000	\$118,591	\$83,400	0.20	87990.1	\$88,000	0.21	0.20	'HIR	HIDDEN CREEK					
L-12-27-112-010	6471 BEDVIEW DR	08/29/2022	\$402,500	03-ARM'S LENGTH	\$402,500	\$91,116	\$83,400	0.21	87990.1	\$88,000	0.22	0.27	'HIR	HIDDEN CREEK					
L-12-27-113-017	1475 HIDDEN CREEK N	01/27/2023	\$375,000	03-ARM'S LENGTH	\$375,000	\$73,287	\$83,400	0.22	87990.1	\$88,000	0.23	0.30	'HIR	HIDDEN CREEK					
L-12-27-114-028	1431 HIDDEN CREEK S	01/27/2023	\$366,000	03-ARM'S LENGTH	\$366,000	\$100,109	\$83,400	0.23	87990.1	\$88,000	0.24	0.19	'HIR	HIDDEN CREEK					
L-12-27-115-033	1359 HIDDEN CREEK S	05/04/2023	\$420,000	03-ARM'S LENGTH	\$420,000	\$104,359	\$83,400	0.20	87990.1	\$88,000	0.21	0.24	'HIR	HIDDEN CREEK					
L-12-27-115-037	1346 HIDDEN CREEK N	07/22/2022	\$460,000	03-ARM'S LENGTH	\$460,000	\$73,487	\$83,400	0.18	87990.1	\$88,000	0.19	0.25	'HIR	HIDDEN CREEK					
L-12-27-115-038	1370 HIDDEN CREEK N	05/27/2022	\$459,900	03-ARM'S LENGTH	\$459,900	\$106,539	\$83,400	0.18	87990.1	\$88,000	0.19	0.24	'HIR	HIDDEN CREEK					
L-12-27-115-043	1418 HIDDEN CREEK N	11/30/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$129,537	\$83,400	0.19	87990.1	\$88,000	0.20	0.19	'HIR	HIDDEN CREEK					
L-12-27-116-055	1357 HIDDEN CREEK N	06/14/2023	\$441,500	28-RELOCATION	\$441,500	\$116,915	\$83,400	0.19	87990.1	\$88,000	0.20	0.42	'HIR	HIDDEN CREEK					
L-12-27-116-056	1349 HIDDEN CREEK N	05/25/2023	\$435,000	03-ARM'S LENGTH	\$435,000	\$175,162	\$83,400	0.19	87990.1	\$88,000	0.20	0.24	'HIR	HIDDEN CREEK					
L-12-27-116-057	1343 HIDDEN CREEK N	04/14/2022	\$372,500	03-ARM'S LENGTH	\$372,500	\$95,172	\$83,400	0.22	87990.1	\$88,000	0.24	0.20	'HIR	HIDDEN CREEK					
L-12-27-116-058	1342 HIDDEN CREEK S	05/19/2022	\$432,000	28-RELOCATION	\$432,000	\$93,071	\$83,400	0.19	87990.1	\$88,000	0.20	0.23	'HIR	HIDDEN CREEK					
Totals:			\$5,479,400		\$5,479,400	\$1,436,792	\$1,084,200	0.20			0.21								
													1.0550 ADJUST 2024 LAND VALUE BY						

HUNTERS RIDGE/HUNTERS POND

HUT

AVERAGE \$128,300

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-33-101-002	228 WINCHESTER DR	10/27/2022	\$530,000	03-ARM'S LENGTH	\$530,000	\$89,775	\$110,000	0.21	128265	\$128,300	0.24	1.05	'HUT	HUNTERS RIDGE & POND SEC 33-100 BLK
L-12-33-101-010	340 WINCHESTER DR	07/29/2022	\$650,000	03-ARM'S LENGTH	\$650,000	\$171,825	\$110,000	0.17	128265	\$128,300	0.20	0.72	'HUT	HUNTERS RIDGE & POND SEC 33-100 BLK
L-12-33-103-068	7183 PARTRIDGE WAY	10/26/2023	\$590,000	03-ARM'S LENGTH	\$590,000	\$161,885	\$110,000	0.19	128265	\$128,300	0.22	1.07	'HUT	HUNTERS RIDGE & POND SEC 33-100 BLK
L-12-33-110-006	490 HUNTERS CREST DR	12/21/2023	\$699,900	03-ARM'S LENGTH	\$699,900	(\$31,873)	\$110,000	0.16	128265	\$128,300	0.18	0.88	'HUT	HUNTERS RIDGE & POND SEC 33-100 BLK
Totals:			\$2,469,900		\$2,469,900	\$391,612	\$440,000	0.18			0.21	3.72		

1.1660 ADJUST 2024 LAND VALUE BY

INGLEWOOD PARK ESTATES

IPE

AVERAGE \$124,500
VIEW OUT \$130,700

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-20-401-039	724 GROVELAND CIRCLE	05/05/2022	\$600,000	03-ARM'S LENGTH	\$600,000	\$161,658	\$102,300	0.17	124461.8	\$124,500	0.21	0.19	'IPE	INGLEWOOD PARK ESTATES
L-12-20-401-048	746 GROVELAND CIRCLE	07/15/2022	\$612,500	28-RELOCATION	\$612,500	\$155,345	\$102,300	0.17	124461.8	\$124,500	0.20	0.19	'IPE	INGLEWOOD PARK ESTATES
L-12-20-401-060	851 GROVELAND CIRCLE	05/26/2022	\$605,000	03-ARM'S LENGTH	\$605,000	\$201,716	\$102,300	0.17	124461.8	\$124,500	0.21	0.19	'IPE	INGLEWOOD PARK ESTATES
L-12-20-401-077	546 WISHING TREE LANE	07/08/2022	\$539,900	28-RELOCATION	\$539,900	\$169,279	\$102,300	0.19	124461.8	\$124,500	0.23	0.14	'IPE	INGLEWOOD PARK ESTATES
L-12-20-401-098	741 GROVELAND CIRCLE	09/29/2023	\$565,000	03-ARM'S LENGTH	\$565,000	\$173,830	\$107,400	0.19	130666.7	\$130,700	0.23	0.14	'IPE	INGLEWOOD PARK ESTATES
L-12-20-401-103	731 GROVELAND CIRCLE	06/14/2023	\$665,000	03-ARM'S LENGTH	\$665,000	\$155,454	\$107,400	0.16	130666.7	\$130,700	0.20	0.15	'IPE	INGLEWOOD PARK ESTATES
L-12-21-315-015	641 HOLMDALE WAY	07/27/2023	\$590,000	03-ARM'S LENGTH	\$590,000	\$175,584	\$102,300	0.17	124461.8	\$124,500	0.21	0.14	'IPE	INGLEWOOD PARK ESTATES
L-12-21-315-027	830 GROVELAND CIRCLE	05/31/2022	\$618,000	03-ARM'S LENGTH	\$618,000	\$102,006	\$107,400	0.17	130666.7	\$130,700	0.21	0.15	'IPE	INGLEWOOD PARK ESTATES
L-12-21-315-033	701 GROVELAND CIRCLE	07/07/2023	\$645,000	03-ARM'S LENGTH	\$645,000	\$140,808	\$102,300	0.16	124461.8	\$124,500	0.19	0.18	'IPE	INGLEWOOD PARK ESTATES
Totals:			\$5,440,400		\$5,440,400	\$1,435,680	\$936,000	0.17			0.21	1.46		

1.2166 ADJUST 2024 LAND VALUE BY

INGLEWOOD PARK VILLAS

IPV

AVERAGE \$103,800
VIEWOUT \$108,900

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-21-316-007	548 IVYLAND STREET	07/08/2022	\$439,999	03-ARM'S LENGTH	\$439,999	\$89,257	\$101,200	0.23	103754.8	\$103,800	0.24	0.00	'IPV	VILLAS AT INGLEWOOD PARK
L-12-21-316-009	552 IVYLAND STREET	12/28/2023	\$515,000	03-ARM'S LENGTH	\$515,000	\$65,099	\$101,200	0.20	103754.8	\$103,800	0.20	0.00	'IPV	VILLAS AT INGLEWOOD PARK
L-12-21-316-015	564 IVYLAND STREET	04/14/2023	\$530,000	03-ARM'S LENGTH	\$530,000	\$109,791	\$106,200	0.20	108881.0	\$108,900	0.21	0.00	'IPV	VILLAS AT INGLEWOOD PARK
L-12-21-316-018	570 IVYLAND STREET	02/27/2024	\$528,500	03-ARM'S LENGTH	\$528,500	\$115,286	\$106,200	0.20	108881.0	\$108,900	0.21	0.00	'IPV	VILLAS AT INGLEWOOD PARK
L-12-21-316-019	572 IVYLAND STREET	11/03/2022	\$550,000	03-ARM'S LENGTH	\$550,000	\$183,936	\$106,200	0.19	108881.0	\$108,900	0.20	0.00	'IPV	VILLAS AT INGLEWOOD PARK
L-12-21-316-036	583 IVYLAND STREET	11/02/2022	\$465,000	03-ARM'S LENGTH	\$465,000	\$103,012	\$101,200	0.22	103754.8	\$103,800	0.22	0.00	'IPV	VILLAS AT INGLEWOOD PARK
L-12-21-316-054	522 HOLMDALE WAY	10/06/2022	\$489,000	03-ARM'S LENGTH	\$489,000	\$118,353	\$101,200	0.21	103754.8	\$103,800	0.21	0.00	'IPV	VILLAS AT INGLEWOOD PARK
L-12-21-316-066	418 HENSTRIDE COURT	07/25/2022	\$549,900	03-ARM'S LENGTH	\$549,900	\$105,258	\$106,200	0.19	108881.0	\$108,900	0.20	0.00	'IPV	VILLAS AT INGLEWOOD PARK
Totals:			\$4,067,399		\$4,067,399	\$889,992	\$829,600	0.20			0.21	0.00		

1.0252 ADJUST 2024 LAND VALUE BY

TOWNES AT INGLEWOOD

IWT

LAND VALUE \$50,000 BASED ON CONSTRUCTION COSTS

VILLAS AT INGLEWOOD

IWV

LAND VALUE \$50 000 BASED ON CONSTRUCTION COSTS

KIRTLAND HILLS

KIH

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-07-406-028	3746 ARCADIA DR	07/13/2023	\$675,000	03-ARM'S LENGTH	\$675,000	\$197,579	\$118,900	0.18	128165	128,200	0.19	0.28	'KIH	KIRTLAND HILLS
L-12-07-406-037	3789 ARCADIA DR	12/21/2023	\$620,000	03-ARM'S LENGTH	\$620,000	\$214,072	\$118,900	0.19	128165	128,200	0.21	0.23	'KIH	KIRTLAND HILLS
L-12-07-406-042	3859 ARCADIA DR	08/11/2022	\$632,000	03-ARM'S LENGTH	\$632,000	\$107,518	\$118,900	0.19	128165	128,200	0.20	0.23	'KIH	KIRTLAND HILLS
L-12-07-406-043	3873 ARCADIA DR	04/11/2022	\$600,000	03-ARM'S LENGTH	\$600,000	\$108,925	\$118,900	0.20	128165	128,200	0.21	0.23	'KIH	KIRTLAND HILLS
L-12-07-406-051	3909 LANDIN TRL	10/05/2022	\$605,000	03-ARM'S LENGTH	\$605,000	\$119,310	\$118,900	0.20	128165	128,200	0.21	0.23	'KIH	KIRTLAND HILLS
L-12-07-410-027	3643 BURNHAM RD	05/08/2023	\$545,000	03-ARM'S LENGTH	\$545,000	\$211,476	\$118,900	0.22	128165	128,200	0.24	0.23	'KIH	KIRTLAND HILLS
Totals:			\$3,677,000		\$3,677,000	\$958,880	\$713,400	0.19			0.21	1.44		

LAKE FOREST

LAF

HIGHLANDS OF LAKE FOREST

104

PINNED OF LAKE FOREST		LAP							AVERAGE GOOD		\$205,300 \$224,500				
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-18-220-042	4138 TIMBER RIDGE DR	04/13/2023	\$917,000	03-ARM'S LENGTH	\$917,000	\$218,860	\$204,300	0.22	224506.6	\$224,500	0.24	0.54	'LAP	PINES OF LAKE FOREST	
L-12-18-221-011	3999 CALGARY CT	04/21/2023	\$1,200,000	03-ARM'S LENGTH	\$1,200,000	\$406,817	\$204,300	0.17	224506.6	\$224,500	0.19	0.58	'LAP	PINES OF LAKE FOREST	
L-12-18-221-013	4005 CALGARY CT	06/13/2023	\$1,275,000	03-ARM'S LENGTH	\$1,275,000	\$347,016	\$204,300	0.16	224506.6	\$224,500	0.18	0.58	'LAP	PINES OF LAKE FOREST	
L-12-18-222-021	4129 TIMBER RIDGE DR	04/21/2023	\$925,000	03-ARM'S LENGTH	\$925,000	\$260,087	\$204,300	0.22	224506.6	\$224,500	0.24	0.53	'LAP	PINES OF LAKE FOREST	
L-12-18-222-025	4153 TIMBER RIDGE DR	04/05/2022	\$1,025,000	03-ARM'S LENGTH	\$1,025,000	\$269,274	\$204,300	0.20	224506.6	\$224,500	0.22	0.56	'LAP	PINES OF LAKE FOREST	
L-12-18-225-050	4328 CLEARVIEW LN	10/17/2022	\$1,180,000	03-ARM'S LENGTH	\$1,180,000	\$231,872	\$204,300	0.17	224506.6	\$224,500	0.19	0.59	'LAP	PINES OF LAKE FOREST	
Totals:			\$6,522,000		\$6,522,000	\$1,733,926	\$1,225,800	0.19	1.0989	ADJUST 2024 LAND VALUE BY		0.21	3.36		

LEGACY HEIGHTS		LEG				AVERAGE		\$119,700						
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-30-225-014	2226 WINDMILL WAY	02/29/2024	\$570,000	03-ARM'S LENGTH	\$570,000	\$234,983	\$107,300	0.19	119700.0	\$119,700	0.21	0.69	'LEG	LEGACY HEIGHTS
Totals:			\$570,000		\$570,000	\$234,983	\$107,300	0.19			0.21	0.69		

MADISON PLACE		MAD							AVERAGE		\$54,700			
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-12-210-016	3077 PROMENADE CIR	01/25/2023	\$269,900	03-ARM'S LENGTH	\$269,900	\$51,642	\$52,000	0.19	54747.6	\$54,700	0.20	0.00	'MAD	MADISON PLACE
L-12-12-210-041	3128 PROMENADE CIR	01/31/2023	\$250,000	03-ARM'S LENGTH	\$250,000	\$48,904	\$52,000	0.21	54747.6	\$54,700	0.22	0.00	'MAD	MADISON PLACE
L-12-12-210-045	3136 PROMENADE CIR	07/20/2022	\$263,000	03-ARM'S LENGTH	\$263,000	\$51,189	\$52,000	0.20	54747.6	\$54,700	0.21	0.00	'MAD	MADISON PLACE
Totals:			\$782,900		\$782,900	\$151,735	\$156,000	0.20			0.21		0.00	
												1.0528	ADJUST 2024 LAND VALUE BY	

MEADOWVIEW SUB													MEC		
													AVERAGE POND VIEW	\$52,900 \$57,700	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-24-375-003	5884 STAGHORN DR	06/01/2022	\$270,000	03-ARM'S LENGTH	\$270,000	\$69,023	\$55,000	0.20	57705.6	\$57,700	0.21	0.00	'MEC	CLUSTERS OF MEADOWVIEW	
L-12-24-375-005	5863 STAGHORN DR	05/31/2023	\$265,100	03-ARM'S LENGTH	\$265,100	\$55,882	\$50,400	0.19	52879.3	\$52,900	0.20	0.00	'MEC	CLUSTERS OF MEADOWVIEW	
L-12-24-375-007	5863 STAGHORN DR	08/04/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$75,782	\$50,400	0.18	52879.3	\$52,900	0.19	0.00	'MEC	CLUSTERS OF MEADOWVIEW	
L-12-24-375-014	5850 STAGHORN DR	12/22/2022	\$254,900	03-ARM'S LENGTH	\$254,900	\$42,879	\$55,000	0.22	57705.6	\$57,700	0.23	0.00	'MEC	CLUSTERS OF MEADOWVIEW	
L-12-24-375-017	5822 STAGHORN DR	01/06/2023	\$260,000	03-ARM'S LENGTH	\$260,000	\$27,487	\$55,000	0.21	57705.6	\$57,700	0.22	0.00	'MEC	CLUSTERS OF MEADOWVIEW	
L-12-24-375-035	5716 STAGHORN DR	04/06/2022	\$271,000	03-ARM'S LENGTH	\$271,000	\$60,040	\$55,000	0.20	57705.6	\$57,700	0.21	0.00	'MEC	CLUSTERS OF MEADOWVIEW	
Totals:					\$1,606,000	\$1,606,000	\$331,093	\$320,800	0.20		0.21	0.00			
													1.0492	ADJUST 2024 LAND VALUE BY	
MEC 2													AVERAGE	\$69,300	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-24-301-013	4471 OAKENGATES DR	07/22/2022	\$314,200	03-ARM'S LENGTH	\$314,200	\$87,788	\$69,500	0.22	69283	\$69,300	0.22	0.30	'MEC	MEADOWVIEW SUB	
L-12-24-302-016	5663 WINSLOW CT	10/11/2022	\$315,000	03-ARM'S LENGTH	\$315,000	\$102,189	\$69,500	0.22	69283	\$69,300	0.22	0.27	'MEC	MEADOWVIEW SUB	
L-12-24-302-016	5663 WINSLOW CT	01/31/2024	\$330,000	03-ARM'S LENGTH	\$330,000	\$117,189	\$69,500	0.21	69283	\$69,300	0.21	0.27	'MEC	MEADOWVIEW SUB	
L-12-24-303-002	5634 WINSLOW CT	03/06/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$60,214	\$69,500	0.25	69283	\$69,300	0.25	0.21	'MEC	MEADOWVIEW SUB	
L-12-24-303-004	5666 WINSLOW CT	07/14/2022	\$359,000	03-ARM'S LENGTH	\$359,000	\$18,062	\$69,500	0.19	69283	\$69,300	0.19	0.27	'MEC	MEADOWVIEW SUB	
L-12-24-381-003	4412 YARMOUTH CROSSIN	08/29/2023	\$395,000	03-ARM'S LENGTH	\$395,000	\$84,450	\$69,500	0.18	69283	\$69,300	0.18	0.23	'MEC	MEADOWVIEW SUB	
L-12-24-381-005	4382 YARMOUTH CROSSIN	06/30/2022	\$340,000	03-ARM'S LENGTH	\$340,000	\$114,047	\$69,500	0.20	69283	\$69,300	0.20	0.23	'MEC	MEADOWVIEW SUB	
Totals:					\$2,333,200	\$2,333,200	\$583,939	\$486,500	0.21		0.21	1.77			
													0.9969	ADJUST 2024 LAND VALUE BY	
MONARCH ESTATES													AVERAGE	\$130,700	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ration LV/SP	Total Acres	ECF Area	Land Table	
L-12-22-404-001	2983 PRAIRIE VIEW RD	09/07/2022	\$629,155	25-PARTIAL CONSTRU	\$629,155	\$107,020	\$135,400	0.22	130747	\$130,700	0.21	0.23	'MON	MONARCH ESTATES	
L-12-22-404-002	2971 PRAIRIE VIEW RD	09/30/2022	\$554,399	25-PARTIAL CONSTRU	\$554,399	\$89,893	\$135,400	0.24	130747	\$130,700	0.24	0.23	'MON	MONARCH ESTATES	
L-12-22-404-003	2957 PRAIRIE VIEW RD	10/31/2022	\$490,505	25-PARTIAL CONSTRU	\$490,505	\$73,864	\$135,400	0.28	130747	\$130,700	0.27	0.24	'MON	MONARCH ESTATES	
L-12-22-404-004	2941 PRAIRIE VIEW RD	12/30/2022	\$540,750	25-PARTIAL CONSTRU	\$540,750	\$95,157	\$135,400	0.25	130747	\$130,700	0.24	0.24	'MON	MONARCH ESTATES	
L-12-22-404-005	2933 PRAIRIE VIEW RD	10/19/2022	\$555,900	25-PARTIAL CONSTRU	\$555,900	\$95,056	\$135,400	0.24	130747	\$130,700	0.24	0.29	'MON	MONARCH ESTATES	
L-12-22-404-006	5583 MONARCH COURT	10/31/2022	\$676,641	25-PARTIAL CONSTRU	\$676,641	\$134,120	\$135,400	0.20	130747	\$130,700	0.19	0.30	'MON	MONARCH ESTATES	
L-12-22-404-007	5567 MONARCH COURT	11/23/2022	\$600,605	25-PARTIAL CONSTRU	\$600,605	\$127,827	\$135,400	0.23	130747	\$130,700	0.22	0.28	'MON	MONARCH ESTATES	
L-12-22-404-008	5551 MONARCH COURT	11/22/2022	\$587,650	25-PARTIAL CONSTRU	\$587,650	\$135,867	\$135,400	0.23	130747	\$130,700	0.22	0.31	'MON	MONARCH ESTATES	
L-12-22-404-009	5533 MONARCH COURT	01/27/2023	\$701,120	25-PARTIAL CONSTRU	\$701,120	\$162,590	\$135,400	0.19	130747	\$130,700	0.19	0.29	'MON	MONARCH ESTATES	
L-12-22-404-010	5540 MONARCH COURT	02/06/2023	\$668,154	25-PARTIAL CONSTRU	\$668,154	\$185,217	\$135,400	0.20	130747	\$130,700	0.20	0.36	'MON	MONARCH ESTATES	
L-12-22-404-011	5558 MONARCH COURT	03/21/2023	\$700,787	25-PARTIAL CONSTRU	\$700,787	\$134,868	\$135,400	0.19	130747	\$130,700	0.19	0.40	'MON	MONARCH ESTATES	
L-12-22-404-012	5570 MONARCH COURT	02/17/2023	\$626,140	25-PARTIAL CONSTRU	\$626,140	\$147,886	\$135,400	0.22	130747	\$130,700	0.21	0.24	'MON	MONARCH ESTATES	
L-12-22-404-013	5588 MONARCH COURT	10/07/2022	\$618,005	25-PARTIAL CONSTRU	\$618,005	\$134,481	\$135,400	0.22	130747	\$130,700	0.21	0.24	'MON	MONARCH ESTATES	
L-12-22-404-014	5604 MONARCH COURT	08/19/2022	\$671,895	25-PARTIAL CONSTRU	\$671,895	\$90,042	\$135,400	0.20	130747	\$130,700	0.19	0.35	'MON	MONARCH ESTATES	
L-12-22-404-015	2892 PRAIRIE VIEW RD	08/29/2022	\$638,460	25-PARTIAL CONSTRU	\$638,460	\$70,064	\$135,400	0.21	130747	\$130,700	0.20	0.29	'MON	MONARCH ESTATES	
L-12-22-404-016	2904 PRAIRIE VIEW RD	04/03/2023	\$658,831	25-PARTIAL CONSTRU	\$658,831	\$172,460	\$135,400	0.21	130747	\$130,700	0.20	0.28	'MON	MONARCH ESTATES	
L-12-22-404-017	2918 PRAIRIE VIEW RD	05/12/2023	\$744,860	25-PARTIAL CONSTRU	\$744,860	\$185,045	\$135,400	0.18	130747	\$130,700	0.18	0.27	'MON	MONARCH ESTATES	
L-12-22-404-018	2934 PRAIRIE VIEW RD	05/22/2023	\$607,255	25-PARTIAL CONSTRU	\$607,255	\$205,465	\$135,400	0.22	130747	\$130,700	0.22	0.25	'MON	MONARCH ESTATES	
L-12-22-404-019	2946 PRAIRIE VIEW RD	07/12/2023	\$684,860	25-PARTIAL CONSTRU	\$684,860	\$129,820	\$135,400	0.20	130747	\$130,700	0.19	0.26	'MON	MONARCH ESTATES	
L-12-22-404-020	2960 PRAIRIE VIEW RD	10/27/2023	\$620,560	25-PARTIAL CONSTRU	\$620,560	\$123,909	\$135,400	0.22	130747	\$130,700	0.21	0.24	'MON	MONARCH ESTATES	
Totals:					\$12,576,532	\$12,576,532	\$2,600,651	\$2,708,000	0.22		0.21	5.58			
													0.9656	ADJUST 2024 LAND VALUE BY	

MILAN SCHOOL DISTRICT

MSD

Acre Table

.00-35	62,400	75,700	1.0	75,700	10	114,100	11,410
.36-55	65,700	66,067	1.5	99,100	15	131,200	8,747
.56-70	69,200	68,250	2.0	136,500	20	150,900	7,545
.71-99	72,800	28,760	2.5	71,900	25	173,500	6,940
		34,667	3.0	104,000	30	208,200	6,940
		22,075	4.0	88,300	40	249,800	6,245
		16,480	5.0	82,400	50	312,300	6,246
		14,171	7.0	99,200	100	406,000	4,060

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-36-400-016	4545 BEMIS RD	08/23/2022	\$355,000	03-ARM'S LENGTH	\$355,000	\$105,656	\$72,800	0.21	72800	\$72,800	0.21	0.91	'MSD	MILAN M & B
L-12-35-200-017	7233 PLATT RD	03/08/2024	\$380,000	03-ARM'S LENGTH	\$380,000	\$112,010	\$72,800	0.19	72800	\$72,800	0.19	0.97	'MSD	MILAN M & B
								0.21			0.21			
								1.0000						
L-12-26-400-014	3893 MERRITT RD	09/20/2023	\$383,333	03-ARM'S LENGTH	\$383,333	\$112,497	\$72,800	0.19	69794	\$69,800	0.18	1.00	'MSD	
L-12-26-400-035	3839 MERRITT RD	11/16/2022	\$375,000	03-ARM'S LENGTH	\$375,000	\$88,150	\$78,800	0.21	75547	\$75,500	0.20	1.00	'MSD	
L-12-35-400-061	7998 CARPENTER RD	07/07/2022	\$308,093	10-FORECLOSURE	\$308,093	\$16,910	\$79,206	0.26	75936	\$75,900	0.25	1.01	'MSD	MILAN M & B
								0.22						
								0.9587						
L-12-35-200-013	7101 PLATT RD	11/21/2022	\$380,000	03-ARM'S LENGTH	\$380,000	\$110,984	\$81,281	0.21	81281.0	\$81,300	0.21	1.27	'MSD	MILAN M & B
								0.21						
								1.0000						
L-12-26-401-003	3942 STARK LN	04/22/2022	\$650,000	03-ARM'S LENGTH	\$650,000	\$265,430	\$119,300	0.18	136500.0	\$136,500	0.21	2.00	'MSD	MILAN M & B
								0.18			0.21			
								1.1442						
L-12-25-400-007	6527 CRANE RD	12/13/2022	\$398,000	03-ARM'S LENGTH	\$398,000	\$34,189	\$61,672	0.15	72984.1	\$73,000	0.18	2.58	'MSD	
L-12-35-200-008	3110 MERRITT RD	09/30/2022	\$240,000	03-ARM'S LENGTH	\$240,000	\$82,066	\$61,178	0.25	72399.5	\$72,400	0.30	2.50	'MSD	MILAN M & B
L-12-36-300-028	7739 CARPENTER RD	07/17/2023	\$485,000	03-ARM'S LENGTH	\$485,000	(\$70,030)	\$59,408	0.12	70304.8	\$70,300	0.14	2.50	'MSD	MILAN M & B
								0.18			0.21			
								1.1834						
L-12-26-400-046	6816 CASTAWAY LN	09/12/2022	\$495,000	03-ARM'S LENGTH	\$495,000	\$14,953	\$69,958	0.14	103950.0	\$104,000	0.21	2.81	'MSD	MILAN M & B
								0.14			0.21			
								1.4859						
L-12-36-300-052	4343 BEMIS RD	08/26/2022	\$450,000	03-ARM'S LENGTH	\$450,000	\$127,808	\$81,689	0.18	86631.4	\$86,600	0.19	4.03	'MSD	
L-12-35-400-025	7790 CARPENTER RD	06/07/2022	\$385,000	03-ARM'S LENGTH	\$385,000	\$151,681	\$86,742	0.23	91990.1	\$92,000	0.24	3.98	'MSD	MILAN M & B
L-12-26-400-003	3820 STARK LN	05/31/2023	\$435,000	03-ARM'S LENGTH	\$435,000	\$225,315	\$81,442	0.19	86369.4	\$86,400	0.20	3.86	'MSD	MILAN M & B
								0.20			0.21			
								1.0605						
L-12-35-400-027	7750 CARPENTER RD	02/07/2024	\$318,000	03-ARM'S LENGTH	\$318,000	\$163,648	\$90,800	0.29	65751.7	\$65,800	0.21	6.00	'MSD	MILAN M & B
								0.29						
								0.7241						

OAK HILL

OAH

AVERAGE LARGE LOT	\$44,100 \$58,300
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-25-355-001	4233 MERRITT RD	04/22/2022	\$255,000	03-ARM'S LENGTH	\$255,000	\$79,730	\$52,700	0.21	44128.4	\$44,100	0.17	0.31	'OAH	OAK HILL
L-12-25-357-006	4084 DIAMOND ST	06/20/2023	\$236,000	03-ARM'S LENGTH	\$236,000	\$23,832	\$69,600	0.29	58279.6	\$58,300	0.25	0.67	'OAH	OAK HILL
Totals:			\$491,000		\$491,000	\$103,562	\$122,300	0.25			0.21	0.98		

0.8374 ADJUST 2024 LAND VALUE BY

OAK MEADOWS/MEADOW GROVE

OAM

STACKED AVERAGE	\$60,200 \$81,800
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-07-280-001	2078 BENT TRAIL CT	07/29/2022	\$303,945	11-FROM LENDING IN	\$303,945	\$70,973	\$54,400	0.18	60169	\$60,200	0.20	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-006	2074 BENT TRAIL CT	06/21/2022	\$345,000	03-ARM'S LENGTH	\$345,000	\$88,845	\$54,400	0.16	60169	\$60,200	0.17	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-033	3362 BENT TRAIL DR	12/30/2022	\$269,500	03-ARM'S LENGTH	\$269,500	(\$1,187)	\$74,000	0.27	81848	\$81,800	0.30	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-055	3427 BENT TRAIL DR	09/15/2023	\$394,000	03-ARM'S LENGTH	\$394,000	\$126,154	\$74,000	0.19	81848	\$81,800	0.21	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-058	3445 BENT TRAIL DR	07/21/2023	\$413,000	03-ARM'S LENGTH	\$413,000	\$106,501	\$74,000	0.18	81848	\$81,800	0.20	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-071	3368 BRECKLAND CT	02/29/2024	\$395,000	03-ARM'S LENGTH	\$395,000	\$110,540	\$74,000	0.19	81848	\$81,800	0.21	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-083	3332 BRECKLAND CT	06/05/2023	\$425,000	03-ARM'S LENGTH	\$425,000	\$121,845	\$74,000	0.17	81848	\$81,800	0.19	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-085	3320 BRECKLAND CT	08/18/2023	\$355,500	03-ARM'S LENGTH	\$355,500	\$82,887	\$74,000	0.21	81848	\$81,800	0.23	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-089	3335 BRECKLAND CT	05/27/2022	\$385,000	03-ARM'S LENGTH	\$385,000	\$97,926	\$74,000	0.19	81848	\$81,800	0.21	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-101	3466 BENT TRAIL DR	12/19/2022	\$378,250	03-ARM'S LENGTH	\$378,250	\$103,569	\$74,000	0.20	81848	\$81,800	0.22	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-111	2069 BANCROFT DR	12/22/2023	\$370,000	03-ARM'S LENGTH	\$370,000	\$18,906	\$74,000	0.20	81848	\$81,800	0.22	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-128	2024 BANCROFT DR	08/27/2022	\$317,000	03-ARM'S LENGTH	\$317,000	\$41,379	\$74,000	0.23	81848	\$81,800	0.26	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-130	2016 BANCROFT DR	03/22/2023	\$415,000	03-ARM'S LENGTH	\$415,000	\$98,999	\$74,000	0.18	81848	\$81,800	0.20	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-280-141	1976 BANCROFT DR	05/02/2023	\$420,000	03-ARM'S LENGTH	\$420,000	\$19,616	\$74,000	0.18	81848	\$81,800	0.19	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-350-045	3523 BENT TRAIL DR	04/29/2022	\$432,000	03-ARM'S LENGTH	\$432,000	\$93,277	\$74,000	0.17	81848	\$81,800	0.19	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-350-049	3543 BENT TRAIL DR	11/21/2023	\$426,000	03-ARM'S LENGTH	\$426,000	\$78,708	\$74,000	0.17	81848	\$81,800	0.19	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-350-053	3560 BENT TRAIL DR	07/18/2022	\$450,000	03-ARM'S LENGTH	\$450,000	\$126,553	\$74,000	0.16	81848	\$81,800	0.18	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-350-057	3583 BENT TRAIL DR	04/22/2022	\$395,000	03-ARM'S LENGTH	\$395,000	\$121,236	\$74,000	0.19	81848	\$81,800	0.21	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-350-067	3611 BENT TRAIL DR	10/17/2022	\$340,000	03-ARM'S LENGTH	\$340,000	\$51,747	\$74,000	0.22	81848	\$81,800	0.24	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-350-080	3631 BENT TRAIL DR	05/26/2022	\$330,000	03-ARM'S LENGTH	\$330,000	\$19,125	\$74,000	0.22	81848	\$81,800	0.25	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-415-006	3522 MEADOW GROVE TRL	10/04/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$105,025	\$74,000	0.17	81848	\$81,800	0.19	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-415-014	3532 MEADOW GROVE TRL	01/31/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$118,625	\$74,000	0.17	81848	\$81,800	0.19	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
L-12-07-415-040	3651 MEADOW GROVE TRL	05/31/2022	\$440,000	03-ARM'S LENGTH	\$440,000	\$139,711	\$74,000	0.17	81848	\$81,800	0.19	0.00	'OAM	OAK MEADOWS / MEADOW GROVE
Totals:			\$8,879,195		\$8,879,195	\$1,940,960	\$1,662,800	0.19			0.21	0.00		

1.1061 ADJUST 2024 LAND VALUE BY

OAK PARK & WASHTENAW GARDENS												OAP					MAIN RD POND			-5% 10%	
														AVERAGE LARGE LOT VERY LARGE LOT			\$60,600 \$65,400 \$68,500				
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio	LV/SP	Total Acres	ECF Area	Land Table						
L-12-01-302-016	2540 OAKDALE DR	11/04/2022	\$250,000	03-ARM'S LENGTH	\$250,000	(\$37,219)	\$65,100	0.26	60608	\$60,600	0.24		0.27	'OAP	OAK PARK						
L-12-01-303-001	4308 WASHTENAW AVE	02/28/2023	\$635,000	03-ARM'S LENGTH	\$635,000	\$224,707	\$69,920	0.11	65095	\$65,100	0.10		0.54	'OAP	OAK PARK						
L-12-01-303-008	2475 CARLTON DR	09/06/2023	\$80,000	03-ARM'S LENGTH	\$80,000	\$80,000	\$65,100	0.81	60608	\$60,600	0.76		0.27	'OAP	OAK PARK						
L-12-01-303-025	2416 DALTON AVE	06/20/2022	\$358,000	03-ARM'S LENGTH	\$358,000	\$130,261	\$70,300	0.20	65449	\$65,400	0.18		0.42	'OAP	OAK PARK						
L-12-01-304-007	2580 SEMINOLE	06/12/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$132,652	\$65,100	0.15	60608	\$60,600	0.14		0.35	'OAP	OAK PARK						
L-12-01-327-006	2435 GRANT DR	10/06/2023	\$300,000	03-ARM'S LENGTH	\$300,000	\$3,471	\$65,100	0.22	60608	\$60,600	0.20		0.27	'OAP	OAK PARK						
L-12-01-328-024	2460 GRANT DR	09/23/2022	\$365,000	03-ARM'S LENGTH	\$365,000	\$169,487	\$65,100	0.18	60608	\$60,600	0.17		0.28	'OAP	OAK PARK						
L-12-01-351-004	2829 DAYTON DR	10/19/2022	\$329,000	03-ARM'S LENGTH	\$329,000	\$28,872	\$65,100	0.20	60608	\$60,600	0.18		0.24	'OAP	OAK PARK						
L-12-01-351-018	2870 CARLTON DR	12/29/2022	\$394,500	03-ARM'S LENGTH	\$394,500	\$162,104	\$65,100	0.17	60608	\$60,600	0.15		0.27	'OAP	OAK PARK						
L-12-01-351-021	2820 CARLTON DR	03/01/2023	\$353,000	03-ARM'S LENGTH	\$353,000	\$83,134	\$65,100	0.18	60608	\$60,600	0.17		0.24	'OAP	OAK PARK						
L-12-01-352-010	2861 GRANT DR	07/19/2022	\$455,000	03-ARM'S LENGTH	\$455,000	\$65,083	\$65,100	0.14	60608	\$60,600	0.13		0.23	'OAP	OAK PARK						
L-12-01-352-020	2868 DAYTON DR	08/03/2022	\$330,000	03-ARM'S LENGTH	\$330,000	\$111,882	\$65,100	0.20	60608	\$60,600	0.18		0.23	'OAP	OAK PARK						
L-12-01-353-018	4095 PACKARD RD	11/15/2022	\$260,000	03-ARM'S LENGTH	\$260,000	\$72,967	\$66,785	0.26	62177	\$62,200	0.24		0.44	'OAP	OAK PARK						
L-12-01-376-008	2813 SEMINOLE	05/30/2023	\$349,000	03-ARM'S LENGTH	\$349,000	\$84,582	\$65,100	0.19	60608	\$60,600	0.17		0.29	'OAP	OAK MINOR						
L-12-01-376-010	2845 SEMINOLE	08/12/2022	\$304,000	03-ARM'S LENGTH	\$304,000	\$68,127	\$65,100	0.21	60608	\$60,600	0.20		0.29	'OAP	OAK PARK						
L-12-01-378-006	2781 DALTON AVE	05/26/2023	\$315,000	03-ARM'S LENGTH	\$315,000	\$36,780	\$65,100	0.21	60608	\$60,600	0.19		0.27	'OAP	OAK PARK						
L-12-01-378-024	2886 OAKDALE DR	08/29/2022	\$410,000	03-ARM'S LENGTH	\$410,000	\$140,559	\$65,100	0.16	60608	\$60,600	0.15		0.25	'OAP	OAK PARK						
Totals:			\$5,927,500		\$5,927,500	\$1,557,449	\$1,118,405	0.23			0.21		5.14								
												0.9310	ADJUST 2024 LAND VALUE BY								

PITTSFIELD GLEN ESTATES		PIGE				AVERAGE		\$146,000						
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-22-401-001	2952 TIMBER GLEN DR	12/09/2022	\$777,000	25-PARTIAL CONSTRU	\$777,000	\$188,063	\$135,700	0.17	145952.1	\$146,000	0.19	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-002	2934 TIMBER GLEN DR	02/21/2023	\$690,190	25-PARTIAL CONSTRU	\$690,190	\$207,678	\$135,700	0.20	145952.1	\$146,000	0.21	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-003	2916 TIMBER GLEN DR	11/17/2022	\$706,490	25-PARTIAL CONSTRU	\$706,490	\$114,745	\$135,700	0.19	145952.1	\$146,000	0.21	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-011	2943 TIMBER GLEN DR	10/24/2022	\$629,990	25-PARTIAL CONSTRU	\$629,990	\$95,214	\$135,700	0.22	145952.1	\$146,000	0.23	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-012	2961 TIMBER GLEN DR	11/23/2022	\$713,390	25-PARTIAL CONSTRU	\$713,390	\$121,282	\$135,700	0.19	145952.1	\$146,000	0.20	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-013	2979 TIMBER GLEN DR	03/03/2023	\$649,990	25-PARTIAL CONSTRU	\$649,990	\$100,227	\$135,700	0.21	145952.1	\$146,000	0.22	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-014	2987 TIMBER GLEN DR	04/18/2023	\$639,990	25-PARTIAL CONSTRU	\$639,990	\$89,938	\$135,700	0.21	145952.1	\$146,000	0.23	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-026	5675 WHISPERING SPRING	01/22/2024	\$825,000	03-ARM'S LENGTH	\$825,000	\$216,087	\$135,700	0.16	145952.1	\$146,000	0.18	0.30	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-027	5701 WHISPERING SPRING	11/30/2022	\$699,900	03-ARM'S LENGTH	\$699,900	\$131,854	\$135,700	0.19	145952.1	\$146,000	0.21	0.34	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-401-028	5719 WHISPERING SPRING	09/08/2023	\$763,425	03-ARM'S LENGTH	\$763,425	\$215,545	\$135,700	0.18	145952.1	\$146,000	0.19	0.23	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-038	2718 MEADOW HILLS DR	11/18/2022	\$727,500	03-ARM'S LENGTH	\$727,500	\$145,125	\$135,700	0.19	145952.1	\$146,000	0.20	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-050	2502 MEADOW HILLS DR	04/21/2022	\$683,370	25-PARTIAL CONSTRU	\$683,370	\$94,829	\$135,700	0.20	145952.1	\$146,000	0.21	0.42	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-053	2471 MEADOW HILLS DR	12/19/2022	\$669,990	25-PARTIAL CONSTRU	\$669,990	\$121,447	\$135,700	0.20	145952.1	\$146,000	0.22	0.23	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-056	2571 MEADOW HILLS DR	06/21/2022	\$750,457	25-PARTIAL CONSTRU	\$750,457	\$159,879	\$135,700	0.18	145952.1	\$146,000	0.19	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-060	2631 MEADOW HILLS DR	05/24/2022	\$677,115	25-PARTIAL CONSTRU	\$677,115	\$152,432	\$135,700	0.20	145952.1	\$146,000	0.22	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-064	2748 TIMBER GLEN DR	09/22/2022	\$655,025	25-PARTIAL CONSTRU	\$655,025	\$88,392	\$135,700	0.21	145952.1	\$146,000	0.22	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-065	2730 TIMBER GLEN DR	09/20/2022	\$586,040	25-PARTIAL CONSTRU	\$586,040	\$132,438	\$135,700	0.23	145952.1	\$146,000	0.25	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-066	2712 TIMBER GLEN DR	10/20/2022	\$584,990	25-PARTIAL CONSTRU	\$584,990	\$107,478	\$135,700	0.23	145952.1	\$146,000	0.25	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-067	2694 TIMBER GLEN DR	09/26/2022	\$697,340	25-PARTIAL CONSTRU	\$697,340	\$96,773	\$135,700	0.19	145952.1	\$146,000	0.21	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-068	2676 TIMBER GLEN DR	08/17/2022	\$854,905	25-PARTIAL CONSTRU	\$854,905	\$212,315	\$135,700	0.16	145952.1	\$146,000	0.17	0.32	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-069	2658 TIMBER GLEN DR	08/09/2022	\$761,305	25-PARTIAL CONSTRU	\$761,305	\$116,426	\$135,700	0.18	145952.1	\$146,000	0.19	0.28	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-070	2640 TIMBER GLEN DR	08/11/2022	\$613,065	25-PARTIAL CONSTRU	\$613,065	\$73,753	\$135,700	0.22	145952.1	\$146,000	0.24	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-071	2622 TIMBER GLEN DR	07/22/2022	\$718,620	25-PARTIAL CONSTRU	\$718,620	\$127,636	\$135,700	0.19	145952.1	\$146,000	0.20	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-072	2604 TIMBER GLEN DR	04/15/2022	\$683,070	25-PARTIAL CONSTRU	\$683,070	\$97,068	\$135,700	0.20	145952.1	\$146,000	0.21	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-073	2586 TIMBER GLEN DR	08/19/2022	\$655,355	25-PARTIAL CONSTRU	\$655,355	\$99,097	\$135,700	0.21	145952.1	\$146,000	0.22	0.24	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-074	2563 TIMBER GLEN DR	06/27/2022	\$561,570	25-PARTIAL CONSTRU	\$561,570	\$83,776	\$135,700	0.24	145952.1	\$146,000	0.26	0.31	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-075	2448 MEADOW HILLS DR	05/17/2022	\$741,190	25-PARTIAL CONSTRU	\$741,190	\$229,774	\$135,700	0.18	145952.1	\$146,000	0.20	0.32	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-076	2430 MEADOW HILLS DR	06/08/2022	\$691,640	25-PARTIAL CONSTRU	\$691,640	\$95,128	\$135,700	0.20	145952.1	\$146,000	0.21	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-077	2412 MEADOW HILLS DR	07/12/2022	\$629,370	25-PARTIAL CONSTRU	\$629,370	\$71,059	\$135,700	0.22	145952.1	\$146,000	0.23	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-079	2551 TIMBER GLEN DR	04/27/2022	\$710,375	25-PARTIAL CONSTRU	\$710,375	\$121,293	\$135,700	0.19	145952.1	\$146,000	0.21	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-080	2559 TIMBER GLEN DR	10/21/2022	\$680,000	25-PARTIAL CONSTRU	\$680,000	\$162,652	\$135,700	0.20	145952.1	\$146,000	0.21	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-081	2587 TIMBER GLEN DR	05/18/2022	\$636,760	25-PARTIAL CONSTRU	\$636,760	\$106,186	\$135,700	0.21	145952.1	\$146,000	0.23	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-082	2605 TIMBER GLEN DR	08/25/2022	\$775,085	25-PARTIAL CONSTRU	\$775,085	\$173,629	\$135,700	0.18	145952.1	\$146,000	0.19	0.30	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-083	2623 TIMBER GLEN DR	08/23/2022	\$635,225	25-PARTIAL CONSTRU	\$635,225	\$72,697	\$135,700	0.21	145952.1	\$146,000	0.23	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-084	2641 TIMBER GLEN DR	09/08/2022	\$697,265	25-PARTIAL CONSTRU	\$697,265	\$97,380	\$135,700	0.19	145952.1	\$146,000	0.21	0.25	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-085	2659 TIMBER GLEN DR	10/07/2022	\$814,180	25-PARTIAL CONSTRU	\$814,180	\$190,743	\$135,700	0.17	145952.1	\$146,000	0.18	0.26	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-086	2677 TIMBER GLEN DR	10/13/2022	\$660,750	25-PARTIAL CONSTRU	\$660,750	\$152,428	\$135,700	0.21	145952.1	\$146,000	0.22	0.31	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-087	5581 TIMBER GLEN CT	10/31/2022	\$619,050	25-PARTIAL CONSTRU	\$619,050	\$76,027	\$135,700	0.22	145952.1	\$146,000	0.24	0.55	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-088	5563 TIMBER GLEN CT	10/25/2022	\$652,430	25-PARTIAL CONSTRU	\$652,430	\$112,158	\$135,700	0.21	145952.1	\$146,000	0.22	0.40	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-089	5545 TIMBER GLEN CT	01/19/2024	\$717,000	03-ARM'S LENGTH	\$717,000	\$116,009	\$135,700	0.19	145952.1	\$146,000	0.20	0.44	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-090	5545 TIMBER GLEN CT	10/18/2022	\$700,125	25-PARTIAL CONSTRU	\$700,125	\$99,134	\$135,700	0.19	145952.1	\$146,000	0.21	0.44	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-090	5532 TIMBER GLEN CT	12/14/2022	\$880,215	25-PARTIAL CONSTRU	\$880,215	\$251,240	\$135,700	0.15	145952.1	\$146,000	0.17	0.53	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-091	5550 TIMBER GLEN CT	11/14/2022	\$822,490	25-PARTIAL CONSTRU	\$822,490	\$214,438	\$135,700	0.16	145952.1	\$146,000	0.18	0.37	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-092	5568 TIMBER GLEN CT	11/15/2022	\$795,995	25-PARTIAL CONSTRU	\$795,995	\$192,547	\$135,700	0.17	145952.1	\$146,000	0.18	0.31	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-093	5586 TIMBER GLEN CT	12/28/2022	\$757,535	25-PARTIAL CONSTRU	\$757,535	\$155,442	\$135,700	0.18	145952.1	\$146,000	0.19	0.37	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-094	2731 TIMBER GLEN DR	03/24/2023	\$659,990	25-PARTIAL CONSTRU	\$659,990	\$110,308	\$135,700	0.21	145952.1	\$146,000	0.22	0.35	'PIGE	PITTSFIELD GLEN ESTATES
L-12-22-403-095	2749 TIMBER GLEN DR	12/27/2022	\$739,445	25-PARTIAL CONSTRU	\$739,445	\$141,303	\$135,700	0.18	145952.1	\$146,000	0.20	0.41	'PIGE	PITTSFIELD GLEN ESTATES
Totals:			\$32,991,197		\$32,991,197	\$6,331,072	\$6,377,900	0.20		6,862,000.00	0.21	14.03		
												1.0755	ADJUST 2024 LAND VALUE BY	

PITTSFIELD GLEN VILLAS										PIGV		AVERAGE		\$94,600	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-22-402-003	2860 PRAIRIE VIEW RD	11/15/2023	\$475,000	03-ARM'S LENGTH	\$475,000	\$151,470	\$81,400	0.17	\$94,552	\$94,600	0.20	0.00	'PIGV	PITTSFIELD GLEN VILLAS	
L-12-22-402-018	2850 FAIRGROVE CRESCEN	08/14/2023	\$470,000	03-ARM'S LENGTH	\$470,000	\$136,449	\$81,400	0.17	\$94,552	\$94,600	0.20	0.00	'PIGV	PITTSFIELD GLEN VILLAS	
L-12-22-402-020	5863 WHISPERING SPRING	07/20/2022	\$430,000	03-ARM'S LENGTH	\$430,000	\$103,315	\$81,400	0.19	\$94,552	\$94,600	0.22	0.00	'PIGV	PITTSFIELD GLEN VILLAS	
L-12-22-402-041	5788 WHISPERING SPRING	12/21/2022	\$430,013	03-ARM'S LENGTH	\$430,013	\$97,294	\$81,400	0.19	\$94,552	\$94,600	0.22	0.00	'PIGV	PITTSFIELD GLEN VILLAS	
Totals:			\$1,805,013		\$1,805,013	\$488,528	\$325,600	0.18		378,400.00	0.21	0.00			
										1.1616	ADJUST 2024 LAND VALUE BY				

REGENTS PARK	REG	NO CHANGE DUE TO LACK OF SALES						AVERAGE	\$148,400	MAIN RD	-5%				
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2023 Land Value	RATIO LV/SP	ADJ LAND VALUE	2024 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table	Class
7-1-1	100 E 100th St	2023-01-01	\$148,400	Contract	\$148,400	\$148,400	\$148,400	1.0000	\$148,400	\$148,400	1.0000	0.0000	0.0000	0000	Residential

ROLLING MEADOWS		ROM							AVERAGE		\$95,600			
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-26-205-007	4101 ROLLING MEADOW LN	03/28/2024	\$443,000	03-ARM'S LENGTH	\$443,000	\$132,993	\$82,100	0.19	95602.8	\$95,600	0.22	0.22	'ROM	ROLLING MEADOW ESTATES
L-12-26-205-052	4119 INGLEWOOD DR	05/18/2023	\$482,500	03-ARM'S LENGTH	\$482,500	\$108,045	\$82,100	0.17	95602.8	\$95,600	0.20	0.25	'ROM	ROLLING MEADOW ESTATES
L-12-26-220-030	4108 LARK LN	08/18/2022	\$442,500	03-ARM'S LENGTH	\$442,500	\$116,675	\$82,100	0.19	95602.8	\$95,600	0.22	0.26	'ROM	ROLLING MEADOW ESTATES
Totals:			\$1,368,000		\$1,368,000	\$357,713	\$246,300	0.18	1,1645	ADJUST 2024 LAND VALUE BY	0.21	0.73		

ROSEWOOD VILLAGE														
ROV														
AVERAGE \$54,500														
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-26-230-013	3077 PRIMROSE LN	05/25/2022	\$236,100	03-ARM'S LENGTH	\$236,100	\$58,582	\$48,200	0.20	54471.3	\$54,500	0.23	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-025	3103 PRIMROSE LN	06/09/2023	\$250,000	03-ARM'S LENGTH	\$250,000	\$80,615	\$48,200	0.19	54471.3	\$54,500	0.22	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-032	3123 PRIMROSE LN	04/27/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$53,601	\$48,200	0.19	54471.3	\$54,500	0.22	0.00	'ROV-B	ROSEWOOD VILLAGE
L-12-26-230-035	3111 PRIMROSE LN	04/10/2023	\$250,000	03-ARM'S LENGTH	\$250,000	\$50,019	\$48,200	0.19	54471.3	\$54,500	0.22	0.00	'ROV-B	ROSEWOOD VILLAGE
L-12-26-230-040	3145 PRIMROSE LN	12/06/2023	\$260,000	03-ARM'S LENGTH	\$260,000	\$73,781	\$48,200	0.19	54471.3	\$54,500	0.21	0.00	'ROV-A	ROSEWOOD VILLAGE
L-12-26-230-048	3139 PRIMROSE LN	08/03/2022	\$256,000	03-ARM'S LENGTH	\$256,000	\$85,349	\$48,200	0.19	54471.3	\$54,500	0.21	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-049	3183 PRIMROSE LN	06/03/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$71,759	\$48,200	0.19	54471.3	\$54,500	0.22	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-053	3197 PRIMROSE LN	05/16/2022	\$275,000	03-ARM'S LENGTH	\$275,000	\$72,928	\$48,200	0.18	54471.3	\$54,500	0.20	0.00	'ROV-B	ROSEWOOD VILLAGE
L-12-26-230-061	3209 PRIMROSE LN	03/01/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$81,924	\$48,200	0.18	54471.3	\$54,500	0.21	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-084	3348 PRIMROSE LN	08/01/2022	\$240,500	03-ARM'S LENGTH	\$240,500	\$62,259	\$48,200	0.20	54471.3	\$54,500	0.23	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-085	3332 PRIMROSE LN	08/16/2022	\$275,000	03-ARM'S LENGTH	\$275,000	\$96,759	\$48,200	0.18	54471.3	\$54,500	0.20	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-096	3322 PRIMROSE LN	06/30/2023	\$253,000	03-ARM'S LENGTH	\$253,000	\$74,759	\$48,200	0.19	54471.3	\$54,500	0.22	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-101	6377 CONIFER DR	06/01/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$82,723	\$48,200	0.17	54471.3	\$54,500	0.19	0.00	'ROV-B	ROSEWOOD VILLAGE
L-12-26-230-102	6379 CONIFER DR	06/02/2023	\$257,000	03-ARM'S LENGTH	\$257,000	\$78,759	\$48,200	0.19	54471.3	\$54,500	0.21	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-107	6383 CONIFER DR	04/24/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$82,014	\$48,200	0.17	54471.3	\$54,500	0.19	0.00	'ROV-B	ROSEWOOD VILLAGE
L-12-26-230-121	3250 PRIMROSE LN	09/14/2023	\$270,000	03-ARM'S LENGTH	\$270,000	\$93,560	\$48,200	0.18	54471.3	\$54,500	0.20	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-124	3242 PRIMROSE LN	10/13/2022	\$265,000	03-ARM'S LENGTH	\$265,000	\$80,185	\$48,200	0.18	54471.3	\$54,500	0.21	0.00	'ROV-A	ROSEWOOD VILLAGE
L-12-26-230-133	3174 PRIMROSE LN	08/07/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$92,069	\$48,200	0.18	54471.3	\$54,500	0.21	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-140	3170 PRIMROSE LN	10/26/2022	\$265,000	03-ARM'S LENGTH	\$265,000	\$67,345	\$48,200	0.18	54471.3	\$54,500	0.21	0.00	'ROV-B	ROSEWOOD VILLAGE
L-12-26-230-149	3188 PRIMROSE LN	04/26/2022	\$267,000	03-ARM'S LENGTH	\$267,000	\$67,263	\$48,200	0.18	54471.3	\$54,500	0.20	0.00	'ROV-B	ROSEWOOD VILLAGE
L-12-26-230-156	3208 PRIMROSE LN	08/02/2022	\$242,500	03-ARM'S LENGTH	\$242,500	\$66,482	\$48,200	0.20	54471.3	\$54,500	0.22	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-156	3208 PRIMROSE LN	10/30/2023	\$250,000	03-ARM'S LENGTH	\$250,000	\$73,982	\$48,200	0.19	54471.3	\$54,500	0.22	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-157	3124 PRIMROSE LN	12/15/2023	\$248,500	03-ARM'S LENGTH	\$248,500	\$75,076	\$48,200	0.19	54471.3	\$54,500	0.22	0.00	'ROV-C	ROSEWOOD VILLAGE
L-12-26-230-165	3118 PRIMROSE LN	09/30/2022	\$275,000	03-ARM'S LENGTH	\$275,000	\$91,250	\$48,200	0.18	54471.3	\$54,500	0.20	0.00	'ROV-A	ROSEWOOD VILLAGE
L-12-26-230-166	3130 PRIMROSE LN	07/27/2022	\$265,000	03-ARM'S LENGTH	\$265,000	\$81,250	\$48,200	0.18	54471.3	\$54,500	0.21	0.00	'ROV-A	ROSEWOOD VILLAGE
Totals:			\$6,500,600		\$6,500,600	\$1,894,293	\$1,205,000	0.19			0.21	0.00		

1.1301 ADJUST 2024 LAND VALUE BY

SAND CREEK														
SAN														
AVERAGE \$118,100 POND \$131,300														
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-36-110-006	2053 OSPREY DR	05/19/2023	\$625,000	03-ARM'S LENGTH	\$625,000	\$117,661	\$89,400	0.14	118081.4	\$118,100	0.19	0.96	'SAN	SAND CREEK
L-12-36-110-010	2048 OSPREY DR	12/19/2022	\$625,000	03-ARM'S LENGTH	\$625,000	\$234,117	\$109,340	0.17	144418.6	\$144,400	0.23	1.30	'SAN	SAND CREEK
Totals:			\$1,250,000		\$1,250,000	\$351,778	\$198,740	0.16			0.21	2.25		

1.3208 ADJUST 2024 LAND VALUE BY

SHA ESTATES														
SHA														
AVERAGE \$129,100 GOOD \$140,500														
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-30-110-018	2065 PORT AVE	05/24/2023	\$660,000	03-ARM'S LENGTH	\$660,000	\$241,202	\$105,700	0.16	129060.7	\$129,100	0.20	0.76	'SHA	SHA ESTATES
L-12-30-110-035	6030 VINEYARD AVE	01/27/2023	\$575,000	28-RELOCATION	\$575,000	\$209,759	\$105,700	0.18	129060.7	\$129,100	0.22	1.19	'SHA	SHA ESTATES
Totals:			\$1,235,000		\$1,235,000	\$450,961	\$211,400	0.17			0.21	1.95		

1.2210 ADJUST 2024 LAND VALUE BY

SILO RIDGE

SIL

AVERAGE	\$100,800
EXCESS < 10 ac	\$6,500
EXCESS > 10 ac	\$4,147

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-20-301-016	5887 E SILO RIDGE DR	07/12/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$138,902	\$91,300	0.20	100756.0	\$100,800	0.22	0.75	'SIL	SILO RIDGE
L-12-20-320-116	5567 HEARTHSTONE CT	05/05/2023	\$495,000	03-ARM'S LENGTH	\$495,000	\$204,328	\$91,300	0.18	100756.0	\$100,800	0.20	1.07	'SIL	SILO RIDGE
L-12-20-321-058	1311 N SILO RIDGE DR	06/01/2022	\$500,000	03-ARM'S LENGTH	\$500,000	\$131,438	\$91,300	0.18	100756.0	\$100,800	0.20	0.70	'SIL	SILO RIDGE
L-12-20-323-065	1405 N SILO RIDGE DR	07/26/2022	\$450,000	03-ARM'S LENGTH	\$450,000	\$124,757	\$91,300	0.20	100756.0	\$100,800	0.22	0.85	'SIL	SILO RIDGE
L-12-20-323-094	1478 FIELDSTONE CT	10/04/2022	\$490,000	03-ARM'S LENGTH	\$490,000	\$93,150	\$91,300	0.19	100756.0	\$100,800	0.21	1.00	'SIL	SILO RIDGE
L-12-20-360-089	1421 FIELDSTONE CT	04/11/2023	\$500,000	03-ARM'S LENGTH	\$500,000	\$125,041	\$91,300	0.18	100756.0	\$100,800	0.20	0.82	'SIL	SILO RIDGE
Totals:			\$2,885,000		\$2,885,000	\$817,616	\$547,800	0.19		604,800.00	0.21	5.19		

1.1036 ADJUST 2024 LAND VALUE BY

SILVERLEAF

SIR

AVERAGE	\$97,700
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SIZE- LOC

40%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-13-130-026	4191 SILVERLEAF DR	05/02/2022	\$365,000	03-ARM'S LENGTH	\$365,000	\$131,401	\$88,400	0.24	97691.1	\$97,700	0.27	0.26	'SIR	SILVERLEAF
L-12-13-135-032	4261 SILVERLEAF DR	05/02/2022	\$435,000	03-ARM'S LENGTH	\$435,000	\$73,856	\$88,400	0.20	97691.1	\$97,700	0.22	0.29	'SIR	SILVERLEAF
L-12-13-140-053	4645 CHERRY BLOSSOM DR	08/23/2023	\$476,000	03-ARM'S LENGTH	\$476,000	\$156,268	\$88,400	0.19	97691.1	\$97,700	0.21	0.23	'SIR	SILVERLEAF
L-12-13-143-103	4293 CHERRY BLOSSOM DR	03/09/2023	\$530,000	03-ARM'S LENGTH	\$530,000	\$91,435	\$88,400	0.17	97691.1	\$97,700	0.18	0.49	'SIR	SILVERLEAF
L-12-13-144-120	4505 CHERRY BLOSSOM DR	04/28/2023	\$505,000	03-ARM'S LENGTH	\$505,000	\$154,062	\$88,400	0.18	97691.1	\$97,700	0.19	0.24	'SIR	SILVERLEAF
L-12-13-145-151	4544 CHERRY BLOSSOM DR	09/09/2022	\$441,000	03-ARM'S LENGTH	\$441,000	\$69,936	\$88,400	0.20	97691.1	\$97,700	0.22	0.24	'SIR	SILVERLEAF
L-12-13-145-152	4536 CHERRY BLOSSOM DR	06/14/2022	\$500,000	03-ARM'S LENGTH	\$500,000	\$139,687	\$88,400	0.18	97691.1	\$97,700	0.20	0.26	'SIR	SILVERLEAF
L-12-13-145-161	4334 SILVERLEAF DR	08/29/2022	\$520,000	03-ARM'S LENGTH	\$520,000	\$89,917	\$88,400	0.17	97691.1	\$97,700	0.19	0.23	'SIR	SILVERLEAF
Totals:			\$3,772,000		\$3,772,000	\$906,562	\$707,200	0.19			0.21	2.25		

1.1051 ADJUST 2024 LAND VALUE BY

SILVERLEAF VILLAGE

SIV

NO CHANGE DUE TO LACK OF SALES

AVERAGE	\$71,900
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Effec. Front	Depth	Net Acres	Total Acres	ECF Area	Land Table	Land sale
L-12-13-105-001	4025 PERSIMMON DR	09/15/2023	\$89,875	WD	03-ARM'S LENG	\$89,875	\$89,875	\$71,900	0.0	0.0	0.00	0.00	'SIR	SILVERLEAF VILLAGE	
Totals:			\$89,875			\$89,875	\$89,875	\$71,900	0.0		0.00	0.00			

0.0000 ADJUST 2024 LAND VALUE BY

SALINE SCHOOL DISTRICT

SSD

ACRE TABLE

.00-.35	52,200	106,000	1.0	106,000	10	134,200	13,420
.36-.55	54,900	51,600	1.5	77,400	15	154,300	10,287
.56-.70	57,800	60,600	2.0	121,200	20	177,400	8,870
.71-.99	60,700	64,160	2.5	160,400	25	204,000	8,160
	34,733	3.0	104,200	30	234,600	7,820	
	25,200	4.0	100,800	40	281,500	7,038	
	22,320	5.0	111,600	50	351,900	7,038	
	17,429	7.0	122,000	100	457,500	4,575	

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	RATIO LV/SP	ADJ LAND VALUE	2025 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table
L-12-28-200-003	6240 S STATE ST	05/23/2022	\$392,000	03-ARM'S LENGTH	\$392,000	\$126,914	\$60,700	0.15	75118.7	\$75,100	0.19	1.00	'SSD	SALINE M & B
L-12-33-490-001	7762 WARNER RD	04/27/2023	\$494,000	03-ARM'S LENGTH	\$494,000	\$116,605	\$85,648	0.17	105992.9	\$106,000	0.21	1.01	'SSD	SALINE M & B
L-12-33-100-023	7383 FOSDICK RD	03/01/2024	\$477,300	03-ARM'S LENGTH	\$477,300	\$199,227	\$86,320	0.18	106824.5	\$106,800	0.22	1.20	'SSD	SALINE M & B
								0.17			0.21			
								1.24	ADJUST 2024 LAND VALUE BY					
L-12-33-410-004	7911 SPRUCE TREE CT	07/27/2022	\$430,000	03-ARM'S LENGTH	\$430,000	\$160,040	\$87,080	0.20	77418.4	\$77,400	0.18	1.30	'SSD	SALINE M & B
L-12-31-200-001	6971 N MAPLE RD	04/28/2023	\$309,000	03-ARM'S LENGTH	\$309,000	\$80,647	\$83,400	0.27	74146.7	\$74,100	0.24	1.50	'SSD	SALINE M & B
								0.24			0.21			
								0.8890	ADJUST 2024 LAND VALUE BY					
L-12-27-325-002	117 GREEN HILLS DR	08/26/2022	\$765,000	03-ARM'S LENGTH	\$765,000	\$70,156	\$114,600	0.15	160440.0	\$160,400	0.21	2.60	'SSD	SALINE M & B
								0.15						
								1.4000	ADJUST 2024 LAND VALUE BY					
L-12-34-400-014	7600 PLATT RD	09/30/2022	\$373,000	03-ARM'S LENGTH	\$373,000	\$80,343	\$59,549	0.16	79117.9	\$79,100	0.21	3.13	'SSD	SALINE M & B
L-12-34-200-059	7385 WARNER RD	07/31/2023	\$525,000	03-ARM'S LENGTH	\$525,000	\$124,365	\$79,080	0.15	105067.1	\$105,100	0.20	2.97	'SSD	SALINE M & B
L-12-34-200-058	140 GINGER LN	09/15/2022	\$748,000	03-ARM'S LENGTH	\$748,000	\$1,330	\$78,414	0.10	104182.2	\$104,200	0.14	3.09	'SSD	SALINE M & B
L-12-29-200-003	1319 W TEXTILE RD	08/11/2023	\$381,500	03-ARM'S LENGTH	\$381,500	\$200,014	\$76,332	0.20	101416.1	\$101,400	0.27	3.16	'SSD	SALINE M & B
L-12-29-200-006	1455 W TEXTILE RD	11/03/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$161,884	\$78,796	0.18	104689.8	\$104,700	0.23	3.26	'SSD	SALINE M & B
								0.16			0.21			
								1.3286	ADJUST 2024 LAND VALUE BY					
L-12-34-200-046	7425 WARNER RD	12/14/2022	\$358,000	03-ARM'S LENGTH	\$358,000	\$117,084	\$92,436	0.26	74659.8	\$74,700	0.21	3.66	'SSD	SALINE M & B
								0.26						
								0.8077	ADJUST 2024 LAND VALUE BY					
L-12-34-200-026	7248 S GREEN HILLS DR	09/13/2022	\$527,000	03-ARM'S LENGTH	\$527,000	\$80,379	\$106,254	0.20	111566.7	\$111,600	0.21	4.54	'SSD	SALINE M & B SAL1
								0.20						
								1.0500	ADJUST 2024 LAND VALUE BY					
L-12-19-300-005	5674 N MAPLE RD	08/03/2023	\$350,000	03-ARM'S LENGTH	\$350,000	\$261,999	\$134,321	0.38	77875.0	\$77,900	0.22	10.03	'SSD	
L-12-33-200-011	7290 FOSDICK RD	08/01/2022	\$508,000	03-ARM'S LENGTH	\$508,000	\$185,354	\$157,000	0.31	91023.6	\$91,000	0.18	10.98	'SSD	SALINE M & B SEC 33
L-12-34-400-012	7700 PLATT RD	07/25/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$22,123	\$98,453	0.39	57079.9	\$57,100	0.23	10.10	'SSD	SALINE M & B SAL1
								0.36			0.21			
								0.5798	ADJUST 2024 LAND VALUE BY					

ESTATES AT STONEBRIDGE													REAR LOT WATER		-10%
STE															
													AVERAGE PREMIUM	\$156,400 \$188,100	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc	Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-18-105-114	4324 LOHR RD	07/28/2022	\$848,500	03-ARM'S LENGTH	\$848,500	\$175,089	\$143,400	0.17	156372.3	\$156,400	0.18	0.51	'STE	ESTATES AT STONEBRIDGE	
L-12-18-106-171	4484 BOULDER POND DR	05/12/2022	\$700,000	03-ARM'S LENGTH	\$700,000	\$150,814	\$143,400	0.20	156372.3	\$156,400	0.22	0.37	'STE	ESTATES AT STONEBRIDGE	
L-12-18-301-259	2040 STONEBRIDGE DR N	08/09/2022	\$950,000	03-ARM'S LENGTH	\$950,000	\$154,002	\$143,400	0.15	156372.3	\$156,400	0.16	0.75	'STE	ESTATES AT STONEBRIDGE	
L-12-18-301-263	2152 STONEBRIDGE DR N	09/15/2022	\$740,000	28-RELOCATION	\$740,000	\$300,078	\$143,400	0.19	156372.3	\$156,400	0.21	1.07	'STE	ESTATES AT STONEBRIDGE	
L-12-18-301-328	2064 BAY HILL CT	03/03/2023	\$675,000	03-ARM'S LENGTH	\$675,000	\$143,011	\$172,500	0.26	188104.8	\$188,100	0.28	0.50	'STE	ESTATES AT STONEBRIDGE	
L-12-18-301-333	2034 BAY HILL CT	09/22/2023	\$1,054,489	03-ARM'S LENGTH	\$1,054,489	\$203,702	\$172,500	0.16	188104.8	\$188,100	0.18	1.04	'STE	ESTATES AT STONEBRIDGE	
L-12-18-302-275	4809 ST ANDREWS CT	08/11/2023	\$720,000	03-ARM'S LENGTH	\$720,000	\$199,144	\$143,400	0.20	156372.3	\$156,400	0.22	0.46	'STE	ESTATES AT STONEBRIDGE	
L-12-18-302-276	4831 ST ANDREWS CT	04/26/2023	\$915,000	03-ARM'S LENGTH	\$915,000	\$250,559	\$143,400	0.16	156372.3	\$156,400	0.17	0.40	'STE	ESTATES AT STONEBRIDGE	
L-12-18-302-293	2231 STONEBRIDGE DR N	05/05/2023	\$765,000	03-ARM'S LENGTH	\$765,000	\$109,546	\$143,400	0.19	156372.3	\$156,400	0.20	0.47	'STE	ESTATES AT STONEBRIDGE	
L-12-18-410-090	4896 LOHR RD	11/17/2023	\$600,000	03-ARM'S LENGTH	\$600,000	\$83,158	\$143,400	0.24	156372.3	\$156,400	0.26	0.47	'STE	ESTATES AT STONEBRIDGE	
L-12-18-410-097	4770 LOHR RD	07/11/2022	\$685,000	03-ARM'S LENGTH	\$685,000	\$131,782	\$143,400	0.21	156372.3	\$156,400	0.23	0.53	'STE	ESTATES AT STONEBRIDGE	
L-12-18-415-044	1732 STONEBRIDGE DR S	05/19/2023	\$850,000	03-ARM'S LENGTH	\$850,000	\$123,117	\$143,400	0.17	156372.3	\$156,400	0.18	0.37	'STE	ESTATES AT STONEBRIDGE	
L-12-18-415-046	1752 STONEBRIDGE DR S	03/28/2024	\$855,000	03-ARM'S LENGTH	\$855,000	\$243,896	\$143,400	0.17	156372.3	\$156,400	0.18	0.40	'STE	ESTATES AT STONEBRIDGE	
L-12-18-415-081	1691 STONEBRIDGE DR S	07/31/2023	\$863,701	03-ARM'S LENGTH	\$863,701	\$174,183	\$143,400	0.17	156372.3	\$156,400	0.18	0.43	'STE	ESTATES AT STONEBRIDGE	
L-12-19-110-132	5060 OAK TREE CT	11/15/2023	\$845,000	03-ARM'S LENGTH	\$845,000	\$351,807	\$172,500	0.20	188104.8	\$188,100	0.22	0.61	'STE	ESTATES AT STONEBRIDGE	
L-12-19-120-162	5116 FOREST VIEW CT	09/08/2023	\$719,000	03-ARM'S LENGTH	\$719,000	\$166,742	\$172,500	0.24	188104.8	\$188,100	0.26	0.41	'STE	ESTATES AT STONEBRIDGE	
L-12-19-130-214	1853 PRAIRIE DUNES CT S	01/03/2023	\$602,000	03-ARM'S LENGTH	\$602,000	\$159,779	\$143,400	0.24	156372.3	\$156,400	0.26	0.47	'STE	ESTATES AT STONEBRIDGE	
L-12-19-210-254	5268 PRAIRIE DUNES CT N	08/21/2023	\$770,000	03-ARM'S LENGTH	\$770,000	\$206,161	\$143,400	0.19	156372.3	\$156,400	0.20	0.43	'STE	ESTATES AT STONEBRIDGE	
L-12-19-210-257	5289 PRAIRIE DUNES CT N	03/24/2023	\$904,000	03-ARM'S LENGTH	\$904,000	\$67,180	\$143,400	0.16	156372.3	\$156,400	0.17	0.91	'STE	ESTATES AT STONEBRIDGE	
Totals:			\$15,061,690		\$15,061,690	\$3,393,750	\$2,841,000	0.19			0.21	10.58			
													1.0905	ADJUST 2024 LAND VALUE BY	

HIGHPOINTE AT STONEBRIDGE													STH		
													AVERAGE GOOD	\$144,200 \$157,400	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc	Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-19-230-004	2470 WINGED FOOT CT	12/13/2023	\$745,775	03-ARM'S LENGTH	\$745,775	\$122,065	\$134,100	0.18	144201.9	\$144,200	0.19	0.34	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-011	2471 WINGED FOOT CT	04/01/2022	\$600,000	03-ARM'S LENGTH	\$600,000	\$106,446	\$134,100	0.22	144201.9	\$144,200	0.24	0.40	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-018	5300 PINNACLE CT	04/12/2023	\$620,000	03-ARM'S LENGTH	\$620,000	\$77,928	\$134,100	0.22	144201.9	\$144,200	0.23	0.30	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-031	5408 PINNACLE CT	08/19/2022	\$661,500	03-ARM'S LENGTH	\$661,500	\$163,845	\$134,100	0.20	144201.9	\$144,200	0.22	0.28	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-033	5391 PINNACLE CT	03/22/2024	\$650,000	03-ARM'S LENGTH	\$650,000	\$177,416	\$146,400	0.23	157428.5	\$157,400	0.24	0.26	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-039	5301 PINNACLE CT	09/01/2022	\$750,000	03-ARM'S LENGTH	\$750,000	\$210,899	\$146,400	0.20	157428.5	\$157,400	0.21	0.27	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-044	2385 QUAKER RIDGE DRIVE	03/16/2023	\$605,000	03-ARM'S LENGTH	\$605,000	\$58,053	\$146,400	0.24	157428.5	\$157,400	0.26	0.35	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-046	2373 QUAKER RIDGE DRIVE	06/24/2022	\$775,000	03-ARM'S LENGTH	\$775,000	\$133,826	\$146,400	0.19	157428.5	\$157,400	0.20	0.53	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-062	5426 PINNACLE CT	08/11/2023	\$745,000	03-ARM'S LENGTH	\$745,000	\$145,469	\$134,100	0.18	144201.9	\$144,200	0.19	0.39	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-071	5447 PINNACLE CT	06/30/2023	\$790,000	03-ARM'S LENGTH	\$790,000	\$154,685	\$146,400	0.19	157428.5	\$157,400	0.20	0.27	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-081	5476 PINNACLE CT	06/14/2023	\$803,150	03-ARM'S LENGTH	\$803,150	\$109,163	\$134,100	0.17	144201.9	\$144,200	0.18	0.49	'STH	HIGHPOINTE AT STONEBRIDGE	
L-12-19-230-084	5458 PINNACLE CT	12/19/2023	\$975,000	03-ARM'S LENGTH	\$975,000	\$309,301	\$134,100	0.14	144201.9	\$144,200	0.15	0.38	'STH	HIGHPOINTE AT STONEBRIDGE	
Totals:			\$8,720,425		\$8,720,425	\$1,769,096	\$1,670,700	0.20			0.21	4.25			
													1.0753	ADJUST 2024 LAND VALUE BY	

AVERAGE GOLF COURSE/LARGE LOT														\$127,400	\$131,200
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-18-301-315	4469 AUGUSTA CT	12/08/2022	\$600,000	03-ARM'S LENGTH	\$600,000	\$132,302	\$123,900	0.21	131233.2	\$131,200	0.22	0.85	'STL	LINKS AT STONEBRIDGE	
L-12-18-304-045	4655 SAWGRASS DR W	06/28/2023	\$652,000	03-ARM'S LENGTH	\$652,000	\$181,912	\$123,900	0.19	131233.2	\$131,200	0.20	0.32	'STL	LINKS AT STONEBRIDGE	
Totals:			\$1,252,000		\$1,252,000	\$314,214	\$247,800	0.20			0.21	1.17			
														1.0592 ADJUST 2024 LAND VALUE BY	

AVERAGE														\$89,600
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-18-450-015	4858 LONE OAK CT	05/04/2023	\$426,500	03-ARM'S LENGTH	\$426,500	\$149,490	\$83,700	0.20	89565.0	\$89,600	0.21	0.00	'STO	LONE OAK AT STONEBRIDGE
Totals:			\$426,500		\$426,500	\$149,490	\$83,700	0.20		\$89,600.00		0.00		
														1.0701 ADJUST 2024 LAND VALUE BY

SITE														\$93,900
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-18-107-027	4027 BOULDER POND DR	10/13/2023	\$455,000	03-ARM'S LENGTH	\$455,000	\$197,172	\$85,000	0.19	93947.4	\$93,900	0.21	0.00	'STP	PONDS AT STONEBRIDGE
Totals:			\$455,000		\$455,000	\$197,172	\$85,000	0.19		\$93,900.00		0.21	0.00	
														1.1053 ADJUST 2024 LAND VALUE BY

TAMARACK														AVERAGE	\$76,100
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-28-460-008	330 TAMARACK DR	11/15/2023	\$360,000	03-ARM'S LENGTH	\$360,000	\$123,133	\$83,300	0.23	76056.5	\$76,100	0.21	1.10	'HUT	TAMARACK	
Totals:			\$360,000		\$360,000	\$123,133	\$83,300	0.23			0.21	1.10			
														0.9130 ADJUST 2023 LAND VALUE BY	

THISTLE DOWN FARMS-EAST														AVERAGE	\$167,400
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L-12-33-305-001	7416 SECRETARIAT DR	03/08/2024	\$850,000	03-ARM'S LENGTH	\$850,000	\$273,185	\$160,500	0.19	167427.4	\$167,400	0.20	0.88	'TD-EW	THISTLE DOWN FARMS EAST	
L-12-33-305-009	7505 SECRETARIAT DR	04/07/2022	\$661,500	03-ARM'S LENGTH	\$661,500	\$165,755	\$160,500	0.24	167427.4	\$167,400	0.25	0.79	'TD-EW	THISTLE DOWN FARMS EAST	
L-12-33-305-018	7560 SECRETARIAT DR	10/07/2022	\$755,000	28-RELOCATION	\$755,000	\$91,569	\$160,500	0.21	167427.4	\$167,400	0.22	0.92	'TD-EW	THISTLE DOWN FARMS EAST	
L-12-33-305-033	7800 SECRETARIAT DR	06/07/2023	\$740,000	03-ARM'S LENGTH	\$740,000	\$170,767	\$160,500	0.22	167427.4	\$167,400	0.23	0.93	'TD-EW	THISTLE DOWN FARMS EAST	
L-12-33-305-041	7895 SECRETARIAT DR	05/27/2022	\$790,000	03-ARM'S LENGTH	\$790,000	\$243,116	\$160,500	0.20	167427.4	\$167,400	0.21	1.08	'TD-EW	THISTLE DOWN FARMS EAST	
L-12-33-305-042	7859 SECRETARIAT DR	08/18/2023	\$740,000	03-ARM'S LENGTH	\$740,000	\$181,964	\$160,500	0.22	167427.4	\$167,400	0.23	0.99	'TD-EW	THISTLE DOWN FARMS EAST	
L-12-33-305-070	7643 SECRETARIAT DR	03/30/2023	\$832,000	03-ARM'S LENGTH	\$832,000	\$184,035	\$160,500	0.19	167427.4	\$167,400	0.20	0.79	'TD-EW	THISTLE DOWN FARMS EAST	
L-12-33-305-073	931 NORTHERN DANCER	06/15/2023	\$1,175,000	03-ARM'S LENGTH	\$1,175,000	\$249,720	\$160,500	0.14	167427.4	\$167,400	0.14	0.98	'TD-EW	THISTLE DOWN FARMS EAST	
Totals:			\$6,543,500		\$6,543,500	\$1,560,111	\$1,284,000	0.20			0.21	7.36			
														1.0432 ADJUST 2024 LAND VALUE BY	

THISTLE DOWN FARMS-WEST		TDF-W							AVERAGE GOOD	\$197,100 \$201,320	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP
L-12-32-405-075	7670 WHIRLAWAY DR	07/24/2023	\$945,000	03-ARM'S LENGTH	\$945,000	\$170,380	\$140,800	0.15	197120.0	\$197,100	0.21
Totals:			\$945,000		\$945,000	\$170,380	\$140,800	0.15			0.21

WARNER CREEK													MICHIGAN AVE		-10%
WAR															
													AVERAGE	\$82,800	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc	Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-27-180-009	1278 HARWOOD CIR	09/26/2022	\$330,000	03-ARM'S LENGTH	\$330,000	\$102,303	\$78,700	0.24	82760	\$82,800	0.25	0.00	'WAR	WARNER CREEK	
L-12-27-180-019	6355 SAUK TRL	04/29/2022	\$455,000	03-ARM'S LENGTH	\$455,000	\$166,444	\$78,700	0.17	82760	\$82,800	0.18	0.00	'WAR	WARNER CREEK	
L-12-27-185-009	1177 RATHFON CIR	05/25/2023	\$381,000	03-ARM'S LENGTH	\$381,000	\$120,743	\$78,700	0.21	82760	\$82,800	0.22	0.00	'WAR	WARNER CREEK	
L-12-27-185-024	1101 CUTLER CIR	08/30/2022	\$375,000	03-ARM'S LENGTH	\$375,000	\$113,538	\$78,700	0.21	82760	\$82,800	0.22	0.00	'WAR	WARNER CREEK	
L-12-27-190-129	6310 ROBISON LN	09/22/2022	\$355,000	03-ARM'S LENGTH	\$355,000	\$96,865	\$70,830	0.20	74484	\$74,500	0.21	0.00	'WAR	WARNER CREEK	
L-12-27-411-076	6626 SAUK TRL	10/03/2023	\$360,000	03-ARM'S LENGTH	\$360,000	\$106,783	\$78,700	0.22	82760	\$82,800	0.23	0.00	'WAR	WARNER CREEK	
L-12-27-412-093	6525 SAUK TRL	08/28/2023	\$310,000	03-ARM'S LENGTH	\$310,000	\$64,431	\$78,700	0.25	82760	\$82,800	0.27	0.00	'WAR	WARNER CREEK	
L-12-27-413-113	6624 ROBISON LN	08/28/2023	\$400,000	03-ARM'S LENGTH	\$400,000	\$117,002	\$78,700	0.20	82760	\$82,800	0.21	0.00	'WAR	WARNER CREEK	
L-12-27-414-173	1310 WARNER CREEK DR	09/13/2022	\$383,000	03-ARM'S LENGTH	\$383,000	\$41,241	\$78,700	0.21	82760	\$82,800	0.22	0.00	'WAR	WARNER CREEK	
L-12-27-414-175	1294 WARNER CREEK DR	03/15/2024	\$383,000	03-ARM'S LENGTH	\$383,000	\$107,516	\$78,700	0.21	82760	\$82,800	0.22	0.00	'WAR	WARNER CREEK	
L-12-27-414-181	1280 WEDGEWOOD CIR	03/12/2024	\$499,900	03-ARM'S LENGTH	\$499,900	\$74,248	\$78,700	0.16	82760	\$82,800	0.17	0.00	'WAR	WARNER CREEK	
L-12-27-414-187	1275 WEDGEWOOD CIR	04/22/2022	\$455,000	03-ARM'S LENGTH	\$455,000	\$155,217	\$78,700	0.17	82760	\$82,800	0.18	0.00	'WAR	WARNER CREEK	
L-12-27-414-189	1291 WEDGEWOOD CIR	01/26/2023	\$385,000	03-ARM'S LENGTH	\$385,000	\$126,378	\$78,700	0.20	82760	\$82,800	0.22	0.00	'WAR	WARNER CREEK	
L-12-27-415-201	1333 WARNER CREEK DR	02/15/2023	\$390,000	03-ARM'S LENGTH	\$390,000	\$108,049	\$78,700	0.20	82760	\$82,800	0.21	0.00	'WAR	WARNER CREEK	
L-12-27-416-237	1370 WEDGEWOOD DR	04/05/2023	\$360,000	03-ARM'S LENGTH	\$360,000	\$110,762	\$78,700	0.22	82760	\$82,800	0.23	0.00	'WAR	WARNER CREEK	
L-12-27-416-244	6524 PENNSTONE CIR	10/27/2022	\$450,000	03-ARM'S LENGTH	\$450,000	\$54,577	\$78,700	0.17	82760	\$82,800	0.18	0.00	'WAR	WARNER CREEK	
L-12-27-417-211	1475 WEDGEWOOD DR	10/24/2022	\$380,000	03-ARM'S LENGTH	\$380,000	\$49,608	\$78,700	0.21	82760	\$82,800	0.22	0.00	'WAR	WARNER CREEK	
L-12-27-418-218	1411 WEDGEWOOD DR	07/01/2022	\$451,000	03-ARM'S LENGTH	\$451,000	\$84,440	\$78,700	0.17	82760	\$82,800	0.18	0.00	'WAR	WARNER CREEK	
L-12-27-418-220	1395 WEDGEWOOD DR	11/21/2023	\$449,900	03-ARM'S LENGTH	\$449,900	\$87,411	\$78,700	0.17	82760	\$82,800	0.18	0.00	'WAR	WARNER CREEK	
Totals:			\$7,552,800		\$7,552,800	\$1,887,556	\$1,487,430	0.20			0.21	0.00			
													1.0516	ADJUST 2024 LAND VALUE BY	

WASHTENAW CLUBVIEW/FAIMVIEW													WAS		AVERAGE		\$73,100		BUSY RD		-5%	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table								
L-12-12-106-010	4901 CLUB PL	07/07/2022	\$320,000	03-ARM'S LENGTH	\$320,000	\$72,786	\$68,400	0.21	73072.1	\$73,100	0.23	0.29	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-108-010	4819 GRANDVIEW DR	12/08/2022	\$300,630	03-ARM'S LENGTH	\$300,630	\$89,592	\$68,400	0.23	73072.1	\$73,100	0.24	0.37	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-109-005	3187 MAPLE DR	06/08/2022	\$401,000	03-ARM'S LENGTH	\$401,000	\$123,591	\$68,400	0.17	73072.1	\$73,100	0.18	0.23	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-180-017	3356 GOLFSIDE RD	09/01/2023	\$307,000	03-ARM'S LENGTH	\$307,000	\$37,586	\$68,400	0.22	73072.1	\$73,100	0.24	0.30	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-181-003	3311 MAPLE DR	10/10/2022	\$345,000	03-ARM'S LENGTH	\$345,000	\$103,574	\$68,400	0.20	73072.1	\$73,100	0.21	0.45	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-182-002	4824 GRANDVIEW DR	11/03/2023	\$330,000	03-ARM'S LENGTH	\$330,000	\$140,716	\$68,400	0.21	73072.1	\$73,100	0.22	0.24	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-182-010	3384 MAPLE DR	05/15/2023	\$585,000	03-ARM'S LENGTH	\$585,000	\$83,964	\$68,400	0.12	73072.1	\$73,100	0.12	0.37	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-184-006	4795 PEARL ST	10/07/2022	\$374,500	03-ARM'S LENGTH	\$374,500	\$77,708	\$68,400	0.18	73072.1	\$73,100	0.20	0.31	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-185-001	3418 HILLSIDE DR	11/21/2023	\$330,000	03-ARM'S LENGTH	\$330,000	\$130,425	\$68,400	0.21	73072.1	\$73,100	0.22	0.41	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-404-002	3517 CLOVERLAWN AVE	06/28/2022	\$435,000	03-ARM'S LENGTH	\$435,000	\$150,638	\$68,400	0.16	73072.1	\$73,100	0.17	0.23	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-407-002	3635 MAPLE DR	07/07/2022	\$422,000	03-ARM'S LENGTH	\$422,000	\$156,824	\$68,400	0.16	73072.1	\$73,100	0.17	0.30	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-407-016	3640 OAK DR	09/19/2022	\$335,000	03-ARM'S LENGTH	\$335,000	\$109,003	\$68,400	0.20	73072.1	\$73,100	0.22	0.25	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-408-016	3742 GOLFSIDE RD	05/11/2022	\$328,000	03-ARM'S LENGTH	\$328,000	\$138,474	\$68,400	0.21	73072.1	\$73,100	0.22	0.27	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-408-019	3698 GOLFSIDE RD	07/26/2023	\$275,000	03-ARM'S LENGTH	\$275,000	\$101,496	\$68,400	0.25	73072.1	\$73,100	0.27	0.27	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-408-025	3701 OAK DR	02/21/2023	\$387,000	03-ARM'S LENGTH	\$387,000	\$84,895	\$68,400	0.18	73072.1	\$73,100	0.19	0.25	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-427-013	3742 CLOVERLAWN AVE	06/16/2023	\$320,000	03-ARM'S LENGTH	\$320,000	\$55,413	\$68,400	0.21	73072.1	\$73,100	0.23	0.24	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-427-021	3616 CLOVERLAWN AVE	08/23/2022	\$330,000	03-ARM'S LENGTH	\$330,000	\$54,332	\$68,400	0.21	73072.1	\$73,100	0.22	0.24	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-428-009	3645 BEECH DR	07/01/2022	\$340,000	03-ARM'S LENGTH	\$340,000	\$68,477	\$68,400	0.20	73072.1	\$73,100	0.22	0.24	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-428-018	3789 BEECH DR	12/16/2022	\$290,000	03-ARM'S LENGTH	\$290,000	\$58,970	\$68,400	0.24	73072.1	\$73,100	0.25	0.30	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-461-012	3967 HELEN AVE	04/11/2023	\$320,000	03-ARM'S LENGTH	\$320,000	\$54,112	\$68,400	0.21	73072.1	\$73,100	0.23	0.24	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-481-018	3942 HILLSIDE DR	11/22/2022	\$340,000	03-ARM'S LENGTH	\$340,000	\$76,094	\$68,400	0.20	73072.1	\$73,100	0.22	0.23	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-481-022	3882 HILLSIDE DR	12/28/2022	\$330,000	03-ARM'S LENGTH	\$330,000	\$37,249	\$68,400	0.21	73072.1	\$73,100	0.22	0.24	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-481-023	3868 HILLSIDE DR	08/19/2022	\$342,500	03-ARM'S LENGTH	\$342,500	\$85,977	\$68,400	0.20	73072.1	\$73,100	0.21	0.24	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-482-014	3880 MAPLE DR	12/19/2022	\$369,900	03-ARM'S LENGTH	\$369,900	\$113,916	\$68,400	0.18	73072.1	\$73,100	0.20	0.23	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-483-024	3810 OAK DR	10/20/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$37,238	\$68,400	0.15	73072.1	\$73,100	0.16	0.30	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-484-002	3817 OAK DR	01/31/2024	\$375,000	03-ARM'S LENGTH	\$375,000	\$66,501	\$68,400	0.18	73072.1	\$73,100	0.19	0.25	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-484-007	3887 OAK DR	07/21/2023	\$366,800	03-ARM'S LENGTH	\$366,800	\$16,428	\$68,400	0.19	73072.1	\$73,100	0.20	0.44	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
L-12-12-484-020	3904 GOLFSIDE RD	09/08/2023	\$320,000	03-ARM'S LENGTH	\$320,000	\$56,868	\$68,400	0.21	73072.1	\$73,100	0.23	0.27	'WAS	WASHTENAW CLUBVIEW/FARMVIEW								
Totals:			\$9,969,330		\$9,969,330	\$2,382,847	\$1,915,200	0.20			0.21	7.99										

1.0683 ADJUST 2024 LAND VALUE BY

WASHTENAW HEIGHTS & TOWNSLINE		WAT				AVERAGE		\$60,100				APTMENT INFLUENCE		-10%	
												BUSY RD		-5%	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Other Parcels in Sale	Land Table
L-12-01-430-012	2580 FOSTER AVE	07/07/2022	\$377,500	03-ARM'S LENGTH	\$377,500	\$95,851	\$59,800	0.16	60145.1	\$60,100	0.16	0.20	'WAT		WASHTENAW HEIGHTS
L-12-01-431-007	2523 TORREY AVE	06/14/2023	\$290,000	03-ARM'S LENGTH	\$290,000	\$17,709	\$59,800	0.21	60145.1	\$60,100	0.21	0.23	'WAT		WASHTENAW HEIGHTS
L-12-01-431-020	2500 DEAKE AVE	02/27/2024	\$355,000	03-ARM'S LENGTH	\$355,000	(\$7,253)	\$59,800	0.17	60145.1	\$60,100	0.17	0.35	'WAT		WASHTENAW HEIGHTS
L-12-01-432-010	HAWKS AVE	06/02/2022	\$77,000	03-ARM'S LENGTH lan	\$77,000	\$77,000	\$59,800	0.78	60145.1	\$60,100	0.78	0.23	'WAT		WASHTENAW HEIGHTS
L-12-01-432-012	2557 HAWKS AVE	07/27/2023	\$271,000	03-ARM'S LENGTH	\$271,000	\$107,271	\$59,800	0.22	60145.1	\$60,100	0.22	0.16	'WAT		WASHTENAW HEIGHTS
L-12-01-432-027	2512 TORREY AVE	01/20/2023	\$260,000	03-ARM'S LENGTH	\$260,000	(\$13,128)	\$59,800	0.23	60145.1	\$60,100	0.23	0.36	'WAT		WASHTENAW HEIGHTS
L-12-01-460-010	2621 FOSTER AVE	08/22/2022	\$299,900	03-ARM'S LENGTH	\$299,900	\$46,952	\$53,820	0.18	54130.6	\$54,100	0.18	0.24	'WAT		WASHTENAW HEIGHTS
L-12-01-460-016	2735 FOSTER AVE	06/20/2023	\$305,000	03-ARM'S LENGTH	\$305,000	\$30,163	\$53,820	0.18	54130.6	\$54,100	0.18	0.24	'WAT		WASHTENAW HEIGHTS
L-12-01-460-019	2789 FOSTER AVE	07/14/2023	\$355,000	03-ARM'S LENGTH	\$355,000	\$100,396	\$53,820	0.15	54130.6	\$54,100	0.15	0.24	'WAT		WASHTENAW HEIGHTS
L-12-01-460-025	2899 FOSTER AVE	07/22/2022	\$295,000	03-ARM'S LENGTH	\$295,000	\$44,024	\$53,820	0.18	54130.6	\$54,100	0.18	0.23	'WAT		WASHTENAW HEIGHTS
L-12-01-461-017	2847 DEAKE AVE	04/14/2023	\$250,000	03-ARM'S LENGTH	\$250,000	\$48,239	\$59,800	0.24	60145.1	\$60,100	0.24	0.23	'WAT		WASHTENAW HEIGHTS
L-12-01-461-042	FOSTER AVE	06/22/2023	\$360,792	19-MULTI PARCEL ARN	\$360,792	\$200,097	\$59,600	0.17	59943.9	\$60,000	0.17	0.16	'WAT	L-12-01-461-043	WASHTENAW HEIGHTS
L-12-01-461-043	2608 FOSTER AVE	06/22/2023	\$360,792	19-MULTI PARCEL ARN	\$360,792	\$200,097	\$59,600	0.17	59943.9	\$60,000	0.17	0.17	'WAT	L-12-01-461-042	WASHTENAW HEIGHTS
L-12-01-462-028	2770 DEAKE AVE	02/17/2023	\$328,250	03-ARM'S LENGTH	\$328,250	\$67,889	\$59,800	0.18	60145.1	\$60,100	0.18	0.23	'WAT		WASHTENAW HEIGHTS
L-12-01-462-041	2663 TORREY AVE	09/13/2022	\$315,000	03-ARM'S LENGTH	\$315,000	(\$10,636)	\$59,800	0.19	60145.1	\$60,100	0.19	0.23	'WAT		WASHTENAW HEIGHTS
L-12-01-463-008	2709 HAWKS AVE	05/27/2022	\$407,601	03-ARM'S LENGTH	\$407,601	\$122,337	\$59,800	0.15	60145.1	\$60,100	0.15	0.20	'WAT		WASHTENAW HEIGHTS
L-12-01-463-020	2883 HAWKS AVE	02/16/2023	\$406,000	03-ARM'S LENGTH	\$406,000	\$86,891	\$59,800	0.15	60145.1	\$60,100	0.15	0.27	'WAT		WASHTENAW HEIGHTS
L-12-01-463-021	2891 HAWKS AVE	03/31/2023	\$355,000	03-ARM'S LENGTH	\$355,000	\$125,896	\$56,810	0.16	57137.8	\$57,100	0.16	0.31	'WAT		WASHTENAW HEIGHTS
L-12-01-463-032	2756 TORREY AVE	08/03/2022	\$365,000	03-ARM'S LENGTH	\$365,000	\$99,607	\$59,800	0.16	60145.1	\$60,100	0.16	0.23	'WAT		WASHTENAW HEIGHTS
L-12-01-463-039	2650 TORREY AVE	01/30/2024	\$360,000	03-ARM'S LENGTH	\$360,000	\$105,110	\$59,800	0.17	60145.1	\$60,100	0.17	0.23	'WAT		WASHTENAW HEIGHTS
Totals:			\$6,393,835		\$6,393,835	\$1,544,512	\$1,168,690	0.21			0.21	4.75			

WATERWAYS		WAW							AVERAGE		\$132,400			
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-20-205-015	5471 WATERFIELD CT	07/11/2022	\$615,000	03-ARM'S LENGTH	\$615,000	\$127,265	\$128,200	0.21	132400	\$132,400	0.22	0.53	'WAW	WATERWAYS
L-12-20-205-057	4774 WILDFLOWER CT	07/14/2022	\$549,900	03-ARM'S LENGTH	\$549,900	\$135,772	\$128,200	0.23	132400	\$132,400	0.24	0.46	'WAW	WATERWAYS
L-12-20-205-062	1288 WATERWAYS DR	03/15/2024	\$695,000	03-ARM'S LENGTH	\$695,000	\$276,753	\$128,200	0.18	132400	\$132,400	0.19	0.46	'WAW	WATERWAYS
L-12-20-205-073	1478 WEST GREENFIELD CT	06/10/2022	\$630,000	03-ARM'S LENGTH	\$630,000	\$192,274	\$128,200	0.20	132400	\$132,400	0.21	0.50	'WAW	WATERWAYS
L-12-20-205-077	1365 EAST GREENFIELD CT	05/06/2022	\$685,000	03-ARM'S LENGTH	\$685,000	\$160,345	\$128,200	0.19	132400	\$132,400	0.19	0.57	'WAW	WATERWAYS
Totals:			\$3,174,900		\$3,174,900	\$892,409	\$641,000	0.20			0.21	2.53		

WEATHERSTONE WEA														
													AVERAGE	\$54,300
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-07-105-001	1637 COBURN DR	07/25/2022	\$255,000	03-ARM'S LENGTH	\$255,000	\$38,885	\$53,000	0.21	54292.4	\$54,300	0.21	0.00	'WEA	WEATHERSTONE
L-12-07-105-004	1643 COBURN DR	03/10/2023	\$305,000	03-ARM'S LENGTH	\$305,000	(\$2,847)	\$53,000	0.17	54292.4	\$54,300	0.18	0.00	'WEA	WEATHERSTONE
L-12-07-105-007	1651 COBURN DR	05/25/2022	\$255,000	03-ARM'S LENGTH	\$255,000	\$37,566	\$53,000	0.21	54292.4	\$54,300	0.21	0.00	'WEA	WEATHERSTONE
L-12-07-105-011	1659 COBURN DR	04/12/2022	\$320,000	03-ARM'S LENGTH	\$320,000	\$79,377	\$53,000	0.17	54292.4	\$54,300	0.17	0.00	'WEA	WEATHERSTONE
L-12-07-105-016	1679 COBURN DR	03/30/2023	\$300,000	03-ARM'S LENGTH	\$300,000	\$31,172	\$53,000	0.18	54292.4	\$54,300	0.18	0.00	'WEA	WEATHERSTONE
L-12-07-105-024	1725 COBURN CT	05/17/2022	\$348,500	03-ARM'S LENGTH	\$348,500	\$91,080	\$53,000	0.15	54292.4	\$54,300	0.16	0.00	'WEA	WEATHERSTONE
L-12-07-105-031	1741 COBURN CT	01/09/2023	\$235,000	03-ARM'S LENGTH	\$235,000	(\$34,605)	\$53,000	0.23	54292.4	\$54,300	0.23	0.00	'WEA	WEATHERSTONE
L-12-07-105-040	1712 COBURN CT	05/23/2022	\$260,000	03-ARM'S LENGTH	\$260,000	\$68,449	\$53,000	0.20	54292.4	\$54,300	0.21	0.00	'WEA	WEATHERSTONE
L-12-07-105-044	1702 COBURN CT	03/31/2023	\$350,000	03-ARM'S LENGTH	\$350,000	\$97,443	\$53,000	0.15	54292.4	\$54,300	0.16	0.00	'WEA	WEATHERSTONE
L-12-07-105-045	1700 COBURN CT	07/31/2023	\$315,000	03-ARM'S LENGTH	\$315,000	\$84,198	\$53,000	0.17	54292.4	\$54,300	0.17	0.00	'WEA	WEATHERSTONE
L-12-07-105-056	1620 LONG MEADOW TRL	08/25/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$60,118	\$53,000	0.21	54292.4	\$54,300	0.22	0.00	'WEA	WEATHERSTONE
L-12-07-105-062	1668 COBURN DR	04/11/2022	\$300,000	03-ARM'S LENGTH	\$300,000	\$29,998	\$53,000	0.18	54292.4	\$54,300	0.18	0.00	'WEA	WEATHERSTONE
L-12-07-105-070	1636 COBURN DR	05/12/2023	\$357,000	03-ARM'S LENGTH	\$357,000	\$101,322	\$53,000	0.15	54292.4	\$54,300	0.15	0.00	'WEA	WEATHERSTONE
L-12-07-105-072	1632 COBURN DR	05/31/2023	\$281,000	03-ARM'S LENGTH	\$281,000	\$91,118	\$53,000	0.19	54292.4	\$54,300	0.19	0.00	'WEA	WEATHERSTONE
L-12-07-105-076	1641 WEATHERSTONE DR	08/07/2023	\$288,000	03-ARM'S LENGTH	\$288,000	\$73,287	\$53,000	0.18	54292.4	\$54,300	0.19	0.00	'WEA	WEATHERSTONE
L-12-07-105-087	1642 WEATHERSTONE DR	05/16/2023	\$230,000	03-ARM'S LENGTH	\$230,000	\$47,484	\$53,000	0.23	54292.4	\$54,300	0.24	0.00	'WEA	WEATHERSTONE
L-12-07-105-093	1665 WEATHERSTONE DR	08/30/2022	\$265,000	03-ARM'S LENGTH	\$265,000	\$45,746	\$53,000	0.20	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-107	1614 OAKFIELD DR	04/20/2023	\$270,000	03-ARM'S LENGTH	\$270,000	\$86,965	\$53,000	0.20	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-109	1604 OAKFIELD DR	12/01/2023	\$258,000	03-ARM'S LENGTH	\$258,000	\$63,974	\$53,000	0.21	54292.4	\$54,300	0.21	0.00	'WEA	WEATHERSTONE
L-12-07-105-116	1583 OAKFIELD DR	06/27/2022	\$215,000	03-ARM'S LENGTH	\$215,000	\$46,116	\$53,000	0.25	54292.4	\$54,300	0.25	0.00	'WEA	WEATHERSTONE
L-12-07-105-118	1587 OAKFIELD DR	10/10/2023	\$276,000	03-ARM'S LENGTH	\$276,000	\$105,865	\$53,000	0.19	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-120	1573 OAKFIELD DR	05/02/2022	\$218,000	03-ARM'S LENGTH	\$218,000	\$50,746	\$53,000	0.24	54292.4	\$54,300	0.25	0.00	'WEA	WEATHERSTONE
L-12-07-105-126	1563 OAKFIELD DR	06/16/2023	\$230,000	03-ARM'S LENGTH	\$230,000	\$36,186	\$53,000	0.23	54292.4	\$54,300	0.24	0.00	'WEA	WEATHERSTONE
L-12-07-105-127	1565 OAKFIELD DR	10/05/2022	\$240,000	03-ARM'S LENGTH	\$240,000	\$54,604	\$53,000	0.22	54292.4	\$54,300	0.23	0.00	'WEA	WEATHERSTONE
L-12-07-105-130	1553 OAKFIELD DR	05/05/2023	\$225,000	03-ARM'S LENGTH	\$225,000	\$53,008	\$53,000	0.24	54292.4	\$54,300	0.24	0.00	'WEA	WEATHERSTONE
L-12-07-105-133	1559 OAKFIELD DR	10/24/2022	\$245,000	03-ARM'S LENGTH	\$245,000	\$56,664	\$53,000	0.22	54292.4	\$54,300	0.22	0.00	'WEA	WEATHERSTONE
L-12-07-105-147	1701 WEATHERSTONE DR	05/25/2023	\$298,500	03-ARM'S LENGTH	\$298,500	\$114,128	\$53,000	0.18	54292.4	\$54,300	0.18	0.00	'WEA	WEATHERSTONE
L-12-07-105-152	1707 WEATHERSTONE DR	05/23/2023	\$307,500	03-ARM'S LENGTH	\$307,500	\$95,993	\$53,000	0.17	54292.4	\$54,300	0.18	0.00	'WEA	WEATHERSTONE
L-12-07-105-166	1725 WEATHERSTONE DR	06/21/2022	\$255,000	03-ARM'S LENGTH	\$255,000	\$49,864	\$53,000	0.21	54292.4	\$54,300	0.21	0.00	'WEA	WEATHERSTONE
L-12-07-105-167	1731 WEATHERSTONE DR	09/15/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$81,776	\$53,000	0.20	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-172	1736 WEATHERSTONE DR	06/17/2022	\$270,000	03-ARM'S LENGTH	\$270,000	\$57,379	\$53,000	0.20	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-176	1740 WEATHERSTONE DR	11/13/2023	\$290,000	03-ARM'S LENGTH	\$290,000	\$77,589	\$53,000	0.18	54292.4	\$54,300	0.19	0.00	'WEA	WEATHERSTONE
L-12-07-105-177	1760 WEATHERSTONE DR	05/09/2022	\$255,000	03-ARM'S LENGTH	\$255,000	\$45,304	\$53,000	0.21	54292.4	\$54,300	0.21	0.00	'WEA	WEATHERSTONE
L-12-07-105-179	1768 WEATHERSTONE DR	12/15/2022	\$249,900	03-ARM'S LENGTH	\$249,900	\$51,055	\$53,000	0.21	54292.4	\$54,300	0.22	0.00	'WEA	WEATHERSTONE
L-12-07-105-181	1764 WEATHERSTONE DR	04/20/2022	\$269,000	03-ARM'S LENGTH	\$269,000	\$57,618	\$53,000	0.20	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-199	1789 WEATHERSTONE DR	02/13/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$64,417	\$53,000	0.20	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-216	1512 OAKFIELD DR	12/27/2023	\$273,000	03-ARM'S LENGTH	\$273,000	\$76,862	\$53,000	0.19	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-220	1516 OAKFIELD DR	08/19/2022	\$222,000	03-ARM'S LENGTH	\$222,000	\$27,504	\$53,000	0.24	54292.4	\$54,300	0.24	0.00	'WEA	WEATHERSTONE
L-12-07-105-223	1535 WEATHERSTONE DR	08/29/2023	\$275,000	03-ARM'S LENGTH	\$275,000	\$86,005	\$53,000	0.19	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-225	1525 WEATHERSTONE DR	10/27/2023	\$235,000	03-ARM'S LENGTH	\$235,000	\$60,608	\$53,000	0.23	54292.4	\$54,300	0.23	0.00	'WEA	WEATHERSTONE
L-12-07-105-226	1523 WEATHERSTONE DR	06/01/2022	\$220,000	03-ARM'S LENGTH	\$220,000	\$46,928	\$53,000	0.24	54292.4	\$54,300	0.25	0.00	'WEA	WEATHERSTONE
L-12-07-105-227	1539 WEATHERSTONE DR	07/17/2023	\$295,000	03-ARM'S LENGTH	\$295,000	\$102,501	\$53,000	0.18	54292.4	\$54,300	0.18	0.00	'WEA	WEATHERSTONE
L-12-07-105-227	1539 WEATHERSTONE DR	05/02/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$57,501	\$53,000	0.21	54292.4	\$54,300	0.22	0.00	'WEA	WEATHERSTONE
L-12-07-105-230	1527 WEATHERSTONE DR	04/29/2022	\$225,000	03-ARM'S LENGTH	\$225,000	\$50,199	\$53,000	0.24	54292.4	\$54,300	0.24	0.00	'WEA	WEATHERSTONE
L-12-07-105-235	1565 WEATHERSTONE DR	09/15/2022	\$228,500	03-ARM'S LENGTH	\$228,500	\$54,832	\$53,000	0.23	54292.4	\$54,300	0.24	0.00	'WEA	WEATHERSTONE
L-12-07-105-244	1597 WEATHERSTONE DR	02/15/2023	\$265,000	03-ARM'S LENGTH	\$265,000	(\$402)	\$53,000	0.20	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE
L-12-07-105-247	1507 LONG MEADOW TRL	09/28/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$44,834	\$53,000	0.21	54292.4	\$54,300	0.22	0.00	'WEA	WEATHERSTONE
L-12-07-105-249	1505 LONG MEADOW TRL	05/17/2023	\$200,000	03-ARM'S LENGTH	\$200,000	\$10,238	\$53,000	0.27	54292.4	\$54,300	0.27	0.00	'WEA	WEATHERSTONE
L-12-07-105-257	1527 LONG MEADOW TRL	07/01/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$55,660	\$53,000	0.21	54292.4	\$54,300	0.22	0.00	'WEA	WEATHERSTONE
L-12-07-105-262	1523 LONG MEADOW TRL	04/12/2023	\$210,000	03-ARM'S LENGTH	\$210,000	\$28,052	\$53,000	0.25	54292.4	\$54,300	0.26	0.00	'WEA	WEATHERSTONE
L-12-07-105-276	1561 LONG MEADOW TRL	03/03/2023	\$220,000	03-ARM'S LENGTH	\$220,000	\$41,651	\$53,000	0.24	54292.4	\$54,300	0.25	0.00	'WEA	WEATHERSTONE
L-12-07-105-279	1575 LONG MEADOW TRL	11/30/2022	\$240,000	03-ARM'S LENGTH	\$240,000	\$49,097	\$53,000	0.22	54292.4	\$54,300	0.23	0.00	'WEA	WEATHERSTONE
L-12-07-105-301	1530 LONG MEADOW TRL	03/08/2024	\$272,500	03-ARM'S LENGTH	\$272,500	\$85,036	\$53,000	0.19	54292.4	\$54,300	0.20	0.00	'WEA	WEATHERSTONE

L-12-07-105-302	1532 LONG MEADOW TRL	05/26/2023	\$255,000	03-ARM'S LENGTH	\$255,000	\$65,144	\$53,000	0.21	54292.4	\$54,300	0.21	0.00	'WEA	WEATHERSTONE
Totals:			\$14,202,400		\$14,202,400	\$3,131,292	\$2,862,000	0.21			0.21	0.00		

1.0244 ADJUST 2024 LAND VALUE BY

WELLESLEY GARDENS

WEG

AVERAGE	\$54,100
DUPLEX - 2 UNITS-LC	\$62,900

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table
L-12-23-360-003	5782 HAMPSHIRE LN	02/29/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$63,502	\$50,300	0.18	54132.9	\$54,100	0.19	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-007	5798 HAMPSHIRE LN	04/21/2023	\$251,000	03-ARM'S LENGTH	\$251,000	\$56,510	\$50,300	0.20	54132.9	\$54,100	0.22	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-007	5798 HAMPSHIRE LN	03/01/2023	\$215,800	03-ARM'S LENGTH	\$215,800	\$21,310	\$50,300	0.23	54132.9	\$54,100	0.25	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-014	5754 HAMPSHIRE LN	12/29/2023	\$258,900	03-ARM'S LENGTH	\$258,900	\$75,264	\$50,300	0.19	54132.9	\$54,100	0.21	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-039	5692 HAMPSHIRE LN	06/24/2022	\$260,000	03-ARM'S LENGTH	\$260,000	\$49,456	\$50,300	0.19	54132.9	\$54,100	0.21	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-047	5700 HAMPSHIRE LN	11/30/2022	\$242,000	03-ARM'S LENGTH	\$242,000	\$53,865	\$50,300	0.21	54132.9	\$54,100	0.22	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-053	5658 HAMPSHIRE LN	04/18/2022	\$247,250	03-ARM'S LENGTH	\$247,250	\$58,542	\$50,300	0.20	54132.9	\$54,100	0.22	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-060	5668 HAMPSHIRE LN	06/15/2023	\$240,000	03-ARM'S LENGTH	\$240,000	\$35,726	\$50,300	0.21	54132.9	\$54,100	0.23	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-061	5693 HAMPSHIRE LN	10/30/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$76,562	\$50,300	0.18	54132.9	\$54,100	0.19	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-071	5713 HAMPSHIRE LN	06/16/2023	\$275,000	03-ARM'S LENGTH	\$275,000	\$85,417	\$50,300	0.18	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-079	5735 HAMPSHIRE LN	11/11/2022	\$245,000	03-ARM'S LENGTH	\$245,000	\$34,885	\$50,300	0.21	54132.9	\$54,100	0.22	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-084	5745 HAMPSHIRE LN	11/02/2022	\$240,000	03-ARM'S LENGTH	\$240,000	\$42,036	\$50,300	0.21	54132.9	\$54,100	0.23	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-112	5690 WELLESLEY LN	03/24/2023	\$239,000	03-ARM'S LENGTH	\$239,000	\$29,463	\$50,300	0.21	54132.9	\$54,100	0.23	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-115	5708 WELLESLEY LN	11/18/2022	\$223,500	03-ARM'S LENGTH	\$223,500	\$26,445	\$50,300	0.23	54132.9	\$54,100	0.24	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-117	5704 WELLESLEY LN	06/23/2023	\$275,000	03-ARM'S LENGTH	\$275,000	\$67,113	\$50,300	0.18	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-147	5609 HAMPSHIRE LN	11/14/2022	\$250,000	03-ARM'S LENGTH	\$250,000	\$37,924	\$50,300	0.20	54132.9	\$54,100	0.22	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-154	5559 HAMPSHIRE LN	03/01/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$52,172	\$50,300	0.19	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-155	5561 HAMPSHIRE LN	06/09/2023	\$289,000	03-ARM'S LENGTH	\$289,000	\$95,170	\$50,300	0.17	54132.9	\$54,100	0.19	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-173	5576 HAMPSHIRE LN	09/16/2022	\$248,000	03-ARM'S LENGTH	\$248,000	\$36,617	\$50,300	0.20	54132.9	\$54,100	0.22	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-176	5582 HAMPSHIRE LN	01/05/2024	\$264,000	03-ARM'S LENGTH	\$264,000	\$51,924	\$50,300	0.19	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-178	5586 HAMPSHIRE LN	08/11/2023	\$279,000	03-ARM'S LENGTH	\$279,000	\$79,262	\$50,300	0.18	54132.9	\$54,100	0.19	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-179	5588 HAMPSHIRE LN	04/19/2023	\$278,000	03-ARM'S LENGTH	\$278,000	\$74,198	\$50,300	0.18	54132.9	\$54,100	0.19	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-184	3404 ENDSLEIGH LN	09/21/2022	\$259,000	03-ARM'S LENGTH	\$259,000	\$64,419	\$50,300	0.19	54132.9	\$54,100	0.21	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-188	3412 ENDSLEIGH LN	04/22/2022	\$270,000	03-ARM'S LENGTH	\$270,000	\$62,831	\$50,300	0.19	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-193	3358 ENDSLEIGH LN	05/19/2023	\$271,600	03-ARM'S LENGTH	\$271,600	\$81,763	\$50,300	0.19	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-195	3362 ENDSLEIGH LN	01/05/2024	\$267,900	03-ARM'S LENGTH	\$267,900	\$54,444	\$50,300	0.19	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-197	3366 ENDSLEIGH LN	04/22/2022	\$265,000	03-ARM'S LENGTH	\$265,000	\$54,511	\$50,300	0.19	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
L-12-23-360-203	3378 ENDSLEIGH LN	07/25/2022	\$270,000	03-ARM'S LENGTH	\$270,000	\$68,924	\$50,300	0.19	54132.9	\$54,100	0.20	0.00	'WEG	WELLESLEY GARDENS
Totals:			\$7,253,950		\$7,253,950	\$1,590,255	\$1,408,400	0.20			0.21	0.00		

1.0762 ADJUST 2024 LAND VALUE BY

WILLOW POND

WIP

NO SALES

AVERAGE	\$75,700
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2023 Land Value	RATIO LV/SP	ADJ LAND VALUE	2024 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table
Totals:	#REF!		#REF!		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	

#REF! ADJUST 2023 LAND VALUE BY

WOODSIDE MEADOWS													WOM		AVERAGE		\$57,600	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2024 Land Value	Ratio LV/SP	Adj Land Value	2025 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table				
L-12-16-405-001	1913 ADDINGTON LN	04/19/2022	\$253,000	03-ARM'S LENGTH	\$253,000	\$58,823	\$51,100	0.20	57633.3	\$57,600	0.23	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-004	1889 ADDINGTON LN	08/29/2023	\$294,000	03-ARM'S LENGTH	\$294,000	\$99,153	\$51,100	0.17	57633.3	\$57,600	0.20	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-007	1865 ADDINGTON LN	04/15/2022	\$255,000	03-ARM'S LENGTH	\$255,000	\$55,606	\$51,100	0.20	57633.3	\$57,600	0.23	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-016	1761 ADDINGTON LN	06/09/2023	\$291,000	03-ARM'S LENGTH	\$291,000	\$98,902	\$51,100	0.18	57633.3	\$57,600	0.20	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-020	1753 ADDINGTON LN	06/27/2023	\$305,000	03-ARM'S LENGTH	\$305,000	\$60,391	\$51,100	0.17	57633.3	\$57,600	0.19	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-032	1713 ADDINGTON LN	01/11/2024	\$260,000	03-ARM'S LENGTH	\$260,000	\$68,693	\$51,100	0.20	57633.3	\$57,600	0.22	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-051	1529 ADDINGTON LN	09/29/2023	\$295,000	03-ARM'S LENGTH	\$295,000	\$100,873	\$51,100	0.17	57633.3	\$57,600	0.20	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-056	1473 ADDINGTON LN	12/22/2023	\$278,500	03-ARM'S LENGTH	\$278,500	\$82,375	\$51,100	0.18	57633.3	\$57,600	0.21	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-066	1377 ADDINGTON LN	10/03/2023	\$291,000	03-ARM'S LENGTH	\$291,000	\$94,043	\$51,100	0.18	57633.3	\$57,600	0.20	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-067	1385 ADDINGTON LN	01/27/2023	\$230,000	03-ARM'S LENGTH	\$230,000	\$35,837	\$51,100	0.22	57633.3	\$57,600	0.25	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-069	1401 ADDINGTON LN	02/22/2024	\$269,900	03-ARM'S LENGTH	\$269,900	\$72,981	\$51,100	0.19	57633.3	\$57,600	0.21	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-080	1392 ADDINGTON LN	01/25/2023	\$259,000	03-ARM'S LENGTH	\$259,000	\$11,299	\$51,100	0.20	57633.3	\$57,600	0.22	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-101	1145 ADDINGTON LN	07/22/2022	\$271,000	03-ARM'S LENGTH	\$271,000	\$76,474	\$51,100	0.19	57633.3	\$57,600	0.21	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-121	1039 ADDINGTON LN	02/27/2024	\$299,000	03-ARM'S LENGTH	\$299,000	\$105,314	\$51,100	0.17	57633.3	\$57,600	0.19	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-137	895 ADDINGTON LN	06/06/2022	\$231,000	03-ARM'S LENGTH	\$231,000	\$37,279	\$51,100	0.22	57633.3	\$57,600	0.25	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-140	879 ADDINGTON LN	11/28/2022	\$289,900	03-ARM'S LENGTH	\$289,900	\$42,598	\$51,100	0.18	57633.3	\$57,600	0.20	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-160	687 ADDINGTON LN	04/01/2022	\$327,500	03-ARM'S LENGTH	\$327,500	\$79,799	\$51,100	0.16	57633.3	\$57,600	0.18	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-162	647 ADDINGTON LN	07/11/2022	\$275,000	03-ARM'S LENGTH	\$275,000	\$80,426	\$51,100	0.19	57633.3	\$57,600	0.21	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-168	615 ADDINGTON LN	05/04/2023	\$282,500	03-ARM'S LENGTH	\$282,500	\$63,941	\$51,100	0.18	57633.3	\$57,600	0.20	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-173	543 ADDINGTON LN	05/31/2022	\$265,000	03-ARM'S LENGTH	\$265,000	\$47,282	\$51,100	0.19	57633.3	\$57,600	0.22	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-174	535 ADDINGTON LN	08/05/2022	\$263,000	03-ARM'S LENGTH	\$263,000	\$66,081	\$51,100	0.19	57633.3	\$57,600	0.22	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-178	519 ADDINGTON LN	06/05/2023	\$280,000	03-ARM'S LENGTH	\$280,000	\$64,168	\$51,100	0.18	57633.3	\$57,600	0.21	0.00	'WOM	WOODSIDE MEADOWS				
L-12-16-405-180	495 ADDINGTON LN	09/12/2022	\$290,000	03-ARM'S LENGTH	\$290,000	\$37,431	\$51,100	0.18	57633.3	\$57,600	0.20	0.00	'WOM	WOODSIDE MEADOWS				
Totals:			\$6,355,300		\$6,355,300	\$1,539,769	\$1,175,300	0.19			0.21	0.00						

1.1279 ADJUST 2024 LAND VALUE BY