

ANN ARBOR SCHOOL DISTRICT

AASD

ACRE TABLE

.00-.35	38,600	51,600	1.0	51,600	10	123,500	12,350
.36-.55	40,500	37,867	1.5	56,800	15	142,000	9,467
.56-.70	42,500	34,100	2.0	68,200	20	163,300	8,165
.71-.999	44,600	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
		18,060	5.0	90,300	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	2023 Land Value	RATIO LV/SP	ADJ LAND VALUE	2024 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table	Class
L-12-24-300-011	5695 CARPENTER RD	05/19/22	\$276,400	03-ARM'S LENGTH	\$276,400	\$63,984	\$52,100	0.19	\$38,644	\$38,600	0.14	0.91	AAS	ANN ARBOR SCHOOLS S	401
L-12-07-400-037	1716 W ELLSWORTH RD	08/31/21	\$135,000	03-ARM'S LENGTH	\$135,000	\$19,903	\$70,000	0.52	\$51,921	\$51,900	0.38	0.44	AAS	ANN ARBOR SCHOOLS \	401
L-12-25-200-009	4010 TEXTILE RD	07/14/22	\$366,000	03-ARM'S LENGTH	\$366,000	\$62,083	\$52,100	0.14	\$38,644	\$38,600	0.11	0.87	AAS	ANN ARBOR SCHOOLS S	401
								0.28			0.21				
								0.7417							
L-12-23-300-005	5851 PLATT RD	07/23/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$63,368	\$53,100	0.20	\$51,610	\$51,600	0.20	1.00	AAS	ANN ARBOR SCHOOLS S	401
L-12-24-200-036	5254 CRANE RD	04/29/21	\$233,000	03-ARM'S LENGTH	\$233,000	\$60,962	\$53,100	0.23	\$51,610	\$51,600	0.22	1.00	AAS	ANN ARBOR SCHOOLS S	401
								0.22			0.21				
								0.9719							
L-12-24-380-019	4405 TEXTILE RD	08/20/21	\$342,000	03-ARM'S LENGTH	\$342,000	\$83,983	\$84,841	0.25	\$71,820	\$71,800	0.21	2.51	AAS	ANN ARBOR SCHOOLS S	401
								0.25			0.21				
								0.8465							
L-12-25-300-008	6825 CARPENTER RD	05/26/22	\$430,000	03-ARM'S LENGTH	\$430,000	\$105,867	\$108,345	0.25	\$90,300	\$90,300	0.21	5.00	AAS	ANN ARBOR SCHOOLS S	401
								0.25			0.21				
								0.8334							
L-12-25-200-034	6453 CARPENTER RD	11/15/22	\$480,175	03-ARM'S LENGTH	\$480,175	\$223,493	\$117,600	0.24	\$100,837	\$100,800	0.21	6.00	AAS	ANN ARBOR SCHOOLS S	401
								0.24			0.21				
								0.8575							
L-12-25-100-008	4818 TEXTILE RD	11/10/21	\$507,200	03-ARM'S LENGTH	\$507,200	\$159,173	\$132,900	0.26	\$113,956	\$114,000	0.22	8.32	AAS	ANN ARBOR SCHOOLS S	401
								0.26			0.22				
								0.8077							
L-12-26-100-017	TEXTILE RD	03/23/22	\$1,158,007	03-ARM'S LENGTH	\$1,158,007	\$1,158,007	\$1,325,610	1.14	\$244,191	\$244,200	0.21	55.13	AAS	ANN ARBOR SCHOOLS S	402
								1.14			0.21				
								0.1842							

ANN ARBOR ISLAND PARCELS

AISLD

NO CHANGE DUE TO LACK OF SALES

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
L-12-04-480-006	2862 STONE SCHOOL RI	12/02/21	\$965,000	03-ARM'S LENGTH	\$965,000	\$715,799	\$89,000	0.09	\$202,650	\$202,700	0.21	2.65	AISLD	ANN ARBOR ISLAND PA	401
			Totals:	\$965,000		\$715,799	\$89,000	0.09			0.21	2.65			
								2.2770	ADJUST 2023 LAND VALUE BY						

ARBOR RIDGE

AR-1

AVERAGE

\$70,700

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	Rate Group 1
L-12-13-401-001	4578 CHRISTINA DR	09/20/21	\$334,000	03-ARM'S LENGTH	\$334,000	\$88,226	\$65,400	0.20	\$70,650	\$70,700	0.21	0.18	AR-1	AR1-ARBOR RIDGE	401	AVERAGE
L-12-13-401-012	4538 CHRISTINA DR	08/12/21	\$328,800	03-ARM'S LENGTH	\$328,800	\$72,134	\$65,400	0.20	\$70,650	\$70,700	0.22	0.17	AR-1	AR1-ARBOR RIDGE	401	AVERAGE
L-12-13-401-030	4533 CHRISTINA DR	09/24/21	\$347,000	03-ARM'S LENGTH	\$347,000	\$57,425	\$65,400	0.19	\$70,650	\$70,700	0.20	0.19	AR-1	AR1-ARBOR RIDGE	401	AVERAGE
		Totals:	\$1,009,800		\$1,009,800	\$217,785	\$196,200	0.19			0.21	0.53				
								1.0803	ADJUST 2023 LAND VALUE BY							

ARBOR RIDGE WOODLANDS		AR-2										AVERAGE	\$76,000				
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	Rate Group 1	
L-12-13-305-003	4324 CLOVERLANE DR	10/21/22	\$381,445	03-ARM'S LENGTH	\$381,445	\$34,195	\$68,800	0.18	\$74,276	\$74,300	0.19	0.23	AR-2	AR2-WOODLANDS OF A	401	AVERAGE	
L-12-13-305-008	4294 CLOVERLANE DR	08/23/22	\$340,000	03-ARM'S LENGTH	\$340,000	\$59,961	\$68,800	0.20	\$74,276	\$74,300	0.22	0.23	AR-2	AR2-WOODLANDS OF A	401	AVERAGE	
L-12-13-305-015	4260 CLOVERLANE DR	08/10/21	\$362,000	03-ARM'S LENGTH	\$362,000	\$63,419	\$68,800	0.19	\$74,276	\$74,300	0.21	0.23	AR-2	AR2-WOODLANDS OF A	401	AVERAGE	
L-12-13-305-020	4230 CLOVERLANE DR	06/25/21	\$360,000	03-ARM'S LENGTH	\$360,000	\$79,268	\$72,400	0.20	\$78,162	\$78,200	0.22	0.28	AR-2	AR2-WOODLANDS OF A	401	GOOD	
L-12-13-305-049	4243 CLOVERLANE DR	10/17/22	\$345,000	03-ARM'S LENGTH	\$345,000	\$76,825	\$68,800	0.20	\$74,276	\$74,300	0.22	0.28	AR-2	AR2-WOODLANDS OF A	401	AVERAGE	
L-12-13-305-052	4229 CLOVERLANE DR	09/30/22	\$355,000	03-ARM'S LENGTH	\$355,000	\$61,596	\$68,800	0.19	\$74,276	\$74,300	0.21	0.23	AR-2	AR2-WOODLANDS OF A	401	AVERAGE	
Totals:			\$2,143,445		\$2,143,445	\$375,264	\$416,400	0.19			0.21	1.48					
1.0796 ADJUST 2023 LAND VALUE BY																	

ARBOR RIDGE CROSSINGS		AR-3										AVERAGE	\$105,800				
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	Rate Group 1	
L-12-13-306-001	4443 MONTITH DR	11/19/21	\$531,000	03-ARM'S LENGTH	\$531,000	\$125,866	\$102,600	0.19	\$108,484	\$108,500	0.20	0.31	AR-3	AR3-CROSSINGS OF ARE	401	COURT/LRG LOTS	
L-12-13-306-002	4431 MONTITH DR	10/26/22	\$582,659	25-PARTIAL CONSTRU	\$582,659	\$171,201	\$97,500	0.17	\$103,091	\$103,100	0.18	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-306-003	4419 MONTITH DR	11/18/22	\$611,190	25-PARTIAL CONSTRU	\$611,190	\$244,486	\$97,500	0.16	\$103,091	\$103,100	0.17	0.26	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-306-012	4418 MONTITH DR	04/16/21	\$465,000	03-ARM'S LENGTH	\$465,000	\$55,042	\$97,500	0.21	\$103,091	\$103,100	0.22	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-306-015	4214 LILAC LANE	10/11/22	\$583,500	03-ARM'S LENGTH	\$583,500	\$183,357	\$102,600	0.18	\$108,484	\$108,500	0.19	0.31	AR-3	AR3-CROSSINGS OF ARE	401	COURT/LRG LOTS	
L-12-13-306-016	4218 LILAC LANE	04/18/22	\$500,000	03-ARM'S LENGTH	\$500,000	\$167,008	\$97,500	0.20	\$103,091	\$103,100	0.21	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-307-045	4287 LILAC LANE	05/20/22	\$540,000	03-ARM'S LENGTH	\$540,000	\$179,024	\$97,500	0.18	\$103,091	\$103,100	0.19	0.24	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-307-057	4284 LILAC LANE	07/26/22	\$551,110	03-ARM'S LENGTH	\$551,110	\$162,438	\$97,500	0.18	\$103,091	\$103,100	0.19	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-068	4119 MONTITH DR	11/02/22	\$570,805	25-PARTIAL CONSTRU	\$570,805	\$158,116	\$97,500	0.17	\$103,091	\$103,100	0.18	0.31	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-069	4121 MONTITH DR	06/27/22	\$509,261	25-PARTIAL CONSTRU	\$509,261	\$144,685	\$97,500	0.19	\$103,091	\$103,100	0.20	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-070	4123 MONTITH DR	06/10/22	\$474,525	25-PARTIAL CONSTRU	\$474,525	\$145,930	\$97,500	0.21	\$103,091	\$103,100	0.22	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-071	4125 MONTITH DR	03/04/22	\$560,707	25-PARTIAL CONSTRU	\$560,707	\$118,907	\$97,500	0.17	\$103,091	\$103,100	0.18	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-072	4127 MONTITH DR	02/09/22	\$468,510	25-PARTIAL CONSTRU	\$468,510	\$84,606	\$97,500	0.21	\$103,091	\$103,100	0.22	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-073	4129 MONTITH DR	12/08/21	\$440,010	25-PARTIAL CONSTRU	\$440,010	\$49,342	\$97,500	0.22	\$103,091	\$103,100	0.23	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-074	4131 MONTITH DR	08/20/21	\$478,955	25-PARTIAL CONSTRU	\$478,955	\$110,682	\$97,500	0.20	\$103,091	\$103,100	0.22	0.25	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-075	4133 MONTITH DR	08/06/21	\$453,898	25-PARTIAL CONSTRU	\$453,898	\$77,206	\$97,500	0.21	\$103,091	\$103,100	0.23	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-076	4135 MONTITH DR	02/04/22	\$518,351	25-PARTIAL CONSTRU	\$518,351	\$141,628	\$97,500	0.19	\$103,091	\$103,100	0.20	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-077	4137 MONTITH DR	12/30/21	\$539,450	25-PARTIAL CONSTRU	\$539,450	\$72,494	\$97,500	0.18	\$103,091	\$103,100	0.19	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-079	4143 MONTITH DR	06/24/21	\$416,526	25-PARTIAL CONSTRU	\$416,526	\$76,136	\$97,500	0.23	\$103,091	\$103,100	0.25	0.24	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-081	4149 MONTITH DR	05/25/21	\$479,334	25-PARTIAL CONSTRU	\$479,334	\$64,949	\$97,500	0.20	\$103,091	\$103,100	0.22	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-082	4151 MONTITH DR	07/14/21	\$446,256	25-PARTIAL CONSTRU	\$446,256	\$87,962	\$97,500	0.22	\$103,091	\$103,100	0.23	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-082	4151 MONTITH DR	07/01/22	\$650,000	03-ARM'S LENGTH	\$650,000	\$291,706	\$97,500	0.15	\$103,091	\$103,100	0.16	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-084	4155 MONTITH DR	11/30/21	\$457,535	25-PARTIAL CONSTRU	\$457,535	\$101,438	\$97,500	0.21	\$103,091	\$103,100	0.23	0.23	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-087	4163 MONTITH DR	08/11/21	\$486,250	25-PARTIAL CONSTRU	\$486,250	\$62,832	\$97,500	0.20	\$103,091	\$103,100	0.21	0.24	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE	
L-12-13-308-091	4175 MONTITH DR	02/16/22	\$497,375	25-PARTIAL CONSTRU	\$497,375	\$117,069	\$97,500</										

L-12-13-308-139	4120 MONTITH DR	09/07/22	\$536,910	25-PARTIAL CONSTRU	\$536,910	\$127,607	\$97,500	0.18	\$103,091	\$103,100	0.19	0.24	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE
L-12-13-308-140	4118 MONTITH DR	09/12/22	\$521,150	25-PARTIAL CONSTRU	\$521,150	\$157,985	\$97,500	0.19	\$103,091	\$103,100	0.20	0.33	AR-3	AR3-CROSSINGS OF ARE	401	AVERAGE

Totals:	\$23,396,880	\$23,396,880	\$4,978,773	\$4,592,700	0.20	4,856,500.00	0.21	12.19							
					1.0573	ADJUST 2023 LAND VALUE BY									

ARBOR RIDGE MEADOWS	AR-4	AVERAGE	\$89,800
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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	Class	Rate Group 1
L-12-13-310-024	4470 CONNOR DR	05/25/22	\$481,000	03-ARM'S LENGTH	\$481,000	\$155,384	\$84,300	0.18	\$89,765	\$89,800	0.19	0.15	AR-4	AR4-MEADOWS OF ARE	401	AVERAGE
L-12-13-311-043	4321 CHRISTINA CT	05/06/22	\$430,000	03-ARM'S LENGTH	\$430,000	\$117,946	\$84,300	0.20	\$89,765	\$89,800	0.21	0.26	AR-4	AR4-MEADOWS OF ARE	401	AVERAGE
L-12-13-311-050	4324 CHRISTINA CT	06/18/21	\$415,891	25-PARTIAL CONSTRU	\$415,891	\$80,268	\$84,300	0.20	\$89,765	\$89,800	0.22	0.14	AR-4	AR4-MEADOWS OF ARE	401	AVERAGE
L-12-13-311-052	4458 CHRISTINA DR	01/27/22	\$420,000	03-ARM'S LENGTH	\$420,000	\$117,595	\$84,300	0.20	\$89,765	\$89,800	0.21	0.14	AR-4	AR4-MEADOWS OF ARE	401	AVERAGE
L-12-13-311-057	4930 PAULINA DR	07/09/21	\$365,424	25-PARTIAL CONSTRU	\$365,424	\$106,605	\$84,300	0.23	\$89,765	\$89,800	0.25	0.13	AR-4	AR4-MEADOWS OF ARE	401	AVERAGE
L-12-13-311-058	4918 PAULINA DR	03/28/23	\$447,000	03-ARM'S LENGTH	\$447,000	\$151,149	\$84,300	0.19	\$89,765	\$89,800	0.20	0.17	AR-4	AR4-MEADOWS OF ARE	401	AVERAGE
L-12-13-311-063	4782 PAULINA DR	10/13/22	\$452,000	03-ARM'S LENGTH	\$452,000	\$153,646	\$84,300	0.19	\$89,765	\$89,800	0.20	0.13	AR-4	AR4-MEADOWS OF ARE	401	AVERAGE
Totals:	\$3,011,315	\$3,011,315	\$882,593	\$590,100	0.20	628,600.00	0.21	1.13								

1.0648 ADJUST 2023 LAND VALUE BY

ARBOR CREEK	ARC	AVERAGE	\$106,300	LOC/WATERS RD WALKOUT	-5%
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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	Class	Rate Group 1
L-12-06-310-034	2389 ROCKPORT CT	07/16/21	\$493,000	03-ARM'S LENGTH	\$493,000	\$97,495	\$93,500	0.19	\$103,575	103,600	0.21	0.27	ARC	ARBOR CREEK	401	
L-12-06-310-037	2398 ROCKPORT CT	07/15/21	\$447,500	03-ARM'S LENGTH	\$447,500	\$66,701	\$93,500	0.21	\$103,575	103,600	0.23	0.29	ARC	ARBOR CREEK	401	
L-12-06-310-051	2700 COOK CREEK DR	02/15/22	\$446,000	03-ARM'S LENGTH	\$446,000	\$66,460	\$89,500	0.20	\$99,144	99,100	0.22	0.27	ARC	ARBOR CREEK	401	
L-12-06-310-057	2727 MYSTIC DR	09/17/21	\$442,000	03-ARM'S LENGTH	\$442,000	\$103,928	\$89,500	0.20	\$99,144	99,100	0.22	0.25	ARC	ARBOR CREEK	401	
L-12-06-310-062	2796 MYSTIC DR	07/09/21	\$485,000	03-ARM'S LENGTH	\$485,000	\$31,816	\$93,500	0.19	\$103,575	103,600	0.21	0.34	ARC	ARBOR CREEK	401	
L-12-06-310-063	2782 MYSTIC DR	02/24/22	\$505,000	03-ARM'S LENGTH	\$505,000	\$108,092	\$93,500	0.19	\$103,575	103,600	0.21	0.34	ARC	ARBOR CREEK	401	
L-12-06-310-070	2676 CHATEAU CT	09/14/22	\$510,000	03-ARM'S LENGTH	\$510,000	\$99,044	\$102,400	0.20	\$113,434	113,400	0.22	0.34	ARC	ARBOR CREEK	401	PARKVIEW/ COURT
L-12-06-310-071	2660 CHATEAU CT	10/21/21	\$465,000	03-ARM'S LENGTH	\$465,000	\$74,586	\$102,400	0.22	\$113,434	113,400	0.24	0.43	ARC	ARBOR CREEK	401	
L-12-06-310-108	2267 GEMSTONE CT	12/16/21	\$425,000	03-ARM'S LENGTH	\$425,000	\$58,358	\$89,500	0.21	\$99,144	99,100	0.23	0.27	ARC	ARBOR CREEK	401	
L-12-06-310-115	2590 COOK CREEK CT	11/08/22	\$410,000	03-ARM'S LENGTH	\$410,000	\$10,047	\$93,500	0.23	\$103,575	103,600	0.25	0.25	ARC	ARBOR CREEK	401	
L-12-06-310-142	2258 BOULDER RIDGE E	03/06/22	\$575,000	03-ARM'S LENGTH	\$575,000	\$90,519	\$89,500	0.16	\$99,144	99,100	0.17	0.23	ARC	ARBOR CREEK	401	
L-12-06-310-155	2601 MYSTIC DR	07/02/21	\$535,000	03-ARM'S LENGTH	\$535,000	\$72,397	\$89,500	0.17	\$99,144	99,100	0.19	0.24	ARC	ARBOR CREEK	401	
L-12-06-310-160	2291 SPRING RIDGE DR	04/29/22	\$700,000	03-ARM'S LENGTH	\$700,000	\$161,264	\$93,500	0.13	\$103,575	103,600	0.15	0.33	ARC	ARBOR CREEK	401	
L-12-06-310-162	2255 SPRING RIDGE DR	01/07/22	\$587,100	03-ARM'S LENGTH	\$587,100	\$84,905	\$93,500	0.16	\$103,575	103,600	0.18	0.39	ARC	ARBOR CREEK	401	
L-12-06-310-169	2352 SPRING RIDGE CT	08/18/21	\$455,000	03-ARM'S LENGTH	\$455,000	\$37,779	\$93,500	0.21	\$103,575	103,600	0.23	0.27	ARC	ARBOR CREEK	401	
L-12-06-310-172	2359 SPRING RIDGE CT	06/09/22	\$580,000	03-ARM'S LENGTH	\$580,000	\$102,641	\$102,400	0.18	\$113,434	113,400	0.20	0.27	ARC	ARBOR CREEK	401	
L-12-06-310-174	2349 SPRING RIDGE CT	07/08/22	\$570,000	03-ARM'S LENGTH	\$570,000	\$77,684	\$93,500	0.16	\$103,575	103,600	0.18	0.33	ARC	ARBOR CREEK	401	
L-12-06-310-176	2576 MYSTIC DR	10/25/22	\$485,000	03-ARM'S LENGTH	\$485,000	\$42,263	\$102,400	0.21	\$113,434	113,400	0.23	0.23	ARC	ARBOR CREEK	401	
Totals:	\$9,115,600	\$9,115,600	\$1,385,979	\$1,698,600	0.19	1,881,500.00	0.21	5.32								

1.1078 ADJUST 2023 LAND VALUE BY

ARBOR

L-12-26-240-079	4294 ROLLING MEADOW	10/08/21	\$466,715	25-PARTIAL CONSTRU	\$466,715	\$90,972	\$91,600	0.20	\$97,845	\$97,800	0.21	0.20	ARF	ARBOR FARMS	401
	Totals:		\$6,114,572		\$6,114,572	\$972,878	\$1,190,800	0.20		1,271,400.00		0.21	2.75		
								1.0682	ADJUST 2023 LAND VALUE BY						

ARBOR HEIGHTS		ARH						AVERAGE		\$24,600					
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
L-12-12-226-002	4198 PACKARD RD	07/21/21	\$102,250	03-ARM'S LENGTH	\$102,250	\$16,377	\$19,700	0.19	\$24,615	\$24,600	0.24	0.00	ARH	ARBOR HEIGHTS	407
L-12-12-226-005	4190 PACKARD RD	09/29/22	\$130,000	03-ARM'S LENGTH	\$130,000	\$44,127	\$19,700	0.15	\$24,615	\$24,600	0.19	0.00	ARH	ARBOR HEIGHTS	407
L-12-12-226-007	4198 PACKARD RD	06/25/21	\$100,000	03-ARM'S LENGTH	\$100,000	\$15,496	\$19,700	0.20	\$24,615	\$24,600	0.25	0.00	ARH	ARBOR HEIGHTS	407
L-12-12-226-010	4194 PACKARD RD	10/19/22	\$117,350	03-ARM'S LENGTH	\$117,350	\$50,261	\$19,700	0.17	\$24,615	\$24,600	0.21	0.00	ARH	ARBOR HEIGHTS	407
L-12-12-226-041	4200 PACKARD RD	07/08/22	\$139,000	03-ARM'S LENGTH	\$139,000	\$55,906	\$19,700	0.14	\$24,615	\$24,600	0.18	0.00	ARH	ARBOR HEIGHTS	407
L-12-12-226-046	4200 PACKARD RD	08/02/21	\$125,000	03-ARM'S LENGTH	\$125,000	\$39,351	\$19,700	0.16	\$24,615	\$24,600	0.20	0.00	ARH	ARBOR HEIGHTS	407
	Totals:		\$713,600		\$713,600	\$221,518	\$118,200	0.17		147,600.00		0.21	0.00		
								1.2495	ADJUST 2023 LAND VALUE BY						

ARBOR OAKS		AROAK						AVERAGE		\$109,300					
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
L-12-26-305-004	3257 ROSLYN	03/17/23	\$523,415	25-PARTIAL CONSTRU	\$523,415	\$3,907	\$45,000	0.09	\$109,345	\$109,300	0.21	0.26	AROAK	ARBOR OAKS	401
L-12-26-305-005	3271 ROSLYN	03/28/23	\$514,990	25-PARTIAL CONSTRU	\$514,990	\$33,323	\$45,000	0.09	\$109,345	\$109,300	0.21	0.25	AROAK	ARBOR OAKS	401
L-12-26-305-006	3285 ROSLYN	12/05/22	\$507,990	25-PARTIAL CONSTRU	\$507,990	\$14,195	\$45,000	0.09	\$109,345	\$109,300	0.22	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-008	3313 ROSLYN	02/28/23	\$469,990	25-PARTIAL CONSTRU	\$469,990	\$84,009	\$45,000	0.10	\$109,345	\$109,300	0.23	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-009	3327 ROSLYN	12/14/22	\$519,990	25-PARTIAL CONSTRU	\$519,990	\$38,323	\$45,000	0.09	\$109,345	\$109,300	0.21	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-010	3341 ROSLYN	09/15/22	\$383,055	25-PARTIAL CONSTRU	\$383,055	\$13,123	\$45,000	0.12	\$109,345	\$109,300	0.29	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-011	3355 ROSLYN	09/22/22	\$433,240	25-PARTIAL CONSTRU	\$433,240	\$52,702	\$45,000	0.10	\$109,345	\$109,300	0.25	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-012	3369 ROSLYN	10/04/22	\$448,815	25-PARTIAL CONSTRU	\$448,815	\$53,500	\$45,000	0.10	\$109,345	\$109,300	0.24	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-013	3383 ROSLYN	09/28/22	\$383,490	25-PARTIAL CONSTRU	\$383,490	\$21,475	\$45,000	0.12	\$109,345	\$109,300	0.29	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-014	3397 ROSLYN	09/20/22	\$485,915	25-PARTIAL CONSTRU	\$485,915	\$51,045	\$45,000	0.09	\$109,345	\$109,300	0.22	0.32	AROAK	ARBOR OAKS	401
L-12-26-305-016	3425 ROSLYN	09/13/22	\$566,265	25-PARTIAL CONSTRU	\$566,265	\$9,511	\$45,000	0.08	\$109,345	\$109,300	0.19	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-017	3439 ROSLYN	08/13/22	\$595,841	25-PARTIAL CONSTRU	\$595,841	\$4,996	\$45,000	0.08	\$109,345	\$109,300	0.18	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-022	3450 ROSLYN	03/14/23	\$594,265	25-PARTIAL CONSTRU	\$594,265	\$47,078	\$45,000	0.08	\$109,345	\$109,300	0.18	0.31	AROAK	ARBOR OAKS	401
L-12-26-305-023	3436 ROSLYN	11/23/22	\$620,440	25-PARTIAL CONSTRU	\$620,440	\$97,813	\$45,000	0.07	\$109,345	\$109,300	0.18	0.32	AROAK	ARBOR OAKS	401
L-12-26-305-024	3422 ROSLYN	11/28/22	\$523,540	25-PARTIAL CONSTRU	\$523,540	\$84,966	\$45,000	0.09	\$109,345	\$109,300	0.21	0.38	AROAK	ARBOR OAKS	401
L-12-26-305-025	3394 ROSLYN	10/26/22	\$622,290	25-PARTIAL CONSTRU	\$622,290	\$22,312	\$45,000	0.07	\$109,345	\$109,300	0.18	0.31	AROAK	ARBOR OAKS	401
L-12-26-305-026	3380 ROSLYN	10/26/22	\$543,266	25-PARTIAL CONSTRU	\$543,266	\$57,645	\$45,000	0.08	\$109,345	\$109,300	0.20	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-027	3366 ROSLYN	08/18/22	\$595,240	25-PARTIAL CONSTRU	\$595,240	\$8,018	\$45,000	0.08	\$109,345	\$109,300	0.18	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-028	3352 ROSLYN	06/09/22	\$529,940	25-PARTIAL CONSTRU	\$529,940	\$75,271	\$45,000	0.08	\$109,345	\$109,300	0.21	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-029	3338 ROSLYN	06/14/22	\$469,770	25-PARTIAL CONSTRU	\$469,770	\$37,885	\$45,000	0.10	\$109,345	\$109,300	0.23	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-030	3324 ROSLYN	07/28/22	\$534,215	25-PARTIAL CONSTRU	\$534,215	\$18,427	\$45,000	0.08	\$109,345	\$109,300	0.20	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-032	3296 ROSLYN	04/26/22	\$502,315	25-PARTIAL CONSTRU	\$502,315	\$49,029	\$45,000	0.09	\$109,345	\$109,300	0.22	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-033	3280 ROSLYN	06/21/22	\$459,245	25-PARTIAL CONSTRU	\$459,245	\$4,929	\$45,000	0.10	\$109,345	\$109,300	0.24	0.23	AROAK	ARBOR OAKS	401
L-12-26-305-034	3254 ROSLYN	06/28/22	\$535,576	25-PARTIAL CONSTRU	\$535,576	\$7,362	\$45,000	0.08	\$109,345	\$109,300	0.20	0.29	AROAK	ARBOR OAKS	401
L-12-26-305-036	3202 ROSLYN														

													GOOD		\$84,400		APTS WALKOUT		-5% 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	Rate Group 1				
L-12-12-120-021	3275 HAWKS AVE	07/07/21	\$401,000	03-ARM'S LENGTH	\$401,000	\$130,230	\$71,700	0.18	\$80,410	\$80,400	0.20	0.25	ARW	ARBOR WOODS	401	AVERAGE				
L-12-12-121-077	3315 CENTURY TRL	05/21/21	\$363,000	03-ARM'S LENGTH	\$363,000	\$73,301	\$78,855	0.22	\$88,435	\$88,400	0.24	0.26	ARW	ARBOR WOODS	401	GOOD				
L-12-12-121-124	4702 CARTER PL	04/04/22	\$440,000	03-ARM'S LENGTH	\$440,000	\$164,727	\$71,700	0.16	\$80,410	\$80,400	0.18	0.24	ARW	ARBOR WOODS	401	AVERAGE				
L-12-12-230-134	4450 BLOSSOM HILL TR	07/26/21	\$405,000	03-ARM'S LENGTH	\$405,000	\$56,260	\$78,855	0.19	\$88,435	\$88,400	0.22	0.20	ARW	ARBOR WOODS	401	GOOD				
L-12-12-230-137	4424 BLOSSOM HILL TR	08/02/21	\$425,000	03-ARM'S LENGTH	\$425,000	\$92,527	\$78,855	0.19	\$88,435	\$88,400	0.21	0.20	ARW	ARBOR WOODS	401	GOOD				
L-12-12-230-141	4390 BLOSSOM HILL TR	09/20/21	\$329,000	03-ARM'S LENGTH	\$329,000	\$6,944	\$78,855	0.24	\$88,435	\$88,400	0.27	0.20	ARW	ARBOR WOODS	401					
L-12-12-230-142	4378 BLOSSOM HILL TR	06/23/22	\$500,000	03-ARM'S LENGTH	\$500,000	\$161,412	\$75,285	0.15	\$84,431	\$84,400	0.17	0.25	ARW	ARBOR WOODS	401					
L-12-12-230-168	4418 CENTER VALLEY D	04/06/21	\$480,700	03-ARM'S LENGTH	\$480,700	\$22,919	\$75,285	0.16	\$84,431	\$84,400	0.18	0.22	ARW	ARBOR WOODS	401	AVERAGE				
L-12-12-230-192	4386 KNOOLCREST DR	04/16/21	\$360,000	03-ARM'S LENGTH	\$360,000	\$48,723	\$71,700	0.20	\$80,410	\$80,400	0.22	0.19	ARW	ARBOR WOODS	401	AVERAGE				
Totals:			\$3,703,700		\$3,703,700	\$757,043	\$681,090	0.19	763,600.00		0.21	2.00								
1.1215 ADJUST 2023 LAND VALUE BY																				

													AVERAGE		\$75,000			
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	Rate Group 1		
L-12-24-400-023	5800 MUNGER RD	08/27/21	\$380,000	03-ARM'S LENGTH	\$380,000	\$40,688	\$72,100	0.19	\$75,024	\$75,000	0.20	0.56	ASH	ASHFORD VILLAGE	401	LG LOT		
L-12-24-400-024	5780 MUNGER RD	04/23/21	\$320,000	03-ARM'S LENGTH	\$320,000	\$17,704	\$72,100	0.23	\$75,024	\$75,000	0.23	0.47	ASH	ASHFORD VILLAGE	401	LG LOT		
L-12-24-410-003	5950 COTTONWOOD DI	02/08/22	\$397,500	03-ARM'S LENGTH	\$397,500	\$127,068	\$72,100	0.18	\$75,024	\$75,000	0.19	0.26	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-410-008	5953 CAYMAN BLVD	10/25/22	\$320,000	03-ARM'S LENGTH	\$320,000	\$95,494	\$72,100	0.23	\$75,024	\$75,000	0.23	0.25	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-415-011	5954 CAYMAN BLVD	07/09/21	\$325,000	03-ARM'S LENGTH	\$325,000	\$47,786	\$72,100	0.22	\$75,024	\$75,000	0.23	0.25	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-415-015	5884 COTTONWOOD DI	02/23/22	\$390,000	03-ARM'S LENGTH	\$390,000	\$116,688	\$72,100	0.18	\$75,024	\$75,000	0.19	0.26	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-415-018	5832 COTTONWOOD DI	08/13/21	\$378,000	03-ARM'S LENGTH	\$378,000	\$99,226	\$72,100	0.19	\$75,024	\$75,000	0.20	0.26	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-415-019	5812 COTTONWOOD DI	06/30/21	\$417,000	03-ARM'S LENGTH	\$417,000	\$103,946	\$72,100	0.17	\$75,024	\$75,000	0.18	0.26	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-415-023	5756 AMBER WAY	11/04/22	\$425,000	03-ARM'S LENGTH	\$425,000	\$137,620	\$72,100	0.17	\$75,024	\$75,000	0.18	0.24	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-425-169	4554 SYCAMORE DR	01/19/22	\$365,000	03-ARM'S LENGTH	\$365,000	\$82,905	\$72,100	0.20	\$75,024	\$75,000	0.21	0.23	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-425-205	4694 SYCAMORE DR	01/06/23	\$425,000	03-ARM'S LENGTH	\$425,000	\$99,265	\$72,100	0.17	\$75,024	\$75,000	0.18	0.25	ASH	ASHFORD VILLAGE	401			
L-12-24-435-031	4631 WHITE PINE CT	07/28/22	\$419,900	03-ARM'S LENGTH	\$419,900	\$118,678	\$72,100	0.17	\$75,024	\$75,000	0.18	0.32	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-435-039	5855 COTTONWOOD DI	10/08/21	\$340,000	03-ARM'S LENGTH	\$340,000	\$67,916	\$72,100	0.21	\$75,024	\$75,000	0.22	0.23	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-440-065	5953 SUNRISE DR	08/12/22	\$405,953	03-ARM'S LENGTH	\$405,953	\$77,969	\$72,100	0.18	\$75,024	\$75,000	0.18	0.36	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-440-067	5949 SUNRISE DR	07/07/22	\$424,000	03-ARM'S LENGTH	\$424,000	\$184,636	\$72,100	0.17	\$75,024	\$75,000	0.18	0.24	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-440-072	5911 BIRCH CT	02/15/22	\$210,000	03-ARM'S LENGTH	\$210,000	(\$56,524)	\$72,100	0.34	\$75,024	\$75,000	0.36	0.29	ASH	ASHFORD VILLAGE	401	SITE/VIEW OUT		
L-12-24-440-076	5873 SUNRISE DR	11/28/22	\$345,000	03-ARM'S LENGTH	\$345,000	\$101,857	\$72,100	0.21	\$75,024	\$75,000	0.22	0.26	ASH	ASHFORD VILLAGE	401	SITE/VIEW OUT		
L-12-24-445-102	5825 SOUTH ASHFORD	08/30/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$31,263	\$72,100	0.24	\$75,024	\$75,000	0.25	0.32	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-445-139	4762 NORTH ASHFORD	07/11/22	\$381,900	03-ARM'S LENGTH	\$381,900	\$91,326	\$72,100	0.19	\$75,024	\$75,000	0.20	0.31	ASH	ASHFORD VILLAGE	401	SITE/WALK OUT		
L-12-24-455-129	4785 NORTH ASHFORD	09/13/21	\$347,616	03-ARM'S LENGTH	\$347,616	\$57,964	\$72,100	0.21	\$75,024	\$75,000	0.22	0.25	ASH	ASHFORD VILLAGE	401	AVERAGE		
L-12-24-455-248	4886 SYCAMORE DR	09/29/22	\$392,000	03-ARM'S LENGTH	\$392,000	\$84,818	\$72,100	0.18	\$75,024	\$75,000	0.19	0.27	ASH	ASHFORD VILLAGE	401			
L-12-24-460-240	4937 SYCAMORE DR	11/01/22	\$250,000	03-ARM'S LENGTH	\$250,000	(\$60,405)	\$72,100	0.29	\$75,024	\$75,000	0.30	0.25	ASH	ASHFORD VILLAGE	401			
L-12-24-470-287																		

Totals:	\$2,522,700	\$2,522,700	\$449,234	\$476,330	0.19 1.1098	528,700.00 ADJUST 2023 LAND VALUE BY	0.21	0.00
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BOULDER RIDGE	BOR	AVERAGE GOOD/VIEW OUT WALKOUT	\$84,500 \$90,300 \$100,600
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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	Class
L-12-06-305-004	2875 GREEN VALLEY DR	10/29/21	\$350,000	03-ARM'S LENGTH	\$350,000	\$93,141	\$81,900	0.23	\$84,531	\$84,500	0.24	0.27	BOR-S	BOULDER RIDGE	401
L-12-06-305-007	2831 GREEN VALLEY DR	08/10/21	\$350,000	03-ARM'S LENGTH	\$350,000	\$63,092	\$97,500	0.28	\$100,632	\$100,600	0.29	0.27	BOR-S	BOULDER RIDGE	401
L-12-06-305-009	2805 GREEN VALLEY DR	06/28/21	\$439,000	03-ARM'S LENGTH	\$439,000	\$93,341	\$97,500	0.22	\$100,632	\$100,600	0.23	0.24	BOR	BOULDER RIDGE	401
L-12-06-305-012	2797 GREEN VALLEY DR	05/03/22	\$522,000	03-ARM'S LENGTH	\$522,000	\$152,290	\$97,500	0.19	\$100,632	\$100,600	0.19	0.23	BOR	BOULDER RIDGE	401
L-12-06-305-029	2880 SILVER SPRING DR	11/24/21	\$400,000	03-ARM'S LENGTH	\$400,000	\$53,021	\$81,900	0.20	\$84,531	\$84,500	0.21	0.23	BOR-S	BOULDER RIDGE	401
L-12-06-305-042	2796 GREEN VALLEY DR	09/09/21	\$415,000	03-ARM'S LENGTH	\$415,000	\$25,340	\$81,900	0.20	\$84,531	\$84,500	0.20	0.23	BOR	BOULDER RIDGE	401
L-12-06-305-057	3029 GREEN VALLEY DR	08/09/22	\$455,000	03-ARM'S LENGTH	\$455,000	\$119,439	\$81,900	0.18	\$84,531	\$84,500	0.19	0.27	BOR	BOULDER RIDGE	401
L-12-06-305-059	3041 GREEN VALLEY DR	08/11/22	\$485,000	03-ARM'S LENGTH	\$485,000	\$132,589	\$81,900	0.17	\$84,531	\$84,500	0.17	0.23	BOR	BOULDER RIDGE	401
L-12-06-305-060	3047 GREEN VALLEY DR	07/05/22	\$550,000	03-ARM'S LENGTH	\$550,000	\$157,724	\$81,900	0.15	\$84,531	\$84,500	0.15	0.24	BOR	BOULDER RIDGE	401
L-12-06-305-101	2831 ASPEN RIDGE DR	08/18/22	\$443,000	03-ARM'S LENGTH	\$443,000	\$130,935	\$87,500	0.20	\$90,311	\$90,300	0.20	0.23	BOR	BOULDER RIDGE	401
L-12-06-305-108	2717 ASPEN RIDGE DR	05/07/21	\$410,000	03-ARM'S LENGTH	\$410,000	\$91,453	\$87,500	0.21	\$90,311	\$90,300	0.22	0.23	BOR	BOULDER RIDGE	401
L-12-06-305-112	2159 SPRING RIDGE DR	04/15/21	\$406,500	03-ARM'S LENGTH	\$406,500	\$100,565	\$87,500	0.22	\$90,311	\$90,300	0.22	0.24	BOR	BOULDER RIDGE	401
L-12-06-305-118	2190 SPRING RIDGE DR	12/10/21	\$443,000	03-ARM'S LENGTH	\$443,000	\$98,573	\$87,500	0.20	\$90,311	\$90,300	0.20	0.30	BOR	BOULDER RIDGE	401
Totals:		\$5,668,500	\$5,668,500	\$1,311,503	\$1,133,900	0.20			1,170,000.00		0.21	3.22			
1.0321 ADJUST 2023 LAND VALUE BY															

BRIAR HILL/BURNHAM WOODS	BRB	BRB	AVERAGE GOOD	\$127,300 \$136,200
BURNHAM WOODS		BRB2	BURNHAM	\$110,000
DEERGLEN/REGINA	NO CHANGE DUE TO LACK OF SALES	BRB3	AVERAGE GOOD	\$111,600 \$119,500

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
L-12-07-403-054	3599 BARRY KNOLL DR	07/28/22	\$570,000	03-ARM'S LENGTH	\$570,000	\$227,799	\$113,400	0.20	\$127,255	\$127,300	0.22	0.23	BRB	BRIAR HILL	401
L-12-07-405-040	3568 GREAT FALLS CIR	06/14/22	\$615,000	03-ARM'S LENGTH	\$615,000	\$230,542	\$121,400	0.20	\$136,232	\$136,200	0.22	0.30	BRB	BRIAR HILL	401
L-12-07-405-042	3584 GREAT FALLS CIR	04/11/22	\$579,000	03-ARM'S LENGTH	\$579,000	\$122,108	\$121,400	0.21	\$136,232	\$136,200	0.24	0.23	BRB	BRIAR HILL	401
L-12-07-407-085	3723 BRIAR PKWY	05/25/22	\$632,000	03-ARM'S LENGTH	\$632,000	\$152,513	\$113,400	0.18	\$127,255	\$127,300	0.20	0.23	BRB	BRIAR HILL	401
L-12-07-407-089	3718 CRYSTAL LAKE LN	05/19/21	\$569,500	03-ARM'S LENGTH	\$569,500	\$92,318	\$113,400	0.20	\$127,255	\$127,300	0.22	0.39	BRB	BRIAR HILL	401
L-12-07-407-099	3759 CRYSTAL LAKE LN	10/03/22	\$699,000	03-ARM'S LENGTH	\$699,000	\$178,925	\$121,400	0.17	\$136,232	\$136,200	0.19	0.24	BRB	BRIAR HILL	401
L-12-07-407-121	3672 BARRY KNOLL DR	03/28/22	\$736,000	03-ARM'S LENGTH	\$736,000	\$165,611	\$121,400	0.16	\$136,232	\$136,200	0.19	0.38	BRB	BRIAR HILL	401
L-12-07-407-122	3688 KNOLLCWOOD CIR	02/08/22	\$640,000	03-ARM'S LENGTH	\$640,000	\$184,380	\$121,400	0.19	\$136,232	\$136,200	0.21	0.23	BRB	BRIAR HILL	401
L-12-07-408-158	3861 LAKE POINTE LN	07/15/22	\$708,500	03-ARM'S LENGTH	\$708,500	\$107,726	\$121,400	0.17	\$136,232	\$136,200	0.19	0.40	BRB	BRIAR HILL	401
Totals:		\$5,749,000	\$5,749,000	\$1,461,922	\$1,068,600	0.19			1,199,100.00		0.21	2.63			
1.1222 ADJUST 2023 LAND VALUE BY															

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
L-12-07-410-010	3471 BURNHAM RD	05/10/21	\$524,000	03-ARM'S LENGTH	\$524,000	\$124,734	\$105,900	0.20	\$110,040	\$110,000	0.21	0.23	BRB	BURNHAM WOODS	401
1.0391															

BEMIS RIDGE ESTATES	BRDG	AVERAGE	\$118,800
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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	Class

<tbl_r cells="16" ix="1" maxcspan="

L-12-32-301-011	7809 BISCAYNE WAY	06/23/22	\$802,752	25-PARTIAL CONSTRU	\$802,752	\$66,772	\$50,000	0.06	\$118,781	\$118,800	0.15	0.88	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-015	1285 JUSTINE WAY	10/24/22	\$720,002	25-PARTIAL CONSTRU	\$720,002	\$99,804	\$50,000	0.07	\$118,781	\$118,800	0.16	0.84	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-018	1243 JUSTINE WAY	01/25/23	\$832,179	25-PARTIAL CONSTRU	\$832,179	\$210,809	\$50,000	0.06	\$118,781	\$118,800	0.14	0.66	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-024	7881 BEMIS RIDGE	01/31/23	\$585,246	25-PARTIAL CONSTRU	\$585,246	\$155,762	\$50,000	0.09	\$118,781	\$118,800	0.20	0.69	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-025	7897 BEMIS RIDGE	02/14/23	\$507,774	25-PARTIAL CONSTRU	\$507,774	\$73,320	\$50,000	0.10	\$118,781	\$118,800	0.23	0.69	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-027	7931 BEMIS RIDGE	03/07/23	\$495,255	25-PARTIAL CONSTRU	\$495,255	\$117,913	\$50,000	0.10	\$118,781	\$118,800	0.24	0.69	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-028	7949 BEMIS RIDGE	03/03/23	\$471,615	25-PARTIAL CONSTRU	\$471,615	\$86,856	\$50,000	0.11	\$118,781	\$118,800	0.25	0.69	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-032	7962 BEMIS RIDGE	03/03/23	\$583,412	25-PARTIAL CONSTRU	\$583,412	\$116,580	\$50,000	0.09	\$118,781	\$118,800	0.20	0.83	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-039	1242 ROBERT WAY	02/17/23	\$469,280	25-PARTIAL CONSTRU	\$469,280	\$81,229	\$50,000	0.11	\$118,781	\$118,800	0.25	0.69	BRDG	BEMIS RIDGE ESTATES	401
L-12-32-301-051	1282 JUSTINE WAY	12/16/22	\$574,190	25-PARTIAL CONSTRU	\$574,190	\$12,013	\$50,000	0.09	\$118,781	\$118,800	0.21	0.73	BRDG	BEMIS RIDGE ESTATES	401

Totals: \$10,470,241 \$10,470,241 \$1,407,782 \$900,000 0.09 0.21 13.73

2.3756 ADJUST 2023 LAND VALUE BY

BRIDGEFIELD ESTATES

BRE

AVERAGE

GOOD

\$97,000
\$104,300

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	Rate Group 1
L-12-23-210-005	3081 BRIDGEFIELD DR	09/21/21	\$455,000	03-ARM'S LENGTH	\$455,000	\$79,969	\$78,800	0.17	\$97,031	\$97,000	0.21	0.23	BRE	BRIDGEFIELD ESTATES	401	AVERAGE
L-12-23-210-006	3065 BRIDGEFIELD DR	09/17/21	\$400,000	03-ARM'S LENGTH	\$400,000	\$72,889	\$78,800	0.20	\$97,031	\$97,000	0.24	0.23	BRE	BRIDGEFIELD ESTATES	401	AVERAGE
L-12-23-210-024	3183 ROSEFIELD DR	12/20/22	\$454,000	03-ARM'S LENGTH	\$454,000	\$97,405	\$78,800	0.17	\$97,031	\$97,000	0.21	0.26	BRE	BRIDGEFIELD ESTATES	401	AVERAGE
L-12-23-210-041	5358 FALLING LEAF DR	03/17/22	\$470,000	03-ARM'S LENGTH	\$470,000	\$136,274	\$78,800	0.17	\$97,031	\$97,000	0.21	0.25	BRE	BRIDGEFIELD ESTATES	401	AVERAGE
L-12-23-210-047	3156 BRIDGEFIELD DR	07/22/22	\$525,000	03-ARM'S LENGTH	\$525,000	\$180,002	\$78,800	0.15	\$97,031	\$97,000	0.18	0.23	BRE	BRIDGEFIELD ESTATES	401	AVERAGE
L-12-23-210-050	3210 BRIDGEFIELD DR	07/28/21	\$483,250	03-ARM'S LENGTH	\$483,250	\$95,665	\$84,700	0.18	\$104,296	\$104,300	0.22	0.25	BRE	BRIDGEFIELD ESTATES	401	GOOD
L-12-23-210-052	3236 BRIDGEFIELD DR	11/30/22	\$445,000	03-ARM'S LENGTH	\$445,000	\$131,251	\$84,700	0.19	\$104,296	\$104,300	0.23	0.41	BRE	BRIDGEFIELD ESTATES	401	GOOD
L-12-23-210-057	5337 FALLING LEAF DR	06/30/22	\$522,000	03-ARM'S LENGTH	\$522,000	\$155,494	\$78,800	0.15	\$97,031	\$97,000	0.19	0.23	BRE	BRIDGEFIELD ESTATES	401	AVERAGE
L-12-23-210-060	5291 FALLING LEAF DR	05/02/22	\$502,500	03-ARM'S LENGTH	\$502,500	\$162,423	\$78,800	0.16	\$97,031	\$97,000	0.19	0.23	BRE	BRIDGEFIELD ESTATES	401	AVERAGE

Totals: \$4,256,750 \$4,256,750 \$1,111,372 \$721,000 0.17 0.21 2.33

1.2314 ADJUST 2023 LAND VALUE BY

BELLA VISTA ESTATES

BVE

AVERAGE

VIEW OUT

WALK OUT

\$116,300
\$122,100
\$127,900

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	Rate Group 1
L-12-07-314-001	2461 FORTUNA WAY	06/30/21	\$638,600	03-ARM'S LENGTH	\$638,600	\$114,065	\$109,700	0.17	\$116,264	\$116,300	0.18	0.17	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-002	2443 FORTUNA WAY	11/12/21	\$564,575	25-PARTIAL CONSTRU	\$564,575	\$92,688	\$109,700	0.19	\$116,264	\$116,300	0.21	0.17	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-003	2425 FORTUNA WAY	09/30/21	\$586,380	25-PARTIAL CONSTRU	\$586,380	\$95,886	\$109,700	0.19	\$116,264	\$116,300	0.20	0.17	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-004	2407 FORTUNA WAY	08/25/21	\$526,051	25-PARTIAL CONSTRU	\$526,051	\$92,362	\$109,700	0.21	\$116,264	\$116,300	0.22	0.17	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-005	2389 FORTUNA WAY	06/25/21	\$547,945	25-PARTIAL CONSTRU	\$547,945	\$85,962	\$109,700	0.20	\$116,264	\$116,300	0.21	0.15	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-006	2371 FORTUNA WAY	06/22/21	\$493,790	25-PARTIAL CONSTRU	\$493,790	\$6,745	\$109,700	0.22	\$116,264	\$116,300	0.24	0.15	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-006	2371 FORTUNA WAY	09/25/21	\$599,900	03-ARM'S LENGTH	\$599,900	\$112,855	\$109,700	0.18	\$116,264	\$116,300	0.19	0.15	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-007	2353 FORTUNA WAY	07/14/21	\$516,565	25-PARTIAL CONSTRU	\$516,565	\$53,420	\$109,700	0.21	\$116,264	\$116,300	0.23	0.15	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-008	2335 FORTUNA WAY	08/31/21	\$499,281	25-PARTIAL CONSTRU	\$499,281	\$104,223	\$109,700	0.22	\$116,264	\$116,300	0.23	0.22	BVE	BELLA VISTA ESTATES	401	AVERAGE SITE
L-12-07-314-011	3768 BELLA VISTA DRIV	08/31/21	\$588,590	25-PARTIAL CONSTRU	\$588,590	\$106,738	\$120,700	0.21	\$127,922	\$127,900	0.22	0.20	BVE	BELLA VISTA ESTATES	401	WALKOUT/VIEWOUT
L-12-07-314-012	3774 BELLA VISTA DRIV	10/25/21	\$611,010	25-PARTIAL CONSTRU	\$611,											

Totals:	\$15,107,432	\$15,107,432	\$2,366,915	\$2,973,200	0.20	0.21	4.83
					1.0598 ADJUST 2023 LAND VALUE BY		

BROOKVIEW HIGHLANDS		BVH		AVERAGE		\$171,900		MAIN RD		-10%					
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
L-12-30-210-042	2254 WINDMILL WAY	07/14/22	\$630,000	03-ARM'S LENGTH	\$630,000	\$173,574	\$127,170	0.20	\$154,712	\$154,700	0.25	1.16	BVH	BROOKVIEW HIGHLAND	401
L-12-30-220-100	6470 BROOKVIEW DR	06/17/22	\$1,130,000	03-ARM'S LENGTH	\$1,130,000	\$434,521	\$141,300	0.13	\$171,902	\$171,900	0.15	1.00	BVH	BROOKVIEW HIGHLAND	401
L-12-30-220-101	6460 BROOKVIEW DR	11/05/21	\$740,000	03-ARM'S LENGTH	\$740,000	\$117,677	\$141,300	0.19	\$171,902	\$171,900	0.23	1.00	BVH	BROOKVIEW HIGHLAND	401
Totals:		\$2,500,000		\$2,500,000		\$725,772	\$409,770	0.17	498,500.00		0.21	3.16			
1.2166 ADJUST 2023 LAND VALUE BY															

BELLA VISTA VILLAS		BVV		AVERAGE		\$107,700		MAIN RD		-10%					
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
L-12-07-215-001	3598 BELLA VISTA DRIV	06/23/21	\$454,270	25-PARTIAL CONSTRU	\$454,270	\$30,380	\$86,700	0.19	\$107,747	\$107,700	0.24	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-002	3592 BELLA VISTA DRIV	06/21/21	\$450,060	25-PARTIAL CONSTRU	\$450,060	\$49,283	\$86,700	0.19	\$107,747	\$107,700	0.24	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-003	3580 BELLA VISTA DRIV	09/30/21	\$559,320	25-PARTIAL CONSTRU	\$559,320	\$129,748	\$91,000	0.16	\$113,091	\$113,100	0.20	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-004	3574 BELLA VISTA DRIV	09/28/21	\$505,835	25-PARTIAL CONSTRU	\$505,835	\$81,307	\$91,000	0.18	\$113,091	\$113,100	0.22	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-005	3562 BELLA VISTA DRIV	12/30/21	\$623,902	25-PARTIAL CONSTRU	\$623,902	\$88,584	\$95,000	0.15	\$118,062	\$118,100	0.19	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-006	3556 BELLA VISTA DRIV	12/29/21	\$563,385	25-PARTIAL CONSTRU	\$563,385	\$118,167	\$95,000	0.17	\$118,062	\$118,100	0.21	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-007	3544 BELLA VISTA DRIV	10/29/21	\$615,000	03-ARM'S LENGTH	\$615,000	\$90,806	\$95,000	0.15	\$118,062	\$118,100	0.19	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-008	3538 BELLA VISTA DRIV	11/30/21	\$575,000	25-PARTIAL CONSTRU	\$575,000	\$132,743	\$95,000	0.17	\$118,062	\$118,100	0.21	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-009	3508 BELLA VISTA DRIV	01/27/22	\$567,815	25-PARTIAL CONSTRU	\$567,815	\$44,152	\$86,700	0.15	\$107,747	\$107,700	0.19	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-010	3502 BELLA VISTA DRIV	01/31/22	\$570,915	25-PARTIAL CONSTRU	\$570,915	\$42,509	\$86,700	0.15	\$107,747	\$107,700	0.19	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-013	3472 BELLA VISTA DRIV	10/15/21	\$528,917	25-PARTIAL CONSTRU	\$528,917	\$88,680	\$86,700	0.16	\$107,747	\$107,700	0.20	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-014	3466 BELLA VISTA DRIV	10/15/21	\$503,300	25-PARTIAL CONSTRU	\$503,300	\$72,782	\$86,700	0.17	\$107,747	\$107,700	0.21	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-015	3454 BELLA VISTA DRIV	07/12/21	\$456,110	25-PARTIAL CONSTRU	\$456,110	\$23,072	\$86,700	0.19	\$107,747	\$107,700	0.24	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-016	3448 BELLA VISTA DRIV	07/09/21	\$451,986	25-PARTIAL CONSTRU	\$451,986	\$11,591	\$86,700	0.19	\$107,747	\$107,700	0.24	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-022	3394 BELLA VISTA DRIV	05/27/21	\$445,985	25-PARTIAL CONSTRU	\$445,985	\$24,516	\$86,700	0.19	\$107,747	\$107,700	0.24	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-026	3358 BELLA VISTA DRIV	03/14/22	\$495,000	03-ARM'S LENGTH	\$495,000	\$97,149	\$86,700	0.18	\$107,747	\$107,700	0.22	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-043	2129 CASTELLO CIRCLE	04/26/21	\$535,805	25-PARTIAL CONSTRU	\$535,805	\$91,985	\$95,000	0.18	\$118,062	\$118,100	0.22	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-044	2135 CASTELLO CIRCLE	04/27/21	\$536,447	25-PARTIAL CONSTRU	\$536,447	\$10,554	\$95,000	0.18	\$118,062	\$118,100	0.22	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-045	2141 CASTELLO CIRCLE	05/03/21	\$612,815	03-ARM'S LENGTH	\$612,815	\$82,390	\$95,000	0.16	\$118,062	\$118,100	0.19	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-046	2147 CASTELLO CIRCLE	05/06/21	\$587,876	25-PARTIAL CONSTRU	\$587,876	\$62,623	\$95,000	0.16	\$118,062	\$118,100	0.20	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-047	2130 CASTELLO CIRCLE	09/30/21	\$575,836	25-PARTIAL CONSTRU	\$575,836	\$58,161	\$86,700	0.15	\$107,747	\$107,700	0.19	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-048	2124 CASTELLO CIRCLE	09/30/21	\$496,700	25-PARTIAL CONSTRU	\$496,700	\$64,062	\$86,700	0.17	\$107,747	\$107,700	0.22	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-055	3549 BELLA VISTA DRIV	11/19/21	\$531,507	25-PARTIAL CONSTRU	\$531,507	\$104,897	\$86,700	0.16	\$107,747	\$107,700	0.20	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-056	3555 BELLA VISTA DRIV	11/30/21	\$529,380	25-PARTIAL CONSTRU	\$529,380	\$97,506	\$91,000	0.17	\$113,091	\$113,100	0.21	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-057	3567 BELLA VISTA DRIV	08/12/21	\$566,096	25-PARTIAL CONSTRU	\$566,096	\$47,440	\$91,000	0.16	\$113,091	\$113,100	0.20	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-058	3573 BELLA VISTA DRIV	08/19/21	\$592,486	25-PARTIAL CONSTRU	\$592,486	\$58,057	\$91,000	0.15	\$113,091	\$113,100	0.19	0.00	BVV	BELLA VISTA VILLAS	407
L-12-07-215-059	3585 BELLA VISTA DRIV	06/21/2													

L-12-29-135-104	6446 WILSON RD	08/31/22	\$519,000	03-ARM'S LENGTH	\$519,000	\$88,088	\$119,500	0.23	\$121,783	\$121,800	0.23	0.38	CEF	CENTENNIAL FARMS	401	AVERAGE
L-12-29-135-107	1226 BICENTENNIAL PK	09/30/21	\$665,000	03-ARM'S LENGTH	\$665,000	\$66,994	\$119,500	0.18	\$121,783	\$121,800	0.18	0.37	CEF	CENTENNIAL FARMS	401	
L-12-29-145-161	1143 BICENTENNIAL PK	07/21/21	\$675,000	03-ARM'S LENGTH	\$675,000	\$56,439	\$119,500	0.18	\$121,783	\$121,800	0.18	0.50	CEF	CENTENNIAL FARMS	401	

Totals:

\$5,889,000

\$5,889,000

\$989,991

\$1,195,000

0.21

1.0191 ADJUST 2023 LAND VALUE BY

0.21

3.37

CENTENNIAL PARK

CEP

AVERAGE

\$169,700

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	Rate Group 1
L-12-29-110-014	1291 ANNENDALE CT	03/16/22	\$677,500	03-ARM'S LENGTH	\$677,500	\$79,405	\$142,500	0.21	\$169,732	\$169,700	0.25	0.29	CEP	CENTENNIAL PARK	401	
L-12-29-115-203	1212 INNSBROOK CT	06/29/22	\$915,000	03-ARM'S LENGTH	\$915,000	\$110,175	\$142,500	0.16	\$169,732	\$169,700	0.19	0.36	CEP	CENTENNIAL PARK	401	
L-12-29-115-204	1220 INNSBROOK CT	06/01/21	\$770,000	03-ARM'S LENGTH	\$770,000	\$115,884	\$142,500	0.19	\$169,732	\$169,700	0.22	0.36	CEP	CENTENNIAL PARK	401	
L-12-29-115-206	1227 INNSBROOK CT	06/23/22	\$794,900	03-ARM'S LENGTH	\$794,900	\$113,140	\$142,500	0.18	\$169,732	\$169,700	0.21	0.30	CEP	CENTENNIAL PARK	401	
L-12-29-115-214	1155 INNSBROOK CT	05/09/22	\$850,000	03-ARM'S LENGTH	\$850,000	\$174,789	\$142,500	0.17	\$169,732	\$169,700	0.20	0.38	CEP	CENTENNIAL PARK	401	GOOD
L-12-29-120-055	1412 BICENTENNIAL PK	06/22/22	\$765,000	03-ARM'S LENGTH	\$765,000	\$133,226	\$142,500	0.19	\$169,732	\$169,700	0.22	0.28	CEP	CENTENNIAL PARK	401	
L-12-29-145-137	1281 BICENTENNIAL PK	05/06/22	\$885,000	03-ARM'S LENGTH	\$885,000	\$147,940	\$142,500	0.16	\$169,732	\$169,700	0.19	0.30	CEP	CENTENNIAL PARK	401	
L-12-29-145-183	6369 EDGEWOOD DR	03/25/22	\$863,000	03-ARM'S LENGTH	\$863,000	\$176,475	\$142,500	0.17	\$169,732	\$169,700	0.20	0.29	CEP	CENTENNIAL PARK	401	GOOD

Totals:

\$6,520,400

\$6,520,400

\$1,051,034

\$1,140,000

0.18

1,357,600.00
1.1911 ADJUST 2023 LAND VALUE BY0.21
2.57

COUNTRY CREEK ESTATES

COE

AVERAGE

\$83,000

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	
L-12-33-210-014	834 COUNTRY CREEK DI	07/15/22	\$413,000	03-ARM'S LENGTH	\$413,000	\$118,616	\$82,200	0.20	\$82,959	\$83,000	0.20	0.32	COE	COUNTRY CREEK ESTAT	401	
L-12-33-210-025	901 COUNTRY CREEK DI	07/15/22	\$365,000	03-ARM'S LENGTH	\$365,000	\$63,081	\$82,200	0.23	\$82,959	\$83,000	0.23	0.00	COE	COUNTRY CREEK ESTAT	401	
L-12-33-210-032	973 COUNTRY CREEK DI	09/03/21	\$411,000	03-ARM'S LENGTH	\$411,000	\$63,885	\$82,200	0.20	\$82,959	\$83,000	0.20	0.00	COE	COUNTRY CREEK ESTAT	401	

Totals:

\$1,189,000

\$1,189,000

\$245,582

\$246,600

0.21

249,000.00
1.0092 ADJUST 2023 LAND VALUE BY0.21
0.32

CRYSTAL CREEK

CRC

AVERAGE

\$69,300

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	Rate Group 1
L-12-13-210-078	4160 WOODCREEK DR	03/04/22	\$335,000	03-ARM'S LENGTH	\$335,000	\$72,658	\$72,500	0.22	\$69,323	\$69,300	0.21	0.23	CRC	CRYSTAL CREEK	401	GOOD SITE
L-12-13-215-043	4088 RIDGEWOOD DR	04/12/21	\$345,000	03-ARM'S LENGTH	\$345,000	\$85,669	\$72,500	0.21	\$69,323	\$69,300	0.20	0.36	CRC	CRYSTAL CREEK	401	GOOD SITE
L-12-13-215-146	4352 WOODSTREAM DI	07/20/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$39,880	\$72,500	0.28	\$69,323	\$69,300	0.27	0.32	CRC	CRYSTAL CREEK	401	GOOD SITE
L-12-13-215-158	4286 RIDGEWOOD DR	07/22/21	\$399,800	03-ARM'S LENGTH	\$399,800	\$78,773	\$72,500	0.18	\$69,323	\$69,300	0.17	0.23	CRC	CRYSTAL CREEK	401	GOOD SITE
L-12-13-225-127	4259 WOODSTREAM DI	11/08/21	\$315,000	03-ARM'S LENGTH	\$315,000	\$82,375	\$72,500	0.23	\$69,323	\$69,300	0.22	0.26	CRC	CRYSTAL CREEK	401	GOOD SITE
L-12-13-225-131	4333 WOODSTREAM DI	02/21/23	\$361,000	03-ARM'S LENGTH	\$361,000	\$128,030	\$72,500	0.20	\$69,323	\$69,300	0.19	0.25	CRC	CRYSTAL CREEK	401	GOOD SITE

Totals:

\$2,015,800

\$2,015,800

\$487,385

\$435,000

0.22

415,800.00
0.9562 ADJUST 2023 LAND VALUE BY0.21
1.65

FOX GLEN

FOG

AVERAGE

\$80,700

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

<tbl_r cells="16

L-12-32-201-001	1328 GALLERY POINTE I	02/02/22	\$464,821	25-PARTIAL CONSTRU	\$464,821	\$58,695	\$45,000	0.10	\$115,783	\$115,800	0.25	0.00	GPT	GALLERY POINTE	407
L-12-32-201-004	7070 BLACK CHERRY LA	08/12/22	\$583,504	25-PARTIAL CONSTRU	\$583,504	\$34,786	\$45,000	0.08	\$115,783	\$115,800	0.20	0.00	GPT	GALLERY POINTE	407
L-12-32-201-005	7076 BLACK CHERRY LA	08/11/22	\$483,646	25-PARTIAL CONSTRU	\$483,646	\$24,840	\$45,000	0.09	\$115,783	\$115,800	0.24	0.00	GPT	GALLERY POINTE	407
L-12-32-201-006	7082 BLACK CHERRY LA	03/09/23	\$885,898	25-PARTIAL CONSTRU	\$885,898	\$128,865	\$45,000	0.05	\$115,783	\$115,800	0.13	0.00	GPT	GALLERY POINTE	407
L-12-32-201-007	7088 BLACK CHERRY LA	02/01/23	\$539,137	25-PARTIAL CONSTRU	\$539,137	\$77,629	\$45,000	0.08	\$115,783	\$115,800	0.21	0.00	GPT	GALLERY POINTE	407
L-12-32-201-008	7094 BLACK CHERRY LA	11/09/22	\$508,641	25-PARTIAL CONSTRU	\$508,641	\$49,444	\$45,000	0.09	\$115,783	\$115,800	0.23	0.00	GPT	GALLERY POINTE	407
Totals:			\$3,465,647		\$3,465,647	\$374,259	\$270,000	0.0816		694,800.00	0.21	0.00			
2.5730 ADJUST 2023 LAND VALUE BY															

HARWOOD FARMS	HAF	AVERAGE	\$90,900	SIZE-LARGE LOT	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
L-12-27-305-021	656 HEARTWOOD LN	09/10/21	\$377,500	03-ARM'S LENGTH	\$377,500	\$54,718	\$80,500	0.21	\$94,902	\$94,900	0.25	0.26	HAF	HARWOOD FARMS	401
L-12-27-305-033	731 HATFIELD CIR	02/21/23	\$485,000	03-ARM'S LENGTH	\$485,000	\$160,514	\$73,800	0.15	\$87,004	\$87,000	0.18	0.27	HAF	HARWOOD FARMS	401
L-12-27-305-045	665 MARBLEWOOD LN	07/29/22	\$420,000	03-ARM'S LENGTH	\$420,000	\$90,710	\$73,800	0.18	\$87,004	\$87,000	0.21	0.47	HAF	HARWOOD FARMS	401
L-12-27-305-093	626 MARBLEWOOD LN	05/19/22	\$520,000	03-ARM'S LENGTH	\$520,000	\$102,564	\$80,500	0.15	\$94,902	\$94,900	0.18	0.31	HAF	HARWOOD FARMS	401
L-12-27-305-096	6504 HEARTWOOD LN	10/07/22	\$446,000	03-ARM'S LENGTH	\$446,000	\$61,271	\$80,500	0.18	\$94,902	\$94,900	0.21	0.23	HAF	HARWOOD FARMS	401
L-12-27-305-101	629 HEARTWOOD LN	04/26/21	\$445,000	03-ARM'S LENGTH	\$445,000	\$24,585	\$80,500	0.18	\$94,902	\$94,900	0.21	0.23	HAF	HARWOOD FARMS	401
L-12-27-305-104	6517 CAMPBELL RD	05/12/21	\$424,600	03-ARM'S LENGTH	\$424,600	\$103,190	\$80,500	0.19	\$94,902	\$94,900	0.22	0.29	HAF	HARWOOD FARMS	401
Totals:			\$3,118,100		\$3,118,100	\$597,552	\$550,100	0.18		\$648,500	0.21	2.06			
1.1789 ADJUST 2023 LAND VALUE BY															

HAWTHORNE RIDGE	HAR	AVERAGE	\$98,300	WATERS RD WALKOUT	-5% 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
L-12-07-210-021	2338 DAHLIA CT	01/07/22	\$482,500	03-ARM'S LENGTH	\$482,500	\$135,903	\$105,300	0.22	\$107,712	\$107,700	0.22	0.25	HAR	HAWTHORNE RIDGE	401
L-12-07-210-036	3388 TIGER LILY DR	03/10/22	\$500,000	03-ARM'S LENGTH	\$500,000	\$131,730	\$96,100	0.19	\$98,301	\$98,300	0.20	0.34	HAR	HAWTHORNE RIDGE	401
L-12-07-210-046	3212 TIGER LILY DR	03/25/22	\$503,000	03-ARM'S LENGTH	\$503,000	\$143,860	\$96,100	0.19	\$98,301	\$98,300	0.20	0.27	HAR	HAWTHORNE RIDGE	401
L-12-07-210-069	3037 APPLERIDGE DR	10/12/22	\$450,000	03-ARM'S LENGTH	\$450,000	\$110,567	\$93,600	0.21	\$95,744	\$95,700	0.21	0.24	HAR	HAWTHORNE RIDGE	401
L-12-07-210-100	3427 HONEYSUCKLE CT	10/19/21	\$535,000	03-ARM'S LENGTH	\$535,000	\$74,385	\$107,500	0.20	\$109,962	\$110,000	0.21	0.24	HAR	HAWTHORNE RIDGE	401
L-12-07-210-117	3326 HONEYSUCKLE DR	07/29/21	\$555,500	03-ARM'S LENGTH	\$555,500	\$68,013	\$107,500	0.19	\$109,962	\$110,000	0.20	0.23	HAR	HAWTHORNE RIDGE	401
L-12-07-210-126	3198 HONEYSUCKLE DR	04/29/22	\$459,000	03-ARM'S LENGTH	\$459,000	\$77,371	\$107,500	0.23	\$109,962	\$110,000	0.24	0.26	HAR	HAWTHORNE RIDGE	401
L-12-07-210-139	3169 TIGER LILY CT	05/28/21	\$537,500	03-ARM'S LENGTH	\$537,500	\$38,718	\$107,500	0.20	\$109,962	\$110,000	0.20	0.24	HAR	HAWTHORNE RIDGE	401
L-12-07-210-150	3085 HONEYSUCKLE DR	06/02/22	\$650,000	03-ARM'S LENGTH	\$650,000	\$189,722	\$107,500	0.17	\$109,962	\$110,000	0.17	0.24	HAR	HAWTHORNE RIDGE	401
L-12-07-210-155	3138 HONEYSUCKLE DR	06/15/22	\$452,500	03-ARM'S LENGTH	\$452,500	\$160,247	\$107,500	0.24	\$109,962	\$110,000	0.24	0.23	HAR	HAWTHORNE RIDGE	401
L-12-07-210-160	3066 HONEYSUCKLE DR	04/09/21	\$495,000	03-ARM'S LENGTH	\$495,000	\$49,116	\$107,500	0.22	\$109,962	\$110,000	0.22	0.24	HAR	HAWTHORNE RIDGE	401
Totals:			\$5,620,000		\$5,620,000	\$1,179,632	\$1,143,600	0.21		\$1,170,000	0.21	2.77			
1.0229 ADJUST 2023 LAND VALUE BY															

HERITAGE FALLS	HEF	AVERAGE	\$109,300	LAKE	10%										
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
L-12-07-220-003	2220 OLD FALLS DR	05/20/22	\$576,500	03-ARM'S LENGTH	\$576,500	\$137,018	\$101,900	0.18	\$109,309	\$109,300	0.19	0.00	HEF	HERITAGE FALLS	407
L-12-07-220-005	2236 OLD FALLS DR	06/11/21	\$460,000	03-ARM'S LENGTH	\$460,000	\$66,628	\$101,900	0.22	\$109,309	\$109,300	0.24	0.00	HEF	HERITAGE FALLS	407
L-12-07-220-009	2235 OLD FALLS DR	04/14/21	\$539,100	03-ARM'S LENGTH	\$539,100	\$93,473	\$101,900	0.19	\$109,309	\$109,300	0.20	0.00	HEF	HERITAGE FALLS	407
Totals:			\$1,575,600		\$1,575,600	\$297,119	\$305,700	0.20		32					

L-12-18-305-013	4644 SAWGRASS DR E	10/14/22	\$580,000	03-ARM'S LENGTH	\$580,000	\$156,530	\$106,600	0.18	\$111,176	\$111,200	0.19	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-305-017	4602 SAWGRASS DR E	04/16/21	\$520,000	03-ARM'S LENGTH	\$520,000	\$73,247	\$106,600	0.21	\$111,176	\$111,200	0.21	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-310-002	4751 SAWGRASS DR E	09/29/22	\$610,000	03-ARM'S LENGTH	\$610,000	\$154,115	\$106,600	0.17	\$111,176	\$111,200	0.18	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-310-004	4717 SAWGRASS DR E	10/15/21	\$479,000	03-ARM'S LENGTH	\$479,000	\$97,389	\$106,600	0.22	\$111,176	\$111,200	0.23	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-310-011	4625 SAWGRASS DR E	06/06/22	\$611,000	03-ARM'S LENGTH	\$611,000	\$98,452	\$106,600	0.17	\$111,176	\$111,200	0.18	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-325-051	4858 DORAL DR	08/09/22	\$464,000	03-ARM'S LENGTH	\$464,000	\$88,524	\$106,600	0.23	\$111,176	\$111,200	0.24	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-325-064	4980 DORAL DR	12/10/21	\$536,500	03-ARM'S LENGTH	\$536,500	\$113,345	\$106,600	0.20	\$111,176	\$111,200	0.21	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-425-007	1783 STONEBRIDGE DR	05/09/22	\$529,000	03-ARM'S LENGTH	\$529,000	\$172,362	\$106,600	0.20	\$111,176	\$111,200	0.21	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-425-028	1997 STONEBRIDGE DR	12/16/22	\$529,900	03-ARM'S LENGTH	\$529,900	\$57,782	\$106,600	0.20	\$111,176	\$111,200	0.21	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-425-044	4879 DORAL DR	06/30/21	\$499,900	03-ARM'S LENGTH	\$499,900	\$79,376	\$106,600	0.21	\$111,176	\$111,200	0.22	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-425-045	4885 DORAL DR	03/01/22	\$587,500	03-ARM'S LENGTH	\$587,500	\$142,321	\$106,600	0.18	\$111,176	\$111,200	0.19	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-18-425-046	4897 DORAL DR	03/18/22	\$475,000	03-ARM'S LENGTH	\$475,000	\$77,857	\$106,600	0.22	\$111,176	\$111,200	0.23	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-115-004	5133 DORAL CT	06/29/21	\$525,000	03-ARM'S LENGTH	\$525,000	\$55,874	\$106,600	0.20	\$111,176	\$111,200	0.21	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-115-012	5174 DORAL CT	08/09/21	\$543,640	03-ARM'S LENGTH	\$543,640	\$83,155	\$106,600	0.20	\$111,176	\$111,200	0.20	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-135-001	5181 CROOKED STICK D	11/01/21	\$579,000	03-ARM'S LENGTH	\$579,000	\$89,136	\$106,600	0.18	\$111,176	\$111,200	0.19	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-135-003	5197 CROOKED STICK D	07/29/21	\$550,000	03-ARM'S LENGTH	\$550,000	\$52,493	\$106,600	0.19	\$111,176	\$111,200	0.20	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-220-006	2231 TWIN ISLANDS CT	08/30/21	\$527,000	03-ARM'S LENGTH	\$527,000	\$48,002	\$106,600	0.20	\$111,176	\$111,200	0.21	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-220-011	2260 TWIN ISLANDS CT	04/22/21	\$549,900	03-ARM'S LENGTH	\$549,900	\$46,163	\$117,260	0.21	\$122,294	\$122,300	0.22	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-220-012	2258 TWIN ISLANDS CT	04/21/21	\$587,500	03-ARM'S LENGTH	\$587,500	\$66,198	\$117,260	0.20	\$122,294	\$122,300	0.21	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-220-014	2234 TWIN ISLANDS CT	01/20/22	\$620,000	03-ARM'S LENGTH	\$620,000	\$136,382	\$117,260	0.19	\$122,294	\$122,300	0.20	0.00	HEG	HEATHERS/FAIRWAYS/I	401
L-12-19-220-017	2200 TWIN ISLANDS CT	05/18/21	\$541,000	03-ARM'S LENGTH	\$541,000	\$69,878	\$117,260	0.22	\$122,294	\$122,300	0.23	0.00	HEG	HEATHERS/FAIRWAYS/I	401

Totals: \$12,454,840

\$12,454,840

\$2,115,666

\$2,494,440

0.20

2,602,000.00

0.21

0.00

1.0429 ADJUST 2023 LAND VALUE BY

HEATHERWOOD/FOX POINTE**HER****AVERAGE****\$48,400**

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
L-12-08-260-003	1449 HEATHERWOOD L	07/29/22	\$239,900	03-ARM'S LENGTH	\$239,900	\$68,009	\$44,200	0.18	\$49,011	\$48,400	0.20	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-011	1413 HEATHERWOOD L	03/15/23	\$279,000	03-ARM'S LENGTH	\$279,000	\$109,152	\$44,200	0.16	\$49,011	\$48,400	0.17	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-013	1419 HEATHERWOOD L	05/13/21	\$225,000	03-ARM'S LENGTH	\$225,000	\$31,963	\$44,200	0.20	\$49,011	\$48,400	0.22	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-016	1409 HEATHERWOOD L	07/09/21	\$236,000	03-ARM'S LENGTH	\$236,000	\$45,031	\$44,200	0.19	\$49,011	\$48,400	0.21	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-029	1392 HEATHERWOOD L	08/09/21	\$200,000	03-ARM'S LENGTH	\$200,000	\$44,579	\$43,100	0.22	\$47,791	\$47,200	0.24	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-053	1333 HEATHERWOOD L	10/27/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$65,646	\$44,200	0.18	\$49,011	\$48,400	0.19	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-054	1327 HEATHERWOOD L	04/06/21	\$190,000	03-ARM'S LENGTH	\$190,000	\$18,033	\$44,200	0.23	\$49,011	\$48,400	0.25	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-058	1329 HEATHERWOOD L	10/28/22	\$225,000	03-ARM'S LENGTH	\$225,000	\$52,480	\$44,200	0.20	\$49,011	\$48,400	0.22	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-062	1326 HEATHERWOOD L	10/08/21	\$170,000	03-ARM'S LENGTH	\$170,000	\$12,396	\$40,800	0.24	\$45,241	\$44,700	0.26	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-064	1322 HEATHERWOOD L	12/03/21	\$208,000	03-ARM'S LENGTH	\$208,000	\$50,415	\$40,800	0.20	\$45,241	\$44,700	0.21	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-073	1294 HEATHERWOOD L	03/03/23	\$245,000	03-ARM'S LENGTH	\$245,000	\$74,921	\$44,200	0.18	\$49,011	\$48,400	0.20	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-088	1251 HEATHERWOOD L	11/10/22	\$243,000	03-ARM'S LENGTH	\$243,000	\$65,589	\$44,200	0.18	\$49,011	\$48,400	0.20	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-099	1273 MILLBROOK TRL	08/13/21	\$231,100	03-ARM'S LENGTH	\$231,100	\$42,185	\$44,200	0.19	\$49,011	\$48,400	0.21	0.00	HER	HEATHERWOOD/FOX P'	407
L-12-08-260-104	1305 MILLBROOK TRL	05/11/22</													

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
L-12-23-350-007	5770 GLEN CREEK CT	09/10/21	\$350,000	03-ARM'S LENGTH	\$350,000	\$99,031	\$78,200	0.22	\$80,031	\$80,000	0.23	0.00	HIG	HICKORY GROVE	401
L-12-23-350-023	5787 GLEN CREEK CT	05/06/21	\$413,000	03-ARM'S LENGTH	\$413,000	\$105,347	\$78,200	0.19	\$80,031	\$80,000	0.19	0.00	HIG	HICKORY GROVE	401
L-12-23-350-029	3140 POTOMAC CT	04/06/21	\$451,500	03-ARM'S LENGTH	\$451,500	\$47,328	\$78,200	0.17	\$80,031	\$80,000	0.18	0.00	HIG	HICKORY GROVE	401
L-12-23-350-031	3176 POTOMAC CT	12/20/21	\$401,000	03-ARM'S LENGTH	\$401,000	\$103,287	\$78,200	0.20	\$80,031	\$80,000	0.20	0.00	HIG	HICKORY GROVE	401
L-12-23-350-035	3248 POTOMAC CT	11/10/22	\$385,000	03-ARM'S LENGTH	\$385,000	\$127,644	\$81,600	0.21	\$83,511	\$83,500	0.22	0.00	HIG	HICKORY GROVE	401
L-12-23-350-045	3123 POTOMAC CT	05/05/22	\$290,000	03-ARM'S LENGTH	\$290,000	\$9,862	\$78,200	0.27	\$80,031	\$80,000	0.28	0.00	HIG	HICKORY GROVE	401
L-12-23-350-045	3123 POTOMAC CT	08/04/22	\$450,000	03-ARM'S LENGTH	\$450,000	\$169,862	\$78,200	0.17	\$80,031	\$80,000	0.18	0.00	HIG	HICKORY GROVE	401
Totals:			\$2,740,500		\$2,740,500	\$662,361	\$550,800	0.21		563,500.00	0.21	0.00			
1.0234 ADJUST 2023 LAND VALUE BY															

HICKORY HOLLOW

HIH

AVERAGE

\$74,600

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	Rate Group 1
L-12-26-480-007	6943 WILDWOOD DR	12/06/21	\$402,000	03-ARM'S LENGTH	\$402,000	\$62,916	\$62,300	0.15	\$74,649	\$74,600	0.19	0.80	IIH	HICKORY HOLLOW	401	AVERAGE SITE
L-12-26-481-012	3757 DOGWOOD CT	12/16/21	\$310,000	03-ARM'S LENGTH	\$310,000	\$50,444	\$62,300	0.20	\$74,649	\$74,600	0.24	0.74	IIH	HICKORY HOLLOW	401	AVERAGE SITE
L-12-26-481-016	3920 HICKORY HOLLOW	12/21/22	\$285,000	03-ARM'S LENGTH	\$285,000	\$77,148	\$62,300	0.22	\$74,649	\$74,600	0.26	0.66	IIH	HICKORY HOLLOW	401	AVERAGE SITE
L-12-26-481-026	3763 HICKORY HOLLOW	12/14/22	\$492,500	03-ARM'S LENGTH	\$492,500	\$185,275	\$62,300	0.13	\$74,649	\$74,600	0.15	0.66	IIH	HICKORY HOLLOW	401	AVERAGE SITE
Totals:			\$1,489,500		\$1,489,500	\$375,783	\$249,200	0.18		298,400.00	0.21	2.87				
1.1982 ADJUST 2023 LAND VALUE BY																

HICKORY POINTE

HIP

AVERAGE

\$77,800

HICKORY WOODS PARI

\$85,000

POWER LINES
MICHIGAN AVE
WALKOUT

-10%
-5%
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	Rate Group 1
L-12-24-110-004	4547 HICKORY POINTE I	04/30/21	\$262,000	03-ARM'S LENGTH	\$262,000	\$23,076	\$72,500	0.28	\$77,843	\$77,800	0.30	0.31	HIP	HICKORY POINTE	401	AVERAGE SITE
L-12-24-111-024	5063 BLUE SPRUCE DR	07/08/22	\$350,000	03-ARM'S LENGTH	\$350,000	\$98,736	\$79,200	0.23	\$85,037	\$85,000	0.24	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-111-025	5081 BLUE SPRUCE DR	06/10/22	\$365,000	03-ARM'S LENGTH	\$365,000	\$120,763	\$79,200	0.22	\$85,037	\$85,000	0.23	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-111-030	5129 BLUE SPRUCE DR	07/08/22	\$370,000	03-ARM'S LENGTH	\$370,000	\$84,330	\$79,200	0.21	\$85,037	\$85,000	0.23	0.26	HIP	HICKORY POINTE	401	PARK
L-12-24-111-102	5120 PECAN DR	06/03/22	\$455,000	03-ARM'S LENGTH	\$455,000	\$138,781	\$79,200	0.17	\$85,037	\$85,000	0.19	0.28	HIP	HICKORY POINTE	401	PARK
L-12-24-111-104	5090 PECAN DR	02/24/23	\$439,000	03-ARM'S LENGTH	\$439,000	\$124,469	\$79,200	0.18	\$85,037	\$85,000	0.19	0.25	HIP	HICKORY POINTE	401	PARK
L-12-24-111-221	4761 SHELLBARK DR	03/30/23	\$480,000	03-ARM'S LENGTH	\$480,000	\$82,203	\$79,200	0.17	\$85,037	\$85,000	0.18	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-112-043	5178 BLUE SPRUCE DR	06/14/21	\$385,000	03-ARM'S LENGTH	\$385,000	\$55,430	\$79,200	0.21	\$85,037	\$85,000	0.22	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-112-045	5166 BLUE SPRUCE DR	04/23/21	\$325,000	03-ARM'S LENGTH	\$325,000	\$78,940	\$79,200	0.24	\$85,037	\$85,000	0.26	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-112-207	4958 GINKGO DR	05/02/22	\$503,000	03-ARM'S LENGTH	\$503,000	\$87,392	\$59,920	0.12	\$64,336	\$64,300	0.13	0.24	HIP	HICKORY POINTE	401	HICKORY WDS PK
L-12-24-113-124	4890 HICKORY POINTE I	04/19/21	\$375,000	03-ARM'S LENGTH	\$375,000	\$54,112	\$79,200	0.21	\$85,037	\$85,000	0.23	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-113-125	4876 HICKORY POINTE I	06/15/22	\$462,000	03-ARM'S LENGTH	\$462,000	\$122,143	\$79,200	0.17	\$85,037	\$85,000	0.18	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-113-126	4860 HICKORY POINTE I	09/20/21	\$419,900	03-ARM'S LENGTH	\$419,900	\$94,270	\$79,200	0.19	\$85,037	\$85,000	0.20	0.23	HIP	HICKORY POINTE	401	PARK
L-12-24-114-087	5109 BUCKLEY DR	10/27/21	\$400,000	03-ARM'S LENGTH	\$400,000	\$90,318	\$76,125	0.19	\$81,735	\$81,700	0.20	0.23	HIP	HICKORY POINTE	401	GOOD
L-12-24-114-088	5123 BUCKLEY DR	06/10/21	\$450,000	03-ARM'S LENGTH	\$450,000	\$95,094	\$76,125	0.17	\$81,735	\$81,700	0.18	0.23	HIP	HICKORY POINTE	401	GOOD
L-12-24-114-089	5139 BUCKLEY DR	08/30/21	\$400,000	03-ARM'S LENGTH	\$400,000	\$102,478	\$76,125	0.19	\$81,735	\$81,700	0.20	0.23	HIP	HICKORY POINTE	401	GOOD
L-12-24-115-187	4605 SHELLBARK DR	10/11/21	\$400,000	03-ARM'S LENGTH	\$400,000	\$40,798	\$79,200	0.20	\$85,037							

Totals:	\$2,803,900	\$2,803,900	\$1,007,308	\$494,200	0.18	583,800.00	0.21	1.67
				1.1808	ADJUST 2023 LAND VALUE BY			

HUNTERS RIDGE/HUNTERS POND		HUT		AVERAGE		\$110,000										
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	Rate Group 1
L-12-33-101-002	228 WINCHESTER DR	10/27/22	\$530,000	03-ARM'S LENGTH	\$530,000	\$121,134	\$103,800	0.20	\$113,642	\$113,600	0.21	1.05	HUT	HUNTERS RIDGE & PON	401	GOOD
L-12-33-101-004	256 WINCHESTER DR	04/07/21	\$495,000	03-ARM'S LENGTH	\$495,000	\$58,681	\$103,800	0.21	\$113,642	\$113,600	0.23	1.05	HUT	HUNTERS RIDGE & PON	401	GOOD
L-12-33-101-010	340 WINCHESTER DR	07/29/22	\$650,000	03-ARM'S LENGTH	\$650,000	\$203,792	\$103,800	0.16	\$113,642	\$113,600	0.17	0.72	HUT	HUNTERS RIDGE & PON	401	GOOD
L-12-33-102-036	273 WINCHESTER DR	06/30/21	\$590,000	03-ARM'S LENGTH	\$590,000	\$169,484	\$103,800	0.18	\$113,642	\$113,600	0.19	1.02	HUT	HUNTERS RIDGE & PON	401	GOOD
L-12-33-103-057	7490 STEEPLECHASE DF	03/15/22	\$530,000	03-ARM'S LENGTH	\$530,000	\$8,859	\$106,500	0.20	\$116,598	\$116,600	0.22	0.94	HUT	HUNTERS RIDGE & PON	401	COURT
L-12-33-103-060	7427 STEEPLECHASE DF	06/24/21	\$585,000	03-ARM'S LENGTH	\$585,000	\$49,183	\$106,500	0.18	\$116,598	\$116,600	0.20	0.96	HUT	HUNTERS RIDGE & PON	401	COURT
L-12-33-104-072	7207 STEEPLECHASE DF	04/07/21	\$475,000	03-ARM'S LENGTH	\$475,000	\$62,107	\$103,800	0.22	\$113,642	\$113,600	0.24	1.10	HUT	HUNTERS RIDGE & PON	401	GOOD
Totals:		\$3,855,000		\$3,855,000		\$673,240		\$732,000		0.19		801,200.00		0.21		6.83
1.0948 ADJUST 2023 LAND VALUE BY																

INGLEWOOD PARK ESTATES		IPE		AVERAGE		\$102,300		VIEW OUT		\$107,400		WALKOUT		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	Rate Group 1
L-12-20-401-039	724 GROVELAND CIRCL	05/05/22	\$600,000	03-ARM'S LENGTH	\$600,000	\$179,895	\$105,800	0.18	\$102,269	\$102,300	0.17	0.19	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-054	760 GROVELAND CIRCL	04/09/21	\$454,530	25-PARTIAL CONSTRU	\$454,530	\$55,197	\$105,800	0.23	\$102,269	\$102,300	0.23	0.20	IPE	INGLEWOOD PARK EST/	401	
L-12-20-401-055	861 GROVELAND CIRCL	10/15/21	\$590,970	25-PARTIAL CONSTRU	\$590,970	\$111,606	\$105,800	0.18	\$102,269	\$102,300	0.17	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-056	859 GROVELAND CIRCL	12/17/21	\$510,430	25-PARTIAL CONSTRU	\$510,430	\$49,403	\$105,800	0.21	\$102,269	\$102,300	0.20	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-057	857 GROVELAND CIRCL	10/15/21	\$469,315	25-PARTIAL CONSTRU	\$469,315	\$66,858	\$105,800	0.23	\$102,269	\$102,300	0.22	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-058	855 GROVELAND CIRCL	12/10/21	\$489,690	25-PARTIAL CONSTRU	\$489,690	\$50,305	\$105,800	0.22	\$102,269	\$102,300	0.21	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-059	853 GROVELAND CIRCL	07/30/21	\$459,775	25-PARTIAL CONSTRU	\$459,775	\$57,642	\$105,800	0.23	\$102,269	\$102,300	0.22	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-060	851 GROVELAND CIRCL	05/26/22	\$605,000	03-ARM'S LENGTH	\$605,000	\$218,796	\$105,800	0.17	\$102,269	\$102,300	0.17	0.19	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-076	542 WISHING TREE LAN	05/21/21	\$455,665	25-PARTIAL CONSTRU	\$455,665	\$89,949	\$105,800	0.23	\$102,269	\$102,300	0.22	0.26	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-078	550 WISHING TREE LAN	08/06/21	\$474,125	25-PARTIAL CONSTRU	\$474,125	\$71,021	\$105,800	0.22	\$102,269	\$102,300	0.22	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-081	556 WISHING TREE LAN	09/29/21	\$507,260	25-PARTIAL CONSTRU	\$507,260	\$48,561	\$105,800	0.21	\$102,269	\$102,300	0.20	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-083	870 GROVELAND CIRCL	10/29/21	\$478,490	25-PARTIAL CONSTRU	\$478,490	\$54,474	\$105,800	0.22	\$102,269	\$102,300	0.21	0.17	IPE	INGLEWOOD PARK EST/	401	
L-12-20-401-084	872 GROVELAND CIRCL	11/30/21	\$432,230	25-PARTIAL CONSTRU	\$432,230	\$54,580	\$105,800	0.24	\$102,269	\$102,300	0.24	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-085	874 GROVELAND CIRCL	12/21/21	\$536,700	25-PARTIAL CONSTRU	\$536,700	\$61,931	\$105,800	0.20	\$102,269	\$102,300	0.19	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-086	876 GROVELAND CIRCL	10/27/21	\$431,770	25-PARTIAL CONSTRU	\$431,770	\$51,398	\$105,800	0.25	\$102,269	\$102,300	0.24	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-087	878 GROVELAND CIRCL	08/31/21	\$486,425	25-PARTIAL CONSTRU	\$486,425	\$52,157	\$105,800	0.22	\$102,269	\$102,300	0.21	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-088	880 GROVELAND CIRCL	09/30/21	\$472,260	25-PARTIAL CONSTRU	\$472,260	\$63,903	\$105,800	0.22	\$102,269	\$102,300	0.22	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-089	882 GROVELAND CIRCL	07/28/21	\$449,150	25-PARTIAL CONSTRU	\$449,150	\$66,097	\$105,800	0.24	\$102,269	\$102,300	0.23	0.14	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-090	884 GROVELAND CIRCL	04/29/21	\$471,795	25-PARTIAL CONSTRU	\$471,795	\$45,920	\$105,800	0.22	\$102,269	\$102,300	0.22	0.15	IPE	INGLEWOOD PARK EST/	401	AVERAGE
L-12-20-401-091	886 GROVELAND CIRCL	08/31/21	\$489,405	25-PARTIAL CONSTRU	\$489,405	\$74,124	\$105,800	0.22	\$102,269	\$102,300	0.21	0.21	IPE	INGLEWOOD PARK EST/	401	
L-12-20-401-093	753 GROVELAND CIRCL	05/28/21	\$424,140	25-PARTIAL CONSTRU	\$424,140	\$57,028	\$111,100	0.26	\$107,392	\$107,400	0.25	0.14	IPE	INGLEWOOD PARK EST/	401	VIEW OUT
L-12-20-401-097	743 GROVELAND CIRCL	06/25/21	\$473,390	25-PARTIAL CONSTRU												

L-12-21-316-007	548 IVYLAND STREET	07/08/22	\$439,999	03-ARM'S LENGTH	\$439,999	\$126,210	\$79,000	0.18	\$101,190	\$101,200	0.23	0.00	IPV	VILLAS AT INGELWOOD	407
L-12-21-316-019	572 IVYLAND STREET	11/03/22	\$550,000	03-ARM'S LENGTH	\$550,000	\$222,530	\$82,900	0.15	\$106,185	\$106,200	0.19	0.00	IPV	VILLAS AT INGELWOOD	407
L-12-21-316-036	583 IVYLAND STREET	11/02/22	\$465,000	03-ARM'S LENGTH	\$465,000	\$141,168	\$79,000	0.17	\$101,190	\$101,200	0.22	0.00	IPV	VILLAS AT INGELWOOD	407
L-12-21-316-054	522 HOLMDALE WAY	10/06/22	\$489,000	03-ARM'S LENGTH	\$489,000	\$157,413	\$79,000	0.16	\$101,190	\$101,200	0.21	0.00	IPV	VILLAS AT INGELWOOD	407
L-12-21-316-066	418 HENSTRIDE COURT	07/25/22	\$549,900	03-ARM'S LENGTH	\$549,900	\$152,164	\$86,900	0.16	\$111,309	\$111,300	0.20	0.00	IPV	VILLAS AT INGELWOOD	407

Totals: \$2,493,899 \$2,493,899 \$799,485 \$406,800 0.16 \$521,100 0.21 0.00

1.2809 ADJUST 2023 LAND VALUE BY

KIRTLAND HILLS KIH

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
L-12-07-406-001	3986 ARCADIA DR	05/26/21	\$455,000	03-ARM'S LENGTH	\$455,000	\$81,874	\$110,600	0.24	\$118,922	\$118,900	0.26	0.23	KIH	KIRTLAND HILLS	401
L-12-07-406-014	3738 BURNHAM RD	12/08/21	\$665,000	03-ARM'S LENGTH	\$665,000	\$29,500	\$110,600	0.17	\$118,922	\$118,900	0.18	0.23	KIH	KIRTLAND HILLS	401
L-12-07-406-028	3746 ARCADIA DR	05/26/21	\$515,000	03-ARM'S LENGTH	\$515,000	\$18,858	\$110,600	0.21	\$118,922	\$118,900	0.23	0.28	KIH	KIRTLAND HILLS	401
L-12-07-406-041	3845 ARCADIA DR	01/14/22	\$530,000	03-ARM'S LENGTH	\$530,000	\$117,713	\$110,600	0.21	\$118,922	\$118,900	0.22	0.23	KIH	KIRTLAND HILLS	401
L-12-07-406-042	3859 ARCADIA DR	08/11/22	\$632,000	03-ARM'S LENGTH	\$632,000	\$90,922	\$110,600	0.18	\$118,922	\$118,900	0.19	0.23	KIH	KIRTLAND HILLS	401
L-12-07-406-043	3873 ARCADIA DR	04/11/22	\$600,000	03-ARM'S LENGTH	\$600,000	\$93,554	\$110,600	0.18	\$118,922	\$118,900	0.20	0.23	KIH	KIRTLAND HILLS	401
L-12-07-406-044	3887 ARCADIA DR	02/11/22	\$590,000	03-ARM'S LENGTH	\$590,000	\$90,743	\$110,600	0.19	\$118,922	\$118,900	0.20	0.25	KIH	KIRTLAND HILLS	401
L-12-07-406-051	3909 LANDIN TRL	10/05/22	\$605,000	03-ARM'S LENGTH	\$605,000	\$114,377	\$110,600	0.18	\$118,922	\$118,900	0.20	0.23	KIH	KIRTLAND HILLS	401

Totals: \$4,592,000 \$4,592,000 \$637,541 \$884,800 0.20 951,200.00 0.21 1.92

1.0752 ADJUST 2023 LAND VALUE BY

LAKE FOREST LAF

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	Rate Group 1
L-12-18-160-012	4191 SPRING LAKE BLVI	03/24/22	\$510,000	03-ARM'S LENGTH	\$510,000	\$164,438	\$97,800	0.19	\$115,468	\$115,500	0.23	0.24	LAF	LAKE FOREST	401	AVERAGE
L-12-18-160-013	4211 SPRING LAKE BLVI	06/01/21	\$605,100	03-ARM'S LENGTH	\$605,100	\$168,260	\$97,800	0.16	\$115,468	\$115,500	0.19	0.24	LAF	LAKE FOREST	401	AVERAGE
L-12-18-162-028	4216 SPRING LAKE BLVI	07/01/22	\$665,000	03-ARM'S LENGTH	\$665,000	\$250,849	\$97,800	0.15	\$115,468	\$115,500	0.17	0.28	LAF	LAKE FOREST	401	AVERAGE
L-12-18-162-035	4108 SPRING LAKE BLVI	09/14/21	\$505,000	03-ARM'S LENGTH	\$505,000	\$94,233	\$97,800	0.19	\$115,468	\$115,500	0.23	0.33	LAF	LAKE FOREST	401	AVERAGE
L-12-18-175-115	4175 LAKE FOREST CT	06/15/22	\$860,000	03-ARM'S LENGTH	\$860,000	\$240,982	\$125,900	0.15	\$148,645	\$148,600	0.17	0.42	LAF	LAKE FOREST	401	LAKE/LG LOT
L-12-18-175-118	4180 LAKE FOREST CT	08/26/22	\$763,500	03-ARM'S LENGTH	\$763,500	\$340,241	\$125,900	0.16	\$148,645	\$148,600	0.19	0.49	LAF	LAKE FOREST	401	LAKE/LG LOT
L-12-18-180-139	4466 LAKE FOREST DR E	02/05/23	\$905,000	03-ARM'S LENGTH	\$905,000	\$320,465	\$125,900	0.14	\$148,645	\$148,600	0.16	0.55	LAF	LAKE FOREST	401	LAKE/LG LOT
L-12-18-181-169	4483 LAKE FOREST DR E	04/07/22	\$650,000	03-ARM'S LENGTH	\$650,000	\$137,895	\$125,900	0.19	\$148,645	\$148,600	0.23	0.47	LAF	LAKE FOREST	401	PARK/COM SPACE
L-12-18-211-126	4075 BROOKVIEW CT	09/15/21	\$575,000	03-ARM'S LENGTH	\$575,000	\$125,627	\$125,900	0.22	\$148,645	\$148,600	0.26	0.53	LAF	LAKE FOREST	401	GOOD
L-12-18-217-237	2120 ROUSE CREEK CT	02/21/23	\$653,500	03-ARM'S LENGTH	\$653,500	\$88,685	\$125,900	0.19	\$148,645	\$148,600	0.23	0.54	LAF	LAKE FOREST	401	GOOD
L-12-18-217-248	2053 ROUSE CREEK CT	08/05/21	\$716,500	03-ARM'S LENGTH	\$716,500	\$38,152	\$125,900	0.18	\$148,645	\$148,600	0.21	0.46	LAF	LAKE FOREST	401	GOOD
L-12-18-217-249	2103 ROUSE CREEK CT	05/07/21	\$530,000	03-ARM'S LENGTH	\$530,000	\$34,747	\$125,900	0.24	\$148,645	\$148,600	0.28	0.38	LAF	LAKE FOREST	401	GOOD
L-12-18-217-251	4267 LAKE FOREST DR V	04/11/22	\$844,000	03-ARM'S LENGTH	\$844,000	\$95,997	\$125,900	0.15	\$148,645	\$148,600	0.18	0.47	LAF	LAKE FOREST	401	GOOD

Totals: \$8,782,600 \$8,782,600 \$2,100,571 \$1,524,300 0.18 1,799,400.00 0.21 5.39

1.1807 ADJUST 2023 LAND VALUE BY

HIGHLANDS OF LAKE FOREST LAH

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	Rate Group 1
L-12-07-303-024	2136 VAIL CT	07/13/21	\$505,000	03-ARM'S LENGTH	\$505,000	\$129,424	\$106,300	0.21	\$120,174	\$120,200	0.24	0.32	LAH	HIGHLANDS OF LAKE FC	401	GOOD
L-12-07-305-054	3782 HIGHLANDER WA'	07/24/21	\$450,000	03-ARM'S LENGTH	\$450,000	\$95,052	\$94,700	0.21	\$107,060	\$107,100	0.24					

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	
L-12-18-222-025	4153 TIMBER RIDGE DR	04/05/22	\$1,025,000	03-ARM'S LENGTH	\$1,025,000	\$275,385	\$179,100	0.17	\$204,347	204,300.00	0.20	0.56	LAP	PINES OF LAKE FOREST	401	
L-12-18-223-033	2308 WOODVIEW LN	05/19/21	\$990,000	03-ARM'S LENGTH	\$990,000	\$134,731	\$197,010	0.20	\$224,782	224,800.00	0.23	0.60	LAP	PINES OF LAKE FOREST	401	
L-12-18-225-050	4328 CLEARVIEW LN	10/17/22	\$1,180,000	03-ARM'S LENGTH	\$1,180,000	\$243,376	\$179,100	0.15	\$204,347	204,300.00	0.17	0.59	LAP	PINES OF LAKE FOREST	401	
L-12-18-226-068	2418 WOODVIEW LN	09/09/21	\$850,000	03-ARM'S LENGTH	\$850,000	\$113,989	\$179,100	0.21	\$204,347	204,300.00	0.24	0.51	LAP	PINES OF LAKE FOREST	401	
Totals:			\$4,045,000		\$4,045,000	\$767,481	\$734,310	0.18		837,700.00	0.21	2.25				

LEGACY HEIGHTS

LEG

NO CHANGE DUE TO LACK OF SALES

AVERAGE

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
L-12-30-225-043	2137 WINDMILL WAY	02/10/22	\$615,000	03-ARM'S LENGTH	\$615,000	\$104,406	\$107,300	0.17	\$129,150	129,200.00	0.21	0.73	LEG	LEGACY HEIGHTS	401
	Totals:		\$615,000		\$615,000	\$104,406	\$107,300	0.17		129,200.00		0.73			

LOHR LAKE VILLAGE

LOW

AVERAGE \$1
LAKE/WOODS \$1

LOHR WOODS

LWD

AVERAGE \$161.500

LOW & WET -10%

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
L-12-20-211-005	5180 KINGSWAY CIR	10/24/22	\$960,000	03-ARM'S LENGTH	\$960,000	\$200,873	\$179,285	0.19	\$185,766	\$185,800	0.19	0.56	LWD	LOHR WOODS CONDON	401
L-12-20-211-008	1466 ST JAMES BLVD	05/26/22	\$644,000	25-PARTIAL CONSTRU	\$644,000	\$55,778	\$155,900	0.24	\$161,536	\$161,500	0.25	0.46	LWD	LOHR WOODS CONDON	401
L-12-20-211-009	1460 ST JAMES BLVD	04/04/22	\$655,000	25-PARTIAL CONSTRU	\$655,000	\$113,478	\$155,900	0.24	\$161,536	\$161,500	0.25	0.47	LWD	LOHR WOODS CONDON	401
L-12-20-211-021	5758 ROYAL PARK CIR	03/15/22	\$830,000	03-ARM'S LENGTH	\$830,000	\$118,909	\$155,900	0.19	\$161,536	\$161,500	0.19	0.46	LWD	LOHR WOODS CONDON	401
L-12-20-211-026	1411 WHISPERING MAF	03/08/22	\$801,800	03-ARM'S LENGTH	\$801,800	\$160,912	\$179,285	0.22	\$185,766	\$185,800	0.23	0.38	LWD	LOHR WOODS CONDON	401
L-12-20-211-036	1485 WHISPERING MAF	07/25/22	\$855,000	03-ARM'S LENGTH	\$855,000	\$193,987	\$179,285	0.21	\$185,766	\$185,800	0.22	0.43	LWD	LOHR WOODS CONDON	401
L-12-20-211-044	5299 CROWN CT	06/15/21	\$925,000	03-ARM'S LENGTH	\$925,000	\$96,723	\$140,310	0.15	\$145,382	\$145,400	0.16	0.51	LWD	LOHR WOODS CONDON	401
L-12-20-211-047	5278 CROWN CT	08/05/22	\$802,471	25-PARTIAL CONSTRU	\$802,471	\$98,912	\$155,900	0.19	\$161,536	\$161,500	0.20	0.46	LWD	LOHR WOODS CONDON	401
L-12-20-211-048	1475 ST JAMES BLVD	10/14/22	\$820,000	03-ARM'S LENGTH	\$820,000	\$69,674	\$155,900	0.19	\$161,536	\$161,500	0.20	0.41	LWD	LOHR WOODS CONDON	401
Totals:			\$7,293,271		\$7,293,271	\$1,109,246	\$1,457,665	0.20		\$1,510,300	0.21	4.15			
									1.0362	ADJUST 2023 LAND VALUE BY					

MADISON PLACE

MA

AVERAGE \$52,000

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	
L-12-12-210-016	3077 PROMENADE CIR	01/25/23	\$269,900	03-ARM'S LENGTH	\$269,900	\$63,801	\$47,800	0.18	\$51,959	\$52,000	0.19	0.00	MAD	MADISON PLACE	407	
L-12-12-210-026	3097 PROMENADE CIR	03/25/22	\$264,086	03-ARM'S LENGTH	\$264,086	\$68,125	\$47,800	0.18	\$51,959	\$52,000	0.20	0.00	MAD	MADISON PLACE	407	
L-12-12-210-029	3103 PROMENADE CIR	09/27/21	\$235,000	03-ARM'S LENGTH	\$235,000	\$39,600	\$47,800	0.20	\$51,959	\$52,000	0.22	0.00	MAD	MADISON PLACE	407	
L-12-12-210-032	3109 PROMENADE CIR	12/08/21	\$224,700	03-ARM'S LENGTH	\$224,700	\$41,944	\$47,800	0.21	\$51,959	\$52,000	0.23	0.00	MAD	MADISON PLACE	407	
L-12-12-210-041	3128 PROMENADE CIR	01/31/23	\$250,000	03-ARM'S LENGTH	\$250,000	\$60,107	\$47,800	0.19	\$51,959	\$52,000	0.21	0.00	MAD	MADISON PLACE	407	
L-12-12-210-045	3136 PROMENADE CIR	07/20/22	\$263,000	03-ARM'S LENGTH	\$263,000	\$62,988	\$47,800	0.18	\$51,959	\$52,000	0.20	0.00	MAD	MADISON PLACE	407	
L-12-12-210-046	3138 PROMENADE CIR	06/04/21	\$233,000	03-ARM'S LENGTH	\$233,000	\$44,606	\$47,800	0.21	\$51,959	\$52,000	0.22	0.00	MAD	MADISON PLACE	407	
Totals:			\$1,739,686		\$1,739,686	\$381,171	\$334,600	0.19		\$364,000	0.21	0.00				

1.0870 ADJUST 2023 LAND VALUE BY

MAPLE CREEK/E HORIZONS

MAH

MAPLE CREEK

\$96,800
\$116,100

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
L-12-19-381-016	2119 MAPLE CREEK CIR	03/10/23	\$545,000	03-ARM'S LENGTH	\$545,000	\$294,043	\$87,700	0.16	\$96,760	\$96,800	0.18	0.82	MAH	MAPLE CR / E HORIZON	401
L-12-19-383-030	2199 MAPLE PARK DR	12/20/22	\$435,000	03-ARM'S LENGTH	\$435,000	\$139,122	\$87,700	0.20	\$96,760	\$96,800	0.22	0.80	MAH	MAPLE CR / E HORIZON	401
L-12-19-383-038	2132 MAPLE CREEK CIR	08/03/21	\$378,312	03-ARM'S LENGTH	\$378,312	\$119,811	\$87,700	0.23	\$96,760	\$96,800	0.26	0.81	MAH	MAPLE CR / E HORIZON	401
L-12-19-410-020	5887 CREEKVIEW CT	10/03/22	\$799,000	03-ARM'S LENGTH	\$799,000	\$167,923	\$105,200	0.13	\$116,068	\$116,100	0.15	0.76	MAH	MAPLE CR / E HORIZON	401
L-12-19-410-021	5915 CREEKVIEW CT	12/29/21	\$462,000	03-ARM'S LENGTH	\$462,000	\$56,123	\$105,200	0.23	\$116,068	\$116,100	0.25	0.70	MAH	MAPLE CR / E HORIZON	401
L-12-19-410-031	1936 OAKVIEW DR	09/28/21	\$595,000	03-ARM'S LENGTH	\$595,000	\$130,454	\$105,200	0.18	\$116,068	\$116,100	0.20	0.75	MAH	MAPLE CR / E HORIZON	401
L-12-19-411-041	1779 OAKVIEW DR	06/30/22	\$562,500	03-ARM'S LENGTH	\$562,500	\$168,805	\$105,200	0.19	\$116,068	\$116,100	0.21	0.80	MAH	MAPLE CR / E HORIZON	401
L-12-19-411-050	5727 CREEKVIEW DR	01/25/23	\$575,000	03-ARM'S LENGTH	\$575,000	\$208,356	\$105,200	0.18	\$116,068	\$116,100	0.20	0.75	MAH	MAPLE CR / E HORIZON	401
L-12-19-411-052	5775 CREEKVIEW DR	06/17/21	\$495,000	03-ARM'S LENGTH	\$495,000	\$94,067	\$105,200	0.21	\$116,068	\$116,100	0.23	0.71	MAH	MAPLE CR / E HORIZON	401
Totals:			\$4,846,812		\$4,846,812	\$1,378,704	\$894,300	0.19	987,000.00		0.21	6.89			

1.1033 ADJUST 2023 LAND VALUE BY

MALLARD COVE

MAL

AVERAGE

\$88,700

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	Rate Group 1
L-12-30-101-005	1608 MALLARD COVE D	07/26/21	\$425,000	03-ARM'S LENGTH	\$425,000	\$121,936	\$85,500	0.20	\$88,722	\$88,700	0.21	0.86	MAL	MALLARD COVE	401	
L-12-30-102-031	1711 POND SHORE DR	10/25/21	\$420,000	03-ARM'S LENGTH	\$420,000	\$55,663	\$85,500	0.20	\$88,722	\$88,700	0.21	0.77	MAL	MALLARD COVE	401	SITE-2
Totals:			\$845,000		\$845,000	\$177,599	\$171,000	0.20		\$177,400		0.21	1.64			

1.0377 ADJUST 2023 LAND VALUE BY

MCCORMICK

MCC

AVERAGE

\$103,900

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	Rate Group 1
L-12-30-201-001	2176 MCCORMICK DR	07/11/22	\$420,000	03-ARM'S LENGTH	\$420,000	\$120,547	\$91,300	0.22	\$103,874	\$103,900	0.25	1.08	MCC	MCCORMICK PLACE SUI	401	AVERAGE SITE
L-12-30-201-006	2011 MCCORMICK DR	11/02/22	\$495,000	03-ARM'S LENGTH	\$495,000	\$54,951	\$91,300	0.18	\$103,874	\$103,900	0.21	1.14	MCC	MCCORMICK PLACE SUI	401	AVERAGE SITE
L-12-30-201-009	2095 MCCORMICK DR	06/06/22	\$601,001	03-ARM'S LENGTH	\$601,001	\$205,154	\$91,300	0.15	\$103,874	\$103,900	0.17	1.16	MCC	MCCORMICK PLACE SUI	401	AVERAGE SITE
Totals:			\$1,516,001		\$1,516,001	\$380,652	\$273,900	0.18		\$311,700		0.21	3.37			

1.1377 ADJUST 2023 LAND VALUE BY

MEADOWVIEW SUB

MEC

AVERAGE

\$50,400

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	
L-12-24-375-003	5884 STAGHORN DR	06/01/22	\$270,000	03-ARM'S LENGTH	\$270,000	\$56,191	\$47,900	0.18	\$55,013	\$55,000	0.20	0.00	MEC	CLUSTERS OF MEADOW	407	
L-12-24-375-014	5850 STAGHORN DR	12/22/22	\$254,900	03-ARM'S LENGTH	\$254,900	\$29,342	\$47,900	0.19	\$55,013	\$55,000	0.22	0.00	MEC	CLUSTERS OF MEADOW	407	
L-12-24-375-017	5822 STAGHORN DR	01/06/23	\$260,000	03-ARM'S LENGTH	\$260,000	\$12,641	\$47,900	0.18	\$55,013	\$55,000	0.21	0.00	MEC	CLUSTERS OF MEADOW	407	
L-12-24-375-025	5752 STAGHORN DR	09/20/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$28,718	\$47,900	0.19	\$55,013	\$55,000	0.22	0.00	MEC	CLUSTERS OF MEADOW	407	
L-12-24-375-032	5723 STAGHORN DR	07/19/21	\$245,000	03-ARM'S LENGTH	\$245,000	\$30,939	\$43,900	0.18	\$50,419	\$50,400	0.21	0.00	MEC	CLUSTERS OF MEADOW	407	
L-12-24-375-035	5716 STAGHORN DR	04/06/22	\$271,000	03-ARM'S LENGTH	\$271,000	\$46,571	\$47,900	0.18	\$55,013	\$55,000	0.20	0.00	MEC	CLUSTERS OF MEADOW	407	
Totals:			\$1,550,900		\$1,550,900	\$204,402	\$283,400	0.18		\$325,400		0.21	0.00			

1.1485 ADJUST 2023 LAND VALUE BY

MEC 2

AVERAGE

\$69,500

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	Rate Group 1

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L-12-24-304-005	5722 ROTHBURY CT	01/06/22	\$339,900	03-ARM'S LENGTH	\$339,900	\$88,441	\$73,200	0.22	\$74,934	\$74,900	0.22	0.26	MEC	MEADOWVIEW SUB	401	GOOD
L-12-24-381-005	4382 YARMOUTH CROS	06/30/22	\$340,000	03-ARM'S LENGTH	\$340,000	\$122,516	\$62,600	0.18	\$64,083	\$64,100	0.19	0.23	MEC	MEADOWVIEW SUB	401	AVERAGE
L-12-24-381-014	4383 OAKENGATES DR	11/12/21	\$329,000	03-ARM'S LENGTH	\$329,000	\$75,971	\$62,600	0.19	\$64,083	\$64,100	0.19	0.23	MEC	MEADOWVIEW SUB	401	AVERAGE
		Totals:	\$2,701,200		\$2,701,200	\$611,602	\$553,800	0.21		\$566,800	0.21	2.06				

1.0237 ADJUST 2023 LAND VALUE BY

MONARCH ESTATES

MON

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	
															AVERAGE	\$135,400
L-12-22-404-006	5583 MONARCH COURT	10/31/22	\$676,641	25-PARTIAL CONSTRU	\$676,641	\$21,918	\$45,000	0.07	\$135,378	\$135,400	0.20	0.30	MON	MONARCH ESTATES	401	
L-12-22-404-007	5567 MONARCH COURT	11/23/22	\$600,605	25-PARTIAL CONSTRU	\$600,605	\$24,027	\$45,000	0.07	\$135,378	\$135,400	0.23	0.28	MON	MONARCH ESTATES	401	
L-12-22-404-008	5551 MONARCH COURT	11/22/22	\$587,650	25-PARTIAL CONSTRU	\$587,650	\$45,101	\$45,000	0.08	\$135,378	\$135,400	0.23	0.31	MON	MONARCH ESTATES	401	
L-12-22-404-009	5533 MONARCH COURT	01/27/23	\$701,120	25-PARTIAL CONSTRU	\$701,120	\$45,282	\$45,000	0.06	\$135,378	\$135,400	0.19	0.29	MON	MONARCH ESTATES	401	
L-12-22-404-010	5540 MONARCH COURT	02/06/23	\$668,154	25-PARTIAL CONSTRU	\$668,154	\$85,540	\$45,000	0.07	\$135,378	\$135,400	0.20	0.36	MON	MONARCH ESTATES	401	
L-12-22-404-011	5558 MONARCH COURT	03/21/23	\$700,787	25-PARTIAL CONSTRU	\$700,787	\$27,963	\$45,000	0.06	\$135,378	\$135,400	0.19	0.40	MON	MONARCH ESTATES	401	
L-12-22-404-012	5570 MONARCH COURT	02/17/23	\$626,140	25-PARTIAL CONSTRU	\$626,140	\$51,536	\$45,000	0.07	\$135,378	\$135,400	0.22	0.24	MON	MONARCH ESTATES	401	
L-12-22-404-013	5588 MONARCH COURT	10/07/22	\$618,005	25-PARTIAL CONSTRU	\$618,005	\$29,535	\$45,000	0.07	\$135,378	\$135,400	0.22	0.24	MON	MONARCH ESTATES	401	
		Totals:	\$5,179,102		\$5,179,102	\$330,902	\$360,000	0.07		\$1,083,200.00	0.21	2.42				

3.0084 ADJUST 2023 LAND VALUE BY

MILAN SCHOOL DISTRICT

MSD

Acre Table											
.00-.35	62,400	78,800	1.0	78,800	10	114,100				11,410	
.36-.55	65,700	66,067	1.5	99,100	15	131,200				8,747	
.56-.70	69,200	59,650	2.0	119,300	20	150,900				7,545	
.71-.99	72,800	25,280	2.5	63,200	25	173,500				6,940	
		24,700	3.0	74,100	30	208,200				6,940	
		21,750	4.0	87,000	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	2023 Land Value	RATIO LV/SP	ADJ LAND VALUE	2024 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table	Class
L-12-36-400-016	4545 BEMIS RD	08/23/22	\$355,000	03-ARM'S LENGTH	\$355,000	\$138,190	\$48,500	0.14	\$72,750	\$72,800	0.21	0.91	MSD	MILAN M & B	401
								0.14			0.21				
								1.5000							
L-12-26-400-035	3839 MERRITT RD	11/16/22	\$375,000	03-ARM'S LENGTH	\$375,000	\$92,314	\$52,600	0.14	\$78,750	\$78,800	0.21	1.00	MSD	MILAN M & B	401
								0.14			1.4971				
L-12-35-200-013	7101 PLATT RD	11/21/22	\$380,000	03-ARM'S LENGTH	\$380,000	\$93,692	\$50,515	0.13	\$81,601	\$81,600	0.21	1.27	MSD	MILAN M & B	401
								0.13			1.6154				
L-12-25-300-042	6510 CRANE RD	12/30/21	\$500,000	03-ARM'S LENGTH	\$500,000	\$38,707	\$67,430	0.13	\$118,261	\$118,300	0.24	1.97	MSD	MILAN M & B	401
L-12-26-401-003	3942 STARK LN	04/22/22	\$650,000	03-ARM'S LENGTH	\$650,000	\$334,467	\$68,000	0.10	\$119,261	\$119,300	0.18	2.00	MSD	MILAN M & B	401
								0.12			1.7538				
L-12-25-400-007	6527 CRANE RD	12/13/22	\$398,000	03-ARM'S LENGTH	\$398,000	\$51,810	\$68,828	0.17	\$62,391	\$63,400	0.16	2.58	MSD	MILAN M & B	401
L-12-35-200-008	3110 MERRITT RD	09/30/22	\$240,000	03-ARM'S LENGTH	\$240,000	\$82,066	\$69,696	0.29	\$63,177	\$63,200	0.26	2.50	MSD	MILAN M & B	401
								0.23			0.21				
								0.9065							
L-12-26-300-008	3147 MERRITT RD	08/27/21	\$370,000	03-ARM'S LENGTH	\$370,000	\$109,853	\$68,774	0.19	\$72,931	\$72,900	0.20	2.65	MSD	MILAN M & B	401
L-12-26-400-046	6816 CASTAWAY LN	09/12/22	\$495,000	03-ARM'S LENGTH	\$495,000	\$21,465	\$73,860	0.15	\$78,324	\$78,300	0.16	2.81	MSD	MILAN M & B	401
L-12-36-200-002	4410 MERRITT RD	03/28/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$19,846	\$67,085	0.26	\$71,140</						

								0.20	1.0604			0.21			
L-12-36-300-046	4451 PALOMINO DR	10/14/21	\$425,000	03-ARM'S LENGTH	\$425,000	\$31,816	\$79,200	0.19	\$87,537	\$87,500	0.21	3.42	MSD	MILAN M & B	401
								0.19	1.1053						
L-12-36-300-052	4343 BEMIS RD	08/26/22	\$450,000	03-ARM'S LENGTH	\$450,000	\$132,411	\$80,079	0.18	\$84,460	\$84,500	0.19	4.03	MSD	MILAN M & B	401
L-12-35-400-025	7790 CARPENTER RD	06/07/22	\$385,000	03-ARM'S LENGTH	\$385,000	\$182,802	\$84,800	0.22	\$89,440	\$89,400	0.23	3.98	MSD	MILAN M & B	401
								0.20	1.0547			0.21			
L-12-36-100-031	7070 MUNGER RD	04/23/21	\$395,000	03-ARM'S LENGTH	\$395,000	\$101,475	\$82,412	0.21	\$82,412	\$82,400	0.21	5.71	MSD	MILAN M & B	401
								0.21	1.0000						
L-12-36-100-019	7500 MUNGER RD	06/07/21	\$476,000	03-ARM'S LENGTH	\$476,000	\$140,942	\$103,881	0.22	\$99,159	\$99,200	0.21	6.94	MSD	MILAN M & B	401
								0.22	0.9545						

OAK HILL

OAH

AVERAGE LARGE LOT	\$52,700 \$69,600
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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	Class	Rate Group 1
L-12-25-355-001	4233 MERRITT RD	04/22/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$91,450	\$51,100	0.20	\$52,661	\$52,700	0.21	0.31	OAH	OAK HILL	401	AVERAGE
L-12-25-355-005	4201 RUBY ST	09/13/21	\$312,000	03-ARM'S LENGTH	\$312,000	\$123,720	\$67,500	0.22	\$69,562	\$69,600	0.22	0.62	OAH	OAK HILL	401	DOUBLE LOTS
L-12-25-355-006	4181 RUBY ST	07/01/21	\$310,000	03-ARM'S LENGTH	\$310,000	\$45,653	\$51,100	0.16	\$52,661	\$52,700	0.17	0.31	OAH	OAK HILL	401	AVERAGE
L-12-25-356-011	4165 DIAMOND ST	07/20/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$65,703	\$67,500	0.26	\$69,562	\$69,600	0.27	0.70	OAH	OAK HILL	401	DOUBLE LOTS
L-12-25-357-024	6951 CARPENTER RD	07/30/21	\$379,900	03-ARM'S LENGTH	\$379,900	\$71,268	\$67,500	0.18	\$69,562	\$69,600	0.18	0.80	OAH	OAK HILL	401	DOUBLE LOTS
Totals:			\$1,516,900		\$1,516,900	\$397,794	\$304,700	0.20		\$314,200		0.21	2.74			
1.0306 ADJUST 2023 LAND VALUE BY																

OAK MEADOWS/MEADOW GROVE

OAM

STACKED AVERAGE	\$54,400 \$74,000
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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	Class
L-12-07-280-004	2054 BENT TRAIL CT	11/12/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$38,823	\$46,700	0.18	\$54,388	\$54,400	0.21	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-006	2074 BENT TRAIL CT	06/21/22	\$345,000	03-ARM'S LENGTH	\$345,000	\$99,766	\$46,700	0.14	\$54,388	\$54,400	0.16	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-011	2094 BENT TRAIL CT	05/14/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$53,829	\$46,700	0.15	\$54,388	\$54,400	0.18	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-033	3362 BENT TRAIL DR	12/30/22	\$269,500	03-ARM'S LENGTH	\$269,500	\$10,353	\$63,500	0.24	\$73,953	\$74,000	0.27	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-036	3380 BENT TRAIL DR	12/23/21	\$317,000	03-ARM'S LENGTH	\$317,000	\$41,822	\$63,500	0.20	\$73,953	\$74,000	0.23	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-070	3377 BRECKLAND CT	03/11/22	\$356,000	03-ARM'S LENGTH	\$356,000	\$84,053	\$63,500	0.18	\$73,953	\$74,000	0.21	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-075	3344 BRECKLAND CT	06/30/21	\$268,800	03-ARM'S LENGTH	\$268,800	\$39,664	\$63,500	0.24	\$73,953	\$74,000	0.28	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-077	3371 BRECKLAND CT	05/27/21	\$340,000	03-ARM'S LENGTH	\$340,000	\$59,756	\$63,500	0.19	\$73,953	\$74,000	0.22	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-086	3314 BRECKLAND CT	11/09/21	\$272,000	03-ARM'S LENGTH	\$272,000	\$21,795	\$63,500	0.23	\$73,953	\$74,000	0.27	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-089	3335 BRECKLAND CT	05/27/22	\$385,000	03-ARM'S LENGTH	\$385,000	\$110,121	\$63,500	0.16	\$73,953	\$74,000	0.19	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-101	3466 BENT TRAIL DR	12/19/22	\$378,250	03-ARM'S LENGTH	\$378,250	\$117,949	\$63,500	0.17	\$73,953	\$74,000	0.20	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-106	1998 BANCROFT DR	02/11/22	\$369,000	03-ARM'S LENGTH	\$369,000	\$35,257	\$63,500	0.17	\$73,953	\$74,000	0.20	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-125	2021 BANCROFT DR	05/10/21	\$384,000	03-ARM'S LENGTH	\$384,000	\$62,811	\$63,500	0.17	\$73,953	\$74,000	0.19	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-128	2024 BANCROFT DR	08/27/22	\$317,000	03-ARM'S LENGTH	\$317,000	\$53,108	\$63,500	0.20	\$73,953	\$74,000	0.23	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-130	2016 BANCROFT DR	03/22/23	\$415,000	03-ARM'S LENGTH	\$415,000	\$112,450	\$63,500	0.15	\$73,953	\$74,000	0.18	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-134	3508 BENT TRAIL DR	02/22/22	\$405,000	03-ARM'S LENGTH	\$405,000	\$96,078	\$63,500	0.16	\$73,953	\$74,000	0.18	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-143	1968 BANCROFT DR	02/14/22	\$358,000	03-ARM'S LENGTH	\$358,000	\$28,216	\$63,500	0.18	\$73,953	\$74,000	0.21	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-280-152	1903 BRECKLAND DR	04/22/21	\$355,000	03-ARM'S LENGTH	\$355,000	\$51,490	\$63,500	0.18	\$73,953	\$74,000	0.21	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-350-045	3523 BENT TRAIL DR	04/29/22	\$432,000	03-ARM'S LENGTH	\$432,000	\$107,718	\$63,500	0.15	\$73,953	\$74,000	0.17	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-350-053	3560 BENT TRAIL DR	07/18/22	\$450,0												

L-12-07-415-018	3563 MEADOW GROVE	09/27/21	\$247,900	03-ARM'S LENGTH	\$247,900	\$3,473	\$63,500	0.26	\$73,953	\$74,000	0.30	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-415-023	3554 MEADOW GROVE	09/23/21	\$340,000	03-ARM'S LENGTH	\$340,000	\$49,822	\$63,500	0.19	\$73,953	\$74,000	0.22	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-415-028	3618 MEADOW GROVE	07/01/21	\$350,000	03-ARM'S LENGTH	\$350,000	\$14,881	\$63,500	0.18	\$73,953	\$74,000	0.21	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-415-040	3651 MEADOW GROVE	05/31/22	\$440,000	03-ARM'S LENGTH	\$440,000	\$152,468	\$63,500	0.14	\$73,953	\$74,000	0.17	0.00	OAM	OAK MEADOWS / MEAI	407
L-12-07-415-043	3650 MEADOW GROVE	12/22/21	\$308,000	03-ARM'S LENGTH	\$308,000	\$37,152	\$63,500	0.21	\$73,953	\$74,000	0.24	0.00	OAM	OAK MEADOWS / MEAI	407

Totals: \$10,512,350 \$10,512,350 \$2,036,363 \$1,854,600

0.18 2,161,200.00
1.1646 ADJUST 2023 LAND VALUE BY

OAK PARK & WASHTENAW GARDENS

OAP

AVERAGE	\$65,100
LARGE LOT	\$70,300
VERY LARGE LOT	\$73,600

MAIN RD	-5%
POND	10%

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	Rate Group 1
L-12-01-301-005	2595 SEMINOLE	02/25/22	\$306,000	03-ARM'S LENGTH	\$306,000	\$68,600	\$55,300	0.18	\$62,063	\$62,100	0.20	0.29	OAP	OAK PARK	401	AVERAGE GRAVEL
L-12-01-302-016	2540 OAKDALE DR	11/04/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$10,649	\$55,300	0.22	\$62,063	\$62,100	0.25	0.27	OAP	OAK PARK	401	AVERAGE GRAVEL
L-12-01-302-024	2434 OAKDALE DR	08/26/21	\$330,000	03-ARM'S LENGTH	\$330,000	\$64,308	\$60,300	0.18	\$67,675	\$67,700	0.21	0.33	OAP	OAK PARK	401	LARGE GRAVEL
L-12-01-303-001	4308 WASHTENAW AVI	02/28/23	\$635,000	03-ARM'S LENGTH	\$635,000	\$289,237	\$62,320	0.10	\$69,942	\$70,000	0.11	0.54	OAP	OAK PARK	401	VERY LARGE LOT
L-12-01-303-004	2425 CARLTON DR	12/22/21	\$309,900	03-ARM'S LENGTH	\$309,900	\$123,860	\$55,300	0.18	\$62,063	\$62,100	0.20	0.23	OAP	OAK PARK	401	AVERAGE GRAVEL
L-12-01-303-025	2416 DALTON AVE	06/20/22	\$358,000	03-ARM'S LENGTH	\$358,000	\$168,204	\$62,600	0.17	\$70,256	\$70,300	0.20	0.42	OAP	OAK PARK	401	LARGER LOT
L-12-01-326-015	2562 CARLTON DR	01/07/22	\$346,500	03-ARM'S LENGTH	\$346,500	\$131,760	\$55,300	0.16	\$62,063	\$62,100	0.18	0.27	OAP	OAK PARK	401	AVERAGE GRAVEL
L-12-01-328-021	2500 GRANT DR	10/12/21	\$216,100	03-ARM'S LENGTH	\$216,100	\$10,480	\$58,000	0.27	\$65,094	\$65,100	0.30	0.27	OAP	OAK PARK	401	AVERAGE
L-12-01-328-024	2460 GRANT DR	09/23/22	\$365,000	03-ARM'S LENGTH	\$365,000	\$200,756	\$58,000	0.16	\$65,094	\$65,100	0.18	0.28	OAP	OAK PARK	401	AVERAGE
L-12-01-329-011	2554 CRYSTAL DR	01/14/22	\$214,000	03-ARM'S LENGTH	\$214,000	\$33,205	\$55,300	0.26	\$62,063	\$62,100	0.29	0.27	OAP	OAK PARK	401	AVERAGE GRAVEL
L-12-01-351-004	2829 DAYTON DR	10/19/22	\$329,000	03-ARM'S LENGTH	\$329,000	\$77,490	\$58,000	0.18	\$65,094	\$65,100	0.20	0.24	OAP	OAK PARK	401	AVERAGE
L-12-01-351-018	2870 CARLTON DR	12/29/22	\$394,500	03-ARM'S LENGTH	\$394,500	\$200,303	\$55,300	0.14	\$62,063	\$62,100	0.16	0.27	OAP	OAK PARK	401	AVERAGE GRAVEL
L-12-01-351-021	2820 CARLTON DR	03/01/23	\$353,000	03-ARM'S LENGTH	\$353,000	\$127,087	\$55,300	0.16	\$62,063	\$62,100	0.18	0.24	OAP	OAK PARK	401	AVERAGE GRAVEL
L-12-01-352-010	2861 GRANT DR	07/19/22	\$455,000	03-ARM'S LENGTH	\$455,000	\$2,986	\$58,000	0.13	\$65,094	\$65,100	0.14	0.23	OAP	OAK PARK	401	AVERAGE
L-12-01-352-020	2868 DAYTON DR	08/03/22	\$330,000	03-ARM'S LENGTH	\$330,000	\$147,912	\$58,000	0.18	\$65,094	\$65,100	0.20	0.23	OAP	OAK PARK	401	AVERAGE
L-12-01-352-031	2813 GRANT DR	11/30/21	\$330,000	03-ARM'S LENGTH	\$330,000	\$39,792	\$58,000	0.18	\$65,094	\$65,100	0.20	0.31	OAP	OAK PARK	401	AVERAGE
L-12-01-353-018	4095 PACKARD RD	11/15/22	\$260,000	03-ARM'S LENGTH	\$260,000	\$104,106	\$59,470	0.23	\$66,743	\$66,700	0.26	0.44	OAP	OAK PARK	401	LARGER LOT
L-12-01-353-028	2780 GRANT DR	09/02/21	\$269,500	03-ARM'S LENGTH	\$269,500	\$78,325	\$58,000	0.22	\$65,094	\$65,100	0.24	0.27	OAP	OAK PARK	401	AVERAGE
L-12-01-353-030	2758 GRANT DR	11/16/21	\$265,000	03-ARM'S LENGTH	\$265,000	\$97,943	\$58,000	0.22	\$65,094	\$65,100	0.25	0.27	OAP	OAK PARK	401	AVERAGE
L-12-01-353-031	2736 GRANT DR	09/01/21	\$270,000	03-ARM'S LENGTH	\$270,000	\$71,766	\$62,600	0.23	\$70,256	\$70,300	0.26	0.40	OAP	OAK PARK	401	LARGER LOT
L-12-01-376-009	2829 SEMINOLE	11/08/21	\$288,000	03-ARM'S LENGTH	\$288,000	\$90,989	\$58,000	0.20	\$65,094	\$65,100	0.23	0.29	OAP	OAK PARK	401	AVERAGE
L-12-01-376-010	2845 SEMINOLE	08/12/22	\$304,000	03-ARM'S LENGTH	\$304,000	\$106,607	\$58,000	0.19	\$65,094	\$65,100	0.21	0.29	OAP	OAK PARK	401	AVERAGE
L-12-01-377-001	4430 CENTRAL BLVD	05/14/21	\$295,000	03-ARM'S LENGTH	\$295,000	\$77,281	\$58,000	0.20	\$65,094	\$65,100	0.22	0.27	OAP	OAK PARK	401	AVERAGE
L-12-01-377-025	2844 SEMINOLE	03/17/22	\$375,000	03-ARM'S LENGTH	\$375,000	\$155,755	\$58,000	0.15	\$65,094	\$65,100	0.17	0.27	OAP	OAK PARK	401	AVERAGE
L-12-01-377-032	2742 SEMINOLE	04/30/21	\$285,000	03-ARM'S LENGTH	\$285,000	\$87,602	\$58,000	0.20	\$65,094	\$65,100	0.23	0.27	OAP	OAK PARK	401	AVERAGE
L-12-01-377-035	4445 PACKARD RD	04/06/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$53,996	\$58,000	0.23	\$65,094	\$65,100	0.26	0.00	OAP	OAK PARK	401	AVERAGE
L-12-01-378-024	2886 OAKDALE DR	12/09/21	\$340,000	03-ARM'S LENGTH	\$340,000	\$114,177	\$58,000	0.17	\$65,094	\$65,100	0.19	0.25	OAP	OAK PARK	401	AVERAGE
L-12-01-378-024	2886 OAKDALE DR	08/29/22	\$410,000	03-ARM'S LENGTH	\$410,000	\$184,177	\$58,000	0.14	\$65,094	\$65,100	0.16	0.25	OAP	OAK PARK	401	AVERAGE
L-12-01-378-031	2784 OAKDALE DR	09/21/21	\$280,000	03-ARM'S LENGTH	\$280,000	\$85,145	\$58,000	0.21	\$65,094	\$65,100	0.23	0.25	OAP	OAK PARK	401	AVERAGE

Totals: \$9,413,500 \$9,413,500 \$3,004,498 \$1,680,390

0.19 1,886,400.00
1.1223 ADJUST 2023 LAND VALUE BY

PITTSFIELD GLEN ESTATES

L-12-22-401-013	2979 TIMBER GLEN DR	03/03/23	\$649,990	25-PARTIAL CONSTRU	\$649,990	\$44,168	\$95,000	0.15	\$135,667	\$135,700	0.21	0.25	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-015	2854 TIMBER GLEN DR	05/18/21	\$631,092	25-PARTIAL CONSTRU	\$631,092	\$42,840	\$95,000	0.15	\$135,667	\$135,700	0.22	0.24	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-016	2842 TIMBER GLEN DR	08/20/21	\$615,200	25-PARTIAL CONSTRU	\$615,200	\$24,973	\$95,000	0.15	\$135,667	\$135,700	0.22	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-017	2863 TIMBER GLEN DR	06/02/21	\$578,780	25-PARTIAL CONSTRU	\$578,780	\$29,326	\$95,000	0.16	\$135,667	\$135,700	0.23	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-018	2835 TIMBER GLEN DR	07/22/21	\$516,640	25-PARTIAL CONSTRU	\$516,640	\$40,104	\$95,000	0.18	\$135,667	\$135,700	0.26	0.23	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-019	2817 TIMBER GLEN DR	06/24/21	\$624,175	25-PARTIAL CONSTRU	\$624,175	\$47,976	\$95,000	0.15	\$135,667	\$135,700	0.22	0.32	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-020	2799 TIMBER GLEN DR	07/28/21	\$577,015	25-PARTIAL CONSTRU	\$577,015	\$41,902	\$95,000	0.16	\$135,667	\$135,700	0.24	0.25	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-021	2785 TIMBER GLEN DR	08/11/21	\$583,965	25-PARTIAL CONSTRU	\$583,965	\$80,779	\$95,000	0.16	\$135,667	\$135,700	0.23	0.25	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-024	2766 TIMBER GLEN DR	08/20/21	\$515,115	25-PARTIAL CONSTRU	\$515,115	\$50,963	\$95,000	0.18	\$135,667	\$135,700	0.26	0.28	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-027	5701 WHISPERING SPR	11/30/22	\$699,900	03-ARM'S LENGTH	\$699,900	\$127,331	\$95,000	0.14	\$135,667	\$135,700	0.19	0.34	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-401-037	5638 WHISPERING SPR	05/28/21	\$526,376	25-PARTIAL CONSTRU	\$526,376	\$39,835	\$95,000	0.18	\$135,667	\$135,700	0.26	0.32	PIGE	PITTSFIELD GLEN ESTAT	401	AVERAGE SITE
L-12-22-403-038	2718 MEADOW HILLS D	08/27/21	\$616,617	25-PARTIAL CONSTRU	\$616,617	\$25,310	\$95,000	0.15	\$135,667	\$135,700	0.22	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-038	2718 MEADOW HILLS D	11/18/22	\$727,500	03-ARM'S LENGTH	\$727,500	\$136,193	\$95,000	0.13	\$135,667	\$135,700	0.19	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-039	2700 MEADOW HILLS D	10/01/21	\$600,715	25-PARTIAL CONSTRU	\$600,715	\$42,827	\$95,000	0.16	\$135,667	\$135,700	0.23	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-040	2682 MEADOW HILLS D	08/24/21	\$682,050	25-PARTIAL CONSTRU	\$682,050	\$80,858	\$95,000	0.14	\$135,667	\$135,700	0.20	0.25	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-041	2664 MEADOW HILLS D	10/28/21	\$535,125	25-PARTIAL CONSTRU	\$535,125	\$19,104	\$95,000	0.18	\$135,667	\$135,700	0.25	0.25	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-042	2646 MEADOW HILLS D	11/12/21	\$608,405	25-PARTIAL CONSTRU	\$608,405	\$65,163	\$95,000	0.16	\$135,667	\$135,700	0.22	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-043	2628 MEADOW HILLS D	10/27/21	\$550,355	25-PARTIAL CONSTRU	\$550,355	\$59,005	\$95,000	0.17	\$135,667	\$135,700	0.25	0.29	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-044	2610 MEADOW HILLS D	11/19/21	\$611,180	25-PARTIAL CONSTRU	\$611,180	\$36,929	\$95,000	0.16	\$135,667	\$135,700	0.22	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-045	2592 MEADOW HILLS D	11/22/21	\$629,050	25-PARTIAL CONSTRU	\$629,050	\$20,215	\$95,000	0.15	\$135,667	\$135,700	0.22	0.31	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-046	2574 MEADOW HILLS D	11/29/21	\$570,160	25-PARTIAL CONSTRU	\$570,160	\$56,069	\$95,000	0.17	\$135,667	\$135,700	0.24	0.35	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-047	2556 MEADOW HILLS D	12/22/21	\$726,690	25-PARTIAL CONSTRU	\$726,690	\$115,999	\$95,000	0.13	\$135,667	\$135,700	0.19	0.43	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-048	2538 MEADOW HILLS D	12/10/21	\$632,560	25-PARTIAL CONSTRU	\$632,560	\$56,977	\$95,000	0.15	\$135,667	\$135,700	0.21	0.37	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-049	2520 MEADOW HILLS D	12/31/21	\$667,375	25-PARTIAL CONSTRU	\$667,375	\$68,207	\$95,000	0.14	\$135,667	\$135,700	0.20	0.55	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-050	2502 MEADOW HILLS D	04/21/22	\$683,370	25-PARTIAL CONSTRU	\$683,370	\$85,838	\$95,000	0.14	\$135,667	\$135,700	0.20	0.42	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-051	2484 MEADOW HILLS D	03/17/22	\$791,551	25-PARTIAL CONSTRU	\$791,551	\$183,596	\$95,000	0.12	\$135,667	\$135,700	0.17	0.35	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-052	2466 MEADOW HILLS D	03/28/22	\$668,740	25-PARTIAL CONSTRU	\$668,740	\$84,701	\$95,000	0.14	\$135,667	\$135,700	0.20	0.32	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-053	2471 MEADOW HILLS D	12/19/22	\$669,990	25-PARTIAL CONSTRU	\$669,990	\$131,062	\$95,000	0.14	\$135,667	\$135,700	0.20	0.23	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-054	2511 MEADOW HILLS D	03/07/22	\$783,418	25-PARTIAL CONSTRU	\$783,418	\$133,279	\$95,000	0.12	\$135,667	\$135,700	0.17	0.27	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-055	2547 MEADOW HILLS D	01/25/22	\$659,540	25-PARTIAL CONSTRU	\$659,540	\$161,524	\$95,000	0.14	\$135,667	\$135,700	0.21	0.31	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-056	2571 MEADOW HILLS D	06/21/22	\$750,457	25-PARTIAL CONSTRU	\$750,457	\$150,820	\$95,000	0.13	\$135,667	\$135,700	0.18	0.24	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-057	2589 MEADOW HILLS D	03/29/22	\$741,420	25-PARTIAL CONSTRU	\$741,420	\$141,026	\$95,000	0.13	\$135,667	\$135,700	0.18	0.23	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-058	2607 MEADOW HILLS D	12/21/21	\$684,327	25-PARTIAL CONSTRU	\$684,327	\$84,199	\$95,000	0.14	\$135,667	\$135,700	0.20	0.23	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-059	2627 MEADOW HILLS D	12/30/21	\$637,695	25-PARTIAL CONSTRU	\$637,695	\$7,429	\$95,000	0.15	\$135,667	\$135,700	0.21	0.24	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-060	2631 MEADOW HILLS D	05/24/22	\$677,115	25-PARTIAL CONSTRU	\$677,115	\$144,404	\$95,000	0.14	\$135,667	\$135,700	0.20	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-061	2655 MEADOW HILLS D	11/29/21	\$528,490	25-PARTIAL CONSTRU	\$528,490	\$37,542	\$95,000	0.18	\$135,667	\$135,700	0.26	0.24	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-062	2679 MEADOW HILLS D	09/28/21	\$539,165	25-PARTIAL CONSTRU	\$539,165	\$46,070	\$95,000	0.18	\$135,667	\$135,700	0.25	0.23	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-063	2703 MEADOW HILLS D	12/10/21	\$587,792	25-PARTIAL CONSTRU	\$587,792	\$90,154	\$95,000	0.16	\$135,667	\$135,700	0.23	0.26	PIGE	PITTSFIELD GLEN ESTAT	401	
L-12-22-403-064	2748 TIMBER GLEN DR	09/22/22	\$655,025	25-PARTIAL CONSTRU	\$											

L-12-22-403-091	5550 TIMBER GLEN CT	11/14/22	\$822,490	25-PARTIAL CONSTRU	\$822,490	\$205,211	\$95,000	0.12	\$135,667	\$135,700	0.16	0.37	PIGE	PITTSFIELD GLEN ESTAT	401
L-12-22-403-092	5568 TIMBER GLEN CT	11/15/22	\$795,995	25-PARTIAL CONSTRU	\$795,995	\$183,311	\$95,000	0.12	\$135,667	\$135,700	0.17	0.31	PIGE	PITTSFIELD GLEN ESTAT	401
L-12-22-403-093	5586 TIMBER GLEN CT	12/28/22	\$757,535	25-PARTIAL CONSTRU	\$757,535	\$146,203	\$95,000	0.13	\$135,667	\$135,700	0.18	0.37	PIGE	PITTSFIELD GLEN ESTAT	401
L-12-22-403-094	2731 TIMBER GLEN DR	03/24/23	\$659,990	25-PARTIAL CONSTRU	\$659,990	\$78,046	\$95,000	0.14	\$135,667	\$135,700	0.21	0.35	PIGE	PITTSFIELD GLEN ESTAT	401
L-12-22-403-095	2749 TIMBER GLEN DR	12/27/22	\$739,445	25-PARTIAL CONSTRU	\$739,445	\$140,252	\$95,000	0.13	\$135,667	\$135,700	0.18	0.41	PIGE	PITTSFIELD GLEN ESTAT	401

Totals: \$53,841,660

\$53,841,660

\$7,656,045

\$7,790,000

0.15

11,127,400.00

0.21

24.02

1.4281 ADJUST 2023 LAND VALUE BY

PITTSFIELD GLEN VILLAS**PIGV****AVERAGE****\$81,400**

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
L-12-22-402-004	2854 PRAIRIE VIEW RD	03/01/22	\$425,000	03-ARM'S LENGTH	\$425,000	\$91,460	\$72,700	0.17	\$81,410	\$81,400	0.19	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-007	2824 PRAIRIE VIEW RD	05/27/21	\$337,815	25-PARTIAL CONSTRU	\$337,815	\$24,966	\$72,700	0.22	\$81,410	\$81,400	0.24	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-008	2818 PRAIRIE VIEW RD	05/27/21	\$345,365	25-PARTIAL CONSTRU	\$345,365	\$33,551	\$72,700	0.21	\$81,410	\$81,400	0.24	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-009	2806 PRAIRIE VIEW RD	07/14/21	\$379,050	25-PARTIAL CONSTRU	\$379,050	\$43,973	\$72,700	0.19	\$81,410	\$81,400	0.21	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-010	2800 PRAIRIE VIEW RD	07/28/21	\$351,460	25-PARTIAL CONSTRU	\$351,460	\$41,350	\$72,700	0.21	\$81,410	\$81,400	0.23	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-012	2808 FAIRGROVE CRES	04/01/21	\$376,175	25-PARTIAL CONSTRU	\$376,175	\$54,037	\$72,700	0.19	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-015	2832 FAIRGROVE CRES	08/13/21	\$366,315	25-PARTIAL CONSTRU	\$366,315	\$34,272	\$72,700	0.20	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-016	2838 FAIRGROVE CRES	08/13/21	\$364,340	25-PARTIAL CONSTRU	\$364,340	\$42,502	\$72,700	0.20	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-017	2842 FAIRGROVE CRES	08/18/21	\$358,765	25-PARTIAL CONSTRU	\$358,765	\$22,431	\$72,700	0.20	\$81,410	\$81,400	0.23	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-018	2850 FAIRGROVE CRES	08/13/21	\$370,205	25-PARTIAL CONSTRU	\$370,205	\$24,724	\$72,700	0.20	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-019	5851 WHISPERING SPRI	12/03/21	\$408,691	25-PARTIAL CONSTRU	\$408,691	\$69,331	\$72,700	0.18	\$81,410	\$81,400	0.20	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-020	5863 WHISPERING SPRI	12/17/21	\$369,565	25-PARTIAL CONSTRU	\$369,565	\$32,470	\$72,700	0.20	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-020	5863 WHISPERING SPRI	07/20/22	\$430,000	03-ARM'S LENGTH	\$430,000	\$92,905	\$72,700	0.17	\$81,410	\$81,400	0.19	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-021	5875 WHISPERING SPRI	12/08/21	\$386,715	25-PARTIAL CONSTRU	\$386,715	\$40,594	\$72,700	0.19	\$81,410	\$81,400	0.21	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-022	5887 WHISPERING SPRI	12/22/21	\$370,465	25-PARTIAL CONSTRU	\$370,465	\$34,982	\$72,700	0.20	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-023	5899 WHISPERING SPRI	12/22/21	\$379,845	25-PARTIAL CONSTRU	\$379,845	\$42,735	\$72,700	0.19	\$81,410	\$81,400	0.21	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-024	5911 WHISPERING SPRI	12/28/21	\$361,305	25-PARTIAL CONSTRU	\$361,305	\$47,904	\$72,700	0.20	\$81,410	\$81,400	0.23	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-025	5923 WHISPERING SPRI	12/31/21	\$379,805	25-PARTIAL CONSTRU	\$379,805	\$29,300	\$72,700	0.19	\$81,410	\$81,400	0.21	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-026	2867 FAIRGROVE CRES	10/28/21	\$414,740	25-PARTIAL CONSTRU	\$414,740	\$65,290	\$72,700	0.18	\$81,410	\$81,400	0.20	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-027	2861 FAIRGROVE CRES	10/27/21	\$394,880	25-PARTIAL CONSTRU	\$394,880	\$42,151	\$72,700	0.18	\$81,410	\$81,400	0.21	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-028	2857 FAIRGROVE CRES	10/26/21	\$377,140	25-PARTIAL CONSTRU	\$377,140	\$59,062	\$72,700	0.19	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-029	2851 FAIRGROVE CRES	10/21/21	\$378,215	25-PARTIAL CONSTRU	\$378,215	\$36,950	\$72,700	0.19	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-030	2817 FAIRGROVE CRES	09/28/21	\$376,340	25-PARTIAL CONSTRU	\$376,340	\$30,035	\$72,700	0.19	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-031	2811 FAIRGROVE CRES	09/16/21	\$355,915	25-PARTIAL CONSTRU	\$355,915	\$57,476	\$72,700	0.20	\$81,410	\$81,400	0.23	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-032	2805 FAIRGROVE CRES	09/17/21	\$403,345	25-PARTIAL CONSTRU	\$403,345	\$31,277	\$72,700	0.18	\$81,410	\$81,400	0.20	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-041	5788 WHISPERING SPRI	12/21/22	\$430,013	03-ARM'S LENGTH	\$430,013	\$85,229	\$72,700	0.17	\$81,410	\$81,400	0.19	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-043	5776 WHISPERING SPRI	09/15/21	\$430,990	25-PARTIAL CONSTRU	\$430,990	\$86,863	\$72,700	0.17	\$81,410	\$81,400	0.19	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-044	2849 WILLOW CT	02/28/22	\$412,140	25-PARTIAL CONSTRU	\$412,140	\$57,939	\$72,700	0.18	\$81,410	\$81,400	0.20	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407
L-12-22-402-045	2845 WILLOW CT	02/28/22	\$365,215	25-PARTIAL CONSTRU	\$365,215	\$51,045	\$72,700	0.20	\$81,410	\$81,400	0.22	0.00	PIGV	PITTSFIELD GLEN VILLA\$	407

L-12-20-210-006	1365 REGENTS PARK CT	08/19/21	\$810,000	03-ARM'S LENGTH	\$810,000	\$96,507	\$145,200	0.18	\$148,439	\$148,400	0.18	0.68	REG	REGENTS PARK	401
L-12-20-210-008	5092 ABINGDON CIR	06/30/21	\$650,000	03-ARM'S LENGTH	\$650,000	\$104,743	\$145,200	0.22	\$148,439	\$148,400	0.23	0.49	REG	REGENTS PARK	401
L-12-20-210-011	5058 ABINGDON CIR	11/05/21	\$632,000	03-ARM'S LENGTH	\$632,000	\$123,633	\$135,000	0.21	\$138,012	\$138,000	0.22	0.47	REG	REGENTS PARK	401
		Totals:	\$2,092,000		\$2,092,000	\$324,883	\$425,400	0.21		\$434,800	0.21	1.64			
								1.0223	ADJUST 2023 LAND VALUE BY						

ROLLING HILLS ESTATES		ROH						AVERAGE		\$92,700				WALKOUT		-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	
L-12-32-110-017	7181 WAPITI WAY	08/18/21	\$455,000	03-ARM'S LENGTH	\$455,000	\$78,777	\$92,900	0.20	\$88,726	\$88,700	0.19	0.41	ROH	ROLLING HILLS ESTATES	401	
L-12-32-110-025	7086 SUNCREST DR	06/14/21	\$430,000	03-ARM'S LENGTH	\$430,000	\$21,925	\$101,300	0.24	\$96,749	\$96,700	0.22	0.45	ROH	ROLLING HILLS ESTATES	401	
		Totals:	\$885,000		\$885,000	\$100,702	\$194,200	0.22		185,400.00	0.21	0.86				
								0.9551	ADJUST 2023 LAND VALUE BY							

ROLLING MEADOWS		ROM						AVERAGE		\$82,100						
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	Rate Group 1
L-12-26-205-007	4101 ROLLING MEADOW	01/14/22	\$349,000	03-ARM'S LENGTH	\$349,000	\$59,987	\$75,300	0.22	\$82,051	\$82,100	0.24	0.22	ROM	ROLLING MEADOW EST	401	AVERAGE
L-12-26-210-008	4115 ROLLING MEADOW	08/19/21	\$380,000	03-ARM'S LENGTH	\$380,000	\$17,285	\$75,300	0.20	\$82,051	\$82,100	0.22	0.25	ROM	ROLLING MEADOW EST	401	AVERAGE
L-12-26-210-041	4177 ROLLING MEADOW	02/18/22	\$403,100	03-ARM'S LENGTH	\$403,100	\$119,421	\$75,300	0.19	\$82,051	\$82,100	0.20	0.18	ROM	ROLLING MEADOW EST	401	AVERAGE
L-12-26-220-030	4108 LARK LN	08/18/22	\$442,500	03-ARM'S LENGTH	\$442,500	\$142,746	\$75,300	0.17	\$82,051	\$82,100	0.19	0.26	ROM	ROLLING MEADOW EST	401	AVERAGE
		Totals:	\$1,574,600		\$1,574,600	\$339,439	\$301,200	0.19		328,400.00	0.21	0.90				
								1.0897	ADJUST 2023 LAND VALUE BY							

ROSEWOOD VILLAGE		ROV						AVERAGE		\$48,200						
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	
L-12-26-230-013	3077 PRIMROSE LN	05/25/22	\$236,100	03-ARM'S LENGTH	\$236,100	\$73,617	\$42,000	0.18	\$48,173	\$48,200	0.20	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-014	3079 PRIMROSE LN	04/08/21	\$215,000	03-ARM'S LENGTH	\$215,000	\$25,766	\$42,000	0.20	\$48,173	\$48,200	0.22	0.00	ROV-B	ROSEWOOD VILLAGE	407	
L-12-26-230-018	3089 PRIMROSE LN	09/28/21	\$215,000	03-ARM'S LENGTH	\$215,000	\$57,585	\$42,000	0.20	\$48,173	\$48,200	0.22	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-031	3125 PRIMROSE LN	07/30/21	\$194,800	03-ARM'S LENGTH	\$194,800	\$39,761	\$42,000	0.22	\$48,173	\$48,200	0.25	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-032	3123 PRIMROSE LN	04/27/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$64,033	\$42,000	0.17	\$48,173	\$48,200	0.19	0.00	ROV-B	ROSEWOOD VILLAGE	407	
L-12-26-230-034	3109 PRIMROSE LN	09/08/21	\$226,000	03-ARM'S LENGTH	\$226,000	\$54,642	\$42,000	0.19	\$48,173	\$48,200	0.21	0.00	ROV-A	ROSEWOOD VILLAGE	407	
L-12-26-230-048	3139 PRIMROSE LN	08/03/22	\$256,000	03-ARM'S LENGTH	\$256,000	\$99,802	\$42,000	0.16	\$48,173	\$48,200	0.19	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-049	3183 PRIMROSE LN	06/03/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$86,855	\$42,000	0.17	\$48,173	\$48,200	0.19	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-053	3197 PRIMROSE LN	05/16/22	\$275,000	03-ARM'S LENGTH	\$275,000	\$83,661	\$42,000	0.15	\$48,173	\$48,200	0.18	0.00	ROV-B	ROSEWOOD VILLAGE	407	
L-12-26-230-054	3195 PRIMROSE LN	06/18/21	\$185,000	03-ARM'S LENGTH	\$185,000	\$21,855	\$42,000	0.23	\$48,173	\$48,200	0.26	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-059	3191 PRIMROSE LN	08/25/21	\$228,600	03-ARM'S LENGTH	\$228,600	\$37,619	\$42,000	0.18	\$48,173	\$48,200	0.21	0.00	ROV-B	ROSEWOOD VILLAGE	407	
L-12-26-230-060	3193 PRIMROSE LN	06/24/21	\$196,000	03-ARM'S LENGTH	\$196,000	\$32,855	\$42,000	0.21	\$48,173	\$48,200	0.25	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-061	3209 PRIMROSE LN	03/01/23	\$265,000	03-ARM'S LENGTH	\$265,000	\$97,430	\$42,000	0.16	\$48,173	\$48,200	0.18	0.00	ROV-C	ROSEWOOD VILLAGE	407	
L-12-26-230-065	3223 PRIMROSE LN	11/05/21	\$222,000	03-ARM'S LENGTH	\$222,000	\$31,019	\$42,000	0.19	\$48,173	\$48,200	0.22	0.00	ROV-B	ROSEWOOD VILLAGE	407	
L-12-26-230-067	3231 PRIMROSE LN	01/														

L-12-26-230-174	3136 PRIMROSE LN	11/22/21	\$199,900	03-ARM'S LENGTH	\$199,900	\$41,092	\$42,000	0.21	\$48,173	\$48,200	0.24	0.00	ROV-C	ROSEWOOD VILLAGE	407	
	Totals:		\$7,451,300		\$7,451,300	\$1,896,058	\$1,344,000	0.18		\$1,542,400		0.21	0.00			

1.1470 ADJUST 2023 LAND VALUE BY

SAND CREEK	SAN	NO CHANGE DUE TO LACK OF SALES	AVERAGE POND	\$89,400 \$99,400	OVER ACRE	10%
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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	Class
L-12-36-110-010	2048 OSPREY DR	12/19/22	\$625,000	03-ARM'S LENGTH	\$625,000	\$237,042	\$109,340	0.17	\$135,067	135,100.00	0.22	1.30	SAN	SAND CREEK	401
	Totals:		\$625,000		\$625,000	\$237,042	\$109,340	0.17		135,100.00		0.22	1.30		

1.2353 ADJUST 2023 LAND VALUE BY

SHA ESTATES	SHA	NO CHANGE DUE TO LACK OF SALES	AVERAGE GOOD	\$105,700 \$115,100	OVER ACRE	10%
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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	Class
L-12-30-110-030	6160 VINEYARD AVE	11/12/21	\$515,000	03-ARM'S LENGTH	\$515,000	\$105,416	\$105,700	0.21	\$105,700	\$105,700	0.21	0.72	SHA	SHA ESTATES	401
	Totals:		\$515,000		\$515,000	\$105,416	\$105,700	0.21				0.21	0.72		

1.0000 ADJUST 2023 LAND VALUE BY

SILO RIDGE	SIL	NO CHANGE DUE TO LACK OF SALES	AVERAGE EXCESS < 10 ac	\$91,300 \$6,500	OVER ACRE	10%
			EXCESS > 10 ac	\$4,147		

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	Rate Group 1
L-12-20-320-112	5554 HEARTHSTONE CT	09/21/21	\$460,000	03-ARM'S LENGTH	\$460,000	\$89,817	\$78,600	0.17	\$88,146	\$88,100	0.19	0.81	SIL	SILO RIDGE	401	AVERAGE
L-12-20-322-073	1374 N SILO RIDGE DR	04/30/21	\$360,000	03-ARM'S LENGTH	\$360,000	\$49,514	\$78,600	0.22	\$88,146	\$88,100	0.24	0.78	SIL	SILO RIDGE	401	AVERAGE
L-12-20-322-077	1306 N SILO RIDGE DR	08/12/21	\$383,748	03-ARM'S LENGTH	\$383,748	\$63,795	\$78,600	0.20	\$88,146	\$88,100	0.23	0.79	SIL	SILO RIDGE	401	AVERAGE
L-12-20-323-065	1405 N SILO RIDGE DR	07/26/22	\$450,000	03-ARM'S LENGTH	\$450,000	\$129,629	\$78,600	0.17	\$88,146	\$88,100	0.20	0.85	SIL	SILO RIDGE	401	AVERAGE
L-12-20-323-094	1478 FIELDSTONE CT	10/04/22	\$490,000	03-ARM'S LENGTH	\$490,000	\$98,899	\$78,600	0.16	\$88,146	\$88,100	0.18	1.00	SIL	SILO RIDGE	401	AVERAGE
L-12-20-324-106	5577 PEBBLE RIDGE CT	09/09/21	\$442,000	03-ARM'S LENGTH	\$442,000	\$39,111	\$78,600	0.18	\$88,146	\$88,100	0.20	1.23	SIL	SILO RIDGE	401	AVERAGE
L-12-20-321-058	1311 N SILO RIDGE DR	06/01/22	\$500,000	03-ARM'S LENGTH	\$500,000	\$136,936	\$84,300	0.17	\$94,538	\$94,500	0.19	0.70	SIL	SILO RIDGE	401	GOOD
L-12-20-400-009	5847 SILO RIDGE DR	03/18/22	\$642,000	03-ARM'S LENGTH	\$642,000	\$135,491	\$142,865	0.22	\$160,216	\$160,200	0.25	10.01	SIL	SILO RIDGE	401	GOOD
	Totals:		\$3,727,748		\$3,727,748	\$743,192	\$698,765	0.19		783,300.00		0.21	16.16			

1.1215 ADJUST 2023 LAND VALUE BY

SILVERLEAF	SIR	NO CHANGE DUE TO LACK OF SALES	AVERAGE	\$92,700	OVER ACRE	10%
			SIZE- LOC			

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	Rate Group 1
L-12-13-120-002	4800 JASMINE CT	08/06/21	\$385,500	03-ARM'S LENGTH	\$385,500	\$134,351	\$90,600	0.24	\$96,860	\$96,900	0.25	0.34	SIR	SILVERLEAF	401	LARGER-CT LOT
L-12-13-120-017	4728 AZALEA DR	07/19/21	\$344,900	03-ARM'S LENGTH	\$344,900	\$93,551	\$82,700	0.24	\$88,414	\$88,400	0.26	0.32	SIR	SILVERLEAF	401	GOOD
L-12-13-130-026	4191 SILVERLEAF DR	05/02/22	\$365,000	03-ARM'S LENGTH	\$365,000	\$150,648	\$82,700	0.23	\$88,414	\$88,400	0.24	0.26	SIR	SILVERLEAF	401	GOOD
L-12-13-135-031	4259 SILVERLEAF DR	10/29/21	\$387,000	03-ARM'S LENGTH	\$387,000	\$117,098	\$82,700	0.21	\$88,414	\$88,400	0.23	0.44	SIR	SILVERLEAF	401	GOOD
L-12-13-135-032	4261 SILVERLEAF DR	05/02/22	\$435,000	03-ARM'S LENGTH	\$435,000	\$103,842	\$82,700	0.19	\$88,414	\$88,400	0.20	0.29	SIR	SILVERLEAF	401	GOOD
L-12-13-135-040	4277 SILVERLEAF DR	07/08/21	\$379,900	03-ARM'S LENGTH	\$379,900	\$114,399	\$82,700	0.22	\$88,414	\$88,400	0.23	0.27	SIR	SILVERLEAF	401	GOOD
L-12-13-143-085	4275 CHANDI CT	07/15/21	\$446,500	03-ARM'S LENGTH	\$446,500	\$89,153	\$90,600	0.20	\$96,860	\$96,900	0.22	0.31	SIR	SILVERLEAF	401	LARGER-CT LOT
L-12-13-143-087	4291 CHANDI CT	10/01/21	\$512,000	03-ARM'S LENGTH	\$512,000	\$103,333	\$90,600	0.18	\$96,860	\$96,900	0.19	0.00	SIR	SILVERLEAF	401	AVERAGE
L-12-13-143-103	4293 CHERRY BLOSSOM	03/09/23	\$530,000	03-ARM'S LENGTH	\$530,000	\$126,748	\$90,600	0.17	\$96,860</td							

SILVERLEAF VILLAGE	SIV	NO CHANGE DUE TO LACK OF SALES						AVERAGE	\$71,900						
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
L-12-13-105-029	4137 PERSIMMON DR	04/30/21	\$455,000	03-ARM'S LENGTH	\$455,000	\$71,027	\$71,900	0.16	\$94,369	\$94,400	0.21	0.00	SIR	SILVERLEAF VILLAGE	401
Totals:			\$455,000		\$455,000	\$71,027	\$71,900	0.16		94,400.00	0.21	0.00			

SSD		ACRE TABLE						
.00-.35	52,200	70,900	1.0	70,900	10	134,200	13,420	
.36-.55	54,900	60,000	1.5	90,000	15	154,300	10,287	
.56-.70	57,800	60,600	2.0	121,200	20	177,400	8,870	
.71-.99	60,700	49,680	2.5	124,200	25	204,000	8,160	
		25,400	3.0	76,200	30	234,600	7,820	
		25,200	4.0	100,800	40	281,500	7,038	
		22,180	5.0	110,900	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	2023 Land Value	RATIO LV/SP	ADJ LAND VALUE	2024 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table	Class
L -12-21-100-013	35 PAYEUR RD	07/23/21	\$275,000	03-ARM'S LENGTH	\$275,000	\$108,296	\$59,400	0.22	\$57,750	\$57,800	0.21	0.60	SNWMC	SALINE M & B SAL1	401
								0.22		0.9722					
L -12-28-200-003	6240 S STATE ST	05/23/22	\$392,000	03-ARM'S LENGTH	\$392,000	\$133,097	\$69,000	0.18	\$70,861	\$70,900	0.18	1.00	SNWMC	SALINE M & B SAL1	401
L -12-28-200-005	6464 S STATE ST	12/15/21	\$310,000	03-ARM'S LENGTH	\$310,000	\$110,753	\$69,000	0.22	\$70,861	\$70,900	0.23	1.00	SNWMC	SALINE M & B SAL1	401
L -12-33-410-004	7911 SPRUCE TREE CT	07/27/22	\$430,000	03-ARM'S LENGTH	\$430,000	\$179,930	\$87,080	0.20	\$89,428	\$89,400	0.21	1.30	SAL33	SALINE M & B SEC 33	401
L -12-33-490-004	7858 WARNER RD	05/05/21	\$395,000	03-ARM'S LENGTH	\$395,000	\$68,975	\$85,648	0.22	\$87,958	\$88,000	0.22	1.01	SAL33	SALINE M & B SEC 33	401
								0.20		1.0270		0.21			
L -12-33-400-031	7585 FOSDICK RD	07/16/21	\$725,000	03-ARM'S LENGTH	\$725,000	\$59,380	\$96,200	0.13	\$152,250	\$152,300	0.21	2.50	SAL33	SALINE M & B SEC 33	401
								0.13		1.5826					
L -12-27-325-002	117 GREEN HILLS DR	08/26/22	\$765,000	03-ARM'S LENGTH	\$765,000	\$220,826	\$86,000	0.11	\$127,810	\$127,800	0.17	2.60	SSEGH	SALINE M & B SAL1	401
L -12-28-400-003	6584 WARNER RD	04/16/21	\$477,000	03-ARM'S LENGTH	\$477,000	\$54,139	\$81,180	0.17	\$120,647	\$120,600	0.25	2.67	SNWMC	SALINE M & B SAL1	401
								0.14		1.4862		0.21			
L -12-30-200-007	6380 N MAPLE RD	07/10/21	\$227,000	03-ARM'S LENGTH	\$227,000	\$56,003	\$84,000	0.37	\$72,483	\$72,500	0.32	3.00	SNWMC	SALINE M & B SAL1	401
L -12-34-200-058	140 GINGER LN	09/15/22	\$748,000	03-ARM'S LENGTH	\$748,000	\$112,036	\$91,800	0.12	\$79,213	\$79,200	0.11	3.09	SSEGH	SALINE M & B SAL1	401
L -12-34-200-045	7497 WARNER RD	08/26/21	\$375,000	03-ARM'S LENGTH	\$375,000	\$185,074	\$89,000	0.24	\$76,797	\$76,800	0.20	2.90	SSEGH	SALINE M & B SAL1	401
								0.24		0.8629		0.21			
L -12-34-200-046	7425 WARNER RD	12/14/22	\$358,000	03-ARM'S LENGTH	\$358,000	\$183,516	\$103,200	0.29	\$91,354	\$91,400	0.26	3.66	SSEGH	SALINE M & B SAL1	401
L -12-34-400-014	7600 PLATT RD	09/30/22	\$373,000	03-ARM'S LENGTH	\$373,000	\$147,135	\$69,450	0.19	\$61,478	\$61,500	0.16	3.13	SSEGH	SALINE M & B SAL1	401
								0.24		0.8852		0.21			
L -12-34-200-026	7248 S GREEN HILLS DR	09/13/22	\$527,000	03-ARM'S LENGTH	\$527,000	\$178,384	\$115,400	0.22	\$110,155	\$110,200	0.21	4.54	SSEGH	SALINE M & B SAL1	401
								0.22		0.9545					
L -12-33-200-011	7290 FOSDICK RD	08/01/22	\$508,000	03-ARM'S LENGTH	\$508,000	\$188,830	\$157,000	0.31	\$84,591	\$84,600	0.17	10.98	SAL33	SALINE M & B SEC 33	401
L -12-34-400-012	7700 PLATT RD	07/25/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$79,942	\$117,615	0.47	\$63,371	\$63,400	0.25	10.10	SSEGH	SALINE M & B SAL1	401
								0.39		0.5388		0.21			

ESTATES AT STONEBRIDGE											STE		AVERAGE PREMIUM		\$143,400 \$172,500		REAR LOT WATER		-10%
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				
L-12-18-105-114	4324 LOHR RD	07/28/22	\$848,500	03-ARM'S LENGTH	\$848,500	\$219,336	\$156,300	0.18	\$170,956	\$171,000	0.20	0.51	STE	ESTATES AT STONEBRID	401				
L-12-18-106-171	4484 BOULDER POND C	05/12/22	\$700,000	03-ARM'S LENGTH	\$700,000	\$218,430	\$118,600	0.17	\$129,721	\$130,000	0.19	0.37	STE	ESTATES AT STONEBRID	401				
L-12-18-106-188	4463 BOULDER POND C	08/16/21	\$1,021,000	03-ARM'S LENGTH	\$1,021,000	\$183,167	\$150,800	0.15	\$164,941	\$164,900	0.16	0.48	STE	ESTATES AT STONEBRID	401				
L-12-18-301-259	2040 STONEBRIDGE DR	08/09/22	\$950,000	03-ARM'S LENGTH	\$950,000	\$206,685	\$131,100	0.14	\$143,393	\$143,400	0.15	0.75	STE	ESTATES AT STONEBRID	401				
L-12-18-301-328	2064 BAY HILL CT	03/03/23	\$675,000	03-ARM'S LENGTH	\$675,000	\$178,433	\$150,800	0.22	\$164,941	\$164,900	0.24	0.50	STE	ESTATES AT STONEBRID	401				
L-12-18-302-292	4770 ST ANDREWS CT	07/16/21	\$592,450	03-ARM'S LENGTH	\$592,450	\$115,794	\$143,700	0.24	\$157,175	\$157,200	0.27	0.70	STE	ESTATES AT STONEBRID	401				
L-12-18-410-097	4770 LOHR RD	07/11/22	\$685,000	03-ARM'S LENGTH	\$685,000	\$169,024	\$143,700	0.21	\$157,175	\$157,200	0.23	0.53	STE	ESTATES AT STONEBRID	401				
L-12-18-415-027	1698 INVERNESS CT	11/04/21	\$645,000	03-ARM'S LENGTH	\$645,000	\$225,247	\$118,600	0.18	\$129,721	\$129,700	0.20	0.38	STE	ESTATES AT STONEBRID	401				
L-12-18-415-067	1733 MONTEREY CT	05/27/21	\$625,000	03-ARM'S LENGTH	\$625,000	\$134,727	\$164,500	0.26	\$179,925	\$180,000	0.29	0.37	STE	ESTATES AT STONEBRID	401				
L-12-18-415-070	1727 STONEBRIDGE DR	04/29/21	\$970,000	03-ARM'S LENGTH	\$970,000	\$220,952	\$143,700	0.15	\$157,175	\$157,200	0.16	0.55	STE	ESTATES AT STONEBRID	401				
L-12-18-430-140	1988 STONEBRIDGE DR	09/07/21	\$657,500	03-ARM'S LENGTH	\$657,500	\$72,144	\$131,100	0.20	\$143,393	\$143,400	0.22	0.49	STE	ESTATES AT STONEBRID	401				
L-12-19-115-117	2010 PEBBLE VIEW CT	07/26/21	\$835,000	03-ARM'S LENGTH	\$835,000	\$98,121	\$150,800	0.18	\$164,941	\$164,900	0.20	0.71	STE	ESTATES AT STONEBRID	401				
L-12-19-130-214	1853 PRAIRIE DUNES C1	01/03/23	\$602,000	03-ARM'S LENGTH	\$602,000	\$189,593	\$143,700	0.24	\$157,175	\$157,200	0.26	0.47	STE	ESTATES AT STONEBRID	401				
L-12-19-210-257	5289 PRAIRIE DUNES C1	03/24/23	\$904,000	03-ARM'S LENGTH	\$904,000	\$109,896	\$143,700	0.16	\$157,175	\$157,200	0.17	0.91	STE	ESTATES AT STONEBRID	401				
Totals:			\$10,710,450		\$10,710,450	\$2,341,549	\$1,991,100	0.19		\$2,178,200	0.21		7.71						
1.0938 ADJUST 2023 LAND VALUE BY																			

HIGHPOINTE AT STONEBRIDGE											STH		AVERAGE GOOD		\$134,100 \$146,400		
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		
L-12-19-230-011	2471 WINGED FOOT CT	04/01/22	\$600,000	03-ARM'S LENGTH	\$600,000	\$128,230	\$121,900	0.20	\$134,088	\$134,100	0.22	0.40	STH	HIGHPOINTE AT STONE	401		
L-12-19-230-031	5408 PINNACLE CT	08/19/22	\$661,500	03-ARM'S LENGTH	\$661,500	\$186,004	\$121,900	0.18	\$134,088	\$134,100	0.20	0.28	STH	HIGHPOINTE AT STONE	401		
L-12-19-230-039	5301 PINNACLE CT	09/01/22	\$750,000	03-ARM'S LENGTH	\$750,000	\$234,472	\$133,100	0.18	\$146,407	\$146,400	0.20	0.27	STH	HIGHPOINTE AT STONE	401		
L-12-19-230-042	5273 PINNACLE CT	02/09/22	\$721,800	03-ARM'S LENGTH	\$721,800	\$153,416	\$133,100	0.18	\$146,407	\$146,400	0.20	0.27	STH	HIGHPOINTE AT STONE	401		
L-12-19-230-044	2385 QUAKER RIDGE DI	03/16/23	\$605,000	03-ARM'S LENGTH	\$605,000	\$82,169	\$133,100	0.22	\$146,407	\$146,400	0.24	0.35	STH	HIGHPOINTE AT STONE	401		
L-12-19-230-046	2373 QUAKER RIDGE DI	06/24/22	\$775,000	03-ARM'S LENGTH	\$775,000	\$162,313	\$133,100	0.17	\$146,407	\$146,400	0.19	0.53	STH	HIGHPOINTE AT STONE	401		
L-12-19-230-057	2370 QUAKER RIDGE DI	06/04/21	\$574,720	03-ARM'S LENGTH	\$574,720	\$51,034	\$121,900	0.21	\$134,088	\$134,100	0.23	0.30	STH	HIGHPOINTE AT STONE	401		
L-12-19-230-082	5472 PINNACLE CT	05/11/21	\$700,000	03-ARM'S LENGTH	\$700,000	\$127,845	\$121,900	0.17	\$134,088	\$134,100	0.19	0.37	STH	HIGHPOINTE AT STONE	401		
Totals:			\$5,388,020		\$5,388,020	\$1,125,483	\$1,020,000	0.19		\$1,122,000	0.21		2.76				
1.1000 ADJUST 2023 LAND VALUE BY																	

LINKS AT STONEBRIDGE											STL		AVERAGE GOLF COURSE/LARGE LOT		\$120,300 \$123,900	
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	
L-12-18-301-315	4469 AUGUSTA CT	12/08/22	\$600,000	03-ARM'S LENGTH	\$600,000	\$159,919	\$120,900	0.20	\$123,860	\$123,900	0.21	0.85	STL	LINKS AT STONEBRIDGE	401	
L-12-18-303-015	2500 SPYGLASS CT	11/02/21	\$536,500	03-ARM'S LENGTH	\$536,500	\$107,984	\$120,900	0.23	\$123,860	\$123,900	0.23	0.38	STL	LINKS AT STONEBRIDGE	401	
L-12-18-303-019	4660 SAWGRASS DR W	11/01/21	\$560,000	03-ARM'S LENGTH	\$560,000	\$61,229	\$117,400	0.21	\$120,274	\$120,300	0.21	0.46	STL	LINKS AT STONEBRIDGE	401	
L-12-18-303-022	4614 SAWGRASS DR W	03/01/22	\$580,000	03-ARM'S LENGTH	\$580,000	\$35,783	\$117,400	0.20	\$120,274	\$120,300	0.21	0.39	STL	LINKS AT STONEBRIDGE	401	
L-12-18-304-055	4823 SAWGRASS DR W	09/13/21	\$650,000	03-ARM'S LENGTH	\$650,000	\$147,327	\$120,900	0.19	\$123,860	\$123,900	0.19	0.33	STL	LINKS AT STONEBRIDGE	401	
Totals:			\$2,926,500		\$2,926,500	\$512,242	\$597,500	0.20	</td							

PONDS AT STONEBRIDGE												STP				
												SITE POND	\$85,000 \$90,300			
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	
L-12-18-107-037	4161 BOULDER POND C	06/18/21	\$409,900	03-ARM'S LENGTH	\$409,900	\$70,583	\$85,000	0.21	\$85,027	\$85,000	0.21	0.00	STP	PONDS AT STONEBRIDGE	401	
L-12-18-107-058	4210 BOULDER POND C	07/29/21	\$400,000	03-ARM'S LENGTH	\$400,000	\$63,218	\$85,000	0.21	\$85,027	\$85,000	0.21	0.00	STP	PONDS AT STONEBRIDGE	401	
Totals:			\$809,900		\$809,900	\$133,801	\$170,000	0.21		170,000.00	0.21	0.00				
												1.0003	ADJUST 2023 LAND VALUE BY			

TAMARACK												TAM	NO CHANGE DUE TO LACK OF SALES				AVERAGE
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	Rate Group 1	
L-12-28-461-006	285 TAMARACK DR	12/02/21	\$410,000	03-ARM'S LENGTH	\$410,000	\$208,334	\$83,300	0.20	\$87,465	\$87,500	0.21	1.08	HUT	TAMARACK	401	AVERAGE	
Totals:			\$410,000		\$410,000	\$208,334	\$83,300	0.20		87,500.00	0.21	1.08					
												1.0500	ADJUST 2023 LAND VALUE BY				

THISTLE DOWN FARMS-EAST												TDF-E				AVERAGE
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	
L-12-33-305-009	7505 SECRETARIAT DR	04/07/22	\$661,500	03-ARM'S LENGTH	\$661,500	\$155,301	\$143,800	0.22	\$162,136	\$162,100	0.25	0.79	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-026	7684 SECRETARIAT DR	08/23/21	\$1,210,000	03-ARM'S LENGTH	\$1,210,000	\$101,213	\$143,800	0.12	\$162,136	\$162,100	0.13	1.32	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-032	7784 SECRETARIAT DR	06/25/21	\$629,000	03-ARM'S LENGTH	\$629,000	\$128,281	\$143,800	0.23	\$162,136	\$162,100	0.26	0.92	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-041	7895 SECRETARIAT DR	05/27/22	\$790,000	03-ARM'S LENGTH	\$790,000	\$231,649	\$140,800	0.18	\$158,753	\$158,800	0.20	1.08	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-046	7995 SECRETARIAT DR	08/27/21	\$689,000	03-ARM'S LENGTH	\$689,000	\$134,831	\$140,800	0.20	\$158,753	\$158,800	0.23	0.85	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-060	810 SILVER CHARM DR	05/25/21	\$700,000	03-ARM'S LENGTH	\$700,000	\$78,460	\$140,800	0.20	\$158,753	\$158,800	0.23	0.97	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-061	782 SILVER CHARM DR	12/21/21	\$695,000	03-ARM'S LENGTH	\$695,000	\$115,359	\$140,800	0.20	\$158,753	\$158,800	0.23	0.93	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-065	838 REAL QUIET CT	09/22/21	\$1,020,000	03-ARM'S LENGTH	\$1,020,000	\$97,929	\$143,800	0.14	\$162,136	\$162,100	0.16	0.76	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-067	786 REAL QUIET CT	12/28/21	\$700,000	03-ARM'S LENGTH	\$700,000	\$66,247	\$140,800	0.20	\$158,753	\$158,800	0.23	0.97	TD-EW	THISTLE DOWN FARMS	401	
L-12-33-305-070	7643 SECRETARIAT DR	03/30/23	\$832,000	03-ARM'S LENGTH	\$832,000	\$169,991	\$140,800	0.17	\$158,753	\$158,800	0.19	0.79	TD-EW	THISTLE DOWN FARMS	401	
Totals:			\$7,926,500		\$7,926,500	\$1,279,261	\$1,420,000	0.19		1,601,200.00	0.21	9.38				
												1.1275	ADJUST 2023 LAND VALUE BY			

THISTLE DOWN FARMS-WEST												TDF-W	NO CHANGE DUE TO LACK OF SALES				AVERAGE
												GOOD		\$143,800			

UNIVERSITY PALISADES												UNF					
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	Rate Group 1	
L-12-12-315-031	3936 PALISADES BLVD	09/02/21	\$315,000	03-ARM'S LENGTH	\$315,000	\$8,457	\$72,500	0.23	\$84,060	\$84,100	0.27	0.23	UNF	UNIV PALISADES	401	AVERAGE	
L-12-12-315-036	3876 PALISADES BLVD	04/20/21	\$385,000	03-ARM'S LENGTH	\$385,000	\$25,699	\$72,500	0.19	\$84,060	\$84,100	0.22	0.35	UNF	UNIV PALISADES	401	AVERAGE	
L-12-12-315-039	3838 FIELDCREST LN	04/20/22	\$434,000	03-ARM'S LENGTH	\$434,000	\$126,537	\$72,500	0.17	\$84,060	\$84,100	0.19	0.24	UNF	UNIV PALISADES	401	AVERAGE	
L-12-12-320-063	3745 FIELDCREST LN	06/14/22	\$470,000	03-ARM'S LENGTH	\$470,000	\$197,318	\$72,500	0.15	\$84,060	\$84,100	0.18	0.24	UNF	UNIV PALISADES	401	AVERAGE	
L-12-12-320-097	3750 PALISADES BLVD	07/01/22	\$446,000	03-ARM'S LENGTH	\$446,000	\$98,407	\$72,500	0.16	\$84,060	\$84,100	0.19	0.23	UNF	UNIV PALISADES	401	AVERAGE	
L-12-12-320-101	3720 PALISADES BLVD	01/17/23	\$420,000	03-ARM'S LENGTH	\$420,000	\$86,259	\$72,500	0.17	\$84,060	\$84,100	0.20	0.42	UNF	UNIV PALISADES	401	AVERAGE	
L-12-12-320-103	4542 PALISADES CT	07/19/22	\$420,000	03-ARM'S LENGTH	\$420,000	\$83,639	\$72,500	0.17	\$84,060	\$84,100	0.20	0.24	UNF				

VALLEY RANCH											VAR		AVERAGE		\$85,300		WALKOUT		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					
L-12-08-315-001	3787 SANTA FE TRL	06/08/22	\$412,000	03-ARM'S LENGTH	\$412,000	\$132,540	\$79,400	0.19	\$83,221	\$83,200	0.20	0.00	VAR	VALLEY RANCH	407					
L-12-08-315-004	3781 SANTA FE TRL	08/17/21	\$403,450	03-ARM'S LENGTH	\$403,450	\$9,273	\$79,400	0.20	\$83,221	\$83,200	0.21	0.00	VAR	VALLEY RANCH	407					
L-12-08-315-010	3653 SANTA FE TRL	05/17/22	\$489,900	03-ARM'S LENGTH	\$489,900	\$73,976	\$93,500	0.19	\$98,000	\$98,000	0.20	0.00	VAR	VALLEY RANCH	407					
L-12-08-315-013	3643 SANTA FE TRL	10/25/21	\$410,000	03-ARM'S LENGTH	\$410,000	\$55,633	\$83,400	0.20	\$87,414	\$87,400	0.21	0.00	VAR	VALLEY RANCH	407					
L-12-08-315-021	3759 BRIDLE PASS CT	10/18/21	\$445,000	03-ARM'S LENGTH	\$445,000	\$84,992	\$93,500	0.21	\$98,000	\$98,000	0.22	0.00	VAR	VALLEY RANCH	407					
L-12-08-315-038	3803 BRIDLE PASS	08/11/21	\$449,000	03-ARM'S LENGTH	\$449,000	\$88,207	\$93,500	0.21	\$98,000	\$98,000	0.22	0.00	VAR	VALLEY RANCH	407					
Totals:			\$2,609,350		\$2,609,350	\$444,621	\$522,700	0.20		\$547,800	0.21	0.00								
1.0481 ADJUST 2023 LAND VALUE BY																				

WARNER CREEK											WAR		AVERAGE		\$78,700		MICHIGAN AVE		-10%	
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	Rate Group 1				
L-12-27-180-009	1278 HARWOOD CIR	09/26/22	\$330,000	03-ARM'S LENGTH	\$330,000	\$125,643	\$70,600	0.21	\$77,447	\$77,400	0.23	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-180-019	6355 SAUK TRL	04/29/22	\$455,000	03-ARM'S LENGTH	\$455,000	\$195,792	\$70,600	0.16	\$77,447	\$77,400	0.17	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-180-023	6411 SAUK TRL	06/08/21	\$332,500	03-ARM'S LENGTH	\$332,500	\$99,449	\$70,600	0.21	\$77,447	\$77,400	0.23	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-185-012	1129 RATHFON CIR	11/12/21	\$335,000	03-ARM'S LENGTH	\$335,000	\$61,498	\$72,900	0.22	\$79,970	\$80,000	0.24	0.00	WAR	WARNER CREEK	401	AVERAGE COURT				
L-12-27-185-023	1119 CUTLER CIR	06/25/21	\$335,000	03-ARM'S LENGTH	\$335,000	\$90,277	\$70,600	0.21	\$77,447	\$77,400	0.23	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-185-024	1101 CUTLER CIR	08/30/22	\$375,000	03-ARM'S LENGTH	\$375,000	\$113,127	\$72,900	0.19	\$79,970	\$80,000	0.21	0.00	WAR	WARNER CREEK	401	AVERAGE COURT				
L-12-27-190-001	6262 ROBISON LN	10/05/21	\$369,000	03-ARM'S LENGTH	\$369,000	\$112,711	\$63,540	0.17	\$69,702	\$69,700	0.19	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-190-119	6460 ROBISON LN	06/10/21	\$405,000	03-ARM'S LENGTH	\$405,000	\$22,275	\$70,600	0.17	\$77,447	\$77,400	0.19	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-190-129	6310 ROBISON LN	09/22/22	\$355,000	03-ARM'S LENGTH	\$355,000	\$118,935	\$63,540	0.18	\$69,702	\$69,700	0.20	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-411-146	851 HATFIELD CIR	10/15/21	\$369,000	03-ARM'S LENGTH	\$369,000	\$94,398	\$70,600	0.19	\$77,447	\$77,400	0.21	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-412-079	1208 CODY CIR	06/08/21	\$370,000	03-ARM'S LENGTH	\$370,000	\$146,941	\$70,600	0.19	\$77,447	\$77,400	0.21	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-412-099	6743 ROBISON LN	05/21/21	\$337,050	03-ARM'S LENGTH	\$337,050	\$100,074	\$70,600	0.21	\$77,447	\$77,400	0.23	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-412-101	6759 ROBISON LN	11/01/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$20,750	\$72,900	0.29	\$79,970	\$80,000	0.32	0.00	WAR	WARNER CREEK	401	GOOD/PARK				
L-12-27-414-173	1310 WARNER CREEK D	09/13/22	\$383,000	03-ARM'S LENGTH	\$383,000	\$76,516	\$70,600	0.18	\$77,447	\$77,400	0.20	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-414-187	1275 WEDGEWOOD CIF	04/22/22	\$455,000	03-ARM'S LENGTH	\$455,000	\$185,879	\$72,900	0.16	\$79,970	\$80,000	0.18	0.00	WAR	WARNER CREEK	401	GOOD/PARK				
L-12-27-414-189	1291 WEDGEWOOD CIF	01/26/23	\$385,000	03-ARM'S LENGTH	\$385,000	\$158,090	\$72,900	0.19	\$79,970	\$80,000	0.21	0.00	WAR	WARNER CREEK	401	GOOD/PARK				
L-12-27-415-200	1305 WARNER CREEK D	03/25/22	\$357,500	03-ARM'S LENGTH	\$357,500	\$73,175	\$70,600	0.20	\$77,447	\$77,400	0.22	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-415-201	1333 WARNER CREEK D	11/22/21	\$369,900	03-ARM'S LENGTH	\$369,900	\$116,994	\$70,600	0.19	\$77,447	\$77,400	0.21	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-415-201	1333 WARNER CREEK D	02/15/23	\$390,000	03-ARM'S LENGTH	\$390,000	\$137,094	\$70,600	0.18	\$77,447	\$77,400	0.20	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-416-244	6524 PENNSTONE CIR	10/27/22	\$450,000	03-ARM'S LENGTH	\$450,000	\$95,386	\$72,900	0.16	\$79,970	\$80,000	0.18	0.00	WAR	WARNER CREEK	401	AVERAGE COURT				
L-12-27-417-211	1475 WEDGEWOOD DR	10/24/22	\$380,000	03-ARM'S LENGTH	\$380,000	\$83,698	\$70,600	0.19	\$77,447	\$77,400	0.20	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-417-214	1443 WEDGEWOOD DR	08/03/21	\$398,000	03-ARM'S LENGTH	\$398,000	\$54,951	\$70,600	0.18	\$77,447	\$77,400	0.19	0.00	WAR	WARNER CREEK	401	AVERAGE				
L-12-27-418-218	1411 WEDGEWOOD DR	07/01/22	\$451,000	03-ARM'S LENGTH	\$451,000	\$115,942	\$72,900	0.16	\$79,970	\$80,000	0.18	0.00	WAR	WARNER CREEK	401	GOOD/PARK				
Totals:			\$8,636,950		\$8,636,950	\$2,399,595	\$1,625,780	0.19		\$1,783,000	0.21	0.00								
1.0970 ADJUST 2023 LAND VALUE BY																				

WASHTENAW CLUBVIEW/FAIMVIEW											WAS		A	

L-12-12-408-025	3701 OAK DR	02/21/23	\$387,000	03-ARM'S LENGTH	\$387,000	\$118,338	\$59,300	0.15	\$65,175	\$65,200	0.17	0.25	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-426-007	3542 CLOVERLAWN AVI	02/11/22	\$353,000	03-ARM'S LENGTH	\$353,000	\$145,037	\$59,300	0.17	\$65,175	\$65,200	0.18	0.23	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-427-002	3619 HELEN AVE	11/24/21	\$256,000	03-ARM'S LENGTH	\$256,000	\$37,925	\$59,300	0.23	\$65,175	\$65,200	0.25	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-427-016	3704 CLOVERLAWN AVI	12/23/21	\$325,000	03-ARM'S LENGTH	\$325,000	\$104,710	\$59,300	0.18	\$65,175	\$65,200	0.20	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-427-020	3630 CLOVERLAWN AVI	11/15/21	\$275,000	03-ARM'S LENGTH	\$275,000	\$83,421	\$59,300	0.22	\$65,175	\$65,200	0.24	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-427-021	3616 CLOVERLAWN AVI	08/23/22	\$330,000	03-ARM'S LENGTH	\$330,000	\$99,790	\$59,300	0.18	\$65,175	\$65,200	0.20	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-428-009	3645 BEECH DR	07/01/22	\$340,000	03-ARM'S LENGTH	\$340,000	\$91,178	\$59,300	0.17	\$65,175	\$65,200	0.19	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-428-018	3789 BEECH DR	07/29/21	\$236,900	03-ARM'S LENGTH	\$236,900	\$31,318	\$59,300	0.25	\$65,175	\$65,200	0.28	0.30	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-428-018	3789 BEECH DR	12/16/22	\$290,000	03-ARM'S LENGTH	\$290,000	\$84,418	\$59,300	0.20	\$65,175	\$65,200	0.22	0.30	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-429-002	3516 BEECH DR	07/19/21	\$270,000	03-ARM'S LENGTH	\$270,000	\$54,298	\$59,300	0.22	\$65,175	\$65,200	0.24	0.26	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-462-004	3845 BEECH DR	07/01/21	\$304,000	03-ARM'S LENGTH	\$304,000	\$66,844	\$59,300	0.20	\$65,175	\$65,200	0.21	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-481-018	3942 HILLSIDE DR	11/22/22	\$340,000	03-ARM'S LENGTH	\$340,000	\$119,661	\$59,300	0.17	\$65,175	\$65,200	0.19	0.23	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-481-022	3882 HILLSIDE DR	12/28/22	\$330,000	03-ARM'S LENGTH	\$330,000	\$85,861	\$59,300	0.18	\$65,175	\$65,200	0.20	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-481-023	3868 HILLSIDE DR	08/19/22	\$342,500	03-ARM'S LENGTH	\$342,500	\$128,069	\$59,300	0.17	\$65,175	\$65,200	0.19	0.24	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-482-014	3880 MAPLE DR	12/19/22	\$369,900	03-ARM'S LENGTH	\$369,900	\$155,929	\$59,300	0.16	\$65,175	\$65,200	0.18	0.23	WAS	WASHTENAW CLUBVIE\	401	AVERAGE
L-12-12-484-025	3848 GOLFSIDE RD	07/15/21	\$275,000	03-ARM'S LENGTH	\$275,000	\$47,899	\$59,300	0.22	\$65,175	\$65,200	0.24	0.27	WAS	WASHTENAW CLUBVIE\	401	AVERAGE

Totals: \$10,046,830

\$10,046,830

\$3,139,406

\$1,861,500

0.19

2,046,400.00

0.21

8.91

1.0991 ADJUST 2023 LAND VALUE BY

WASHTENAW HEIGHTS & TOWNSLINE

WAT

AVERAGE

\$59,800

APTMENT INFLUENCE
BUSY RD-10%
-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	Rate Group 1
L-12-01-376-038	4526 CENTRAL BLVD	05/06/21	\$285,000	03-ARM'S LENGTH	\$285,000	\$69,757	\$63,700	0.22	\$64,412	\$64,400	0.23	0.31	WAT	WASHTENAW HEIGHTS	401	LARGER LOT
L-12-01-430-012	2580 FOSTER AVE	07/07/22	\$377,500	03-ARM'S LENGTH	\$377,500	\$132,093	\$59,600	0.16	\$60,266	\$60,300	0.16	0.20	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-430-014	2560 FOSTER AVE	08/16/21	\$315,000	03-ARM'S LENGTH	\$315,000	\$67,275	\$59,600	0.19	\$60,266	\$60,300	0.19	0.19	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-431-015	2554 DEAKE AVE	03/25/22	\$400,000	03-ARM'S LENGTH	\$400,000	\$188,291	\$59,600	0.15	\$60,266	\$60,300	0.15	0.23	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-432-010	HAWKS AVE	06/02/22	\$77,000	03-ARM'S LENGTH	\$77,000	\$77,000	\$54,500	0.71	\$55,109	\$55,100	0.72	0.23	WAT	WASHTENAW HEIGHTS	402	GRAVEL AVERAGE
L-12-01-432-027	2512 TORREY AVE	01/20/23	\$260,000	03-ARM'S LENGTH	\$260,000	\$22,625	\$63,700	0.25	\$64,412	\$64,400	0.25	0.36	WAT	WASHTENAW HEIGHTS	401	LARGER LOT
L-12-01-460-010	2621 FOSTER AVE	08/22/22	\$299,900	03-ARM'S LENGTH	\$299,900	\$80,116	\$53,640	0.18	\$54,239	\$54,200	0.18	0.24	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-460-014	2701 FOSTER AVE	10/15/21	\$295,000	03-ARM'S LENGTH	\$295,000	\$68,802	\$53,640	0.18	\$54,239	\$54,200	0.18	0.24	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-460-025	2899 FOSTER AVE	07/22/22	\$295,000	03-ARM'S LENGTH	\$295,000	\$51,531	\$53,640	0.18	\$54,239	\$54,200	0.18	0.23	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-461-016	2833 DEAKE AVE	11/23/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$94,346	\$59,600	0.20	\$60,266	\$60,300	0.20	0.23	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-462-018	4617 PACKARD RD	03/30/22	\$425,501	03-ARM'S LENGTH	\$425,501	\$111,500	\$60,515	0.14	\$61,191	\$61,200	0.14	0.57	WAT	WASHTENAW HEIGHTS	401	LARGER LOT
L-12-01-462-028	2770 DEAKE AVE	02/17/23	\$328,250	03-ARM'S LENGTH	\$328,250	\$87,501	\$59,600	0.18	\$60,266	\$60,300	0.18	0.23	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-463-008	2709 HAWKS AVE	05/27/22	\$407,601	03-ARM'S LENGTH	\$407,601	\$159,132	\$59,600	0.15	\$60,266	\$60,300	0.15	0.20	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-463-020	2883 HAWKS AVE	02/16/23	\$406,000	03-ARM'S LENGTH	\$406,000	\$96,443	\$59,600	0.15	\$60,266	\$60,300	0.15	0.27	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-463-021	2891 HAWKS AVE	03/31/23	\$355,000	03-ARM'S LENGTH	\$355,000	\$155,659	\$60,515	0.17	\$61,191	\$61,200	0.17	0.31	WAT	WASHTENAW HEIGHTS	401	LARGER LOT
L-12-01-463-032	2756 TORREY AVE	08/03/22	\$365,000	03-ARM'S LENGTH	\$365,000	\$134,081	\$59,600	0.16	\$60,266	\$60,300	0.17	0.23	WAT	WASHTENAW HEIGHTS	401	AVERAGE
L-12-01-463-038	2664 TORREY AVE	08/12/21	\$322,000	03-ARM'S LENGTH	\$322,000	\$72,035	\$59,600	0.19	\$60,266	\$60,300	0.19	0.23	WAT</td			

WEATHERSTONE		WEA						AVERAGE		\$53,000					
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
L-12-07-105-001	1637 COBURN DR	07/25/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$44,596	\$49,600	0.19	\$54,484	\$54,500	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-004	1643 COBURN DR	03/10/23	\$305,000	03-ARM'S LENGTH	\$305,000	\$5,288	\$49,600	0.16	\$54,484	\$54,500	0.18	0.00	WEA	WEATHERSTONE	407
L-12-07-105-007	1651 COBURN DR	05/25/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$43,312	\$49,600	0.19	\$54,484	\$54,500	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-008	1653 COBURN DR	04/28/21	\$300,000	03-ARM'S LENGTH	\$300,000	\$14,694	\$45,900	0.15	\$50,419	\$50,400	0.17	0.00	WEA	WEATHERSTONE	407
L-12-07-105-011	1659 COBURN DR	04/12/22	\$320,000	03-ARM'S LENGTH	\$320,000	\$85,735	\$49,600	0.16	\$54,484	\$54,500	0.17	0.00	WEA	WEATHERSTONE	407
L-12-07-105-013	1671 COBURN DR	04/19/21	\$280,000	03-ARM'S LENGTH	\$280,000	\$13,285	\$45,900	0.16	\$50,419	\$50,400	0.18	0.00	WEA	WEATHERSTONE	407
L-12-07-105-016	1679 COBURN DR	03/30/23	\$300,000	03-ARM'S LENGTH	\$300,000	\$38,261	\$45,900	0.15	\$50,419	\$50,400	0.17	0.00	WEA	WEATHERSTONE	407
L-12-07-105-024	1725 COBURN CT	05/17/22	\$348,500	03-ARM'S LENGTH	\$348,500	\$97,882	\$45,900	0.13	\$50,419	\$50,400	0.14	0.00	WEA	WEATHERSTONE	407
L-12-07-105-027	1731 COBURN CT	09/07/21	\$273,000	03-ARM'S LENGTH	\$273,000	\$17,680	\$45,900	0.17	\$50,419	\$50,400	0.18	0.00	WEA	WEATHERSTONE	407
L-12-07-105-033	1745 COBURN CT	07/30/21	\$276,000	03-ARM'S LENGTH	\$276,000	\$28,230	\$46,400	0.17	\$50,968	\$51,000	0.18	0.00	WEA	WEATHERSTONE	407
L-12-07-105-034	1747 COBURN CT	01/31/22	\$254,900	03-ARM'S LENGTH	\$254,900	\$48,451	\$51,200	0.20	\$56,241	\$56,200	0.22	0.00	WEA	WEATHERSTONE	407
L-12-07-105-040	1712 COBURN CT	05/23/22	\$260,000	03-ARM'S LENGTH	\$260,000	\$73,510	\$51,200	0.20	\$56,241	\$56,200	0.22	0.00	WEA	WEATHERSTONE	407
L-12-07-105-041	1708 COBURN CT	01/28/22	\$253,000	03-ARM'S LENGTH	\$253,000	\$62,874	\$51,200	0.20	\$56,241	\$56,200	0.22	0.00	WEA	WEATHERSTONE	407
L-12-07-105-044	1702 COBURN CT	03/31/23	\$350,000	03-ARM'S LENGTH	\$350,000	\$104,101	\$51,200	0.15	\$56,241	\$56,200	0.16	0.00	WEA	WEATHERSTONE	407
L-12-07-105-056	1620 LONG MEADOW T	08/25/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$65,135	\$49,600	0.20	\$54,484	\$54,500	0.22	0.00	WEA	WEATHERSTONE	407
L-12-07-105-062	1668 COBURN DR	04/11/22	\$300,000	03-ARM'S LENGTH	\$300,000	\$37,133	\$49,600	0.17	\$54,484	\$54,500	0.18	0.00	WEA	WEATHERSTONE	407
L-12-07-105-090	1663 WEATHERSTONE I	10/13/21	\$233,500	03-ARM'S LENGTH	\$233,500	\$61,163	\$46,400	0.20	\$50,968	\$51,000	0.22	0.00	WEA	WEATHERSTONE	407
L-12-07-105-093	1665 WEATHERSTONE I	08/30/22	\$265,000	03-ARM'S LENGTH	\$265,000	\$51,540	\$51,200	0.19	\$56,241	\$56,200	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-096	1675 WEATHERSTONE I	05/28/21	\$266,000	03-ARM'S LENGTH	\$266,000	\$62,749	\$51,200	0.19	\$56,241	\$56,200	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-103	1676 WEATHERSTONE I	06/30/21	\$222,000	03-ARM'S LENGTH	\$222,000	\$44,456	\$49,600	0.22	\$54,484	\$54,500	0.25	0.00	WEA	WEATHERSTONE	407
L-12-07-105-116	1583 OAKFIELD DR	06/27/22	\$215,000	03-ARM'S LENGTH	\$215,000	\$50,579	\$45,900	0.21	\$50,419	\$50,400	0.23	0.00	WEA	WEATHERSTONE	407
L-12-07-105-118	1587 OAKFIELD DR	03/01/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$84,361	\$45,900	0.18	\$50,419	\$50,400	0.20	0.00	WEA	WEATHERSTONE	407
L-12-07-105-120	1573 OAKFIELD DR	05/02/22	\$218,000	03-ARM'S LENGTH	\$218,000	\$55,166	\$45,900	0.21	\$50,419	\$50,400	0.23	0.00	WEA	WEATHERSTONE	407
L-12-07-105-127	1565 OAKFIELD DR	10/05/22	\$240,000	03-ARM'S LENGTH	\$240,000	\$59,503	\$45,900	0.19	\$50,419	\$50,400	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-128	1567 OAKFIELD DR	05/07/21	\$204,000	03-ARM'S LENGTH	\$204,000	\$34,618	\$45,900	0.23	\$50,419	\$50,400	0.25	0.00	WEA	WEATHERSTONE	407
L-12-07-105-133	1559 OAKFIELD DR	10/24/22	\$245,000	03-ARM'S LENGTH	\$245,000	\$61,641	\$45,900	0.19	\$50,419	\$50,400	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-149	1695 WEATHERSTONE I	06/18/21	\$265,000	03-ARM'S LENGTH	\$265,000	\$59,096	\$51,200	0.19	\$56,241	\$56,200	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-166	1725 WEATHERSTONE I	05/06/21	\$205,000	03-ARM'S LENGTH	\$205,000	\$5,284	\$51,200	0.25	\$56,241	\$56,200	0.27	0.00	WEA	WEATHERSTONE	407
L-12-07-105-166	1725 WEATHERSTONE I	06/21/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$55,284	\$51,200	0.20	\$56,241	\$56,200	0.22	0.00	WEA	WEATHERSTONE	407
L-12-07-105-169	1726 WEATHERSTONE I	06/07/21	\$275,000	03-ARM'S LENGTH	\$275,000	\$42,903	\$45,900	0.17	\$50,419	\$50,400	0.18	0.00	WEA	WEATHERSTONE	407
L-12-07-105-171	1734 WEATHERSTONE I	06/09/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$58,999	\$45,900	0.18	\$50,419	\$50,400	0.19	0.00	WEA	WEATHERSTONE	407
L-12-07-105-172	1736 WEATHERSTONE I	06/17/22	\$270,000	03-ARM'S LENGTH	\$270,000	\$62,997	\$45,900	0.17	\$50,419	\$50,400	0.19	0.00	WEA	WEATHERSTONE	407
L-12-07-105-177	1760 WEATHERSTONE I	05/09/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$50,846	\$45,900	0.18	\$50,419	\$50,400	0.20	0.00	WEA	WEATHERSTONE	407
L-12-07-105-179	1768 WEATHERSTONE I	12/15/22	\$249,900	03-ARM'S LENGTH	\$249,900	\$56,309	\$45,900	0.18	\$50,419	\$50,400	0.20	0.00	WEA	WEATHERSTONE	407
L-12-07-105-181	1764 WEATHERSTONE I	04/20/22	\$269,000	03-ARM'S LENGTH	\$269,000	\$63,203	\$49,600	0.18	\$54,484	\$54,500	0.20	0.00	WEA	WEATHERSTONE	407
L-12-07-105-189	1753 WEATHERSTONE I	01/07/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$43,972	\$51,200	0.20	\$56,241	\$56,200	0.22	0.00	WEA	WEATHERSTONE	407
L-12-07-105-193	1777 WEATHERSTONE I	06/11/21	\$256,000	03-ARM'S LENGTH	\$256,000	\$48,001	\$46,400	0.18	\$50,968	\$51,000	0.20	0.00	WEA	WEATHERSTONE	407
L-12-07-105-199	1789 WEATHERSTONE I	09/09/21	\$240,000	03-ARM'S LENGTH	\$240,000	\$44,718	\$51,200	0.21	\$56,241	\$56,200	0.23	0.00	WEA	WEATHERSTONE	407
L-12-07-105-199	1789 WEATHERSTONE I	02/13/23	\$265,000	03-ARM'S LENGTH	\$265,000	\$69,718	\$51,200	0.19	\$56,241	\$56,200	0.21	0.00	WEA	WEATHERSTONE	407
L-12-07-105-208	1551 OAKFIELD														

1.0985 ADJUST 2023 LAND VALUE BY

WELLESLEY GARDENS													
WEG													

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	ADI ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table	Class
L-12-16-405-001	1913 ADDINGTON LN	04/19/22	\$253,000	03-ARM'S LENGTH	\$253,000	\$62,363	\$46,700	0.18	\$51,128	\$51,100	0.20	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-007	1865 ADDINGTON LN	04/15/22	\$255,000	03-ARM'S LENGTH	\$255,000	\$57,570	\$46,700	0.18	\$51,128	\$51,100	0.20	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-037	1673 ADDINGTON LN	01/31/22	\$215,000	03-ARM'S LENGTH	\$215,000	\$25,577	\$46,700	0.22	\$51,128	\$51,100	0.24	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-039	1689 ADDINGTON LN	06/22/21	\$222,500	03-ARM'S LENGTH	\$222,500	\$27,458	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-043	1609 ADDINGTON LN	09/03/21	\$235,000	03-ARM'S LENGTH	\$235,000	\$21,018	\$46,700	0.20	\$51,128	\$51,100	0.22	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-051	1529 ADDINGTON LN	05/26/21	\$220,000	03-ARM'S LENGTH	\$220,000	\$27,504	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-059	1497 ADDINGTON LN	05/21/21	\$214,000	03-ARM'S LENGTH	\$214,000	\$19,020	\$46,700	0.22	\$51,128	\$51,100	0.24	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-060	1465 ADDINGTON LN	03/07/22	\$288,000	03-ARM'S LENGTH	\$288,000	\$41,568	\$46,700	0.16	\$51,128	\$51,100	0.18	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-064	1409 ADDINGTON LN	10/14/21	\$219,000	03-ARM'S LENGTH	\$219,000	\$23,026	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-067	1385 ADDINGTON LN	01/27/23	\$230,000	03-ARM'S LENGTH	\$230,000	\$37,749	\$46,700	0.20	\$51,128	\$51,100	0.22	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-072	1336 ADDINGTON LN	11/05/21	\$218,000	03-ARM'S LENGTH	\$218,000	\$26,187	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-076	1384 ADDINGTON LN	08/26/21	\$226,000	03-ARM'S LENGTH	\$226,000	\$32,795	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-080	1392 ADDINGTON LN	01/25/23	\$259,000	03-ARM'S LENGTH	\$259,000	\$13,744	\$46,700	0.18	\$51,128	\$51,100	0.20	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-086	1281 ADDINGTON LN	07/15/21	\$236,500	03-ARM'S LENGTH	\$236,500	\$44,726	\$46,700	0.20	\$51,128	\$51,100	0.22	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-093	1225 ADDINGTON LN	05/07/21	\$220,000	03-ARM'S LENGTH	\$220,000	\$2,277	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-101	1145 ADDINGTON LN	07/22/22	\$271,000	03-ARM'S LENGTH	\$271,000	\$78,394	\$46,700	0.17	\$51,128	\$51,100	0.19	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-120	1152 ADDINGTON LN	04/23/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$14,744	\$46,700	0.18	\$51,128	\$51,100	0.20	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-131	943 ADDINGTON LN	01/20/22	\$237,500	03-ARM'S LENGTH	\$237,500	\$45,726	\$46,700	0.20	\$51,128	\$51,100	0.22	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-135	951 ADDINGTON LN	06/04/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$15,577	\$46,700	0.18	\$51,128	\$51,100	0.20	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-137	895 ADDINGTON LN	06/06/22	\$231,000	03-ARM'S LENGTH	\$231,000	\$39,187	\$46,700	0.20	\$51,128	\$51,100	0.22	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-140	879 ADDINGTON LN	11/28/22	\$289,900	03-ARM'S LENGTH	\$289,900	\$45,040	\$46,700	0.16	\$51,128	\$51,100	0.18	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-160	687 ADDINGTON LN	04/01/22	\$327,500	03-ARM'S LENGTH	\$327,500	\$81,570	\$46,700	0.14	\$51,128	\$51,100	0.16	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-162	647 ADDINGTON LN	07/11/22	\$275,000	03-ARM'S LENGTH	\$275,000	\$82,342	\$46,700	0.17	\$51,128	\$51,100	0.19	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-164	631 ADDINGTON LN	10/04/21	\$240,000	03-ARM'S LENGTH	\$240,000	\$45,020	\$46,700	0.19	\$51,128	\$51,100	0.21	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-169	623 ADDINGTON LN	04/09/21	\$220,000	03-ARM'S LENGTH	\$220,000	\$25,020	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-171	559 ADDINGTON LN	08/26/21	\$223,600	03-ARM'S LENGTH	\$223,600	\$31,228	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-173	543 ADDINGTON LN	05/31/22	\$265,000	03-ARM'S LENGTH	\$265,000	\$49,431	\$46,700	0.18	\$51,128	\$51,100	0.19	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-174	535 ADDINGTON LN	08/05/22	\$263,000	03-ARM'S LENGTH	\$263,000	\$68,020	\$46,700	0.18	\$51,128	\$51,100	0.19	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-179	527 ADDINGTON LN	10/29/21	\$226,000	03-ARM'S LENGTH	\$226,000	\$31,020	\$46,700	0.21	\$51,128	\$51,100	0.23	0.00	WOM	WOODSIDE MEADOWS	407
L-12-16-405-180	495 ADDINGTON LN	09/12/22	\$290,000	03-ARM'S LENGTH	\$290,000	\$39,924	\$46,700	0.16	\$51,128	\$51,100	0.18	0.00	WOM	WOODSIDE MEADOWS	407

Totals:

\$7,390,500

\$7,390,500

\$1,154,825

\$1,401,000

0.19

1,533,000.00

0.21

0.00

1.0948 ADJUST 2023 LAND VALUE BY