

ANN ARBOR SCHOOL DISTRICT                      AASD

PER ACRE \$			ACRE TABLE			PER ACRE \$	
.00-.35	38,600	59,900	1.0	59,900	10	123,500	12,350
.36-.55	55,600	41,667	1.5	62,500	15	142,000	9,467
.56-.70	42,500	55,750	2.0	111,500	20	163,300	8,165
.71-.999	66,100	28,720	2.5	71,800	25	187,800	7,512
		26,333	3.0	79,000	30	225,400	7,513
		21,725	4.0	86,900	40	270,500	6,763
		14,100	5.0	70,500	50	338,100	6,762
		17,471	7.0	122,300	100	439,500	4,395

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	RATIO LV/SP	ADJ LAND VALUE	2026 LAND VALUE	ADJ ALLOC RATIO LV/SP	Total Acres	ECF Area	Land Table	
L -12-02-480-006	2673 GROSS RD	3/27/2025	\$250,000	03-ARM'S LENGTH	\$250,000	\$74,866	\$38,600	0.15	54213	54,200	0.22	0.18	'AAS	ANN ARBOR SCHOOLS M & B	
L -12-15-195-007	4326 PLATT RD	7/24/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$160,793	\$40,500	0.14	56881	56,900	0.20	0.40	'AAS	ANN ARBOR SCHOOLS M & B	
								0.15		55,600	0.21				
								1.4045							
L -12-26-100-003	3800 TEXTILE RD	5/10/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$61,128	\$59,140	0.21	59850	59,900	0.21	1.11	'AAS	ANN ARBOR SCHOOLS M & B	
								0.21		59,900	0.21				
								1.0120							
L -12-25-200-021	6211 CARPENTER RD	2/20/2024	\$272,050	03-ARM'S LENGTH	\$272,050	\$69,326	\$64,200	0.24	71372	71,400	0.26	5.00	'AAS	ANN ARBOR SCHOOLS M & B	
L -12-25-300-003	6505 CARPENTER RD	10/21/2024	\$441,500	03-ARM'S LENGTH	\$441,500	\$188,899	\$62,608	0.14	69602	69,600	0.16	5.00	'AAS	ANN ARBOR SCHOOLS M & B	
								0.19		70,500	0.21				
								1.1117							
L -12-23-200-007	3150 E MORGAN RD	2/24/2025	\$1,175,000	03-ARM'S LENGTH	\$1,175,000	\$108,188	\$66,068	0.06	231238	231,200	0.20	5.36	'AAS	ANN ARBOR SCHOOLS M & B	
								0.06			0.20				
								3.5000							
L -12-25-200-033	6473 CARPENTER RD	11/15/2024	\$600,000	03-ARM'S LENGTH	\$600,000	\$48,627	\$81,539	0.14	122309	122,300	0.20	6.00	'AAS	ANN ARBOR SCHOOLS M & B	
								0.14		122,300	0.20				
								1.5000							





ARBOR OAKS

AROAK

AVERAGE

\$117,700

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-26-305-001	3215 ROSLYN DR	8/29/2024	\$600,140	25-PARTIAL CONSTRU	\$600,140	\$117,996	\$112,600	0.19	117653	117,700	0.20	0.36	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-002	3229 ROSLYN DR	7/23/2024	\$689,990	25-PARTIAL CONSTRU	\$689,990	\$196,345	\$112,600	0.16	117653	117,700	0.17	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-003	3243 ROSLYN DR	11/25/2024	\$460,740	25-PARTIAL CONSTRU	\$460,740	\$154,318	\$112,600	0.24	117653	117,700	0.26	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-006	3285 ROSLYN DR	4/15/2024	\$519,000	03-ARM'S LENGTH	\$519,000	\$148,715	\$112,600	0.22	117653	117,700	0.23	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-019	3467 ROSLYN DR	7/11/2023	\$538,775	25-PARTIAL CONSTRU	\$538,775	\$143,407	\$112,600	0.21	117653	117,700	0.22	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-020	3478 ROSLYN DR	8/4/2023	\$563,415	25-PARTIAL CONSTRU	\$563,415	\$129,608	\$112,600	0.20	117653	117,700	0.21	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-021	3462 ROSLYN DR	7/20/2023	\$602,720	25-PARTIAL CONSTRU	\$602,720	\$140,136	\$112,600	0.19	117653	117,700	0.20	0.30	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-040	3506 COLT DR	9/19/2023	\$592,340	25-PARTIAL CONSTRU	\$592,340	\$117,817	\$112,600	0.19	117653	117,700	0.20	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-041	3492 COLT DR	10/26/2023	\$596,340	25-PARTIAL CONSTRU	\$596,340	\$140,228	\$112,600	0.19	117653	117,700	0.20	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-042	3476 COLT DR	10/29/2024	\$499,290	25-PARTIAL CONSTRU	\$499,290	\$95,866	\$112,600	0.23	117653	117,700	0.24	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-044	3452 COLT DR	10/10/2023	\$495,365	25-PARTIAL CONSTRU	\$495,365	\$90,508	\$112,600	0.23	117653	117,700	0.24	0.38	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-046	3548 COLT DR	5/17/2023	\$575,000	25-PARTIAL CONSTRU	\$575,000	\$143,483	\$112,600	0.20	117653	117,700	0.20	0.26	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-048	3576 COLT DR	9/7/2023	\$508,365	25-PARTIAL CONSTRU	\$508,365	\$164,507	\$112,600	0.22	117653	117,700	0.23	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-049	3509 COLT DR	8/24/2023	\$469,390	25-PARTIAL CONSTRU	\$469,390	\$122,714	\$112,600	0.24	117653	117,700	0.25	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-050	3604 COLT DR	11/28/2023	\$456,875	25-PARTIAL CONSTRU	\$456,875	\$119,105	\$112,600	0.25	117653	117,700	0.26	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-051	3618 COLT DR	8/6/2024	\$499,990	25-PARTIAL CONSTRU	\$499,990	\$345,081	\$112,600	0.23	117653	117,700	0.24	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-052	3632 COLT DR	12/22/2023	\$473,740	25-PARTIAL CONSTRU	\$473,740	\$145,380	\$112,600	0.24	117653	117,700	0.25	0.30	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-053	3646 COLT DR	9/30/2024	\$560,925	25-PARTIAL CONSTRU	\$560,925	\$129,131	\$112,600	0.20	117653	117,700	0.21	0.30	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-054	3660 COLT DR	5/23/2024	\$474,240	25-PARTIAL CONSTRU	\$474,240	\$474,240	\$112,600	0.24	117653	117,700	0.25	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-055	3674 COLT DR	10/15/2024	\$653,490	25-PARTIAL CONSTRU	\$653,490	\$167,407	\$112,600	0.17	117653	117,700	0.18	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-056	3688 COLT DR	9/17/2024	\$625,965	25-PARTIAL CONSTRU	\$625,965	\$107,807	\$112,600	0.18	117653	117,700	0.19	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-057	3702 COLT DR	7/30/2024	\$525,990	25-PARTIAL CONSTRU	\$525,990	\$368,323	\$112,600	0.21	117653	117,700	0.22	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-058	3716 COLT DR	12/19/2023	\$563,140	25-PARTIAL CONSTRU	\$563,140	\$177,744	\$112,600	0.20	117653	117,700	0.21	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-059	3730 COLT DR	8/28/2024	\$528,990	25-PARTIAL CONSTRU	\$528,990	\$172,526	\$112,600	0.21	117653	117,700	0.22	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-060	3744 COLT DR	10/9/2024	\$555,440	25-PARTIAL CONSTRU	\$555,440	\$124,744	\$112,600	0.20	117653	117,700	0.21	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-061	3758 COLT DR	8/28/2024	\$632,835	25-PARTIAL CONSTRU	\$632,835	\$159,368	\$112,600	0.18	117653	117,700	0.19	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-062	3772 COLT DR	11/16/2023	\$618,840	25-PARTIAL CONSTRU	\$618,840	\$120,285	\$112,600	0.18	117653	117,700	0.19	0.27	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-063	3786 COLT DR	11/13/2023	\$624,365	25-PARTIAL CONSTRU	\$624,365	\$174,385	\$112,600	0.18	117653	117,700	0.19	0.31	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-064	3800 COLT DR	12/20/2023	\$532,840	25-PARTIAL CONSTRU	\$532,840	\$141,788	\$112,600	0.21	117653	117,700	0.22	0.31	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-065	3785 COLT DR	2/27/2024	\$536,115	25-PARTIAL CONSTRU	\$536,115	\$339,065	\$112,600	0.21	117653	117,700	0.22	0.31	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-066	3771 COLT DR	5/17/2024	\$568,365	25-PARTIAL CONSTRU	\$568,365	\$127,313	\$112,600	0.20	117653	117,700	0.21	0.33	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-067	3757 COLT DR	10/25/2023	\$643,915	25-PARTIAL CONSTRU	\$643,915	\$157,973	\$112,600	0.17	117653	117,700	0.18	0.30	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-068	3743 COLT DR	11/16/2023	\$667,165	25-PARTIAL CONSTRU	\$667,165	\$157,152	\$112,600	0.17	117653	117,700	0.18	0.36	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-069	3729 COLT DR	4/11/2024	\$643,765	25-PARTIAL CONSTRU	\$643,765	\$452,713	\$112,600	0.17	117653	117,700	0.18	0.38	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-070	6579 FOOTHILL DR	4/12/2024	\$566,740	25-PARTIAL CONSTRU	\$566,740	\$378,706	\$112,600	0.20	117653	117,700	0.21	0.30	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-071	6565 FOOTHILL DR	1/29/2024	\$575,240	03-ARM'S LENGTH	\$575,240	\$145,052	\$112,600	0.20	117653	117,700	0.20	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-072	6551 FOOTHILL DR	5/22/2023	\$510,965	25-PARTIAL CONSTRU	\$510,965	\$70,303	\$112,600	0.22	117653	117,700	0.23	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-073	6537 FOOTHILL DR	7/7/2023	\$685,640	25-PARTIAL CONSTRU	\$685,640	\$157,226	\$112,600	0.16	117653	117,700	0.17	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-074	6523 FOOTHILL DR	8/8/2023	\$501,360	25-PARTIAL CONSTRU	\$501,360	\$110,638	\$112,600	0.22	117653	117,700	0.23	0.23	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-078	6556 FOOTHILL DR	10/3/2023	\$505,690	25-PARTIAL CONSTRU	\$505,690	\$108,094	\$112,600	0.22	117653	117,700	0.23	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-080	3687 COLT DR	7/30/2024	\$578,215	25-PARTIAL CONSTRU	\$578,215	\$578,215	\$112,600	0.19	117653	117,700	0.20	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-081	3673 COLT DR	9/11/2024	\$615,915	25-PARTIAL CONSTRU	\$615,915	\$82,989	\$112,600	0.18	117653	117,700	0.19	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-082	3659 COLT DR	5/22/2024	\$560,240	25-PARTIAL CONSTRU	\$560,240	\$560,240	\$112,600	0.20	117653	117,700	0.21	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-083	3645 COLT DR	8/27/2024	\$690,390	25-PARTIAL CONSTRU	\$690,390	\$154,068	\$112,600	0.16	117653	117,700	0.17	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-084	3631 COLT DR	5/23/2024	\$635,515	25-PARTIAL CONSTRU	\$635,515	\$635,515	\$112,600	0.18	117653	117,700	0.19	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-085	3617 COLT DR	3/25/2024	\$660,945	25-PARTIAL CONSTRU	\$660,945	\$405,704	\$112,600	0.17	117653	117,700	0.18	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-086	3603 COLT DR	10/3/2023	\$475,465	25-PARTIAL CONSTRU	\$475,465	\$108,622	\$112,600	0.24	117653	117,700	0.25	0.24	'AROAK ARBOR OAKS	401	SITE	
L -12-26-305-087	3589 COLT DR	5/23/2023	\$591,220	25-PARTIAL CONSTRU	\$591,220	\$100,511	\$112,600	0.19	117653	117,700	0.20	0.28	'AROAK ARBOR OAKS	401	SITE	

Totals:

\$27,251,400

\$27,251,400

\$9,663,061

\$5,404,800

0.20

0.21

12.72

1.0449

ADJUST 2025 LAND VALUE BY



BLUE HERON POINTE

BHP

AVERAGE\$55,900

PLATT RD-5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-26-235-032	3015 ORINOCO LN	6/4/2024	\$271,000	03-ARM'S LENGTH	\$271,000	\$94,631	\$53,700	0.20	55941	55,900	0.21	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-033	3013 ORINOCO LN	5/23/2024	\$245,000	03-ARM'S LENGTH	\$245,000	\$53,859	\$53,700	0.22	55941	55,900	0.23	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-061	6327 BRANT LN	4/5/2023	\$260,000	03-ARM'S LENGTH	\$260,000	\$68,859	\$53,700	0.21	55941	55,900	0.22	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-068	6308 HARLEQUIN LN	6/28/2024	\$289,000	03-ARM'S LENGTH	\$289,000	\$97,859	\$53,700	0.19	55941	55,900	0.19	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-104	3158 TORRENT LN	4/14/2023	\$261,000	03-ARM'S LENGTH	\$261,000	\$79,048	\$53,700	0.21	55941	55,900	0.21	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-108	3159 WIGEON LN	7/26/2024	\$270,000	03-ARM'S LENGTH	\$270,000	\$77,276	\$53,700	0.20	55941	55,900	0.21	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-109	3157 WIGEON LN	8/11/2023	\$250,000	03-ARM'S LENGTH	\$250,000	\$54,275	\$53,700	0.21	55941	55,900	0.22	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-114	6389 SCOTER LN	12/22/2023	\$280,000	03-ARM'S LENGTH	\$280,000	\$87,276	\$53,700	0.19	55941	55,900	0.20	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-121	6367 SCOTER LN	7/29/2024	\$260,000	03-ARM'S LENGTH	\$260,000	\$73,498	\$53,700	0.21	55941	55,900	0.22	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
L -12-26-235-122	6365 SCOTER LN	12/4/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$91,659	\$53,700	0.19	55941	55,900	0.20	0.00	'BHP	BLUE HERON POINTE	407	AVERAGE SITE
Totals:			\$2,671,000		\$2,671,000	\$778,240	\$537,000	0.20			0.21	0.00				

1.0417

ADJUST 2025 LAND VALUE BY

BOULDER RIDGE

BOR

AVERAGE\$101,100  
GOOD/VIEW OUT\$111,200  
WALKOUT\$123,900

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-06-305-002	2909 GREEN VALLEY DR	8/14/2024	\$390,000	03-ARM'S LENGTH	\$390,000	\$67,062	\$98,600	0.25	104061	101,100	0.26	0.27	'BOR-S	BOULDER RIDGE	401	AVERAGE
L -12-06-305-002	2909 GREEN VALLEY DR	12/19/2024	\$575,000	03-ARM'S LENGTH	\$575,000	\$255,789	\$98,600	0.17	104061	101,100	0.18	0.27	'BOR-S	BOULDER RIDGE	401	AVERAGE
L -12-06-305-014	2793 GREEN VALLEY DR	7/11/2023	\$543,000	03-ARM'S LENGTH	\$543,000	\$102,835	\$117,400	0.22	123902	123,900	0.23	0.23	'BOR	BOULDER RIDGE	401	WALK OUT
L -12-06-305-023	2780 SILVER SPRING DF	7/1/2024	\$570,000	03-ARM'S LENGTH	\$570,000	\$254,728	\$98,600	0.17	104061	104,100	0.18	0.23	'BOR	BOULDER RIDGE	401	AVERAGE
L -12-06-305-062	3059 GREEN VALLEY DR	3/19/2024	\$603,000	03-ARM'S LENGTH	\$603,000	\$176,716	\$98,600	0.16	104061	104,100	0.17	0.27	'BOR	BOULDER RIDGE	401	AVERAGE
L -12-06-305-071	3060 GREEN VALLEY DR	5/19/2023	\$480,000	03-ARM'S LENGTH	\$480,000	\$206,731	\$98,600	0.21	104061	104,100	0.22	0.25	'BOR-S	BOULDER RIDGE	401	AVERAGE
L -12-06-305-084	3030 SILVER SPRING DF	12/12/2024	\$510,000	03-ARM'S LENGTH	\$510,000	\$194,089	\$98,600	0.19	104061	104,100	0.20	0.23	'BOR	BOULDER RIDGE	401	AVERAGE
L -12-06-305-101	2831 ASPEN RIDGE DR	8/21/2024	\$600,000	03-ARM'S LENGTH	\$600,000	\$251,683	\$105,400	0.18	111237	111,200	0.19	0.23	'BOR	BOULDER RIDGE	401	GOOD
L -12-06-305-107	2735 ASPEN RIDGE DR	6/21/2023	\$542,100	03-ARM'S LENGTH	\$542,100	\$142,265	\$105,400	0.19	111237	111,200	0.21	0.23	'BOR	BOULDER RIDGE	401	GOOD
L -12-06-305-116	2166 SPRING RIDGE DR	6/9/2023	\$408,500	03-ARM'S LENGTH	\$408,500	\$162,373	\$105,400	0.26	111237	111,200	0.27	0.27	'BOR-S	BOULDER RIDGE	401	GOOD
L -12-06-305-137	2872 ASPEN RIDGE DR	5/2/2024	\$570,000	03-ARM'S LENGTH	\$570,000	\$175,963	\$105,400	0.18	111237	111,200	0.20	0.23	'BOR	BOULDER RIDGE	401	GOOD
Totals:			\$5,791,600		\$5,791,600	\$1,990,234	\$1,130,600	0.20			0.21	2.71				

1.0554

ADJUST 2025 LAND VALUE BY

BRIAR HILL/BURNHAM WOODS	BRB	BRB	AVERAGE	\$124,400
			GOOD	\$133,100
BURNHAM WOODS		BRB2	BURNHAM	\$127,300
DEERFIELD/REGINA		BRB3	AVERAGE	\$155,400
			GOOD	\$166,500

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-402-013	1683 BRIAR RIDGE DR	11/4/2024	\$495,000	03-ARM'S LENGTH	\$495,000	\$249,926	\$132,700	0.27	133131	133,100	0.27	0.29	'BRB	BRIAR HILL	401	GOOD
L -12-07-403-068	1816 HIGH POINTE LN	4/26/2024	\$795,000	03-ARM'S LENGTH	\$795,000	\$286,756	\$124,000	0.16	124403	124,400	0.16	0.25	'BRB	BRIAR HILL	401	AVERAGE
L -12-07-403-070	1803 HIGH POINTE LN	7/21/2023	\$572,500	03-ARM'S LENGTH	\$572,500	\$201,659	\$124,000	0.22	124403	124,400	0.22	0.26	'BRB	BRIAR HILL	401	AVERAGE
L -12-07-405-043	3592 GREAT FALLS CIR	8/19/2024	\$519,000	03-ARM'S LENGTH	\$519,000	\$28,657	\$132,700	0.26	133131	133,100	0.26	0.38	'BRB	BRIAR HILL	401	GOOD
L -12-07-407-095	3711 CRYSTAL LAKE LN	4/5/2024	\$570,000	03-ARM'S LENGTH	\$570,000	\$186,111	\$132,700	0.23	133131	133,100	0.23	0.23	'BRB	BRIAR HILL	401	GOOD
L -12-07-407-099	3759 CRYSTAL LAKE LN	3/18/2025	\$717,500	03-ARM'S LENGTH	\$717,500	\$124,529	\$132,700	0.18	133131	133,100	0.19	0.24	'BRB	BRIAR HILL	401	GOOD
L -12-07-407-101	3820 BRIAR PKWY	5/8/2023	\$572,000	03-ARM'S LENGTH	\$572,000	\$116,308	\$124,000	0.22	124403	124,400	0.22	0.23	'BRB	BRIAR HILL	401	AVERAGE
L -12-07-408-176	3867 LAKE POINTE LN	2/21/2025	\$730,000	03-ARM'S LENGTH	\$730,000	\$172,888	\$132,700	0.18	133131	133,100	0.18	0.30	'BRB	BRIAR HILL	401	GOOD
L -12-07-408-177	3875 LAKE POINTE LN	6/26/2024	\$775,000	03-ARM'S LENGTH	\$775,000	\$272,017	\$132,700	0.17	133131	133,100	0.17	0.34	'BRB	BRIAR HILL	401	GOOD

Totals:

\$5,746,000

\$5,746,000

\$1,638,851

\$1,168,200

0.21

0.21

2.53

1.0032

ADJUST 2025 LAND VALUE BY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-410-005	3565 BURNHAM RD	1/6/2025	\$577,000	03-ARM'S LENGTH	\$577,000	\$177,128	\$130,700	0.23	127340	127,300	0.22	0.23	'BRB	BURNHAM WOODS	401	BURNHAM SITE
L -12-07-410-011	3483 BURNHAM RD	7/19/2023	\$700,000	03-ARM'S LENGTH	\$700,000	\$211,994	\$130,700	0.19	127340	127,300	0.18	0.25	'BRB	BURNHAM WOODS	401	BURNHAM SITE
L -12-07-410-015	3560 BURNHAM RD	8/25/2023	\$560,000	03-ARM'S LENGTH	\$560,000	\$175,808	\$130,700	0.23	127340	127,300	0.23	0.23	'BRB	BURNHAM WOODS	401	BURNHAM SITE

Totals:

\$1,837,000

\$1,837,000

\$564,930

\$392,100

0.22

0.21

0.71

0.9743

ADJUST 2025 LAND VALUE BY

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-420-001	3976 DEER GLEN	3/14/2025	\$740,000	03-ARM'S LENGTH	\$740,000	\$231,593	\$110,200	0.15	155400	155,400	0.21	0.58	'BRB	DEERFIELD	401	AVERAGE

Totals:

\$740,000

\$740,000

\$231,593

\$110,200

0.15

0.21

0.58

1.4102

ADJUST 2025 LAND VALUE BY

BEMIS RIDGE ESTATES

BRDG

AVERAGE

\$128,800

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-32-301-012	7821 BISCAYNE WAY	5/12/2023	\$685,307	25-PARTIAL CONSTRU	\$685,307	\$172,061	\$125,600	0.18	128797	128,800	0.19	0.71	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-013	7835 BISCAYNE WAY	11/27/2024	\$634,869	03-ARM'S LENGTH	\$634,869	\$169,343	\$125,600	0.20	128797	128,800	0.20	0.82	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-014	1297 JUSTINE WAY	9/8/2023	\$938,189	25-PARTIAL CONSTRU	\$938,189	\$324,926	\$125,600	0.13	128797	128,800	0.14	0.67	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-016	1273 JUSTINE WAY	8/11/2023	\$504,589	25-PARTIAL CONSTRU	\$504,589	\$147,792	\$125,600	0.25	128797	128,800	0.26	0.79	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-017	1257 JUSTINE WAY	6/23/2023	\$525,900	25-PARTIAL CONSTRU	\$525,900	\$180,030	\$125,600	0.24	128797	128,800	0.24	0.79	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-019	1231 JUSTINE WAY	5/19/2023	\$741,204	25-PARTIAL CONSTRU	\$741,204	\$215,340	\$125,600	0.17	128797	128,800	0.17	0.66	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-019	1231 JUSTINE WAY	8/28/2023	\$785,000	03-ARM'S LENGTH	\$785,000	\$259,136	\$125,600	0.16	128797	128,800	0.16	0.66	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-020	1217 JUSTINE WAY	6/16/2023	\$598,685	25-PARTIAL CONSTRU	\$598,685	\$173,071	\$125,600	0.21	128797	128,800	0.22	0.67	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-021	1201 JUSTINE WAY	5/24/2023	\$565,712	25-PARTIAL CONSTRU	\$565,712	\$179,551	\$125,600	0.22	128797	128,800	0.23	0.72	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-022	7847 BEMIS RIDGE	1/29/2024	\$737,487	25-PARTIAL CONSTRU	\$737,487	\$483,863	\$125,600	0.17	128797	128,800	0.17	0.80	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-023	7865 BEMIS RIDGE	8/4/2023	\$648,933	25-PARTIAL CONSTRU	\$648,933	\$168,760	\$125,600	0.19	128797	128,800	0.20	0.63	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-026	7915 BEMIS RIDGE	10/6/2023	\$604,197	25-PARTIAL CONSTRU	\$604,197	\$150,311	\$125,600	0.21	128797	128,800	0.21	0.69	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-029	7965 BEMIS RIDGE	6/28/2023	\$733,206	25-PARTIAL CONSTRU	\$733,206	\$245,334	\$125,600	0.17	128797	128,800	0.18	0.69	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-030	7983 BEMIS RIDGE	5/1/2023	\$537,701	25-PARTIAL CONSTRU	\$537,701	\$132,046	\$125,600	0.23	128797	128,800	0.24	0.80	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-031	7980 BEMIS RIDGE	2/1/2024	\$550,500	25-PARTIAL CONSTRU	\$550,500	\$320,887	\$125,600	0.23	128797	128,800	0.23	0.82	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-033	7946 BEMIS RIDGE	4/28/2023	\$503,307	25-PARTIAL CONSTRU	\$503,307	\$93,051	\$125,600	0.25	128797	128,800	0.26	0.94	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-034	7951 BISCAYNE WAY	5/3/2024	\$696,525	25-PARTIAL CONSTRU	\$696,525	\$369,088	\$125,600	0.18	128797	128,800	0.18	0.82	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-035	7937 BISCAYNE WAY	12/15/2023	\$498,355	25-PARTIAL CONSTRU	\$498,355	\$139,909	\$125,600	0.25	128797	128,800	0.26	0.97	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-036	1264 ROBERT WAY	9/15/2023	\$591,452	25-PARTIAL CONSTRU	\$591,452	\$156,827	\$125,600	0.21	128797	128,800	0.22	0.61	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-037	1258 ROBERT WAY	11/21/2023	\$638,910	25-PARTIAL CONSTRU	\$638,910	\$150,679	\$125,600	0.20	128797	128,800	0.20	0.61	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-038	1250 ROBERT WAY	6/21/2024	\$646,410	25-PARTIAL CONSTRU	\$646,410	\$562,031	\$125,600	0.19	128797	128,800	0.20	0.61	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-040	1245 ROBERT WAY	7/19/2024	\$627,710	25-PARTIAL CONSTRU	\$627,710	\$596,797	\$125,600	0.20	128797	128,800	0.21	0.65	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-041	1253 ROBERT WAY	11/15/2024	\$648,962	25-PARTIAL CONSTRU	\$648,962	\$167,754	\$125,600	0.19	128797	128,800	0.20	0.57	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-044	1275 ROBERT WAY	4/10/2024	\$561,953	25-PARTIAL CONSTRU	\$561,953	\$471,642	\$125,600	0.22	128797	128,800	0.23	0.65	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-045	1283 ROBERT WAY	2/20/2025	\$604,750	25-PARTIAL CONSTRU	\$604,750	\$381,747	\$125,600	0.21	128797	128,800	0.21	0.70	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-047	7901 BISCAYNE WAY	3/11/2024	\$722,019	25-PARTIAL CONSTRU	\$722,019	\$602,203	\$125,600	0.17	128797	128,800	0.18	0.73	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-048	7879 BISCAYNE WAY	6/26/2024	\$561,791	25-PARTIAL CONSTRU	\$561,791	\$561,791	\$125,600	0.22	128797	128,800	0.23	0.73	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-049	7857 BISCAYNE WAY	1/31/2024	\$567,915	25-PARTIAL CONSTRU	\$567,915	\$311,183	\$125,600	0.22	128797	128,800	0.23	0.82	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-050	1294 JUSTINE WAY	11/29/2023	\$685,624	25-PARTIAL CONSTRU	\$685,624	\$216,369	\$125,600	0.18	128797	128,800	0.19	0.73	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-052	1274 JUSTINE WAY	4/4/2023	\$616,600	25-PARTIAL CONSTRU	\$616,600	\$164,622	\$125,600	0.20	128797	128,800	0.21	0.73	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-053	1260 JUSTINE WAY	1/3/2024	\$580,685	25-PARTIAL CONSTRU	\$580,685	\$134,575	\$125,600	0.22	128797	128,800	0.22	0.73	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-054	1252 JUSTINE WAY	12/20/2023	\$665,578	25-PARTIAL CONSTRU	\$665,578	\$194,623	\$125,600	0.19	128797	128,800	0.19	0.73	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-055	1240 JUSTINE WAY	8/9/2023	\$516,934	25-PARTIAL CONSTRU	\$516,934	\$158,112	\$125,600	0.24	128797	128,800	0.25	0.89	'BRDG	BEMIS RIDGE ESTATES	401	SITE
L -12-32-301-055	1240 JUSTINE WAY	5/16/2024	\$544,999	03-ARM'S LENGTH	\$544,999	\$186,177	\$125,600	0.23	128797	128,800	0.24	0.89	'BRDG	BEMIS RIDGE ESTATES	401	SITE
Totals:			\$21,271,958		\$21,271,958	\$8,941,631	\$4,270,400	0.20			0.21	25.03				

1.0255

ADJUST 2025 LAND VALUE BY

BRIDGEFIELD ESTATES

BRE

AVERAGE

\$96,500

GOOD

\$103,800

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-23-210-020	3069 ROSEFIELD DR	7/1/2024	\$495,000	03-ARM'S LENGTH	\$495,000	\$183,031	\$99,200	0.20	96544	96,500	0.19	0.23	'BRE	BRIDGEFIELD ESTATE	401	AVERAGE
L -12-23-210-022	3093 ROSEFIELD DR	9/4/2024	\$436,500	03-ARM'S LENGTH	\$436,500	\$26,123	\$99,200	0.23	96544	96,500	0.22	0.23	'BRE	BRIDGEFIELD ESTATE	401	AVERAGE
L -12-23-210-038	3188 CRIMSON CT	8/25/2023	\$460,000	03-ARM'S LENGTH	\$460,000	\$104,456	\$106,700	0.23	103843	103,800	0.23	0.25	'BRE	BRIDGEFIELD ESTATE	401	GOOD
L -12-23-210-058	5325 FALLING LEAF DR	5/19/2023	\$487,500	03-ARM'S LENGTH	\$487,500	\$126,243	\$99,200	0.20	96544	96,500	0.20	0.23	'BRE	BRIDGEFIELD ESTATE	401	AVERAGE
Totals:			\$1,879,000		\$1,879,000	\$439,853		0.22			0.21	0.95				

0.9732

ADJUST 2025 LAND VALUE BY



**BELLA VISTA ESTATES**

**BVE**

AVERAGE	\$147,200
VIEW OUT	\$151,600
WALK OUT	\$161,900

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L-12-07-314-005	2389 FORTUNA WAY	7/11/2023	\$700,000	03-ARM'S LENGTH	\$700,000	\$213,633	\$147,000	0.21	147202	147,200	0.21	0.15	'BVE BELLA VISTA ESTATES	401	AVERAGE SITE	
L-12-07-314-040	3665 BELLA VISTA DRIV	10/25/2024	\$725,000	03-ARM'S LENGTH	\$725,000	\$243,501	\$151,400	0.21	151608	151,600	0.21	0.15	'BVE BELLA VISTA ESTATES	401	VIEWOUT	
L-12-07-314-041	3655 BELLA VISTA DRIV	4/17/2024	\$719,900	03-ARM'S LENGTH	\$719,900	\$262,300	\$151,400	0.21	151608	151,600	0.21	0.17	'BVE BELLA VISTA ESTATES	401	VIEWOUT	
Totals:			\$2,144,900		\$2,144,900	\$719,434	\$449,800	0.21			0.21	0.47				

1.0014 ADJUST 2025 LAND VALUE BY

## BROOKVIEW HIGHLANDS

**BVH**

AVERAGE	\$152,300
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L-12-30-210-041	2290 WINDMILL WAY	10/18/2023	\$637,000	03-ARM'S LENGTH	\$637,000	\$217,098	\$153,600	0.24	152250	152,300	0.24	1.27	'BVH	BROOKVIEW HIGHLAN	401	SITE 1
L-12-30-210-042	2254 WINDMILL WAY	11/28/2023	\$620,000	03-ARM'S LENGTH	\$620,000	\$114,800	\$153,600	0.25	152250	152,300	0.25	1.16	'BVH	BROOKVIEW HIGHLAN	401	SITE 1
L-12-30-215-043	2253 WINDMILL WAY	5/10/2023	\$725,000	03-ARM'S LENGTH	\$725,000	\$224,847	\$153,600	0.21	152250	152,300	0.21	1.01	'BVH	BROOKVIEW HIGHLAN	401	SITE 1
L-12-30-215-117	6465 BROOKVIEW DR	4/12/2023	\$855,000	03-ARM'S LENGTH	\$855,000	\$121,018	\$153,600	0.18	152250	152,300	0.18	1.00	'BVH	BROOKVIEW HIGHLAN	401	SITE 1
<b>Totals:</b>			<b>\$2,837,000</b>		<b>\$2,837,000</b>	<b>\$677,763</b>	<b>\$614,400</b>	<b>0.22</b>			<b>0.22</b>	<b>4.45</b>				

0.9912      ADJUST 2025 LAND VALUE BY

## BELLA VISTA VILLAS

**BVV**

**NO CHANGE DUE TO LACK OF SALES**

AVERAGE	\$107,700
VIEW OUT	\$113,100
WALKOUT	\$118,100

## NO SALES, NO CHANGE IN LAND VALUES

## CENTENNIAL FARMS

**CEF**

AVERAGE	\$129,700
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L-12-29-125-060	6095 WILSON RD	5/6/2024	\$650,500	03-ARM'S LENGTH	\$650,500	\$261,914	\$121,200	0.19	129676	129,700	0.20	0.32	'CEF	CENTENNIAL FARMS	401	AVERAGE
L-12-29-125-070	1041 BICENTENNIAL PK	11/15/2024	\$650,000	03-ARM'S LENGTH	\$650,000	\$121,835	\$121,200	0.19	129676	129,700	0.20	0.35	'CEF	CENTENNIAL FARMS	401	SITE 1
L-12-29-130-079	6263 WILSON RD	6/13/2023	\$561,000	03-ARM'S LENGTH	\$561,000	\$172,955	\$121,200	0.22	129676	129,700	0.23	0.28	'CEF	CENTENNIAL FARMS	401	AVERAGE
<b>Totals:</b>			<b>\$1,861,500</b>		<b>\$1,861,500</b>	<b>\$556,704</b>	<b>\$363,600</b>	<b>0.20</b>			<b>0.21</b>	<b>0.95</b>				

1.0699 ADJUST 2025 LAND VALUE BY

CENTENNIAL PARK

CEP

AVERAGE

\$182,000

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-29-115-022	1477 ANNENDALE CT	7/19/2024	\$876,000	03-ARM'S LENGTH	\$876,000	\$206,895	\$174,800	0.20	182033	182,000	0.21	0.34	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-115-037	1447 BICENTENNIAL PK	12/6/2023	\$740,000	03-ARM'S LENGTH	\$740,000	\$149,881	\$174,800	0.24	182033	182,000	0.25	0.29	'CEP	CENTENNIAL PARK	401	SITE 1
L -12-29-115-195	6330 EDGEWOOD DR	7/15/2024	\$915,000	03-ARM'S LENGTH	\$915,000	\$239,801	\$174,800	0.19	182033	182,000	0.20	0.30	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-115-201	1178 INNSBROOK CT	5/19/2023	\$715,000	03-ARM'S LENGTH	\$715,000	\$212,796	\$174,800	0.24	182033	182,000	0.25	0.30	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-115-209	1199 INNSBROOK CT	11/1/2024	\$960,000	03-ARM'S LENGTH	\$960,000	\$201,333	\$174,800	0.18	182033	182,000	0.19	0.44	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-115-215	1147 INNSBROOK CT	3/6/2025	\$923,000	03-ARM'S LENGTH	\$923,000	\$287,547	\$174,800	0.19	182033	182,000	0.20	0.38	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-145-128	1272 BICENTENNIAL PK	7/3/2024	\$950,000	03-ARM'S LENGTH	\$950,000	\$363,264	\$174,800	0.18	182033	182,000	0.19	0.58	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-145-129	1280 BICENTENNIAL PK	10/30/2024	\$826,000	03-ARM'S LENGTH	\$826,000	\$187,857	\$174,800	0.21	182033	182,000	0.22	0.65	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-145-180	6433 EDGEWOOD DR	8/1/2023	\$870,800	03-ARM'S LENGTH	\$870,800	\$308,929	\$174,800	0.20	182033	182,000	0.21	0.31	'CEP	CENTENNIAL PARK	401	AVERAGE
L -12-29-145-185	6337 EDGEWOOD DR	5/23/2024	\$985,000	03-ARM'S LENGTH	\$985,000	\$374,338	\$174,800	0.18	182033	182,000	0.18	0.33	'CEP	CENTENNIAL PARK	401	AVERAGE
Totals:			\$8,760,800		\$8,760,800	\$2,532,641		0.20			0.21	3.91				

1.0414

ADJUST 2025 LAND VALUE BY

COUNTRY CREEK ESTATES

COC

AVERAGE

\$88,400

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-33-210-009	896 COUNTRY CREEK D	11/30/2023	\$378,000	03-ARM'S LENGTH	\$378,000	\$153,695	\$80,700	0.21	88406.8	88,400	0.23	0.24	'COC	COUNTRY CREEK EST	401	AVERAGE
L -12-33-210-024	889 COUNTRY CREEK D	7/22/2024	\$475,000	03-ARM'S LENGTH	\$475,000	\$169,003	\$80,700	0.17	88406.8	88,400	0.19	0.00	'COC	COUNTRY CREEK EST	401	AVERAGE
Totals:			\$853,000		\$853,000	\$322,698	\$161,400	0.19			0.21	0.24				

1.0955

ADJUST 2025 LAND VALUE BY

CRYSTAL CREEK

CRC

AVERAGE

\$91,800

MAIN RD

-5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-13-205-093	4182 CRYSTAL CREEK D	1/17/2025	\$455,000	03-ARM'S LENGTH	\$455,000	\$120,043	\$86,400	0.19	91803	91,800	0.20	0.24	'CRC	CRYSTAL CREEK	401	SITE 1
L -12-13-210-114	4200 WOODCREST CT	2/26/2024	\$440,000	03-ARM'S LENGTH	\$440,000	\$159,203	\$86,400	0.20	91803	91,800	0.21	0.29	'CRC	CRYSTAL CREEK	401	SITE 2
L -12-13-210-122	4313 RIDGEWOOD DR	4/18/2024	\$466,000	03-ARM'S LENGTH	\$466,000	\$211,378	\$86,400	0.19	91803	91,800	0.20	0.25	'CRC	CRYSTAL CREEK	401	SITE 2
L -12-13-220-054	4123 CRYSTAL CREEK D	9/18/2023	\$421,774	03-ARM'S LENGTH	\$421,774	\$112,996	\$86,400	0.20	91803	91,800	0.22	0.28	'CRC	CRYSTAL CREEK	401	SITE 1
L -12-13-220-056	4155 CRYSTAL CREEK D	6/2/2023	\$452,000	03-ARM'S LENGTH	\$452,000	\$120,221	\$86,400	0.19	91803	91,800	0.20	0.28	'CRC	CRYSTAL CREEK	401	SITE 1
L -12-13-225-068	4366 RIDGEWOOD DR	2/8/2024	\$396,000	03-ARM'S LENGTH	\$396,000	\$95,742	\$86,400	0.22	91803	91,800	0.23	0.26	'CRC	CRYSTAL CREEK	401	SITE 2
Totals:			\$2,630,774		\$2,630,774	\$819,583	\$518,400	0.20			0.21	1.61				

1.0625

ADJUST 2025 LAND VALUE BY

FOX GLEN

FOG

AVERAGE

\$87,800

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-08-320-001	3797 SANTA FE TRL	4/14/2023	\$375,000	03-ARM'S LENGTH	\$375,000	\$25,831	\$85,700	0.23	87761	87,800	0.23	0.00	'FOG	FOX GLEN	401	AVERAGE SITE
L -12-08-320-023	3926 BRIDLE PASS	2/9/2024	\$425,000	03-ARM'S LENGTH	\$425,000	\$112,340	\$85,700	0.20	87761	87,800	0.21	0.00	'FOG	FOX GLEN	401	AVERAGE SITE
L -12-08-320-024	3932 BRIDLE PASS	8/9/2024	\$427,000	03-ARM'S LENGTH	\$427,000	\$107,930	\$85,700	0.20	87761	87,800	0.21	0.00	'FOG	FOX GLEN	401	AVERAGE SITE
L -12-08-320-037	3947 FOX GLEN DR	10/27/2023	\$452,500	03-ARM'S LENGTH	\$452,500	\$153,209	\$85,700	0.19	87761	87,800	0.19	0.00	'FOG	FOX GLEN	401	AVERAGE
Totals:			\$1,679,500		\$1,679,500	\$399,310	\$342,800	0.21			0.21	0.00				

1.0240

ADJUST 2025 LAND VALUE BY

GALLERY POINTE

GPT

DUPLEX

\$111,500

SINGLE SITE

\$161,100

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-32-201-017	1297 GALLERY POINTE I	12/13/2023	\$655,990	25-PARTIAL CONSTRU	\$655,990	\$191,341	\$115,500	0.18	111522	111,500	0.17	0.00	'GPT	GALLERY POINTE	407	AVERAGE-DUPLEX
L -12-32-201-019	1309 GALLERY POINTE I	2/26/2024	\$482,830	25-PARTIAL CONSTRU	\$482,830	\$278,533	\$115,500	0.24	111522	111,500	0.23	0.00	'GPT	GALLERY POINTE	407	AVERAGE-DUPLEX
L -12-32-201-020	7028 BLACK CHERRY LA	6/27/2024	\$498,459	25-PARTIAL CONSTRU	\$498,459	\$321,927	\$115,500	0.23	111522	111,500	0.22	0.00	'GPT	GALLERY POINTE	407	AVERAGE-DUPLEX
L -12-32-201-022	7040 BLACK CHERRY LA	6/27/2024	\$475,448	25-PARTIAL CONSTRU	\$475,448	\$306,389	\$115,500	0.24	111522	111,500	0.23	0.00	'GPT	GALLERY POINTE	407	AVERAGE-DUPLEX
L -12-32-201-023	1267 GALLERY POINTE I	3/12/2025	\$584,733	25-PARTIAL CONSTRU	\$584,733	\$336,259	\$115,500	0.20	111522	111,500	0.19	0.00	'GPT	GALLERY POINTE	407	AVERAGE-DUPLEX
Totals:			\$2,697,460		\$2,697,460	\$1,434,449	\$577,500	0.22			0.21	0.00				

0.9656

ADJUST 2025 LAND VALUE BY

HARWOOD FARMS

HAF

AVERAGE

\$122,900

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-27-305-038	746 MARBLEWOOD LN	3/19/2024	\$585,000	03-ARM'S LENGTH	\$585,000	\$193,794	\$98,300	0.17	122850	122,900	0.21	0.37	'HAF	HARWOOD FARMS	401	AVERAGE
Totals:			\$585,000		\$585,000	\$193,794	\$98,300	0.17			0.21	0.37				

1.2497

ADJUST 2025 LAND VALUE BY

HAWTHORNE RIDGE

HAR

AVERAGE

\$109,600

GOOD

\$120,100

WATERS RD

-5%

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio Lv/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-210-032	3440 TIGER LILY DR	8/28/2023	\$550,000	03-ARM'S LENGTH	\$550,000	\$154,241	\$105,600	0.19	109620	109,600	0.20	0.31	'HAR	HAWTHORNE RIDGE	401	SITE 1
L -12-07-210-126	3198 HONEYSUCKLE DF	6/16/2023	\$541,400	03-ARM'S LENGTH	\$541,400	\$135,794	\$115,700	0.21	120105	120,100	0.22	0.26	'HAR	HAWTHORNE RIDGE	401	SITE 2
L -12-07-210-126	3198 HONEYSUCKLE DF	8/15/2023	\$568,000	03-ARM'S LENGTH	\$568,000	\$162,394	\$115,700	0.20	120105	120,100	0.21	0.26	'HAR	HAWTHORNE RIDGE	401	SITE 2
L -12-07-210-160	3066 HONEYSUCKLE DF	4/21/2023	\$548,000	03-ARM'S LENGTH	\$548,000	\$73,718	\$115,700	0.21	120105	120,100	0.22	0.24	'HAR	HAWTHORNE RIDGE	401	SITE 2
L -12-07-210-170	3026 HONEYSUCKLE DF	6/20/2023	\$553,000	03-ARM'S LENGTH	\$553,000	\$174,375	\$105,600	0.19	109620	109,600	0.20	0.27	'HAR	HAWTHORNE RIDGE	401	AVERAGE
Totals:			\$2,760,400		\$2,760,400	\$700,522	\$558,300	0.20			0.21	1.33				

1.0381

ADJUST 2025 LAND VALUE BY

HERITAGE FALLS

HEF

NO CHANGE DUE TO LACK OF SALES

AVERAGE

\$121,100

NO SALES, NO CHANGE IN LAND VALUES

HEATHERS/FAIRWAYS/FWY-WDS/DORAL/TWI

HEG

AVERAGE

\$

124,900

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	
L -12-18-305-002	2222 STONEBRIDGE DR	10/24/2023	\$627,000	03-ARM'S LENGTH	\$627,000	\$218,713	\$119,100	0.19	124855	124,900	0.20	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-305-013	4644 SAWGRASS DR E	5/23/2024	\$652,000	03-ARM'S LENGTH	\$652,000	\$182,466	\$119,100	0.18	124855	124,900	0.19	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-310-009	4653 SAWGRASS DR E	12/14/2023	\$650,000	03-ARM'S LENGTH	\$650,000	\$184,799	\$119,100	0.18	124855	124,900	0.19	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-425-001	1755 STONEBRIDGE DR	8/4/2023	\$535,000	03-ARM'S LENGTH	\$535,000	\$133,799	\$119,100	0.22	124855	124,900	0.23	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-425-007	1783 STONEBRIDGE DR	5/15/2023	\$573,000	03-ARM'S LENGTH	\$573,000	\$204,123	\$119,100	0.21	124855	124,900	0.22	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-425-017	1897 STONEBRIDGE DR	7/24/2023	\$520,000	03-ARM'S LENGTH	\$520,000	\$105,583	\$119,100	0.23	124855	124,900	0.24	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-425-031	2009 STONEBRIDGE DR	11/30/2023	\$572,000	03-ARM'S LENGTH	\$572,000	\$263,694	\$119,100	0.21	124855	124,900	0.22	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-425-033	4805 DORAL DR	8/22/2023	\$645,000	03-ARM'S LENGTH	\$645,000	\$188,617	\$119,100	0.18	124855	124,900	0.19	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-425-044	4879 DORAL DR	4/4/2024	\$625,000	03-ARM'S LENGTH	\$625,000	\$195,682	\$119,100	0.19	124855	124,900	0.20	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-18-425-047	4903 DORAL DR	10/18/2024	\$660,000	03-ARM'S LENGTH	\$660,000	\$274,317	\$119,100	0.18	124855	124,900	0.19	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-19-115-001	5105 DORAL CT	10/23/2024	\$564,000	03-ARM'S LENGTH	\$564,000	\$132,686	\$119,100	0.21	124855	124,900	0.22	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
L -12-19-115-007	5195 DORAL CT	4/14/2023	\$558,000	03-ARM'S LENGTH	\$558,000	\$62,061	\$119,100	0.21	124855	124,900	0.22	0.00	'HEG	HEATHERS/FAIRWAYS/WDS/DORAL/TWIN IS	
Totals:			\$7,181,000		\$7,181,000	\$2,146,540	\$1,429,200	0.20			0.21	0.00			

1.0483

ADJUST 2025 LAND VALUE BY

HEATHERWOOD/POX PT

HER

AVERAGE

\$

56,400

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-08-260-003	1449 HEATHERWOOD L	1/31/2025	\$275,000	03-ARM'S LENGTH	\$275,000	\$79,294	\$52,900	0.19	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	AVERAGE
L -12-08-260-005	1455 HEATHERWOOD L	5/31/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$96,077	\$52,900	0.19	56379	56,400	0.20	0.00	'HER	HEATHERWOOD/FOX	407	AVERAGE
L -12-08-260-059	1323 HEATHERWOOD L	1/5/2024	\$275,000	03-ARM'S LENGTH	\$275,000	\$99,402	\$52,900	0.19	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	AVERAGE
L -12-08-260-068	1328 HEATHERWOOD L	4/21/2023	\$270,000	03-ARM'S LENGTH	\$270,000	\$99,700	\$52,900	0.20	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	SITE 2
L -12-08-260-072	1296 HEATHERWOOD L	5/22/2024	\$259,000	03-ARM'S LENGTH	\$259,000	\$82,297	\$52,900	0.20	56379	56,400	0.22	0.00	'HER	HEATHERWOOD/FOX	407	AVERAGE
L -12-08-260-078	1290 HEATHERWOOD L	12/28/2023	\$270,000	03-ARM'S LENGTH	\$270,000	\$76,693	\$52,900	0.20	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	AVERAGE
L -12-08-260-090	1243 HEATHERWOOD L	12/16/2024	\$283,000	03-ARM'S LENGTH	\$283,000	\$70,654	\$52,900	0.19	56379	56,400	0.20	0.00	'HER	HEATHERWOOD/FOX	407	AVERAGE
L -12-08-260-103	1295 MILLBROOK TRL	6/5/2023	\$255,000	03-ARM'S LENGTH	\$255,000	\$79,626	\$52,900	0.21	56379	56,400	0.22	0.00	'HER	HEATHERWOOD/FOX	407	SITE 2
L -12-08-260-120	1323 MILLBROOK TRL	9/30/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$88,320	\$52,900	0.19	56379	56,400	0.20	0.00	'HER	HEATHERWOOD/FOX	407	SITE 2
L -12-08-260-126	1331 MILLBROOK TRL	5/9/2023	\$225,000	03-ARM'S LENGTH	\$225,000	\$62,108	\$52,900	0.24	56379	56,400	0.25	0.00	'HER	HEATHERWOOD/FOX	407	SITE 2
L -12-08-260-138	1353 MILLBROOK TRL	8/11/2023	\$240,001	03-ARM'S LENGTH	\$240,001	\$78,397	\$52,900	0.22	56379	56,400	0.23	0.00	'HER	HEATHERWOOD/FOX	407	SITE 1
L -12-08-260-140	1367 MILLBROOK TRL	6/14/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$86,462	\$52,900	0.20	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	SITE 2
L -12-08-260-163	1425 MILLBROOK TRL	6/24/2024	\$279,000	03-ARM'S LENGTH	\$279,000	\$104,153	\$52,900	0.19	56379	56,400	0.20	0.00	'HER	HEATHERWOOD/FOX	407	SITE 2
L -12-08-260-172	1429 MILLBROOK TRL	7/26/2023	\$262,000	03-ARM'S LENGTH	\$262,000	\$98,353	\$52,900	0.20	56379	56,400	0.22	0.00	'HER	HEATHERWOOD/FOX	407	SITE 1
L -12-08-260-173	1456 MILLBROOK TRL	2/7/2025	\$292,000	03-ARM'S LENGTH	\$292,000	\$73,887	\$52,900	0.18	56379	56,400	0.19	0.00	'HER	HEATHERWOOD/FOX	407	AVERAGE
L -12-08-270-021	1370 FOX POINTE CIR	1/17/2025	\$289,000	03-ARM'S LENGTH	\$289,000	\$50,420	\$52,900	0.18	56379	56,400	0.20	0.00	'HER	HEATHERWOOD/FOX	407	SITE 4
L -12-08-270-027	1380 FOX POINTE CIR	11/4/2024	\$275,000	03-ARM'S LENGTH	\$275,000	\$44,839	\$52,900	0.19	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	SITE 4
L -12-08-270-068	1492 FOX POINTE CIR	6/8/2023	\$269,000	03-ARM'S LENGTH	\$269,000	\$61,246	\$52,900	0.20	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	SITE 4
L -12-08-270-073	1495 FOX POINTE CIR	6/17/2024	\$272,500	03-ARM'S LENGTH	\$272,500	\$64,105	\$52,900	0.19	56379	56,400	0.21	0.00	'HER	HEATHERWOOD/FOX	407	SITE 4
Totals:			\$5,120,501		\$5,120,501	\$1,496,033	\$1,005,100	0.20			0.21	0.00				

1.0658

ADJUST 2025 LAND VALUE BY

## HICKORY GROVE

HIG

AVERAGE

\$99,500

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L-12-23-350-013	5818 GLEN CREEK CT	5/23/2023	\$513,500	03-ARM'S LENGTH	\$513,500	\$85,389	\$96,300	0.19	99476	99,500	0.19	0.00	'HIG	HICKORY GROVE	401	AVERAGE
L-12-23-350-016	5842 GLEN CREEK CT	10/18/2024	\$435,000	03-ARM'S LENGTH	\$435,000	\$99,427	\$96,300	0.22	99476	99,500	0.23	0.00	'HIG	HICKORY GROVE	401	SITE 1
L-12-23-350-024	5779 GLEN CREEK CT	8/18/2023	\$504,000	03-ARM'S LENGTH	\$504,000	\$190,348	\$96,300	0.19	99476	99,500	0.20	0.00	'HIG	HICKORY GROVE	401	AVERAGE
L-12-23-350-041	3195 POTOMAC CT	11/8/2024	\$459,900	03-ARM'S LENGTH	\$459,900	\$71,842	\$96,300	0.21	99476	99,500	0.22	0.00	'HIG	HICKORY GROVE	401	AVERAGE
L-12-23-350-043	3159 POTOMAC CT	7/17/2023	\$465,000	03-ARM'S LENGTH	\$465,000	\$138,276	\$96,300	0.21	99476	99,500	0.21	0.00	'HIG	HICKORY GROVE	401	AVERAGE
<b>Totals:</b>			<b>\$2,377,400</b>		<b>\$2,377,400</b>	<b>\$585,282</b>	<b>\$481,500</b>	<b>0.20</b>			<b>0.21</b>	<b>0.00</b>				

1.0330 ADJUST 2025 LAND VALUE BY

## HICKORY HOLLOW

HH

AVERAGE

\$81,000

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 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	2/4/2025	\$501,000	03-ARM'S LENGTH	\$501,000	\$112,773	\$73,100	0.15	81022	81,000	0.16	0.80	'HIH	HICKORY HOLLOW	401	AVERAGE SITE
L-12-26-481-013	3811 DOGWOOD CT	8/18/2023	\$325,000	03-ARM'S LENGTH	\$325,000	\$62,939	\$73,100	0.22	81022	81,000	0.25	0.56	'HIH	HICKORY HOLLOW	401	AVERAGE SITE
L-12-26-481-017	3904 HICKORY HOLLOW	8/26/2024	\$370,000	03-ARM'S LENGTH	\$370,000	\$9,119	\$73,100	0.20	81022	81,000	0.22	0.71	'HIH	HICKORY HOLLOW	401	AVERAGE SITE
<b>Totals:</b>			<b>\$1,196,000</b>		<b>\$1,196,000</b>	<b>\$184,831</b>	<b>\$219,300</b>	<b>0.19</b>			<b>0.21</b>	<b>2.07</b>				

1.1084 ADJUST 2025 LAND VALUE BY

## HICKORY POINTE

**HIP**

AVERAGE

\$92,500

## HICKORY WOODS PA

\$101,100

POWER LINES	-10%
MICHIGAN AVE	-5%
WALKOUT	5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L-12-24-110-009	4569 HICKORY POINTE	2/15/2024	\$372,000	03-ARM'S LENGTH	\$372,000	\$65,897	\$86,355	0.23	87877	87,900	0.24	0.26	'HIP	HICKORY POINTE	401	AVERAGE SITE
L-12-24-110-076	4923 HICKORY POINTE	7/15/2024	\$435,000	03-ARM'S LENGTH	\$435,000	\$122,113	\$90,900	0.21	92503	92,500	0.21	0.23	'HIP	HICKORY POINTE	401	AVERAGE
L-12-24-111-099	5132 PECAN DR	8/31/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$132,534	\$90,900	0.20	92503	92,500	0.21	0.28	'HIP	HICKORY POINTE	401	SITE 2
L-12-24-111-128	4575 NUTMEG DR	5/19/2023	\$437,000	03-ARM'S LENGTH	\$437,000	\$26,988	\$90,900	0.21	92503	92,500	0.21	0.23	'HIP	HICKORY POINTE	401	SITE 2
L-12-24-111-225	4807 SHELLBARK DR	5/26/2023	\$441,000	03-ARM'S LENGTH	\$441,000	\$75,363	\$90,900	0.21	92503	92,500	0.21	0.26	'HIP	HICKORY POINTE	401	SITE 2
L-12-24-112-053	5098 BLUE SPRUCE DR	5/23/2024	\$421,000	03-ARM'S LENGTH	\$421,000	\$90,411	\$90,900	0.22	92503	92,500	0.22	0.23	'HIP	HICKORY POINTE	401	SITE 2
L-12-24-112-212	4878 GINGKO DR	7/5/2023	\$446,500	03-ARM'S LENGTH	\$446,500	\$66,265	\$99,300	0.22	101051	101,100	0.23	0.23	'HIP	HICKORY POINTE	401	HICKORY WDS PK
L-12-24-114-089	5139 BUCKLEY DR	5/31/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$137,483	\$95,445	0.22	97128	97,100	0.22	0.23	'HIP	HICKORY POINTE	401	AVERAGE
L-12-24-114-199	5237 BUCKLEY DR	8/28/2024	\$420,000	03-ARM'S LENGTH	\$420,000	\$89,582	\$95,445	0.23	97128	97,100	0.23	0.23	'HIP	HICKORY POINTE	401	AVERAGE
L-12-24-114-201	5261 BUCKLEY DR	4/12/2024	\$510,000	03-ARM'S LENGTH	\$510,000	\$113,388	\$95,445	0.19	97128	97,100	0.19	0.25	'HIP	HICKORY POINTE	401	AVERAGE
L-12-24-114-202	5273 BUCKLEY DR	5/22/2023	\$465,000	03-ARM'S LENGTH	\$465,000	\$89,369	\$95,445	0.21	97128	97,100	0.21	0.25	'HIP	HICKORY POINTE	401	AVERAGE
L-12-24-114-204	5297 BUCKLEY DR	5/22/2023	\$503,000	03-ARM'S LENGTH	\$503,000	\$68,357	\$90,900	0.18	92503	92,500	0.18	0.31	'HIP	HICKORY POINTE	401	AVERAGE SITE
L-12-24-115-179	4672 NUTMEG DR	7/15/2024	\$530,000	03-ARM'S LENGTH	\$530,000	\$199,468	\$90,900	0.17	92503	92,500	0.17	0.23	'HIP	HICKORY POINTE	401	SITE 2
L-12-24-115-186	4615 SHELLBARK DR	3/1/2024	\$480,000	03-ARM'S LENGTH	\$480,000	\$125,896	\$90,900	0.19	92503	92,500	0.19	0.24	'HIP	HICKORY POINTE	401	SITE 2
L-12-24-116-251	4796 SHELLBARK DR	5/16/2024	\$410,000	09-FAMILY	\$410,000	\$39,324	\$90,900	0.22	92503	92,500	0.23	0.23	'HIP	HICKORY POINTE	401	SITE 2
Totals:			\$6,760,500		\$6,760,500	\$1,442,438	\$1,385,535	0.21			0.21	3.70				

1.0176 ADJUST 2025 LAND VALUE BY

HIDDEN CREEK

HIR

AVERAGE

\$90,800

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-27-110-004	1458 HIDDEN CREEK S	3/11/2024	\$445,000	03-ARM'S LENGTH	\$445,000	\$146,097	\$88,000	0.20	90784	90,800	0.20	0.20	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-110-006	1444 HIDDEN CREEK S	7/25/2023	\$420,000	03-ARM'S LENGTH	\$420,000	\$118,192	\$88,000	0.21	90784	90,800	0.22	0.20	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-112-014	6407 BEDVIEW DR	8/30/2024	\$420,000	03-ARM'S LENGTH	\$420,000	\$104,311	\$88,000	0.21	90784	90,800	0.22	0.23	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-114-025	6474 BEDVIEW DR	5/29/2024	\$440,000	03-ARM'S LENGTH	\$440,000	\$128,937	\$88,000	0.20	90784	90,800	0.21	0.24	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-115-030	1399 HIDDEN CREEK S	5/8/2024	\$415,000	03-ARM'S LENGTH	\$415,000	\$156,200	\$88,000	0.21	90784	90,800	0.22	0.20	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-115-033	1359 HIDDEN CREEK S	5/4/2023	\$420,000	03-ARM'S LENGTH	\$420,000	\$106,526	\$88,000	0.21	90784	90,800	0.22	0.24	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-115-043	1418 HIDDEN CREEK N	11/30/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$136,060	\$88,000	0.20	90784	90,800	0.20	0.19	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-116-047	1421 HIDDEN CREEK N	5/17/2024	\$439,900	03-ARM'S LENGTH	\$439,900	\$112,177	\$88,000	0.20	90784	90,800	0.21	0.19	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-116-055	1357 HIDDEN CREEK N	6/14/2023	\$441,500	28-RELOCATION	\$441,500	\$123,351	\$88,000	0.20	90784	90,800	0.21	0.42	'HIR	HIDDEN CREEK	401	AVERAGE
L -12-27-116-056	1349 HIDDEN CREEK N	5/25/2023	\$435,000	03-ARM'S LENGTH	\$435,000	\$173,412	\$88,000	0.20	90784	90,800	0.21	0.24	'HIR	HIDDEN CREEK	401	AVERAGE
Totals:			\$4,326,400		\$4,326,400	\$1,305,263	\$880,000	0.20			0.21	2.36				

1.0316

ADJUST 2025 LAND VALUE BY

HUNTERS RIDGE & POND

HUT

AVERAGE

\$146,300

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-33-101-001	214 WINCHESTER DR	8/21/2024	\$573,000	03-ARM'S LENGTH	\$573,000	\$117,623	\$128,300	0.22	146267	146,300	0.26	1.21	'HUT	HUNTERS RIDGE & PO	401	SITE 1
L -12-33-103-068	7183 PARTRIDGE WAY	10/26/2023	\$590,000	03-ARM'S LENGTH	\$590,000	\$171,005	\$128,300	0.22	146267	146,300	0.25	1.07	'HUT	HUNTERS RIDGE & PO	401	SITE 1
L -12-33-110-001	405 HUNTERS CREST DR	5/30/2024	\$1,153,300	03-ARM'S LENGTH	\$1,153,300	\$289,458	\$128,300	0.11	146267	146,300	0.13	1.12	'HUT	HUNTERS RIDGE & PO	401	SITE 2
Totals:			\$2,316,300		\$2,316,300	\$578,086	\$384,900	0.18			0.21	3.40				

1.1400

ADJUST 2025 LAND VALUE BY

INGLEWOOD PARK ESTATES

IPE

AVERAGE

\$127,700

VIEW OUT

\$134,000

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-20-401-055	861 GROVELAND CIRCL	6/27/2024	\$690,000	03-ARM'S LENGTH	\$690,000	\$203,834	\$124,500	0.18	127676	127,700	0.19	0.14	'IPE	INGLEWOOD PARK ES	401	AVERAGE
L -12-20-401-075	551 WISHING TREE LAN	5/7/2024	\$715,000	03-ARM'S LENGTH	\$715,000	\$201,583	\$124,500	0.17	127676	127,700	0.18	0.32	'IPE	INGLEWOOD PARK ES	401	AVERAGE
L -12-20-401-098	741 GROVELAND CIRCL	9/29/2023	\$565,000	03-ARM'S LENGTH	\$565,000	\$180,490	\$130,700	0.23	134034	134,000	0.24	0.14	'IPE	INGLEWOOD PARK ES	401	VIEW OUT
L -12-20-401-103	731 GROVELAND CIRCL	6/14/2023	\$665,000	03-ARM'S LENGTH	\$665,000	\$164,240	\$130,700	0.20	134034	134,000	0.20	0.15	'IPE	INGLEWOOD PARK ES	401	VIEW OUT
L -12-21-315-015	641 HOLMDALE WAY	7/27/2023	\$590,000	03-ARM'S LENGTH	\$590,000	\$182,719	\$124,500	0.21	127676	127,700	0.22	0.14	'IPE	INGLEWOOD PARK ES	401	AVERAGE
L -12-21-315-032	703 GROVELAND CIRCL	11/1/2024	\$570,000	03-ARM'S LENGTH	\$570,000	\$162,693	\$124,500	0.22	127676	127,700	0.22	0.15	'IPE	INGLEWOOD PARK ES	401	AVERAGE
L -12-21-315-032	703 GROVELAND CIRCL	11/25/2024	\$537,500	03-ARM'S LENGTH	\$537,500	\$130,193	\$124,500	0.23	127676	127,700	0.24	0.15	'IPE	INGLEWOOD PARK ES	401	AVERAGE
L -12-21-315-033	701 GROVELAND CIRCL	7/7/2023	\$645,000	03-ARM'S LENGTH	\$645,000	\$149,483	\$124,500	0.19	127676	127,700	0.20	0.18	'IPE	INGLEWOOD PARK ES	401	AVERAGE
L -12-21-315-035	704 GROVELAND CIRCL	8/2/2024	\$603,000	03-ARM'S LENGTH	\$603,000	\$110,724	\$124,500	0.21	127676	127,700	0.21	0.19	'IPE	INGLEWOOD PARK ES	401	AVERAGE
Totals:			\$5,580,500		\$5,580,500	\$1,485,959	\$1,132,900	0.20			0.21	1.55				

1.0255

ADJUST 2025 LAND VALUE BY

INGLEWOOD PARK VILLAS

IPV

AVERAGE	\$106,200
VIEWOUT	\$111,500

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-21-316-001	536 IVYLAND STREET	12/12/2024	\$487,500	03-ARM'S LENGTH	\$487,500	\$102,796	\$103,800	0.21	106247	106,200	0.22	0.00	'IPV	VILLAS AT INGELWOO 407		AVERAGE
L -12-21-316-009	552 IVYLAND STREET	12/28/2023	\$515,000	03-ARM'S LENGTH	\$515,000	\$72,811	\$103,800	0.20	106247	106,200	0.21	0.00	'IPV	VILLAS AT INGELWOO 407		AVERAGE
L -12-21-316-015	564 IVYLAND STREET	4/14/2023	\$530,000	03-ARM'S LENGTH	\$530,000	\$116,982	\$108,900	0.21	111467	111,500	0.21	0.00	'IPV	VILLAS AT INGELWOO 407		VIEW OUT
L -12-21-316-018	570 IVYLAND STREET	2/27/2024	\$528,500	03-ARM'S LENGTH	\$528,500	\$122,310	\$108,900	0.21	111467	111,500	0.21	0.00	'IPV	VILLAS AT INGELWOO 407		VIEW OUT
L -12-21-316-020	574 IVYLAND STREET	8/12/2024	\$545,000	03-ARM'S LENGTH	\$545,000	\$69,342	\$108,900	0.20	111467	111,500	0.20	0.00	'IPV	VILLAS AT INGELWOO 407		VIEW OUT
Totals:			\$2,606,000		\$2,606,000	\$484,241	\$534,300	0.21			0.21	0.00				

1.0236      ADJUST 2025 LAND VALUE BY

TOWNES AT INGLEWOOD WEST

IWT

AVERAGE	\$98,700
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio Lv/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-20-405-003	5510 EAST SPANIEL DR	10/21/2024	\$461,540	25-PARTIAL CONSTRU	\$461,540	\$45,118	\$50,000	0.11	98723	98,700	0.21	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-004	5512 EAST SPANIEL DR	9/25/2024	\$480,000	25-PARTIAL CONSTRU	\$480,000	\$45,736	\$50,000	0.10	98723	98,700	0.21	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-005	5514 EAST SPANIEL DR	10/25/2024	\$480,000	25-PARTIAL CONSTRU	\$480,000	\$48,143	\$50,000	0.10	98723	98,700	0.21	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-007	5534 EAST SPANIEL DR	11/26/2024	\$463,815	25-PARTIAL CONSTRU	\$463,815	\$463,815	\$50,000	0.11	98723	98,700	0.21	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-008	5536 EAST SPANIEL DR	11/27/2024	\$500,315	25-PARTIAL CONSTRU	\$500,315	\$76,643	\$50,000	0.10	98723	98,700	0.20	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-009	5538 EAST SPANIEL DR	12/16/2024	\$499,390	25-PARTIAL CONSTRU	\$499,390	\$77,346	\$50,000	0.10	98723	98,700	0.20	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-097	5525 EAST SPANIEL DR	12/20/2024	\$449,990	25-PARTIAL CONSTRU	\$449,990	\$449,990	\$50,000	0.11	98723	98,700	0.22	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-098	5523 EAST SPANIEL DR	1/9/2025	\$445,000	25-PARTIAL CONSTRU	\$445,000	\$41,959	\$50,000	0.11	98723	98,700	0.22	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-099	5521 EAST SPANIEL DR	1/10/2025	\$442,290	25-PARTIAL CONSTRU	\$442,290	\$42,635	\$50,000	0.11	98723	98,700	0.22	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-100	5519 EAST SPANIEL DR	1/13/2025	\$468,565	25-PARTIAL CONSTRU	\$468,565	\$184,611	\$50,000	0.11	98723	98,700	0.21	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE
L -12-20-405-101	5517 EAST SPANIEL DR	1/21/2025	\$465,000	25-PARTIAL CONSTRU	\$465,000	\$60,053	\$50,000	0.11	98723	98,700	0.21	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE 2
L -12-20-405-105	5507 EAST SPANIEL DR	3/27/2025	\$494,990	25-PARTIAL CONSTRU	\$494,990	\$387,029	\$50,000	0.10	98723	98,700	0.20	0.00	'IWT	TOWNES AT INGLEWC	407	AVERAGE 2
Totals:			\$5,650,895		\$5,650,895	\$1,923,078	\$600,000	0.11			0.21	0.00				

1.9745      ADJUST 2025 LAND VALUE BY

VILLAS AT INGLEWOOD WEST

IWV

AVERAGE

\$111,500

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-20-410-001	704 WEST SPANIEL DR	1/28/2025	\$585,316	25-PARTIAL CONSTRU	\$585,316	\$390,841	\$50,000	0.09	111476	111,500	0.19	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-002	706 WEST SPANIEL DR	2/26/2025	\$591,990	25-PARTIAL CONSTRU	\$591,990	\$399,481	\$50,000	0.08	111476	111,500	0.19	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-003	710 WEST SPANIEL DR	1/28/2025	\$504,840	25-PARTIAL CONSTRU	\$504,840	\$237,001	\$50,000	0.10	111476	111,500	0.22	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-004	712 WEST SPANIEL DR	1/27/2025	\$481,390	25-PARTIAL CONSTRU	\$481,390	\$214,311	\$50,000	0.10	111476	111,500	0.23	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-005	716 WEST SPANIEL DR	1/29/2025	\$583,995	25-PARTIAL CONSTRU	\$583,995	\$301,334	\$50,000	0.09	111476	111,500	0.19	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-006	718 WEST SPANIEL DR	2/24/2025	\$564,940	25-PARTIAL CONSTRU	\$564,940	\$294,298	\$50,000	0.09	111476	111,500	0.20	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-007	722 WEST SPANIEL DR	12/20/2024	\$564,190	25-PARTIAL CONSTRU	\$564,190	\$84,125	\$50,000	0.09	111476	111,500	0.20	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-008	724 WEST SPANIEL DR	12/19/2024	\$565,990	25-PARTIAL CONSTRU	\$565,990	\$106,319	\$50,000	0.09	111476	111,500	0.20	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-009	728 WEST SPANIEL DR	12/18/2024	\$597,640	25-PARTIAL CONSTRU	\$597,640	\$157,016	\$50,000	0.08	111476	111,500	0.19	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-015	746 WEST SPANIEL DR	2/24/2025	\$592,513	25-PARTIAL CONSTRU	\$592,513	\$483,752	\$50,000	0.08	111476	111,500	0.19	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-018	754 WEST SPANIEL DR	3/26/2025	\$582,390	25-PARTIAL CONSTRU	\$582,390	\$509,883	\$50,000	0.09	111476	111,500	0.19	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-068	739 WEST SPANIEL DR	3/17/2025	\$494,840	25-PARTIAL CONSTRU	\$494,840	\$385,778	\$50,000	0.10	111476	111,500	0.23	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-069	725 WEST SPANIEL DR	11/26/2024	\$526,740	25-PARTIAL CONSTRU	\$526,740	\$526,740	\$50,000	0.09	111476	111,500	0.21	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-070	723 WEST SPANIEL DR	11/27/2024	\$527,240	25-PARTIAL CONSTRU	\$527,240	\$22,047	\$50,000	0.09	111476	111,500	0.21	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-071	719 WEST SPANIEL DR	11/29/2024	\$476,590	25-PARTIAL CONSTRU	\$476,590	\$22,018	\$50,000	0.10	111476	111,500	0.23	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-072	717 WEST SPANIEL DR	11/26/2024	\$429,715	25-PARTIAL CONSTRU	\$429,715	\$70,733	\$50,000	0.12	111476	111,500	0.26	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-073	713 WEST SPANIEL DR	1/23/2025	\$481,215	25-PARTIAL CONSTRU	\$481,215	\$246,771	\$50,000	0.10	111476	111,500	0.23	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
L -12-20-410-074	711 WEST SPANIEL DR	1/27/2025	\$491,765	25-PARTIAL CONSTRU	\$491,765	\$270,893	\$50,000	0.10	111476	111,500	0.23	0.00	'IWV	VILLAS AT INGLEWOD	407	AVERAGE
Totals:			\$9,643,299		\$9,643,299	\$4,723,341	\$900,000	0.09			0.21	0.00				

2.2295

ADJUST 2025 LAND VALUE BY

KIRTLAND HILLS

KIH

AVERAGE

\$129,200

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-406-028	3746 ARCADIA DR	7/13/2023	\$675,000	03-ARM'S LENGTH	\$675,000	\$206,312	\$128,200	0.19	129163	129,200	0.19	0.28	'KIH	KIRTLAND HILLS	401	SITE 4
L -12-07-406-037	3789 ARCADIA DR	12/21/2023	\$620,000	03-ARM'S LENGTH	\$620,000	\$221,325	\$128,200	0.21	129163	129,200	0.21	0.23	'KIH	KIRTLAND HILLS	401	SITE 3
L -12-07-406-041	3845 ARCADIA DR	3/24/2025	\$635,250	03-ARM'S LENGTH	\$635,250	\$207,989	\$128,200	0.20	129163	129,200	0.20	0.23	'KIH	KIRTLAND HILLS	401	SITE 3
L -12-07-410-027	3643 BURNHAM RD	5/8/2023	\$545,000	03-ARM'S LENGTH	\$545,000	\$217,546	\$128,200	0.24	129163	129,200	0.24	0.23	'KIH	KIRTLAND HILLS	401	SITE 1
Totals:			\$2,475,250		\$2,475,250	\$853,172	\$512,800	0.21			0.21	0.98				

1.0075

ADJUST 2025 LAND VALUE BY

LAKE FOREST

LAF

AVERAGE

\$136,100

LAKE/LR LOT/GOOD

\$175,000

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-18-160-011	4179 SPRING LAKE BLVD	11/13/2024	\$665,000	03-ARM'S LENGTH	\$665,000	\$279,661	\$129,200	0.19	136071	136,100	0.20	0.26	'LAF	LAKE FOREST	401	AVERAGE
L -12-18-168-078	4259 LAKE FOREST DR E	7/24/2024	\$700,000	03-ARM'S LENGTH	\$700,000	\$319,142	\$129,200	0.18	136071	136,100	0.19	0.48	'LAF	LAKE FOREST	401	AVERAGE
L -12-18-213-182	4464 LAKE FOREST DR V	4/14/2023	\$817,000	03-ARM'S LENGTH	\$817,000	\$210,720	\$166,200	0.20	175039	175,000	0.21	0.50	'LAF	LAKE FOREST	401	LAKE/LG LOT
L -12-18-215-198	4285 LAKE FOREST DR V	7/14/2023	\$775,000	03-ARM'S LENGTH	\$775,000	\$176,027	\$166,200	0.21	175039	175,000	0.23	0.50	'LAF	LAKE FOREST	401	GOOD
L -12-18-216-219	4262 LAKE FOREST DR V	7/19/2024	\$830,000	03-ARM'S LENGTH	\$830,000	\$246,452	\$166,200	0.20	175039	175,000	0.21	0.48	'LAF	LAKE FOREST	401	LAKE/LG LOT
Totals:			\$3,787,000		\$3,787,000	\$1,232,002	\$757,000	0.20			0.21	2.22				

1.0532

ADJUST 2025 LAND VALUE BY



HIGHLANDS OF LAKE FOREST				LAH				AVERAGE		\$109,100								
								GOOD		\$122,400								
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1	ate Group	ate Group
L -12-07-302-007	3970 HIGHLANDER WAY\	10/1/2024	\$520,000	03-ARM'S LENGTH	\$520,000	\$89,164	\$105,800	0.20	109122	109,100	0.21	0.26	'LAH	HIGHLANDS OF LAKE	401	AVERAGE		
L -12-07-302-008	3956 HIGHLANDER WAY\	1/31/2024	\$475,000	03-ARM'S LENGTH	\$475,000	\$102,569	\$105,800	0.22	109122	109,100	0.23	0.26	'LAH	HIGHLANDS OF LAKE	401	AVERAGE		
L -12-07-303-022	2151 VAIL CT	5/22/2023	\$479,000	09-FAMILY	\$479,000	\$109,999	\$118,700	0.25	122427	122,400	0.26	0.30	'LAH	HIGHLANDS OF LAKE	401	GOOD	SITE 1	FRONTAGE 1
L -12-07-303-040	2596 NORTHRIDGE CT	5/24/2024	\$656,000	03-ARM'S LENGTH	\$656,000	\$217,800	\$118,700	0.18	122427	122,400	0.19	0.25	'LAH	HIGHLANDS OF LAKE	401	GOOD	SITE 1	
L -12-07-307-061	3871 HIGHLANDER WAY\	5/6/2024	\$635,000	03-ARM'S LENGTH	\$635,000	\$179,932	\$118,700	0.19	122427	122,400	0.19	0.57	'LAH	HIGHLANDS OF LAKE	401	GOOD	SITE 1	
L -12-07-308-073	2537 BIG SKY CT	5/11/2023	\$510,000	03-ARM'S LENGTH	\$510,000	\$152,176	\$118,700	0.23	122427	122,400	0.24	0.26	'LAH	HIGHLANDS OF LAKE	401	GOOD		
L -12-07-310-083	2274 SUN VALLEY DR	3/28/2025	\$660,000	03-ARM'S LENGTH	\$660,000	\$211,781	\$118,700	0.18	122427	122,400	0.19	0.26	'LAH	HIGHLANDS OF LAKE	401	GOOD		
L -12-07-311-109	3872 STEAMBOAT CT	11/3/2023	\$595,000	03-ARM'S LENGTH	\$595,000	\$112,288	\$118,700	0.20	122427	122,400	0.21	0.26	'LAH	HIGHLANDS OF LAKE	401	GOOD	SITE 1	
L -12-07-313-126	3706 HIGHLANDER WAY\	5/28/2024	\$665,000	03-ARM'S LENGTH	\$665,000	\$253,973	\$118,700	0.18	122427	122,400	0.18	0.47	'LAH	HIGHLANDS OF LAKE	401	GOOD		
Totals:			\$5,195,000		\$5,195,000	\$1,429,682	\$1,042,500	0.20			0.21	2.89						
									1.0314	ADJUST 2025 LAND VALUE BY								

PINES OF LAKE FOREST		LAP							AVERAGE		\$211,300						
									GOOD		\$231,000						
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1	
L -12-18-220-042	4138 TIMBER RIDGE DR	4/13/2023	\$917,000	03-ARM'S LENGTH	\$917,000	\$243,536	\$224,500	0.24	231045	231,000	0.25	0.54	'LAP	PINES OF LAKE FORES	401	GOOD	
L -12-18-220-042	4138 TIMBER RIDGE DR	7/18/2024	\$1,050,000	03-ARM'S LENGTH	\$1,050,000	\$376,536	\$224,500	0.21	231045	231,000	0.22	0.54	'LAP	PINES OF LAKE FORES	401	GOOD	
L -12-18-220-043	4132 TIMBER RIDGE DR	10/18/2024	\$1,550,000	03-ARM'S LENGTH	\$1,550,000	\$710,715	\$224,500	0.14	231045	231,000	0.15	0.56	'LAP	PINES OF LAKE FORES	401	GOOD	
L -12-18-221-011	3999 CALGARY CT	4/21/2023	\$1,200,000	03-ARM'S LENGTH	\$1,200,000	\$422,455	\$224,500	0.19	231045	231,000	0.19	0.58	'LAP	PINES OF LAKE FORES	401	GOOD	
L -12-18-221-013	4005 CALGARY CT	6/13/2023	\$1,275,000	03-ARM'S LENGTH	\$1,275,000	\$365,208	\$224,500	0.18	231045	231,000	0.18	0.58	'LAP	PINES OF LAKE FORES	401	GOOD	
L -12-18-222-021	4129 TIMBER RIDGE DR	4/21/2023	\$925,000	03-ARM'S LENGTH	\$925,000	\$272,526	\$224,500	0.24	231045	231,000	0.25	0.53	'LAP	PINES OF LAKE FORES	401	GOOD	
L -12-18-222-023	4141 TIMBER RIDGE DR	9/16/2024	\$1,025,000	03-ARM'S LENGTH	\$1,025,000	\$204,064	\$224,500	0.22	231045	231,000	0.23	0.53	'LAP	PINES OF LAKE FORES	401	GOOD	
Totals:			\$7,942,000		\$7,942,000	\$2,595,040	\$1,571,500	0.20			0.21	3.86					
									1.0292	ADJUST 2025 LAND VALUE BY							

LEGACY HEIGHTS		LEG							AVERAGE		\$119,700						
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1	
L -12-30-225-014	2226 WINDMILL WAY	2/29/2024	\$570,000	03-ARM'S LENGTH	\$570,000	\$236,318	\$119,700	0.21	119700	119,700	0.21	0.69	'LEG	LEGACY HEIGHTS	401	AVERAGE	
Totals:			\$570,000		\$570,000	\$236,318	\$119,700	0.21			0.21	0.69					
									1.000	ADJUST 2025 LAND VALUE BY							



MALLARD COVE

MAL

AVERAGE

\$139,700

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-30-101-003	1560 MALLARD COVE D	3/28/2024	\$655,000	03-ARM'S LENGTH	\$655,000	\$266,110	\$133,000	0.20	139650	139,700	0.21	0.80	'MAL	MALLARD COVE	401	SITE 1
Totals:			\$655,000		\$655,000	\$266,110	\$133,000	0.20			0.21	0.80				

1.0500

ADJUST 2025 LAND VALUE BY

MCCORMICK

MCC

NO CHANGE DUE TO LACK OF SALES

AVERAGE

\$103,900

NO SALES, NO CHANGE IN LAND VALUES

MEADOWVIEW SUB

MEC

AVERAGE

\$59,000

POND VIEW

\$64,300

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-24-375-004	5880 STAGHORN DR	4/18/2024	\$283,000	03-ARM'S LENGTH	\$283,000	\$72,965	\$57,700	0.20	64273	64,300	0.23	0.00	'MEC	CLUSTERS OF MEADO 407		POND VIEW
L -12-24-375-005	5863 STAGHORN DR	8/4/2023	\$285,000	03-ARM'S LENGTH	\$285,000	\$80,675	\$52,900	0.19	58926	59,000	0.21	0.00	'MEC	CLUSTERS OF MEADO 407		AVERAGE
L -12-24-375-005	5863 STAGHORN DR	5/31/2023	\$265,100	03-ARM'S LENGTH	\$265,100	\$60,775	\$52,900	0.20	58926	59,000	0.22	0.00	'MEC	CLUSTERS OF MEADO 407		AVERAGE
L -12-24-375-010	5825 STAGHORN DR	4/26/2024	\$270,000	03-ARM'S LENGTH	\$270,000	\$31,199	\$52,900	0.20	58926	59,000	0.22	0.00	'MEC	CLUSTERS OF MEADO 407		AVERAGE
L -12-24-375-021	5784 STAGHORN DR	5/15/2024	\$335,000	03-ARM'S LENGTH	\$335,000	\$99,617	\$57,700	0.17	64273	64,300	0.19	0.00	'MEC	CLUSTERS OF MEADO 407		POND VIEW
L -12-24-375-032	5723 STAGHORN DR	11/7/2024	\$300,000	03-ARM'S LENGTH	\$300,000	\$93,220	\$52,900	0.18	58926	59,000	0.20	0.00	'MEC	CLUSTERS OF MEADO 407		AVERAGE
L -12-24-375-035	5716 STAGHORN DR	4/26/2024	\$310,000	03-ARM'S LENGTH	\$310,000	\$107,357	\$57,700	0.19	64273	64,300	0.21	0.00	'MEC	CLUSTERS OF MEADO 407		POND VIEW
Totals:			\$2,048,100		\$2,048,100	\$545,808	\$384,700	0.19			0.21	0.00				

1.1139

ADJUST 2025 LAND VALUE BY

MEC2

AVERAGE

\$74,800

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-24-301-003	5675 DARTMOUTH CT	12/2/2024	\$345,000	03-ARM'S LENGTH	\$345,000	\$55,937	\$69,300	0.20	74787	74,800	0.22	0.25	'MEC	MEADOWVIEW SUB	401	SITE 1
L -12-24-302-016	5663 WINSLOW CT	1/31/2024	\$330,000	03-ARM'S LENGTH	\$330,000	\$120,329	\$69,300	0.21	74787	74,800	0.23	0.27	'MEC	MEADOWVIEW SUB	401	SITE 1
L -12-24-302-017	5645 WINSLOW CT	7/1/2024	\$498,000	03-ARM'S LENGTH	\$498,000	\$123,294	\$69,300	0.14	74787	74,800	0.15	0.23	'MEC	MEADOWVIEW SUB	401	SITE 1
L -12-24-303-002	5634 WINSLOW CT	3/6/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$65,079	\$69,300	0.25	74787	74,800	0.27	0.21	'MEC	MEADOWVIEW SUB	401	SITE 1
L -12-24-381-003	4412 YARMOUTH CROS	8/29/2023	\$395,000	03-ARM'S LENGTH	\$395,000	\$91,337	\$69,300	0.18	74787	74,800	0.19	0.23	'MEC	MEADOWVIEW SUB	401	AVERAGE
Totals:			\$1,848,000		\$1,848,000	\$455,976	\$346,500	0.19			0.21	1.18				

1.0792

ADJUST 2025 LAND VALUE BY





OAK HILL

OAH

AVERAGE	\$43,400
LARGE LOT	\$57,300

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-25-356-006	4065 DIAMOND ST	9/4/2024	\$245,000	03-ARM'S LENGTH	\$245,000	\$97,692	\$44,100	0.18	43374	43,400	0.18	0.29	'OAH	OAK HILL	401	AVERAGE
L -12-25-357-006	4084 DIAMOND ST	6/20/2023	\$236,000	03-ARM'S LENGTH	\$236,000	\$29,683	\$58,300	0.25	57340	57,300	0.24	0.67	'OAH	OAK HILL	401	LARGE LOT
Totals:			\$481,000		\$481,000	\$127,375	\$102,400	0.21			0.21	0.96				

0.9835      ADJUST 2025 LAND VALUE BY

OAK MEADOWS/MEADOW GROVE

OAM

STACKED	\$62,600
AVERAGE	\$85,100

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-280-005	2082 BENT TRAIL CT	7/26/2024	\$360,000	03-ARM'S LENGTH	\$360,000	\$152,643	\$60,200	0.17	62601	62,600	0.17	0.00	'OAM	OAK MEADOWS / MEA 407		STACKED 1-24
L -12-07-280-011	2094 BENT TRAIL CT	5/16/2024	\$360,000	03-ARM'S LENGTH	\$360,000	\$102,746	\$60,200	0.17	62601	62,600	0.17	0.00	'OAM	OAK MEADOWS / MEA 407		STACKED 1-24
L -12-07-280-055	3427 BENT TRAIL DR	9/15/2023	\$394,000	03-ARM'S LENGTH	\$394,000	\$131,674	\$81,800	0.21	85062	85,100	0.22	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-058	3445 BENT TRAIL DR	7/21/2023	\$413,000	03-ARM'S LENGTH	\$413,000	\$112,813	\$81,800	0.20	85062	85,100	0.21	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-071	3368 BRECKLAND CT	2/29/2024	\$395,000	03-ARM'S LENGTH	\$395,000	\$116,400	\$81,800	0.21	85062	85,100	0.22	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-083	3332 BRECKLAND CT	6/5/2023	\$425,000	03-ARM'S LENGTH	\$425,000	\$128,025	\$81,800	0.19	85062	85,100	0.20	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-085	3320 BRECKLAND CT	8/18/2023	\$355,500	03-ARM'S LENGTH	\$355,500	\$88,499	\$81,800	0.23	85062	85,100	0.24	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-095	3451 BENT TRAIL DR	4/26/2024	\$370,000	03-ARM'S LENGTH	\$370,000	\$120,434	\$81,800	0.22	85062	85,100	0.23	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-097	3463 BENT TRAIL DR	4/2/2024	\$370,000	03-ARM'S LENGTH	\$370,000	\$98,717	\$81,800	0.22	85062	85,100	0.23	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-111	2069 BANCROFT DR	12/22/2023	\$370,000	03-ARM'S LENGTH	\$370,000	\$26,127	\$81,800	0.22	85062	85,100	0.23	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-280-111	2069 BANCROFT DR	8/23/2024	\$450,000	03-ARM'S LENGTH	\$450,000	\$85,412	\$81,800	0.18	85062	85,100	0.19	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-280-118	2034 BANCROFT DR	5/16/2024	\$427,000	03-ARM'S LENGTH	\$427,000	\$117,701	\$81,800	0.19	85062	85,100	0.20	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-123	2033 BANCROFT DR	7/29/2024	\$412,000	03-ARM'S LENGTH	\$412,000	\$72,290	\$81,800	0.20	85062	85,100	0.21	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-280-127	2028 BANCROFT DR	5/2/2024	\$408,000	03-ARM'S LENGTH	\$408,000	\$140,142	\$81,800	0.20	85062	85,100	0.21	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-141	1976 BANCROFT DR	5/2/2023	\$420,000	03-ARM'S LENGTH	\$420,000	\$27,569	\$81,800	0.19	85062	85,100	0.20	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-280-151	1909 BRECKLAND DR	9/4/2024	\$360,000	03-ARM'S LENGTH	\$360,000	\$39,865	\$81,800	0.23	85062	85,100	0.24	0.00	'OAM	OAK MEADOWS / MEA 407		AVERAGE
L -12-07-350-049	3543 BENT TRAIL DR	11/21/2023	\$426,000	03-ARM'S LENGTH	\$426,000	\$85,312	\$81,800	0.19	85062	85,100	0.20	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-350-063	3598 BENT TRAIL DR	6/10/2024	\$450,000	03-ARM'S LENGTH	\$450,000	\$112,662	\$81,800	0.18	85062	85,100	0.19	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-415-006	3522 MEADOW GROVE <sup>1</sup>	10/4/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$111,455	\$81,800	0.19	85062	85,100	0.19	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-415-019	3565 MEADOW GROVE <sup>1</sup>	6/24/2024	\$376,500	03-ARM'S LENGTH	\$376,500	\$154,914	\$81,800	0.22	85062	85,100	0.23	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-415-025	3601 MEADOW GROVE <sup>1</sup>	8/28/2024	\$378,000	03-ARM'S LENGTH	\$378,000	\$86,583	\$81,800	0.22	85062	85,100	0.23	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-415-030	3606 MEADOW GROVE <sup>1</sup>	6/25/2024	\$365,000	03-ARM'S LENGTH	\$365,000	\$74,144	\$81,800	0.22	85062	85,100	0.23	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-415-031	3600 MEADOW GROVE <sup>1</sup>	12/6/2024	\$395,000	03-ARM'S LENGTH	\$395,000	\$73,775	\$81,800	0.21	85062	85,100	0.22	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
L -12-07-415-037	3632 MEADOW GROVE <sup>1</sup>	5/7/2024	\$420,000	03-ARM'S LENGTH	\$420,000	\$140,022	\$81,800	0.19	85062	85,100	0.20	0.00	'OAM	OAK MEADOWS / MEA 407		SITE 1
Totals:			\$9,540,000		\$9,540,000	\$2,399,924	\$1,920,000	0.20			0.21	0.00				

1.0399      ADJUST 2025 LAND VALUE BY



REGENTS PARK

REG

AVERAGE

\$168,000

MAIN RD

-5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-20-210-001	1480 REGENTS PARK CT	10/11/2024	\$800,000	03-ARM'S LENGTH	\$800,000	\$316,407	\$148,400	0.19	168000	168,000	0.21	0.41	'REG	REGENTS PARK	401	AVERAGE
Totals:			\$800,000		\$800,000	\$316,407	\$148,400	0.19			0.21	0.41				

1.1321

ADJUST 2025 LAND VALUE BY

ROLLING HILL ESTATES

ROH

AVERAGE

\$133,600

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-32-110-024	7106 SUNCREST DR	7/11/2024	\$590,000	03-ARM'S LENGTH	\$590,000	\$261,552	\$115,500	0.20	133616	133,600	0.23	0.42	'ROH	ROLLING HILLS ESTAT	401	AVERAGE
L -12-32-110-024	7106 SUNCREST DR	11/22/2023	\$550,000	03-ARM'S LENGTH	\$550,000	\$221,552	\$115,500	0.21	133616	133,600	0.24	0.42	'ROH	ROLLING HILLS ESTAT	401	AVERAGE
L -12-32-110-025	7086 SUNCREST DR	11/27/2024	\$832,000	03-ARM'S LENGTH	\$832,000	\$360,620	\$115,500	0.14	133616	133,600	0.16	0.45	'ROH	ROLLING HILLS ESTAT	401	AVERAGE
Totals:			\$1,972,000		\$1,972,000	\$843,724	\$346,500	0.18			0.21	1.29				

1.1568

ADJUST 2025 LAND VALUE BY

ROLLING MEADOW ESTATES

ROM

AVERAGE

\$92,800

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-26-205-001	4025 ROLLING MEADOV	4/8/2024	\$470,000	03-ARM'S LENGTH	\$470,000	\$136,359	\$95,600	0.20	92802	92,800	0.20	0.15	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-205-007	4101 ROLLING MEADOV	3/28/2024	\$443,000	03-ARM'S LENGTH	\$443,000	\$129,246	\$95,600	0.22	92802	92,800	0.21	0.22	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-205-052	4119 INGLEWOOD DR	5/18/2023	\$482,500	03-ARM'S LENGTH	\$482,500	\$115,650	\$95,600	0.20	92802	92,800	0.19	0.25	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-205-055	4157 INGLEWOOD DR	4/15/2024	\$465,000	03-ARM'S LENGTH	\$465,000	\$120,765	\$95,600	0.21	92802	92,800	0.20	0.18	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-210-048	4198 INGLEWOOD DR	10/16/2024	\$384,500	03-ARM'S LENGTH	\$384,500	\$45,733	\$95,600	0.25	92802	92,800	0.24	0.18	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-215-011	4110 ROLLING MEADOV	3/31/2025	\$420,000	03-ARM'S LENGTH	\$420,000	\$60,191	\$95,600	0.23	92802	92,800	0.22	0.26	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-215-019	4049 LARK LN	8/15/2024	\$465,000	03-ARM'S LENGTH	\$465,000	\$86,748	\$95,600	0.21	92802	92,800	0.20	0.23	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-220-033	4148 ROLLING MEADOV	7/22/2024	\$440,000	03-ARM'S LENGTH	\$440,000	\$107,472	\$95,600	0.22	92802	92,800	0.21	0.26	'ROM	ROLLING MEADOW ES	401	AVERAGE
L -12-26-220-038	4216 ROLLING MEADOV	1/16/2025	\$425,000	03-ARM'S LENGTH	\$425,000	(\$5,287)	\$95,600	0.22	92802	92,800	0.22	0.23	'ROM	ROLLING MEADOW ES	401	AVERAGE
Totals:			\$3,995,000		\$3,995,000	\$796,877	\$860,400	0.22			0.21	1.95				

0.9707

ADJUST 2025 LAND VALUE BY





SHA-SHA ESTATES	SHA	AVERAGE	\$135,600
		GOOD	\$147,500

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-30-110-018	2065 PORT AVE	5/24/2023	\$660,000	03-ARM'S LENGTH	\$660,000	\$249,375	\$129,100	0.20	135555	135,600	0.21	0.76	'SHA	SHA ESTATES	401	AVERAGE
Totals:			\$660,000		\$660,000	\$249,375	\$129,100	0.20			0.21	0.76				
								1.0500	ADJUST 2025 LAND VALUE BY							

SILO RIDGE	SIL	AVERAGE	\$102,100
		EXCESS<10 AC	\$6,600
		EXCESS >10AC	\$4,200

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-20-301-016	5887 E SILO RIDGE DR	7/12/2023	\$450,000	03-ARM'S LENGTH	\$450,000	\$106,991	\$100,800	0.22	102054	102,100	0.23	0.75	'SIL	SILO RIDGE	401	GOOD
L -12-20-320-079	5671 HEARTHSTONE CT	2/21/2025	\$492,000	03-ARM'S LENGTH	\$492,000	\$112,337	\$100,800	0.20	102054	102,100	0.21	0.86	'SIL	SILO RIDGE	401	SITE 3
L -12-20-320-116	5567 HEARTHSTONE CT	5/5/2023	\$495,000	03-ARM'S LENGTH	\$495,000	\$210,865	\$100,800	0.20	102054	102,100	0.21	1.07	'SIL	SILO RIDGE	401	SITE 3
L -12-20-321-056	1287 N SILO RIDGE DR	6/10/2024	\$470,000	03-ARM'S LENGTH	\$470,000	\$183,508	\$100,800	0.21	102054	102,100	0.22	0.76	'SIL	SILO RIDGE	401	GOOD
L -12-20-321-058	1311 N SILO RIDGE DR	7/18/2024	\$504,000	03-ARM'S LENGTH	\$504,000	\$143,178	\$100,800	0.20	102054	102,100	0.20	0.70	'SIL	SILO RIDGE	401	GOOD
L -12-20-323-066	1427 N SILO RIDGE DR	6/20/2024	\$499,500	03-ARM'S LENGTH	\$499,500	\$159,935	\$100,800	0.20	102054	102,100	0.20	0.85	'SIL	SILO RIDGE	401	SITE 3
L -12-20-324-100	5634 PEBBLE RIDGE CT	5/30/2024	\$465,000	03-ARM'S LENGTH	\$465,000	\$73,192	\$100,800	0.22	102054	102,100	0.22	0.82	'SIL	SILO RIDGE	401	AVERAGE
L -12-20-360-017	5904 SHAGBARK DR	7/31/2024	\$575,000	03-ARM'S LENGTH	\$575,000	\$181,672	\$100,800	0.18	102054	102,100	0.18	1.02	'SIL	SILO RIDGE	401	AVERAGE
L -12-20-360-018	5926 SHAGBARK DR	4/18/2024	\$435,000	03-ARM'S LENGTH	\$435,000	\$153,011	\$100,800	0.23	102054	102,100	0.23	0.68	'SIL	SILO RIDGE	401	AVERAGE
L -12-20-360-089	1421 FIELDSTONE CT	4/11/2023	\$500,000	03-ARM'S LENGTH	\$500,000	\$133,476	\$100,800	0.20	102054	102,100	0.20	0.82	'SIL	SILO RIDGE	401	SITE 3
Totals:			\$4,885,500		\$4,885,500	\$1,458,165	\$1,008,000	0.21			0.21	8.33				
								1.0124	ADJUST 2025 LAND VALUE BY							

SILVERLEAF	SIR	AVERAGE	\$98,300	SIZE-LOC	40%
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Rtio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-13-140-048	4699 CHERRY BLOSSOM	10/18/2024	\$430,000	03-ARM'S LENGTH	\$430,000	\$55,813	\$97,700	0.23	98336	98,300	0.23	0.38	'SIR	SILVERLEAF	401	SITE 1
L -12-13-140-053	4645 CHERRY BLOSSOM	8/23/2023	\$476,000	03-ARM'S LENGTH	\$476,000	\$162,075	\$97,700	0.21	98336	98,300	0.21	0.23	'SIR	SILVERLEAF	401	SITE 1
L -12-13-144-120	4505 CHERRY BLOSSOM	4/28/2023	\$505,000	03-ARM'S LENGTH	\$505,000	\$160,414	\$97,700	0.19	98336	98,300	0.19	0.24	'SIR	SILVERLEAF	401	SITE 1
Totals:			\$1,411,000		\$1,411,000	\$378,302	\$293,100	0.21			0.21	0.85				
								1.0065	ADJUST 2025 LAND VALUE BY							

SILVERLEAF VILLAGE	SIV	NO CHANGE DUE TO LACK OF SALES	AVERAGE	\$71,900
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NO SALES, NO CHANGE IN LAND VALUES





LINKS AT STONEBRIDGE

STL

AVERAGE	\$140,100
GOLF COURSE/LARGE LOT	\$144,300

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-18-304-045	4655 SAWGRASS DR W	6/28/2023	\$652,000	03-ARM'S LENGTH	\$652,000	\$186,050	\$131,200	0.20	144263	144,300	0.22	0.32	'STL	LINKS AT STONEBRIDGE	401	LARGE/GOLF LOT
L -12-18-304-050	4741 SAWGRASS DR W	6/4/2024	\$725,900	03-ARM'S LENGTH	\$725,900	\$238,733	\$131,200	0.18	144263	144,300	0.20	0.33	'STL	LINKS AT STONEBRIDGE	401	LARGE/GOLF LOT
Totals:			\$1,377,900		\$1,377,900	\$424,783	\$262,400	0.19			0.21	0.65				

1.0996 ADJUST 2025 LAND VALUE BY

LONE OAK AT STONEBRIDGE

STO

AVERAGE	\$94,800
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-18-450-010	4855 LONE OAK CT	9/25/2024	\$505,500	03-ARM'S LENGTH	\$505,500	\$102,784	\$89,600	0.18	94758	94,800	0.19	0.00	'STO	LONE OAK AT STONEBRIDGE	407	SITE
L -12-18-450-015	4858 LONE OAK CT	5/4/2023	\$426,500	03-ARM'S LENGTH	\$426,500	\$155,243	\$89,600	0.21	94758	94,800	0.22	0.00	'STO	LONE OAK AT STONEBRIDGE	407	SITE
L -12-18-450-019	4872 LONE OAK CT	10/1/2024	\$430,000	03-ARM'S LENGTH	\$430,000	\$17,716	\$89,600	0.21	94758	94,800	0.22	0.00	'STO	LONE OAK AT STONEBRIDGE	407	SITE
Totals:			\$1,362,000		\$1,362,000	\$275,743	\$268,800	0.20			0.21	0.00				

1.0576 ADJUST 2025 LAND VALUE BY

PONDS AT STONEBRIDGE

STP

SITE	\$94,900
POND	\$100,900

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-18-107-027	4027 BOULDER POND C	10/13/2023	\$455,000	03-ARM'S LENGTH	\$455,000	\$202,385	\$93,900	0.21	94923	94,900	0.21	0.00	'STP	PONDS AT STONEBRIDGE	401	AVERAGE
L -12-18-107-029	4031 BOULDER POND C	5/28/2024	\$445,000	03-ARM'S LENGTH	\$445,000	\$232,048	\$93,900	0.21	94923	94,900	0.21	0.00	'STP	PONDS AT STONEBRIDGE	401	AVERAGE
L -12-18-107-046	4251 BOULDER POND C	2/14/2025	\$475,000	03-ARM'S LENGTH	\$475,000	\$248,723	\$99,800	0.21	100887	100,900	0.21	0.00	'STP	PONDS AT STONEBRIDGE	401	POND LOT
L -12-18-107-052	4250 BOULDER POND C	5/2/2024	\$490,000	03-ARM'S LENGTH	\$490,000	\$209,433	\$93,900	0.19	94923	94,900	0.19	0.00	'STP	PONDS AT STONEBRIDGE	401	AVERAGE
L -12-18-107-058	4210 BOULDER POND C	10/4/2024	\$460,000	03-ARM'S LENGTH	\$460,000	\$147,317	\$93,900	0.20	94923	94,900	0.21	0.00	'STP	PONDS AT STONEBRIDGE	401	AVERAGE
L -12-18-107-065	4178 BOULDER POND C	4/8/2024	\$452,000	03-ARM'S LENGTH	\$452,000	\$150,338	\$99,800	0.22	100887	100,900	0.22	0.00	'STP	PONDS AT STONEBRIDGE	401	POND LOT
L -12-18-107-067	4168 BOULDER POND C	7/29/2024	\$475,000	03-ARM'S LENGTH	\$475,000	\$178,156	\$99,800	0.21	100887	100,900	0.21	0.00	'STP	PONDS AT STONEBRIDGE	401	POND LOT
Totals:			\$3,252,000		\$3,252,000	\$1,368,400	\$675,000	0.21			0.21	0.00				

1.0109 ADJUST 2025 LAND VALUE BY

TAMARACK

TAM

AVERAGE	\$89,000
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-28-460-008	330 TAMARACK DR	11/15/2023	\$360,000	03-ARM'S LENGTH	\$360,000	\$129,217	\$76,100	0.21	88960	89,000	0.25	1.10	'HUT	TAMARACK	401	AVERAGE
L -12-28-461-007	297 TAMARACK DR	5/24/2024	\$520,000	03-ARM'S LENGTH	\$520,000	\$238,501	\$76,100	0.15	88960	89,000	0.17	1.10	'HUT	TAMARACK	401	AVERAGE
L -12-28-461-011	351 TAMARACK DR	4/25/2024	\$420,000	03-ARM'S LENGTH	\$420,000	\$198,670	\$76,100	0.18	88960	89,000	0.21	1.09	'HUT	TAMARACK	401	AVERAGE
Totals:			\$1,300,000		\$1,300,000	\$566,388	\$228,300	0.18			0.21	3.29				

1.1690 ADJUST 2025 LAND VALUE BY

## THISTLE DOWN FARMS-EAST

**TDF-E**

AVERAGE	\$179,100
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L-12-33-305-001	7416 SECRETARIAT DR	3/8/2024	\$850,000	03-ARM'S LENGTH	\$850,000	\$276,998	\$167,400	0.20	179097	179,100	0.21	0.88	'TD-EW	THISTLE DOWN FARM: 401	AVERAGE	
L-12-33-305-007	7512 SECRETARIAT DR	5/7/2024	\$883,000	03-ARM'S LENGTH	\$883,000	\$172,295	\$167,400	0.19	179097	179,100	0.20	0.96	'TD-EW	THISTLE DOWN FARM: 401	SITE 1	
L-12-33-305-033	7800 SECRETARIAT DR	6/7/2023	\$740,000	03-ARM'S LENGTH	\$740,000	\$181,178	\$167,400	0.23	179097	179,100	0.24	0.93	'TD-EW	THISTLE DOWN FARM: 401	SITE 1	
L-12-33-305-042	7859 SECRETARIAT DR	8/18/2023	\$740,000	03-ARM'S LENGTH	\$740,000	\$191,939	\$167,400	0.23	179097	179,100	0.24	0.99	'TD-EW	THISTLE DOWN FARM: 401	AVERAGE	
L-12-33-305-073	931 NORTHERN DANCE	6/15/2023	\$1,175,000	03-ARM'S LENGTH	\$1,175,000	\$266,302	\$167,400	0.14	179097	179,100	0.15	0.98	'TD-EW	THISTLE DOWN FARM: 401	AVERAGE	
<b>Totals:</b>			<b>\$4,388,000</b>		<b>\$4,388,000</b>	<b>\$1,088,712</b>	<b>\$837,000</b>	<b>0.20</b>			<b>0.21</b>	<b>4.74</b>				

1.0699 ADJUST 2025 LAND VALUE BY

## THISTLE DOWN FARMS-WEST

**TDF-W**

AVERAGE	\$178,200
GOOD	\$182,000

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L-12-32-405-075	7670 WHIRLAWAY DR	7/24/2023	\$945,000	03-ARM'S LENGTH	\$945,000	\$184,092	\$197,100	0.21	178160	178,200	0.19	1.06	'TD-EW	THISTLE DOWN FARM: 401		AVERAGE SITE
L-12-32-405-076	7694 WHIRLAWAY DR	5/1/2024	\$825,000	03-ARM'S LENGTH	\$825,000	\$227,833	\$197,100	0.24	178160	178,200	0.22	0.77	'TD-EW	THISTLE DOWN FARM: 401		AVERAGE SITE
L-12-32-405-108	7735 WHIRLAWAY DR	5/28/2024	\$790,000	03-ARM'S LENGTH	\$790,000	\$249,502	\$197,100	0.25	178160	178,200	0.23	0.80	'TD-EW	THISTLE DOWN FARM: 401		AVERAGE SITE
<b>Totals:</b>			<b>\$2,560,000</b>		<b>\$2,560,000</b>	<b>\$661,427</b>	<b>\$591,300</b>	<b>0.23</b>			<b>0.21</b>	<b>2.63</b>				

0.9039 ADJUST 2025 LAND VALUE BY

TOWN ON THE GREEN

TOG

AVERAGE

\$95,000

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-205-004	2146 PARK DRIVE	9/25/2024	\$449,578	25-PARTIAL CONSTRU	\$449,578	\$200,472	\$50,000	0.11	95019	95,000	0.21	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE 2
L -12-07-205-005	2150 PARK DRIVE	7/30/2024	\$443,044	25-PARTIAL CONSTRU	\$443,044	\$443,044	\$50,000	0.11	95019	95,000	0.21	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE 2
L -12-07-205-006	2154 PARK DRIVE	8/2/2024	\$408,605	25-PARTIAL CONSTRU	\$408,605	\$408,605	\$50,000	0.12	95019	95,000	0.23	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE 2
L -12-07-205-032	3095 HYDRANGEA LANE	12/19/2024	\$436,880	25-PARTIAL CONSTRU	\$436,880	\$436,880	\$50,000	0.11	95019	95,000	0.22	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-033	3089 HYDRANGEA LANE	12/11/2024	\$443,094	25-PARTIAL CONSTRU	\$443,094	\$191,456	\$50,000	0.11	95019	95,000	0.21	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-034	3083 HYDRANGEA LANE	12/16/2024	\$498,957	25-PARTIAL CONSTRU	\$498,957	\$248,280	\$50,000	0.10	95019	95,000	0.19	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-035	3071 HYDRANGEA LANE	11/22/2024	\$489,987	25-PARTIAL CONSTRU	\$489,987	\$239,404	\$50,000	0.10	95019	95,000	0.19	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-036	3065 HYDRANGEA LANE	11/26/2024	\$435,875	25-PARTIAL CONSTRU	\$435,875	\$186,769	\$50,000	0.11	95019	95,000	0.22	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-037	3059 HYDRANGEA LANE	11/27/2024	\$475,773	25-PARTIAL CONSTRU	\$475,773	\$226,667	\$50,000	0.11	95019	95,000	0.20	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-038	3053 HYDRANGEA LANE	11/22/2024	\$486,224	25-PARTIAL CONSTRU	\$486,224	\$233,043	\$50,000	0.10	95019	95,000	0.20	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-039	3041 HYDRANGEA LANE	10/30/2024	\$474,239	25-PARTIAL CONSTRU	\$474,239	\$222,921	\$50,000	0.11	95019	95,000	0.20	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-040	3035 HYDRANGEA LANE	10/16/2024	\$418,580	25-PARTIAL CONSTRU	\$418,580	\$168,947	\$50,000	0.12	95019	95,000	0.23	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-042	3023 HYDRANGEA LANE	10/30/2024	\$455,509	25-PARTIAL CONSTRU	\$455,509	\$206,403	\$50,000	0.11	95019	95,000	0.21	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-043	3026 HYDRANGEA LANE	12/6/2024	\$467,472	25-PARTIAL CONSTRU	\$467,472	\$218,366	\$50,000	0.11	95019	95,000	0.20	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-044	3032 HYDRANGEA LANE	12/9/2024	\$430,919	25-PARTIAL CONSTRU	\$430,919	\$181,813	\$50,000	0.12	95019	95,000	0.22	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-046	3044 HYDRANGEA LANE	3/7/2025	\$488,823	25-PARTIAL CONSTRU	\$488,823	\$308,843	\$50,000	0.10	95019	95,000	0.19	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-047	3056 HYDRANGEA LANE	2/25/2025	\$491,808	25-PARTIAL CONSTRU	\$491,808	\$379,045	\$50,000	0.10	95019	95,000	0.19	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-057	2155 PARK DRIVE	8/27/2024	\$492,685	25-PARTIAL CONSTRU	\$492,685	\$241,704	\$50,000	0.10	95019	95,000	0.19	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-058	2151 PARK DRIVE	9/3/2024	\$421,612	25-PARTIAL CONSTRU	\$421,612	\$173,456	\$50,000	0.12	95019	95,000	0.23	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-059	2147 PARK DRIVE	9/3/2024	\$437,467	25-PARTIAL CONSTRU	\$437,467	\$188,361	\$50,000	0.11	95019	95,000	0.22	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-060	2143 PARK DRIVE	9/20/2024	\$408,230	25-PARTIAL CONSTRU	\$408,230	\$160,074	\$50,000	0.12	95019	95,000	0.23	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-061	2139 PARK DRIVE	8/30/2024	\$450,032	25-PARTIAL CONSTRU	\$450,032	\$201,649	\$50,000	0.11	95019	95,000	0.21	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-062	2135 PARK DRIVE	9/3/2024	\$425,867	25-PARTIAL CONSTRU	\$425,867	\$179,386	\$50,000	0.12	95019	95,000	0.22	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-063	2110 PARK DRIVE	9/26/2024	\$449,083	25-PARTIAL CONSTRU	\$449,083	\$199,977	\$50,000	0.11	95019	95,000	0.21	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
L -12-07-205-064	2114 PARK DRIVE	10/2/2024	\$473,058	25-PARTIAL CONSTRU	\$473,058	\$223,952	\$50,000	0.11	95019	95,000	0.20	0.00	'TOG	TOWN ON THE GREEN	407	AVERAGE
Totals:			\$11,353,401		\$11,353,401	\$6,069,517	\$1,250,000	0.11			0.21	0.00				

1.900 ADJUST 2025 LAND VALUE BY

UNIVERSITY PALISADES

UNF

AVERAGE

\$92,000

ELLSWORTH RD

-5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio Lv/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-12-315-027	3984 PALISADES BLVD	5/23/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$75,229	\$89,500	0.20	92008	92,000	0.21	0.23	'UNF	UNIV PALISADES	401	AVERAGE
L -12-12-315-028	3972 PALISADES BLVD	5/7/2024	\$430,000	03-ARM'S LENGTH	\$430,000	\$188,941	\$89,500	0.21	92008	92,000	0.21	0.23	'UNF	UNIV PALISADES	401	AVERAGE
L -12-12-315-029	3960 PALISADES BLVD	8/4/2023	\$400,000	03-ARM'S LENGTH	\$400,000	\$147,244	\$89,500	0.22	92008	92,000	0.23	0.23	'UNF	UNIV PALISADES	401	AVERAGE
L -12-12-320-066	3781 FIELDCREST LN	7/23/2024	\$430,000	03-ARM'S LENGTH	\$430,000	\$140,980	\$89,500	0.21	92008	92,000	0.21	0.24	'UNF	UNIV PALISADES	401	AVERAGE
L -12-12-320-067	3793 FIELDCREST LN	6/1/2023	\$455,000	03-ARM'S LENGTH	\$455,000	\$130,027	\$89,500	0.20	92008	92,000	0.20	0.24	'UNF	UNIV PALISADES	401	AVERAGE
L -12-12-431-149	3578 FIELDCREST LN	8/31/2023	\$440,000	03-ARM'S LENGTH	\$440,000	\$68,177	\$89,500	0.20	92008	92,000	0.21	0.24	'UNF	UNIV PALISADES	401	SITE 2
L -12-12-433-010	3847 PALISADES BLVD	4/11/2024	\$454,000	03-ARM'S LENGTH	\$454,000	\$153,895	\$89,500	0.20	92008	92,000	0.20	0.32	'UNF	UNIV PALISADES	401	SITE 2
L -12-12-435-082	3899 CENTURY CT	2/20/2024	\$462,500	03-ARM'S LENGTH	\$462,500	\$156,393	\$89,500	0.19	92008	92,000	0.20	0.32	'UNF	UNIV PALISADES	401	AVERAGE
Totals:			\$3,511,500		\$3,511,500	\$1,060,886	\$716,000	0.20			0.21	2.03				

1.0280 ADJUST 2025 LAND VALUE BY

VALLEY RANCH

VAR

AVERAGE

\$81,400

WALKOUT

5%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-08-315-001	3787 SANTA FE TRL	2/8/2024	\$419,900	03-ARM'S LENGTH	\$419,900	\$139,444	\$88,100	0.21	81360	81,400	0.19	0.00	'VAR	VALLEY RANCH	407	AVERAGE
L -12-08-315-011	3649 SANTA FE TRL	2/28/2025	\$425,000	03-ARM'S LENGTH	\$425,000	\$30,955	\$101,200	0.24	93458	93,500	0.22	0.00	'VAR	VALLEY RANCH	407	WALKOUT
L -12-08-315-018	3794 SANTA FE TRL	8/9/2024	\$432,000	03-ARM'S LENGTH	\$432,000	\$87,445	\$101,200	0.23	93458	93,500	0.22	0.00	'VAR	VALLEY RANCH	407	WALKOUT
Totals:			\$1,276,900		\$1,276,900	\$257,844	\$290,500	0.23			0.21	0.00				

0.9235

ADJUST 2025 LAND VALUE BY

WARNER CREEK

WAR

AVERAGE

\$83,700

MICHIGAN AVE

-10%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-27-180-005	1243 HARWOOD CIR	7/12/2024	\$409,000	03-ARM'S LENGTH	\$409,000	\$136,851	\$74,520	0.18	75303	75,300	0.18	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-185-009	1177 RATHFON CIR	5/25/2023	\$381,000	03-ARM'S LENGTH	\$381,000	\$126,664	\$82,800	0.22	83669	83,700	0.22	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-185-012	1129 RATHFON CIR	8/22/2024	\$372,000	03-ARM'S LENGTH	\$372,000	\$84,910	\$82,800	0.22	83669	83,700	0.23	0.00	'WAR	WARNER CREEK	401	SITE 1
L -12-27-185-013	1116 RATHFON CIR	11/15/2024	\$430,000	03-ARM'S LENGTH	\$430,000	\$130,344	\$82,800	0.19	83669	83,700	0.19	0.00	'WAR	WARNER CREEK	401	SITE 1
L -12-27-185-026	1065 CUTLER CIR	7/25/2024	\$420,000	03-ARM'S LENGTH	\$420,000	\$181,249	\$82,800	0.20	83669	83,700	0.20	0.00	'WAR	WARNER CREEK	401	SITE 1
L -12-27-185-134	6301 ROBISON LN	11/6/2024	\$410,000	03-ARM'S LENGTH	\$410,000	\$138,402	\$82,800	0.20	83669	83,700	0.20	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-411-076	6626 SAUK TRL	10/3/2023	\$360,000	03-ARM'S LENGTH	\$360,000	\$112,398	\$82,800	0.23	83669	83,700	0.23	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-412-086	1211 CODY CIR	11/25/2024	\$383,000	03-ARM'S LENGTH	\$383,000	\$117,881	\$82,800	0.22	83669	83,700	0.22	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-412-093	6525 SAUK TRL	8/28/2023	\$310,000	03-ARM'S LENGTH	\$310,000	\$69,837	\$82,800	0.27	83669	83,700	0.27	0.00	'WAR	WARNER CREEK	401	AVERAGE
L -12-27-413-113	6624 ROBISON LN	8/28/2023	\$400,000	03-ARM'S LENGTH	\$400,000	\$123,101	\$82,800	0.21	83669	83,700	0.21	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-414-175	1294 WARNER CREEK D	3/15/2024	\$383,000	03-ARM'S LENGTH	\$383,000	\$113,909	\$82,800	0.22	83669	83,700	0.22	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-414-181	1280 WEDGEWOOD CIF	3/12/2024	\$499,900	03-ARM'S LENGTH	\$499,900	\$72,877	\$82,800	0.17	83669	83,700	0.17	0.00	'WAR	WARNER CREEK	401	SITE 1
L -12-27-414-189	1291 WEDGEWOOD CIF	12/17/2024	\$400,000	03-ARM'S LENGTH	\$400,000	\$127,084	\$82,800	0.21	83669	83,700	0.21	0.00	'WAR	WARNER CREEK	401	AVERAGE
L -12-27-416-233	1402 WEDGEWOOD DR	3/10/2025	\$440,000	03-ARM'S LENGTH	\$440,000	\$133,059	\$82,800	0.19	83669	83,700	0.19	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-416-237	1370 WEDGEWOOD DR	4/5/2023	\$360,000	03-ARM'S LENGTH	\$360,000	\$116,126	\$82,800	0.23	83669	83,700	0.23	0.00	'WAR	WARNER CREEK	401	SITE 2
L -12-27-418-220	1395 WEDGEWOOD DR	11/21/2023	\$449,900	03-ARM'S LENGTH	\$449,900	\$95,139	\$82,800	0.18	83669	83,700	0.19	0.00	'WAR	WARNER CREEK	401	AVERAGE
Totals:			\$6,407,800		\$6,407,800	\$1,879,831	\$1,316,520	0.21			0.21	0.00				

1.0105

ADJUST 2025 LAND VALUE BY





WATERWAYS

WAW

AVERAGE

\$149,500

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-20-205-009	5492 WATERFIELD CT	1/16/2025	\$680,000	03-ARM'S LENGTH	\$680,000	\$149,914	\$132,400	0.19	149544	149,500	0.22	0.46	'WAW	WATERWAYS	401	AVERAGE
L -12-20-205-050	4739 WILDFLOWER CT	8/16/2024	\$599,953	03-ARM'S LENGTH	\$599,953	\$92,318	\$132,400	0.22	149544	149,500	0.25	0.52	'WAW	WATERWAYS	401	SITE 1
L -12-20-205-058	4788 WILDFLOWER CT	4/22/2024	\$654,000	03-ARM'S LENGTH	\$654,000	\$209,277	\$132,400	0.20	149544	149,500	0.23	0.46	'WAW	WATERWAYS	401	SITE 1
L -12-20-205-062	1288 WATERWAYS DR	3/15/2024	\$695,000	03-ARM'S LENGTH	\$695,000	\$280,850	\$132,400	0.19	149544	149,500	0.22	0.46	'WAW	WATERWAYS	401	SITE 1
L -12-20-205-077	1365 EAST GREENFIELD	10/31/2024	\$695,000	03-ARM'S LENGTH	\$695,000	\$119,967	\$132,400	0.19	149544	149,500	0.22	0.57	'WAW	WATERWAYS	401	SITE 1
L -12-20-205-097	1201 WATERWAYS DR	10/25/2024	\$850,000	03-ARM'S LENGTH	\$850,000	\$190,658	\$132,400	0.16	149544	149,500	0.18	0.49	'WAW	WATERWAYS	401	AVERAGE
L -12-20-205-107	1363 WHISPERING MAP	4/19/2024	\$901,500	03-ARM'S LENGTH	\$901,500	\$341,858	\$132,400	0.15	149544	149,500	0.17	0.60	'WAW	WATERWAYS	401	AVERAGE
Totals:			\$5,075,453		\$5,075,453	\$1,384,842	\$926,800	0.19			0.21	3.57				

1.1295

ADJUST 2025 LAND VALUE BY

WEATHERSTONE

WEA

AVERAGE

\$55,900

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-07-105-041	1708 COBURN CT	4/9/2024	\$298,000	03-ARM'S LENGTH	\$298,000	\$106,646	\$54,300	0.18	55945	55,900	0.19	0.00	'WEA	WEATHERSTONE	407	SITE 3
L -12-07-105-045	1700 COBURN CT	7/31/2023	\$315,000	03-ARM'S LENGTH	\$315,000	\$88,846	\$54,300	0.17	55945	55,900	0.18	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-051	1682 COBURN DR	9/11/2024	\$295,000	03-ARM'S LENGTH	\$295,000	\$19,312	\$54,300	0.18	55945	55,900	0.19	0.00	'WEA	WEATHERSTONE	407	SITE 1
L -12-07-105-053	1674 COBURN DR	8/16/2024	\$310,000	03-ARM'S LENGTH	\$310,000	\$59,638	\$54,300	0.18	55945	55,900	0.18	0.00	'WEA	WEATHERSTONE	407	SITE 1
L -12-07-105-072	1632 COBURN DR	5/31/2023	\$281,000	03-ARM'S LENGTH	\$281,000	\$95,179	\$54,300	0.19	55945	55,900	0.20	0.00	'WEA	WEATHERSTONE	407	SITE 3
L -12-07-105-076	1641 WEATHERSTONE C	8/7/2023	\$288,000	03-ARM'S LENGTH	\$288,000	\$77,802	\$54,300	0.19	55945	55,900	0.19	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-087	1642 WEATHERSTONE C	5/16/2023	\$230,000	03-ARM'S LENGTH	\$230,000	\$51,322	\$54,300	0.24	55945	55,900	0.24	0.00	'WEA	WEATHERSTONE	407	SITE 1
L -12-07-105-107	1614 OAKFIELD DR	4/20/2023	\$270,000	03-ARM'S LENGTH	\$270,000	\$90,823	\$54,300	0.20	55945	55,900	0.21	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-109	1604 OAKFIELD DR	12/1/2023	\$258,000	03-ARM'S LENGTH	\$258,000	\$67,674	\$54,300	0.21	55945	55,900	0.22	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-118	1587 OAKFIELD DR	10/10/2023	\$276,000	03-ARM'S LENGTH	\$276,000	\$109,441	\$54,300	0.20	55945	55,900	0.20	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-122	1591 OAKFIELD DR	11/7/2024	\$283,000	03-ARM'S LENGTH	\$283,000	\$64,583	\$54,300	0.19	55945	55,900	0.20	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-126	1563 OAKFIELD DR	6/16/2023	\$230,000	03-ARM'S LENGTH	\$230,000	\$39,895	\$54,300	0.24	55945	55,900	0.24	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-130	1553 OAKFIELD DR	5/5/2023	\$225,000	03-ARM'S LENGTH	\$225,000	\$56,573	\$54,300	0.24	55945	55,900	0.25	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-147	1701 WEATHERSTONE C	5/25/2023	\$298,500	03-ARM'S LENGTH	\$298,500	\$117,947	\$54,300	0.18	55945	55,900	0.19	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-152	1707 WEATHERSTONE C	5/23/2023	\$307,500	03-ARM'S LENGTH	\$307,500	\$100,381	\$54,300	0.18	55945	55,900	0.18	0.00	'WEA	WEATHERSTONE	407	SITE 3
L -12-07-105-167	1731 WEATHERSTONE C	9/15/2023	\$265,000	03-ARM'S LENGTH	\$265,000	\$85,573	\$54,300	0.20	55945	55,900	0.21	0.00	'WEA	WEATHERSTONE	407	SITE 3
L -12-07-105-176	1740 WEATHERSTONE C	11/13/2023	\$290,000	03-ARM'S LENGTH	\$290,000	\$81,999	\$54,300	0.19	55945	55,900	0.19	0.00	'WEA	WEATHERSTONE	407	SITE 1
L -12-07-105-188	1759 WEATHERSTONE C	4/30/2024	\$310,000	03-ARM'S LENGTH	\$310,000	\$102,120	\$54,300	0.18	55945	55,900	0.18	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-202	1543 OAKFIELD DR	4/26/2024	\$255,000	03-ARM'S LENGTH	\$255,000	\$86,447	\$54,300	0.21	55945	55,900	0.22	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-216	1512 OAKFIELD DR	12/27/2023	\$273,000	03-ARM'S LENGTH	\$273,000	\$80,583	\$54,300	0.20	55945	55,900	0.20	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-223	1535 WEATHERSTONE C	8/29/2023	\$275,000	03-ARM'S LENGTH	\$275,000	\$89,891	\$54,300	0.20	55945	55,900	0.20	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-225	1525 WEATHERSTONE C	10/27/2023	\$235,000	03-ARM'S LENGTH	\$235,000	\$64,199	\$54,300	0.23	55945	55,900	0.24	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-227	1539 WEATHERSTONE C	7/17/2023	\$295,000	03-ARM'S LENGTH	\$295,000	\$106,461	\$54,300	0.18	55945	55,900	0.19	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-235	1565 WEATHERSTONE C	8/8/2024	\$245,000	03-ARM'S LENGTH	\$245,000	\$74,909	\$54,300	0.22	55945	55,900	0.23	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-239	1569 WEATHERSTONE C	12/19/2024	\$285,000	03-ARM'S LENGTH	\$285,000	\$89,705	\$54,300	0.19	55945	55,900	0.20	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-248	1517 LONG MEADOW TI	3/31/2025	\$268,000	03-ARM'S LENGTH	\$268,000	\$87,056	\$54,300	0.20	55945	55,900	0.21	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-249	1505 LONG MEADOW TI	5/17/2023	\$200,000	03-ARM'S LENGTH	\$200,000	\$14,068	\$54,300	0.27	55945	55,900	0.28	0.00	'WEA	WEATHERSTONE	407	SITE 2
L -12-07-105-262	1523 LONG MEADOW TI	5/23/2024	\$275,000	03-ARM'S LENGTH	\$275,000	\$96,743	\$54,300	0.20	55945	55,900	0.20	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-262	1523 LONG MEADOW TI	4/12/2023	\$210,000	03-ARM'S LENGTH	\$210,000	\$31,743	\$54,300	0.26	55945	55,900	0.27	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-282	1573 LONG MEADOW TI	3/7/2025	\$262,000	03-ARM'S LENGTH	\$262,000	\$77,281	\$54,300	0.21	55945	55,900	0.21	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-298	1534 LONG MEADOW TI	11/7/2024	\$265,000	03-ARM'S LENGTH	\$265,000	\$66,985	\$54,300	0.20	55945	55,900	0.21	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-301	1530 LONG MEADOW TI	3/8/2024	\$272,500	03-ARM'S LENGTH	\$272,500	\$85,845	\$54,300	0.20	55945	55,900	0.21	0.00	'WEA	WEATHERSTONE	407	AVERAGE
L -12-07-105-302	1532 LONG MEADOW TI	5/26/2023	\$255,000	03-ARM'S LENGTH	\$255,000	\$68,995	\$54,300	0.21	55945	55,900	0.22	0.00	'WEA	WEATHERSTONE	407	AVERAGE
Totals:			\$8,900,500		\$8,900,500	\$2,536,665	\$1,791,900	0.20			0.21	0.00				

1.0303

ADJUST 2025 LAND VALUE BY

WELLESLEY GARDENS

WEG

AVERAGE	\$58,100
DUPLEX-2 UNITS-LG	\$67,600

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LV/SP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-23-360-006	5776 HAMPSHIRE LN	2/24/2025	\$265,000	03-ARM'S LENGTH	\$265,000	\$64,503	\$54,100	0.20	58111	58,100	0.22	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-007	5798 HAMPSHIRE LN	4/21/2023	\$251,000	03-ARM'S LENGTH	\$251,000	\$60,243	\$54,100	0.22	58111	58,100	0.23	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-014	5754 HAMPSHIRE LN	12/29/2023	\$258,900	03-ARM'S LENGTH	\$258,900	\$78,789	\$54,100	0.21	58111	58,100	0.22	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-021	5764 HAMPSHIRE LN	11/20/2024	\$277,500	03-ARM'S LENGTH	\$277,500	\$67,496	\$54,100	0.19	58111	58,100	0.21	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-055	5678 HAMPSHIRE LN	12/18/2024	\$265,000	03-ARM'S LENGTH	\$265,000	\$61,246	\$54,100	0.20	58111	58,100	0.22	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-060	5668 HAMPSHIRE LN	6/15/2023	\$240,000	03-ARM'S LENGTH	\$240,000	\$39,675	\$54,100	0.23	58111	58,100	0.24	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-071	5713 HAMPSHIRE LN	6/16/2023	\$275,000	03-ARM'S LENGTH	\$275,000	\$89,025	\$54,100	0.20	58111	58,100	0.21	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-089	5811 HAMPSHIRE LN	6/20/2024	\$268,000	03-ARM'S LENGTH	\$268,000	\$72,738	\$54,100	0.20	58111	58,100	0.22	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-094	5821 HAMPSHIRE LN	3/18/2025	\$290,000	03-ARM'S LENGTH	\$290,000	\$77,461	\$54,100	0.19	58111	58,100	0.20	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-117	5704 WELLESLEY LN	6/23/2023	\$275,000	03-ARM'S LENGTH	\$275,000	\$71,097	\$54,100	0.20	58111	58,100	0.21	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-150	5615 HAMPSHIRE LN	6/17/2024	\$286,000	03-ARM'S LENGTH	\$286,000	\$84,085	\$54,100	0.19	58111	58,100	0.20	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-155	5561 HAMPSHIRE LN	6/9/2023	\$289,000	03-ARM'S LENGTH	\$289,000	\$98,858	\$54,100	0.19	58111	58,100	0.20	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-163	5634 HAMPSHIRE LN	10/15/2024	\$560,000	03-ARM'S LENGTH	\$560,000	\$83,247	\$62,900	0.11	67563	67,600	0.12	0.00	'WEG	WELLESLEY GARDENS	407	DPX 2UNIT-LRG
L -12-23-360-170	5570 HAMPSHIRE LN	3/13/2025	\$285,000	03-ARM'S LENGTH	\$285,000	\$68,372	\$54,100	0.19	58111	58,100	0.20	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-176	5582 HAMPSHIRE LN	1/5/2024	\$264,000	03-ARM'S LENGTH	\$264,000	\$55,952	\$54,100	0.20	58111	58,100	0.22	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-177	5584 HAMPSHIRE LN	5/10/2024	\$266,450	03-ARM'S LENGTH	\$266,450	\$58,402	\$54,100	0.20	58111	58,100	0.22	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-178	5586 HAMPSHIRE LN	8/11/2023	\$279,000	03-ARM'S LENGTH	\$279,000	\$83,062	\$54,100	0.19	58111	58,100	0.21	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-179	5588 HAMPSHIRE LN	4/19/2023	\$278,000	03-ARM'S LENGTH	\$278,000	\$78,071	\$54,100	0.19	58111	58,100	0.21	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-193	3358 ENDSLEIGH LN	5/19/2023	\$271,600	03-ARM'S LENGTH	\$271,600	\$85,374	\$54,100	0.20	58111	58,100	0.21	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-195	3362 ENDSLEIGH LN	1/5/2024	\$267,900	03-ARM'S LENGTH	\$267,900	\$58,498	\$54,100	0.20	58111	58,100	0.22	0.00	'WEG	WELLESLEY GARDENS	407	SITE
L -12-23-360-202	3376 ENDSLEIGH LN	5/24/2024	\$278,175	03-ARM'S LENGTH	\$278,175	\$88,491	\$54,100	0.19	58111	58,100	0.21	0.00	'WEG	WELLESLEY GARDENS	407	SITE
Totals:			\$5,990,525		\$5,990,525	\$1,524,685	\$1,144,900	0.20			0.21	0.00				

1.0741 ADJUST 2025 LAND VALUE BY

WILLOW POND

WIP

NO CHANGE DUE TO LACK OF SALES

AVERAGE	\$75,700
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NO SALES, NO CHANGE IN LAND VALUES

WOODSIDE MEADOWS

WOM

AVERAGE

\$59,600

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	2025 Land Value	Ratio LV/SP	Adj Land Value	2026 Land Value	Adj Alloc Ratio LVSP	Total Acres	ECF Area	Land Table	Class	Rate Group 1
L -12-16-405-004	1889 ADDINGTON LN	8/29/2023	\$294,000	03-ARM'S LENGTH	\$294,000	\$102,888	\$57,600	0.20	59558	59,600	0.20	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-016	1761 ADDINGTON LN	6/9/2023	\$291,000	03-ARM'S LENGTH	\$291,000	\$102,579	\$57,600	0.20	59558	59,600	0.20	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-020	1753 ADDINGTON LN	6/27/2023	\$305,000	03-ARM'S LENGTH	\$305,000	\$65,071	\$57,600	0.19	59558	59,600	0.20	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-032	1713 ADDINGTON LN	1/11/2024	\$260,000	03-ARM'S LENGTH	\$260,000	\$71,936	\$57,600	0.22	59558	59,600	0.23	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-039	1689 ADDINGTON LN	7/19/2024	\$266,500	03-ARM'S LENGTH	\$266,500	\$73,145	\$57,600	0.22	59558	59,600	0.22	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-051	1529 ADDINGTON LN	9/29/2023	\$295,000	03-ARM'S LENGTH	\$295,000	\$104,570	\$57,600	0.20	59558	59,600	0.20	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-056	1473 ADDINGTON LN	12/22/2023	\$278,500	03-ARM'S LENGTH	\$278,500	\$86,111	\$57,600	0.21	59558	59,600	0.21	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-066	1377 ADDINGTON LN	10/3/2023	\$291,000	03-ARM'S LENGTH	\$291,000	\$97,761	\$57,600	0.20	59558	59,600	0.20	0.00	'WOM	WOODSIDE MEADOW	407	BACK SITE
L -12-16-405-069	1401 ADDINGTON LN	2/22/2024	\$269,900	03-ARM'S LENGTH	\$269,900	\$76,546	\$57,600	0.21	59558	59,600	0.22	0.00	'WOM	WOODSIDE MEADOW	407	BACK SITE
L -12-16-405-073	1344 ADDINGTON LN	7/26/2024	\$289,900	03-ARM'S LENGTH	\$289,900	\$75,485	\$57,600	0.20	59558	59,600	0.21	0.00	'WOM	WOODSIDE MEADOW	407	BACK SITE
L -12-16-405-118	1128 ADDINGTON LN	8/21/2024	\$288,500	03-ARM'S LENGTH	\$288,500	\$60,505	\$57,600	0.20	59558	59,600	0.21	0.00	'WOM	WOODSIDE MEADOW	407	BACK SITE
L -12-16-405-121	1039 ADDINGTON LN	2/27/2024	\$299,000	03-ARM'S LENGTH	\$299,000	\$108,179	\$57,600	0.19	59558	59,600	0.20	0.00	'WOM	WOODSIDE MEADOW	407	BACK SITE
L -12-16-405-122	1031 ADDINGTON LN	2/27/2025	\$275,000	03-ARM'S LENGTH	\$275,000	\$75,360	\$57,600	0.21	59558	59,600	0.22	0.00	'WOM	WOODSIDE MEADOW	407	BACK SITE
L -12-16-405-131	943 ADDINGTON LN	6/5/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$90,003	\$57,600	0.21	59558	59,600	0.21	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-168	615 ADDINGTON LN	5/4/2023	\$282,500	03-ARM'S LENGTH	\$282,500	\$68,085	\$57,600	0.20	59558	59,600	0.21	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-173	543 ADDINGTON LN	9/27/2024	\$294,000	09-FAMILY	\$294,000	\$66,704	\$57,600	0.20	59558	59,600	0.20	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-176	503 ADDINGTON LN	1/23/2025	\$274,000	03-ARM'S LENGTH	\$274,000	\$69,447	\$57,600	0.21	59558	59,600	0.22	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
L -12-16-405-178	519 ADDINGTON LN	6/5/2023	\$280,000	03-ARM'S LENGTH	\$280,000	\$68,306	\$57,600	0.21	59558	59,600	0.21	0.00	'WOM	WOODSIDE MEADOW	407	FRONT SITE
Totals:			\$5,113,800		\$5,113,800	\$1,462,681	\$1,036,800	0.20			0.21	0.00				

1.0340

ADJUST 2025 LAND VALUE BY