

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
MAPLE HILLS OCCP 627	R0120	22-01-101-001		407	PTA	31245 COLUMBIA	08/07/23	\$265,000	\$53,000	\$47,700	\$127,370	48.06	\$254,733	\$65,267	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-009		407	PTA	31113 COLUMBIA	05/24/23	\$285,000	\$57,000	\$51,300	\$139,210	48.85	\$278,424	\$61,576	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-021		407	PTA	31120 COLUMBIA	03/29/24	\$275,000	\$55,000	\$49,500	\$129,230	46.99	\$258,464	\$71,536	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-032		407	PTA	31208 COLUMBIA	03/29/23	\$280,002	\$56,000	\$50,400	\$132,170	47.20	\$264,345	\$70,657	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-033		407	PTA	31216 COLUMBIA	03/21/23	\$288,000	\$57,600	\$51,840	\$144,050	50.02	\$288,090	\$54,910	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-040		407	PTA	31032 EAGLE	07/28/22	\$330,000	\$66,000	\$59,400	\$163,680	49.60	\$327,361	\$57,639	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-046		407	PTA	41532 BELDEN	05/20/22	\$371,000	\$74,200	\$66,780	\$161,460	43.52	\$322,923	\$103,077	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-077		407	PTA	41385 CLINTON	05/11/22	\$320,000	\$64,000	\$57,600	\$145,890	45.59	\$291,783	\$83,217	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-094		407	WD	41498 CORNELL	02/10/23	\$295,000	\$59,000	\$53,100	\$153,240	51.95	\$306,474	\$43,526	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-096		407	WD	41482 CORNELL	06/30/23	\$280,000	\$56,000	\$50,400	\$136,230	48.65	\$272,469	\$62,531	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-119		407	PTA	41354 CORNELL	05/03/22	\$345,000	\$69,000	\$62,100	\$155,510	45.08	\$311,022	\$88,978	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-121		407	PTA	41338 CORNELL	06/24/22	\$360,000	\$72,000	\$64,800	\$154,610	42.95	\$309,216	\$105,784	\$55,000
MAPLE HILLS OCCP 627	R0120	22-01-101-122		407	WD	41330 CORNELL	01/20/23	\$309,250	\$61,850	\$55,665	\$157,210	50.84	\$314,414	\$49,836	\$55,000
USE \$55,000							AVERAGE	\$307,942	\$61,588	\$55,430	\$146,143	47.64	\$292,286	\$70,656	\$55,000
no change							MEDIAN	\$295,000	\$59,000	\$53,100	\$145,890	48.06	\$291,783	\$65,267	\$55,000
															18.6%
HAVRHILL FARMS OCCP 912	R0121	22-01-102-001		407	PTA	31121 CHATSFORD	06/09/23	\$550,000	\$110,000	\$99,000	\$230,140	41.84	\$460,286	\$170,368	\$80,654
HAVRHILL FARMS OCCP 912	R0121	22-01-102-010		407	PTA	40651 KINGSLEY	07/29/22	\$480,000	\$96,000	\$86,400	\$230,400	48.00	\$460,794	\$107,835	\$88,629
HAVRHILL FARMS OCCP 912	R0121	22-01-105-010		407	WD	40724 KINGSLEY	12/01/23	\$570,000	\$114,000	\$102,600	\$260,600	45.72	\$521,208	\$128,931	\$80,139
HAVRHILL FARMS OCCP 912	R0121	22-01-126-011		407	PTA	31214 KINGSLEY	03/30/23	\$496,000	\$99,200	\$89,280	\$230,840	46.54	\$461,684	\$127,660	\$93,344
HAVRHILL FARMS OCCP 912	R0121	22-01-127-002		407	PTA	31240 KINGSWOOD	09/09/22	\$490,000	\$98,000	\$88,200	\$244,290	49.86	\$488,582	\$81,822	\$80,404
USE FF rate							AVERAGE	\$517,200	\$103,440	\$93,096	\$239,254	46.39	\$478,511	\$123,323	\$84,634
960 FF							MEDIAN	\$496,000	\$99,200	\$89,280	\$230,840	46.54	\$461,684	\$127,660	\$80,654
10.34% INCREASE										963					16.3%
MAX 100,000															
LENNOX PARK #1693	R0122	22-01-326-005		407	PTA	40831 LENOX PARK	04/27/23	\$405,000	\$81,000	\$72,900	\$190,310	46.99	\$380,612	\$99,388	\$75,000
LENNOX PARK #1693	R0122	22-01-326-008		407	PTA	40807 LENOX PARK	03/06/24	\$440,000	\$88,000	\$79,200	\$201,190	45.73	\$402,377	\$112,623	\$75,000
LENNOX PARK #1693	R0122	22-01-326-012		407	PTA	40787 LENOX PARK	10/31/22	\$427,000	\$85,400	\$76,860	\$207,930	48.70	\$415,866	\$86,134	\$75,000
LENNOX PARK #1693	R0122	22-01-326-027		407	WD	40778 LENOX PARK	09/18/23	\$400,000	\$80,000	\$72,000	\$188,110	47.03	\$376,226	\$98,774	\$75,000
LENNOX PARK #1693	R0122	22-01-326-030		407	WD	40792 LENOX PARK	08/24/22	\$413,000	\$82,600	\$74,340	\$195,610	47.36	\$391,225	\$96,775	\$75,000
LENNOX PARK #1693	R0122	22-01-326-050		407	PTA	40826 LENOX PARK	08/18/23	\$439,900	\$87,980	\$79,182	\$214,690	48.80	\$429,377	\$85,523	\$75,000
LENNOX PARK #1693	R0122	22-01-326-072		407	PTA	30182 VIEWCREST	06/30/22	\$370,000	\$74,000	\$66,600	\$175,270	47.37	\$350,533	\$94,467	\$75,000
LENNOX PARK #1693	R0122	22-01-326-138		407	PTA	30217 VIEWCREST	06/06/22	\$430,000	\$86,000	\$77,400	\$195,270	45.41	\$390,537	\$114,463	\$75,000
LENNOX PARK #1693	R0122	22-01-326-144		407	PTA	30242 VIEWCREST	12/07/23	\$435,000	\$87,000	\$78,300	\$199,890	45.95	\$399,789	\$110,211	\$75,000
LENNOX PARK #1693	R0122	22-01-326-147		407	WD	30228 VIEWCREST	12/06/22	\$404,000	\$80,800	\$72,720	\$198,840	49.22	\$397,671	\$81,329	\$75,000
LENNOX PARK #1693	R0122	22-01-326-149		407	WD	30218 VIEWCREST	12/30/22	\$420,000	\$84,000	\$75,600	\$192,650	45.87	\$385,295	\$109,705	\$75,000
LENNOX PARK #1693	R0122	22-01-326-166		407	PTA	40521 LENOX PARK	12/04/23	\$425,000	\$85,000	\$76,500	\$219,960	51.76	\$439,922	\$60,078	\$75,000
LENNOX PARK #1693	R0122	22-01-326-176		407	PTA	40611 LENOX PARK	07/20/22	\$388,000	\$77,600	\$69,840	\$185,220	47.74	\$370,445	\$92,555	\$75,000

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LENNOX PARK #1693	R0122	22-01-326-179		407	PTA	40627 LENOX PARK	02/16/24	\$420,000	\$84,000	\$75,600	\$185,580	44.19	\$371,158	\$123,842	\$75,000
LENNOX PARK #1693	R0122	22-01-326-181		407	PTA	40637 LENOX PARK	02/29/24	\$439,000	\$87,800	\$79,020	\$217,330	49.51	\$434,654	\$79,346	\$75,000
LENNOX PARK #1693	R0122	22-01-326-216		407	WD	40578 LENOX PARK	10/31/23	\$438,500	\$87,700	\$78,930	\$194,820	44.43	\$389,635	\$123,865	\$75,000
LENNOX PARK #1693	R0122	22-01-326-225		407	PTA	40622 LENOX PARK	09/22/23	\$446,000	\$89,200	\$80,280	\$198,500	44.51	\$396,995	\$124,005	\$75,000
LENNOX PARK #1693	R0122	22-01-326-235		407	WD	30141 BRIGHTWOOD	07/07/23	\$436,000	\$87,200	\$78,480	\$193,520	44.39	\$387,037	\$123,963	\$75,000
USE \$80,000							AVERAGE	\$420,911	\$84,182	\$75,764	\$197,483	46.94	\$394,964	\$100,947	\$75,000
6.67% INCREASE							MEDIAN	\$426,000	\$85,200	\$76,680	\$195,440	47.01	\$390,881	\$99,081	\$75,000
															17.6%
SEC 1 ACREAGE	R0150	22-01-100-002		402	PTA	41295 FOURTEEN MILE	10/14/22	\$625,000	\$125,000	\$112,500	\$226,100	36.18	\$452,200	\$625,000	\$452,200
bldg. site - \$95,000															
residual - \$31,600															
low & wet \$3,000															
developmental \$95,000															
no change															
WOODS OF NOVI	R0201	22-02-382-027		401	PTA	42726 WIMBLETON	07/29/22	\$460,000	\$92,000	\$82,800	\$210,020	45.66	\$420,045	\$122,701	\$82,746
WOODS OF NOVI	R0201	22-02-382-037		401	PTA	29534 ENGLISH	04/15/22	\$486,000	\$97,200	\$87,480	\$229,470	47.22	\$458,947	\$100,242	\$73,189
USE FF Rate							AVERAGE	\$473,000	\$94,600	\$85,140	\$219,745	46.44	\$439,496	\$111,472	\$77,968
920 FF							MEDIAN	\$473,000	\$94,600	\$85,140	\$219,745	46.44	\$439,496	\$111,472	\$77,968
8.88% INCREASE										923					16.5%
East Lake Residential	R0202														
res-lake access 1040 FF															
res-no access 930 FF															
5.05% INCREASE															
LAKEVIEW HILLS	R0203														
USE \$65,000 PER SITE															
ALL ON BUSY RD - 13 MILE RD.															
Cenaqua Shores	R0204	22-02-359-038		401	PTA	235 ENDWELL	05/03/23	\$235,000	\$47,000	\$42,300	\$93,650	39.85	\$187,290	\$111,963	\$64,253
USE FF Rate							AVERAGE	\$235,000	\$47,000	\$42,300	\$93,650	39.85	\$187,290	\$111,963	\$64,253
750 FF															
VACANT															
Cenaqua Shores	R0204	22-02-359-017		402	PTA	1728.5 PARAMOUNT	10/13/23	\$40,000			\$14,300	35.75	\$28,604	\$40,000	\$28,604

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Maple Greens OCCP 628	R0221	22-02-226-001		407	PTA	31197 BARRINGTON	03/13/24	\$399,999	\$80,000	\$72,000	\$179,760	44.94	\$359,529	\$102,470	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-005		407	WD	31231 BARRINGTON	06/02/23	\$315,000	\$63,000	\$56,700	\$182,350	57.89	\$364,700	\$12,300	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-011		407	PTA	31146 SENECA	03/18/24	\$400,000	\$80,000	\$72,000	\$167,130	41.78	\$334,257	\$127,743	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-021		407	PTA	31222 TANGLEWOOD	03/30/23	\$330,000	\$66,000	\$59,400	\$142,940	43.32	\$285,884	\$106,116	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-026		407	PTA	31155 SENECA	08/02/22	\$245,000	\$49,000	\$44,100	\$134,830	55.03	\$269,658	\$37,342	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-042		407	PTA	31115 AUGUSTA	07/12/22	\$335,000	\$67,000	\$60,300	\$163,080	48.68	\$326,167	\$70,833	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-059		407	PTA	31092 ARLINGTON	07/14/23	\$391,000	\$78,200	\$70,380	\$174,140	44.54	\$348,279	\$104,721	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-062		407	PTA	41630 CHARLESTON	06/30/22	\$380,000	\$76,000	\$68,400	\$175,600	46.21	\$351,209	\$90,791	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-079		407	PTA	41526 CYPRESS	10/25/22	\$372,000	\$74,400	\$66,960	\$180,220	48.45	\$360,449	\$73,551	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-089		407	PTA	41503 CYPRESS	09/01/23	\$332,000	\$66,400	\$59,760	\$144,390	43.49	\$288,787	\$105,213	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-099		407	PTA	41670 KENILWORTH	08/25/23	\$425,000	\$85,000	\$76,500	\$194,600	45.79	\$389,201	\$97,799	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-123		407	PTA	31138 SENECA	05/20/22	\$420,000	\$84,000	\$75,600	\$185,430	44.15	\$370,863	\$111,137	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-126		407	PTA	31114 SENECA	05/10/22	\$270,000	\$54,000	\$48,600	\$149,970	55.54	\$299,934	\$32,066	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-136		407	PTA	31034 SENECA	09/15/22	\$350,000	\$70,000	\$63,000	\$160,650	45.90	\$321,309	\$90,691	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-144		407	PTA	31045 SENECA	09/01/23	\$338,000	\$67,600	\$60,840	\$142,990	42.30	\$285,986	\$114,014	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-170		407	PTA	30860 GOLDEN	09/08/22	\$371,000	\$74,200	\$66,780	\$167,390	45.12	\$334,779	\$98,221	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-175		407	WD	30820 GOLDEN	12/13/22	\$330,000	\$66,000	\$59,400	\$158,040	47.89	\$316,089	\$75,911	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-202		407	PTA	30818 PALMER	08/26/22	\$345,000	\$69,000	\$62,100	\$176,450	51.14	\$352,892	\$54,108	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-203		407	PTA	30824 PALMER	04/08/22	\$370,000	\$74,000	\$66,600	\$160,410	43.35	\$320,824	\$111,176	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-213		407	PTA	30734 TANGLEWOOD	06/02/22	\$388,000	\$77,600	\$69,840	\$181,170	46.69	\$362,345	\$87,655	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-218		407	WD	31005 TANGLEWOOD	10/12/22	\$355,000	\$71,000	\$63,900	\$178,930	50.40	\$357,857	\$59,143	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-220		407	PTA	30987 TANGLEWOOD	06/26/23	\$470,000	\$94,000	\$84,600	\$206,050	43.84	\$412,109	\$119,891	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-235		407	WD	30942 TANGLEWOOD	03/28/24	\$339,500	\$67,900	\$61,110	\$175,630	51.73	\$351,269	\$50,231	\$62,000
Maple Greens OCCP 628	R0221	22-02-226-256		407	PTA	30916 TANGLEWOOD	05/26/22	\$299,000	\$59,800	\$53,820	\$154,390	51.64	\$308,774	\$52,226	\$62,000
USE \$65,000							AVERAGE	\$357,104	\$71,421	\$64,279	\$168,189	47.49	\$336,381	\$82,723	\$62,000
4.84 INCREASE							MEDIAN	\$352,500	\$70,500	\$63,450	\$170,765	46.06	\$341,529	\$90,741	\$62,000
															17.6%
MAPLE POINTE OCCP 709	R0222	22-02-202-001		407	PTA	41689 JUNIPER	08/29/22	\$277,000	\$55,400	\$49,860	\$135,050	48.75	\$270,093	\$51,907	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-002		407	PTA	41691 JUNIPER	04/07/22	\$231,000	\$46,200	\$41,580	\$105,240	45.56	\$210,480	\$65,520	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-003		407	PTA	41695 JUNIPER	01/31/24	\$285,000	\$57,000	\$51,300	\$116,580	40.91	\$233,158	\$96,842	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-010		407	WD	41677 JUNIPER	07/28/22	\$255,000	\$51,000	\$45,900	\$116,650	45.75	\$233,295	\$66,705	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-025		407	PTA	41609 BLAIR	11/20/23	\$279,000	\$55,800	\$50,220	\$128,210	45.95	\$256,426	\$67,574	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-027		407	PTA	41613 BLAIR	09/28/23	\$240,000	\$48,000	\$43,200	\$109,590	45.66	\$219,189	\$65,811	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-037		407	PTA	41995 ARROWHEAD	07/31/23	\$269,500	\$53,900	\$48,510	\$116,430	43.20	\$232,858	\$81,642	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-039		407	PTA	41999 ARROWHEAD	04/27/23	\$258,000	\$51,600	\$46,440	\$121,670	47.16	\$243,331	\$59,669	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-054		407	PTA	41772 INDEPENDENCE	06/08/22	\$240,000	\$48,000	\$43,200	\$106,270	44.28	\$212,543	\$72,457	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-093		407	PTA	41765 INDEPENDENCE	11/23/22	\$210,000	\$42,000	\$37,800	\$112,340	53.50	\$224,683	\$30,317	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-103		407	PTA	41853 CANTEBURY	04/20/23	\$250,000	\$50,000	\$45,000	\$126,560	50.62	\$253,124	\$41,876	\$45,000
MAPLE POINTE OCCP 709	R0222	22-02-202-109		407	PTA	41869 CANTEBURY	09/26/22	\$258,650	\$51,730	\$46,557	\$98,920	38.24	\$197,836	\$105,814	\$45,000

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USE \$85,000															
6.25% INCREASE															
similar to R0201															
SEC 2 LAKEFRONT	R0230	22-02-151-019		401	PTA	1258 EAST LAKE	06/08/23	\$180,000	\$36,000	\$32,400	\$77,690	43.16	\$155,372	\$161,511	\$136,883
SEC 2 LAKEFRONT	R0230	22-02-151-028		401	PTA	1294 EAST LAKE	05/09/23	\$550,000	\$110,000	\$99,000	\$221,000	40.18	\$441,994	\$315,402	\$207,396
SEC 2 LAKEFRONT	R0230	22-02-151-022		401	PTA	1270 EAST LAKE	07/08/22	\$1,400,000	\$280,000	\$252,000	\$586,970	41.93	\$1,173,932	\$397,750	\$171,682
SEC 2 LAKEFRONT	R0230	22-02-151-040		401	PTA	1328 EAST LAKE	07/28/22	\$400,000	\$80,000	\$72,000	\$154,250	38.56	\$308,501	\$192,184	\$100,685
USE 3000 lake pad FF							AVERAGE	\$632,500	\$126,500	\$113,850	\$259,978	40.96	\$519,950	\$266,712	\$154,162
USE 5200 FF on lake							MEDIAN	\$475,000	\$95,000	\$85,500	\$187,625	41.05	\$375,248	\$253,793	\$154,283
6.12% INCREASE										3,616					32.5%
SEC 2 E SIDE - OFFLAKE	R0240	22-02-328-007	22-02-328-008 22-02-326-008 22-02-326-009	401	PTA	1369 EAST LAKE	06/09/23	\$505,000	\$101,000	\$90,900	\$345,620	68.44	\$691,230	\$120,774	\$307,004
SEC 2 E SIDE - OFFLAKE	R0240	22-02-328-020	22-02-326-022	401	PTA	1367 EAST LAKE	09/15/22	\$925,000	\$185,000	\$166,500	\$421,910	45.61	\$843,811	\$450,858	\$369,669
offlake FF \$2,200							AVERAGE	\$715,000	\$143,000	\$128,700	\$383,765	57.03	\$767,521	\$285,816	\$338,337
lake pad FF \$2,900							MEDIAN	\$715,000	\$143,000	\$128,700	\$383,765	57.03	\$767,521	\$285,816	\$338,337
res FF \$1050										986					47.3%
no change															
SEC 2 ACREAGE	R0250	NO SALES													
Building Site															
Residual															
Low & Wet															
no change															
HAWTHORN/ LAKE WALL	R0301	22-03-201-002		401	PTA	120 NORTH HAVEN	04/29/22	\$266,000	\$53,200	\$47,880	\$111,110	41.77	\$222,216	\$106,436	\$62,652
USE 1000/FF LAKE ACCESS							AVERAGE	\$266,000	\$53,200	\$47,880	\$111,110	41.77	\$222,216	\$106,436	\$62,652
USE 800 FF, NO LAKE ACCESS							MEDIAN	\$266,000	\$53,200	\$47,880	\$111,110	41.77	\$222,216	\$106,436	\$62,652
20% increase-uniform with similar lake access															23.6%
Sec 3 S Side-Res	R0302	22-03-451-005		401	PTA	108 MAUDLIN	09/28/22	\$430,000	\$86,000	\$77,400	\$194,360	45.20	\$388,724	\$82,958	\$41,682
Sec 3 S Side-Res	R0302	22-03-451-012	22-03-451-008	401	PTA	130 MAUDLIN	04/17/23	\$160,000	\$32,000	\$28,800	\$83,310	52.07	\$166,614	\$45,732	\$52,346
Sec 3 S Side-Res	R0302	22-03-380-006		401	PTA	135 EUBANK	04/14/23	\$322,500	\$64,500	\$58,050	\$140,100	43.44	\$280,209	\$87,961	\$45,670
Sec 3 S Side-Res	R0302	22-03-381-014		401	PTA	915 LEMAY	06/20/23	\$470,000	\$94,000	\$84,600	\$194,900	41.47	\$389,800	\$126,173	\$45,973
Sec 3 S Side-Res	R0302	22-03-483-005		401	WD	123 CHARLOTTE	11/04/22	\$185,000	\$37,000	\$33,300	\$70,300	38.00	\$140,590	\$66,411	\$22,001
USE 650 FF, NO LAKE ACCESS							AVERAGE	\$313,500	\$62,700	\$56,430	\$136,594	44.04	\$273,187	\$81,847	\$41,534

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
4% INCREASE USE 860/FF LAKE ACCESS 4% INCREASE							MEDIAN	\$322,500	\$64,500	\$58,050 1,052	\$140,100	43.44	\$280,209	\$82,958	\$45,670 14.2%
LILLEY POND	R0303														
USE \$80,000 no change NO SALES															
BLOMFIELD SUB	R0304	22-03-151-007		401	PTA	116 PENHILL	11/30/22	\$230,000	\$46,000	\$41,400	\$110,910	48.22	\$221,810	\$53,958	\$45,768
BLOMFIELD SUB	R0304	22-03-152-023		401	WD	162 PICKFORD	11/29/22	\$288,000	\$57,600	\$51,840	\$125,040	43.42	\$250,088	\$82,373	\$44,461
USE \$470/FF FOR NO LAKE ACCESS USE \$610/FF FOR LAKE ACCESS bldg site45,000 residual 15,000 low & wet 3,000 some sites may need an adjustment							AVERAGE	\$259,000	\$51,800	\$46,620	\$117,975	45.82	\$235,949	\$68,166	\$45,115
							MEDIAN	\$259,000	\$51,800	\$46,620 548	\$117,975	45.82	\$235,949	\$68,166	\$45,115 17.4%
NORTH HAVEN WOODS	R0305	22-03-136-016		401	WD	267 NORTH HAVEN	02/09/23	\$570,000	\$114,000	\$102,600	\$267,310	46.90	\$534,621	\$130,379	\$95,000
USE \$100,000 FF 5.26% INCREASE															
Windward Bay OCCP 669	R0320	22-03-126-026		407	PTA	44700 BAYVIEW	04/29/22	\$170,000	\$34,000	\$30,600	\$81,410	47.89	\$162,826	\$46,174	\$39,000
Windward Bay OCCP 669	R0320	22-03-126-014		407	PTA	45000 BAYVIEW	03/27/24	\$194,000	\$38,800	\$34,920	\$86,680	44.68	\$173,353	\$50,647	\$30,000
Windward Bay OCCP 669	R0320	22-03-126-052		407	WD	44900 BAYVIEW	03/08/24	\$190,250	\$38,050	\$34,245	\$90,310	47.47	\$180,622	\$39,628	\$30,000
Windward Bay OCCP 669	R0320	22-03-126-056		407	PTA	44850 BAYVIEW	09/23/22	\$179,900	\$35,980	\$32,382	\$87,040	48.38	\$174,077	\$35,823	\$30,000
USE \$33,000 10.0% INCREASE							AVERAGE	\$188,050	\$37,610	\$33,849	\$88,010	46.84	\$176,017	\$42,033	\$30,000
							MEDIAN	\$190,250	\$38,050	\$34,245	\$87,040	47.47	\$174,077	\$39,628	\$30,000 15.8%
HARBOR COVE OCCP 439	R0321	22-03-131-049		407	PTA	1681 HARBOR	02/23/24	\$317,000	\$63,400	\$57,060	\$143,790	45.36	\$287,576	\$74,424	\$45,000
USE \$50,000 USE \$85,000 Lake no change															
SOUTH POINTE OCCP 687	R0322	22-03-383-023		407	PTA	1127 SOUTH LAKE	10/27/23	\$245,000	\$49,000	\$44,100	\$80,450	32.84	\$160,894	\$119,106	\$35,000

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SOUTH POINTE OCCP 687	R0322	22-03-383-006		407	PTA	1127 SOUTH LAKE	12/01/23	\$193,000	\$38,600	\$34,740	\$75,450	39.09	\$150,894	\$67,106	\$25,000
SOUTH POINTE OCCP 687	R0322	22-03-383-010		407	PTA	1127 SOUTH LAKE	09/21/23	\$135,000	\$27,000	\$24,300	\$63,420	46.98	\$126,831	\$33,169	\$25,000
SOUTH POINTE OCCP 687	R0322	22-03-383-031		407	PTA	1127 SOUTH LAKE	06/14/23	\$180,000	\$36,000	\$32,400	\$76,140	42.30	\$152,280	\$52,720	\$25,000
SOUTH POINTE OCCP 687	R0322	22-03-383-033		407	PTA	1127 SOUTH LAKE	05/19/23	\$134,000	\$26,800	\$24,120	\$64,180	47.90	\$128,364	\$30,636	\$25,000
SOUTH POINTE OCCP 687	R0322	22-03-383-035		407	PTA	1127 SOUTH LAKE	04/28/23	\$162,000	\$32,400	\$29,160	\$76,140	47.00	\$152,280	\$34,720	\$25,000
SOUTH POINTE OCCP 687	R0322	22-03-383-037		407	PTA	1127 SOUTH LAKE	06/16/23	\$199,900	\$39,980	\$35,982	\$76,140	38.09	\$152,280	\$72,620	\$25,000
SOUTH POINTE OCCP 687	R0322	22-03-383-041		407	PTA	1127 SOUTH LAKE	05/23/23	\$183,000	\$36,600	\$32,940	\$76,140	41.61	\$152,280	\$55,720	\$25,000
SOUTH POINTE OCCP 687	R0323	22-03-383-050		407	WD	1155 SOUTH LAKE	02/15/23	\$135,000	\$27,000	\$24,300	\$63,890	47.33	\$127,788	\$32,212	\$25,000
SOUTH POINTE OCCP 687	R0323	22-03-383-054		407	PTA	1155 SOUTH LAKE	07/26/22	\$181,500	\$36,300	\$32,670	\$89,410	49.26	\$178,812	\$27,688	\$25,000
SOUTH POINTE OCCP 687	R0323	22-03-383-061		407	WD	1155 SOUTH LAKE	05/23/23	\$230,000	\$46,000	\$41,400	\$90,160	39.20	\$180,318	\$74,682	\$25,000
SOUTH POINTE OCCP 687	R0323	22-03-383-069		407	PTA	1155 SOUTH LAKE	05/10/22	\$180,000	\$36,000	\$32,400	\$90,160	50.09	\$180,318	\$24,682	\$25,000
USE \$30,000							AVERAGE	\$173,945	\$34,789	\$31,310	\$76,475	44.44	\$152,950	\$45,996	\$25,000
20% increase							MEDIAN	\$180,000	\$36,000	\$32,400	\$76,140	46.98	\$152,280	\$34,720	\$25,000
															13.9%
SUMMERLIN OCCP 1460	R0324	22-03-133-012		407	PTA	45007 COBBLESTONE	11/02/22	\$505,000	\$101,000	\$90,900	\$261,500	51.78	\$523,002	\$71,998	\$90,000
SUMMERLIN OCCP 1460	R0324	22-03-134-012		407	PTA	44758 LARKSPUR	02/07/24	\$515,000	\$103,000	\$92,700	\$250,230	48.59	\$500,460	\$104,540	\$90,000
USE \$90,000							AVERAGE	\$510,000	\$102,000	\$91,800	\$255,865	50.19	\$511,731	\$88,269	\$90,000
no change							MEDIAN	\$510,000	\$102,000	\$91,800	\$255,865	50.19	\$511,731	\$88,269	\$90,000
															17.6%
SCENIC PINES ESTATES	R0325														
USE \$80,000															
no change															
SEC 3 W SIDE-LAKE	R0330	22-03-155-015		401	PTA	2109 WEST LAKE	06/27/23	\$808,000	\$161,600	\$145,440	\$399,440	49.44	\$798,876	\$197,749	\$188,625
USE 4700 FF ON LAKE															
no change															
Sec 3 Shawood Lake	R0332	22-03-481-003		401	PTA	315 ELM	05/12/23	\$260,000	\$52,000	\$46,800	\$99,120	38.12	\$198,233	\$135,324	\$73,557
Sec 3 Shawood Lake	R0332	22-03-481-007		401	PTA	317 DUANA	11/22/22	\$475,000	\$95,000	\$85,500	\$268,870	56.60	\$537,744	\$16,648	\$79,392
Sec 3 Shawood Lake	R0332	22-03-481-014		401	PTA	301 DUANA	03/15/24	\$590,000	\$118,000	\$106,200	\$273,090	46.29	\$546,186	\$107,905	\$64,091
USE 1800 LAKE FRONT / 9.09% INCREASE							AVERAGE	\$441,667	\$88,333	\$79,500	\$213,693	47.00	\$427,388	\$86,626	\$72,347
800 OFFLAKE no change							MEDIAN	\$475,000	\$95,000	\$85,500	\$268,870	46.29	\$537,744	\$107,905	\$73,557
1800 LAKEFRONT SA / 9.09% INCREASE										1,918					15.5%

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SEC 3 S SIDE-OFF LAKE	R0341	22-03-379-003	22-03-329-003	401	PTA	1105 SOUTH LAKE	05/27/22	\$675,000	\$135,000	\$121,500	\$322,310	47.75	\$644,615	\$181,622	\$151,237	
SEC 3 S SIDE-OFF LAKE	R0341	22-03-454-017	22-03-404-010	401	PTA	721 SOUTH LAKE	03/31/23	\$610,000	\$122,000	\$109,800	\$298,160	48.88	\$596,320	\$273,489	\$259,809	
USE 3600 FF ON LAKE																
USE 1500 FF OFF LAKE																
USE 1900 FF LAKE PAD																
no change																
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SEC 3 Acreage	R0350															
Building Site	80,000															
Residual	26,700															
Low & wet	3,000															
no change																
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BRISTOL CORNERS / BC SOUTH	R0401	22-04-252-011		401	PTA	30475 BRISTOL	08/03/22	\$630,000	\$126,000	\$113,400	\$298,120	47.32	\$596,232	\$138,768	\$105,000	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-253-008		401	PTA	45651 MARLBOROUGH	08/07/23	\$670,000	\$134,000	\$120,600	\$281,960	42.08	\$563,923	\$211,077	\$105,000	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-253-017		401	PTA	45601 BRISTOL	05/20/22	\$540,000	\$108,000	\$97,200	\$238,340	44.14	\$476,689	\$158,379	\$95,068	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-253-020		401	PTA	30441 NORWICH	08/11/22	\$560,000	\$112,000	\$100,800	\$293,920	52.49	\$587,838	\$68,016	\$95,854	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-277-007		401	PTA	30424 NORWICH	03/27/23	\$511,000	\$102,200	\$91,980	\$250,310	48.98	\$500,627	\$99,454	\$89,081	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-403-001		401	PTA	45595 SOUTH LAKE	02/03/23	\$620,000	\$124,000	\$111,600	\$281,910	45.47	\$563,812	\$161,188	\$105,000	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-403-009		401	PTA	30245 STERLING	06/16/23	\$625,000	\$125,000	\$112,500	\$261,550	41.85	\$523,105	\$206,895	\$105,000	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-403-015		401	PTA	45637 SOUTH LAKE	05/25/23	\$753,750	\$150,750	\$135,675	\$286,720	38.04	\$573,441	\$275,814	\$95,505	
BRISTOL CORNERS / BC SOUTH	R0401	22-04-405-014		401	PTA	30184 STERLING	05/16/22	\$735,000	\$147,000	\$132,300	\$281,240	38.26	\$562,476	\$262,071	\$89,547	
BRISTOL CORNERS / BC SOUTH	R0403	22-04-430-006		401	PTA	30211 PENNINGTON	02/16/24	\$755,000	\$151,000	\$135,900	\$336,520	44.57	\$673,031	\$168,689	\$86,720	
BRISTOL CORNERS / BC SOUTH	R0403	22-04-430-008		401	PTA	30195 PENNINGTON	11/01/22	\$675,000	\$135,000	\$121,500	\$317,950	47.10	\$635,893	\$142,980	\$103,873	
1200 FF							AVERAGE	\$643,159	\$128,632	\$115,769	\$284,413	44.57	\$568,824	\$172,121	\$97,786	
18.23% INCREASE							MEDIAN	\$630,000	\$126,000	\$113,400	\$281,960	44.57	\$563,923	\$161,188	\$95,854	
MAX \$125,000											1,201					15.2%
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Bristol Corners North	R0402	22-03-154-016		401	WD	30478 PENNINGTON	01/26/23	\$545,000	\$109,000	\$98,100	\$306,850	56.30	\$613,700	\$24,334	\$93,034	
Bristol Corners North	R0402	22-03-154-008		401	PTA	30479 PENNINGTON	06/14/22	\$635,000	\$127,000	\$114,300	\$305,940	48.18	\$611,885	\$116,056	\$92,941	
Bristol Corners North	R0402	22-03-154-010		401	PTA	30495 PENNINGTON	04/03/23	\$554,000	\$110,800	\$99,720	\$268,700	48.50	\$537,408	\$111,812	\$95,220	
Bristol Corners North	R0402	22-04-429-003		401	PTA	30309 PENNINGTON	06/28/22	\$736,000	\$147,200	\$132,480	\$362,850	49.30	\$725,695	\$107,557	\$97,252	
Bristol Corners North	R0402	22-04-429-013		401	PTA	44475 BRISTOL	01/31/23	\$531,500	\$106,300	\$95,670	\$257,130	48.38	\$514,251	\$115,462	\$98,213	
Bristol Corners North	R0402	22-04-429-021		401	PTA	30316 PENNINGTON	05/23/23	\$720,000	\$144,000	\$129,600	\$321,460	44.65	\$642,928	\$171,040	\$93,968	
1200 FF							AVERAGE	\$635,300	\$127,060	\$114,354	\$303,216	47.80	\$606,433	\$124,385	\$95,519	

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CARLTON FOREST OCCP 1241	R1020	22-10-401-001		407	PTA	28322 CARLTON WAY	09/18/23	\$324,900	\$64,980	\$58,482	\$141,710	43.62	\$283,414	\$94,486	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-019		407	PTA	28369 CARLTON WAY	09/20/22	\$340,000	\$68,000	\$61,200	\$166,320	48.92	\$332,644	\$60,356	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-020		407	PTA	28373 CARLTON WAY	07/25/23	\$312,000	\$62,400	\$56,160	\$135,650	43.48	\$271,301	\$93,699	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-024		407	PTA	28385 CARLTON WAY	08/21/23	\$337,000	\$67,400	\$60,660	\$132,940	39.45	\$265,881	\$124,119	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-034		407	PTA	28323 CARLTON WAY	06/30/23	\$315,500	\$63,100	\$56,790	\$141,710	44.92	\$283,414	\$85,086	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-045		407	PTA	28406 CARLTON WAY	10/17/22	\$280,000	\$56,000	\$50,400	\$134,310	47.97	\$268,626	\$64,374	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-049		407	PTA	28472 CARLTON WAY	07/15/22	\$310,000	\$62,000	\$55,800	\$141,710	45.71	\$283,414	\$79,586	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-052		407	PTA	28460 CARLTON WAY	01/31/24	\$312,000	\$62,400	\$56,160	\$141,710	45.42	\$283,414	\$81,586	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-055		407	PTA	28522 CARLTON WAY	08/18/23	\$330,000	\$66,000	\$59,400	\$141,710	42.94	\$283,414	\$99,586	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-074		407	WD	28569 CARLTON WAY	01/31/23	\$307,000	\$61,400	\$55,260	\$144,180	46.96	\$288,363	\$71,637	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-083		407	PTA	28523 CARLTON WAY	03/29/24	\$335,000	\$67,000	\$60,300	\$144,180	43.04	\$288,363	\$99,637	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-401-088		407	WD	28465 CARLTON WAY	04/07/23	\$278,000	\$55,600	\$50,040	\$141,710	50.97	\$283,414	\$47,586	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-005		407	PTA	28046 CARLTON WAY	10/25/22	\$280,000	\$56,000	\$50,400	\$131,520	46.97	\$263,040	\$69,960	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-010		407	PTA	28138 CARLTON WAY	07/20/23	\$327,000	\$65,400	\$58,860	\$137,340	42.00	\$274,688	\$105,312	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-016		407	PTA	28262 CARLTON WAY	04/29/22	\$301,000	\$60,200	\$54,180	\$137,290	45.61	\$274,581	\$79,419	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-017		407	PTA	28258 CARLTON WAY	08/17/22	\$310,000	\$62,000	\$55,800	\$132,090	42.61	\$264,178	\$98,822	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-033		407	WD	28305 CARLTON WAY	11/06/23	\$325,000	\$65,000	\$58,500	\$132,790	40.86	\$265,585	\$112,415	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-038		407	PTA	28247 CARLTON WAY	12/05/23	\$328,000	\$65,600	\$59,040	\$132,860	40.51	\$265,718	\$115,282	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-040		407	PTA	28231 CARLTON WAY	01/12/24	\$316,100	\$63,220	\$56,898	\$138,760	43.90	\$277,518	\$91,582	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-043		407	PTA	28185 CARLTON WAY	04/26/22	\$305,000	\$61,000	\$54,900	\$137,290	45.01	\$274,581	\$83,419	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-057		407	PTA	28155 CARLTON WAY	06/03/22	\$290,000	\$58,000	\$52,200	\$130,180	44.89	\$260,364	\$82,636	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-058		407	PTA	28139 CARLTON WAY	07/19/23	\$320,000	\$64,000	\$57,600	\$137,290	42.90	\$274,581	\$98,419	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-064		407	PTA	28105 CARLTON WAY	07/12/22	\$295,000	\$59,000	\$53,100	\$137,290	46.54	\$274,581	\$73,419	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-066		407	PTA	28101 CARLTON WAY	09/11/23	\$328,000	\$65,600	\$59,040	\$130,180	39.69	\$260,364	\$120,636	\$53,000
CARLTON FOREST OCCP 1241	R1020	22-10-451-070		407	WD	28067 CARLTON WAY	10/11/23	\$333,000	\$66,600	\$59,940	\$137,340	41.24	\$274,688	\$111,312	\$53,000
USE \$58,000							AVERAGE	\$313,580	\$62,716	\$56,444	\$138,402	44.25	\$276,805	\$89,775	\$53,000
9.43% INCREASE							MEDIAN	\$315,500	\$63,100	\$56,790	\$137,290	43.90	\$274,581	\$91,582	\$53,000
CHARNETH FEN OCCP#1655	R1021	22-10-426-016		407	WD	28445 MELANIE	08/12/22	\$370,000	\$74,000	\$66,600	\$215,300	58.19	\$430,605	(\$605)	\$60,000
CHARNETH FEN OCCP#1655	R1021	22-10-426-043		407	PTA	28569 MELANIE	07/22/22	\$334,900	\$66,980	\$60,282	\$164,880	49.23	\$329,760	\$65,140	\$60,000
CHARNETH FEN OCCP#1655	R1021	22-10-426-049		407	PTA	28463 TRACI	03/01/24	\$380,000	\$76,000	\$68,400	\$171,920	45.24	\$343,833	\$96,167	\$60,000
CHARNETH FEN OCCP#1655	R1021	22-10-426-051		407	WD	28403 MELANIE	02/21/23	\$350,000	\$70,000	\$63,000	\$168,250	48.07	\$336,503	\$73,497	\$60,000
USE \$60,000							AVERAGE	\$354,967	\$70,993	\$63,894	\$168,350	47.52	\$336,699	\$78,268	\$60,000
NO CHANGE-uniform with R1020							MEDIAN	\$350,000	\$70,000	\$63,000	\$168,250	48.07	\$336,503	\$73,497	\$60,000
															17.1%
LIBERTY PARK #1703	R1022	22-10-301-006		407	PTA	44849 STOCKTON	08/25/22	\$630,000	\$126,000	\$113,400	\$299,010	47.46	\$598,019	\$124,981	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-015		407	PTA	44903 LAFAYETTE	11/15/22	\$620,000	\$124,000	\$111,600	\$292,000	47.10	\$583,997	\$129,003	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-032		407	PTA	44956 PAINE	07/11/22	\$620,000	\$124,000	\$111,600	\$283,030	45.65	\$566,067	\$146,933	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-042		407	PTA	44896 PAINE	01/24/24	\$500,000	\$100,000	\$90,000	\$221,940	44.39	\$443,889	\$149,111	\$93,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
LIBERTY PARK #1703	R1022	22-10-301-073		407	WD	44875 REVERE	12/20/23	\$586,000	\$117,200	\$105,480	\$239,750	40.91	\$479,507	\$199,493	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-075		407	PTA	44887 REVERE	06/28/23	\$571,000	\$114,200	\$102,780	\$249,730	43.74	\$499,452	\$164,548	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-087		407	PTA	44916 LAFAYETTE	07/13/22	\$530,000	\$106,000	\$95,400	\$234,790	44.30	\$469,581	\$153,419	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-091		407	PTA	44892 LAFAYETTE	06/23/23	\$525,000	\$105,000	\$94,500	\$224,500	42.76	\$448,999	\$169,001	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-112		407	CD	44824 STOCKTON	08/24/23	\$515,000	\$103,000	\$92,700	\$243,190	47.22	\$486,379	\$121,621	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-147		407	PTA	45227 BARTLETT	08/31/22	\$555,000	\$111,000	\$99,900	\$280,470	50.54	\$560,949	\$87,051	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-160		407	PTA	28322 WOLCOTT	10/05/22	\$559,999	\$112,000	\$100,800	\$281,700	50.30	\$563,399	\$89,600	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-186		407	PTA	28231 WOLCOTT	07/11/22	\$590,000	\$118,000	\$106,200	\$269,880	45.74	\$539,765	\$143,235	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-190		407	PTA	28255 WOLCOTT	07/22/22	\$637,000	\$127,400	\$114,660	\$291,010	45.68	\$582,015	\$147,985	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-197		407	PTA	28297 WOLCOTT	07/11/22	\$615,000	\$123,000	\$110,700	\$288,320	46.88	\$576,630	\$131,370	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-224		407	PTA	45254 BARTLETT	06/15/22	\$630,000	\$126,000	\$113,400	\$319,470	50.71	\$638,947	\$84,053	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-237		407	PTA	45168 BARTLETT	10/16/23	\$620,000	\$124,000	\$111,600	\$249,470	40.24	\$498,946	\$214,054	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-242		407	PTA	45138 BARTLETT	04/24/23	\$605,000	\$121,000	\$108,900	\$305,100	50.43	\$610,201	\$87,799	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-245		407	PTA	45120 BARTLETT	02/16/24	\$570,237	\$114,047	\$102,643	\$261,620	45.88	\$523,234	\$140,003	\$93,000
LIBERTY PARK #1703	R1022	22-10-301-302		407	PTA	28367 DECLARATION	06/16/22	\$518,000	\$103,600	\$93,240	\$235,660	45.49	\$471,319	\$139,681	\$93,000
USE \$98,000							AVERAGE	\$578,802	\$115,760	\$104,184	\$266,876	46.08	\$533,752	\$138,050	\$93,000
5.38% INCREASE							MEDIAN	\$586,000	\$117,200	\$105,480	\$269,880	45.74	\$539,765	\$140,003	\$93,000
15.9%															
outlier															
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-085		407	PTA	44765 ELLERY	12/13/23	\$264,000	\$52,800	\$47,520	\$97,660	36.99	\$195,316	\$112,684	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-043		407	PTA	44730 GWINNETT	06/30/22	\$218,000	\$43,600	\$39,240	\$101,730	46.67	\$203,462	\$58,538	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-124		407	PTA	27935 HOPKINS	08/05/22	\$220,000	\$44,000	\$39,600	\$112,400	51.09	\$224,797	\$39,203	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-067		407	PTA	44737 GWINNETT	01/27/23	\$222,000	\$44,400	\$39,960	\$97,660	43.99	\$195,316	\$70,684	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-050		407	PTA	44708 GWINNETT	06/30/23	\$227,000	\$45,400	\$40,860	\$98,240	43.28	\$196,475	\$74,525	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-103		407	PTA	27997 HOPKINS	12/15/22	\$230,000	\$46,000	\$41,400	\$115,670	50.29	\$231,341	\$42,659	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-107		407	PTA	27989 HOPKINS	10/28/22	\$233,000	\$46,600	\$41,940	\$118,820	51.00	\$237,633	\$39,367	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-319		407	PTA	28060 HOPKINS	09/16/22	\$240,000	\$48,000	\$43,200	\$116,110	48.38	\$232,223	\$51,777	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-136		407	PTA	27891 HOPKINS	06/17/22	\$242,000	\$48,400	\$43,560	\$114,580	47.35	\$229,167	\$56,833	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-086		407	PTA	44767 ELLERY	02/20/24	\$243,000	\$48,600	\$43,740	\$98,240	40.43	\$196,475	\$90,525	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-051		407	WD	44706 GWINNETT	12/08/23	\$250,000	\$50,000	\$45,000	\$97,660	39.06	\$195,316	\$98,684	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-100		407	PTA	28013 HOPKINS	10/06/22	\$250,000	\$50,000	\$45,000	\$116,590	46.64	\$233,175	\$60,825	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-134		407	PTA	27895 HOPKINS	05/24/22	\$250,000	\$50,000	\$45,000	\$114,980	45.99	\$229,956	\$64,044	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-315		407	PTA	28037 HOPKINS	11/17/23	\$260,000	\$52,000	\$46,800	\$116,110	44.66	\$232,223	\$71,777	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-138		407	PTA	27887 HOPKINS	02/15/24	\$265,000	\$53,000	\$47,700	\$114,580	43.24	\$229,167	\$79,833	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-518		407	WD	28082 HEWES	10/19/23	\$325,000	\$65,000	\$58,500	\$156,710	48.22	\$313,421	\$55,579	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-587		407	PTA	27994 HOPKINS	12/16/22	\$325,000	\$65,000	\$58,500	\$150,850	46.42	\$301,701	\$67,299	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-464		407	PTA	27976 MIDDLETON	10/21/22	\$329,900	\$65,980	\$59,382	\$146,320	44.35	\$292,636	\$81,264	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-246		407	PTA	27995 MIDDLETON	12/30/22	\$330,000	\$66,000	\$59,400	\$145,210	44.00	\$290,417	\$83,583	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-509		407	WD	44460 GWINNETT	01/19/23	\$330,000	\$66,000	\$59,400	\$154,390	46.78	\$308,774	\$65,226	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-536		407	PTA	44529 GWINNETT	06/24/22	\$330,000	\$66,000	\$59,400	\$150,850	45.71	\$301,701	\$72,299	\$44,000

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TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-545		407	PTA	44580 ELLERY	10/17/22	\$332,000	\$66,400	\$59,760	\$156,710	47.20	\$313,421	\$62,579	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-566		407	PTA	44593 ELLERY	06/30/22	\$336,000	\$67,200	\$60,480	\$154,390	45.95	\$308,774	\$71,226	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-561		407	PTA	44613 ELLERY	09/22/23	\$338,198	\$67,640	\$60,876	\$154,390	45.65	\$308,774	\$73,424	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-586		407	WD	27996 HOPKINS	09/15/23	\$350,000	\$70,000	\$63,000	\$156,710	44.77	\$313,421	\$80,579	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-504		407	PTA	44478 GWINNETT	12/07/23	\$355,500	\$71,100	\$63,990	\$149,370	42.02	\$298,741	\$100,759	\$44,000
TOWNES AT LIBERTY PARK OCCP 1705	R1023	22-10-376-600		407	PTA	27896 HOPKINS	05/27/22	\$350,000	\$70,000	\$63,000	\$156,710	44.77	\$313,421	\$80,579	\$44,000
USE \$47,000							AVERAGE	\$283,908	\$56,782	\$51,103	\$129,461	45.69	\$258,920	\$68,987	\$44,000
6.92% INCREASE							MEDIAN	\$262,500	\$52,500	\$47,250	\$117,705	45.83	\$235,404	\$70,955	\$44,000
16.8%															
DIXON MEADOWS OCCP 2195	R1024	22-10-402-004		407	PTA	44216 SEDGWICK	09/06/23	\$700,000	\$140,000	\$126,000	\$284,020	40.57	\$568,043	\$226,957	\$95,000
USE \$98,000							AVERAGE	\$700,000	\$140,000	\$126,000	\$284,020	40.57	\$568,043	\$226,957	\$95,000
3.16% INCREASE							MEDIAN	\$700,000	\$140,000	\$126,000	\$284,020	40.57	\$568,043	\$226,957	\$95,000
increase land value uniform with adjacent R1022															
13.6%															
BOLINGBROOKE OCCP 2216	R1025	22-10-281-038		407	PTA	43799 ELLESMERE	06/09/23	\$1,010,000	\$202,000	\$181,800	\$403,760	39.98	\$807,520	\$328,980	\$126,500
BOLINGBROOKE OCCP 2216	R1025	22-10-281-007		407	PTA	43632 BOLINGBROOKE	05/13/22	\$780,855	\$156,171	\$140,554	\$421,880	54.03	\$843,768	\$52,087	\$115,000
BOLINGBROOKE OCCP 2216	R1025	22-10-281-002		407	PTA	43474 BOLINGBROOKE	06/13/22	\$817,815	\$163,563	\$147,207	\$367,610	44.95	\$735,211	\$197,604	\$115,000
BOLINGBROOKE OCCP 2216	R1025	22-10-281-009		407	PTA	43690 BOLINGBROOKE	05/11/22	\$780,935	\$156,187	\$140,568	\$372,540	47.70	\$745,084	\$150,851	\$115,000
BOLINGBROOKE OCCP 2216	R1025	22-10-281-011		407	PTA	43748 BOLINGBROOKE	06/22/22	\$800,575	\$160,115	\$144,104	\$399,850	49.95	\$799,694	\$115,881	\$115,000
USE \$120,000							AVERAGE	\$799,775	\$159,955	\$143,960	\$380,000	47.53	\$759,996	\$154,779	\$115,000
4.35 INCREASE							MEDIAN	\$800,575	\$160,115	\$144,104	\$372,540	47.70	\$745,084	\$150,851	\$115,000
14.4%															
LAKEVIEW OCCP #2277	R1026	22-11-109-009		407	PTA	113 WAINWRIGHT	08/12/22	\$507,982	\$101,596	\$91,437	\$266,720	52.51	\$533,440	\$79,542	\$105,000
LAKEVIEW OCCP #2277	R1026	22-10-232-002		407	PTA	2276 OLD NOVI	05/23/22	\$642,822	\$128,564	\$115,708	\$317,920	49.46	\$635,831	\$111,991	\$105,000
LAKEVIEW OCCP #2277	R1026	22-10-232-004		407	PTA	2260 OLD NOVI	07/11/23	\$650,000	\$130,000	\$117,000	\$311,050	47.85	\$622,098	\$132,902	\$105,000
LAKEVIEW OCCP #2277	R1026	22-10-232-005		407	WD	2252 OLD NOVI	06/06/23	\$650,000	\$130,000	\$117,000	\$311,950	47.99	\$623,890	\$131,110	\$105,000
LAKEVIEW OCCP #2277	R1026	22-10-232-006		407	PTA	2240 OLD NOVI	05/02/22	\$620,670	\$124,134	\$111,721	\$299,820	48.31	\$599,637	\$126,033	\$105,000
LAKEVIEW OCCP #2277	R1026	22-10-232-008		407	WD	2224 OLD NOVI	12/15/22	\$632,265	\$126,453	\$113,808	\$312,250	49.39	\$624,499	\$112,766	\$105,000
LAKEVIEW OCCP #2277	R1026	22-10-232-010		407	WD	2214 OLD NOVI	02/16/24	\$661,100	\$132,220	\$118,998	\$321,970	48.70	\$643,947	\$122,153	\$105,000
LAKEVIEW OCCP #2277	R1026	22-11-109-002		407	PTA	103 LINHART	09/02/22	\$597,436	\$119,487	\$107,538	\$276,430	46.27	\$552,867	\$149,569	\$105,000
LAKEVIEW OCCP #2277	R1026	22-11-109-003		407	PTA	107 LINHART	04/29/22	\$622,000	\$124,400	\$111,960	\$283,660	45.60	\$567,325	\$159,675	\$105,000
LAKEVIEW OCCP #2277	R1026	22-11-109-004		407	PTA	111 LINHART	10/14/22	\$603,431	\$120,686	\$108,618	\$283,270	46.94	\$566,549	\$141,882	\$105,000
LAKEVIEW OCCP #2277	R1026	22-11-109-006		407	PTA	114 WAINWRIGHT	12/02/22	\$592,855	\$118,571	\$106,714	\$281,550	47.49	\$563,108	\$134,747	\$105,000
LAKEVIEW OCCP #2277	R1026	22-11-109-008		407	PTA	106 WAINWRIGHT	07/11/22	\$636,519	\$127,304	\$114,573	\$282,100	44.32	\$564,208	\$177,311	\$105,000

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LAKEVIEW OCCP #2277	R1026	22-11-109-010		407	PTA	117 WAINWRIGHT	04/27/23	\$610,000	\$122,000	\$109,800	\$274,810	45.05	\$549,610	\$165,390	\$105,000
USE \$110,000							AVERAGE	\$626,592	\$125,318	\$112,786	\$296,398	47.28	\$592,797	\$138,794	\$105,000
4.76% INCREASE							MEDIAN	\$627,133	\$125,427	\$112,884	\$291,740	47.67	\$583,481	\$133,825	\$105,000
															16.7%
SHAWOOD - LAKE	R1030														
USE 1800 FF															
No sales between 04/01/2022 and 03/31/2024. Three properties sold in April and June, 2024.															
see also R0332 Sec 3 Shawood Lake															
SEC 10 ACREAGE	R1050	22-10-251-004		401	WD	44000 TWELVE 1/2 MILE	11/04/22	\$575,000	\$115,000	\$103,500	\$203,640	35.42	\$407,281	\$382,483	\$214,764
Building Site	100,000														
Residual	33,000														
Low & Wet	3,000														
Developmental	100,000														
5.26% INCREASE															
SEC 11 RESIDENTIAL	R1101	22-11-102-012		401	PTA	247 WAINWRIGHT	05/06/22	\$330,000	\$66,000	\$59,400	\$158,710	48.09	\$317,416	\$88,101	\$75,517
SEC 11 RESIDENTIAL	R1101	22-11-101-010		401	WD	145 WAINWRIGHT	12/28/22	\$299,000	\$59,800	\$53,820	\$121,710	40.71	\$243,424	\$104,309	\$48,733
SEC 11 RESIDENTIAL	R1101	22-11-104-015		401	WD	203 LINHART	02/03/23	\$240,000	\$48,000	\$43,200	\$121,640	50.68	\$243,282	\$43,218	\$46,500
suggest 790FF							AVERAGE	\$269,500	\$53,900	\$48,510	\$121,675	45.69	\$243,353	\$73,764	\$47,617
1.93% INCREASE							MEDIAN	\$269,500	\$53,900	\$48,510	\$121,675	45.69	\$243,353	\$73,764	\$47,617
										790					17.7%
TOLLGATE WOODS	R1102	22-11-253-001		401	WD	41597 BURROUGHS	05/19/23	\$675,000	\$135,000	\$121,500	\$303,540	44.97	\$607,081	\$172,919	\$105,000
TOLLGATE WOODS	R1102	22-11-253-026		401	PTA	41626 STEINBECK	06/02/22	\$645,000	\$129,000	\$116,100	\$281,010	43.57	\$562,022	\$177,737	\$94,759
TOLLGATE WOODS	R1102	22-11-277-009		401	PTA	41515 BURROUGHS	06/28/23	\$625,000	\$125,000	\$112,500	\$289,950	46.39	\$579,903	\$150,097	\$105,000
TOLLGATE WOODS	R1102	22-11-277-029		401	PTA	41643 STEINBECK	06/28/23	\$515,000	\$103,000	\$92,700	\$256,360	49.78	\$512,725	\$107,058	\$104,783
TOLLGATE WOODS	R1102	22-11-277-032		401	PTA	41667 STEINBECK	05/31/23	\$532,500	\$106,500	\$95,850	\$256,130	48.10	\$512,251	\$125,249	\$105,000
TOLLGATE WOODS	R1102	22-11-277-034		401	PTA	41679 STEINBECK	05/08/23	\$595,000	\$119,000	\$107,100	\$254,280	42.74	\$508,562	\$184,367	\$97,929
USE 1,475FF							AVERAGE	\$597,917	\$119,583	\$107,625	\$273,545	45.92	\$547,091	\$152,905	\$102,079
4.76% INCREASE							MEDIAN	\$610,000	\$122,000	\$109,800	\$268,685	45.68	\$537,374	\$161,508	\$104,892
MAX \$110,000										1,477					17.2%
SARATOGA CIRCLE OCCP 946	R1120	22-11-108-009		407	PTA	43030 ALCOTT	08/29/23	\$475,000	\$95,000	\$85,500	\$215,590	45.39	\$431,170	\$115,889	\$72,059
SARATOGA CIRCLE OCCP 946	R1120	22-11-108-027		407	PTA	43145 EMERSON	10/02/23	\$415,000	\$83,000	\$74,700	\$208,980	50.36	\$417,957	\$66,840	\$69,797
SARATOGA CIRCLE OCCP 946	R1120	22-11-108-043		407	PTA	43096 EMERSON	08/05/22	\$450,000	\$90,000	\$81,000	\$229,510	51.00	\$459,013	\$58,167	\$67,180

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SARATOGA CIRCLE OCCP 946	R1120	22-11-108-046		407	PTA	43064 EMERSON	10/13/23	\$500,000	\$100,000	\$90,000	\$234,970	46.99	\$469,935	\$109,981	\$79,916
SARATOGA CIRCLE OCCP 946	R1120	22-11-108-050		407	PTA	43032 EMERSON	10/14/22	\$450,000	\$90,000	\$81,000	\$204,600	45.47	\$409,198	\$107,316	\$66,514
USE \$90,000							AVERAGE	\$458,000	\$91,600	\$82,440	\$218,730	47.84	\$437,455	\$91,639	\$71,093
13.46% INCREASE							MEDIAN	\$450,000	\$90,000	\$81,000	\$215,590	46.99	\$431,170	\$107,316	\$69,797
										1,509				15.5%	
outlier															
VISTA HILLS OCCP 822	R1121	22-11-153-006		407	PTA	28914 HEARTHSTONE	08/24/22	\$445,000	\$89,000	\$80,100	\$256,620	57.67	\$513,239	\$21,307	\$89,546
VISTA HILLS OCCP 822	R1121	22-11-154-006		407	PTA	28826 HEARTHSTONE	10/02/23	\$575,000	\$115,000	\$103,500	\$216,950	37.73	\$433,902	\$209,361	\$68,263
VISTA HILLS OCCP 822	R1121	22-11-177-033		407	PTA	42806 BROOKSTONE	12/02/22	\$544,900	\$108,980	\$98,082	\$197,540	36.25	\$395,073	\$226,949	\$77,122
VISTA HILLS OCCP 822	R1121	22-11-151-004		407	PTA	29017 HEARTHSTONE	06/13/22	\$495,000	\$99,000	\$89,100	\$240,240	48.53	\$480,482	\$88,686	\$74,168
VISTA HILLS OCCP 822	R1121	22-11-151-010		407	PTA	28933 HEARTHSTONE	12/12/22	\$435,000	\$87,000	\$78,300	\$225,210	51.77	\$450,414	\$54,216	\$69,630
VISTA HILLS OCCP 822	R1121	22-11-154-018		407	PTA	42940 SANDSTONE	06/02/22	\$418,000	\$83,600	\$75,240	\$202,200	48.37	\$404,407	\$84,473	\$70,880
VISTA HILLS OCCP 822	R1121	22-11-154-020		407	PTA	42984 SANDSTONE	06/22/22	\$435,000	\$87,000	\$78,300	\$194,340	44.68	\$388,684	\$125,007	\$78,691
VISTA HILLS OCCP 822	R1121	22-11-154-022		407	PTA	43028 SANDSTONE	05/01/23	\$568,000	\$113,600	\$102,240	\$243,440	42.86	\$486,870	\$162,010	\$80,880
VISTA HILLS OCCP 822	R1121	22-11-177-038		407	PTA	42742 BROOKSTONE	12/18/23	\$553,000	\$110,600	\$99,540	\$221,790	40.11	\$443,570	\$199,430	\$90,000
VISTA HILLS OCCP 822	R1121	22-11-178-007		407	PTA	42797 BROOKSTONE	08/18/22	\$485,000	\$97,000	\$87,300	\$222,140	45.80	\$444,285	\$117,601	\$76,886
VISTA HILLS OCCP 822	R1121	22-11-180-007		407	PTA	42675 SANDSTONE	08/17/23	\$560,000	\$112,000	\$100,800	\$228,770	40.85	\$457,538	\$192,462	\$90,000
USE \$95,000							AVERAGE	\$520,200	\$104,040	\$93,636	\$222,096	42.86	\$444,189	\$159,302	\$83,291
site with +/- adj							MEDIAN	\$553,000	\$110,600	\$99,540	\$222,140	42.86	\$444,285	\$162,010	\$80,880
										1,249				14.6%	
CAMDEN COURT OCCP 1225	R1122	22-11-127-005		407	PTA	29401 WHISTLER	04/22/22	\$500,000	\$100,000	\$90,000	\$224,790	44.96	\$449,576	\$120,424	\$70,000
CAMDEN COURT OCCP 1225	R1122	22-11-128-001		407	PTA	42708 FAULKNER	10/17/22	\$429,500	\$85,900	\$77,310	\$211,030	49.13	\$422,053	\$77,447	\$70,000
CAMDEN COURT OCCP 1225	R1122	22-11-129-010		407	PTA	42649 FAULKNER	09/16/22	\$430,000	\$86,000	\$77,400	\$202,970	47.20	\$405,947	\$94,053	\$70,000
CAMDEN COURT OCCP 1225	R1122	22-11-129-011		407	PTA	42637 FAULKNER	09/27/23	\$435,000	\$87,000	\$78,300	\$199,220	45.80	\$398,441	\$106,559	\$70,000
CAMDEN COURT OCCP 1225	R1122	22-11-129-014		407	PTA	42601 FAULKNER	07/21/23	\$445,000	\$89,000	\$80,100	\$199,070	44.73	\$398,144	\$116,856	\$70,000
CAMDEN COURT OCCP 1225	R1122	22-11-130-012		407	WD	42614 WHITMAN	12/28/22	\$495,000	\$99,000	\$89,100	\$247,980	50.10	\$495,956	\$69,044	\$70,000
USE \$80,000							AVERAGE	\$455,750	\$91,150	\$82,035	\$214,177	46.99	\$428,353	\$97,397	\$70,000
14.29 INCREASE							MEDIAN	\$440,000	\$88,000	\$79,200	\$207,000	46.50	\$414,000	\$100,306	\$70,000
														15.9%	
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	22-11-226-003		407	PTA	41861 YEATS	08/18/22	\$282,500	\$56,500	\$50,850	\$138,890	49.16	\$277,770	\$59,730	\$55,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	22-11-226-026		407	PTA	41838 BROWNSTONE	08/03/22	\$320,000	\$64,000	\$57,600	\$140,360	43.86	\$280,725	\$94,275	\$55,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	22-11-226-028		407	WD	41830 BROWNSTONE	07/31/23	\$346,000	\$69,200	\$62,280	\$151,830	43.88	\$303,657	\$97,343	\$55,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	22-11-226-031		407	PTA	41818 BROWNSTONE	07/05/22	\$342,000	\$68,400	\$61,560	\$136,950	40.04	\$273,899	\$123,101	\$55,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
ENCLAVE OCCP 933	R1420	22-14-251-003		407	PTA	43100 TWELVE OAKS CRESCENT	11/11/22	\$225,000	\$45,000	\$40,500	\$120,700	53.64	\$241,402	\$28,598	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-007		407	PTA	43100 TWELVE OAKS CRESCENT	09/20/22	\$210,000	\$42,000	\$37,800	\$121,410	57.81	\$242,810	\$12,190	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-009		407	PTA	43100 TWELVE OAKS CRESCENT	10/20/22	\$230,000	\$46,000	\$41,400	\$120,700	52.48	\$241,402	\$33,598	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-019		407	PTA	43100 TWELVE OAKS CRESCENT	08/07/23	\$240,000	\$48,000	\$43,200	\$121,410	50.59	\$242,810	\$42,190	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-025		407	PTA	43100 TWELVE OAKS CRESCENT	04/11/23	\$290,000	\$58,000	\$52,200	\$121,410	41.87	\$242,810	\$92,190	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-031		407	PTA	43000 TWELVE OAKS CRESCENT	06/12/23	\$253,000	\$50,600	\$45,540	\$121,410	47.99	\$242,810	\$55,190	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-039		407	PTA	43000 TWELVE OAKS CRESCENT	09/18/23	\$275,000	\$55,000	\$49,500	\$120,700	43.89	\$241,402	\$78,598	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-041		407	PTA	43000 TWELVE OAKS CRESCENT	07/21/22	\$301,000	\$60,200	\$54,180	\$121,410	40.34	\$242,810	\$103,190	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-050		407	PTA	43000 TWELVE OAKS CRESCENT	04/07/22	\$249,000	\$49,800	\$44,820	\$121,410	48.76	\$242,810	\$51,190	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-054		407	WD	43000 TWELVE OAKS CRESCENT	09/06/22	\$253,000	\$50,600	\$45,540	\$121,410	47.99	\$242,810	\$55,190	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-058		407	PTA	43000 TWELVE OAKS CRESCENT	03/29/24	\$325,000	\$65,000	\$58,500	\$120,700	37.14	\$241,402	\$128,598	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-063		407	WD	43050 TWELVE OAKS CRESCENT	04/19/23	\$250,000	\$50,000	\$45,000	\$120,700	48.28	\$241,402	\$53,598	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-076		407	PTA	43050 TWELVE OAKS CRESCENT	06/22/22	\$260,000	\$52,000	\$46,800	\$120,700	46.42	\$241,402	\$63,598	\$45,000
ENCLAVE OCCP 933	R1420	22-14-251-079		407	PTA	43050 TWELVE OAKS CRESCENT	04/27/23	\$304,000	\$60,800	\$54,720	\$121,410	39.94	\$242,810	\$106,190	\$45,000
USE \$45,000							AVERAGE	\$261,786	\$52,357	\$47,121	\$121,106	46.94	\$242,207	\$64,579	\$45,000
NO CHANGE							MEDIAN	\$253,000	\$50,600	\$45,540	\$121,410	47.99	\$242,810	\$55,190	\$45,000
															17.8%
Mary's Orchard	R1501														
NO SALES															
USE 625 FF															
10% INCREASE															
SEC 15 N/I-96	R1550														
Building Site	48,000														
Residual	16,000														
Low & Wet	3,000														
6.67% INCREASE															
SEC 15 S/I-96	R1551	22-15-351-050		402	PTA	ELEVEN MILE	06/23/22	\$97,000	\$19,400	\$17,460	\$31,880	32.87	\$63,750	\$97,000	\$63,750
SEC 15 S/I-96	R1551	22-15-351-051		401	PTA	45300 ELEVEN MILE	08/11/22	\$432,000	\$86,400	\$77,760	\$217,920	50.44	\$435,836	\$74,414	\$78,250
SEC 15 S/I-96	R1551	22-15-453-005		401	PTA	26030 CLARK	07/14/22	\$402,000	\$80,400	\$72,360	\$191,180	47.56	\$382,355	\$66,416	\$46,771
Building Site	83,000														
Residual	27,700														
Low & Wet	3,000														
10% increase															
USE 625 FF															
ANDES HILLS OCCP 784	R1620	22-16-451-056		407	PTA	45435 ANDES HILLS	09/09/22	\$331,000	\$66,200	\$59,580	\$149,870	45.28	\$299,739	\$81,261	\$50,000
ANDES HILLS OCCP 784	R1620	22-16-451-061		407	PTA	45485 ANDES HILLS	01/18/23	\$360,000	\$72,000	\$64,800	\$175,280	48.69	\$350,553	\$59,447	\$50,000
USE \$55,000							AVERAGE	\$345,500	\$69,100	\$62,190	\$162,575	46.98	\$325,146	\$70,354	\$50,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
10.0% INCREASE							MEDIAN	\$345,500	\$69,100	\$62,190	\$162,575	46.98	\$325,146	\$70,354	\$50,000
land low 2-sales, may want to gradually increase-review ECFs															
Asbury Park	R1621	22-16-300-060		407	WD	26492 MANDALAY	10/13/22	\$1,250,000	\$250,000	\$225,000	\$601,810	48.14	\$1,203,616	\$231,384	\$185,000
Asbury Park	R1621	22-16-300-077		407	PTA	26335 MANDALAY	10/27/23	\$950,000	\$190,000	\$171,000	\$482,710	50.81	\$965,423	\$169,577	\$185,000
USE \$190,000							AVERAGE	\$1,100,000	\$220,000	\$198,000	\$542,260	49.48	\$1,084,520	\$200,481	\$185,000
2.70% INCREASE							MEDIAN	\$1,100,000	\$220,000	\$198,000	\$542,260	49.48	\$1,084,520	\$200,481	\$185,000
14.5%															
SEC 16, 17, 18 ACREAGE	R1651	22-16-300-006		401	PTA	26270 BECK	04/15/22	\$345,000	\$69,000	\$62,100	\$145,570	42.19	\$291,148	\$130,352	\$76,500
SEC 16, 17, 18 ACREAGE	R1651	22-16-451-018		401	PTA	45950 ELEVEN MILE	03/08/24	\$1,355,000	\$271,000	\$243,900	\$582,760	43.01	\$1,165,521	\$380,458	\$190,979
Building Site	85,000														
Residual	28,300														
Low & Wet	3,000														
Developmental	85,000														
13.33% INCREASE															
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-001		407	PTA	48894 WINDFALL	06/30/22	\$700,000	\$140,000	\$126,000	\$289,040	41.29	\$578,078	\$216,922	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-002		407	PTA	48888 WINDFALL	07/21/22	\$630,000	\$126,000	\$113,400	\$280,200	44.48	\$560,393	\$164,607	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-003		407	PTA	48870 WINDFALL	09/30/22	\$641,740	\$128,348	\$115,513	\$291,120	45.36	\$582,230	\$154,510	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-004		407	WD	48864 WINDFALL	09/28/22	\$622,365	\$124,473	\$112,026	\$290,030	46.60	\$580,055	\$137,310	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-038		407	PTA	48749 ROCKVIEW	11/08/22	\$480,000	\$96,000	\$86,400	\$259,510	54.06	\$519,024	\$55,976	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-040		407	PTA	48773 ROCKVIEW	08/11/23	\$550,000	\$110,000	\$99,000	\$273,980	49.81	\$547,958	\$97,042	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-050		407	PTA	48847 WINDFALL	04/14/22	\$583,905	\$116,781	\$105,103	\$286,930	49.14	\$573,851	\$105,054	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-051		407	WD	48827 WINDFALL	04/18/22	\$589,112	\$117,822	\$106,040	\$289,970	49.22	\$579,934	\$104,178	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-071		407	PTA	48672 ROCKVIEW	02/21/24	\$523,250	\$104,650	\$94,185	\$272,980	52.17	\$545,957	\$72,293	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-075		407	PTA	48732 ROCKVIEW	03/01/23	\$499,990	\$99,998	\$89,998	\$247,260	49.45	\$494,527	\$100,463	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-076		407	PTA	48738 ROCKVIEW	04/29/22	\$536,790	\$107,358	\$96,622	\$242,040	45.09	\$484,084	\$147,706	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-077		407	PTA	48756 ROCKVIEW	06/28/22	\$499,000	\$99,800	\$89,820	\$245,690	49.24	\$491,373	\$102,627	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-078		407	WD	48762 ROCKVIEW	08/19/22	\$529,990	\$105,998	\$95,398	\$246,680	46.54	\$493,354	\$131,636	\$95,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	22-17-301-080		407	PTA	48788 ROCKVIEW	09/30/22	\$523,500	\$104,700	\$94,230	\$271,220	51.81	\$542,432	\$76,068	\$95,000
USE \$100,000							AVERAGE	\$564,974	\$112,995	\$101,695	\$270,475	48.16	\$540,946	\$119,028	\$95,000
5.26% INCREASE							MEDIAN	\$543,395	\$108,679	\$97,811	\$273,480	49.18	\$546,958	\$104,616	\$95,000
17.5%															
ISLAND LK VINEYARDS OCCP 1271	R1820	22-18-426-006		407	PTA	26391 GLENWOOD	07/20/22	\$950,000	\$190,000	\$171,000	\$471,670	49.65	\$943,339	\$171,661	\$165,000
ISLAND LK VINEYARDS OCCP 1271	R1820	22-18-426-009		407	PTA	49709 LEYLAND	01/20/23	\$972,000	\$194,400	\$174,960	\$411,620	42.35	\$823,245	\$313,755	\$165,000
ISLAND LK VINEYARDS OCCP 1271	R1820	22-18-427-011		407	PTA	26553 ANCHORAGE	06/20/23	\$880,000	\$176,000	\$158,400	\$421,710	47.92	\$843,427	\$186,573	\$150,000
ISLAND LK VINEYARDS OCCP 1271	R1820	22-18-427-013		407	PTA	26577 ANCHORAGE	06/03/22	\$1,025,000	\$205,000	\$184,500	\$516,870	50.43	\$1,033,730	\$141,270	\$150,000
ISLAND LK VINEYARDS OCCP 1271	R1820	22-18-428-007		407	WD	26535 GLENWOOD	11/10/22	\$945,000	\$189,000	\$170,100	\$481,610	50.96	\$963,212	\$131,788	\$150,000
ISLAND LK VINEYARDS OCCP 1271	R1820	22-18-428-008		407	PTA	26551 GLENWOOD	12/11/23	\$915,000	\$183,000	\$164,700	\$478,230	52.27	\$956,452	\$108,548	\$150,000

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Knightsbridge Gate	R1824	22-18-101-003		407	WD	27363 VICTORIA	04/17/23	\$529,000	\$105,800	\$95,220	\$274,850	51.96	\$549,694	\$59,306	\$80,000
Knightsbridge Gate	R1824	22-18-101-006		407	PTA	27327 VICTORIA	06/24/22	\$577,000	\$115,400	\$103,860	\$248,640	43.09	\$497,276	\$159,724	\$80,000
Knightsbridge Gate	R1824	22-18-101-021		407	WD	27147 VICTORIA	09/27/23	\$541,000	\$108,200	\$97,380	\$246,370	45.54	\$492,738	\$128,262	\$80,000
Knightsbridge Gate	R1824	22-18-101-024		407	PTA	27111 VICTORIA	06/07/23	\$540,000	\$108,000	\$97,200	\$231,240	42.82	\$462,474	\$157,526	\$80,000
Knightsbridge Gate	R1824	22-18-101-036		407	PTA	26967 VICTORIA	07/15/22	\$570,000	\$114,000	\$102,600	\$252,360	44.27	\$504,710	\$145,290	\$80,000
Knightsbridge Gate	R1824	22-18-101-039		407	PTA	51231 LUKE	05/31/23	\$442,000	\$88,400	\$79,560	\$191,990	43.44	\$383,983	\$138,017	\$80,000
Knightsbridge Gate	R1824	22-18-101-068		407	PTA	27158 MAXWELL	12/12/23	\$513,500	\$102,700	\$92,430	\$237,470	46.25	\$474,948	\$118,552	\$80,000
Knightsbridge Gate	R1824	22-18-101-083		407	PTA	27005 MAXWELL	09/02/22	\$520,000	\$104,000	\$93,600	\$242,610	46.66	\$485,225	\$114,775	\$80,000
Knightsbridge Gate	R1824	22-18-101-088		407	PTA	27022 LADBROKE	05/18/22	\$476,000	\$95,200	\$85,680	\$212,710	44.69	\$425,429	\$130,571	\$80,000
Knightsbridge Gate	R1824	22-18-101-092		407	PTA	27078 LADBROKE	06/14/23	\$452,000	\$90,400	\$81,360	\$193,040	42.71	\$386,080	\$145,920	\$80,000
Knightsbridge Gate	R1824	22-18-101-106		407	PTA	51200 LUKE	06/27/22	\$515,000	\$103,000	\$92,700	\$252,440	49.02	\$504,871	\$90,129	\$80,000
Knightsbridge Gate	R1824	22-18-101-107		407	PTA	51212 LUKE	11/02/22	\$512,500	\$102,500	\$92,250	\$272,210	53.11	\$544,413	\$48,087	\$80,000
Knightsbridge Gate	R1824	22-18-101-108		407	PTA	51224 LUKE	03/30/23	\$400,000	\$80,000	\$72,000	\$185,400	46.35	\$370,791	\$109,209	\$80,000
Knightsbridge Gate	R1824	22-18-101-116		407	PTA	51125 HALLFIELD	03/01/24	\$541,500	\$108,300	\$97,470	\$252,210	46.58	\$504,416	\$117,084	\$80,000
Knightsbridge Gate	R1824	22-18-101-128		407	PTA	27404 SLOAN	05/19/22	\$565,000	\$113,000	\$101,700	\$220,620	39.05	\$441,233	\$203,767	\$80,000
Knightsbridge Gate	R1824	22-18-101-149		407	PTA	27627 SLOAN	10/27/22	\$505,000	\$101,000	\$90,900	\$248,360	49.18	\$496,717	\$88,283	\$80,000
Knightsbridge Gate	R1824	22-18-101-151		407	PTA	27595 SLOAN	12/16/22	\$465,000	\$93,000	\$83,700	\$216,080	46.47	\$432,150	\$112,850	\$80,000
Knightsbridge Gate	R1824	22-18-101-177		407	PTA	27629 ALBERT	05/13/22	\$563,000	\$112,600	\$101,340	\$250,700	44.53	\$501,404	\$141,596	\$80,000
Knightsbridge Gate	R1824	22-18-101-187		407	PTA	27469 ALBERT	06/02/22	\$475,500	\$95,100	\$85,590	\$216,160	45.46	\$432,317	\$123,183	\$80,000
Knightsbridge Gate	R1824	22-18-101-204		407	PTA	27647 HARRINGTON	04/20/22	\$540,000	\$108,000	\$97,200	\$261,710	48.46	\$523,411	\$96,589	\$80,000
Knightsbridge Gate	R1824	22-18-101-221		407	PTA	27522 CROMWELL	06/07/22	\$490,000	\$98,000	\$88,200	\$217,770	44.44	\$435,536	\$134,464	\$80,000
Knightsbridge Gate	R1824	22-18-101-227		407	PTA	27618 CROMWELL	07/22/22	\$515,000	\$103,000	\$92,700	\$257,590	50.02	\$515,178	\$79,822	\$80,000
Knightsbridge Gate	R1824	22-18-101-230		407	PTA	27666 CROMWELL	07/08/22	\$560,000	\$112,000	\$100,800	\$229,430	40.97	\$458,863	\$181,137	\$80,000
Knightsbridge Gate	R1824	22-18-101-264		407	PTA	51248 E BOURNE	10/18/23	\$478,500	\$95,700	\$86,130	\$229,760	48.02	\$459,513	\$98,987	\$80,000
Knightsbridge Gate	R1824	22-18-101-274		407	PTA	27699 BELGRAVE	02/26/24	\$537,500	\$107,500	\$96,750	\$255,900	47.61	\$511,796	\$105,704	\$80,000
Knightsbridge Gate	R1824	22-18-101-314		407	PTA	51133 MAYFAIR	11/14/22	\$500,000	\$100,000	\$90,000	\$259,160	51.83	\$518,313	\$61,687	\$80,000
Knightsbridge Gate	R1824	22-18-101-319		407	PTA	27330 BENJAMINS	12/05/22	\$440,000	\$88,000	\$79,200	\$218,070	49.56	\$436,141	\$83,859	\$80,000
Knightsbridge Gate	R1824	22-18-101-329		407	PTA	27319 BENJAMINS	08/24/22	\$455,000	\$91,000	\$81,900	\$195,160	42.89	\$390,320	\$144,680	\$80,000
Knightsbridge Gate	R1824	22-18-101-330		407	PTA	27303 BENJAMINS	03/01/24	\$578,300	\$115,660	\$104,094	\$245,500	42.45	\$491,008	\$167,292	\$80,000
Knightsbridge Gate	R1824	22-18-101-337		407	PTA	27380 VICTORIA	08/26/22	\$510,000	\$102,000	\$91,800	\$252,110	49.43	\$504,213	\$85,787	\$80,000
Knightsbridge Gate	R1824	22-18-101-340		407	PTA	27424 VICTORIA	09/26/22	\$480,000	\$96,000	\$86,400	\$232,030	48.34	\$464,059	\$95,941	\$80,000
USE \$90,000							AVERAGE	\$509,268	\$101,854	\$91,668	\$235,473	46.30	\$470,943	\$118,325	\$80,000
12.5% INCREASE							MEDIAN	\$513,500	\$102,700	\$92,430	\$242,610	46.35	\$485,225	\$117,084	\$80,000
															15.6%
ANDELINA RIDGE OCCP# 2063	R1825	22-18-102-018		407	WD	27618 AMADORA	04/21/23	\$576,000	\$115,200	\$103,680	\$273,590	47.50	\$547,186	\$138,814	\$110,000
ANDELINA RIDGE OCCP# 2063	R1825	22-18-102-039		407	WD	27566 ESTRADA	12/04/23	\$700,000	\$140,000	\$126,000	\$298,730	42.68	\$597,459	\$212,541	\$110,000
ANDELINA RIDGE OCCP# 2063	R1825	22-18-102-063		407	PTA	27480 PAMPLONA	08/04/23	\$651,000	\$130,200	\$117,180	\$297,950	45.77	\$595,904	\$165,096	\$110,000
ANDELINA RIDGE OCCP# 2063	R1825	22-18-102-065		407	PTA	27464 PAMPLONA	02/23/24	\$634,900	\$126,980	\$114,282	\$295,100	46.48	\$590,205	\$154,695	\$110,000
ANDELINA RIDGE OCCP# 2063	R1825	22-18-102-068		407	PTA	27507 PAMPLONA	05/24/23	\$640,000	\$128,000	\$115,200	\$311,040	48.60	\$622,070	\$127,930	\$110,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
USE \$115,000							AVERAGE	\$640,380	\$128,076	\$115,268	\$295,282	46.20	\$590,565	\$159,815	\$110,000
4.55% INCREASE							MEDIAN	\$640,000	\$128,000	\$115,200	\$297,950	46.48	\$595,904	\$154,695	\$110,000
															17.2%
BERKSHIRE POINTE OCCP 2080	R1826	22-18-201-017		407	PTA	49613 HARTWICK	04/13/23	\$650,000	\$130,000	\$117,000	\$351,590	54.09	\$703,181	\$51,819	\$105,000
BERKSHIRE POINTE OCCP 2080	R1826	22-18-201-038		407	PTA	49781 HARTWICK	05/19/22	\$690,000	\$138,000	\$124,200	\$331,030	47.98	\$662,061	\$132,939	\$105,000
BERKSHIRE POINTE OCCP 2080	R1826	22-18-201-062		407	WD	27612 HARTWICK	07/27/23	\$675,000	\$135,000	\$121,500	\$269,510	39.93	\$539,012	\$240,988	\$105,000
BERKSHIRE POINTE OCCP 2080	R1826	22-18-201-068		407	PTA	49584 HARTWICK	05/27/22	\$620,000	\$124,000	\$111,600	\$273,230	44.07	\$546,460	\$178,540	\$105,000
USE \$115,000							AVERAGE	\$658,750	\$131,750	\$118,575	\$306,340	46.52	\$612,679	\$151,072	\$105,000
9.52% INCREASE							MEDIAN	\$662,500	\$132,500	\$119,250	\$302,130	46.02	\$604,261	\$155,740	\$105,000
															15.8%
ISLAND LK NTH BAY OCCP 1413	R1920	22-19-101-008		407	PTA	26024 ISLAND LAKE	07/27/22	\$700,000	\$140,000	\$126,000	\$340,450	48.64	\$680,896	\$179,104	\$160,000
ISLAND LK NTH BAY OCCP 1413	R1920	22-19-101-014		407	PTA	25976 ISLAND LAKE	12/14/23	\$650,000	\$130,000	\$117,000	\$328,950	50.61	\$657,898	\$152,102	\$160,000
ISLAND LK NTH BAY OCCP 1413	R1920	22-19-101-020		407	PTA	25946 ISLAND LAKE	09/07/22	\$680,000	\$136,000	\$122,400	\$338,500	49.78	\$676,995	\$163,005	\$160,000
ISLAND LK NTH BAY OCCP 1413	R1920	22-19-101-021		407	PTA	25926 ISLAND LAKE	10/17/22	\$680,000	\$136,000	\$122,400	\$344,080	50.60	\$688,163	\$151,837	\$160,000
ISLAND LK NTH BAY OCCP 1413	R1920	22-19-101-031		407	PTA	25870 ISLAND LAKE	08/12/22	\$725,000	\$145,000	\$130,500	\$355,590	49.05	\$711,185	\$173,815	\$160,000
ISLAND LK NTH BAY OCCP 1413	R1920	22-19-101-042		407	PTA	25784 ISLAND LAKE	02/21/23	\$685,000	\$137,000	\$123,300	\$331,220	48.35	\$662,449	\$182,551	\$160,000
ISLAND LK NTH BAY OCCP 1413	R1920	22-19-101-052		407	WD	25728 ISLAND LAKE	07/21/22	\$750,000	\$150,000	\$135,000	\$343,440	45.79	\$686,888	\$223,112	\$160,000
USE \$160,000							AVERAGE	\$710,000	\$142,000	\$127,800	\$343,583	48.45	\$687,171	\$182,829	\$160,000
no change							MEDIAN	\$705,000	\$141,000	\$126,900	\$343,760	48.70	\$687,526	\$178,183	\$160,000
															22.7%
ISLAND LK SHRS NTH OCCP#1444	R1921	22-19-203-002	22-19-203-020	407	WD	25553 SHORELINE	11/15/22	\$1,940,000	\$388,000	\$349,200	\$880,010	45.36	\$1,760,005	\$554,995	\$375,000
ISLAND LK SHRS NTH OCCP#1444	R1921	22-19-203-023	22-19-203-005	407	WD	25629 SHORELINE	10/28/22	\$1,950,000	\$390,000	\$351,000	\$898,950	46.10	\$1,797,897	\$527,103	\$375,000
USE \$375,000							AVERAGE	\$1,945,000	\$389,000	\$350,100	\$889,480	45.73	\$1,778,951	\$541,049	\$375,000
no change							MEDIAN	\$1,945,000	\$389,000	\$350,100	\$889,480	45.73	\$1,778,951	\$541,049	\$375,000
															19.3%
Island Lk Rav West #1271	R1926	22-19-226-003		407	WD	25627 HILLSDALE	11/09/23	\$845,000	\$169,000	\$152,100	\$368,810	43.65	\$737,615	\$254,635	\$147,250
Island Lk Rav West #1271	R1926	22-19-228-002		407	WD	25490 DOGWOOD	01/30/24	\$830,000	\$166,000	\$149,400	\$395,430	47.64	\$790,866	\$172,134	\$133,000
Island Lk Rav West #1271	R1922	22-19-201-002		407	PTA	25884 SHORELINE	04/18/23	\$975,000	\$195,000	\$175,500	\$441,110	45.24	\$882,224	\$247,776	\$155,000
Island Lk Rav West #1271	R1922	22-19-201-013		407	PTA	49732 TIMBER	05/27/22	\$945,000	\$189,000	\$170,100	\$427,920	45.28	\$855,836	\$244,164	\$155,000
Base Site	150,000						AVERAGE	\$898,750	\$179,750	\$161,775	\$408,318	45.45	\$816,635	\$229,677	\$147,563
Premium	170,000						MEDIAN	\$895,000	\$179,000	\$161,100	\$411,675	45.26	\$823,351	\$245,970	\$151,125
7.14% INCREASE															
Island Lk Orchards OCCP#1552	R1923	22-19-377-080		407	PTA	50805 CHESAPEAKE	09/30/22	\$1,034,000	\$206,800	\$186,120	\$480,210	46.44	\$960,429	\$208,571	\$135,000
Island Lk Orchards OCCP#1552	R1923	22-19-478-012		407	WD	24252 SAYBROOK	02/26/24	\$922,000	\$184,400	\$165,960	\$406,240	44.06	\$812,474	\$279,526	\$170,000
Island Lk Orchards OCCP#1552	R1923	22-19-478-014		407	PTA	24304 SAYBROOK	09/29/22	\$850,000	\$170,000	\$153,000	\$435,740	51.26	\$871,475	\$148,525	\$170,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
Base Site	150,000						AVERAGE	\$935,333	\$187,067	\$168,360	\$440,730	47.26	\$881,459	\$212,207	\$158,333
Premium-no change	170,000						MEDIAN	\$922,000	\$184,400	\$165,960	\$435,740	46.44	\$871,475	\$208,571	\$170,000
11.11% INCREASE															18.4%
Island Lk Shores S OCCP#1553	R1924	22-19-176-002		407	PTA	51014 DRAKES BAY	11/08/22	\$1,600,000	\$320,000	\$288,000	\$828,180	51.76	\$1,656,365	\$293,635	\$350,000
Island Lk Shores S OCCP#1553	R1924	22-19-401-002		407	PTA	50368 DRAKES BAY	07/21/22	\$1,867,500	\$373,500	\$336,150	\$974,490	52.18	\$1,948,974	\$268,526	\$350,000
USE 350,000							AVERAGE	\$1,733,750	\$346,750	\$312,075	\$901,335	51.97	\$1,802,670	\$281,081	\$350,000
no change							MEDIAN	\$1,733,750	\$346,750	\$312,075	\$901,335	51.97	\$1,802,670	\$281,081	\$350,000
															20.2%
ISLAND LK STH HARBOR OCCP#1602	R1925	22-19-427-052		407	PTA	24870 REEDS POINTE	02/23/23	\$515,000	\$103,000	\$92,700	\$223,620	43.42	\$447,243	\$154,757	\$87,000
ISLAND LK STH HARBOR OCCP#1602	R1925	22-19-427-010		407	WD	24931 REEDS POINTE	11/22/23	\$598,500	\$119,700	\$107,730	\$341,940	57.13	\$683,874	\$95,626	\$181,000
ISLAND LK STH HARBOR OCCP#1602	R1925	22-19-427-012		407	PTA	24927 REEDS POINTE	10/27/23	\$725,000	\$145,000	\$130,500	\$343,890	47.43	\$687,783	\$218,217	\$181,000
ISLAND LK STH HARBOR OCCP#1602	R1925	22-19-427-014		407	PTA	24905 REEDS POINTE	06/21/22	\$700,000	\$140,000	\$126,000	\$331,540	47.36	\$663,072	\$217,928	\$181,000
ISLAND LK STH HARBOR OCCP#1602	R1925	22-19-427-036		407	WD	24771 REEDS POINTE	03/08/23	\$750,000	\$150,000	\$135,000	\$358,870	47.85	\$717,734	\$213,266	\$181,000
ISLAND LK STH HARBOR OCCP#1602	R1925	22-19-427-038		407	PTA	24749 REEDS POINTE	06/10/22	\$700,000	\$140,000	\$126,000	\$363,230	51.89	\$726,454	\$154,546	\$181,000
USE \$90,000 for off lake							AVERAGE	\$694,700	\$138,940	\$125,046	\$347,894	50.33	\$695,783	\$179,917	\$181,000
3.45% INCREASE							MEDIAN	\$700,000	\$140,000	\$126,000	\$343,890	47.85	\$687,783	\$213,266	\$181,000
USE \$181,000 for on lake															25.9%
no change															
ISLAND LK ORCHARDS DRAKES BAY	R1927	22-19-376-005		407	PTA	50241 DRAKES BAY	08/01/22	\$965,000	\$193,000	\$173,700	\$497,240	51.53	\$994,484	\$130,516	\$160,000
USE \$160,000															
NO CHANGE															
ISLAND LK ORCHARDS HIGHLANDS	R1928	22-19-376-044		407	PTA	24262 TERRA DEL MAR	07/11/22	\$813,000	\$162,600	\$146,340	\$411,360	50.60	\$822,726	\$116,274	\$126,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	22-19-377-017		407	PTA	50721 CALVERT ISLE	05/26/22	\$907,000	\$181,400	\$163,260	\$440,210	48.53	\$880,424	\$166,576	\$140,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	22-19-377-034		407	PTA	24688 NEPAVINE	01/18/24	\$818,073	\$163,615	\$147,253	\$376,410	46.01	\$752,813	\$205,260	\$140,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	22-19-377-063		407	PTA	24779 NEPAVINE	08/02/22	\$760,000	\$152,000	\$136,800	\$347,010	45.66	\$694,012	\$205,988	\$140,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	22-19-451-008		407	PTA	50348 LANGLEY	05/02/23	\$750,000	\$150,000	\$135,000	\$440,240	58.70	\$880,475	(\$4,475)	\$126,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	22-19-451-016		407	PTA	50345 LANGLEY	04/27/23	\$815,000	\$163,000	\$146,700	\$382,120	46.89	\$764,237	\$190,763	\$140,000
USE \$150,000							AVERAGE	\$810,512	\$162,102	\$145,892	\$399,558	49.40	\$799,115	\$146,731	\$135,333
7.14% INCREASE							MEDIAN	\$814,000	\$162,800	\$146,520	\$396,740	47.71	\$793,482	\$178,670	\$140,000
THE PRESERVE AT ISLAND LAKE	R1929	22-19-378-006		407	PTA	50855 DENALI	05/30/23	\$882,500	\$176,500	\$158,850	\$429,530	48.67	\$859,064	\$173,436	\$150,000
THE PRESERVE AT ISLAND LAKE	R1929	22-19-378-021		407	PTA	50730 DENALI	08/04/23	\$835,000	\$167,000	\$150,300	\$438,030	52.46	\$876,065	\$108,935	\$150,000
THE PRESERVE AT ISLAND LAKE	R1929	22-19-378-027		407	WD	24525 NEPAVINE	12/30/22	\$821,750	\$164,350	\$147,915	\$425,030	51.72	\$850,050	\$121,700	\$150,000
USE \$150,000							AVERAGE	\$846,417	\$169,283	\$152,355	\$430,863	50.95	\$861,726	\$134,690	\$150,000
NO CHANGE							MEDIAN	\$835,000	\$167,000	\$150,300	\$429,530	51.72	\$859,064	\$121,700	\$150,000

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																18.0%
BIRCHWOODS	R2001	22-20-151-018		401	WD	25152 BIRCHWOODS	03/28/24	\$503,000	\$100,600	\$90,540	\$227,480	45.22	\$454,964	\$129,762	\$81,726	
BIRCHWOODS	R2001	22-20-152-004		401	PTA	25430 WIXOM	08/12/22	\$500,000	\$100,000	\$90,000	\$251,860	50.37	\$503,725	\$68,275	\$72,000	
BIRCHWOODS	R2001	22-20-152-019		401	PTA	25153 BIRCHWOODS	11/30/23	\$530,000	\$106,000	\$95,400	\$230,610	43.51	\$461,220	\$147,986	\$79,206	
BIRCHWOODS	R2001	22-20-152-027		401	PTA	24960 DELMONT	07/20/22	\$439,000	\$87,800	\$79,020	\$205,070	46.71	\$410,145	\$120,768	\$91,913	
USE 890FF							AVERAGE	\$493,000	\$98,600	\$88,740	\$228,755	46.46	\$457,514	\$116,698	\$81,211	
11.25% INCREASE							MEDIAN	\$501,500	\$100,300	\$90,270	\$229,045	45.97	\$458,092	\$125,265	\$80,466	
										893						16.0%
NOTTINGHAM/PEBBLE RIDGE	R2002	22-20-177-005		401	PTA	48808 DELMONT	05/24/22	\$615,000	\$123,000	\$110,700	\$282,630	45.96	\$565,264	\$147,536	\$97,800	
NOTTINGHAM/PEBBLE RIDGE	R2002	22-20-326-003		401	PTA	48832 PEBBLE	07/22/22	\$493,000	\$98,600	\$88,740	\$257,100	52.15	\$514,199	\$62,246	\$83,445	
NOTTINGHAM/PEBBLE RIDGE	R2002	22-20-327-009		401	PTA	48770 KENT	04/18/22	\$515,000	\$103,000	\$92,700	\$259,640	50.42	\$519,270	\$88,027	\$92,297	
NOTTINGHAM/PEBBLE RIDGE	R2002	22-20-376-031		401	WD	24466 NOTTINGHAM	03/16/23	\$600,000	\$120,000	\$108,000	\$271,110	45.19	\$542,229	\$147,245	\$89,474	
USE 890FF							AVERAGE	\$555,750	\$111,150	\$100,035	\$267,620	48.43	\$535,241	\$111,264	\$90,754	
9.2% INCREASE							MEDIAN	\$557,500	\$111,500	\$100,350	\$265,375	48.19	\$530,750	\$117,636	\$90,886	
										900						16.3%
Greenwd Oks, Warringtn Mnr, MckingB	R2004	22-20-452-016		401	PTA	47681 ROCHESTER	08/21/23	\$646,800	\$129,360	\$116,424	\$302,430	46.76	\$604,869	\$164,108	\$122,177	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-452-002		401	PTA	47647 ROCHESTER	08/14/23	\$615,000	\$123,000	\$110,700	\$298,220	48.49	\$596,441	\$136,593	\$118,034	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-453-001		401	WD	47655 GREENWICH	08/15/22	\$590,000	\$118,000	\$106,200	\$291,410	49.39	\$582,825	\$106,426	\$99,251	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-476-003		401	PTA	24402 HOLYOKE	06/29/22	\$625,000	\$125,000	\$112,500	\$308,180	49.31	\$616,357	\$112,212	\$103,569	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-477-002		401	PTA	24405 HOLYOKE	02/02/23	\$620,000	\$124,000	\$111,600	\$313,030	50.49	\$626,060	\$102,780	\$108,840	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-478-001		401	PTA	47619 GREENWICH	08/25/22	\$610,000	\$122,000	\$109,800	\$290,690	47.65	\$581,381	\$131,184	\$102,565	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-480-005		401	PTA	47535 GREENWICH	06/23/23	\$725,101	\$145,020	\$130,518	\$319,550	44.07	\$639,109	\$192,734	\$106,742	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-480-016		401	PTA	47445 GREENWICH	08/15/22	\$580,000	\$116,000	\$104,400	\$280,200	48.31	\$560,390	\$137,844	\$118,234	
Greenwd Oks, Warringtn Mnr, MckingB	R2005	22-20-480-017		401	WD	47431 CIDERMILL	05/25/22	\$530,000	\$106,000	\$95,400	\$259,570	48.98	\$519,148	\$110,315	\$99,463	
USE 875 FF																
2.94% INCREASE																
MAX \$120,000																
Island Lk Rav Enclave #1271	R2020															
USE 125,000																
4.17% INCREASE																
may want to consider combining R2022																
Island Lk Rav East #1271	R2021	22-20-301-032		407	PTA	25006 ACORN	03/13/23	\$750,000	\$150,000	\$135,000	\$350,800	46.77	\$701,609	\$168,391	\$120,000	
Island Lk Rav East #1271	R2021	22-20-302-012		407	PTA	24982 SAMOSET	06/30/22	\$765,000	\$153,000	\$137,700	\$351,390	45.93	\$702,787	\$182,213	\$120,000	
Island Lk Rav East #1271	R2021	22-20-302-018		407	PTA	25029 ACORN	03/27/24	\$720,000	\$144,000	\$129,600	\$380,050	52.78	\$760,109	\$79,891	\$120,000	
USE 125,000							AVERAGE	\$745,000	\$149,000	\$134,100	\$360,747	48.50	\$721,502	\$143,498	\$120,000	

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value	
4.16% INCREASE							MEDIAN	\$750,000	\$150,000	\$135,000	\$351,390	46.77	\$702,787	\$168,391	\$120,000 16.0%	
Kirkway Place OCCP 1572	R2022	22-20-276-015		407	PTA	25275 SUTTON	11/22/23	\$800,000	\$160,000	\$144,000	\$355,990	44.50	\$711,984	\$203,016	\$115,000	
Kirkway Place OCCP 1572	R2022	22-20-276-018		407	PTA	25331 SUTTON	09/26/22	\$690,000	\$138,000	\$124,200	\$329,530	47.76	\$659,055	\$145,945	\$115,000	
Kirkway Place OCCP 1572	R2022	22-20-276-019		407	PTA	25345 SUTTON	07/20/22	\$860,000	\$172,000	\$154,800	\$380,760	44.27	\$761,524	\$213,476	\$115,000	
Kirkway Place OCCP 1572	R2022	22-20-276-028		407	PTA	25364 SUTTON	06/03/22	\$615,000	\$123,000	\$110,700	\$299,900	48.76	\$599,808	\$118,692	\$103,500	
USE 125,000							AVERAGE	\$741,250	\$148,250	\$133,425	\$341,545	46.32	\$683,093	\$170,282	\$112,125	
8.7% INCREASE							MEDIAN	\$745,000	\$149,000	\$134,100	\$342,760	46.13	\$685,520	\$174,481	\$115,000 15.4%	
ISLAND LAKE RESERVE #2048	R2023	22-20-304-009		407	PTA	24878 ACORN	06/17/22	\$855,000	\$171,000	\$153,900	\$412,720	48.27	\$825,436	\$179,564	\$150,000	
ISLAND LAKE RESERVE #2048	R2023	22-20-304-035		407	PTA	24814 ACORN	06/22/22	\$875,000	\$175,000	\$157,500	\$375,910	42.96	\$751,814	\$273,186	\$150,000	
USE 160,000							AVERAGE	\$865,000	\$173,000	\$155,700	\$394,315	45.62	\$788,625	\$226,375	\$150,000	
6.67% INCREASE							MEDIAN	\$865,000	\$173,000	\$155,700	\$394,315	45.62	\$788,625	\$226,375	\$150,000 17.3%	
VALENCIA EST #2053	R2024	22-20-402-003		407	PTA	47442 VALENCIA	05/12/22	\$830,000	\$166,000	\$149,400	\$396,950	47.83	\$793,898	\$171,102	\$135,000	
VALENCIA EST #2053	R2024	22-20-402-011		407	PTA	47494 VALENCIA	06/23/23	\$955,000	\$191,000	\$171,900	\$431,140	45.15	\$862,271	\$227,729	\$135,000	
VALENCIA EST #2053	R2024	22-20-402-023		407	PTA	47576 VALENCIA	06/10/22	\$842,500	\$168,500	\$151,650	\$402,720	47.80	\$805,445	\$172,055	\$135,000	
USE 150,000							AVERAGE	\$875,833	\$175,167	\$157,650	\$410,270	46.92	\$820,538	\$190,295	\$135,000	
11.11% INCREASE							MEDIAN	\$842,500	\$168,500	\$151,650	\$402,720	47.80	\$805,445	\$172,055	\$135,000 16.0%	
OBERLIN #2144	R2025	22-20-201-048		407	PTA	25712 OBERLIN	04/24/23	\$695,000	\$139,000	\$125,100	\$377,660	54.34	\$755,318	\$146,682	\$207,000	
OBERLIN #2144	R2025	22-20-201-003		407	PTA	25907 OBERLIN	04/28/23	\$700,000	\$140,000	\$126,000	\$339,870	48.55	\$679,746	\$135,254	\$115,000	
OBERLIN #2144	R2025	22-20-201-013		407	PTA	25624 OBERLIN	08/03/23	\$730,000	\$146,000	\$131,400	\$311,220	42.63	\$622,449	\$222,551	\$115,000	
OBERLIN #2144	R2025	22-20-201-014		407	PTA	25648 OBERLIN	07/15/22	\$690,000	\$138,000	\$124,200	\$330,830	47.95	\$661,657	\$143,343	\$115,000	
OBERLIN #2144	R2025	22-20-201-050		407	PTA	25937 WEMBLEY	01/26/24	\$751,000	\$150,200	\$135,180	\$327,860	43.66	\$655,721	\$210,279	\$115,000	
OBERLIN #2144	R2025	22-20-201-059		407	PTA	25721 WEMBLEY	04/18/23	\$640,000	\$128,000	\$115,200	\$295,190	46.12	\$590,385	\$164,615	\$115,000	
OBERLIN #2144	R2025	22-20-201-063		407	PTA	25798 WEMBLEY	04/25/23	\$760,000	\$152,000	\$136,800	\$367,630	48.37	\$735,257	\$139,743	\$115,000	
OBERLIN #2144	R2025	22-20-201-068		407	WD	25918 WEMBLEY	11/18/22	\$654,900	\$130,980	\$117,882	\$324,120	49.49	\$648,247	\$121,653	\$115,000	
USE \$125,000							AVERAGE	\$703,700	\$140,740	\$126,666	\$328,103	46.68	\$656,209	\$162,491	\$115,000	
8.70% INCREASE							MEDIAN	\$700,000	\$140,000	\$126,000	\$327,860	47.95	\$655,721	\$143,343	\$115,000	
two lots-\$200,000																16.4%
SEC 19 & 20 ACREAGE	R2050	22-20-301-023		401	PTA	24847 DINSER	07/07/22	\$848,760	\$169,752	\$152,777	\$373,930	44.06	\$747,867	\$179,213	\$78,320	
SEC 19 & 20 ACREAGE	R2050	22-20-301-007		401	WD	24633 DINSER	12/27/23	\$457,000	\$91,400	\$82,260	\$233,380	51.07	\$466,763	\$109,165	\$118,928	
SEC 19 & 20 ACREAGE	R2050	22-20-301-041		401	PTA	24503 DINSER	08/31/22	\$460,000	\$92,000	\$82,800	\$202,600	44.04	\$405,193	\$168,767	\$113,960	

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
Building Site 110,000							AVERAGE	\$458,500	\$91,700	\$82,530	\$217,990	47.56	\$435,978	\$138,966	\$116,444
Residual 36,000							MEDIAN	\$458,500	\$91,700	\$82,530	\$217,990	47.56	\$435,978	\$138,966	\$116,444
Low & Wet 3,000															25.4%
Developmental 110,000															
no change															
Pioneer Meadows	R2101	22-21-103-005		401	PTA	47215 ELEVEN MILE	08/18/22	\$280,000	\$56,000	\$50,400	\$133,960	47.84	\$267,910	\$64,277	\$52,187
Pioneer Meadows	R2101	22-21-101-026		401	PTA	25762 BECK	10/07/22	\$549,900	\$109,980	\$98,982	\$270,020	49.10	\$540,040	\$68,760	\$58,900
Pioneer Meadows	R2101	22-21-103-031		401	PTA	25612 STRATH HAVEN	04/22/22	\$430,000	\$86,000	\$77,400	\$176,670	41.09	\$353,342	\$136,094	\$59,436
Pioneer Meadows	R2101	22-21-151-011		401	PTA	25691 STRATH HAVEN	05/12/23	\$400,000	\$80,000	\$72,000	\$166,660	41.67	\$333,321	\$128,679	\$62,000
USE 700FF							AVERAGE	\$459,967	\$91,993	\$82,794	\$204,450	43.95	\$408,901	\$111,178	\$60,112
12.9% INCREASE							MEDIAN	\$430,000	\$86,000	\$77,400	\$176,670	41.67	\$353,342	\$128,679	\$59,436
MAX \$90,000										774					18.6%
Lochmoor Vlg & Briarwood of Novi	R2102	22-21-128-004		401	PTA	25857 LOCHMOOR	06/09/22	\$579,500	\$115,900	\$104,310	\$264,770	45.69	\$529,530	\$133,830	\$83,860
Lochmoor Vlg & Briarwood of Novi	R2102	22-21-176-002		401	PTA	25852 LOCHMOOR	05/26/22	\$640,000	\$128,000	\$115,200	\$293,320	45.83	\$586,639	\$142,002	\$88,641
Lochmoor Vlg & Briarwood of Novi	R2102	22-21-178-012		401	PTA	25690 GROVELAND	05/30/23	\$654,000	\$130,800	\$117,720	\$278,860	42.64	\$557,713	\$196,287	\$100,000
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-303-003		401	WD	24596 BRAMBLEWOOD	12/29/23	\$445,500	\$89,100	\$80,190	\$205,900	46.22	\$411,790	\$123,386	\$89,676
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-303-009		401	PTA	24500 BRAMBLEWOOD	06/07/22	\$477,500	\$95,500	\$85,950	\$212,600	44.52	\$425,197	\$140,303	\$88,000
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-303-016		401	PTA	24545 REDWING	08/29/23	\$595,000	\$119,000	\$107,100	\$291,400	48.97	\$582,800	\$100,200	\$88,000
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-331-001		401	PTA	24626 REDWING	05/18/22	\$440,000	\$88,000	\$79,200	\$220,240	50.05	\$440,471	\$94,529	\$95,000
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-352-003		401	WD	24395 BRAMBLEWOOD	02/22/23	\$454,000	\$90,800	\$81,720	\$210,940	46.46	\$421,889	\$123,131	\$91,020
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-352-006		401	PTA	24363 BRAMBLEWOOD	05/04/22	\$493,000	\$98,600	\$88,740	\$248,540	50.41	\$497,076	\$83,924	\$88,000
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-353-001		401	PTA	47289 ROBIN	05/25/23	\$570,000	\$114,000	\$102,600	\$269,030	47.20	\$538,065	\$125,040	\$93,105
Lochmoor Vlg & Briarwood of Novi	R2103	22-21-377-003		401	PTA	24284 BRAMBLEWOOD	12/18/23	\$465,000	\$93,000	\$83,700	\$206,000	44.30	\$412,002	\$140,998	\$88,000
USE 1115 FF															
1.36% INCREASE															
MAX \$100,000															
Roma Ridge	R2104	22-21-326-010		401	PTA	46772 CIDERMILL	09/29/23	\$485,000	\$97,000	\$87,300	\$224,430	46.27	\$448,864	\$128,136	\$92,000
Roma Ridge	R2104	22-21-326-013		401	PTA	46418 CIDERMILL	06/28/23	\$550,000	\$110,000	\$99,000	\$224,560	40.83	\$449,120	\$192,880	\$92,000
Roma Ridge	R2104	22-21-326-015		401	PTA	46182 CIDERMILL	06/09/22	\$570,000	\$114,000	\$102,600	\$247,970	43.50	\$495,949	\$166,051	\$92,000
Roma Ridge	R2104	22-21-377-013		401	PTA	24361 VENICE	03/07/23	\$526,250	\$105,250	\$94,725	\$259,800	49.37	\$519,592	\$98,658	\$92,000
Roma Ridge	R2104	22-21-378-005		401	PTA	46417 CRESTVIEW	08/26/22	\$530,000	\$106,000	\$95,400	\$262,280	49.49	\$524,557	\$97,443	\$92,000
Roma Ridge	R2104	22-21-329-019		401	PTA	24668 VENICE	06/14/23	\$583,000	\$116,600	\$104,940	\$245,180	42.05	\$490,350	\$177,475	\$84,825
Roma Ridge	R2104	22-21-330-027		401	PTA	24581 PICARA	07/28/22	\$547,000	\$109,400	\$98,460	\$275,370	50.34	\$550,741	\$82,773	\$86,514
Roma Ridge	R2104	22-21-377-010		401	PTA	24415 VENICE	12/15/23	\$580,000	\$116,000	\$104,400	\$273,910	47.23	\$547,817	\$119,340	\$87,157

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USE 1060 FF							AVERAGE	\$546,406	\$109,281	\$98,353	\$251,688	46.14	\$503,374	\$132,845	\$89,812
8.69% INCREASE							MEDIAN	\$548,500	\$109,700	\$98,730	\$253,885	46.75	\$507,771	\$123,738	\$92,000
MAX \$100,000-uniform with adjacent 8.69% INCREASE										1,022					14.5%
Simmons Orchard 1,2,3,4	R2105	22-21-451-016		401	PTA	24355 SURFSIDE	02/23/24	\$472,250	\$94,450	\$85,005	\$180,400	38.20	\$360,791	\$183,693	\$72,234
Simmons Orchard 1,2,3,4	R2105	22-21-451-020		401	PTA	24598 FAIRWAY HILLS	08/15/22	\$340,000	\$68,000	\$61,200	\$152,330	44.80	\$304,656	\$102,790	\$67,446
Simmons Orchard 1,2,3,4	R2105	22-21-451-034		401	PTA	24607 SIMMONS	09/11/23	\$500,001	\$100,000	\$90,000	\$219,180	43.84	\$438,361	\$126,440	\$64,800
Simmons Orchard 1,2,3,4	R2105	22-21-452-003		401	PTA	24474 SIMMONS	04/14/23	\$410,000	\$82,000	\$73,800	\$168,820	41.18	\$337,636	\$133,903	\$61,539
Simmons Orchard 1,2,3,4	R2105	22-21-453-003		401	PTA	24406 SURFSIDE	07/18/22	\$400,000	\$80,000	\$72,000	\$188,240	47.06	\$376,487	\$91,502	\$67,989
Simmons Orchard 1,2,3,4	R2105	22-21-453-024		401	WD	24425 BONNIE BROOK	06/26/23	\$392,500	\$78,500	\$70,650	\$141,660	36.09	\$283,322	\$177,240	\$68,062
Simmons Orchard 1,2,3,4	R2105	22-21-456-012		401	PTA	24210 SIMMONS	07/18/22	\$345,000	\$69,000	\$62,100	\$181,660	52.66	\$363,322	\$57,771	\$76,093
Simmons Orchard 1,2,3,4	R2105	22-21-457-013		401	WD	24923 FAIRWAY HILLS	11/02/23	\$447,000	\$89,400	\$80,460	\$202,740	45.36	\$405,475	\$106,325	\$64,800
Simmons Orchard 1,2,3,4	R2106	22-21-328-011		401	PTA	24754 SARAH FLYNN	05/01/23	\$425,000	\$85,000	\$76,500	\$203,590	47.90	\$407,186	\$83,950	\$66,136
Simmons Orchard 1,2,3,4	R2106	22-21-378-014		401	PTA	24513 SARAH FLYNN	02/26/24	\$540,000	\$108,000	\$97,200	\$249,670	46.24	\$499,343	\$123,657	\$83,000
Simmons Orchard 1,2,3,4	R2106	22-21-378-015		401	PTA	24490 SARAH FLYNN	06/21/22	\$415,000	\$83,000	\$74,700	\$200,140	48.23	\$400,275	\$97,232	\$82,507
Simmons Orchard 1,2,3,4	R2106	22-21-378-018		401	PTA	24562 SARAH FLYNN	10/07/22	\$435,000	\$87,000	\$78,300	\$210,740	48.45	\$421,488	\$79,648	\$66,136
USE 880 FF							AVERAGE	\$426,813	\$85,363	\$76,826	\$191,598	45.00	\$383,195	\$113,679	\$70,062
8.64% INCREASE							MEDIAN	\$420,000	\$84,000	\$75,600	\$194,190	45.80	\$388,381	\$104,558	\$67,718
MAX 90,000 8.43% INCREASE										904					15.4%
YORKSHIRE	R2107	22-21-426-007		401	WD	24985 AVON	04/28/22	\$520,000	\$104,000	\$93,600	\$252,720	48.60	\$505,449	\$93,630	\$79,079
YORKSHIRE	R2107	22-21-426-027		401	PTA	45555 FREEMONT	02/26/24	\$500,500	\$100,100	\$90,090	\$213,720	42.70	\$427,439	\$159,775	\$86,714
YORKSHIRE	R2107	22-21-427-003		401	PTA	45450 EMERALD FOREST	08/05/22	\$532,000	\$106,400	\$95,760	\$290,030	54.52	\$580,064	\$34,695	\$82,759
YORKSHIRE	R2107	22-21-427-019		401	PTA	45554 FREEMONT	06/09/22	\$517,500	\$103,500	\$93,150	\$250,770	48.46	\$501,542	\$97,469	\$81,511
YORKSHIRE	R2107	22-21-427-025		401	PTA	25022 DAVENPORT	04/12/22	\$582,777	\$116,555	\$104,900	\$276,200	47.39	\$552,409	\$125,368	\$95,000
YORKSHIRE	R2107	22-21-476-023		401	PTA	24890 WHITE PLAINS	06/20/23	\$510,000	\$102,000	\$91,800	\$243,130	47.67	\$486,259	\$110,737	\$86,996
YORKSHIRE	R2107	22-21-477-003		401	PTA	24870 PORTSMOUTH	12/08/23	\$557,000	\$111,400	\$100,260	\$266,920	47.92	\$533,837	\$102,352	\$79,189
YORKSHIRE	R2107	22-21-477-009		401	PTA	24982 PORTSMOUTH	06/20/23	\$450,000	\$90,000	\$81,000	\$223,150	49.59	\$446,302	\$82,887	\$79,189
YORKSHIRE	R2107	22-21-477-012		401	PTA	24934 PORTSMOUTH	12/02/22	\$532,000	\$106,400	\$95,760	\$239,330	44.99	\$478,652	\$132,537	\$79,189
YORKSHIRE	R2107	22-21-478-008		401	PTA	24776 SUTHERLAND	04/01/22	\$470,000	\$94,000	\$84,600	\$204,510	43.51	\$409,026	\$141,885	\$80,911
YORKSHIRE	R2107	22-21-480-021		401	PTA	24764 DAVENPORT	10/13/22	\$515,000	\$103,000	\$92,700	\$243,400	47.26	\$486,802	\$115,172	\$86,974
USE 1050 FF							AVERAGE	\$516,980	\$103,396	\$93,056	\$245,807	47.51	\$491,616	\$108,773	\$83,410
7.69% INCREASE							MEDIAN	\$517,500	\$103,500	\$93,150	\$243,400	47.67	\$486,802	\$110,737	\$81,511
MAX 95,000 no change										1,090					14.9%

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Waldon Woods OCCP 757 & 891	R2120	22-21-202-004		407	PTA	25895 ARCADIA	09/06/22	\$630,000	\$126,000	\$113,400	\$305,820	48.54	\$611,632	\$145,141	\$126,773
Waldon Woods OCCP 757 & 891	R2120	22-21-202-005		407	WD	25863 ARCADIA	01/27/23	\$687,500	\$137,500	\$123,750	\$337,790	49.13	\$675,574	\$140,126	\$128,200
Waldon Woods OCCP 757 & 891	R2120	22-21-202-010		407	WD	46282 CORDOBA	08/23/23	\$745,000	\$149,000	\$134,100	\$312,560	41.95	\$625,125	\$219,157	\$99,282
Waldon Woods OCCP 757 & 891	R2120	22-21-252-004		407	PTA	25714 ARCADIA	10/31/22	\$550,000	\$110,000	\$99,000	\$263,390	47.89	\$526,772	\$137,245	\$114,017
Waldon Woods OCCP 757 & 891	R2120	22-21-252-009		407	PTA	25634 ARCADIA	06/30/22	\$670,000	\$134,000	\$120,600	\$320,980	47.91	\$641,959	\$164,425	\$136,384
Waldon Woods OCCP 757 & 891	R2121	22-21-126-026		407	PTA	25905 LARAMIE	07/25/23	\$752,500	\$150,500	\$135,450	\$338,180	44.94	\$676,360	\$188,816	\$112,676
Waldon Woods OCCP 757 & 891	R2121	22-21-126-028		407	PTA	25839 LARAMIE	06/01/23	\$650,000	\$130,000	\$117,000	\$309,590	47.63	\$619,185	\$145,845	\$115,030
Waldon Woods OCCP 757 & 891	R2121	22-21-130-002		407	PTA	25784 CODY	09/19/22	\$637,500	\$127,500	\$114,750	\$313,140	49.12	\$626,272	\$113,529	\$102,301
Waldon Woods OCCP 757 & 891	R2121	22-21-179-007		407	PTA	25745 CODY	04/06/22	\$640,000	\$128,000	\$115,200	\$308,820	48.25	\$617,633	\$161,123	\$138,756
Waldon Woods OCCP 757 & 891	R2121	22-21-203-007		407	WD	25737 CHEYENNE	09/08/23	\$700,000	\$140,000	\$126,000	\$297,720	42.53	\$595,447	\$217,233	\$112,680
Waldon Woods OCCP 757 & 891	R2121	22-21-203-014		407	PTA	25724 CODY	08/29/23	\$680,000	\$136,000	\$122,400	\$329,770	48.50	\$659,537	\$133,143	\$112,680
Waldon Woods OCCP 757 & 891	R2121	22-21-203-015		407	PTA	25736 CODY	07/07/22	\$622,000	\$124,400	\$111,960	\$265,810	42.73	\$531,625	\$206,154	\$115,779
USE 1115FF							AVERAGE	\$663,708	\$132,742	\$119,468	\$308,631	46.59	\$617,260	\$164,328	\$117,880
1.36% INCREASE-uniform with adjacent							MEDIAN	\$660,000	\$132,000	\$118,800	\$311,075	47.90	\$622,155	\$153,484	\$114,524
										1,141				16.1%	
Briarwood OCCP 617	R2122	22-21-301-020		407	WD	47312 CIDERMILL	05/05/23	\$365,000	\$73,000	\$65,700	\$163,170	44.70	\$326,349	\$103,651	\$65,000
Briarwood OCCP 617	R2122	22-21-301-025		407	PTA	24659 EDGEWOOD CT N	06/29/23	\$425,000	\$85,000	\$76,500	\$179,960	42.34	\$359,910	\$130,090	\$65,000
Briarwood OCCP 617	R2122	22-21-301-041		407	PTA	47302 BRAMBLEWOOD	11/18/22	\$435,500	\$87,100	\$78,390	\$176,350	40.49	\$352,693	\$147,807	\$65,000
Briarwood OCCP 617	R2122	22-21-301-042		407	PTA	47301 BRAMBLEWOOD	06/10/22	\$475,000	\$95,000	\$85,500	\$217,090	45.70	\$434,184	\$105,816	\$65,000
Briarwood OCCP 617	R2122	22-21-301-055		407	PTA	24603 EDGEWOOD	06/16/23	\$380,000	\$76,000	\$68,400	\$163,180	42.94	\$326,369	\$118,631	\$65,000
Briarwood OCCP 617	R2122	22-21-301-070		407	PTA	24599 ENCHANTED	04/01/22	\$355,500	\$71,100	\$63,990	\$157,150	44.21	\$314,309	\$106,191	\$65,000
USE \$75,000							AVERAGE	\$406,000	\$81,200	\$73,080	\$176,150	43.40	\$352,302	\$118,698	\$65,000
15.38 INCREASE							MEDIAN	\$402,500	\$80,500	\$72,450	\$169,765	43.57	\$339,531	\$112,411	\$65,000
													13.7%		
Briarwood Village N OCCP 747	R2123	22-21-355-009		407	WD	47306 SCARLET DR N	08/25/23	\$473,000	\$94,600	\$85,140	\$210,770	44.56	\$421,538	\$133,220	\$81,758
USE \$85,000-one sale uniform with adjacent															
Briarwood Village S OCCP 745	R2124	22-21-354-005		407	PTA	47138 SCARLET DR S	09/22/23	\$439,000	\$87,800	\$79,020	\$194,760	44.36	\$389,529	\$131,733	\$82,262
Briarwood Village S OCCP 745	R2124	22-21-354-008		407	PTA	47162 SCARLET DR S	09/18/23	\$439,900	\$87,980	\$79,182	\$206,720	46.99	\$413,431	\$120,605	\$94,136
Briarwood Village S OCCP 745	R2124	22-21-354-030		407	PTA	47177 SCARLET DR S	04/03/23	\$462,000	\$92,400	\$83,160	\$211,590	45.80	\$423,177	\$98,446	\$59,623
Briarwood Village S OCCP 745	R2124	22-21-354-047		407	WD	47250 SCARLET DR S	05/04/23	\$500,000	\$100,000	\$90,000	\$221,300	44.26	\$442,601	\$114,662	\$57,263
USE \$85,000							AVERAGE	\$460,225	\$92,045	\$82,841	\$208,593	45.35	\$417,185	\$116,362	\$73,321
							MEDIAN	\$450,950	\$90,190	\$81,171	\$209,155	45.08	\$418,304	\$117,634	\$70,943
										1,376				21.4%	

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
WEATHERVANE VILLAGE OCCP 744	R2125	22-21-400-041		407	PTA	24311 WEATHERVANE	09/18/23	\$355,000	\$71,000	\$63,900	\$144,420	40.68	\$288,835	\$116,165	\$50,000
suggest USE \$55,000															
10% INCREASE															
Abbey Hills OCCP1046	R2126	22-21-103-044		407	PTA	25731 ABBEY	12/13/22	\$602,000	\$120,400	\$108,360	\$261,040	43.36	\$522,086	\$174,914	\$95,000
Abbey Hills OCCP1046	R2126	22-21-103-056		407	PTA	25700 ABBEY	07/01/22	\$560,000	\$112,000	\$100,800	\$281,710	50.31	\$563,415	\$91,585	\$95,000
Abbey Hills OCCP1046	R2126	22-21-103-063		407	PTA	25870 ABBEY	07/29/22	\$495,000	\$99,000	\$89,100	\$227,080	45.87	\$454,161	\$135,839	\$95,000
USE \$100,000							AVERAGE	\$552,333	\$110,467	\$99,420	\$256,610	46.51	\$513,221	\$134,113	\$95,000
5.26% INCREASE							MEDIAN	\$560,000	\$112,000	\$100,800	\$261,040	45.87	\$522,086	\$135,839	\$95,000
15.8%															
Homestead OCCP1120	R2127	22-21-455-025		407	PTA	24291 HOMESTEAD	05/20/22	\$465,000	\$93,000	\$83,700	\$226,690	48.75	\$453,377	\$90,998	\$79,375
USE 1150 FF-uniform with adjacent										1,149					
5.50% INCREASE															
MAX \$100,000-uniform with adjacent															
5.26% INCREASE															
SEC 21 ACREAGE															
R2150															
no sales															
USE -uniform with adjacent															
4.0% INCREASE															
Building Site		78,000													
Residual		26,000													
Low & Wet		3,000													
CEDARSPRING 1, 2 & 3	R2201	22-22-128-017		401	PTA	25427 BUCKMINSTER	07/11/23	\$422,500	\$84,500	\$76,050	\$190,690	45.13	\$381,383	\$118,717	\$77,600
CEDARSPRING 1, 2 & 3	R2201	22-22-177-039		401	PTA	25050 SULLIVAN	10/19/23	\$356,400	\$71,280	\$64,152	\$202,700	56.87	\$405,395	\$41,005	\$90,000
CEDARSPRING 1, 2 & 3	R2201	22-22-329-011		401	PTA	24685 CHRISTINA	10/27/22	\$449,000	\$89,800	\$80,820	\$194,510	43.32	\$389,014	\$147,236	\$87,250
CEDARSPRING 1, 2 & 3	R2202	22-22-126-007		401	PTA	25627 SULLIVAN	10/10/23	\$557,500	\$111,500	\$100,350	\$238,950	42.86	\$477,891	\$157,209	\$77,600
CEDARSPRING 1, 2 & 3	R2202	22-22-126-021		401	PTA	25754 SULLIVAN	04/29/22	\$450,000	\$90,000	\$81,000	\$214,600	47.69	\$429,208	\$108,792	\$88,000
CEDARSPRING 1, 2 & 3	R2202	22-22-177-007		401	PTA	25553 KEENAN	07/18/23	\$515,000	\$103,000	\$92,700	\$232,890	45.22	\$465,785	\$129,060	\$79,845
CEDARSPRING 1, 2 & 3	R2202	22-22-177-032		401	PTA	25278 SULLIVAN	07/18/22	\$470,000	\$94,000	\$84,600	\$253,810	54.00	\$507,624	\$45,954	\$83,578
CEDARSPRING 1, 2 & 3	R2202	22-22-177-036		401	PTA	25172 SULLIVAN	05/05/22	\$730,000	\$146,000	\$131,400	\$359,980	49.31	\$719,968	\$91,669	\$81,637
USE 970 FF							AVERAGE	\$493,800	\$98,760	\$88,884	\$236,016	48.05	\$472,034	\$104,955	\$83,189
NO CHANGE							MEDIAN	\$460,000	\$92,000	\$82,800	\$223,745	46.46	\$447,497	\$113,755	\$82,608
972															
15.5%															

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value	
MUNRO	R2203	22-22-100-007		402	PTA	ELEVEN MILE	12/19/22	\$160,000			\$49,920	31.20	\$99,840			
MUNRO (vacant at time of sale)	R2203	22-22-100-008		402	PTA	44719 ELEVEN MILE	01/12/22	\$250,000			\$99,420	39.77	\$198,846			
USE-uniform with adjacent																
2-vacant land sales																
12.5% INCREASE																
Building Site	90,000															
Residual	30,000															
Low & Wet	3,000															
Novi Heights	R2204	22-22-202-004		401	PTA	25920 CLARK	06/21/23	\$206,000	\$41,200	\$37,080	\$132,420	64.28	\$264,842	\$17,578	\$76,420	
Novi Heights	R2204	22-22-202-011		401	PTA	44050 STASSEN	07/20/23	\$310,000	\$62,000	\$55,800	\$154,210	49.75	\$308,418	\$74,314	\$72,732	
Novi Heights	R2204	22-22-202-019		401	PTA	44030 STASSEN	09/08/23	\$400,000	\$80,000	\$72,000	\$205,270	51.32	\$410,547	\$62,185	\$72,732	
Novi Heights	R2204	22-22-251-006		401	PTA	44149 DURSON	01/26/24	\$312,500	\$62,500	\$56,250	\$114,970	36.79	\$229,946	\$139,594	\$57,040	
Novi Heights	R2204	22-22-251-012		401	PTA	44144 MARLSON	09/29/22	\$360,000	\$72,000	\$64,800	\$145,240	40.34	\$290,474	\$126,566	\$57,040	
USE 600 FF							AVERAGE	\$345,625	\$69,125	\$62,213	\$154,923	44.55	\$309,846	\$100,665	\$64,886	
4.35% INCREASE							MEDIAN	\$336,250	\$67,250	\$60,525	\$149,725	45.04	\$299,446	\$100,440	\$64,886	
MAX \$85,000																
6.25% INCREASE										596						18.2%
SALOW'S WALNUT HILLS	R2205	22-22-302-039		401	WD	24860 GLENDA	05/12/22	\$500,000	\$100,000	\$90,000	\$308,540	61.71	\$617,074	(\$18,256)	\$98,818	
SALOW'S WALNUT HILLS	R2210	22-22-301-017		401	WD	24614 TAFT	02/14/23	\$270,500	\$54,100	\$48,690	\$116,340	43.01	\$232,674	\$90,556	\$52,730	
SALOW'S WALNUT HILLS	R2210	22-22-301-046		401	WD	45350 TEN MILE	05/26/22	\$340,000	\$68,000	\$61,200	\$145,000	42.65	\$289,990	\$124,385	\$74,375	
SALOW'S WALNUT HILLS	R2210	22-22-379-011		401	PTA	44740 TEN MILE	09/07/23	\$570,000	\$114,000	\$102,600	\$258,730	45.39	\$517,452	\$104,881	\$52,333	
USE 875 FF							AVERAGE	\$393,500	\$78,700	\$70,830	\$173,357	43.68	\$346,705	\$106,607	\$59,813	
no change							MEDIAN	\$340,000	\$68,000	\$61,200	\$145,000	43.01	\$289,990	\$104,881	\$52,730	
ratio low										823						21.9%
JAMESTOWNE 1, 2, 3 & 4	R2207	22-22-329-028		401	PTA	45298 YORKSHIRE	05/02/22	\$400,000	\$80,000	\$72,000	\$251,330	62.83	\$502,669	(\$17,669)	\$85,000	
JAMESTOWNE 1, 2, 3 & 4	R2206	22-22-302-021		401	PTA	45071 YORKSHIRE	07/25/22	\$375,000	\$75,000	\$67,500	\$179,840	47.96	\$359,675	\$83,451	\$68,126	
JAMESTOWNE 1, 2, 3 & 4	R2206	22-22-329-012		401	PTA	24676 JAMESTOWNE	10/25/22	\$440,000	\$88,000	\$79,200	\$219,830	49.96	\$439,659	\$78,596	\$78,255	
JAMESTOWNE 1, 2, 3 & 4	R2206	22-22-352-011		401	PTA	44958 YORKSHIRE	04/22/22	\$400,000	\$80,000	\$72,000	\$175,340	43.84	\$350,676	\$117,704	\$68,380	
JAMESTOWNE 1, 2, 3 & 4	R2206	22-22-378-012		401	PTA	44515 CONCORD	10/31/22	\$416,000	\$83,200	\$74,880	\$180,720	43.44	\$361,449	\$124,211	\$69,660	

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JAMESTOWNE 1, 2, 3 & 4	R2206	22-22-378-015		401	PTA	24490 JAMESTOWNE	10/05/22	\$370,000	\$74,000	\$66,600	\$190,030	51.36	\$380,060	\$61,743	\$71,803	
JAMESTOWNE 1, 2, 3 & 4	R2206	22-22-378-018		401	PTA	24424 JAMESTOWNE	05/24/22	\$375,000	\$75,000	\$67,500	\$166,810	44.48	\$333,610	\$103,390	\$62,000	
JAMESTOWNE 1, 2, 3 & 4	R2206	22-22-378-026		401	PTA	24250 JAMESTOWNE	05/15/23	\$450,000	\$90,000	\$81,000	\$222,500	49.44	\$445,003	\$67,701	\$62,704	
JAMESTOWNE 1, 2, 3 & 4	R2207	22-22-326-009		401	PTA	25038 NEWBERRY	04/07/23	\$485,000	\$97,000	\$87,300	\$240,150	49.52	\$480,308	\$66,692	\$62,000	
JAMESTOWNE 1, 2, 3 & 4	R2207	22-22-329-039		401	PTA	24728 JAMESTOWNE	01/27/23	\$420,000	\$84,000	\$75,600	\$202,530	48.22	\$405,060	\$80,459	\$65,519	
JAMESTOWNE 1, 2, 3 & 4	R2207	22-22-331-014		401	WD	45225 YORKSHIRE	06/09/22	\$450,000	\$90,000	\$81,000	\$213,920	47.54	\$427,832	\$91,769	\$69,601	
USE 850 FF							AVERAGE	\$418,100	\$83,620	\$75,258	\$199,167	47.58	\$398,333	\$87,572	\$67,805	
9.68% INCREASE							MEDIAN	\$418,000	\$83,600	\$75,240	\$196,280	48.09	\$392,560	\$81,955	\$68,253	
MAX \$85,000											854					15.6%
no change																
Churchill Crossng & Settler's Creek	R2208	22-22-252-027		401	PTA	44165 SETTLERS CREEK	05/03/22	\$550,000	\$110,000	\$99,000	\$261,290	47.51	\$522,572	\$113,522	\$86,094	
Churchill Crossng & Settler's Creek	R2209	22-22-401-029		401	PTA	24620 THATCHER	06/27/22	\$670,000	\$134,000	\$120,600	\$322,330	48.11	\$644,657	\$155,343	\$130,000	
Churchill Crossng & Settler's Creek	R2209	22-22-402-020		401	WD	24556 PERCEVAL	02/23/23	\$655,000	\$131,000	\$117,900	\$306,620	46.81	\$613,243	\$147,153	\$105,396	
Churchill Crossng & Settler's Creek	R2209	22-22-403-005		401	PTA	24555 THATCHER	03/04/24	\$805,000	\$161,000	\$144,900	\$336,630	41.82	\$673,266	\$227,831	\$96,097	
Churchill Crossng & Settler's Creek	R2209	22-22-403-008		401	PTA	24587 THATCHER	06/01/22	\$657,000	\$131,400	\$118,260	\$280,870	42.75	\$561,731	\$191,366	\$96,097	
Churchill Crossng & Settler's Creek	R2209	22-22-451-011		401	WD	24383 CAVENDISH AVE W	11/18/22	\$625,000	\$125,000	\$112,500	\$275,930	44.15	\$551,860	\$169,306	\$96,166	
Churchill Crossng & Settler's Creek	R2209	22-22-453-011		401	PTA	24354 THATCHER	06/23/23	\$685,000	\$137,000	\$123,300	\$283,430	41.38	\$566,851	\$237,258	\$119,109	
Churchill Crossng & Settler's Creek	R2209	22-22-454-013		401	PTA	24258 THATCHER	10/20/23	\$665,000	\$133,000	\$119,700	\$345,670	51.98	\$691,335	\$84,047	\$110,382	
Churchill Crossng & Settler's Creek	R2209	22-22-454-032		401	PTA	24516 CAVENDISH AVE E	05/26/22	\$785,000	\$157,000	\$141,300	\$335,220	42.70	\$670,444	\$211,338	\$96,782	
USE 1150 FF																
MAX \$130,000																
CREEK CROSSING OCCP 940	R2220															
USE 865 FF																
NO CHANGE																
MAX \$90,000																
TAFT KNOLLS OCCP#1647	R2221	22-22-153-002		407	PTA	45270 SEDRA	08/11/23	\$799,000	\$159,800	\$143,820	\$344,350	43.10	\$688,709	\$215,291	\$105,000	
TAFT KNOLLS OCCP#1647	R2221	22-22-153-009		407	PTA	45257 SEDRA	09/07/22	\$615,000	\$123,000	\$110,700	\$314,270	51.10	\$628,541	\$91,459	\$105,000	
USE \$115,000							AVERAGE	\$707,000	\$141,400	\$127,260	\$329,310	47.10	\$658,625	\$153,375	\$105,000	
9.52% INCREASE							MEDIAN	\$707,000	\$141,400	\$127,260	\$329,310	47.10	\$658,625	\$153,375	\$105,000	
\$55,000-unimproved lots																13.1%
EMERSON PARK OCCP#2250	R2222	22-22-404-008		407	PTA	43489 CHANCELLOR	06/09/22	\$520,000	\$104,000	\$93,600	\$218,630	42.04	\$437,256	\$158,744	\$76,000	
EMERSON PARK OCCP#2250	R2222	22-22-404-031		407	WD	43532 PROSPECT	12/29/22	\$480,000	\$96,000	\$86,400	\$237,250	49.43	\$474,499	\$81,501	\$76,000	
EMERSON PARK OCCP#2250	R2222	22-22-404-032		407	PTA	43592 PROSPECT	06/30/22	\$480,000	\$96,000	\$86,400	\$209,880	43.73	\$419,751	\$136,249	\$76,000	
EMERSON PARK OCCP#2250	R2222	22-22-404-036		407	PTA	43576 PROSPECT	07/29/22	\$455,000	\$91,000	\$81,900	\$225,600	49.58	\$451,208	\$79,792	\$76,000	

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EMERSON PARK OCCP#2250	R2222	22-22-404-062		407	PTA	24735 IVY	12/13/22	\$440,000	\$88,000	\$79,200	\$209,610	47.64	\$419,224	\$96,776	\$76,000
EMERSON PARK OCCP#2250	R2222	22-22-404-079		407	PTA	43533 CHANCELLOR	05/31/23	\$527,000	\$105,400	\$94,860	\$234,590	44.51	\$469,180	\$133,820	\$76,000
EMERSON PARK OCCP#2250	R2222	22-22-404-086		407	PTA	43534 CHANCELLOR	04/25/22	\$455,000	\$91,000	\$81,900	\$218,660	48.06	\$437,329	\$93,671	\$76,000
EMERSON PARK OCCP#2250	R2222	22-22-404-092		407	PTA	43578 CHANCELLOR	06/30/23	\$475,000	\$95,000	\$85,500	\$220,560	46.43	\$441,115	\$109,885	\$76,000
EMERSON PARK OCCP#2250	R2222	22-22-404-118		407	WD	43479 PROSPECT	03/03/23	\$475,000	\$95,000	\$85,500	\$218,100	45.92	\$436,190	\$114,810	\$76,000
USE \$85,000							AVERAGE	\$478,556	\$95,711	\$86,140	\$221,431	46.37	\$442,861	\$111,694	\$76,000
11.84% INCREASE							MEDIAN	\$475,000	\$95,000	\$85,500	\$218,660	46.43	\$437,329	\$109,885	\$76,000
16.0%															
HERITAGE WOODS OCCP 2285	R2223														
NO SALES															
USE \$100,000															
NO CHANGE															
MEADWRK GLEN	R2301	22-23-327-016		401	PTA	42519 PARK RIDGE	08/23/23	\$310,000	\$62,000	\$55,800	\$154,060	49.70	\$308,118	\$61,861	\$59,979
MEADWRK GLEN	R2301	22-23-328-008		401	PTA	42526 PARK RIDGE	05/31/23	\$380,000	\$76,000	\$68,400	\$148,980	39.21	\$297,964	\$144,136	\$62,100
MEADWRK GLEN	R2301	22-23-328-017		401	PTA	42448 PARK RIDGE	12/15/22	\$365,000	\$73,000	\$65,700	\$158,990	43.56	\$317,971	\$116,292	\$69,263
MEADWRK GLEN	R2301	22-23-328-023		401	PTA	42364 PARK RIDGE	08/31/22	\$292,000	\$58,400	\$52,560	\$139,480	47.77	\$278,963	\$75,137	\$62,100
MEADWRK GLEN	R2301	22-23-402-009		401	PTA	24768 UPLAND HILL	12/12/22	\$362,000	\$72,400	\$65,160	\$158,420	43.76	\$316,847	\$107,253	\$62,100
MEADWRK GLEN	R2301	22-23-403-016		401	PTA	42115 RIDGE RD W	12/27/22	\$335,000	\$67,000	\$60,300	\$143,180	42.74	\$286,362	\$110,738	\$62,100
MEADWRK GLEN	R2301	22-23-403-018		401	PTA	41930 RIDGE RD E	03/04/24	\$435,000	\$87,000	\$78,300	\$169,660	39.00	\$339,321	\$157,779	\$62,100
MEADWRK GLEN	R2301	22-23-403-019		401	PTA	41918 RIDGE RD E	09/08/23	\$345,000	\$69,000	\$62,100	\$155,290	45.01	\$310,587	\$96,513	\$62,100
MEADWRK GLEN	R2301	22-23-407-008		401	PTA	24700 HIGHLANDS	08/03/22	\$369,000	\$73,800	\$66,420	\$171,220	46.40	\$342,439	\$88,661	\$62,100
MEADWRK GLEN	R2301	22-23-407-013		401	PTA	24800 HIGHLANDS	04/01/22	\$333,500	\$66,700	\$60,030	\$160,230	48.04	\$320,459	\$75,141	\$62,100
MEADWRK GLEN	R2301	22-23-410-009		401	PTA	41886 PARK RIDGE	05/03/22	\$373,000	\$74,600	\$67,140	\$174,960	46.91	\$349,915	\$103,085	\$80,000
MEADWRK GLEN	R2301	22-23-410-010		401	PTA	41864 PARK RIDGE	07/29/22	\$360,000	\$72,000	\$64,800	\$178,070	49.46	\$356,149	\$71,176	\$67,325
MEADWRK GLEN	R2301	22-23-427-001		401	PTA	41836 CHERRYHILL	08/31/23	\$352,500	\$70,500	\$63,450	\$146,520	41.57	\$293,039	\$122,302	\$62,841
MEADWRK GLEN	R2301	22-23-428-008		401	PTA	41802 RIDGE RD E	11/30/23	\$400,000	\$80,000	\$72,000	\$186,770	46.69	\$373,549	\$101,352	\$74,901
MEADWRK GLEN	R2301	22-23-430-005		401	PTA	24580 QUEENSPONTE	08/23/23	\$392,000	\$78,400	\$70,560	\$165,240	42.15	\$330,486	\$123,862	\$62,348
MEADWRK GLEN	R2301	22-23-430-019		401	PTA	24417 KINGS POINTE	08/05/22	\$390,000	\$78,000	\$70,200	\$186,680	47.87	\$373,350	\$88,794	\$72,144
MEADWRK GLEN	R2301	22-23-431-019		401	PTA	24536 KINGS POINTE	06/29/22	\$376,000	\$75,200	\$67,680	\$171,070	45.50	\$342,146	\$96,891	\$63,037
MEADWRK GLEN	R2301	22-23-431-021		401	PTA	24512 KINGS POINTE	10/23/23	\$350,000	\$70,000	\$63,000	\$151,510	43.29	\$303,027	\$110,658	\$63,685
MEADWRK GLEN	R2301	22-23-451-011		401	PTA	24363 PINECREST	07/18/22	\$380,000	\$76,000	\$68,400	\$177,360	46.67	\$354,712	\$88,890	\$63,602
MEADWRK GLEN	R2301	22-23-451-015		401	PTA	24331 PINECREST	05/05/23	\$294,500	\$58,900	\$53,010	\$126,880	43.08	\$253,758	\$103,828	\$63,086
MEADWRK GLEN	R2301	22-23-451-016		401	PTA	24323 PINECREST	10/20/23	\$415,000	\$83,000	\$74,700	\$192,640	46.42	\$385,280	\$92,762	\$63,042
MEADWRK GLEN	R2301	22-23-453-006		401	PTA	24360 KNOLLWOOD	09/09/22	\$315,000	\$63,000	\$56,700	\$151,620	48.13	\$303,249	\$75,081	\$63,330
MEADWRK GLEN	R2301	22-23-454-025		401	PTA	24200 HAMPTON HILL	11/03/23	\$412,000	\$82,400	\$74,160	\$177,500	43.08	\$354,990	\$134,232	\$77,222
MEADWRK GLEN	R2301	22-23-454-044		401	WD	24301 KINGS POINTE	06/12/23	\$297,000	\$59,400	\$53,460	\$159,410	53.67	\$318,825	\$40,275	\$62,100
MEADWRK GLEN	R2301	22-23-476-004		401	PTA	24462 KINGS POINTE	05/02/22	\$323,000	\$64,600	\$58,140	\$176,300	54.58	\$352,603	\$50,397	\$80,000
MEADWRK GLEN	R2301	22-23-476-010		401	PTA	24372 KINGS POINTE	07/11/22	\$365,000	\$73,000	\$65,700	\$170,670	46.76	\$341,334	\$94,460	\$70,794
USE 1050 FF							AVERAGE	\$352,750	\$70,550	\$63,495	\$165,496	47.12	\$330,992	\$88,747	\$66,990
1.45% INCREASE							MEDIAN	\$357,500	\$71,500	\$64,350	\$170,870	46.55	\$341,740	\$93,611	\$63,466

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
MAX 85000															
Building Site	65,500									1,049					24.8%
Residual	21,800														
NO CHANGE															
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GATEWAY VILLAGE OCCP1430	R2320	22-23-227-013		407	PTA	25618 PORTICO	01/11/24	\$253,000	\$50,600	\$45,540	\$124,280	49.12	\$248,562	\$49,438	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-045		407	PTA	41630 TERA	06/16/22	\$260,000	\$52,000	\$46,800	\$124,570	47.91	\$249,142	\$55,858	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-048		407	PTA	41643 TERA	09/12/22	\$315,000	\$63,000	\$56,700	\$139,710	44.35	\$279,427	\$80,573	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-049		407	PTA	41639 TERA	04/29/22	\$258,000	\$51,600	\$46,440	\$125,550	48.66	\$251,100	\$51,900	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-050		407	PTA	41641 TERA	03/28/24	\$340,000	\$68,000	\$61,200	\$131,830	38.77	\$263,667	\$121,333	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-054		407	PTA	41633 TERA	05/25/22	\$295,000	\$59,000	\$53,100	\$139,310	47.22	\$278,619	\$61,381	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-077		407	PTA	25554 PORTICO	09/01/22	\$233,000	\$46,600	\$41,940	\$118,810	50.99	\$237,616	\$40,384	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-084		407	PTA	25564 PORTICO	08/01/22	\$260,000	\$52,000	\$46,800	\$123,980	47.68	\$247,964	\$57,036	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-165		407	WD	25520 PORTICO	04/15/22	\$259,400	\$51,880	\$46,692	\$118,860	45.82	\$237,713	\$66,687	\$45,000
GATEWAY VILLAGE OCCP1430	R2320	22-23-227-178		407	PTA	25587 PORTICO	08/05/22	\$257,000	\$51,400	\$46,260	\$123,980	48.24	\$247,964	\$54,036	\$45,000
USE 49,500							AVERAGE	\$273,040	\$54,608	\$49,147	\$127,088	46.88	\$254,177	\$63,863	\$45,000
10.00% INCREASE							MEDIAN	\$259,700	\$51,940	\$46,746	\$124,425	47.80	\$248,852	\$56,447	\$45,000
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BROOKHAVEN OCCP#1531	R2321														
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NO SALES															
LEAVE LAND STABLE AT \$88,000															
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GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-001		407	PTA	41680 ORIANNA	05/04/23	\$455,000	\$91,000	\$81,900	\$225,150	49.48	\$450,308	\$62,692	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-002		407	PTA	41676 ORIANNA	06/17/22	\$419,800	\$83,960	\$75,564	\$209,800	49.98	\$419,598	\$58,202	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-003		407	PTA	41672 ORIANNA	08/23/22	\$425,900	\$85,180	\$76,662	\$209,800	49.26	\$419,598	\$64,302	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-004		407	PTA	41668 ORIANNA	06/27/22	\$421,600	\$84,320	\$75,888	\$209,800	49.76	\$419,598	\$60,002	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-005		407	PTA	41664 ORIANNA	07/25/22	\$444,350	\$88,870	\$79,983	\$209,800	47.22	\$419,598	\$82,752	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-006		407	PTA	41660 ORIANNA	06/22/22	\$441,300	\$88,260	\$79,434	\$209,800	47.54	\$419,598	\$79,702	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-007		407	PTA	41656 ORIANNA	07/14/23	\$455,000	\$91,000	\$81,900	\$225,000	49.45	\$450,002	\$62,998	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-008		407	PTA	41638 ORIANNA	06/15/23	\$455,000	\$91,000	\$81,900	\$225,150	49.48	\$450,308	\$62,692	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-009		407	PTA	41634 ORIANNA	04/03/23	\$435,000	\$87,000	\$78,300	\$213,580	49.10	\$427,163	\$65,837	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-010		407	PTA	41630 ORIANNA	06/29/23	\$435,000	\$87,000	\$78,300	\$213,580	49.10	\$427,163	\$65,837	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-012		407	PTA	41622 ORIANNA	11/10/22	\$452,000	\$90,400	\$81,360	\$225,000	49.78	\$450,002	\$59,998	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-013		407	PTA	41604 ORIANNA	03/25/24	\$460,000	\$92,000	\$82,800	\$227,200	49.39	\$454,395	\$63,605	\$58,000
GATEWAY TOWNHOMES OF NOVI OCCP 2271	R2322	22-23-231-023		407	PTA	41550 ORIANNA	02/08/24	\$457,000	\$91,400	\$82,260	\$215,500	47.16	\$431,009	\$83,991	\$58,000
USE 60,000							AVERAGE	\$442,842	\$88,568	\$79,712	\$216,858	48.98	\$433,718	\$67,124	\$58,000
3.45% INCREASE							MEDIAN	\$444,350	\$88,870	\$79,983	\$213,580	49.39	\$427,163	\$63,605	\$58,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
12.6%															
THE TOWNES AT MAIN STREET	R2323														
USE 55,000															
Camborne Place	R2402	22-24-327-022		401	PTA	24680 WILLOWBROOK	09/01/22	\$391,000	\$78,200	\$70,380	\$195,900	50.10	\$391,799	\$73,201	\$74,000
925 FF															
MAX \$85,000															
NO CHANGE															
WILLOWBRK FARMS	R2403	22-24-301-018		401	PTA	41021 SCARBOROUGH	10/11/22	\$520,000	\$104,000	\$93,600	\$265,510	51.06	\$531,012	\$70,807	\$81,819
WILLOWBRK FARMS	R2403	22-24-302-009		401	PTA	41278 SCARBOROUGH	08/19/22	\$542,000	\$108,400	\$97,560	\$259,410	47.86	\$518,822	\$123,765	\$100,587
WILLOWBRK FARMS	R2403	22-24-302-021		401	PTA	41067 CLERMONT	07/21/22	\$575,000	\$115,000	\$103,500	\$283,860	49.37	\$567,718	\$110,632	\$103,350
WILLOWBRK FARMS	R2403	22-24-302-038		401	PTA	41079 CLERMONT	11/23/22	\$640,500	\$128,100	\$115,290	\$326,460	50.97	\$652,918	\$70,113	\$82,531
WILLOWBRK FARMS	R2403	22-24-326-023		401	PTA	24570 BETHANY	06/16/23	\$590,000	\$118,000	\$106,200	\$263,400	44.64	\$526,796	\$147,066	\$83,862
WILLOWBRK FARMS	R2403	22-24-331-008		401	PTA	41133 SCARBOROUGH	09/01/22	\$525,800	\$105,160	\$94,644	\$253,890	48.29	\$507,773	\$115,051	\$97,024
WILLOWBRK FARMS	R2403	22-24-351-029		401	PTA	41291 SCARBOROUGH	09/13/22	\$580,000	\$116,000	\$104,400	\$287,310	49.54	\$574,621	\$105,497	\$100,118
WILLOWBRK FARMS	R2403	22-24-376-012		401	PTA	24687 BETHANY	09/06/23	\$620,000	\$124,000	\$111,600	\$243,660	39.30	\$487,316	\$228,273	\$95,589
WILLOWBRK FARMS	R2403	22-24-377-023		401	PTA	24430 BETHANY	03/22/24	\$622,500	\$124,500	\$112,050	\$253,830	40.78	\$507,666	\$208,101	\$93,267
USE 1,080 FF							AVERAGE	\$579,533	\$115,907	\$104,316	\$270,814	46.87	\$541,627	\$131,034	\$93,127
9.09% INCREASE							MEDIAN	\$580,000	\$116,000	\$104,400	\$263,400	48.29	\$526,796	\$115,051	\$95,589
										1,081				15.4%	
Leslie Park	R2404	22-24-326-006		401	PTA	24801 JOSEPH	07/11/23	\$590,000	\$118,000	\$106,200	\$277,140	46.97	\$554,289	\$82,631	\$46,920
USE 510 FF															
no sales-no change															
SEELEY'S GOLDEN ACRES	R2405														
NO SALES-ONLY 4 PARCELS															
USE 510 FF															
7.37% INCREASE															
WILLOWBROOK FARMS 4	R2406	22-24-377-038		401	PTA	24249 AMANDA	04/14/22	\$530,000	\$106,000	\$95,400	\$252,480	47.64	\$504,969	\$120,031	\$95,000
USE \$95,000															

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
NO CHANGE															
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-156		407	PTA	24543 OLDE ORCHARD	10/30/23	\$220,000	\$44,000	\$39,600	\$83,140	37.79	\$166,280	\$85,720	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-342		407	PTA	24834 OLDE ORCHARD	02/16/24	\$220,000	\$44,000	\$39,600	\$84,840	38.56	\$169,670	\$82,330	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-299		407	PTA	24645 OLDE ORCHARD	04/17/23	\$185,000	\$37,000	\$33,300	\$72,730	39.31	\$145,463	\$71,537	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-404		407	PTA	24458 BASHIAN	05/30/22	\$230,000	\$46,000	\$41,400	\$91,360	39.72	\$182,723	\$79,277	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-378		407	PTA	24243 BASHIAN	07/22/22	\$212,000	\$42,400	\$38,160	\$84,250	39.74	\$168,490	\$75,510	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-222		407	PTA	24770 OLDE ORCHARD	06/23/23	\$212,000	\$42,400	\$38,160	\$85,580	40.37	\$171,153	\$72,847	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-088		407	PTA	24548 BASHIAN	01/18/24	\$213,000	\$42,600	\$38,340	\$86,420	40.57	\$172,841	\$72,159	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-028		407	PTA	24514 OLDE ORCHARD	03/25/24	\$212,500	\$42,500	\$38,250	\$86,430	40.67	\$172,865	\$71,635	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-262		407	PTA	24631 BASHIAN	12/28/23	\$224,000	\$44,800	\$40,320	\$91,920	41.04	\$183,830	\$72,170	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2422	22-24-451-420		407	PTA	24252 BASHIAN	01/17/24	\$225,000	\$45,000	\$40,500	\$92,430	41.08	\$184,855	\$72,145	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2422	22-24-451-419		407	PTA	24260 BASHIAN	08/30/23	\$247,000	\$49,400	\$44,460	\$101,630	41.15	\$203,251	\$75,749	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-310		407	PTA	24675 OLDE ORCHARD	09/15/23	\$210,000	\$42,000	\$37,800	\$87,320	41.58	\$174,632	\$67,368	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-192		407	PTA	24684 OLDE ORCHARD	08/17/22	\$200,000	\$40,000	\$36,000	\$84,080	42.04	\$168,162	\$63,838	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-187		407	PTA	24652 OLDE ORCHARD	07/19/23	\$197,000	\$39,400	\$35,460	\$83,370	42.32	\$166,730	\$62,270	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-142		407	PTA	24507 OLDE ORCHARD	10/27/23	\$210,000	\$42,000	\$37,800	\$88,930	42.35	\$177,852	\$64,148	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2422	22-24-451-421		407	WD	24248 BASHIAN	05/20/22	\$216,000	\$43,200	\$38,880	\$92,670	42.90	\$185,336	\$62,664	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-361		407	PTA	24475 BASHIAN	11/30/23	\$240,000	\$48,000	\$43,200	\$103,830	43.26	\$207,658	\$64,342	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-075		407	PTA	24606 BASHIAN	05/16/22	\$175,000	\$35,000	\$31,500	\$75,950	43.40	\$151,893	\$55,107	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-117		407	PTA	24437 OLDE ORCHARD	07/07/22	\$190,000	\$38,000	\$34,200	\$82,760	43.56	\$165,523	\$56,477	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-227		407	PTA	24804 OLDE ORCHARD	11/04/22	\$192,000	\$38,400	\$34,560	\$84,080	43.79	\$168,162	\$55,838	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-115		407	PTA	24429 OLDE ORCHARD	12/22/22	\$207,000	\$41,400	\$37,260	\$91,280	44.10	\$182,558	\$56,442	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-351		407	PTA	24431 BASHIAN	05/05/23	\$220,000	\$44,000	\$39,600	\$98,150	44.61	\$196,304	\$55,696	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-087		407	PTA	24552 BASHIAN	05/25/22	\$190,000	\$38,000	\$34,200	\$86,420	45.48	\$172,832	\$49,168	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-052		407	PTA	24606 OLDE ORCHARD	02/27/23	\$192,500	\$38,500	\$34,650	\$88,520	45.98	\$177,046	\$47,454	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-064		407	PTA	24654 BASHIAN	09/15/22	\$165,000	\$33,000	\$29,700	\$75,950	46.03	\$151,893	\$45,107	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-402		407	PTA	24466 BASHIAN	01/27/23	\$213,000	\$42,600	\$38,340	\$98,150	46.08	\$196,304	\$48,696	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2422	22-24-451-424		407	WD	24236 BASHIAN	09/28/23	\$229,000	\$45,800	\$41,220	\$105,580	46.10	\$211,153	\$49,847	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-037		407	PTA	24540 OLDE ORCHARD	05/12/22	\$190,000	\$38,000	\$34,200	\$88,520	46.59	\$177,046	\$44,954	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-189		407	PTA	24678 OLDE ORCHARD	09/19/22	\$225,000	\$45,000	\$40,500	\$104,960	46.65	\$209,921	\$47,079	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-285		407	WD	24609 OLDE ORCHARD	07/29/22	\$176,000	\$35,200	\$31,680	\$82,760	47.02	\$165,523	\$42,477	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-032		407	PTA	24526 OLDE ORCHARD	04/28/23	\$177,000	\$35,400	\$31,860	\$83,370	47.10	\$166,730	\$42,270	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-038		407	PTA	24542 OLDE ORCHARD	09/20/22	\$175,000	\$35,000	\$31,500	\$82,760	47.29	\$165,523	\$41,477	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-381		407	PTA	24305 BASHIAN	11/08/23	\$186,000	\$37,200	\$33,480	\$88,430	47.54	\$176,866	\$41,134	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-237		407	PTA	24525 BASHIAN	11/08/22	\$190,000	\$38,000	\$34,200	\$90,370	47.56	\$180,742	\$41,258	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-196		407	PTA	24706 OLDE ORCHARD	03/24/23	\$185,000	\$37,000	\$33,300	\$89,130	48.18	\$178,254	\$38,746	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-021		407	PTA	24500 OLDE ORCHARD	03/18/24	\$190,000	\$38,000	\$34,200	\$91,990	48.42	\$183,978	\$38,022	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-165		407	PTA	24569 OLDE ORCHARD	08/26/22	\$170,000	\$34,000	\$30,600	\$82,760	48.68	\$165,523	\$36,477	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-235		407	PTA	24517 BASHIAN	03/09/23	\$170,000	\$34,000	\$30,600	\$85,870	50.51	\$171,732	\$30,268	\$32,000
Old Orchrdr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-388		407	WD	24337 BASHIAN	09/29/22	\$190,000	\$38,000	\$34,200	\$98,150	51.66	\$196,304	\$25,696	\$32,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
Old Orchr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-140		407	PTA	24503 OLDE ORCHARD	10/27/22	\$170,000	\$34,000	\$30,600	\$88,740	52.20	\$177,482	\$24,518	\$32,000
Old Orchr/Applgt 1&2/Novi Plc OCCP	R2421	22-24-451-084		407	PTA	24564 BASHIAN	04/28/22	\$142,100	\$28,420	\$25,578	\$75,950	53.45	\$151,893	\$22,207	\$32,000
Old Orchr/Applgt 1&2/Novi Plc OCCP	R2420	22-24-451-276		407	PTA	24468 OLDE ORCHARD	04/12/23	\$160,000	\$32,000	\$28,800	\$87,430	54.64	\$174,855	\$17,145	\$32,000
USE 35,000							AVERAGE	\$198,645	\$39,729	\$35,756	\$88,309	44.79	\$176,615	\$54,030	\$32,000
9.38% INCREASE							MEDIAN	\$194,750	\$38,950	\$35,055	\$87,375	44.36	\$174,744	\$55,402	\$32,000
															22.5%
SEC 24 ACREAGE	R2450														
NO SALES-NO CHANGE															
Building Site	70,000														
Residual	23,300														
Low & Wet	3,000														
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-101-006		401	PTA	23920 MEADOWBROOK	12/11/23	\$235,000	\$47,000	\$42,300	\$112,600	47.91	\$225,192	\$47,705	\$37,897
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-101-021		401	WD	23983 W LE BOST	12/12/22	\$249,900	\$49,980	\$44,982	\$118,270	47.33	\$236,542	\$59,626	\$46,268
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-101-040		401	PTA	23637 W LE BOST	01/30/23	\$269,500	\$53,900	\$48,510	\$132,730	49.25	\$265,451	\$46,156	\$42,107
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-103-007		401	PTA	23925 E LE BOST	09/26/22	\$275,000	\$55,000	\$49,500	\$133,500	48.55	\$267,003	\$53,983	\$45,986
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-103-016		401	PTA	40928 MOORINGSIDE	05/03/22	\$247,000	\$49,400	\$44,460	\$113,390	45.91	\$226,773	\$62,334	\$42,107
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-105-004		401	PTA	23898 W LE BOST	07/21/23	\$270,000	\$54,000	\$48,600	\$143,000	52.96	\$286,004	\$30,890	\$46,894
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-105-020		401	PTA	41150 N MCMAHON	12/04/23	\$280,000	\$56,000	\$50,400	\$139,280	49.74	\$278,569	\$43,538	\$42,107
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-105-038		401	PTA	41065 S MCMAHON	09/29/23	\$302,000	\$60,400	\$54,360	\$125,450	41.54	\$250,908	\$95,292	\$44,200
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-105-042		401	PTA	41088 MALOTT	10/03/22	\$270,000	\$54,000	\$48,600	\$146,340	54.20	\$292,683	\$21,517	\$44,200
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-126-009		401	PTA	23780 E LE BOST	07/22/22	\$285,000	\$57,000	\$51,300	\$138,520	48.60	\$277,030	\$53,451	\$45,481
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-126-020		401	PTA	23596 E LE BOST	10/14/22	\$314,000	\$62,800	\$56,520	\$148,230	47.21	\$296,453	\$63,028	\$45,481
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-128-001		401	PTA	40693 TEN MILE	06/30/23	\$360,000	\$72,000	\$64,800	\$138,470	38.46	\$276,936	\$127,406	\$44,342
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-128-006		401	WD	40539 TEN MILE	07/07/23	\$324,900	\$64,980	\$58,482	\$124,470	38.31	\$248,944	\$119,331	\$43,375
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-128-017		401	PTA	24012 GLENRIDGE	08/12/22	\$320,000	\$64,000	\$57,600	\$179,680	56.15	\$359,364	\$8,168	\$47,532
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-128-021		401	PTA	40646 ROCKHILL	09/06/23	\$315,000	\$63,000	\$56,700	\$150,350	47.73	\$300,706	\$63,643	\$49,349
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-129-002		401	PTA	24130 WILLOWBROOK	04/05/22	\$290,000	\$58,000	\$52,200	\$139,970	48.27	\$279,930	\$60,407	\$50,337
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-129-005		401	PTA	24022 WILLOWBROOK	10/27/22	\$259,500	\$51,900	\$46,710	\$151,810	58.50	\$303,629	\$6,208	\$50,337
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-130-003		401	PTA	23767 MAUDELEA	03/07/24	\$355,000	\$71,000	\$63,900	\$162,110	45.66	\$324,224	\$78,308	\$47,532
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-130-005		401	PTA	23737 MAUDELEA	07/26/23	\$300,000	\$60,000	\$54,000	\$144,780	48.26	\$289,553	\$55,635	\$45,188
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-130-008		401	PTA	23675 MAUDELEA	06/21/23	\$379,000	\$75,800	\$68,220	\$186,820	49.29	\$373,634	\$50,987	\$45,621
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-131-018		401	PTA	23660 MAUDELEA	10/14/22	\$297,500	\$59,500	\$53,550	\$156,800	52.71	\$313,604	\$51,827	\$67,931
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-151-012		401	PTA	40929 MALOTT	07/21/23	\$323,000	\$64,600	\$58,140	\$151,470	46.89	\$302,930	\$65,949	\$45,879
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-151-044		401	PTA	23619 E LE BOST	10/02/23	\$330,000	\$66,000	\$59,400	\$175,650	53.23	\$351,299	\$42,273	\$63,572
Willowbk Est 1,2,3 & Heathergreen	R2501	22-25-152-017		401	WD	23114 W LE BOST	09/15/22	\$335,000	\$67,000	\$60,300	\$147,690	44.09	\$295,371	\$92,005	\$52,376
Willowbk Est 1,2,3 & Heathergreen	R2502	22-25-203-014		401	PTA	24058 CRANBROOKE	10/25/22	\$327,000	\$65,400	\$58,860	\$169,490	51.83	\$338,981	\$64,179	\$76,160
Willowbk Est 1,2,3 & Heathergreen	R2401	22-24-354-006		401	PTA	24555 BORDERHILL	10/10/22	\$261,550	\$52,310	\$47,079	\$146,640	56.07	\$293,274	\$15,779	\$47,503

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Willowbk Est 1,2,3 & Heathergreen	R2401	22-24-376-007		401	WD	24400 BORDERHILL	02/12/24	\$401,000	\$80,200	\$72,180	\$161,260	40.21	\$322,525	\$132,434	\$53,959
USE 740 FF							AVERAGE	\$302,809	\$60,562	\$54,506	\$145,880	48.48	\$291,760	\$59,706	\$48,656
42.3% INCREASE							MEDIAN	\$300,000	\$60,000	\$54,000	\$146,340	48.27	\$292,683	\$55,635	\$45,986
									599		FF				18.2%
FAIRFIELD FARMS/JASON	R2505	22-25-207-002		401	PTA	23694 VALLEY STARR	06/06/22	\$280,000	\$56,000	\$50,400	\$140,970	50.35	\$281,948	\$49,252	\$51,200
FAIRFIELD FARMS/JASON	R2505	22-25-207-018		401	PTA	23641 LONDONDERRY	06/06/22	\$272,500	\$54,500	\$49,050	\$130,750	47.98	\$261,501	\$61,222	\$50,223
FAIRFIELD FARMS/JASON	R2505	22-25-208-016		401	PTA	23581 NILAN	02/12/24	\$327,000	\$65,400	\$58,860	\$162,660	49.74	\$325,311	\$58,126	\$56,437
FAIRFIELD FARMS/JASON	R2505	22-25-208-020		401	PTA	23515 NILAN	09/15/22	\$318,000	\$63,600	\$57,240	\$145,050	45.61	\$290,106	\$84,153	\$56,259
FAIRFIELD FARMS/JASON	R2505	22-25-251-023		401	WD	40392 FRANKLIN MILL	03/11/24	\$407,000	\$81,400	\$73,260	\$199,420	49.00	\$398,839	\$59,361	\$51,200
FAIRFIELD FARMS/JASON	R2505	22-25-252-020		401	WD	40438 GUILFORD	10/16/23	\$355,000	\$71,000	\$63,900	\$160,410	45.19	\$320,822	\$82,802	\$48,624
FAIRFIELD FARMS/JASON	R2505	22-25-253-012		401	PTA	40341 GUILFORD	12/19/22	\$450,000	\$90,000	\$81,000	\$197,040	43.79	\$394,076	\$104,548	\$48,624
FAIRFIELD FARMS/JASON	R2505	22-25-254-001		401	PTA	39895 SQUIRE	07/13/23	\$325,000	\$65,000	\$58,500	\$142,710	43.91	\$285,427	\$110,145	\$70,572
FAIRFIELD FARMS/JASON	R2505	22-25-254-002		401	PTA	23730 NILAN	09/22/22	\$332,000	\$66,400	\$59,760	\$160,240	48.27	\$320,481	\$78,004	\$66,485
FAIRFIELD FARMS/JASON	R2505	22-25-254-014		401	PTA	23434 CRANBROOKE	06/28/22	\$292,000	\$58,400	\$52,560	\$134,110	45.93	\$268,219	\$72,405	\$48,624
FAIRFIELD FARMS/JASON	R2505	22-25-254-021		401	PTA	23278 CRANBROOKE	05/04/23	\$347,000	\$69,400	\$62,460	\$148,670	42.84	\$297,342	\$98,282	\$48,624
USE 740 FF							AVERAGE	\$336,864	\$67,373	\$60,635	\$156,548	46.60	\$313,097	\$78,027	\$54,261
15.63% INCREASE							MEDIAN	\$327,000	\$65,400	\$58,860	\$148,670	45.93	\$297,342	\$78,004	\$51,200
									736						16.7%
GREY'S SUB	R2506														
NO SALES															
USE 525 FF															
40% INCREASE															
uniform with adjacent land															
WESTMINSTER VILLAGE	R2507	22-25-228-011		401	WD	39526 WESTMINSTER	03/21/23	\$637,500	\$127,500	\$114,750	\$313,670	49.20	\$627,330	\$69,370	\$59,200
suggest USE 900 FF															
21.62% INCREASE															
lake property															
Hthrw/Hthrwk/Hthbr	R2508	22-25-301-018		401	PTA	23049 HEATHERBRAE	06/09/22	\$375,000	\$75,000	\$67,500	\$182,300	48.61	\$364,594	\$113,640	\$103,234
													28%	850	
Hthrw/Hthrwk/Hthbr	R2508	22-25-301-005		401	PTA	41296 VILLAGE LAKE	09/09/22	\$378,000	\$75,600	\$68,040	\$176,030	46.57	\$352,064	\$91,916	\$65,980
Hthrw/Hthrwk/Hthbr	R2508	22-25-302-010		401	PTA	22846 HEATHERBRAE	08/21/23	\$337,000	\$67,400	\$60,660	\$144,410	42.85	\$288,819	\$107,887	\$59,706
Hthrw/Hthrwk/Hthbr	R2508	22-25-330-007		401	WD	40563 VILLAGE OAKS	10/20/23	\$350,000	\$70,000	\$63,000	\$144,570	41.31	\$289,130	\$120,325	\$59,455

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Hthrwd/Hthrwk/Hthrbr	R2508	22-25-331-023		401	PTA	40608 HEATHERBROOK	07/01/22	\$355,000	\$71,000	\$63,900	\$181,100	51.01	\$362,201	\$53,342	\$60,543
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-351-020		401	PTA	22667 CHESTNUT TREE	03/03/23	\$365,000	\$73,000	\$65,700	\$165,740	45.41	\$331,470	\$97,232	\$63,702
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-351-022		401	PTA	22635 CHESTNUT TREE	04/28/22	\$272,000	\$54,400	\$48,960	\$133,080	48.93	\$266,162	\$69,540	\$63,702
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-352-009		401	PTA	22622 CHESTNUT TREE	06/07/23	\$420,000	\$84,000	\$75,600	\$175,890	41.88	\$351,778	\$125,428	\$57,206
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-353-003		401	PTA	22772 SHADOW PINE	05/05/23	\$288,500	\$57,700	\$51,930	\$144,610	50.12	\$289,212	\$56,494	\$57,206
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-354-013		401	PTA	22493 HEATHERBRAE	11/21/23	\$379,000	\$75,800	\$68,220	\$177,570	46.85	\$355,146	\$85,928	\$62,074
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-355-010		401	PTA	22508 HEATHERBRAE	12/20/22	\$325,000	\$65,000	\$58,500	\$143,430	44.13	\$286,868	\$98,759	\$60,627
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-376-004		401	PTA	22570 BROOK FOREST	09/15/22	\$445,000	\$89,000	\$80,100	\$228,680	51.39	\$457,363	\$52,143	\$64,506
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-376-013		401	PTA	40737 HEATHERBROOK	05/09/23	\$360,000	\$72,000	\$64,800	\$165,410	45.95	\$330,813	\$92,899	\$63,712
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-377-008		401	PTA	22608 DEERFIELD	10/30/23	\$390,000	\$78,000	\$70,200	\$184,800	47.38	\$369,596	\$81,636	\$61,232
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-377-014		401	PTA	22510 DEERFIELD	05/26/23	\$467,000	\$93,400	\$84,060	\$193,550	41.45	\$387,090	\$145,866	\$65,956
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-378-009		401	PTA	22582 WINFIELD	10/20/22	\$308,000	\$61,600	\$55,440	\$151,270	49.11	\$302,547	\$63,224	\$57,771
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-379-005		401	PTA	22630 SHERIDAN	08/26/22	\$422,000	\$84,400	\$75,960	\$201,180	47.67	\$402,357	\$85,064	\$65,421
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-379-012		401	WD	22512 SHERIDAN	09/05/23	\$350,000	\$70,000	\$63,000	\$161,000	46.00	\$322,004	\$93,952	\$65,956
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-380-004		401	WD	40661 OAKWOOD	03/06/24	\$350,000	\$70,000	\$63,000	\$159,610	45.60	\$319,211	\$88,871	\$58,082
Hthrwd/Hthrwk/Hthrbr	R2508	22-25-404-001		401	WD	23166 HEATHERWOODE	09/28/22	\$330,000	\$66,000	\$59,400	\$152,590	46.24	\$305,189	\$90,441	\$65,630
USE 740 FF							AVERAGE	\$362,711	\$72,542	\$65,288	\$167,606	46.31	\$335,212	\$89,524	\$62,025
3.5% INCREASE							MEDIAN	\$355,000	\$71,000	\$63,900	\$165,410	46.24	\$330,813	\$90,441	\$62,074
Lake										736					16.6%
USE 850FF															
3.03% INCREASE															
STONEHNG OCCP 125/LAKWD PK HM 211	R2520	22-25-276-033		407	WD	23669 STONEHENGE	01/22/24	\$204,200	\$40,840	\$36,756	\$74,850	36.66	\$149,692	\$96,508	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-410-005		407	PTA	22802 RENFORD	07/18/22	\$150,000	\$30,000	\$27,000	\$88,730	59.15	\$177,468	\$14,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-026		407	PTA	39713 VILLAGE WOOD	04/15/22	\$134,900	\$26,980	\$24,282	\$80,470	59.65	\$160,945	\$15,955	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-459-015		407	WD	22657 WOOLSEY	12/01/23	\$165,000	\$33,000	\$29,700	\$98,220	59.53	\$196,448	\$10,552	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-018		407	PTA	23707 STONEHENGE	03/23/23	\$180,000	\$36,000	\$32,400	\$87,000	48.33	\$173,998	\$48,002	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-031		407	PTA	23675 STONEHENGE	11/03/23	\$233,800	\$46,760	\$42,084	\$108,000	46.19	\$216,000	\$59,800	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-036		407	PTA	23663 STONEHENGE	01/05/23	\$147,000	\$29,400	\$26,460	\$77,990	53.05	\$155,981	\$33,019	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-053		407	PTA	23619 STONEHENGE	05/18/22	\$165,000	\$33,000	\$29,700	\$79,500	48.18	\$159,009	\$47,991	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-054		407	PTA	23617 STONEHENGE	07/28/23	\$210,000	\$42,000	\$37,800	\$94,200	44.86	\$188,390	\$63,610	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-065		407	PTA	23703 N ROCKLEDGE	08/31/22	\$193,500	\$38,700	\$34,830	\$85,390	44.13	\$170,786	\$64,714	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-076		407	PTA	23642 STONEHENGE	12/20/23	\$195,500	\$39,100	\$35,190	\$88,740	45.39	\$177,487	\$60,013	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-096		407	PTA	23583 STONEHENGE	06/27/22	\$170,000	\$34,000	\$30,600	\$73,290	43.11	\$146,581	\$65,419	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-106		407	PTA	23507 STONEHENGE	12/27/22	\$184,400	\$36,880	\$33,192	\$89,580	48.58	\$179,159	\$47,241	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-131		407	PTA	23457 STONEHENGE	04/08/22	\$210,000	\$42,000	\$37,800	\$89,230	42.49	\$178,451	\$73,549	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-168		407	WD	23553 MEETINGHALL	11/17/22	\$164,000	\$32,800	\$29,520	\$81,900	49.94	\$163,793	\$42,207	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-174		407	PTA	23465 DANBERRY	11/20/23	\$205,000	\$41,000	\$36,900	\$89,870	43.84	\$179,747	\$67,253	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-181		407	PTA	23503 N ROCKLEDGE	10/28/22	\$168,000	\$33,600	\$30,240	\$79,950	47.59	\$159,909	\$50,091	\$42,000

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STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-189		407	PTA	23523 N ROCKLEDGE	05/19/23	\$187,500	\$37,500	\$33,750	\$79,950	42.64	\$159,909	\$69,591	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-195		407	PTA	23462 DANBERRY	08/28/23	\$197,500	\$39,500	\$35,550	\$89,980	45.56	\$179,950	\$59,550	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-207		407	PTA	23625 N ROCKLEDGE	08/05/22	\$210,000	\$42,000	\$37,800	\$90,740	43.21	\$181,482	\$70,518	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-217		407	WD	23743 STONEHENGE	10/13/23	\$169,000	\$33,800	\$30,420	\$77,990	46.15	\$155,981	\$55,019	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-220		407	PTA	23512 WOODSHIRE	04/05/23	\$186,888	\$37,378	\$33,640	\$87,000	46.55	\$173,998	\$54,890	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-231		407	PTA	23633 N ROCKLEDGE	09/23/22	\$175,000	\$35,000	\$31,500	\$87,000	49.71	\$173,998	\$43,002	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-243		407	PTA	23666 N ROCKLEDGE	07/01/22	\$155,000	\$31,000	\$27,900	\$79,950	51.58	\$159,909	\$37,091	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-245		407	PTA	23670 N ROCKLEDGE	05/09/23	\$186,500	\$37,300	\$33,570	\$87,000	46.65	\$173,998	\$54,502	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-274		407	PTA	23576 N ROCKLEDGE	04/08/22	\$207,000	\$41,400	\$37,260	\$90,870	43.90	\$181,730	\$67,270	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-278		407	WD	23586 N ROCKLEDGE	10/26/23	\$205,000	\$41,000	\$36,900	\$88,870	43.35	\$177,740	\$69,260	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-288		407	PTA	23552 N ROCKLEDGE	04/01/22	\$199,000	\$39,800	\$35,820	\$79,950	40.18	\$159,909	\$81,091	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-293		407	PTA	23524 N ROCKLEDGE	10/07/22	\$191,000	\$38,200	\$34,380	\$92,600	48.48	\$185,198	\$47,802	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-294		407	PTA	23526 N ROCKLEDGE	05/12/23	\$186,000	\$37,200	\$33,480	\$89,320	48.02	\$178,637	\$49,363	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2520	22-25-276-305		407	PTA	23404 N ROCKLEDGE	07/11/23	\$180,000	\$36,000	\$32,400	\$87,000	48.33	\$173,998	\$48,002	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-405-004		407	PTA	22879 CRANBROOKE	02/21/23	\$227,500	\$45,500	\$40,950	\$113,840	50.04	\$227,672	\$41,828	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-405-008		407	PTA	22889 CRANBROOKE	08/26/22	\$252,000	\$50,400	\$45,360	\$115,130	45.69	\$230,253	\$63,747	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-405-015		407	PTA	22815 CRANBROOKE	04/18/22	\$223,000	\$44,600	\$40,140	\$103,610	46.46	\$207,214	\$57,786	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-405-016		407	PTA	22813 CRANBROOKE	09/09/22	\$220,000	\$44,000	\$39,600	\$103,610	47.10	\$207,214	\$54,786	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-406-009		407	PTA	22843 CRANBROOKE	04/25/22	\$242,000	\$48,400	\$43,560	\$114,860	47.46	\$229,724	\$54,276	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-407-003		407	PTA	23076 CRANBROOKE	08/28/23	\$162,000	\$32,400	\$29,160	\$73,280	45.23	\$146,563	\$57,437	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-407-004		407	PTA	23078 CRANBROOKE	11/23/22	\$152,000	\$30,400	\$27,360	\$81,600	53.68	\$163,192	\$30,808	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-409-010		407	PTA	22904 TALFORD	06/10/22	\$154,000	\$30,800	\$27,720	\$75,240	48.86	\$150,487	\$45,513	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-410-002		407	PTA	22774 RENFORD	09/13/22	\$215,000	\$43,000	\$38,700	\$95,840	44.58	\$191,680	\$65,320	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-410-007		407	PTA	22806 RENFORD	10/31/22	\$206,000	\$41,200	\$37,080	\$88,730	43.07	\$177,468	\$70,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-410-010		407	PTA	22834 RENFORD	03/14/24	\$145,000	\$29,000	\$26,100	\$76,480	52.74	\$152,962	\$34,038	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-410-014		407	PTA	22845 RENFORD	02/07/24	\$200,000	\$40,000	\$36,000	\$88,730	44.37	\$177,468	\$64,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-410-019		407	PTA	22827 RENFORD	07/22/22	\$180,000	\$36,000	\$32,400	\$88,730	49.29	\$177,468	\$44,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-007		407	PTA	39872 VILLAGE WOOD	08/26/22	\$145,000	\$29,000	\$26,100	\$80,470	55.50	\$160,945	\$26,055	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-008		407	PTA	39874 VILLAGE WOOD	11/07/23	\$160,000	\$32,000	\$28,800	\$75,240	47.03	\$150,487	\$51,513	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-022		407	PTA	39814 VILLAGE WOOD	06/07/22	\$166,000	\$33,200	\$29,880	\$74,960	45.16	\$149,910	\$58,090	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-026		407	PTA	39826 VILLAGE WOOD	02/15/23	\$148,000	\$29,600	\$26,640	\$74,960	50.65	\$149,910	\$40,090	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-031		407	PTA	39752 VILLAGE WOOD	05/17/22	\$140,000	\$28,000	\$25,200	\$78,330	55.95	\$156,657	\$25,343	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-038		407	PTA	39788 VILLAGE WOOD	04/01/22	\$147,000	\$29,400	\$26,460	\$74,960	50.99	\$149,910	\$39,090	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-040		407	WD	39784 VILLAGE WOOD	12/06/23	\$159,500	\$31,900	\$28,710	\$74,960	47.00	\$149,910	\$51,590	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-046		407	PTA	39832 VILLAGE WOOD	07/28/23	\$183,500	\$36,700	\$33,030	\$78,330	42.69	\$156,657	\$68,843	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-053		407	PTA	39736 VILLAGE WOOD	09/13/22	\$153,000	\$30,600	\$27,540	\$75,240	49.18	\$150,487	\$44,513	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-057		407	PTA	39724 VILLAGE WOOD	08/28/23	\$165,000	\$33,000	\$29,700	\$75,240	45.60	\$150,487	\$56,513	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-426-064		407	PTA	39712 VILLAGE WOOD	08/18/23	\$173,000	\$34,600	\$31,140	\$78,330	45.28	\$156,657	\$58,343	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-003		407	PTA	39619 VILLAGE WOOD	05/05/23	\$170,000	\$34,000	\$30,600	\$80,530	47.37	\$161,050	\$50,950	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-005		407	PTA	39623 VILLAGE WOOD	08/09/23	\$140,000	\$28,000	\$25,200	\$74,800	53.43	\$149,605	\$32,395	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-006		407	PTA	39625 VILLAGE WOOD	06/17/22	\$160,000	\$32,000	\$28,800	\$75,240	47.03	\$150,487	\$51,513	\$42,000

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STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-029		407	PTA	39757 VILLAGE WOOD	04/19/23	\$157,000	\$31,400	\$28,260	\$75,240	47.92	\$150,487	\$48,513	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-045		407	WD	39813 VILLAGE WOOD	09/23/22	\$140,000	\$28,000	\$25,200	\$74,800	53.43	\$149,605	\$32,395	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-055		407	PTA	39825 VILLAGE WOOD	09/12/23	\$180,000	\$36,000	\$32,400	\$78,330	43.52	\$156,657	\$65,343	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-061		407	PTA	39869 VILLAGE WOOD	04/18/23	\$150,000	\$30,000	\$27,000	\$74,800	49.87	\$149,605	\$42,395	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-064		407	PTA	39867 VILLAGE WOOD	02/23/24	\$148,000	\$29,600	\$26,640	\$75,240	50.84	\$150,487	\$39,513	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-067		407	WD	39845 VILLAGE WOOD	12/08/23	\$175,400	\$35,080	\$31,572	\$75,240	42.90	\$150,487	\$66,913	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-073		407	PTA	39873 VILLAGE WOOD	04/29/22	\$171,000	\$34,200	\$30,780	\$78,330	45.81	\$156,657	\$56,343	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-427-074		407	PTA	39875 VILLAGE WOOD	07/20/22	\$171,500	\$34,300	\$30,870	\$78,330	45.67	\$156,657	\$56,843	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-428-004		407	PTA	22938 TALFORD	05/19/22	\$152,000	\$30,400	\$27,360	\$74,800	49.21	\$149,605	\$44,395	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-429-008		407	PTA	22828 TALFORD	10/17/22	\$230,000	\$46,000	\$41,400	\$100,700	43.78	\$201,406	\$70,594	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-429-014		407	PTA	22844 TALFORD	11/22/23	\$210,000	\$42,000	\$37,800	\$94,730	45.11	\$189,462	\$62,538	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-452-013		407	PTA	22719 CRANBROOKE	04/08/22	\$235,700	\$47,140	\$42,426	\$117,550	49.87	\$235,098	\$42,602	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-453-006		407	PTA	22657 CRANBROOKE	07/26/23	\$262,000	\$52,400	\$47,160	\$110,930	42.34	\$221,853	\$82,147	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-453-010		407	PTA	22647 CRANBROOKE	05/15/23	\$275,000	\$55,000	\$49,500	\$114,110	41.49	\$228,221	\$88,779	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-453-012		407	PTA	22643 CRANBROOKE	01/12/24	\$268,000	\$53,600	\$48,240	\$122,780	45.81	\$245,569	\$64,431	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-453-014		407	PTA	22637 CRANBROOKE	06/28/22	\$260,000	\$52,000	\$46,800	\$122,280	47.03	\$244,551	\$57,449	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-453-017		407	WD	22629 CRANBROOKE	09/08/23	\$230,000	\$46,000	\$41,400	\$113,400	49.30	\$226,806	\$45,194	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-454-001		407	PTA	22559 CRANBROOKE	05/13/22	\$255,000	\$51,000	\$45,900	\$110,930	43.50	\$221,853	\$75,147	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-454-011		407	PTA	22535 CRANBROOKE	01/11/23	\$236,000	\$47,200	\$42,480	\$113,400	48.05	\$226,806	\$51,194	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-454-016		407	PTA	22523 CRANBROOKE	08/23/22	\$253,500	\$50,700	\$45,630	\$110,930	43.76	\$221,853	\$73,647	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-455-001		407	PTA	22449 CRANBROOKE	03/21/24	\$220,000	\$44,000	\$39,600	\$110,930	50.42	\$221,853	\$40,147	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-455-002		407	WD	22447 CRANBROOKE	07/29/22	\$200,000	\$40,000	\$36,000	\$110,930	55.47	\$221,853	\$20,147	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-455-004		407	PTA	22443 CRANBROOKE	02/22/23	\$230,000	\$46,000	\$41,400	\$116,830	50.80	\$233,666	\$38,334	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-455-007		407	PTA	22435 CRANBROOKE	11/22/22	\$222,000	\$44,400	\$39,960	\$107,590	48.46	\$215,189	\$48,811	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-457-004		407	PTA	22759 CORTES	05/19/22	\$207,000	\$41,400	\$37,260	\$88,730	42.86	\$177,468	\$71,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-457-009		407	PTA	22723 CORTES	06/23/22	\$197,000	\$39,400	\$35,460	\$83,630	42.45	\$167,263	\$71,737	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-457-011		407	PTA	22727 CORTES	07/22/22	\$174,000	\$34,800	\$31,320	\$83,030	47.72	\$166,066	\$49,934	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-458-015		407	PTA	22766 RENFORD	07/21/23	\$211,000	\$42,200	\$37,980	\$88,730	42.05	\$177,468	\$75,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-459-011		407	PTA	22663 WOOLSEY	04/27/22	\$170,000	\$34,000	\$30,600	\$88,730	52.19	\$177,468	\$34,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-461-010		407	PTA	22644 WOOLSEY	01/10/23	\$199,900	\$39,980	\$35,982	\$88,730	44.39	\$177,468	\$64,432	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-461-017		407	PTA	22662 WOOLSEY	08/22/22	\$157,000	\$31,400	\$28,260	\$88,730	56.52	\$177,468	\$21,532	\$42,000
STONEHNG OCCP 125/LAKWD PK HM 212	R2521	22-25-461-018		407	WD	22664 WOOLSEY	03/29/24	\$220,061	\$44,012	\$39,611	\$96,580	43.89	\$193,160	\$68,901	\$42,000
USE 42,000							AVERAGE	\$190,909	\$38,182	\$34,364	\$89,467	47.18	\$178,935	\$53,974	\$42,000
no change							MEDIAN	\$186,250	\$37,250	\$33,525	\$87,000	47.01	\$173,998	\$54,644	\$42,000
															26.8%
OAK RIDGE OCCP 633	R2522	22-25-431-006		407	PTA	39432 COUNTRY	04/25/23	\$235,000	\$47,000	\$42,300	\$109,420	46.56	\$218,843	\$56,157	\$40,000
OAK RIDGE OCCP 633	R2522	22-25-431-017		407	PTA	39486 COUNTRY	04/29/22	\$256,000	\$51,200	\$46,080	\$117,560	45.92	\$235,114	\$60,886	\$40,000
OAK RIDGE OCCP 633	R2522	22-25-431-028		407	PTA	39509 COUNTRY	08/19/22	\$237,000	\$47,400	\$42,660	\$117,560	49.60	\$235,114	\$41,886	\$40,000
OAK RIDGE OCCP 633	R2522	22-25-431-035		407	PTA	39479 COUNTRY	05/25/23	\$256,000	\$51,200	\$46,080	\$119,050	46.50	\$238,096	\$57,904	\$40,000
OAK RIDGE OCCP 633	R2522	22-25-431-040		407	PTA	39453 COUNTRY	05/31/22	\$220,000	\$44,000	\$39,600	\$112,200	51.00	\$224,394	\$35,606	\$40,000

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OAK RIDGE OCCP 633	R2522	22-25-431-043		407	PTA	39431 COUNTRY	06/03/22	\$236,000	\$47,200	\$42,480	\$119,050	50.44	\$238,096	\$37,904	\$40,000
OAK RIDGE OCCP 633	R2522	22-25-431-044		407	PTA	39429 COUNTRY	07/11/22	\$225,000	\$45,000	\$40,500	\$114,980	51.10	\$229,950	\$35,050	\$40,000
USE 40,000							AVERAGE	\$237,857	\$47,571	\$42,814	\$115,689	48.73	\$231,372	\$46,485	\$40,000
no change							MEDIAN	\$236,000	\$47,200	\$42,480	\$117,560	49.60	\$235,114	\$41,886	\$40,000
VILLAGWOOD PLACE OCCP 1540	R2523														
NO SALES															
USE \$40,000															
uniform with R2520, R2521															
HEATHERWOOD - LAKES	R2530	22-25-177-004		401	PTA	40679 VILLAGE WOOD	10/27/22	\$420,000	\$84,000	\$75,600	\$173,660	41.35	\$347,318	\$159,204	\$86,522
HEATHERWOOD - LAKES	R2530	22-25-326-003		401	WD	40843 VILLAGE WOOD	12/14/23	\$520,000	\$104,000	\$93,600	\$252,830	48.62	\$505,660	\$92,691	\$78,351
HEATHERWOOD - LAKES	R2530	22-25-327-006		401	PTA	40567 VILLAGE WOOD	04/28/22	\$461,000	\$92,200	\$82,980	\$221,270	48.00	\$442,542	\$92,019	\$73,561
HEATHERWOOD - LAKES	R2530	22-25-329-017		401	WD	40544 VILLAGE OAKS	06/22/23	\$430,000	\$86,000	\$77,400	\$201,570	46.88	\$403,132	\$102,558	\$75,690
USE 1100 FF							AVERAGE	\$457,750	\$91,550	\$82,395	\$212,333	46.21	\$424,663	\$111,618	\$78,531
4.76% INCREASE							MEDIAN	\$445,500	\$89,100	\$80,190	\$211,420	47.44	\$422,837	\$97,625	\$77,021
										1,093					16.0%
SEC 25 ACREAGE	R2550	22-25-400-028		401	PTA	39640 NINE MILE	04/14/22	\$290,000	\$58,000	\$52,200	\$123,730	42.67	\$247,453	\$106,297	\$63,750
Building Site	100,000														
Residual	25,000														
Low & Wet	3,000														
no change															
Orchard Hills	R2601	22-26-276-006		401	PTA	41655 BORCHART	08/11/22	\$325,000	\$65,000	\$58,500	\$154,450	47.52	\$308,907	\$75,160	\$59,067
Orchard Hills	R2601	22-26-201-010		401	PTA	41921 TAMARA	08/07/23	\$430,000	\$86,000	\$77,400	\$219,260	50.99	\$438,517	\$52,175	\$60,692
USE 600 FF							AVERAGE	\$377,500	\$75,500	\$67,950	\$186,855	49.26	\$373,712	\$63,668	\$59,880
4.35% INCREASE							MEDIAN	\$377,500	\$75,500	\$67,950	\$186,855	49.26	\$373,712	\$63,668	\$59,880
										652					18.2%
Orchard Hills	R2601	22-26-227-003		401	PTA	41860 QUINCE	07/20/22	\$455,500	\$91,100	\$81,990	\$222,850	48.92	\$445,699	\$79,801	\$70,000
Orchard Hills	R2601	22-26-231-014		401	PTA	41550 BORCHART	08/17/22	\$295,000	\$59,000	\$53,100	\$141,120	47.84	\$282,244	\$82,756	\$70,000
MAX \$75,000							AVERAGE	\$375,250	\$75,050	\$67,545	\$181,985	48.38	\$363,972	\$81,279	\$70,000
7.14% INCREASE							MEDIAN	\$375,250	\$75,050	\$67,545	\$181,985	48.38	\$363,972	\$81,279	\$70,000
															18.7%
MEADOWBROOK LAKE SUB	R2602	22-26-402-003		401	PTA	23233 BALCOMBE	12/02/22	\$413,122	\$82,624	\$74,362	\$190,600	46.14	\$381,192	\$91,305	\$59,375
MEADOWBROOK LAKE SUB	R2602	22-26-402-013		401	PTA	22863 BALCOMBE	06/01/22	\$396,500	\$79,300	\$71,370	\$170,910	43.10	\$341,819	\$114,056	\$59,375

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
MEADOWBROOK LAKE SUB	R2602	22-26-403-010		401	PTA	22880 BALCOMBE	09/16/22	\$450,000	\$90,000	\$81,000	\$217,460	48.32	\$434,919	\$72,652	\$57,571
MEADOWBROOK LAKE SUB	R2602	22-26-403-012		401	PTA	22844 BALCOMBE	05/15/23	\$350,000	\$70,000	\$63,000	\$193,300	55.23	\$386,603	\$35,390	\$71,993
MEADOWBROOK LAKE SUB	R2602	22-26-403-023		401	PTA	22853 GILBAR	07/20/23	\$450,000	\$90,000	\$81,000	\$220,900	49.09	\$441,806	\$69,908	\$61,714
MEADOWBROOK LAKE SUB	R2602	22-26-427-005		401	PTA	41454 CHATTMAN	11/04/22	\$429,000	\$85,800	\$77,220	\$210,400	49.04	\$420,802	\$70,698	\$62,500
MEADOWBROOK LAKE SUB	R2602	22-26-428-011		401	PTA	23283 ENNISHORE	07/07/22	\$475,000	\$95,000	\$85,500	\$222,220	46.78	\$444,439	\$95,287	\$64,726
MEADOWBROOK LAKE SUB	R2602	22-26-476-020		401	PTA	22616 PENTON RISE	08/25/22	\$401,000	\$80,200	\$72,180	\$226,200	56.41	\$452,404	\$45,450	\$96,854
725 FF							AVERAGE	\$420,578	\$84,116	\$75,704	\$206,499	49.26	\$412,998	\$74,343	\$66,764
16.0% INCREASE							MEDIAN	\$421,061	\$84,212	\$75,791	\$213,930	48.68	\$427,861	\$71,675	\$62,107
									842	758					13.6%
ORCHARD HILLS WEST	R2603	22-26-254-004		401	PTA	42006 ASPEN	10/06/23	\$542,000	\$108,400	\$97,560	\$242,220	44.69	\$484,439	\$147,561	\$90,000
USE 95,000															
5.55% INCREASE															
ORCHARD HILLS NORTH #2087	R2620	22-26-202-010		401	WD	42136 WOODGLEN	05/19/23	\$731,000	\$146,200	\$131,580	\$335,560	45.90	\$671,115	\$149,885	\$90,000
USE 95,000															
5.55% INCREASE															
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-003		407	WD	23959 SEMINOLE	03/31/23	\$580,000	\$116,000	\$104,400	\$284,750	49.09	\$569,508	\$105,492	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-017		407	WD	23976 SEMINOLE	11/15/23	\$740,000	\$148,000	\$133,200	\$320,220	43.27	\$640,440	\$194,560	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-019		407	PTA	23952 SEMINOLE	03/13/23	\$535,952	\$107,190	\$96,471	\$275,570	51.42	\$551,144	\$79,808	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-033		407	PTA	42936 CARDINAL	11/06/23	\$600,000	\$120,000	\$108,000	\$280,100	46.68	\$560,203	\$134,797	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-047		407	PTA	42832 CARDINAL	12/08/23	\$595,000	\$119,000	\$107,100	\$254,290	42.74	\$508,572	\$181,428	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-048		407	WD	42812 CARDINAL	07/07/23	\$548,000	\$109,600	\$98,640	\$263,060	48.00	\$526,117	\$116,883	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-049		407	WD	42808 CARDINAL	10/14/22	\$550,000	\$110,000	\$99,000	\$286,050	52.01	\$572,104	\$72,896	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-053		407	PTA	42776 CARDINAL	01/31/24	\$685,000	\$137,000	\$123,300	\$280,170	40.90	\$560,331	\$219,669	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-055		407	WD	42768 CARDINAL	04/20/23	\$509,600	\$101,920	\$91,728	\$244,290	47.94	\$488,589	\$116,011	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-075		407	PTA	42929 CARDINAL	05/26/22	\$500,000	\$100,000	\$90,000	\$251,310	50.26	\$502,626	\$92,374	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-088		407	PTA	42787 CARDINAL	06/24/22	\$587,000	\$117,400	\$105,660	\$268,940	45.82	\$537,880	\$144,120	\$95,000
RIDGEVIEW OF NOVI OCCP 2142	R2621	22-26-102-091		407	PTA	42749 CARDINAL	05/25/23	\$620,000	\$124,000	\$111,600	\$300,840	48.52	\$601,689	\$113,311	\$95,000
USE 100,000							AVERAGE	\$587,546	\$117,509	\$105,758	\$275,799	47.22	\$551,600	\$130,946	\$95,000
5.26% INCREASE							MEDIAN	\$583,500	\$116,700	\$105,030	\$277,835	47.97	\$555,674	\$116,447	\$95,000
															16.2%
WOODBIDGE PARK OCCP 2311	R2622	22-26-301-017		407	PTA	22530 WOODBRIDGE	04/27/22	\$471,315	\$94,263	\$84,837	\$235,390	49.94	\$470,772	\$75,543	\$75,000

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WOODBIDGE PARK OCCP 2311	R2622	22-26-301-018		407	PTA	22526 WOODBRIDGE	04/26/22	\$440,170	\$88,034	\$79,231	\$210,690	47.87	\$421,388	\$93,782	\$75,000
WOODBIDGE PARK OCCP 2311	R2622	22-26-301-019		407	PTA	22522 WOODBRIDGE	04/28/22	\$418,415	\$83,683	\$75,315	\$212,890	50.88	\$425,783	\$67,632	\$75,000
WOODBIDGE PARK OCCP 2311	R2622	22-26-301-020		407	PTA	22518 WOODBRIDGE	04/28/22	\$415,635	\$83,127	\$74,814	\$212,890	51.22	\$425,783	\$64,852	\$75,000
WOODBIDGE PARK OCCP 2311	R2622	22-26-301-021		407	PTA	22514 WOODBRIDGE	04/28/22	\$448,605	\$89,721	\$80,749	\$229,270	51.11	\$458,544	\$65,061	\$75,000
WOODBIDGE PARK OCCP 2311	R2622	22-26-301-022		407	PTA	22510 WOODBRIDGE	05/20/22	\$450,680	\$90,136	\$81,122	\$235,390	52.23	\$470,772	\$54,908	\$75,000
USE 80,000							AVERAGE	\$440,803	\$88,161	\$79,345	\$222,753	50.54	\$445,507	\$70,296	\$75,000
6.67% INCREASE							MEDIAN	\$444,388	\$88,878	\$79,990	\$221,080	50.99	\$442,164	\$66,347	\$75,000 16.7%
MEADOWBROOK LK SUB - LAKE	R2630	22-26-430-016		401	PTA	41429 CHATTMAN	09/26/23	\$335,000	\$67,000	\$60,300	\$159,500	47.61	\$318,992	\$123,717	\$107,709
MEADOWBROOK LK SUB - LAKE	R2630	22-26-476-004		401	PTA	23125 MEADOWBROOK	05/26/23	\$450,000	\$90,000	\$81,000	\$195,610	43.47	\$391,214	\$187,094	\$128,308
USE 825FF							AVERAGE	\$392,500	\$78,500	\$70,650	\$177,555	45.54	\$355,103	\$155,406	\$118,009
no change-ratio low-> LV-lake property							MEDIAN	\$392,500	\$78,500	\$70,650	\$177,555	45.54	\$355,103	\$155,406	\$118,009
										593					32.2%
Sec 26 Acreage	R2650	22-26-476-041		401	PTA	41420 NINE MILE	04/12/22	\$540,000	\$108,000	\$97,200	\$352,990	65.37	\$705,973	(\$94,723)	\$71,250
Sec 26 Acreage	R2650	22-26-476-042	22-26-476-043	401	WD	41666 NINE MILE	10/23/23	\$600,000	\$120,000	\$108,000	\$292,260	48.71	\$584,506	\$208,344	\$192,850
USE							AVERAGE	\$570,000	\$114,000	\$102,600	\$322,625	57.04	\$645,240	\$56,811	\$132,050
5.26% INCREASE							MEDIAN	\$570,000	\$114,000	\$102,600	\$322,625	57.04	\$645,240	\$56,811	\$132,050
Building Site	100,000														23.2%
Residual	33,000														
Low & Wet	3,000														
ORCHARD RIDGE	R2701	22-27-251-023		401	PTA	44085 WINTHROP	03/26/24	\$502,000	\$100,400	\$90,360	\$260,140	51.82	\$520,282	\$93,248	\$111,530
ORCHARD RIDGE	R2701	22-27-202-016		401	PTA	23959 HARVEST	10/18/23	\$540,000	\$108,000	\$97,200	\$262,330	48.58	\$524,652	\$91,367	\$76,019
ORCHARD RIDGE	R2701	22-27-202-022		401	PTA	23851 HARVEST	06/22/23	\$520,000	\$104,000	\$93,600	\$231,500	44.52	\$463,001	\$127,127	\$70,128
ORCHARD RIDGE	R2701	22-27-204-006		401	PTA	23545 HICKORY GROVE	11/30/22	\$505,000	\$101,000	\$90,900	\$238,410	47.21	\$476,819	\$104,203	\$76,022
ORCHARD RIDGE	R2701	22-27-205-007		401	PTA	23720 HARVEST	06/02/22	\$500,000	\$100,000	\$90,000	\$223,510	44.70	\$447,025	\$136,971	\$83,996
ORCHARD RIDGE	R2701	22-27-205-034		401	PTA	23535 HIGH-MEADOW	10/05/22	\$500,000	\$100,000	\$90,000	\$230,550	46.11	\$461,107	\$114,007	\$75,114
ORCHARD RIDGE	R2701	22-27-252-008		401	PTA	23444 HIGH-MEADOW	11/21/23	\$427,000	\$85,400	\$76,860	\$194,580	45.57	\$389,159	\$114,953	\$77,112
ORCHARD RIDGE	R2701	22-27-252-009		401	WD	23452 HIGH-MEADOW	05/09/22	\$570,000	\$114,000	\$102,600	\$290,190	50.91	\$580,385	\$61,579	\$71,964
ORCHARD RIDGE	R2701	22-27-253-011		401	PTA	23401 DUCHESS	09/22/23	\$540,000	\$108,000	\$97,200	\$237,030	43.89	\$474,058	\$147,232	\$81,290
ORCHARD RIDGE	R2701	22-27-253-013		401	PTA	23439 DUCHESS	11/08/22	\$503,000	\$100,600	\$90,540	\$234,400	46.60	\$468,798	\$111,119	\$76,917
1000 FF							AVERAGE	\$511,667	\$102,333	\$92,100	\$238,056	46.46	\$476,112	\$112,062	\$76,507
17.65% INCREASE							MEDIAN	\$505,000	\$101,000	\$90,900	\$234,400	46.11	\$468,798	\$114,007	\$76,022
LV suggest > taper increase										1129					15.1%
MYSTIC FOREST	R2702	22-27-277-006		401	WD	23184 MYSTIC FOREST	11/18/22	\$527,000	\$105,400	\$94,860	\$251,450	47.71	\$502,898	\$115,917	\$91,815
MYSTIC FOREST	R2702	22-27-278-003		401	PTA	23189 MYSTIC FOREST	07/13/22	\$465,000	\$93,000	\$83,700	\$236,720	50.91	\$473,442	\$86,872	\$95,314
MYSTIC FOREST	R2702	22-27-279-005		401	PTA	43455 BENNINGTON	12/08/23	\$667,238	\$133,448	\$120,103	\$308,040	46.17	\$616,072	\$145,046	\$93,880

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ARROWON PINES OCCP 771	R2720	22-27-200-047		407	WD	43501 ALGONQUIN	04/25/23	\$375,000	\$75,000	\$67,500	\$158,950	42.39	\$317,896	\$113,104	\$56,000
ARROWON PINES OCCP 771	R2720	22-27-200-067		407	WD	43700 ALGONQUIN	02/16/23	\$314,500	\$62,900	\$56,610	\$145,230	46.18	\$290,457	\$80,043	\$56,000
ARROWON PINES OCCP 771	R2720	22-27-200-080		407	PTA	43530 ALGONQUIN	03/06/24	\$415,000	\$83,000	\$74,700	\$168,350	40.57	\$336,709	\$134,291	\$56,000
USE 62,000							AVERAGE	\$368,167	\$73,633	\$66,270	\$157,510	43.04	\$315,021	\$109,146	\$56,000
10.71% INCREASE							MEDIAN	\$375,000	\$75,000	\$67,500	\$158,950	42.39	\$317,896	\$113,104	\$56,000
															14.9%
WESTON ESTATES OCCP 1441	R2721	22-27-476-022		407	PTA	43503 MCLEAN	08/15/22	\$807,000	\$161,400	\$145,260	\$375,280	46.50	\$750,560	\$169,440	\$113,000
WESTON ESTATES OCCP 1441	R2721	22-27-476-033		407	PTA	43468 MCLEAN	08/26/22	\$724,900	\$144,980	\$130,482	\$374,260	51.63	\$748,524	\$89,376	\$113,000
USE 120,000							AVERAGE	\$765,950	\$153,190	\$137,871	\$374,770	49.07	\$749,542	\$129,408	\$113,000
6.20% INCREASE							MEDIAN	\$765,950	\$153,190	\$137,871	\$374,770	49.07	\$749,542	\$129,408	\$113,000
															14.8%
vacant lots															
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-003		402	PTA	22447 MONTEBELLO	12/18/23	\$250,000			\$105,000		\$210,000	\$250,000	\$210,000
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-030		402	PTA	22478 MONTEBELLO	11/15/23	\$250,000			\$120,750		\$241,500	\$250,000	\$241,500
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-001		407	PTA	22423 MONTEBELLO	03/12/24	\$985,000	\$197,000	\$177,300	\$401,560	40.77	\$803,124	\$381,376	\$199,500
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-005		407	PTA	22471 MONTEBELLO	02/15/23	\$911,000	\$182,200	\$163,980	\$478,550	52.53	\$957,092	\$184,908	\$231,000
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-012		407	PTA	22561 MONTEBELLO	08/12/22	\$1,260,000	\$252,000	\$226,800	\$514,450	40.83	\$1,028,905	\$441,095	\$210,000
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-018		407	PTA	22633 MONTEBELLO	06/22/22	\$861,000	\$172,200	\$154,980	\$429,840	49.92	\$859,678	\$211,322	\$210,000
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-019		407	PTA	22645 MONTEBELLO	10/20/22	\$1,000,000	\$200,000	\$180,000	\$517,510	51.75	\$1,035,010	\$195,990	\$231,000
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-031		407	PTA	22454 MONTEBELLO	06/08/22	\$1,075,000	\$215,000	\$193,500	\$456,760	42.49	\$913,515	\$392,485	\$231,000
MONTEBELLO ESTATES OCCP 2172	R2722	22-27-453-038		407	PTA	22532 MONTEBELLO	01/25/23	\$1,296,350	\$259,270	\$233,343	\$667,110	51.46	\$1,334,226	\$224,624	\$262,500
USE 210,000							AVERAGE	\$1,055,479	\$211,096	\$189,986	\$495,111	47.11	\$990,221	\$290,257	\$225,000
no change							MEDIAN	\$1,000,000	\$200,000	\$180,000	\$478,550	49.92	\$957,092	\$224,624	\$231,000
															23.1%
NOVI RD AND COTTISFORD RD	R2706	22-27-476-040		402			02/04/22	\$150,000							
NOVI RD AND COTTISFORD RD	R2706	22-27-476-039		402			06/20/23	\$250,000							
Sec 27 & 28 Acreage	R2750	22-27-476-040	22-27-476-041 22-27-476-042	402	PTA	22683 NOVI	01/12/24	\$348,000	\$69,600	\$62,640	\$112,500	32.33	\$225,000	\$348,000	\$225,000
Sec 27 & 28 Acreage	R2750	22-27-200-012	22-27-200-010	401	PTA	23675 NOVI	04/29/22	\$500,000	\$100,000	\$90,000	\$208,450	41.69	\$416,901	\$330,209	\$247,110
Building Site	120,000	h +/- adj													
Residual	39,600														
Low & Wet	3,000														
20% INCREASE															

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Broadmoor Park	R2801	22-28-101-024		401	PTA	24190 TRAFALGAR	03/19/24	\$875,000	\$175,000	\$157,500	\$301,980	34.51	\$603,964	\$383,413	\$112,377	
Broadmoor Park	R2801	22-28-103-004		401	PTA	23872 BROADMOOR PARK	04/29/22	\$783,000	\$156,600	\$140,940	\$357,960	45.72	\$715,920	\$186,493	\$119,413	
Broadmoor Park	R2801	22-28-103-017		401	WD	47082 NORTHUMBERLAND	12/18/23	\$801,000	\$160,200	\$144,180	\$323,470	40.38	\$646,943	\$280,736	\$126,679	
Broadmoor Park	R2801	22-28-104-006		401	PTA	23651 BROADMOOR PARK	12/13/23	\$875,000	\$175,000	\$157,500	\$352,250	40.26	\$704,507	\$296,186	\$125,693	
Broadmoor Park	R2801	22-28-126-011		401	PTA	24057 BROADMOOR PARK	04/13/22	\$870,000	\$174,000	\$156,600	\$427,310	49.12	\$854,619	\$128,172	\$112,791	
Broadmoor Park	R2801	22-28-126-014		401	PTA	24133 BROADMOOR PARK	04/28/22	\$750,000	\$150,000	\$135,000	\$353,620	47.15	\$707,240	\$166,975	\$124,215	
Broadmoor Park	R2801	22-28-126-023		401	PTA	23952 ARGYLE	06/14/23	\$915,000	\$183,000	\$164,700	\$379,860	41.51	\$759,710	\$286,402	\$131,112	
Broadmoor Park	R2801	22-28-151-023		401	PTA	47225 NORTHUMBERLAND	11/07/22	\$750,000	\$150,000	\$135,000	\$390,110	52.01	\$780,216	\$88,092	\$118,308	
Broadmoor Park	R2801	22-28-152-010		401	PTA	23350 WHITEHALL	08/24/22	\$863,000	\$172,600	\$155,340	\$450,760	52.23	\$901,521	\$90,632	\$129,153	
USE 1400 FF							AVERAGE	\$831,333	\$166,267	\$149,640	\$370,813	44.77	\$741,627	\$211,900	\$122,193	
14.75% INCREASE							MEDIAN	\$863,000	\$172,600	\$155,340	\$357,960	45.72	\$715,920	\$186,493	\$124,215	
										1,496				14.4%		
WINTERGREEN	R2802	22-28-176-009		401	PTA	23787 WINTERGREEN	11/02/22	\$730,000	\$146,000	\$131,400	\$347,200	47.56	\$694,408	\$155,592	\$120,000	
USE 1200 FF																
6.19% INCREASE																
MAX \$125,000																
Windridge Place	R2803	22-28-204-015		401	PTA	45944 ASHFORD	11/14/22	\$665,900	\$133,180	\$119,862	\$335,710	50.41	\$671,412	\$97,815	\$103,327	
Windridge Place	R2803	22-28-204-019		401	PTA	45896 ASHFORD	08/05/22	\$620,000	\$124,000	\$111,600	\$304,760	49.15	\$609,521	\$118,690	\$108,211	
Windridge Place	R2803	22-28-204-023		401	PTA	45848 ASHFORD	04/25/22	\$660,000	\$132,000	\$118,800	\$307,190	46.54	\$614,382	\$148,497	\$102,879	
Windridge Place	R2803	22-28-204-026		401	PTA	45812 ASHFORD	08/10/22	\$562,500	\$112,500	\$101,250	\$270,250	48.04	\$540,491	\$123,010	\$101,001	
1150 FF							AVERAGE	\$627,100	\$125,420	\$112,878	\$304,478	48.54	\$608,952	\$122,003	\$103,855	
9.52% INCREASE							MEDIAN	\$640,000	\$128,000	\$115,200	\$305,975	48.60	\$611,952	\$120,850	\$103,103	
										1,173				16.1%		
Addington & Westmont Vlg	R2805	22-28-276-012		401	PTA	24101 DEVONSHIRE	02/10/23	\$575,000	\$115,000	\$103,500	\$338,780	58.92	\$677,550	\$12,153	\$114,703	
Addington & Westmont Vlg	R2804	22-28-202-010		401	PTA	24084 WESTMONT	06/17/22	\$665,000	\$133,000	\$119,700	\$313,560	47.15	\$627,111	\$157,889	\$120,000	
Addington & Westmont Vlg	R2804	22-28-204-004		401	PTA	45860 LATHUM	09/08/23	\$710,000	\$142,000	\$127,800	\$331,180	46.65	\$662,356	\$154,505	\$106,861	
Addington & Westmont Vlg	R2805	22-28-227-004		401	WD	24129 ELIZABETH	03/04/24	\$807,500	\$161,500	\$145,350	\$346,040	42.85	\$692,073	\$211,120	\$95,693	
Addington & Westmont Vlg	R2805	22-28-278-003		401	PTA	45464 KIMBERLY	05/13/22	\$614,000	\$122,800	\$110,520	\$322,610	52.54	\$645,213	\$72,483	\$103,696	
Addington & Westmont Vlg	R2805	22-28-279-011		401	PTA	45411 HALSTON	08/14/23	\$575,000	\$115,000	\$103,500	\$282,940	49.21	\$565,874	\$122,394	\$113,268	
USE 1200 FF							AVERAGE	\$674,300	\$134,860	\$121,374	\$319,266	47.68	\$638,525	\$143,678	\$107,904	
4.35% INCREASE							MEDIAN	\$665,000	\$133,000	\$119,700	\$322,610	47.15	\$645,213	\$154,505	\$106,861	

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
MAX \$125,000										1,212					16.1%
Autumn Park	R2806	22-28-302-014		401	WD	23120 WHITEHALL	06/09/23	\$830,000	\$166,000	\$149,400	\$393,360	47.39	\$786,717	\$167,819	\$124,536
Autumn Park	R2806	22-28-303-004		401	WD	23122 ARGYLE	06/01/22	\$771,000	\$154,200	\$138,780	\$318,700	41.34	\$637,406	\$253,118	\$119,524
Autumn Park	R2806	22-28-327-020		401	WD	46195 WHITE PINES	08/21/23	\$995,000	\$199,000	\$179,100	\$432,520	43.47	\$865,035	\$254,299	\$124,334
Autumn Park	R2806	22-28-351-019		401	PTA	22670 AUTUMN PARK	06/29/23	\$905,000	\$181,000	\$162,900	\$394,920	43.64	\$789,832	\$236,573	\$121,405
Autumn Park	R2806	22-28-352-023		401	PTA	22679 AUTUMN PARK	08/30/22	\$680,000	\$136,000	\$122,400	\$307,300	45.19	\$614,596	\$188,286	\$122,882
Autumn Park	R2806	22-28-353-001		401	PTA	22833 SUMMER	11/29/23	\$830,000	\$166,000	\$149,400	\$361,430	43.55	\$722,869	\$229,628	\$122,497
Autumn Park	R2806	22-28-353-012		401	PTA	22569 SUMMER	12/22/23	\$795,000	\$159,000	\$143,100	\$362,210	45.56	\$724,410	\$196,155	\$125,565
Autumn Park	R2806	22-28-353-019		401	PTA	47321 AUTUMN PARK	02/23/23	\$715,000	\$143,000	\$128,700	\$338,780	47.38	\$677,561	\$153,015	\$115,576
Autumn Park	R2806	22-28-353-021		401	WD	47273 AUTUMN PARK	10/06/22	\$835,000	\$167,000	\$150,300	\$341,450	40.89	\$682,904	\$265,717	\$113,621
Autumn Park	R2806	22-28-353-023		401	PTA	47225 AUTUMN PARK	06/06/23	\$775,000	\$155,000	\$139,500	\$413,900	53.41	\$827,809	\$61,351	\$114,160
1300 FF							AVERAGE	\$813,100	\$162,620	\$146,358	\$366,457	45.18	\$732,914	\$200,596	\$120,410
12.07% INCREASE							MEDIAN	\$812,500	\$162,500	\$146,250	\$361,820	44.41	\$723,640	\$212,892	\$121,951
										1,372				15.0%	
SOUTHWYCK OF NOVI	R2807	22-28-351-005		401	PTA	22470 SOUTHWYCK	12/13/23	\$790,700	\$158,140	\$142,326	\$386,510	48.88	\$773,011	\$129,745	\$112,056
840 FF															
10.53% INCREASE															
lots - larger FF															
ROYAL CROWN	R2808	22-28-403-011		401	PTA	22630 MOORGATE	06/14/23	\$599,900	\$119,980	\$107,982	\$312,200	52.04	\$624,407	\$78,300	\$102,807
ROYAL CROWN	R2808	22-28-403-020		401	PTA	45728 IRVINE	06/16/22	\$590,000	\$118,000	\$106,200	\$264,400	44.81	\$528,795	\$162,032	\$100,827
ROYAL CROWN	R2808	22-28-426-011		401	PTA	22847 BRAYDON	06/06/22	\$530,000	\$106,000	\$95,400	\$232,400	43.85	\$464,795	\$166,837	\$101,632
ROYAL CROWN	R2808	22-28-427-016		401	PTA	22799 RANDALL	08/11/22	\$522,000	\$104,400	\$93,960	\$259,970	49.80	\$519,947	\$145,955	\$143,902
ROYAL CROWN	R2808	22-28-428-002		401	PTA	22763 FOXMOOR	05/06/22	\$635,000	\$127,000	\$114,300	\$308,620	48.60	\$617,236	\$128,908	\$111,144
ROYAL CROWN	R2808	22-28-428-014		401	PTA	22675 COLONY	05/12/23	\$560,000	\$112,000	\$100,800	\$282,100	50.38	\$564,194	\$93,415	\$97,609
ROYAL CROWN	R2808	22-28-428-028		401	PTA	22760 BERTRAM	06/21/22	\$625,000	\$125,000	\$112,500	\$294,210	47.07	\$588,420	\$128,580	\$92,000
ROYAL CROWN	R2808	22-28-451-012		401	PTA	45679 IRVINE	07/21/22	\$651,000	\$130,200	\$117,180	\$298,440	45.84	\$596,884	\$146,116	\$92,000
ROYAL CROWN	R2808	22-28-451-020		401	PTA	45595 IRVINE	12/14/23	\$745,000	\$149,000	\$134,100	\$367,770	49.37	\$735,538	\$117,661	\$108,199
ROYAL CROWN	R2808	22-28-451-021		401	PTA	45583 IRVINE	07/07/23	\$780,000	\$156,000	\$140,400	\$335,730	43.04	\$671,466	\$205,949	\$97,415
ROYAL CROWN	R2808	22-28-452-003		401	PTA	22450 MOORGATE	08/08/22	\$629,000	\$125,800	\$113,220	\$303,630	48.27	\$607,255	\$119,608	\$97,863
ROYAL CROWN	R2808	22-28-453-011		401	PTA	22441 MOORGATE	08/22/22	\$580,000	\$116,000	\$104,400	\$276,100	47.60	\$552,209	\$127,726	\$99,935
ROYAL CROWN	R2808	22-28-476-003		401	PTA	22711 BERTRAM	12/07/22	\$481,500	\$96,300	\$86,670	\$235,910	48.99	\$471,825	\$117,976	\$108,301
ROYAL CROWN	R2808	22-28-477-025		401	PTA	22524 DEVRON	06/30/23	\$705,000	\$141,000	\$126,900	\$309,680	43.93	\$619,366	\$203,073	\$117,439
ROYAL CROWN	R2808	22-28-478-021		401	PTA	45437 IRVINE	05/02/22	\$675,000	\$135,000	\$121,500	\$352,920	52.28	\$705,830	\$114,852	\$145,682
ROYAL CROWN	R2808	22-28-479-003		401	PTA	45584 IRVINE	08/22/22	\$620,000	\$124,000	\$111,600	\$281,850	45.46	\$563,703	\$172,029	\$115,732

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
no change															
no sales															
Hummingbird	R2905	22-29-277-001		401	PTA	47609 EDINBOROUGH	08/25/22	\$725,000	\$145,000	\$130,500	\$339,240	46.79	\$678,488	\$174,977	\$128,465
1050 FF															
NO CHANGE															
suggest \$125,000, with +/- adjustments															
BECKENHAM	R2906	22-29-476-014		401	PTA	47578 BALDWIN	12/08/22	\$800,000	\$160,000	\$144,000	\$394,520	49.32	\$789,032	\$161,696	\$150,728
BECKENHAM	R2906	22-29-476-017		401	PTA	47520 BECKENHAM	06/29/23	\$905,000	\$181,000	\$162,900	\$353,800	39.09	\$707,600	\$321,912	\$124,512
BECKENHAM	R2906	22-29-478-008		401	WD	47594 BRITTANY	05/19/23	\$969,000	\$193,800	\$174,420	\$450,660	46.51	\$901,318	\$191,000	\$123,318
1200 FF							AVERAGE	\$891,333	\$178,267	\$160,440	\$399,660	44.97	\$799,317	\$224,869	\$132,853
13.21% INCREASE							MEDIAN	\$905,000	\$181,000	\$162,900	\$394,520	46.51	\$789,032	\$191,000	\$124,512
suggest \$150,000, with +/- adjustments										1,387					13.8%
VASILIOS	R2907														
USE 155,000															
6.90% INCREASE															
CHELTENHAM	R2908	22-29-427-004		401	WD	47590 ABERDEEN	06/16/23	\$800,000	\$160,000	\$144,000	\$403,990	50.50	\$807,986	\$117,841	\$125,827
CHELTENHAM	R2908	22-29-428-010		401	PTA	47639 ABERDEEN	06/23/22	\$1,190,000	\$238,000	\$214,200	\$532,510	44.75	\$1,065,019	\$264,453	\$139,472
1200 FF							AVERAGE	\$995,000	\$199,000	\$179,100	\$468,250	47.62	\$936,503	\$191,147	\$132,650
14.29% INCREASE							MEDIAN	\$995,000	\$199,000	\$179,100	\$468,250	47.62	\$936,503	\$191,147	\$132,650
										1,418					13.3%
WILSHIRE ABBEY	R2909														
USE 155,000															
6.90% INCREASE															
VALENCIA S EST #2150	R2910	22-29-227-003		407	PTA	47476 ALPINE	06/16/22	\$917,000	\$183,400	\$165,060	\$374,950	40.89	\$749,892	\$312,108	\$145,000
VALENCIA S EST #2150	R2910	22-29-227-012		407	PTA	47602 ALPINE	09/12/22	\$860,000	\$172,000	\$154,800	\$372,110	43.27	\$744,220	\$268,030	\$152,250
VALENCIA S EST #2150	R2910	22-29-227-027		407	WD	47623 ALPINE	01/18/23	\$940,000	\$188,000	\$169,200	\$385,980	41.06	\$771,955	\$313,045	\$145,000
VALENCIA S EST #2150	R2910	22-29-227-055		407	PTA	47541 VILLA TERRACE	07/07/22	\$1,000,000	\$200,000	\$180,000	\$419,290	41.93	\$838,585	\$313,665	\$152,250
USE \$155,000							AVERAGE	\$929,250	\$185,850	\$167,265	\$388,083	41.79	\$776,163	\$301,712	\$148,625

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value	
no change																
TERRA OCCP 2282	R3022	22-30-402-018		402	PTA	49518 VILLA	09/26/23	\$375,000			\$157,500		\$315,000	\$375,000	\$315,000	
TERRA OCCP 2282	R3022	22-30-402-002		407	PTA	49477 VILLA	06/01/22	\$265,000			\$121,810		\$243,614	\$210,386	\$189,000	
USE \$220,000							AVERAGE	\$320,000								
no change							MEDIAN	\$320,000								
USE \$315,000																
adj +/- for premium lots																
<hr/>																
SEC 30 ACREAGE	R3050															
no change																
Building Site	85,000															
Residual	28,300															
Low & Wet	3,000															
Developmental	85,000															
Bldg site B	100,000															
Residual B	33,300															
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DEER RUN	R3101	22-31-200-048		401	PTA	21781 GARFIELD	08/19/22	\$560,000	\$112,000	\$100,800	\$283,020	50.54	\$566,041	\$63,959	\$70,000	
DEER RUN	R3101	22-31-200-050		401	PTA	21975 GARFIELD	05/18/23	\$688,000	\$137,600	\$123,840	\$233,670	33.96	\$467,341	\$322,549	\$101,890	
DEER RUN	R3101	22-31-200-081		401	PTA	49551 DEER RUN	06/10/22	\$947,000	\$189,400	\$170,460	\$413,610	43.68	\$827,224	\$211,436	\$91,660	
suggest \$120,000, with +/- adjustments							AVERAGE	\$731,667	\$146,333	\$131,700	\$310,100	42.73	\$620,202	\$199,315	\$87,850	
20% INCREASE							MEDIAN	\$688,000	\$137,600	\$123,840	\$283,020	43.68	\$566,041	\$211,436	\$91,660	
Lake Site	120,000														13.3%	
Residual	39,600															
Low & Wet	3,000															
Off-Lake Site	95,000															
Pond Site	100,000															
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PARK PLACE	R3102	22-31-103-011		402			5/16/2022	279,900								
PARK PLACE	R3102	22-31-101-012		401	PTA	22350 WATERLAND	06/17/22	\$900,000	\$180,000	\$162,000	\$455,390	50.60	\$910,787	\$133,876	\$144,663	
PARK PLACE	R3102	22-31-103-009		401	PTA	22192 HILLSIDE	09/08/22	\$785,000	\$157,000	\$141,300	\$375,440	47.83	\$750,886	\$177,494	\$143,380	
PARK PLACE	R3102	22-31-126-010		401	PTA	51032 SUNDAY	11/30/22	\$1,199,000	\$239,800	\$215,820	\$496,980	41.45	\$993,953	\$390,356	\$185,309	
PARK PLACE	R3102	22-31-127-001		401	WD	50965 SUNDAY	06/15/23	\$970,000	\$194,000	\$174,600	\$435,240	44.87	\$870,482	\$266,876	\$167,358	
PARK PLACE	R3102	22-31-151-001		401	PTA	51341 PARK PLACE	09/15/23	\$877,000	\$175,400	\$157,860	\$406,330	46.33	\$812,669	\$192,669	\$128,338	
PARK PLACE	R3102	22-31-176-006		401	PTA	50991 PARK PLACE	10/07/22	\$830,000	\$166,000	\$149,400	\$414,600	49.95	\$829,198	\$145,971	\$145,169	
USE 1000 FF							AVERAGE	\$969,000	\$193,800	\$174,420	\$438,288	45.65	\$876,576	\$248,968	\$156,544	
5.26% INCREASE							MEDIAN	\$923,500	\$184,700	\$166,230	\$424,920	45.60	\$849,840	\$229,773	\$156,264	

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										986					16.9%
DEER RUN OCCP 1303		R3120													
no sales															
USE \$145,000, with +/- adjustments															
7.41% INCREASE															
CHAMBERLIN CROSSINGS #2130	R3121	22-31-104-009		407	PTA	51196 CHAMBERLIN	07/08/22	\$1,010,000	\$202,000	\$181,800	\$440,490	43.61	\$880,974	\$301,026	\$172,000
CHAMBERLIN CROSSINGS #2130	R3121	22-31-104-012		407	PTA	51280 CHAMBERLIN	11/16/22	\$1,000,000	\$200,000	\$180,000	\$511,520	51.15	\$1,023,044	\$148,956	\$172,000
USE \$175,000							AVERAGE	\$1,005,000	\$201,000	\$180,900	\$476,005	47.38	\$952,009	\$224,991	\$172,000
1.74% INCREASE							MEDIAN	\$1,005,000	\$201,000	\$180,900	\$476,005	47.38	\$952,009	\$224,991	\$172,000
															17.1%
PARK PLACE EAST		R3122													
USE \$145,000, with +/- adjustments															
11.54% INCREASE															
BALLANTYNE OCCP 2367		R3123													
USE \$275,000 with +/- adjustments (see spreadsheet)															
new development homes															
PARC VISTA OCCP 2404		R3124													
USE \$260,000 with +/- adjustments (see spreadsheet)															
new development homes															
SEC 31 Acreage & SEC 31 Garfield	R3150	22-31-100-001		401	PTA	51285 NINE MILE	01/30/23	\$675,000	\$135,000	\$121,500	\$337,330	49.97	\$674,663	\$80,337	\$80,000
Building Site		85,000													
Residual		28,300													
Low & Wet		3,000													
Developmental		85,000													
6.25% INCREASE															
LV suggest > taper increase															
BELLAGIO OCCP 1238	R3220	22-32-276-005		407	WD	47610 BELLAGIO	04/03/23	\$1,875,000	\$375,000	\$337,500	\$862,400	45.99	\$1,724,795	\$456,129	\$305,924
BELLAGIO OCCP 1238	R3220	22-32-276-016		407	PTA	48050 RAVELLO	05/27/22	\$2,950,000	\$590,000	\$531,000	\$1,249,530	42.36	\$2,499,066	\$777,092	\$326,158
BELLAGIO OCCP 1238	R3220	22-32-276-017		407	PTA	48090 RAVELLO	09/21/22	\$3,000,000	\$600,000	\$540,000	\$1,224,860	40.83	\$2,449,729	\$915,230	\$364,959
BELLAGIO OCCP 1238	R3220	22-32-278-002		407	WD	47800 BELLAGIO	03/01/23	\$2,100,000	\$420,000	\$378,000	\$1,036,870	49.37	\$2,073,732	\$344,464	\$318,196
BELLAGIO OCCP 1238	R3220	22-32-278-012		407	PTA	47995 BELLAGIO	05/13/22	\$2,025,000	\$405,000	\$364,500	\$916,370	45.25	\$1,832,748	\$533,057	\$340,805

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
BELLAGIO OCCP 1238	R3220	22-32-278-028		407	PTA	47510 CAPRI	06/26/23	\$1,937,500	\$387,500	\$348,750	\$947,350	48.90	\$1,894,704	\$390,529	\$347,733
2300 FF							AVERAGE	\$2,314,583	\$462,917	\$416,625	\$1,039,563	45.45	\$2,079,129	\$569,417	\$333,963
10.31% INCREASE							MEDIAN	\$2,062,500	\$412,500	\$371,250	\$992,110	45.62	\$1,984,218	\$494,593	\$333,482
MAX \$375,000 with +/- adj newer homes ratio is low										2,403					16.2%
outlier															
MAYBURY PARK OCCP#1609	R3221	22-32-401-091		407	PTA	21531 EQUESTRIAN	07/28/23	\$2,150,000	\$430,000	\$387,000	\$842,200	39.17	\$1,684,400	\$762,600	\$297,000
MAYBURY PARK OCCP#1609	R3221	22-32-401-080		407	PTA	21322 EQUESTRIAN	07/13/22	\$1,387,500	\$277,500	\$249,750	\$780,850	56.28	\$1,561,707	\$122,793	\$297,000
MAYBURY PARK OCCP#1609	R3221	22-32-401-026		407	PTA	21051 RICHMOND	07/13/22	\$1,380,000	\$276,000	\$248,400	\$632,220	45.81	\$1,264,430	\$385,570	\$270,000
MAYBURY PARK OCCP#1609	R3221	22-32-401-027		407	PTA	21124 MAYBURY PARK	07/29/22	\$1,850,000	\$370,000	\$333,000	\$755,240	40.82	\$1,510,479	\$609,521	\$270,000
MAYBURY PARK OCCP#1609	R3221	22-32-401-042		407	WD	20805 MAYBURY PARK	08/18/23	\$1,995,000	\$399,000	\$359,100	\$842,980	42.25	\$1,685,950	\$579,050	\$270,000
MAYBURY PARK OCCP#1609	R3221	22-32-401-043		407	PTA	20783 MAYBURY PARK	01/25/23	\$2,100,000	\$420,000	\$378,000	\$870,060	41.43	\$1,740,115	\$629,885	\$270,000
MAYBURY PARK OCCP#1609	R3221	22-32-401-054		407	PTA	20796 RICHMOND	04/29/22	\$1,600,000	\$320,000	\$288,000	\$808,260	50.52	\$1,616,518	\$253,482	\$270,000
USE \$300,000 with +/- adj							AVERAGE	\$1,785,000	\$357,000	\$321,300	\$781,752	44.17	\$1,563,498	\$491,502	\$270,000
11.11% INCREASE							MEDIAN	\$1,850,000	\$370,000	\$333,000	\$808,260	42.25	\$1,616,518	\$579,050	\$270,000
															14.6%
TUSCANY RESERVE OCCP 1873	R3222	22-32-376-005		407	PTA	20966 BAROLA	07/05/22	\$2,175,000	\$435,000	\$391,500	\$1,128,790	51.90	\$2,257,570	\$263,930	\$346,500
TUSCANY RESERVE OCCP 1873	R3222	22-32-376-016		407	WD	48868 VENETO	11/15/23	\$2,300,000	\$460,000	\$414,000	\$1,061,320	46.14	\$2,122,642	\$492,358	\$315,000
USE 345,000							AVERAGE	\$2,237,500	\$447,500	\$402,750	\$1,095,055	49.02	\$2,190,106	\$378,144	\$330,750
9.52% INCREASE							MEDIAN	\$2,237,500	\$447,500	\$402,750	\$1,095,055	49.02	\$2,190,106	\$378,144	\$330,750
PREMIUM +.10%-.20%															14.8%
CASA LOMA #2125	R3223														
USE \$350,000 with +/- adj															
PREMIUM +.15%															
no change															
vacant															
DUNHILL PARK OCCP 2161	R3224	22-32-402-027		407	PTA	47679 WALES	04/29/22	\$245,000			\$98,910	40.37	\$197,824	\$245,000	\$190,000
DUNHILL PARK OCCP 2161	R3224	22-32-402-001		407	PTA	20761 DUNHILL	05/31/22	\$1,166,478	\$233,296	\$209,966	\$545,090	46.73	\$1,090,183	\$256,795	\$180,500
DUNHILL PARK OCCP 2161	R3224	22-32-402-002		407	PTA	20793 DUNHILL	05/11/22	\$1,067,294	\$213,459	\$192,113	\$495,430	46.42	\$990,861	\$256,933	\$180,500
DUNHILL PARK OCCP 2161	R3224	22-32-402-011		407	PTA	21052 DUNHILL	07/18/22	\$1,007,475	\$201,495	\$181,346	\$486,340	48.27	\$972,681	\$243,794	\$209,000
DUNHILL PARK OCCP 2161	R3224	22-32-402-028		407	PTA	47695 WALES	04/22/22	\$940,188	\$188,038	\$169,234	\$493,700	52.51	\$987,406	\$142,782	\$190,000
USE \$190,000 with +/- adj							AVERAGE	\$1,045,359	\$209,072	\$188,165	\$505,140	48.48	\$1,010,283	\$225,076	\$190,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value	
no change							MEDIAN	\$1,037,385	\$207,477	\$186,729	\$494,565	47.50	\$989,134	\$250,295	\$185,250	17.9%
SEC 32 ACREAGE	R3250	22-32-200-041		401	PTA	47965 NINE MILE	11/18/22	\$633,000	\$126,600	\$113,940	\$347,120	54.84	\$694,233	\$166,639	\$227,872	
SEC 32 ACREAGE	R3250	22-32-200-044		401	PTA	48245 NINE MILE	05/06/22	\$560,000	\$112,000	\$100,800	\$271,460	48.48	\$542,924	\$210,316	\$193,240	
SEC 32 ACREAGE	R3250	22-32-200-046		401	PTA	48205 NINE MILE	06/21/22	\$885,000	\$177,000	\$159,300	\$412,770	46.64	\$825,537	\$184,762	\$125,299	
USE with +/- adj							AVERAGE	\$692,667	\$138,533	\$124,680	\$343,783	49.98	\$687,565	\$187,239	\$182,137	
Building Site	110,000						MEDIAN	\$633,000	\$126,600	\$113,940	\$347,120	48.48	\$694,233	\$184,762	\$193,240	
Residual	36,300														30.5%	
Low & Wet	3,000															
Developmental	110,000															
10% INCREASE																
BARCLAY ESTATES	R3301	22-33-102-015		401	PTA	22220 BARCLAY	05/05/23	\$825,000	\$165,000	\$148,500	\$340,270	41.24	\$680,549	\$267,490	\$123,039	
BARCLAY ESTATES	R3301	22-33-103-002		401	WD	22339 BARCLAY	03/15/23	\$712,000	\$142,400	\$128,160	\$367,710	51.64	\$735,411	\$85,590	\$109,001	
BARCLAY ESTATES	R3301	22-33-103-010		401	PTA	22099 BARCLAY	07/05/22	\$750,000	\$150,000	\$135,000	\$369,420	49.26	\$738,838	\$130,608	\$119,446	
BARCLAY ESTATES	R3301	22-33-129-007		401	PTA	22337 HAZELTON	09/07/22	\$675,000	\$135,000	\$121,500	\$356,100	52.76	\$712,205	\$80,225	\$117,430	
1200 FF							AVERAGE	\$740,500	\$148,100	\$133,290	\$358,375	48.73	\$716,751	\$140,978	\$117,229	
7.62% INCREASE							MEDIAN	\$731,000	\$146,200	\$131,580	\$361,905	50.45	\$723,808	\$108,099	\$118,438	
MAX \$130,000 with +/- adj											1,239					16.2%
NO CHANGE-site value																
BRADFORD of NOVI 1, 2, 3	R3302	22-33-126-001		401	PTA	46448 GALWAY	05/04/22	\$890,000	\$178,000	\$160,200	\$409,790	46.04	\$819,584	\$189,395	\$118,979	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-127-005		401	PTA	46499 GALWAY	10/13/22	\$698,000	\$139,600	\$125,640	\$364,940	52.28	\$729,873	\$88,127	\$120,000	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-128-005		401	PTA	22433 PADDINGTON	09/23/22	\$690,000	\$138,000	\$124,200	\$314,450	45.57	\$628,892	\$172,940	\$111,832	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-176-001		401	PTA	22427 NORFOLK	06/06/22	\$835,000	\$167,000	\$150,300	\$348,250	41.71	\$696,502	\$254,796	\$116,298	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-202-004		401	PTA	22186 DALEVIEW	02/28/24	\$900,000	\$180,000	\$162,000	\$384,130	42.68	\$768,264	\$251,736	\$120,000	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-251-022		401	PTA	22367 WORCESTER	01/29/24	\$700,000	\$140,000	\$126,000	\$352,820	50.40	\$705,636	\$109,406	\$115,042	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-251-034		401	PTA	22382 CARLISLE	06/24/22	\$690,000	\$138,000	\$124,200	\$342,660	49.66	\$685,316	\$124,684	\$120,000	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-251-039		401	PTA	22309 CARLISLE	10/05/22	\$760,000	\$152,000	\$136,800	\$363,030	47.77	\$726,057	\$147,288	\$113,345	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-277-014		401	PTA	22228 ROXBURY	09/30/22	\$608,500	\$121,700	\$109,530	\$316,350	51.99	\$632,690	\$93,468	\$117,658	
BRADFORD of NOVI 1, 2, 3	R3302	22-33-277-019		401	PTA	22097 WORCESTER	05/08/23	\$850,000	\$170,000	\$153,000	\$357,880	42.10	\$715,766	\$254,234	\$120,000	
1060 FF							AVERAGE	\$727,125	\$145,425	\$130,883	\$344,980	47.88	\$689,957	\$154,919	\$117,751	
8.16% INCREASE							MEDIAN	\$725,000	\$145,000	\$130,500	\$350,270	48.71	\$700,541	\$135,986	\$118,829	
MAX \$130,000 with +/- adj											1,070					16.4%
LEXINGTON GREEN	R3304	22-33-277-008		401	PTA	21897 WORCESTER	06/10/22	\$460,000	\$92,000	\$82,800	\$191,070	41.54	\$382,144	\$163,774	\$85,918	
LEXINGTON GREEN	R3304	22-33-279-004		401	PTA	45767 SHEFFIELD	05/18/22	\$575,000	\$115,000	\$103,500	\$271,560	47.23	\$543,116	\$125,444	\$93,560	
750 FF							AVERAGE	\$517,500	\$103,500	\$93,150	\$231,315	44.38	\$462,630	\$144,609	\$89,739	

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SEC 34 ACREAGE	R3450	22-34-276-011		401	WD	21937 NOVI	10/26/23	\$675,000	\$135,000	\$121,500	\$270,780	40.12	\$541,560	\$298,123	\$164,683
Building Site	110,000														
Residual	36,700														
Low & Wet	3,000														
no change															
CHASE FARMS	R3501	22-35-177-008		401	WD	21455 CHASE	10/04/23	\$740,000	\$148,000	\$133,200	\$343,430	46.41	\$686,852	\$173,431	\$120,283
CHASE FARMS	R3501	22-35-201-022		401	PTA	41755 CHESTERFIELD	05/27/22	\$685,000	\$137,000	\$123,300	\$356,730	52.08	\$713,462	\$81,702	\$110,164
CHASE FARMS	R3501	22-35-201-029		401	PTA	41716 HEMPSHIRE	05/01/23	\$769,000	\$153,800	\$138,420	\$370,700	48.21	\$741,398	\$137,067	\$109,465
CHASE FARMS	R3501	22-35-201-031		401	PTA	41764 HEMPSHIRE	04/28/23	\$791,001	\$158,200	\$142,380	\$340,260	43.02	\$680,528	\$222,365	\$111,892
CHASE FARMS	R3501	22-35-226-015		401	PTA	22174 CHASE	02/06/23	\$670,000	\$134,000	\$120,600	\$306,170	45.70	\$612,347	\$164,528	\$106,875
CHASE FARMS	R3501	22-35-226-028		401	WD	41641 DUKESBURY	09/01/23	\$730,000	\$146,000	\$131,400	\$341,340	46.76	\$682,686	\$154,189	\$106,875
CHASE FARMS	R3501	22-35-229-007		401	PTA	22165 PICADILLY	05/27/22	\$725,100	\$145,020	\$130,518	\$339,960	46.88	\$679,929	\$153,359	\$108,188
CHASE FARMS	R3501	22-35-251-013		401	PTA	21773 CHASE	06/02/22	\$685,000	\$137,000	\$123,300	\$301,900	44.07	\$603,803	\$188,072	\$106,875
CHASE FARMS	R3501	22-35-251-024		401	PTA	21850 PICADILLY	05/31/22	\$790,000	\$158,000	\$142,200	\$354,890	44.92	\$709,784	\$187,091	\$106,875
CHASE FARMS	R3501	22-35-252-010		401	WD	21750 CHASE	12/15/23	\$665,000	\$133,000	\$119,700	\$304,890	45.85	\$609,786	\$162,089	\$106,875
CHASE FARMS	R3501	22-35-252-011		401	PTA	21772 CHASE	01/25/23	\$680,000	\$136,000	\$122,400	\$305,560	44.94	\$611,117	\$175,758	\$106,875
CHASE FARMS	R3501	22-35-278-022		401	PTA	22036 CHASE	07/05/22	\$670,000	\$134,000	\$120,600	\$297,120	44.35	\$594,239	\$182,636	\$106,875
CHASE FARMS	R3501	22-35-278-030		401	PTA	21860 CHASE	07/22/22	\$625,000	\$125,000	\$112,500	\$285,600	45.70	\$571,190	\$160,685	\$106,875
CHASE FARMS	R3501	22-35-279-002		401	PTA	22121 CHASE	07/07/23	\$735,000	\$147,000	\$132,300	\$344,960	46.93	\$689,919	\$150,030	\$104,949
CHASE FARMS	R3501	22-35-279-007		401	PTA	22015 CHASE	08/12/22	\$675,000	\$135,000	\$121,500	\$325,510	48.22	\$651,017	\$130,300	\$106,317
CHASE FARMS	R3501	22-35-279-013		401	PTA	22018 PICADILLY	07/28/23	\$800,000	\$160,000	\$144,000	\$372,590	46.57	\$745,180	\$169,921	\$115,101
CHASE FARMS	R3501	22-35-279-017		401	PTA	22114 PICADILLY	06/07/22	\$795,500	\$159,100	\$143,190	\$355,750	44.72	\$711,492	\$188,957	\$104,949
CHASE FARMS	R3501	22-35-279-021		401	PTA	22190 PICADILLY	08/03/22	\$760,000	\$152,000	\$136,800	\$351,800	46.29	\$703,599	\$161,350	\$104,949
CHASE FARMS	R3501	22-35-326-004		401	PTA	21165 CHASE	04/08/22	\$710,000	\$142,000	\$127,800	\$349,440	49.22	\$698,870	\$153,564	\$142,434
CHASE FARMS	R3501	22-35-327-015		401	PTA	21175 WHEATON	07/14/23	\$715,000	\$143,000	\$128,700	\$337,040	47.14	\$674,074	\$152,621	\$111,695
CHASE FARMS	R3501	22-35-327-017		401	PTA	21071 WHEATON	03/18/24	\$710,000	\$142,000	\$127,800	\$327,100	46.07	\$654,193	\$174,901	\$119,094
CHASE FARMS	R3501	22-35-328-001		401	PTA	21166 CHASE	01/20/23	\$630,000	\$126,000	\$113,400	\$288,770	45.84	\$577,533	\$156,712	\$104,245
CHASE FARMS	R3501	22-35-328-003		401	PTA	21118 CHASE	05/06/22	\$700,000	\$140,000	\$126,000	\$374,140	53.45	\$748,283	\$55,184	\$103,467
CHASE FARMS	R3501	22-35-329-004		401	PTA	21300 CHASE	03/28/23	\$676,000	\$135,200	\$121,680	\$332,790	49.23	\$665,585	\$136,195	\$125,780
CHASE FARMS	R3501	22-35-329-010		401	PTA	21208 WHEATON	09/29/22	\$650,000	\$130,000	\$117,000	\$305,160	46.95	\$610,324	\$157,687	\$118,011
CHASE FARMS	R3501	22-35-352-014		401	PTA	43201 ASHBURY	10/21/22	\$600,000	\$120,000	\$108,000	\$292,690	48.78	\$585,387	\$153,948	\$139,335
CHASE FARMS	R3501	22-35-353-002		401	PTA	43146 WESTCHESTER	03/25/24	\$733,800	\$146,760	\$132,084	\$323,150	44.04	\$646,293	\$208,774	\$121,267
CHASE FARMS	R3501	22-35-353-012		401	PTA	43106 ASHBURY	04/29/22	\$676,000	\$135,200	\$121,680	\$300,610	44.47	\$601,221	\$182,703	\$107,924
CHASE FARMS	R3501	22-35-353-032		401	PTA	21093 CHASE	04/19/22	\$585,000	\$117,000	\$105,300	\$276,420	47.25	\$552,848	\$140,412	\$108,260
CHASE FARMS	R3501	22-35-355-002		401	PTA	42977 ASHBURY	01/05/24	\$652,500	\$130,500	\$117,450	\$306,030	46.90	\$612,053	\$153,711	\$113,264

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CHASE FARMS	R3501	22-35-355-003		401	PTA	42961 ASHBURY	07/14/23	\$675,000	\$135,000	\$121,500	\$307,610	45.57	\$615,224	\$176,415	\$116,639
1325 FF							AVERAGE	\$700,126	\$140,025	\$126,023	\$326,455	46.66	\$652,910	\$159,560	\$112,344
17.78% INCREASE							MEDIAN	\$685,000	\$137,000	\$123,300	\$327,100	46.41	\$654,193	\$160,685	\$108,188
										1,425					17.4%
DEERBROOK	R3502	22-35-228-013		401	PTA	41479 REINDEER	03/29/24	\$595,000	\$119,000	\$107,100	\$229,770	38.62	\$459,531	\$214,505	\$79,036
DEERBROOK	R3502	22-35-276-002		401	PTA	22214 ANTLER	08/11/23	\$663,000	\$132,600	\$119,340	\$257,460	38.83	\$514,923	\$238,021	\$89,944
DEERBROOK	R3502	22-35-278-004		401	PTA	41589 FAWN	06/07/22	\$620,000	\$124,000	\$111,600	\$293,720	47.37	\$587,435	\$115,485	\$82,920
DEERBROOK	R3502	22-35-278-009		401	WD	41529 FAWN	09/01/22	\$400,000	\$80,000	\$72,000	\$216,850	54.21	\$433,706	\$47,794	\$81,500
970 FF							AVERAGE	\$569,500	\$113,900	\$102,510	\$249,450	44.76	\$498,899	\$153,951	\$83,350
19.02% INCREASE							MEDIAN	\$607,500	\$121,500	\$109,350	\$243,615	43.10	\$487,227	\$164,995	\$82,210
										1073					13.5%
YERKES MANOR	R3503	22-35-376-058		401	WD	20804 VERANDA	08/24/22	\$630,000	\$126,000	\$113,400	\$296,740	47.10	\$593,487	\$128,904	\$92,391
										1473					
1300 FF															
8.33% INCREASE															
MISSION PINES	R3504	22-35-400-053		401	PTA	41509 MISSION	12/27/22	\$625,000	\$125,000	\$112,500	\$306,260	49.00	\$612,528	\$131,588	\$119,116
										874					
925 FF															
no change															
PINE HOLLOW	R3505														
900 FF															
no change															
BROQUET DRIVE	R3506	22-35-429-001		401	PTA	41488 BROQUET	08/10/23	\$440,000	\$88,000	\$79,200	\$214,880	48.84	\$429,753	\$93,109	\$82,862
										497					
520 FF															
no change															
GLEN HAVEN OCCP 313	R3520	22-35-402-027		407	WD	21207 GLEN HAVEN CIR E	05/25/23	\$295,000	\$59,000	\$53,100	\$125,540	42.56	\$251,083	\$83,917	\$40,000
GLEN HAVEN OCCP 313	R3520	22-35-402-055		407	PTA	21232 GLEN HAVEN CIR W	05/19/23	\$282,000	\$56,400	\$50,760	\$126,390	44.82	\$252,771	\$69,229	\$40,000
GLEN HAVEN OCCP 313	R3520	22-35-402-063		407	PTA	21200 GLEN HAVEN CIR W	05/26/23	\$255,000	\$51,000	\$45,900	\$123,850	48.57	\$247,707	\$47,293	\$40,000
GLEN HAVEN OCCP 313	R3520	22-35-453-055		407	WD	20830 GLEN HAVEN CIR W	02/12/24	\$231,500	\$46,300	\$41,670	\$91,030	39.32	\$182,055	\$89,445	\$40,000
GLEN HAVEN OCCP 313	R3520	22-35-453-059		407	PTA	20806 GLEN HAVEN CIR W	05/17/22	\$237,500	\$47,500	\$42,750	\$112,680	47.44	\$225,359	\$52,141	\$40,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-003		407	WD	42229 PELLSTON	09/09/22	\$225,000	\$45,000	\$40,500	\$110,570	49.14	\$221,146	\$40,854	\$37,000

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Country Pl #342 & Glen Haven #313	R3521	22-35-401-011		407	PTA	42189 PELLSTON	03/10/23	\$185,000	\$37,000	\$33,300	\$86,020	46.50	\$172,031	\$49,969	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-019		407	WD	42177 PELLSTON	01/30/24	\$280,000	\$56,000	\$50,400	\$113,700	40.61	\$227,405	\$89,595	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-022		407	PTA	42157 PELLSTON	06/30/23	\$310,000	\$62,000	\$55,800	\$116,040	37.43	\$232,087	\$114,913	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-023		407	PTA	42159 PELLSTON	08/04/22	\$254,000	\$50,800	\$45,720	\$110,570	43.53	\$221,146	\$69,854	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-029		407	WD	42143 PELLSTON	03/02/23	\$255,000	\$51,000	\$45,900	\$110,570	43.36	\$221,146	\$70,854	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-035		407	PTA	42109 PELLSTON	11/06/23	\$225,000	\$45,000	\$40,500	\$86,020	38.23	\$172,031	\$89,969	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-047		407	PTA	42102 ROSCOMMON	06/07/22	\$275,000	\$55,000	\$49,500	\$110,570	40.21	\$221,146	\$90,854	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-048		407	WD	42104 ROSCOMMON	03/06/24	\$265,000	\$53,000	\$47,700	\$102,710	38.76	\$205,419	\$96,581	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-054		407	PTA	42142 ROSCOMMON	02/29/24	\$295,000	\$59,000	\$53,100	\$118,380	40.13	\$236,768	\$95,232	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-063		407	WD	42194 ROSCOMMON	02/26/24	\$335,000	\$67,000	\$60,300	\$122,390	36.53	\$244,770	\$127,230	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-065		407	PTA	42198 ROSCOMMON	12/27/23	\$257,000	\$51,400	\$46,260	\$106,050	41.26	\$212,104	\$81,896	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-401-066		407	PTA	42172 ROSCOMMON	08/09/23	\$230,000	\$46,000	\$41,400	\$101,740	44.23	\$203,489	\$63,511	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-051		407	PTA	41748 BROQUET	06/16/23	\$204,000	\$40,800	\$36,720	\$86,020	42.17	\$172,031	\$68,969	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-064		407	PTA	41770 BROQUET	07/14/23	\$248,000	\$49,600	\$44,640	\$101,740	41.02	\$203,489	\$81,511	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-072		407	PTA	41792 BROQUET	11/10/22	\$250,000	\$50,000	\$45,000	\$119,640	47.86	\$239,281	\$47,719	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-077		407	PTA	21306 GLEN HAVEN CIR E	01/24/24	\$290,000	\$58,000	\$52,200	\$118,380	40.82	\$236,768	\$90,232	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-080		407	PTA	21312 GLEN HAVEN CIR E	04/29/22	\$180,000	\$36,000	\$32,400	\$113,700	63.17	\$227,405	(\$10,405)	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-082		407	PTA	21318 GLEN HAVEN CIR E	03/17/23	\$267,000	\$53,400	\$48,060	\$113,700	42.58	\$227,405	\$76,595	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-094		407	WD	21346 GLEN HAVEN CIR E	06/23/23	\$282,000	\$56,400	\$50,760	\$113,700	40.32	\$227,405	\$91,595	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-095		407	PTA	21348 GLEN HAVEN CIR E	10/17/22	\$220,500	\$44,100	\$39,690	\$101,740	46.14	\$203,489	\$54,011	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-108		407	PTA	21380 GLEN HAVEN CIR E	12/04/23	\$236,000	\$47,200	\$42,480	\$105,840	44.85	\$211,673	\$61,327	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-117		407	PTA	42120 PELLSTON	09/23/22	\$265,000	\$53,000	\$47,700	\$117,260	44.25	\$234,522	\$67,478	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-124		407	PTA	42106 PELLSTON	04/18/22	\$247,000	\$49,400	\$44,460	\$113,700	46.03	\$227,405	\$56,595	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-426-133		407	PTA	42140 PELLSTON	04/21/23	\$230,000	\$46,000	\$41,400	\$107,720	46.83	\$215,439	\$51,561	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-003		407	PTA	21148 GLEN HAVEN CIR E	10/06/22	\$210,000	\$42,000	\$37,800	\$94,620	45.06	\$189,233	\$57,767	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-019		407	WD	21222 GLEN HAVEN CIR E	11/14/22	\$215,000	\$43,000	\$38,700	\$94,620	44.01	\$189,233	\$62,767	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-022		407	PTA	21232 GLEN HAVEN CIR E	08/31/22	\$204,000	\$40,800	\$36,720	\$104,360	51.16	\$208,717	\$32,283	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-025		407	PTA	21234 GLEN HAVEN CIR E	05/12/22	\$229,435	\$45,887	\$41,298	\$104,360	45.49	\$208,717	\$57,718	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-029		407	PTA	21246 GLEN HAVEN CIR E	06/09/22	\$177,000	\$35,400	\$31,860	\$86,310	48.76	\$172,611	\$41,389	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-035		407	PTA	21254 GLEN HAVEN CIR E	08/04/23	\$270,000	\$54,000	\$48,600	\$106,090	39.29	\$212,183	\$94,817	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-054		407	WD	41715 BROQUET	10/31/23	\$230,000	\$46,000	\$41,400	\$109,270	47.51	\$218,538	\$48,462	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-427-057		407	PTA	41705 BROQUET	11/27/23	\$225,000	\$45,000	\$40,500	\$108,400	48.18	\$216,791	\$45,209	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-428-030		407	PTA	41721 ONAWAY	05/11/22	\$213,500	\$42,700	\$38,430	\$104,090	48.75	\$208,176	\$42,324	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-428-041		407	WD	41724 ONAWAY	05/16/23	\$160,000	\$32,000	\$28,800	\$67,190	41.99	\$134,382	\$62,618	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-451-024		407	PTA	21053 GLEN HAVEN CIR W	05/27/22	\$219,900	\$43,980	\$39,582	\$99,060	45.05	\$198,118	\$58,782	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-451-034		407	PTA	42128 GLADWIN	08/02/23	\$250,000	\$50,000	\$45,000	\$113,700	45.48	\$227,405	\$59,595	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-451-038		407	PTA	42104 GLADWIN	05/27/22	\$263,500	\$52,700	\$47,430	\$113,700	43.15	\$227,405	\$73,095	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-452-011		407	WD	42125 GLADWIN	06/15/23	\$185,000	\$37,000	\$33,300	\$87,310	47.19	\$174,625	\$47,375	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-452-016		407	WD	20923 GLEN HAVEN CIR W	01/27/23	\$183,000	\$36,600	\$32,940	\$87,310	47.71	\$174,625	\$45,375	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-452-018		407	PTA	20927 GLEN HAVEN CIR W	10/30/23	\$237,500	\$47,500	\$42,750	\$100,600	42.36	\$201,191	\$73,309	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-452-019		407	PTA	20929 GLEN HAVEN CIR W	04/10/23	\$254,000	\$50,800	\$45,720	\$115,520	45.48	\$231,040	\$59,960	\$37,000

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Country Pl #342 & Glen Haven #313	R3521	22-35-452-045		407	WD	20811 GLEN HAVEN CIR W	12/20/23	\$215,000	\$43,000	\$38,700	\$89,990	41.86	\$179,986	\$72,014	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-453-007		407	PTA	20894 GLEN HAVEN CIR W	06/17/22	\$260,000	\$52,000	\$46,800	\$115,520	44.43	\$231,040	\$65,960	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-453-015		407	PTA	20878 GLEN HAVEN CIR W	02/12/24	\$290,000	\$58,000	\$52,200	\$120,290	41.48	\$240,583	\$86,417	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-453-030		407	PTA	20853 GLEN HAVEN CIR E	07/18/22	\$265,000	\$53,000	\$47,700	\$117,360	44.29	\$234,716	\$67,284	\$37,000
Country Pl #342 & Glen Haven #313	R3521	22-35-476-049		407	PTA	20946 GLEN HAVEN CIR E	03/02/23	\$235,000	\$47,000	\$42,300	\$115,520	49.16	\$231,040	\$40,960	\$37,000
USE \$53,000							AVERAGE	\$242,372	\$48,474	\$43,627	\$106,599	44.36	\$213,199	\$66,462	\$37,288
32.5% INCREASE							MEDIAN	\$242,250	\$48,450	\$43,605	\$109,920	44.27	\$219,842	\$64,736	\$37,000
															15.3%
Riverbridge OCCP 724	R3522	22-35-152-002		407	WD	43322 ASHBURY	06/01/22	\$670,000	\$134,000	\$120,600	\$340,990	50.89	\$681,984	\$80,016	\$92,000
Riverbridge OCCP 724	R3522	22-35-303-012		407	PTA	43292 ASHBURY	09/15/22	\$640,000	\$128,000	\$115,200	\$294,620	46.03	\$589,240	\$142,760	\$92,000
USE 100,000							AVERAGE	\$655,000	\$131,000	\$117,900	\$317,805	48.46	\$635,612	\$111,388	\$92,000
8.69% INCREASE							MEDIAN	\$655,000	\$131,000	\$117,900	\$317,805	48.46	\$635,612	\$111,388	\$92,000
															14.0%
MIRABELLA ESTATES OCCP 1632	R3523	22-35-400-062		407	PTA	41570 CARMELA	06/06/23	\$1,725,000	\$345,000	\$310,500	\$764,010	44.29	\$1,528,025	\$411,975	\$215,000
MIRABELLA ESTATES OCCP 1632	R3523	22-35-400-063		407	PTA	41600 CARMELA	08/26/22	\$1,400,000	\$280,000	\$252,000	\$695,060	49.65	\$1,390,119	\$224,881	\$215,000
USE 225,000							AVERAGE	\$1,562,500	\$312,500	\$281,250	\$729,535	46.97	\$1,459,072	\$318,428	\$215,000
4.65% INCREASE							MEDIAN	\$1,562,500	\$312,500	\$281,250	\$729,535	46.97	\$1,459,072	\$318,428	\$215,000
															13.8%
NORMANDY HILLS ESTATES OCCP 1950	R3524	22-35-478-007		407	PTA	21035 NORMANDY	07/15/22	\$870,000	\$174,000	\$156,600	\$426,670	49.04	\$853,341	\$171,659	\$155,000
NORMANDY HILLS ESTATES OCCP 1950	R3524	22-35-478-013		407	PTA	20830 NORMANDY	11/28/23	\$1,580,000	\$316,000	\$284,400	\$712,260	45.08	\$1,424,513	\$310,487	\$155,000
USE 170,000							AVERAGE	\$1,225,000	\$245,000	\$220,500	\$569,465	47.06	\$1,138,927	\$241,073	\$155,000
9.68% INCREASE							MEDIAN	\$1,225,000	\$245,000	\$220,500	\$569,465	47.06	\$1,138,927	\$241,073	\$155,000
															12.7%
SEC 35 ACREAGE	R3550	22-35-400-071		402			9/26/2022	145,000							
USE with +/- adj															
Building Site		120,000													
Residual		39,600													
Low & Wet		3,000													
TURTLE CREEK	R3601	22-36-101-021		401	PTA	22101 CASCADE	07/21/23	\$465,000	\$93,000	\$83,700	\$203,840	43.84	\$407,671	\$130,432	\$73,103
TURTLE CREEK	R3601	22-36-102-017		401	PTA	22280 MERIDIAN	02/21/24	\$530,000	\$106,000	\$95,400	\$227,560	42.94	\$455,110	\$149,710	\$74,820
TURTLE CREEK	R3601	22-36-103-025		401	PTA	22075 SIEGAL	09/09/22	\$451,500	\$90,300	\$81,270	\$221,060	48.96	\$442,124	\$86,404	\$77,028
TURTLE CREEK	R3601	22-36-103-034		401	PTA	21956 SIEGAL	04/15/22	\$435,000	\$87,000	\$78,300	\$194,440	44.70	\$388,879	\$121,240	\$75,119
TURTLE CREEK	R3601	22-36-152-002		401	PTA	21736 SIEGAL	09/26/23	\$495,000	\$99,000	\$89,100	\$212,510	42.93	\$425,018	\$150,032	\$80,050
USE 940 FF							AVERAGE	\$475,300	\$95,060	\$85,554	\$211,882	44.67	\$423,760	\$127,564	\$76,024
9.3% INCREASE							MEDIAN	\$465,000	\$93,000	\$83,700	\$212,510	43.84	\$425,018	\$130,432	\$75,119
										935					16.2%

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CHARRINGTON GREEN	R3602	22-36-151-018		401	PTA	41294 MARKS	08/25/23	\$410,000	\$82,000	\$73,800	\$208,500	50.85	\$417,002	\$59,930	\$66,932
CHARRINGTON GREEN	R3602	22-36-153-004		401	PTA	41295 TODD	05/24/23	\$365,000	\$73,000	\$65,700	\$177,950	48.75	\$355,893	\$75,174	\$66,067
CHARRINGTON GREEN	R3602	22-36-154-004		401	PTA	41191 MARKS	06/13/22	\$410,000	\$82,000	\$73,800	\$192,850	47.04	\$385,706	\$98,544	\$74,250
CHARRINGTON GREEN	R3602	22-36-154-006		401	WD	41127 MARKS	12/09/22	\$420,000	\$84,000	\$75,600	\$230,820	54.96	\$461,648	\$32,602	\$74,250
USE 840							AVERAGE	\$401,250	\$80,250	\$72,225	\$202,530	50.40	\$405,062	\$66,563	\$70,375
1.82% INCREASE							MEDIAN	\$410,000	\$82,000	\$73,800	\$200,675	49.80	\$401,354	\$67,552	\$70,591
										847					17.2%
outliers															
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-177-002		401	PTA	21620 CLOVER	03/29/24	\$540,000	\$108,000	\$97,200	\$206,540	38.25	\$413,088	\$192,670	\$65,758
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-251-038		401	PTA	21534 SUNRISE	01/03/23	\$425,000	\$85,000	\$76,500	\$267,290	62.89	\$534,572	(\$31,319)	\$78,253
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-126-006		401	PTA	40518 MILL ROAD CT E	07/14/22	\$327,000	\$65,400	\$58,860	\$148,320	45.36	\$296,639	\$96,853	\$66,492
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-126-009		401	WD	40452 MILL ROAD CT E	08/25/22	\$375,000	\$75,000	\$67,500	\$183,040	48.81	\$366,081	\$83,037	\$74,118
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-127-036		401	PTA	40784 LADENE	04/29/22	\$338,000	\$67,600	\$60,840	\$162,380	48.04	\$324,761	\$82,737	\$69,498
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-127-044		401	PTA	22059 SHADYBROOK	11/29/23	\$485,000	\$97,000	\$87,300	\$225,720	46.54	\$451,431	\$98,369	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-128-010		401	PTA	22136 SHADYBROOK	08/18/23	\$392,500	\$78,500	\$70,650	\$175,000	44.59	\$350,008	\$111,168	\$68,676
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-129-009		401	PTA	22070 CLOVER	05/19/22	\$455,000	\$91,000	\$81,900	\$208,480	45.82	\$416,966	\$102,834	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-129-018		401	PTA	21981 GREENTREE	02/22/23	\$435,000	\$87,000	\$78,300	\$197,650	45.44	\$395,294	\$104,506	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-176-009		401	WD	21950 GREENTREE	04/07/23	\$380,000	\$76,000	\$68,400	\$170,260	44.81	\$340,513	\$104,287	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-176-010		401	PTA	21978 GREENTREE	06/09/22	\$490,000	\$98,000	\$88,200	\$233,290	47.61	\$466,586	\$88,214	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-176-011		401	PTA	22004 GREENTREE	01/09/23	\$445,000	\$89,000	\$80,100	\$202,050	45.40	\$404,094	\$105,706	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-177-018		401	PTA	21965 SUNRISE	02/09/23	\$385,000	\$77,000	\$69,300	\$181,520	47.15	\$363,031	\$88,385	\$66,416
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-177-020		401	PTA	21901 SUNRISE	11/02/23	\$400,000	\$80,000	\$72,000	\$197,830	49.46	\$395,665	\$69,135	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-177-025		401	PTA	21741 SUNRISE	07/11/22	\$418,000	\$83,600	\$75,240	\$190,890	45.67	\$381,783	\$101,017	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-178-009		401	PTA	21784 SHADYBROOK	07/08/22	\$462,500	\$92,500	\$83,250	\$220,780	47.74	\$441,565	\$85,735	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-178-011		401	PTA	21850 SHADYBROOK	02/13/24	\$401,100	\$80,220	\$72,198	\$205,620	51.26	\$411,241	\$66,499	\$76,640
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-179-016		401	WD	21671 SHADYBROOK	07/29/22	\$500,000	\$100,000	\$90,000	\$223,150	44.63	\$446,309	\$118,491	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-202-003		401	WD	22214 SUNRISE	03/20/24	\$350,000	\$70,000	\$63,000	\$175,590	50.17	\$351,189	\$82,994	\$84,183
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-202-013		401	WD	40270 SANDPOINT	10/03/22	\$400,000	\$80,000	\$72,000	\$210,500	52.63	\$421,009	\$71,483	\$92,492
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-252-010		401	PTA	21690 SUNFLOWER	05/15/23	\$400,000	\$80,000	\$72,000	\$165,710	41.43	\$331,410	\$133,390	\$64,800
WHISPRG MEADOWS/ SUNRISE	R3603	22-36-252-017		401	PTA	40317 LADENE	08/09/23	\$465,000	\$93,000	\$83,700	\$204,110	43.89	\$408,220	\$121,580	\$64,800
USE 890							AVERAGE	\$415,205	\$83,041	\$74,737	\$194,095	46.82	\$388,190	\$95,821	\$68,806
10.0% INCREASE							MEDIAN	\$400,550	\$80,110	\$72,099	\$197,740	46.18	\$395,480	\$97,611	\$64,800
										901					16.2%
CARRIAGE HILL+C1713:AH1717	R3604	22-36-302-003		401	PTA	40958 COVENTRY	06/29/23	\$634,000	\$126,800	\$114,120	\$275,860	43.51	\$551,717	\$175,835	\$93,552
CARRIAGE HILL	R3604	22-36-305-001		401	WD	41379 CARRIAGE HILL	06/14/23	\$603,000	\$120,600	\$108,540	\$241,940	40.12	\$483,871	\$210,132	\$91,003
CARRIAGE HILL	R3604	22-36-305-002		401	PTA	41359 CARRIAGE HILL	05/17/22	\$438,000	\$87,600	\$78,840	\$218,220	49.82	\$436,436	\$92,567	\$91,003
CARRIAGE HILL	R3604	22-36-305-005		401	PTA	41293 CARRIAGE HILL	07/29/22	\$515,000	\$103,000	\$92,700	\$236,420	45.91	\$472,842	\$133,649	\$91,491

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CARRIAGE HILL	R3604	22-36-306-003		401	PTA	21511 INGRAM	08/17/23	\$525,000	\$105,000	\$94,500	\$211,470	40.28	\$422,945	\$186,479	\$84,424
USE 800							AVERAGE	\$543,000	\$108,600	\$97,740	\$236,782	43.93	\$473,562	\$159,732	\$90,295
3.90% INCREASE							MEDIAN	\$525,000	\$105,000	\$94,500	\$236,420	43.51	\$472,842	\$175,835	\$91,003
										800					17.3%
MEADOWBROOK MANOR	R3605	22-36-352-003		401	PTA	41345 LLEWELYN	06/29/23	\$340,000	\$68,000	\$61,200	\$177,130	52.10	\$354,263	\$68,480	\$82,743
MEADOWBROOK MANOR	R3605	22-36-354-005		401	PTA	41252 LLEWELYN	08/01/22	\$496,000	\$99,200	\$89,280	\$289,060	58.28	\$578,127	\$17,961	\$100,088
USE 440							AVERAGE	\$418,000	\$83,600	\$75,240	\$233,095	55.19	\$466,195	\$43,221	\$91,416
no change							MEDIAN	\$418,000	\$83,600	\$75,240	\$233,095	55.19	\$466,195	\$43,221	\$91,416
										362					21.9%
MEADOWBROOK VIEW	R3606	22-36-376-010	22-36-376-009	401	PTA	20889 CAMBRIDGE	08/10/22	\$940,000	\$188,000	\$169,200	\$431,550	45.91	\$876,538	\$385,567	\$322,105
															34.3%
suggest with +/- adj															
acre															
Residential		200,000													
Residual/Surplus		66,700													
CROSSWINDS WEST OCCP 371	R3620	22-36-226-100		407	WD	22375 PEACHTREE	09/08/22	\$197,000	\$39,400	\$35,460	\$111,160	56.43	\$222,327	\$14,673	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-015		407	PTA	22212 PONDVIEW	10/21/22	\$195,000	\$39,000	\$35,100	\$93,180	47.78	\$186,357	\$48,643	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-016		407	PTA	22214 PONDVIEW	08/25/23	\$245,000	\$49,000	\$44,100	\$112,840	46.06	\$225,682	\$59,318	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-024		407	WD	22274 PONDVIEW	06/16/23	\$265,000	\$53,000	\$47,700	\$118,690	44.79	\$237,381	\$67,619	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-044		407	PTA	40010 CROSSWINDS	07/15/22	\$266,000	\$53,200	\$47,880	\$111,160	41.79	\$222,327	\$83,673	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-061		407	PTA	22300 PONDVIEW	05/23/23	\$271,000	\$54,200	\$48,780	\$111,160	41.02	\$222,327	\$88,673	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-068		407	PTA	40047 CROSSWINDS	05/09/23	\$250,000	\$50,000	\$45,000	\$121,300	48.52	\$242,591	\$47,409	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-071		407	PTA	40043 CROSSWINDS	07/28/22	\$187,500	\$37,500	\$33,750	\$93,180	49.70	\$186,357	\$41,143	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-074		407	PTA	40013 CROSSWINDS	01/18/23	\$197,000	\$39,400	\$35,460	\$93,180	47.30	\$186,357	\$50,643	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-080		407	PTA	40007 CROSSWINDS	12/12/22	\$234,900	\$46,980	\$42,282	\$118,450	50.43	\$236,896	\$38,004	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-083		407	PTA	39981 CROSSWINDS	05/26/22	\$195,000	\$39,000	\$35,100	\$93,180	47.78	\$186,357	\$48,643	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-089		407	PTA	22357 PEACHTREE	04/06/23	\$240,000	\$48,000	\$43,200	\$111,160	46.32	\$222,327	\$57,673	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-091		407	PTA	22353 PEACHTREE	12/08/23	\$219,450	\$43,890	\$39,501	\$96,900	44.16	\$193,809	\$65,641	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-101		407	PTA	22383 PEACHTREE	04/14/22	\$256,000	\$51,200	\$46,080	\$120,350	47.01	\$240,693	\$55,307	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-121		407	WD	22278 EDGEWATER	02/28/23	\$225,000	\$45,000	\$40,500	\$111,160	49.40	\$222,327	\$42,673	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-131		407	PTA	22042 EDGEWATER	10/13/22	\$175,000	\$35,000	\$31,500	\$93,180	53.25	\$186,357	\$28,643	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-140		407	WD	22068 EDGEWATER	05/26/23	\$370,000	\$74,000	\$66,600	\$127,510	34.46	\$255,021	\$154,979	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-154		407	PTA	22222 EDGEWATER	03/29/23	\$197,000	\$39,400	\$35,460	\$95,540	48.50	\$191,071	\$45,929	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-155		407	PTA	22224 EDGEWATER	05/13/22	\$180,000	\$36,000	\$32,400	\$93,180	51.77	\$186,357	\$33,643	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-161		407	PTA	22096 EDGEWATER	07/18/22	\$265,000	\$53,000	\$47,700	\$129,500	48.87	\$259,004	\$45,996	\$40,000

Land Table	ECF Area	Parcel Number	Other Parcels in Sale	Class	Instr.	Street Address	Sale Date	Adj. Sale \$	20% of SP	18% of SP	2024 SEV	Asd/Adj. Sale	Curr. TCV	Land Residual	Est. Land Value
CROSSWINDS WEST OCCP 371	R3620	22-36-226-168		407	PTA	22104 EDGEWATER	07/01/22	\$288,000	\$57,600	\$51,840	\$122,430	42.51	\$244,869	\$83,131	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-171		407	PTA	22122 EDGEWATER	03/29/24	\$210,000	\$42,000	\$37,800	\$96,000	45.71	\$192,003	\$57,997	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-180		407	PTA	22158 EDGEWATER	04/24/23	\$345,000	\$69,000	\$62,100	\$127,510	36.96	\$255,021	\$129,979	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-184		407	WD	22160 EDGEWATER	04/15/22	\$300,000	\$60,000	\$54,000	\$111,160	37.05	\$222,327	\$117,673	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-201		407	PTA	39884 CROSSWINDS	04/24/23	\$230,000	\$46,000	\$41,400	\$120,820	52.53	\$241,642	\$28,358	\$40,000
CROSSWINDS WEST OCCP 371	R3620	22-36-226-204		407	PTA	39878 CROSSWINDS	07/29/22	\$290,000	\$58,000	\$52,200	\$122,250	42.16	\$244,490	\$85,510	\$40,000
USE \$42,000							AVERAGE	\$243,874	\$48,775	\$43,897	\$109,799	45.83	\$219,598	\$64,276	\$40,000
5.0% INCREASE							MEDIAN	\$240,000	\$48,000	\$43,200	\$111,160	47.01	\$222,327	\$55,307	\$40,000

16.7%

Turnbury Estates OCCP1006 R3621

with +/- adj

Building Site	270,000
Acre Rate	225,000
Residual	74,200
Low & Wet	3,000

ESTATES OF MEADOWBROOK R3651

suggest with +/- adj

no change

Building Site	200,000
Residual	66,700
Low & Wet	3,000