

2025 TEXAS TOWNSHIP LAND STUDY

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LAND 01 - RESIDENTIAL - M&B N. OF I-94 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
05-26-136-121	2040 S 9TH ST	08/01/23	\$275,000	\$275,000	\$110,300	40.11		\$ 81,280			0.80	0.80	\$ 101,347				OSH OSHTEMO	
05-26-206-060	2089 S 9TH ST	09/15/23	\$277,000	\$277,000	\$113,900	41.12		\$ 71,324			0.58	0.58	\$ 122,761				OSH OSHTEMO	
05-26-255-011	2323 S 9TH ST	10/31/23	\$236,000	\$236,000	\$105,200	44.58		\$ 4,774			0.43	0.43	\$ 11,102				OSH OSHTEMO	
05-27-155-016	W ML	08/20/21	\$65,000	\$65,000				\$ 65,000			3.72	3.72	\$ 17,473				OSH OSHTEMO	
05-27-330-015	7681 W ML	09/29/23	\$255,500	\$255,500	\$76,000	29.75		\$ 255,500			20.00	20.00	\$ 12,775				OSH OSHTEMO	
05-27-495-020	2848 S 8TH ST	12/29/23	\$226,500	\$226,500	\$73,600	32.49		\$ 100,016			0.35	0.35	\$ 282,531				OSH OSHTEMO	
05-30-355-010	2799 S VAN KAL ST	10/20/23	\$260,000	\$260,000	\$138,500	53.27		\$ 80,467			13.67	13.67	\$ 5,886				OSH OSHTEMO	
05-30-355-061	W M	10/02/23	\$280,000	\$280,000				\$ 280,000			14.48	14.48	\$ 19,337				OSH OSHTEMO	
05-30-455-012	10400 W M AVE	09/05/23	\$450,000	\$450,000	\$159,700	35.49		\$ 222,886			15.46	15.46	\$ 14,417				OSH OSHTEMO	
05-32-130-010	9687 W M AVE	10/05/23	\$420,000	\$420,000	\$179,900	42.83		\$ 184,140			30.00	30.00	\$ 6,138				OSH OSHTEMO	
05-33-330-051	8656 STADIUM DR	03/04/24	\$340,000	\$340,000	\$109,300	32.15		\$ 194,864	\$43,200		3.50	3.50	\$ 55,675				OSH OSHTEMO	
05-33-402-116	8340 STADIUM DR	10/23/23	\$192,000	\$192,000	\$57,400	29.9		\$ 61,259			0.42	0.42	\$ 145,855				OSH OSHTEMO	
05-33-402-300	3240 S 6TH ST	03/01/24	\$225,000	\$225,000	\$46,400	20.62		\$ 152,516	\$35,800		4.85	4.85	\$ 31,479				OSH OSHTEMO	
05-34-455-051	7396 W N AVE	08/10/23	\$285,000	\$285,000	\$126,800	44.49		\$ 50,394			2.92	2.92	\$ 17,258				OSH OSHTEMO	
05-36-380-060	5690 W N AVE	06/09/23	\$265,000	\$265,000	\$110,400	41.66		\$ 54,665			0.38	0.38	\$ 142,728				OSH OSHTEMO	
09-01-126-010	5813 W N AVE	10/30/23	\$217,500	\$217,500	\$130,100	59.82	\$260,123	\$ 46,278	\$88,901	0.0	4.99	4.99	#DIV/0!	\$ 9,269	\$0.21	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-01-126-030	5575 W N AVE	07/14/22	\$225,000	\$225,000	\$104,900	46.62	\$209,806	\$ 76,269	\$61,075	0.0	1.48	1.48	#DIV/0!	\$ 51,464	\$1.18	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-01-201-030	5185 S 11TH ST	04/21/22	\$271,914	\$271,914	\$130,100	47.85	\$260,232	\$ 84,286	\$72,604	0.0	2.53	2.53	#DIV/0!	\$ 33,328	\$0.77	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-01-255-021	5434 W ON AVE	10/04/23	\$210,000	\$210,000	\$69,900	33.29	\$139,714	\$ 101,597	\$31,311	92.0	0.63	0.63	\$1,104	\$ 161,265	\$3.70	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-01-255-141	5289 W ON AVE	12/05/23	\$250,000	\$250,000	\$97,600	39.04	\$195,291	\$ 94,966	\$40,257	0.0	0.81	0.81	#DIV/0!	\$ 117,242	\$2.69	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-01-276-021	5088 W ON AVE	06/22/23	\$325,000	\$325,000	\$168,600	51.88	\$337,156	\$ 40,116	\$52,272	0.0	1.11	1.11	#DIV/0!	\$ 36,173	\$0.83	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-02-101-160	6667 W N AVE	07/13/22	\$235,000	\$235,000	\$121,200	51.57	\$242,463	\$ 26,432	\$33,895	100.0	0.68	0.68	\$264	\$ 38,757	\$0.89	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-03-101-050	7775 W N AVE	01/31/23	\$175,000	\$175,000	\$120,100	68.63	\$124,300	\$ 175,000	\$124,300	460.0	7.40	7.40	\$380	\$ 23,661	\$0.54	460.00	01 RESIDENTIAL - M&B N. OF I-94	
09-03-201-011	7397 W N AVE	07/14/23	\$280,000	\$280,000	\$109,500	39.11	\$218,959	\$ 126,375	\$65,334	0.0	1.86	1.86	#DIV/0!	\$ 68,127	\$1.56	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-03-226-020	7195 W N AVE	10/07/22	\$255,000	\$255,000	\$102,700	40.27	\$205,323	\$ 99,707	\$50,030	0.0	1.01	1.01	#DIV/0!	\$ 98,330	\$2.26	150.00	01 RESIDENTIAL - M&B N. OF I-94	
09-03-226-050	7111 W N AVE	07/07/23	\$245,000	\$220,500	\$89,000	40.36	\$174,825	\$ 65,706	\$20,031	100.0	0.68	0.68	\$657	\$ 96,769	\$2.22	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-03-226-060	W N AVE	07/07/23	\$245,000	\$24,500	\$10,900	44.49	\$20,031	\$ 24,500	\$20,031	100.0	0.68	0.68	\$245	\$ 36,082	\$0.83	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-03-226-070	7071 W N	11/17/22	\$275,000	\$275,000	\$97,000	35.27	\$194,005	\$ 114,841	\$33,846	100.0	0.68	0.68	\$1,148	\$ 168,636	\$3.87	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-04-120-013	5171 S 4TH ST	10/07/22	\$380,000	\$380,000	\$164,300	43.24	\$328,532	\$ 124,270	\$72,802	0.0	2.58	2.58	#DIV/0!	\$ 48,092	\$1.10	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-04-151-020	5405 S 4TH ST	05/12/22	\$411,000	\$411,000	\$193,000	46.96	\$386,004	\$ 94,248	\$69,252	0.0	2.21	2.21	#DIV/0!	\$ 42,646	\$0.98	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-04-276-060	5470 S 6TH ST	01/19/24	\$332,500	\$332,500	\$166,600	50.11	\$333,100	\$ 63,265	\$63,865	0.0	1.72	1.72	#DIV/0!	\$ 36,803	\$0.84	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-04-476-005	5768 S 6TH ST	02/15/24	\$290,000	\$290,000	\$144,100	49.69	\$288,267	\$ 78,578	\$76,845	0.0	4.12	4.14	#DIV/0!	\$ 19,072	\$0.44	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-05-255-031		08/17/22	\$650,000	\$82,000	\$41,000	50.00	\$82,000	\$ 82,000	\$82,000	0.0	7.75	7.75	#DIV/0!	\$ 10,581	\$0.24	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-06-105-060	10899 STADIUM DR	04/27/23	\$202,500	\$202,500	\$85,700	42.32	\$171,443	\$ 90,197	\$59,140	0.0	1.40	1.40	#DIV/0!	\$ 64,426	\$1.48	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-06-205-060	10354 STADIUM DR	06/06/23	\$220,000	\$222,000	\$65,400	29.46	\$130,823	\$ 114,536	\$23,359	100.0	0.47	0.47	\$1,145	\$ 243,694	\$5.59	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-07-101-039	10777 W O AVE	09/12/23	\$245,000	\$245,000	\$115,200	47.02	\$230,466	\$ 78,626	\$64,092	0.0	1.74	1.74	#DIV/0!	\$ 45,187	\$1.04	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-07-201-040	6221 S 1ST	07/06/22	\$350,000	\$350,000	\$181,200	51.77	\$362,340	\$ 133,660	\$146,000	0.0	10.00	10.00	#DIV/0!	\$ 13,366	\$0.31	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-07-201-040	6221 S 1ST	10/14/22	\$434,200	\$434,200	\$181,200	41.73	\$362,340	\$ 217,860	\$146,000	0.0	10.00	10.00	#DIV/0!	\$ 21,786	\$0.50	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-08-226-040	9103 W O AVE	03/01/23	\$50,000	\$50,000	\$234,800	469.60	\$68,020	\$ 50,000	\$68,020	0.0	2.10	2.10	#DIV/0!	\$ 23,810	\$0.55	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-15-351-280	1804 S CROOKED LAKE	06/27/23	\$725,000	\$31,000	\$13,400	43.23	\$73,400	\$31,000	\$73,400	75.0	2.05	2.05	\$413	\$ 15,122	\$0.35	75.00	15 CENTRAL AREA M&B NON-LAKE	
Totals:			\$11,551,614	\$10,046,614	\$4,344,900		\$5,398,963	\$ 4,093,398	\$1,717,662	1,127.0	182.24	182.27						
						Sale. Ratio ==>	43.25		Average		Average			Average				
						Std. Dev. ==>	69.83		per FF==>	\$3,632	per Net Acre==>	22,461.33		per SqFt==>	\$0.52			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
09-03-226-060	W N AVE	07/07/23	\$245,000	\$24,500	\$10,900	44.49	\$20,031	\$ 24,500	\$20,031	100.0	0.68	0.68	\$245	\$ 36,082	\$0.83	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-02-101-160	6667 W N AVE	07/13/22	\$235,000	\$235,000	\$121,200	51.57	\$242,463	\$ 26,432	\$33,895	100.0	0.68	0.68	\$264	\$ 38,757	\$0.89	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-03-226-050	7111 W N AVE	07/07/23	\$245,000	\$220,500	\$89,000	40.36	\$174,825	\$ 65,706	\$20,031	100.0	0.68	0.68	\$657	\$ 96,769	\$2.22	0.00	01	RESIDENTIAL - M&B N. OF I-94
Totals:			\$725,000	\$480,000	\$221,100		\$437,319	\$ 116,638	\$73,957	300.0	2.04	2.04						
ABSTRACTION					Sale. Ratio ==>	46.06	Average		Average		Average		USED \$260 FF					
					Std. Dev. ==>	5.67	per FF=>		\$389	per Net Acre=>	57,175.49	per SqFt=>						

09-01-255-021	5434 W ON AVE	10/04/23	\$210,000	\$210,000	\$69,900	33.29	\$139,714	\$ 101,597	\$31,311	92.0	0.63	0.63	\$1,104	\$ 161,265	\$3.70	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-06-205-060	10354 STADIUM DR	06/06/23	\$220,000	\$222,000	\$65,400	29.46	\$130,823	\$ 114,536	\$23,359	100.0	0.47	0.47	\$1,145	\$ 243,694	\$5.59	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-03-226-070	7071 W N	11/17/22	\$275,000	\$275,000	\$97,000	35.27	\$194,005	\$ 114,841	\$33,846	100.0	0.68	0.68	\$1,148	\$ 168,636	\$3.87	0.00	01	RESIDENTIAL - M&B N. OF I-94

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
09-03-226-060	W N AVE	07/07/23	\$245,000	\$24,500	\$10,900	44.49	\$20,031	\$ 24,500	\$20,031	0.0	0.68	0.68	#DIV/0!	\$ 36,082	\$0.83	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-01-276-021	5088 W ON AVE	06/22/23	\$325,000	\$325,000	\$168,600	51.88	\$337,156	\$ 40,116	\$52,272	0.0	1.11	1.11	#DIV/0!	\$ 36,173	\$0.83	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-02-101-160	6667 W N AVE	07/13/22	\$235,000	\$235,000	\$121,200	51.57	\$242,463	\$ 26,432	\$33,895	0.0	0.68	0.68	#DIV/0!	\$ 38,757	\$0.89	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-03-226-050	7111 W N AVE	07/07/23	\$245,000	\$220,500	\$89,000	40.36	\$174,825	\$ 65,706	\$20,031	0.0	0.68	0.68	#DIV/0!	\$ 96,769	\$2.22	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-03-226-020	7195 W N AVE	10/07/22	\$255,000	\$255,000	\$102,700	40.27	\$205,323	\$ 99,707	\$50,030	150.0	1.01	1.01	\$665	\$ 98,330	\$2.26	150.00	01	RESIDENTIAL - M&B N. OF I-94
Totals:			\$1,305,000	\$1,060,000	\$492,400		\$979,798	\$ 256,461	\$176,259	150.0	4.16	4.16						
ABSTRACTION						Sale. Ratio =>	46.45				Average	Average				1.0 Ac \$61,400		
						Std. Dev. =>	5.75				per FF=>	\$1,710	per Net Acre=>	61,604.85	Average	per SqFt=>	\$1.41	

NOT USED																		
09-01-255-141	5289 W ON AVE	12/05/23	\$250,000	\$250,000	\$97,600	39.04	\$195,291	\$ 94,966	\$40,257	0.0	0.81	0.81	#DIV/0!	\$ 117,242	\$2.69	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-01-255-021	5434 W ON AVE	10/04/23	\$210,000	\$210,000	\$69,900	33.29	\$139,714	\$ 101,597	\$31,311	0.0	0.63	0.63	#DIV/0!	\$ 161,265	\$3.70	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-03-226-070	7071 W N	11/17/22	\$275,000	\$275,000	\$97,000	35.27	\$194,005	\$ 114,841	\$33,846	0.0	0.68	0.68	#DIV/0!	\$ 168,636	\$3.87	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-06-205-060	10354 STADIUM DR	06/06/23	\$220,000	\$222,000	\$65,400	29.46	\$130,823	\$ 114,536	\$23,359	0.0	0.47	0.47	#DIV/0!	\$ 243,694	\$5.59	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-06-205-060	10354 STADIUM DR	06/06/23	\$220,000	\$222,000	\$65,400	29.46	\$130,823	\$ 114,536	\$23,359	0.0	0.47	0.47	#DIV/0!	\$ 243,694	\$5.59	0.00	01	RESIDENTIAL - M&B N. OF I-94
05-26-255-011	2323 S 9TH ST	10/31/23	\$236,000	\$236,000	\$105,200	44.58		\$ 4,774			0.43	0.43	\$	11,102			OSH	OSHTEMO

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
09-17-276-080	9145 PQ AVE	01/07/22	\$859,000	\$859,000	\$229,200	26.68	\$905,447	\$ 23,013	\$69,460	0.0	1.40	1.40	#DIV/0!	\$16,438	\$0.38	0.00	15	CENTRAL AREA M&B NON-LAKE
09-04-276-060	5470 S 6TH ST	01/19/24	\$332,500	\$332,500	\$190,700	57.35	\$333,100	\$ 63,265	\$63,865	0.0	1.72	1.72	#DIV/0!	\$36,803	\$0.84	0.00	1	RESIDENTIAL - M&B N. OF I-94
09-04-276-060	5470 S 6TH ST	01/19/24	\$332,500	\$332,500	\$166,600	50.11	\$333,100	\$ 63,265	\$63,865	0.0	1.72	1.72	#DIV/0!	\$36,803	\$0.84	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-07-101-039	10777 W O AVE	09/12/23	\$245,000	\$245,000	\$115,200	47.02	\$230,466	\$ 78,626	\$64,092	0.0	1.74	1.74	#DIV/0!	\$45,187	\$1.04	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-01-126-030	5575 W N AVE	07/14/22	\$225,000	\$225,000	\$104,900	46.62	\$209,806	\$ 76,269	\$61,075	0.0	1.48	1.48	#DIV/0!	\$51,464	\$1.18	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-06-105-060	10899 STADIUM DR	04/27/23	\$202,500	\$202,500	\$85,700	42.32	\$171,443	\$ 90,197	\$59,140	0.0	1.40	1.40	#DIV/0!	\$64,426	\$1.48	0.00	01	RESIDENTIAL - M&B N. OF I-94
Totals:			\$2,196,500	\$2,196,500	\$892,300		\$2,183,362	\$ 394,635	\$381,497	0.0	9.46	9.46						
ABSTRACTION						Sale. Ratio =>	40.62				Average	Average				1.5 Ac \$62,500		
						Std. Dev. =>	10.28				per Net Acre=>	41,711.76	Average	per SqFt=>	\$0.96			

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09-15-351-280	1804 S CROOKED LAKE	06/27/23	\$725,000	\$31,000	\$13,400	43.23	\$73,400	\$31,000	\$73,400	75.0	2.05	2.05	\$413	\$15,122	\$0.35	75.00	15	CENTRAL AREA M&B NON-LAKE
09-08-226-040	9103 W O AVE	03/01/23	\$50,000	\$50,000	\$20,500	41.00	\$68,020	\$ 50,000	\$68,020	0.0	2.10	2.10	#DIV/0!	\$23,810	\$0.55	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-04-151-020	5405 S 4TH ST	05/12/22	\$411,000	\$411,000	\$193,000	46.96	\$386,004	\$ 94,248	\$69,252	0.0	2.21	2.21	#DIV/0!	\$42,646	\$0.98	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-03-201-011	7397 W N AVE	07/14/23	\$280,000	\$280,000	\$109,500	39.11	\$218,959	\$ 126,375	\$65,334	0.0	1.86	1.86	#DIV/0!	\$68,127	\$1.56	0.00	01	RESIDENTIAL - M&B N. OF I-94
Totals:			\$1,466,000	\$772,000	\$336,400		\$746,383	\$ 301,623	\$276,006	75.0	8.22	8.22						
ABSTRACTION						Sale. Ratio =>	43.58				Average	Average				2.0 Ac \$73,400		
						Std. Dev. =>	3.37				per Net Acre=>	36,716.13	Average	per SqFt=>	\$0.84			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
09-01-201-030	5185 S 11TH ST	04/21/22	\$271,914	\$271,914	\$130,100	47.85	\$260,232	\$ 84,286	\$72,604	0.0	2.53	2.53	#DIV/0!	\$ 33,328	\$0.77	0.00	01 RESIDENTIAL - M&B N. OF I-94	
09-04-120-013	5171 S 4TH ST	10/07/22	\$380,000	\$380,000	\$164,300	43.24	\$328,532	\$ 124,270	\$72,802	0.0	2.58	2.58	#DIV/0!	\$ 48,092	\$1.10	0.00	01 RESIDENTIAL - M&B N. OF I-94	
05-34-455-051	7396 W N AVE	08/10/23	\$285,000	\$285,000	\$126,800	44.49		\$ 50,394			2.92	2.92		\$ 17,258			OSH OSHTEMO	
Totals:			\$936,914	\$936,914	\$421,200		\$588,764	\$ 258,950	\$145,406	0.0	8.03	8.03						
ABSTRACTION				Sale. Ratio =>		44.96	Average		per Net Acre=>		32,235.78	Average		per SqFt=>		\$0.74	2.5 Ac \$80,000	
				Std. Dev. =>		2.38												

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
05-33-330-051	8656 STADIUM DR	03/04/24	\$340,000	\$340,000	\$109,300	32.15		\$ 194,864	\$43,200		3.50	3.50		\$ 55,675			OSH OSHTEMO	
09-17-251-060	7433 S 3RD ST	07/18/22	\$1,000,000	\$1,000,000	\$378,100	37.81	\$1,046,807	\$52,193	\$99,000	0.0	3.00	3.00	#DIV/0!	\$ 17,398	\$0.40	0.00	15 CENTRAL AREA M&B NON-LAKE	
05-27-155-016	W ML	08/20/21	\$65,000	\$65,000				\$ 65,000			3.72	3.72		\$ 17,473			OSH OSHTEMO	
Totals:			\$1,405,000	\$1,405,000	\$487,400		\$1,046,807	\$ 312,057	\$142,200	0.0	10.22	10.22						
ABSTRACTION				Sale. Ratio =>		34.69	Average		per Net Acre=>		30,533.95	Average		per SqFt=>		\$0.70	3.0 Ac \$90,000	
				Std. Dev. =>		4.00												

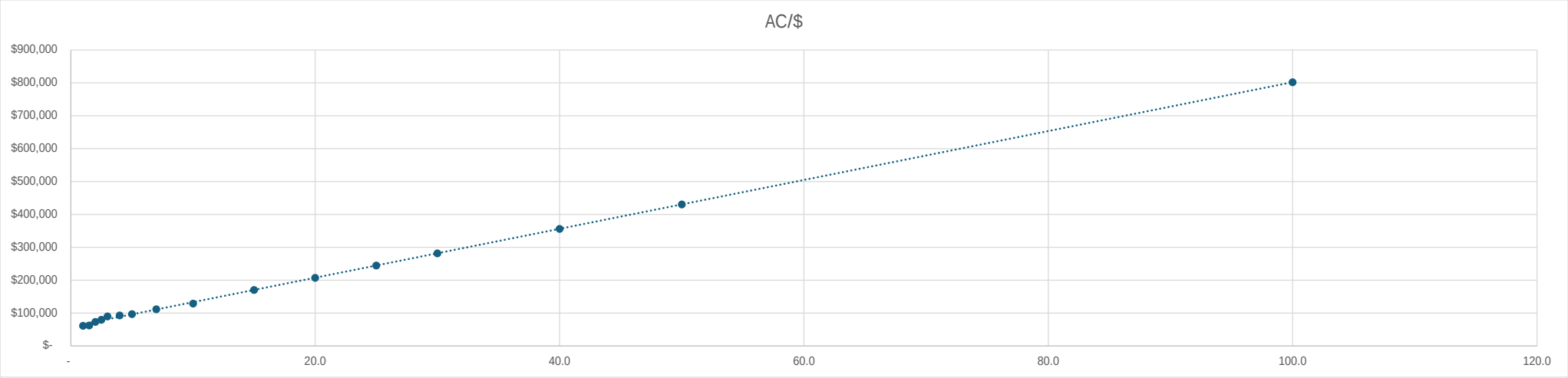
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
05-27-155-016	W ML	08/20/21	\$65,000	\$65,000				\$ 65,000			3.72	3.72		\$ 17,473			OSH OSHTEMO	
09-04-476-005	5768 S 6TH ST	02/15/24	\$290,000	\$290,000	\$144,100	49.69	\$288,267	\$ 78,578	\$76,845	0.0	4.12	4.14	#DIV/0!	\$ 19,072	\$0.44	0.00	01 RESIDENTIAL - M&B N. OF I-94	
05-33-402-300	3240 S 6TH ST	03/01/24	\$225,000	\$225,000	\$46,400	20.62		\$ 152,516	\$35,800		4.85	4.85		\$ 31,479			OSH OSHTEMO	
Totals:			\$580,000	\$580,000	\$190,500		\$288,267	\$ 296,094	\$112,645	0.0	12.69	12.71						
ABSTRACTION				Sale. Ratio =>		32.84	Average		per Net Acre=>		23,332.86	Average		per SqFt=>		\$0.54	4.0 Ac \$93,000 5.0 Ac \$97,000	
				Std. Dev. =>		20.56												

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
09-03-101-050	7775 W N AVE	01/31/23	\$175,000	\$175,000	\$120,100	68.63	\$124,300	\$ 175,000	\$124,300	460.0	7.40	7.40	\$380	\$ 23,661	\$0.54	460.00	01 RESIDENTIAL - M&B N. OF I-94	
09-05-255-031		08/17/22	\$650,000	\$82,000	\$41,000	50.00	\$82,000	\$ 82,000	\$82,000	0.0	7.75	7.75	#DIV/0!	\$ 10,581	\$0.24	0.00	01 RESIDENTIAL - M&B N. OF I-94	
Totals:			\$825,000	\$257,000	\$161,100		\$206,300	\$ 257,000	\$206,300	460.0	15.15	15.15						
ABSTRACTION				Sale. Ratio =>		62.68	Average		per Net Acre=>		16,968.18	Average		per SqFt=>		\$0.39	7.0 Ac \$112,000	
				Std. Dev. =>		13.17												

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
09-07-201-040	6221 S 1ST	07/06/22	\$350,000	\$350,000	\$111,100	31.74	\$362,340	\$ 133,660	\$146,000	0.0	10.00	10.00	#DIV/0!	\$13,366	\$0.31	0.00	1 RESIDENTIAL - M&B N. OF I-94	
05-30-355-010	2799 S VAN KAL ST	10/20/23	\$260,000	\$260,000	\$138,500	53.27		\$ 80,467			13.67	13.67		\$ 5,886			OSH OSHTEMO	
05-30-355-061	W M	10/02/23	\$280,000	\$280,000				\$ 280,000			14.48	14.48		\$ 19,337			OSH OSHTEMO	
Totals:			\$890,000	\$890,000	\$249,600		\$362,340	\$ 494,127	\$146,000	0.0	38.15	38.15						
ABSTRACTION				Sale. Ratio =>		28.04	Average		per Net Acre=>		12,952.21	Average		per SqFt=>		\$0.30	10.0 Ac \$129,000	
				Std. Dev. =>		15.22												

TREND

1.0	\$	61,600	
1.5	\$	62,500	
2.0	\$	73,400	
2.5	\$	80,000	
3.0	\$	90,000	
4.0	\$	93,000	
5.0	\$	97,000	
7.0	\$	112,000	
10.0	\$	129,000	
15.0	\$	170,484	\$ 170,000
20.0	\$	207,648	\$ 208,000
25.0	\$	244,812	\$ 245,000
30.0	\$	281,976	\$ 282,000
40.0	\$	356,305	\$ 256,000
50.0	\$	430,633	\$ 431,000
100.0	\$	802,276	\$ 802,000



LAND 03 - APTS SEC 2 - A FRAMES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	UNIT	Dollars/FF	ECF Area	Land Table
09-02-375-007	6063 BRIARCLIFF PATH	09/07/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$83,200	38.52	\$183,253	\$110,747	\$78,000	3.0	\$36,916	03 APTS SEC 2 - A FRAMES	
09-02-375-008	6041 BRIARCLIFF PATH	09/07/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$83,400	38.43	\$183,493	\$111,507	\$78,000	3.0	\$37,169	03 APTS SEC 2 - A FRAMES	
09-02-375-009	6025 BRIARCLIFF PATH	09/07/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$84,900	39.12	\$186,246	\$108,754	\$78,000	3.0	\$36,251	03 APTS SEC 2 - A FRAMES	
09-02-380-010	5980 BRIARCLIFF LN	12/10/20	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$70,600	31.66	\$183,782	\$117,218	\$78,000	3.0	\$39,073	03 APTS SEC 2 - A FRAMES	
09-02-380-020	5950 BRIARCLIFF LN	06/27/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$113,400	49.30	\$183,566	\$124,434	\$78,000	3.0	\$41,478	03 APTS SEC 2 - A FRAMES	
09-02-385-001	5955 BRIARCLIFF LN	11/18/21	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$367,491	\$108,509	\$156,000	6.0	\$18,085	03 APTS SEC 2 - A FRAMES	
Totals:			\$1,423,000			\$1,423,000	\$435,500		\$1,287,831	\$681,169	\$546,000	21.0			
ABSTRACTION							Sale. Ratio =>	30.60			Average			USED \$32,000 PER UNIT	
							Std. Dev. =>	17.05			per unit=>	\$32,437			

LAND 04 - KPS MISTY CREEK -AUTUMN - GLADES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-01-210-120	5077 FOUNTAIN SQUARE DR	08/23/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$25,200	47.55	\$47,700	\$53,000	\$50,400	90.0	\$589	04	KPS MISTY CREEK -AUTUMN - GLADES
09-01-210-140	5119 FOUNTAIN SQUARE DR	02/17/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,200	53.67	\$60,950	\$60,000	\$64,400	115.0	\$522	04	KPS MISTY CREEK -AUTUMN - GLADES
09-01-215-100	5102 MISTYCREEK DR	05/11/23	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$29,200	77.87	\$61,600	\$37,500	\$61,600	110.0	\$341	04	KPS MISTY CREEK -AUTUMN - GLADES
Totals:			\$150,500			\$150,500	\$86,600		\$170,250	\$150,500	\$176,400	315.0			
VACANT							Sale. Ratio =>	57.54			Average				USED \$480 FF
							Std. Dev. =>	16.03			per FF=>	\$478			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-03-130-210	5251 SHANE ST	02/08/24	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$39,800	58.53	\$84,000	\$68,000	\$84,000	150.0	\$453	04	KPS MISTY CREEK -AUTUMN - GLADES
09-03-160-011	7931 DORLEN	03/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,000	50.00	\$80,560	\$70,000	\$85,120	152.0	\$461	04	KPS MISTY CREEK -AUTUMN - GLADES
09-03-160-016	5392 BRADLEY	12/22/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$30,600	43.71	\$70,490	\$70,000	\$74,480	133.0	\$526	04	KPS MISTY CREEK -AUTUMN - GLADES
09-03-160-017	5414 BRADLEY	12/22/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$29,900	42.71	\$85,732	\$70,000	\$72,800	130.0	\$538	04	KPS MISTY CREEK -AUTUMN - GLADES
09-03-160-013	7889 DORLEN	03/30/23	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$27,100	38.71	\$62,540	\$70,000	\$66,080	118.0	\$593	04	KPS MISTY CREEK -AUTUMN - GLADES
09-03-160-008	7788 DORLEN	08/26/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,100	36.13	\$62,540	\$75,000	\$66,080	118.0	\$636	04	KPS MISTY CREEK -AUTUMN - GLADES
09-03-160-012	7911 DORLEN	02/17/23	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$27,100	33.92	\$62,540	\$79,900	\$66,080	118.0	\$677	04	KPS MISTY CREEK -AUTUMN - GLADES
09-03-160-015	5368 BRADLEY	03/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$23,200	33.14	\$56,560	\$70,000	\$56,560	101.0	\$693	04	KPS MISTY CREEK -AUTUMN - GLADES
Totals:			\$572,900			\$572,900	\$239,800		\$564,962	\$572,900	\$571,200	1,020.0			
VACANT							Sale. Ratio =>	41.86			Average				USED \$560 FF
							Std. Dev. =>	8.70			per FF=>	\$562			

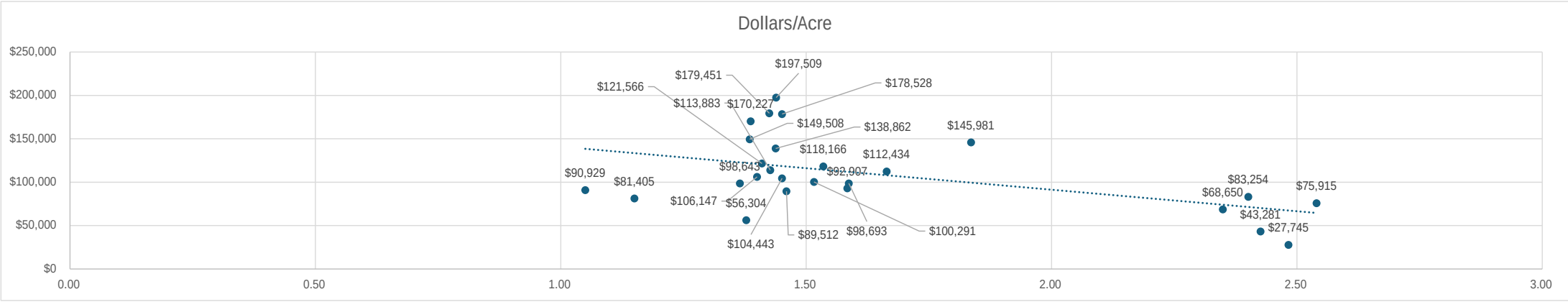
NOT USED

09-03-205-010	5021 AUTUMN GLEN ST	08/10/23	\$9,900	WD	03-ARM'S LENGTH	\$9,900	\$15,900	160.61	\$33,600	\$9,900	\$33,600	60.0	\$165	04	KPS MISTY CREEK -AUTUMN - GLADES
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LAND 08 - ALL MYSTICS & WHISPERING PINES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-04-405-001	8480 KNOTTY PINE	05/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$111,534	\$100,000	\$100,000	1.05	1.05	\$95,238	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-028	8417 SCOTS PINE	05/26/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$111,921	\$100,000	\$100,000	1.15	1.15	\$86,957	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-030	8355 SCOTS PINE	08/17/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$100,000	\$100,000	\$100,000	1.15	1.15	\$86,957	08 ALL MYSTICS & WHISPERING PINES	
Totals:			\$300,000			\$300,000	\$0		\$323,455	\$300,000	\$300,000	3.35	3.35			
VACANT								Sale. Ratio ==> Std. Dev. ==>	0.00 0.00		Average per FF==>	Average per Net Acre==>		89,552.24		USED 100,000 SITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-04-405-010	8222 SCOTS PINE	12/27/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$341,800	51.40	\$669,525	\$95,475	\$100,000	1.05	1.05	\$90,929	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-032	8267 SCOTS PINE	08/18/23	\$665,500	WD	03-ARM'S LENGTH	\$665,500	\$343,000	51.54	\$671,884	\$93,616	\$100,000	1.15	1.15	\$81,405	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-050	9088 MARICOPA TRL	09/22/23	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$198,300	56.66	\$355,152	\$134,648	\$139,800	1.37	1.37	\$98,643	08 ALL MYSTICS & WHISPERING PINES	
09-04-135-010	8962 MARICOPA TRL	10/17/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$215,100	53.11	\$473,213	\$77,587	\$145,800	1.38	1.38	\$56,304	08 ALL MYSTICS & WHISPERING PINES	
09-05-185-190	9433 MARICOPA TRL	07/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$260,700	40.11	\$549,131	\$207,069	\$106,200	1.39	1.39	\$149,508	08 ALL MYSTICS & WHISPERING PINES	
09-04-302-030	5528 SIERRA MADRE TRL	04/29/22	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$232,100	34.18	\$562,895	\$236,105	\$120,000	1.39	1.39	\$170,227	08 ALL MYSTICS & WHISPERING PINES	
09-04-325-050	8781 MOUNTAIN PINE LN	08/30/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$276,400	38.93	\$681,394	\$148,606	\$120,000	1.40	1.40	\$106,147	08 ALL MYSTICS & WHISPERING PINES	
09-04-325-080	8883 MOUNTAIN PINE LN	06/24/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$292,100	40.29	\$673,592	\$171,408	\$120,000	1.41	1.41	\$121,566	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-090	5343 TETON TRL	11/22/23	\$621,200	WD	03-ARM'S LENGTH	\$621,200	\$226,300	36.43	\$473,483	\$255,717	\$108,000	1.43	1.43	\$179,451	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-160	8727 WEEPING PINE LN	04/03/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$292,100	42.64	\$612,489	\$162,511	\$90,000	1.43	1.43	\$113,883	08 ALL MYSTICS & WHISPERING PINES	
09-04-302-100	8625 MOUNTAIN PINE LN	06/23/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$347,200	42.86	\$730,316	\$199,684	\$120,000	1.44	1.44	\$138,862	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-080	8680 WEEPING PINE LN	06/08/23	\$1,139,736	WD	03-ARM'S LENGTH	\$1,139,736	\$465,700	40.86	\$975,520	\$284,216	\$120,000	1.44	1.44	\$197,509	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-040	9103 MARICOPA TRL	08/16/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$180,700	38.45	\$458,253	\$151,547	\$139,800	1.45	1.45	\$104,443	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-230	8219 SIERRA MADRE TRL	08/30/23	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$189,800	35.15	\$400,856	\$259,044	\$120,000	1.45	1.45	\$178,528	08 ALL MYSTICS & WHISPERING PINES	
09-04-260-270	5396 CONTINENTAL TRL	07/24/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$250,600	44.75	\$525,312	\$130,688	\$96,000	1.46	1.46	\$89,512	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-090	8638 WEEPING PINE LN	05/31/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$372,200	50.99	\$697,959	\$152,041	\$120,000	1.52	1.52	\$100,291	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-020	5248 S 4TH ST	02/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$164,800	38.78	\$350,415	\$181,385	\$106,800	1.54	1.54	\$118,166	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-060	5243 TETON TRL	08/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,900	39.48	\$364,436	\$147,164	\$111,600	1.58	1.58	\$92,907	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-110	5411 TETON TRL	06/10/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$406,774	\$156,626	\$113,400	1.59	1.59	\$98,693	08 ALL MYSTICS & WHISPERING PINES	
09-09-206-150	8187 GLENWYND DR	05/05/23	\$592,500	WD	03-ARM'S LENGTH	\$592,500	\$243,200	41.05	\$507,410	\$187,090	\$102,000	1.66	1.66	\$112,434	08 ALL MYSTICS & WHISPERING PINES	
09-05-430-150	9467 EL DORADO AVE	07/24/23	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$228,400	35.74	\$490,978	\$268,022	\$120,000	1.84	1.84	\$145,981	08 ALL MYSTICS & WHISPERING PINES	
09-04-301-020	8972 WEEPING PINE LN	08/04/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$229,500	44.13	\$517,742	\$161,258	\$159,000	2.35	2.35	\$68,650	08 ALL MYSTICS & WHISPERING PINES	
09-04-135-041	5190 GILA BEND TRL	07/31/23	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$308,700	46.95	\$661,606	\$199,894	\$204,000	2.40	2.40	\$83,254	08 ALL MYSTICS & WHISPERING PINES	
09-05-185-270	9641 ANDES AVE	10/25/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,000	42.86	\$120,000	\$105,000	\$120,000	2.43	2.43	\$43,281	08 ALL MYSTICS & WHISPERING PINES	
09-05-185-260	9571 ANDES AVE	06/17/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$282,400	47.86	\$641,109	\$68,891	\$120,000	2.48	2.48	\$27,745	08 ALL MYSTICS & WHISPERING PINES	
09-04-260-130	5320 APPALACHIAN TRL	06/27/22	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$182,500	35.96	\$416,677	\$192,823	\$102,000	2.54	2.54	\$75,915	08 ALL MYSTICS & WHISPERING PINES	
Totals:			\$15,291,836			\$15,291,836	\$6,503,600		\$13,988,121	\$4,428,115	\$3,124,400	42.54	42.54			
								Sale. Ratio ==> Std. Dev. ==>	42.53 6.09		Average per FF==>	Average per Net Acre==>		104,100.31		



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-04-135-010	8962 MARICOPA TRL	10/17/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$215,100	53.11	\$473,213	\$77,587	\$145,800	1.38	1.38	\$56,304	08 ALL MYSTICS & WHISPERING PINES	
09-04-302-030	5528 SIERRA MADRE TRL	04/29/22	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$232,100	34.18	\$562,895	\$236,105	\$120,000	1.39	1.39	\$170,227	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-010	8222 SCOTS PINE	12/27/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$341,800	51.40	\$669,525	\$95,475	\$100,000	1.05	1.05	\$90,929	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-032	8267 SCOTS PINE	08/18/23	\$665,500	WD	03-ARM'S LENGTH	\$665,500	\$343,000	51.54	\$671,884	\$93,616	\$100,000	1.15	1.15	\$81,405	08 ALL MYSTICS & WHISPERING PINES	
09-05-185-190	9433 MARICOPA TRL	07/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$260,700	40.11	\$549,131	\$207,069	\$106,200	1.39	1.39	\$149,508	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-050	9088 MARICOPA TRL	09/22/23	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$198,300	56.66	\$355,152	\$134,648	\$139,800	1.37	1.37	\$98,643	08 ALL MYSTICS & WHISPERING PINES	
Totals:			\$3,414,500			\$3,414,500	\$1,591,000		\$3,281,800	\$844,500	\$711,800	7.72	7.72			
ABSTRACTION							Sale. Ratio ==>	46.60				Average				1.0 AC 109,000
							Std. Dev. ==>	8.70				per Net Acre==>	109,462.09			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-04-260-270	5396 CONTINENTAL TRL	07/24/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$250,600	44.75	\$525,312	\$130,688	\$96,000	1.46	1.46	\$89,512	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-060	5243 TETON TRL	08/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,900	39.48	\$364,436	\$147,164	\$111,600	1.58	1.58	\$92,907	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-110	5411 TETON TRL	06/10/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$406,774	\$156,626	\$113,400	1.59	1.59	\$98,693	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-090	8638 WEEPING PINE LN	05/31/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$372,200	50.99	\$697,959	\$152,041	\$120,000	1.52	1.52	\$100,291	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-040	9103 MARICOPA TRL	08/16/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$180,700	38.45	\$458,253	\$151,547	\$139,800	1.45	1.45	\$104,443	08 ALL MYSTICS & WHISPERING PINES	
09-04-325-050	8781 MOUNTAIN PINE LN	08/30/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$276,400	38.93	\$681,394	\$148,606	\$120,000	1.40	1.40	\$106,147	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-160	8727 WEEPING PINE LN	04/03/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$292,100	42.64	\$612,489	\$162,511	\$90,000	1.43	1.43	\$113,883	08 ALL MYSTICS & WHISPERING PINES	
09-04-325-080	8883 MOUNTAIN PINE LN	06/24/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$292,100	40.29	\$673,592	\$171,408	\$120,000	1.41	1.41	\$121,566	08 ALL MYSTICS & WHISPERING PINES	
Totals:			\$4,730,000			\$4,730,000	\$1,999,100		\$4,420,209	\$1,220,591	\$910,800	11.84	11.83			
ABSTRACTION							Sale. Ratio ==>	42.26				Average				1.5 AC 154,500
							Std. Dev. ==>	4.26				per Net Acre==>	103,134.01			

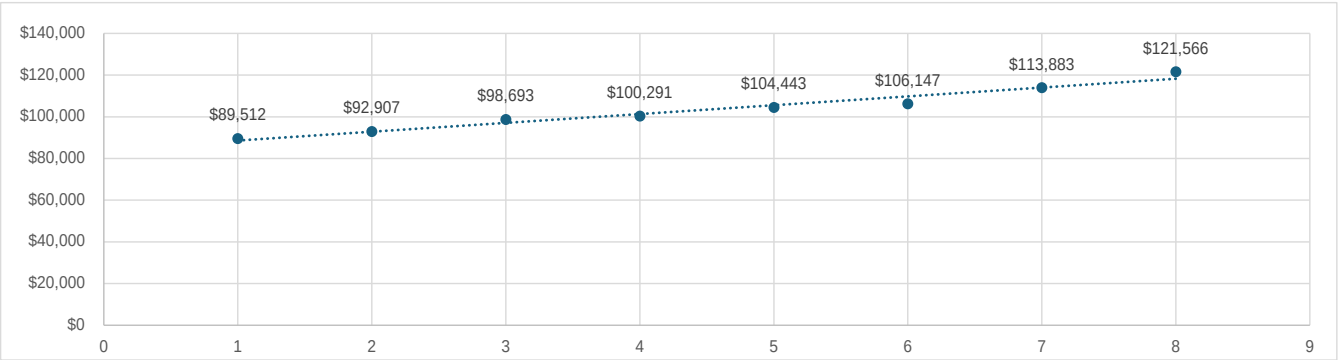
NOT USED

09-05-276-020	5248 S 4TH ST	02/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$164,800	38.78	\$350,415	\$181,385	\$106,800	1.54	1.54	\$118,166	08 ALL MYSTICS & WHISPERING PINES
09-04-302-100	8625 MOUNTAIN PINE LN	06/23/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$347,200	42.86	\$730,316	\$199,684	\$120,000	1.44	1.44	\$138,862	08 ALL MYSTICS & WHISPERING PINES

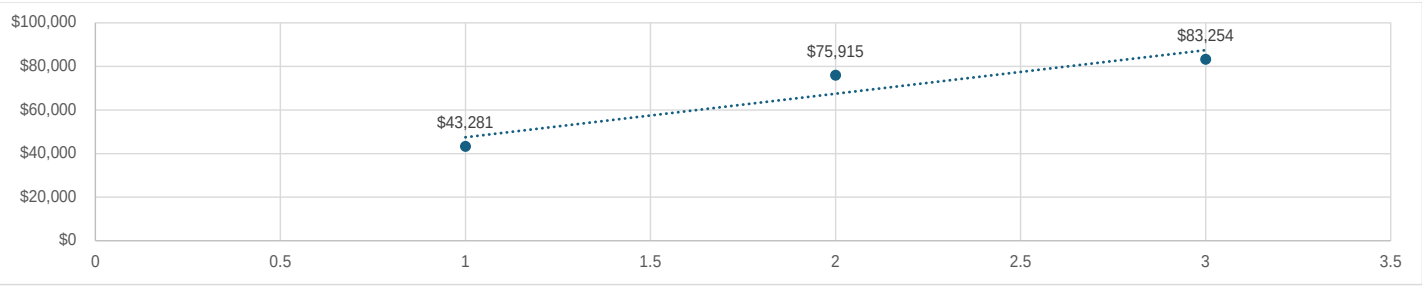
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-04-280-060	5243 TETON TRL	08/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,900	39.48	\$364,436	\$147,164	\$111,600	1.58	1.58	\$92,907	08	ALL MYSTICS & WHISPERING PINES
09-04-280-110	5411 TETON TRL	06/10/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$406,774	\$156,626	\$113,400	1.59	1.59	\$98,693	08	ALL MYSTICS & WHISPERING PINES
09-04-301-020	8972 WEEPING PINE LN	08/04/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$229,500	44.13	\$517,742	\$161,258	\$159,000	2.35	2.35	\$68,650	08	ALL MYSTICS & WHISPERING PINES
09-09-206-150	8187 GLENWYND DR	05/05/23	\$592,500	WD	03-ARM'S LENGTH	\$592,500	\$243,200	41.05	\$507,410	\$187,090	\$102,000	1.66	1.66	\$112,434	08	ALL MYSTICS & WHISPERING PINES
Totals:			\$1,962,500			\$1,962,500	\$807,700		\$1,796,362	\$652,138	\$486,000	7.18	7.18			
ABSTRACTION							Sale. Ratio =>	41.16	Average			per Net Acre=> 90,776.45				
							Std. Dev. =>	2.23								

NOT USED

09-05-430-150	9467 EL DORADO AVE	07/24/23	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$228,400	35.74	\$490,978	\$268,022	\$120,000	1.84	1.84	\$145,981	08 ALL MYSTICS & WHISPERING PINES
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-05-185-270	9641 ANDES AVE	10/25/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,000	42.86	\$120,000	\$105,000	\$120,000	2.43	2.43	\$43,281	08 ALL MYSTICS & WHISPERING PINES	
09-04-260-130	5320 APPALACHIAN TRL	06/27/22	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$182,500	35.96	\$416,677	\$192,823	\$102,000	2.54	2.54	\$75,915	08 ALL MYSTICS & WHISPERING PINES	
09-04-135-041	5190 GILA BEND TRL	07/31/23	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$308,700	46.95	\$661,606	\$199,894	\$204,000	2.40	2.40	\$83,254	08 ALL MYSTICS & WHISPERING PINES	
		Totals:	\$1,270,000			\$1,270,000	\$536,200		\$1,198,283	\$497,717	\$426,000	7.37	7.37			
ABSTRACTION																
		Sale. Ratio =>							42.22	Average						
Std. Dev. =>							5.55	per Net Acre=>							67,560.34	



not used

09-04-260-110	5252 APPALACHIAN TRL	07/21/23	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$231,800	33.64	\$489,591	\$319,409	\$120,000	1.42	2.34	\$224,936	08 ALL MYSTICS & WHISPERING PINES
09-04-280-090	5343 TETON TRL	11/22/23	\$621,200	WD	03-ARM'S LENGTH	\$621,200	\$226,300	36.43	\$473,483	\$255,717	\$108,000	1.43	1.43	\$179,451	08 ALL MYSTICS & WHISPERING PINES
09-04-280-230	8219 SIERRA MADRE TRL	08/30/23	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$189,800	35.15	\$400,856	\$259,044	\$120,000	1.45	1.45	\$178,528	08 ALL MYSTICS & WHISPERING PINES
09-04-315-080	8680 WEEPING PINE LN	06/08/23	\$1,139,736	WD	03-ARM'S LENGTH	\$1,139,736	\$465,700	40.86	\$975,520	\$284,216	\$120,000	1.44	1.44	\$197,509	08 ALL MYSTICS & WHISPERING PINES
09-04-315-200	8925 WEEPING PINE LN	03/02/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$224,700	33.29	\$512,206	\$276,794	\$114,000	1.40	1.40	\$198,277	08 ALL MYSTICS & WHISPERING PINES
09-05-185-240	9548 ANDES AVE	07/25/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$401,800	60.88	\$904,135	(\$124,135)	\$120,000	1.87	1.87	(\$66,347)	08 ALL MYSTICS & WHISPERING PINES
09-05-185-260	9571 ANDES AVE	06/17/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$282,400	47.86	\$641,109	\$68,891	\$120,000	2.48	2.48	\$27,745	08 ALL MYSTICS & WHISPERING PINES
09-05-276-140	9333 MARICOPA TRL	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$568,000	\$287,000	50.53	\$665,622	(\$8,702)	\$88,920	1.41	1.41	(\$6,172)	08 ALL MYSTICS & WHISPERING PINES

USED \$ ACRES

1	109,000
1.5	154,500
2	180,000
2.5	190,000
3	210,000
4	230,000
5	250,000
7	270,000
10	330,000

+20,000 PER ACRE

LAND 09 - ORCHARD & HUNTINGTON & VINEYARDS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-08-370-017	6735 TERRIER TRL	08/22/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$331,900	46.10	\$792,034	\$44,094	\$116,128	150.0	\$294	09 ORCHARD & HUNTINGTON	
09-08-350-017	9860 GRAPE RIDGE	12/16/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$33,300	54.59	\$118,859	\$61,000	\$110,010	170.0	\$359	09 ORCHARD & HUNTINGTON	
09-08-370-019	6795 TERRIER TRL	08/19/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$350,400	42.73	\$831,525	\$90,391	\$101,916	150.0	\$603	09 ORCHARD & HUNTINGTON	
09-08-350-022	9977 GRAPE RIDGE	08/11/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$207,700	36.76	\$526,511	\$126,611	\$88,122	160.0	\$791	09 ORCHARD & HUNTINGTON	
09-17-241-170	7187 CHIANTI CIR	05/12/23	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$142,600	40.06	\$364,723	\$102,377	\$111,100	110.0	\$931	15.5 VINEYARDS PLAT	
09-17-255-020	7292 CHIANTI CIR	10/25/23	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$143,400	39.40	\$366,690	\$108,410	\$111,100	110.0	\$986	15.5 VINEYARDS PLAT	
09-08-370-002	6818 DUSTIN CIR	04/11/22	\$625,000	WD	03-ARM'S LENGTH	\$620,000	\$213,600	34.45	\$584,784	\$149,216	\$114,000	150.0	\$995	09 ORCHARD & HUNTINGTON	
09-08-370-011	6593 TERRIER TRL	01/27/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$297,700	41.06	\$689,345	\$149,767	\$114,112	150.0	\$998	09 ORCHARD & HUNTINGTON	
Totals:			\$4,236,000			\$4,231,000	\$1,720,600		\$4,274,471	\$831,866	\$866,488	1,150.0			
ABSTRACTION							Sale. Ratio =>	40.67			Average			USED \$720 FF	
							Std. Dev. =>	6.23			per FF=>	\$723			

NOT USED

09-08-350-017	9860 GRAPE RIDGE	10/19/23	\$689,900	WD	03-ARM'S LENGTH	\$689,900	\$45,900	6.65	\$530,393	\$269,517	\$110,010	170.0	\$1,585	09 ORCHARD & HUNTINGTON	
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LAND 10 - BARRINGTON SHORES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-21-177-100	8553 BRIGHTEN TRAIL	05/31/23	\$88,000	PTA	03-ARM'S LENGTH	\$88,000	\$81,300	92.39	\$92,220	\$88,000	\$92,220	127.0	0.53	0.53	\$693	\$166,038	10 BARRINGTON SHORES	
09-21-177-110	8535 BRIGHTEN TRAIL	06/29/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$75,500	83.89	\$111,631	\$90,000	\$111,631	118.0	0.49	0.49	\$763	\$182,556	10 BARRINGTON SHORES	
09-21-177-170	8564 BRIGHTEN TRAIL	06/01/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$60,500	63.68	\$116,814	\$95,000	\$98,753	110.0	0.43	0.43	\$864	\$220,418	10 BARRINGTON SHORES	
		Totals:	\$273,000			\$273,000	\$217,300		\$320,665	\$273,000	\$302,604	355.0	1.45	1.45				
VACANT							Sale. Ratio =>	79.60					Average					USED 1.0 AC 187,700
							Std. Dev. =>	14.74					per Net Acre=>	187,757.91				USED 1.5 AC 226,700
																		USED 2.0 AC 302,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-21-170-090	8262 VINEWOOD PT	09/30/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$108,800	43.52	\$238,000	\$250,000	\$238,000	140.0	0.74	0.74	\$1,786	\$337,838	10 BARRINGTON SHORES	
		Totals:	\$250,000			\$250,000	\$108,800		\$238,000	\$250,000	\$238,000	140.0	0.74	0.74				
							Sale. Ratio =>	43.52			Average		Average					
							Std. Dev. =>				per FF=>	\$1,786	per Net Acre=>	337,837.84				

LAND 13 - OAK SHADOWS-WOODSONG VALLEY CONDOS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-02-365-005	5957 WOODSONG WAY	06/24/22	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$87,200	42.85	\$244,748	\$30,752	\$72,000	40.0	\$769	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-006	5955 WOODSONG WAY	12/23/22	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$87,200	38.58	\$249,004	\$48,996	\$72,000	40.0	\$1,225	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-047	6820 BIRDSONG AVE	05/23/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$112,600	43.31	\$267,945	\$64,055	\$72,000	40.0	\$1,601	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-001	5973 WOODSONG WAY	06/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,200	38.51	\$249,330	\$77,670	\$72,000	40.0	\$1,942	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-067	5759 WOOD VALLEY RD	11/20/23	\$263,100	WD	03-ARM'S LENGTH	\$263,100	\$112,700	42.84	\$251,404	\$83,696	\$72,000	40.0	\$2,092	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-066	5786 WOOD VALLEY RD	06/05/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$123,600	43.07	\$270,876	\$88,124	\$72,000	40.0	\$2,203	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-020	5918 WOOD VALLEY RD	03/28/24	\$276,100	WD	03-ARM'S LENGTH	\$276,100	\$110,500	40.02	\$252,474	\$95,626	\$72,000	40.0	\$2,391	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-017	5934 WOOD VALLEY RD	08/10/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,400	32.92	\$243,084	\$133,916	\$72,000	40.0	\$3,348	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-034	6815 BIRDSONG AVE	06/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$104,900	32.28	\$256,467	\$140,533	\$72,000	40.0	\$3,513	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-455-004	6545 SAN GABRIEL	05/17/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,100	34.51	\$178,851	\$101,149	\$45,000	25.0	\$4,046	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-455-003	6535 SAN GABRIEL	07/31/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$77,300	33.18	\$169,890	\$108,110	\$45,000	25.0	\$4,324	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
Totals:			\$2,868,700			\$2,868,700	\$1,095,700		\$2,634,073	\$972,627	\$738,000	410.0			
ABSTRACTION							Sale. Ratio =>	38.20			Average				USED \$ 2,200
							Std. Dev. =>	4.45			per FF=>	\$2,372			

LAND 14 - GRAND COLONY 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-24-140-010	5492 N RED PINE CIR	05/14/21	\$452,300	WD	03-ARM'S LENGTH	\$452,300	\$213,400	47.18	\$459,828	\$71,972	\$79,500	75.0	\$960	14	GRAND COLONY
09-24-140-017	5601 N RED PINE CIR	04/09/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,900	46.65	\$495,015	\$95,385	\$95,400	90.0	\$1,060	14	GRAND COLONY
09-24-140-005	5570 N RED PINE CIR	03/31/22	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$249,200	46.84	\$526,597	\$100,803	\$95,400	90.0	\$1,120	14	GRAND COLONY
09-24-140-024	5592 S RED PINE CIR	12/18/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$253,300	44.05	\$504,300	\$176,700	\$106,000	100.0	\$1,767	14	GRAND COLONY
09-24-140-019	5561 N RED PINE	03/14/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$246,500	41.08	\$493,156	\$202,244	\$95,400	90.0	\$2,247	14	GRAND COLONY
Totals:			\$2,654,300			\$2,654,300	\$1,193,300		\$2,478,896	\$647,104	\$471,700	445.0			
ABSTRACTION						Sale. Ratio =>		44.96	Average				USED \$1,120 FF		
						Std. Dev. =>		2.60	per FF=>				\$1,454		

NOT USED															
09-24-140-113	5579 S RED PINE CIR	07/07/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$72,100	84.82	\$116,600	\$85,000	\$116,600	110.0	\$773	14	GRAND COLONY

TEXAS TOWNSHIP 2025 LAND STUDY

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LAND 15 - CENTRAL AREA M&B NON-LAKE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-09-376-153	TREASURE ISLAND	07/07/23	\$451,500	WD	19-MULTI PARCELS A/	\$114,000	\$42,500	37.28	\$233,655	\$37,545	\$157,200	65.0	0.09	0.09	\$578	\$417.167	20	CENTRAL AREA M&B NON-LAKE
09-15-351-282	1786 S CROOKED LAKE DR	06/27/23	\$725,000	WD	19-MULTI PARCELS A/	\$694,000	\$307,100	44.25	\$592,596	\$174,804	\$73,400	171.0	2.05	2.05	\$1,022	\$85,270	15	CENTRAL AREA M&B NON-LAKE
09-15-351-280	1804 S CROOKED LAKE DR	06/27/23	\$725,000	WD	19-MULTI PARCELS A/	\$31,000	\$19,500	62.90	\$73,400	\$13,000	\$73,400	171.0	2.05	2.05	\$181	\$15,122	15	CENTRAL AREA M&B NON-LAKE
09-17-401-051	S 3RD	05/27/22	\$340,000	PTA	19-MULTI PARCELS A/	\$23,800	\$10,400	43.70	\$70,000	\$23,800	\$70,000	40.0	2.75	2.99	\$595	\$8,655	15	CENTRAL AREA M&B NON-LAKE
09-17-401-040	7731 S 3RD ST	05/27/22	\$340,000	PTA	19-MULTI PARCELS A/	\$316,200	\$117,800	37.25	\$204,293	\$181,907	\$70,000	0.0	2.75	2.75	#DIV/0!	\$66,148	15	CENTRAL AREA M&B NON-LAKE
09-23-230-100	6047 W Q AVE	06/10/22	\$240,000	WD	19-MULTI PARCELS A/	\$43,000	\$25,100	58.37	\$35,878	\$30,082	\$22,960	132.0	0.55	0.55	\$228	\$54,695	15	CENTRAL AREA M&B NON-LAKE
09-23-230-090	6047 W Q AVE	06/10/22	\$240,000	WD	19-MULTI PARCELS A/	\$197,000	\$108,300	54.97	\$206,507	\$13,453	\$22,960	99.0	0.41	0.41	\$136	\$32,812	15	CENTRAL AREA M&B NON-LAKE
09-15-351-310	7974 W Q AVE	07/07/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,900	35.19	\$144,759	\$104,241	\$39,000	75.0	0.26	0.26	\$1,390	\$400,927	15	CENTRAL AREA M&B NON-LAKE
09-15-360-080	7824 W Q AVE	08/23/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$89,300	35.02	\$174,755	\$121,845	\$41,600	80.0	0.27	0.27	\$1,523	\$451,278	15	CENTRAL AREA M&B NON-LAKE
09-15-376-030	1458 S CROOKED LAKE DR	09/20/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$64,100	36.63	\$125,379	\$81,861	\$32,240	62.0	0.27	0.27	\$1,320	\$303,189	15	CENTRAL AREA M&B NON-LAKE
09-15-360-100	7792 W Q AVE	09/23/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$191,562	\$95,038	\$41,600	80.0	0.28	0.28	\$1,188	\$345,593	15	CENTRAL AREA M&B NON-LAKE
09-15-360-110	7772 W Q AVE	12/14/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$79,400	38.54	\$155,408	\$92,192	\$41,600	80.0	0.28	0.28	\$1,152	\$335,244	15	CENTRAL AREA M&B NON-LAKE
09-16-460-090	439 W CROOKED LAKE DR	09/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$16,000	26.67	\$41,600	\$60,000	\$41,600	80.0	0.29	0.29	\$750	\$207,612	15	CENTRAL AREA M&B NON-LAKE
09-12-202-350	5376 TEXAS DR	04/25/22	\$327,347	WD	03-ARM'S LENGTH	\$327,347	\$133,100	40.66	\$259,741	\$118,046	\$50,440	97.0	0.36	0.36	\$1,217	\$325,196	15	CENTRAL AREA M&B NON-LAKE
09-13-476-040	7942 S 12TH ST	07/19/23	\$446,500	WD	03-ARM'S LENGTH	\$446,500	\$224,000	50.17	\$436,977	\$40,616	\$31,093	90.0	0.46	0.46	\$451	\$87,913	15	CENTRAL AREA M&B NON-LAKE
09-15-151-011	7261 S 6TH ST	07/14/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$115,700	41.03	\$225,765	\$94,596	\$38,361	120.0	0.57	0.57	\$788	\$165,958	15	CENTRAL AREA M&B NON-LAKE
09-22-101-021	7855 W Q AVE	11/21/22	\$236,000	PTA	03-ARM'S LENGTH	\$236,000	\$91,600	38.81	\$179,153	\$97,227	\$40,380	0.0	0.60	0.60	#DIV/0!	\$162,045	15	CENTRAL AREA M&B NON-LAKE
09-14-430-012	7510 S 10TH	11/14/22	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$164,700	57.19	\$322,134	\$13,649	\$47,783	120.0	0.71	0.71	\$114	\$19,224	15	CENTRAL AREA M&B NON-LAKE
09-21-226-080	8025 W Q AVE	11/17/23	\$309,914	PTA	03-ARM'S LENGTH	\$309,914	\$117,800	38.01	\$230,434	\$128,609	\$49,129	0.0	0.73	0.73	#DIV/0!	\$176,177	15	CENTRAL AREA M&B NON-LAKE
09-14-476-015	6124 W Q AVE	08/26/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$135,400	48.37	\$264,191	\$66,857	\$51,148	178.0	0.76	0.76	\$376	\$87,970	15	CENTRAL AREA M&B NON-LAKE
09-17-201-015	9493 P P AVE	07/07/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$116,400	40.99	\$227,746	\$110,094	\$53,840	0.0	0.80	0.80	#DIV/0!	\$137,618	15	CENTRAL AREA M&B NON-LAKE
09-14-251-001	6273 TEXAS DR	04/22/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$236,900	45.12	\$463,583	\$118,617	\$57,200	110.0	0.86	0.86	\$1,078	\$137,927	15	CENTRAL AREA M&B NON-LAKE
09-16-376-067	7926 S 5TH	11/08/22	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$147,000	39.20	\$288,143	\$149,581	\$62,724	0.0	0.93	0.93	#DIV/0!	\$160,495	15	CENTRAL AREA M&B NON-LAKE
09-22-476-030	8916 S 8TH ST	09/20/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$150,800	47.87	\$295,220	\$83,042	\$63,262	0.0	0.94	0.94	#DIV/0!	\$88,343	15	CENTRAL AREA M&B NON-LAKE
09-16-401-030	8241 W PQ AVE	02/13/24	\$479,900	PTA	03-ARM'S LENGTH	\$479,900	\$226,200	47.13	\$442,821	\$141,079	\$104,000	200.0	0.99	0.99	\$705	\$142,504	15	CENTRAL AREA M&B NON-LAKE
09-10-351-010	6815 S 6TH ST	05/02/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,100	47.74	\$182,666	\$79,634	\$67,300	264.0	1.00	1.00	\$302	\$79,634	15	CENTRAL AREA M&B NON-LAKE
09-17-226-009	7288 SELAH CT	09/16/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$285,900	44.33	\$559,304	\$152,996	\$67,300	0.0	1.00	1.00	#DIV/0!	\$152,996	15	CENTRAL AREA M&B NON-LAKE
09-17-230-090	7188 EAGLE HEIGHTS	06/16/22	\$662,500	WD	03-ARM'S LENGTH	\$662,500	\$267,000	40.30	\$521,462	\$208,338	\$67,300	0.0	1.00	1.00	#DIV/0!	\$208,338	15	CENTRAL AREA M&B NON-LAKE
09-24-476-055	8940 S 12TH	04/03/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$67,678	\$52,000	\$67,678	0.0	1.07	1.07	#DIV/0!	\$48,598	15	CENTRAL AREA M&B NON-LAKE
09-15-455-051	7380 W Q AVE	09/08/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$90,400	31.28	\$177,492	\$179,294	\$67,786	0.0	1.09	1.09	#DIV/0!	\$164,490	15	CENTRAL AREA M&B NON-LAKE
09-16-404-160	8436 CRESTWAY DR	03/02/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$246,200	50.76	\$481,061	\$107,939	\$104,000	200.0	1.13	1.13	\$540	\$95,861	15	CENTRAL AREA M&B NON-LAKE
09-09-476-070	8197 W P AVE	11/01/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$196,300	46.19	\$384,242	\$108,787	\$68,029	358.0	1.14	1.14	\$304	\$95,848	15	CENTRAL AREA M&B NON-LAKE
09-16-451-070	8344 W Q AVE	04/26/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$122,400	46.81	\$239,860	\$89,966	\$68,326	0.0	1.19	1.19	#DIV/0!	\$75,602	15	CENTRAL AREA M&B NON-LAKE
09-22-276-069	8358 S 8TH	11/10/22	\$379,900	PTA	03-ARM'S LENGTH	\$379,900	\$157,800	41.54	\$309,105	\$139,450	\$68,655	175.0	1.25	1.25	\$797	\$111,560	15	CENTRAL AREA M&B NON-LAKE
09-16-355-031	8820 W Q AVE	07/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$134,400	33.60	\$262,002	\$207,296	\$69,298	0.0	1.37	1.37	#DIV/0!	\$151,311	15	CENTRAL AREA M&B NON-LAKE
09-16-355-034	8794 W Q AVE	08/12/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$97,800	78.24	\$192,244	\$2,108	\$69,352	0.0	1.38	1.38	#DIV/0!	\$1,528	15	CENTRAL AREA M&B NON-LAKE
09-16-376-061	8532 W Q AVE	08/11/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$138,608	\$90,755	\$69,363	0.0	1.38	1.38	#DIV/0!	\$65,669	15	CENTRAL AREA M&B NON-LAKE
09-12-476-016	6830 S 12TH ST	04/28/23	\$546,900	PTA	03-ARM'S LENGTH	\$546,900	\$270,300	49.56	\$528,323	\$86,483	\$69,406	200.0	1.39	1.39	\$432	\$62,218	15	CENTRAL AREA M&B NON-LAKE
09-25-201-060	5275 W R	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,100	44.60	\$305,860	\$120,940	\$76,800	0.0	1.84	1.84	#DIV/0!	\$65,728	15	CENTRAL AREA M&B NON-LAKE
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$210,200	38.22	\$411,619	\$215,581	\$77,200	0.0	1.86	1.86	#DIV/0!	\$115,904	15	CENTRAL AREA M&B NON-LAKE
09-17-126-040	9573 W P AVE	03/14/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,900	48.33	\$203,661	\$95,539	\$84,200	0.0	2.14	2.14	#DIV/0!	\$44,644	15	CENTRAL AREA M&B NON-LAKE
09-17-176-028	7396 S 3RD ST	08/23/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$279,800	51.81	\$547,961	\$84,339	\$92,300	0.0	2.41	2.41	#DIV/0!	\$34,995	15	CENTRAL AREA M&B NON-LAKE
09-13-101-027	7067 S 10TH ST	10/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$125,600	35.89	\$246,734	\$195,746	\$92,480	181.0	2.42	2.42	\$1,081	\$81,021	15	CENTRAL AREA M&B NON-LAKE
09-14-430-015	7522 S 10TH ST	02/28/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$366,100	43.07	\$716,299	\$228,101	\$94,400	200.0	2.48	2.48	\$1,141	\$91,976	15	CENTRAL AREA M&B NON-LAKE
09-09-476-021	6810 S 6TH ST	07/01/22	\$879,900	WD	03-ARM'S LENGTH	\$879,900	\$367,200	41.73	\$717,815	\$257,085	\$95,000	0.0	2.50	2.50	#DIV/0!	\$102,834	15	CENTRAL AREA M&B NON-LAKE
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$260,400	50.96	\$509,841	\$96,159	\$95,000	0.0	2.50	2.50	#DIV/0!	\$38,464	15	CENTRAL AREA M&B NON-LAKE
09-23-476-020	8896 S 10TH ST	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$183,300	45.83	\$358,771	\$138,309	\$97,080	0.0	2.76	2.76	#DIV/0!	\$50,112	15	CENTRAL AREA M&B NON-LAKE
09-17-251-060	7433 S 3RD ST	07/18/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$491,600	49.16	\$961,549	\$137,451	\$99,000	0.0	3.00	3.00	#DIV/0!	\$45,817	15	CENTRAL AREA M&B NON-LAKE
09-17-251-060	7433 S 3RD ST	08/23/23	\$1,387,650	WD	03-ARM'S LENGTH	\$1,387,650	\$491,600	35.43	\$961,549	\$525,101	\$99,000	0.0	3.00	3.00	#DIV/0!	\$175,034	15	CENTRAL AREA M&B NON-LAKE
09-24-476-049	8850 S 12TH ST	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$97,400	44.99	\$193,381	\$122,119	\$99,000	0.0	3.00	3.00	#DIV/0!	\$40,706	15	CENTRAL AREA M&B NON-LAKE
09-20-101-022	9903 W Q AVE	09/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$164,500	55.76	\$323,014	\$71,866	\$99,880	0.0	3.08	3.08	#DIV/0!	\$23,333	15	CENTRAL AREA M&B NON-LAKE
09-17-126-050	7076 S 3RD	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,400	38.55	\$101,310	\$110,000	\$101,310	0.0	3.21	3.21	#DIV/0!	\$34,268	15	CENTRAL AREA M&B NON-LAKE
09-14-351-100	6820 TEXAS	11/27/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$95,800	23.95	\$217,611	\$292,389	\$110,000	0.0	4.00	4.00	#DIV/0!	\$73,097	15	CENTRAL AREA M&B NON-LAKE
09-16-451-029	7909 S 5TH ST	05/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,500	32.61	\$110,100	\$115,000	\$110,100	0.0	4.02	4.02	#DIV/0!	\$28,607	15	CENTRAL AREA M&B NON-LAKE
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$153,000	49.35	\$300,636	\$124,634	\$115,270	0.0	5.03	5.03	#DIV/0!	\$24,778	15	CENTRAL AREA M&B NON-LAKE
09-16-226-018	7062 S 6TH ST	04/04/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,700	51.54	\$374,331									

TEXAS TOWNSHIP 2025 LAND STUDY

not used

09-12-351-060	5915 TEXAS DR	09/20/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$224,700	59.94	\$438,912	(\$13,537)	\$50,475	0.0	0.75	0.75	#DIV/0!	(\$18,049)	15	CENTRAL AREA M&B NON-LAKE
09-25-101-060	9143 S 10TH ST	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$215,400	86.16	\$422,291	(\$71,531)	\$100,760	0.0	3.16	3.16	#DIV/0!	(\$22,636)	15	CENTRAL AREA M&B NON-LAKE
09-23-230-140	8138 S 10TH ST	03/05/24	\$325,000	CD	03-ARM'S LENGTH	\$325,000	\$96,000	29.54	\$187,584	\$174,296	\$36,880	0.0	0.55	0.55	#DIV/0!	\$318,058	15	CENTRAL AREA M&B NON-LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-15-351-280	1804 S CROOKED LAKE DR	06/27/23	\$725,000	WD	19-MULTI PARCELS	\$31,000	\$19,500	62.90	\$73,400	\$31,000	\$73,400	75.0	2.05	2.05	\$413	\$15,122	15	CENTRAL AREA M&B NON-LAKE
09-17-401-051	S 3RD	05/27/22	\$340,000	PTA	19-MULTI PARCELS	\$23,800	\$10,400	43.70	\$70,000	\$23,800	\$70,000	40.0	2.75	2.99	\$595	\$8,655	15	CENTRAL AREA M&B NON-LAKE
09-16-460-090	439 W CROOKED LAKE DR	09/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$16,000	26.67	\$41,600	\$60,000	\$41,600	80.0	0.29	0.29	\$750	\$207,612	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$1,125,000			\$114,800	\$45,900		\$185,000	\$114,800	\$185,000	195.0	5.09	5.33				
VACANT							Sale. Ratio =>	39.98			Average		Average					USED \$590 FF
							Std. Dev. =>	18.13			per FF=>	\$589	per Net Acre=>	22,558.46				

not used

09-15-376-030	1458 S CROOKED LAKE DR	09/20/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$64,100	36.63	\$125,379	\$81,861	\$32,240	62.0	0.27	0.27	\$1,320	\$303,189	15	CENTRAL AREA M&B NON-LAKE
09-15-351-310	7974 W Q AVE	07/07/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,900	35.19	\$144,759	\$104,241	\$39,000	75.0	0.26	0.26	\$1,390	\$400,927	15	CENTRAL AREA M&B NON-LAKE
09-15-360-080	7824 W Q AVE	08/23/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$89,300	35.02	\$174,755	\$121,845	\$41,600	80.0	0.27	0.27	\$1,523	\$451,278	15	CENTRAL AREA M&B NON-LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-14-430-012	7510 S 10TH	11/14/22	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$164,700	57.19	\$322,134	\$13,649	\$47,783	120.0	0.71	0.71	\$114	\$19,224	15	CENTRAL AREA M&B NON-LAKE
09-23-230-090	6047 W Q AVE	06/10/22	\$240,000	WD	19-MULTI PARCELS	\$197,000	\$108,300	54.97	\$206,507	\$13,453	\$22,960	99.0	0.41	0.41	\$136	\$32,812	15	CENTRAL AREA M&B NON-LAKE
09-24-476-055	8940 S 12TH	04/03/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$67,678	\$52,000	\$67,678	0.0	1.07	1.07	#DIV/0!	\$48,598	15	CENTRAL AREA M&B NON-LAKE
09-23-230-100	6047 W Q AVE	06/10/22	\$240,000	WD	19-MULTI PARCELS	\$43,000	\$25,100	58.37	\$35,878	\$30,082	\$22,960	132.0	0.55	0.55	\$228	\$54,695	15	CENTRAL AREA M&B NON-LAKE
09-16-451-070	8344 W Q AVE	04/26/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$122,400	46.81	\$239,860	\$89,966	\$68,326	0.0	1.19	1.19	#DIV/0!	\$75,602	15	CENTRAL AREA M&B NON-LAKE
09-10-351-010	6815 S 6TH ST	05/02/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,100	47.74	\$182,666	\$79,634	\$67,300	264.0	1.00	1.00	\$302	\$79,634	15	CENTRAL AREA M&B NON-LAKE
09-13-476-040	7942 S 12TH ST	07/19/23	\$446,500	WD	03-ARM'S LENGTH	\$446,500	\$224,000	50.17	\$436,977	\$40,616	\$31,093	90.0	0.46	0.46	\$451	\$87,913	15	CENTRAL AREA M&B NON-LAKE
09-14-476-015	6124 W Q AVE	08/26/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$135,400	48.37	\$264,191	\$66,857	\$51,148	178.0	0.76	0.76	\$376	\$87,970	15	CENTRAL AREA M&B NON-LAKE
09-22-476-030	8916 S 8TH ST	09/20/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$150,800	47.87	\$295,220	\$83,042	\$63,262	0.0	0.94	0.94	#DIV/0!	\$88,343	15	CENTRAL AREA M&B NON-LAKE
09-09-476-070	8197 W P AVE	11/01/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$196,300	46.19	\$384,242	\$108,787	\$68,029	358.0	1.14	1.14	\$304	\$95,848	15	CENTRAL AREA M&B NON-LAKE
09-17-201-015	9493 W P AVE	07/07/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$116,400	40.99	\$227,746	\$110,094	\$53,840	0.0	0.80	0.80	#DIV/0!	\$137,618	15	CENTRAL AREA M&B NON-LAKE
09-17-226-009	7288 SELAH CT	09/16/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$285,900	44.33	\$559,304	\$152,996	\$67,300	0.0	1.00	1.00	#DIV/0!	\$152,996	15	CENTRAL AREA M&B NON-LAKE
09-16-376-067	7926 S 5TH	11/08/22	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$147,000	39.20	\$288,143	\$149,581	\$62,724	0.0	0.93	0.93	#DIV/0!	\$160,495	15	CENTRAL AREA M&B NON-LAKE
09-22-101-021	7855 W Q AVE	11/21/22	\$236,000	PTA	03-ARM'S LENGTH	\$236,000	\$91,600	38.81	\$179,153	\$97,227	\$40,380	0.0	0.60	0.60	#DIV/0!	\$162,045	15	CENTRAL AREA M&B NON-LAKE
09-15-151-011	7261 S 6TH ST	07/14/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$115,700	41.03	\$225,765	\$94,596	\$38,361	120.0	0.57	0.57	\$788	\$165,958	15	CENTRAL AREA M&B NON-LAKE
09-21-226-080	8025 W Q AVE	11/17/23	\$309,914	PTA	03-ARM'S LENGTH	\$309,914	\$117,800	38.01	\$230,434	\$128,609	\$49,129	0.0	0.73	0.73	#DIV/0!	\$176,177	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$4,874,814			\$4,634,814	\$2,123,200		\$4,145,898	\$1,311,189	\$822,273	1,361.0	12.86	12.86				
ABSTRACTION							Std. Dev. =>	6.66					per Net Acre=>	101,966.64				1.0 AC 88,100
							Sale. Ratio =>	45.81					Average					

not used

09-17-230-090	7188 EAGLE HEIGHTS	06/16/22	\$662,500	WD	03-ARM'S LENGTH	\$662,500	\$267,000	40.30	\$521,462	\$208,338	\$67,300	0.0	1.00	1.00	#DIV/0!	\$208,338	15	CENTRAL AREA M&B NON-LAKE
09-15-455-051	7380 W Q AVE	09/08/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$90,400	31.28	\$177,492	\$179,294	\$67,786	0.0	1.09	1.09	#DIV/0!	\$164,490	15	CENTRAL AREA M&B NON-LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-12-476-016	6830 S 12TH ST	04/28/23	\$546,900	PTA	03-ARM'S LENGTH	\$545,400	\$270,300	49.56	\$528,323	\$86,483	\$69,406	200.0	1.39	1.39	\$432	\$62,218	15	CENTRAL AREA M&B NON-LAKE
09-16-376-061	8532 W Q AVE	08/11/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$138,608	\$90,755	\$69,363	0.0	1.38	1.38	#DIV/0!	\$65,669	15	CENTRAL AREA M&B NON-LAKE
09-25-201-060	5275 WR	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,100	44.60	\$305,860	\$120,940	\$76,800	0.0	1.84	1.84	#DIV/0!	\$65,728	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$1,056,900			\$1,055,400	\$496,900		\$972,791	\$298,178	\$215,569	200.0	4.61	4.61				
ABSTRACTION							Std. Dev. =>	3.03					per Net Acre=>	64,652.65				1.5 AC 96,900
							Sale. Ratio =>	47.08					Average					

not used

09-16-355-031	8820 W Q AVE	07/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$134,400	33.60	\$262,002	\$207,296	\$69,298	0.0	1.37	1.37	#DIV/0!	\$151,311	15	CENTRAL AREA M&B NON-LAKE
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$210,200	38.22	\$411,619	\$215,581	\$77,200	0.0	1.86	1.86	#DIV/0!	\$115,904	15	CENTRAL AREA M&B NON-LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-17-176-028	7396 S 3RD ST	08/23/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$279,800	51.81	\$547,961	\$84,339	\$92,300	0.0	2.41	2.41	#DIV/0!	\$34,995	15	CENTRAL AREA M&B NON-LAKE
09-17-176-028	7396 S 3RD ST	08/23/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$279,800	51.81	\$547,961	\$84,339	\$92,300	0.0	2.41	2.41	#DIV/0!	\$34,995	15	CENTRAL AREA M&B NON-LAKE
09-17-126-040	9573 W P AVE	03/14/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,900	48.33	\$203,661	\$95,539	\$84,200	0.0	2.14	2.14	#DIV/0!	\$44,644	15	CENTRAL AREA M&B NON-LAKE
09-15-351-282	1786 S CROOKED LAKE DR	06/27/23	\$725,000	WD	19-MULTI PARCELS	\$694,000	\$307,100	44.25	\$592,596	\$174,804	\$73,400	171.0	2.05	2.05	\$1,022	\$85,270	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$2,020,000			\$1,989,000	\$970,600		\$1,892,179	\$439,021	\$342,200	171.0	9.01	9.01				
ABSTRACTION							Std. Dev. =>	3.60					per Net Acre=>	48,725.97				2.0 AC 97,400
							Sale. Ratio =>	48.80					Average					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-17-176-028	7396 S 3RD ST	08/23/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$279,800	51.81	\$547,961	\$84,339	\$92,300	0.0	2.41	2.41	#DIV/0!	\$34,995	15	CENTRAL AREA M&B NON-LAKE
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$260,400	50.96	\$509,841	\$96,159	\$95,000	0.0	2.50	2.50	#DIV/0!	\$38,464	15	CENTRAL AREA M&B NON-LAKE
09-23-476-020	8896 S 10TH ST	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$183,300	45.83	\$358,771	\$138,309	\$97,080	0.0	2.76	2.76	#DIV/0!	\$50,112	15	CENTRAL AREA M&B NON-LAKE

Totals:		\$1,451,000				\$1,451,000	\$723,500		\$1,416,573	\$318,807	\$284,380	0.0	7.67	7.67				
ABSTRACTION							Std. Dev. =>	3.24					per Net Acre=>	41,565.45				2.5 AC 103,700
							Sale. Ratio =>	49.86					Average					

not used																		
09-09-476-021	6810 S 6TH ST	07/01/22	\$879,900	WD	03-ARM'S LENGTH	\$879,900	\$367,200	41.73	\$717,815	\$257,085	\$95,000	0.0	2.50	2.50	#DIV/0!	\$102,834	15	CENTRAL AREA M&B NON-LAKE
09-13-101-027	7067 S 10TH ST	10/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$125,600	35.89	\$246,734	\$195,746	\$92,480	181.0	2.42	2.42	\$1,081	\$81,021	15	CENTRAL AREA M&B NON-LAKE
09-17-401-040	7731 S 3RD ST	05/27/22	\$340,000	PTA	19-MULTI PARCELS	\$316,200	\$117,800	37.25	\$204,293	\$181,907	\$70,000	0.0	2.75	2.75	#DIV/0!	\$66,148	15	CENTRAL AREA M&B NON-LAKE
09-14-430-015	7522 S 10TH ST	02/28/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$366,100	43.07	\$716,299	\$228,101	\$94,400	200.0	2.48	2.48	\$1,141	\$91,976	15	CENTRAL AREA M&B NON-LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-20-101-022	9903 W Q AVE	09/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$164,500	55.76	\$323,014	\$71,866	\$99,880	0.0	3.08	3.08	#DIV/0!	\$23,333	15	CENTRAL AREA M&B NON-LAKE
09-17-126-050	7076 S 3RD	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,400	38.55	\$101,310	\$110,000	\$101,310	0.0	3.21	3.21	#DIV/0!	\$34,268	15	CENTRAL AREA M&B NON-LAKE
09-24-476-049	8850 S 12TH ST	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$97,400	44.99	\$193,381	\$122,119	\$99,000	0.0	3.00	3.00	#DIV/0!	\$40,706	15	CENTRAL AREA M&B NON-LAKE
09-17-251-060	7433 S 3RD ST	07/18/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$491,600	49.16	\$961,549	\$137,451	\$99,000	0.0	3.00	3.00	#DIV/0!	\$45,817	15	CENTRAL AREA M&B NON-LAKE

Totals:		\$1,621,500				\$1,621,500	\$795,900		\$1,579,254	\$441,436	\$399,190	0.0	12.29	12.29				
ABSTRACTION							Std. Dev. =>	7.23					per Net Acre=>	35,918.31				3.0 AC 108,000
							Sale. Ratio =>	49.08					Average					

not used																		
09-17-251-060	7433 S 3RD ST	08/23/23	\$1,387,650	WD	03-ARM'S LENGTH	\$1,387,650	\$491,600	35.43	\$961,549	\$525,101	\$99,000	0.0	3.00	3.00	#DIV/0!	\$175,034	15	CENTRAL AREA M&B NON-LAKE
09-17-401-040	7731 S 3RD ST	05/27/22	\$340,000	PTA	03-ARM'S LENGTH	\$316,200	\$117,800	37.25	\$204,293	\$181,907	\$70,000	0.0	2.75	2.75	#DIV/0!	\$66,148	15	CENTRAL AREA M&B NON-LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$153,000	49.35	\$300,636	\$124,634	\$115,270	0.0	5.03	5.03	#DIV/0!	\$24,778	15	CENTRAL AREA M&B NON-LAKE
09-16-451-029	7909 S 5TH ST	05/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,500	32.61	\$110,100	\$115,000	\$110,100	0.0	4.02	4.02	#DIV/0!	\$28,607	15	CENTRAL AREA M&B NON-LAKE
09-17-126-050	7076 S 3RD	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,400	38.55	\$101,310	\$110,000	\$101,310	0.0	3.21	3.21	#DIV/0!	\$34,268	15	CENTRAL AREA M&B NON-LAKE

Totals:		\$535,000				\$535,000	\$232,900		\$512,046	\$349,634	\$326,680	0.0	12.26	12.26				
ABSTRACTION							Std. Dev. =>	8.49					per Net Acre=>	28,518.27				4.0 AC 114,400
							Sale. Ratio =>	43.53					Average					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-09-301-031	8875 W OP AVE	10/23/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$164,600	55.80	\$322,863	\$91,907	\$119,770	0.0	5.53	5.53	#DIV/0!	\$16,620	15	CENTRAL AREA M&B NON-LAKE
09-16-226-018	7062 S 6TH ST	04/04/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,700	51.54	\$374,331	\$113,459	\$117,790	0.0	5.31	5.31	#DIV/0!	\$21,367	15	CENTRAL AREA M&B NON-LAKE
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$153,000	49.35	\$300,636	\$124,634	\$115,270	0.0	5.03	5.03	#DIV/0!	\$24,778	15	CENTRAL AREA M&B NON-LAKE
09-16-451-029	7909 S 5TH ST	05/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,500	32.61	\$110,100	\$115,000	\$110,100	0.0	4.02	4.02	#DIV/0!	\$28,607	15	CENTRAL AREA M&B NON-LAKE

Totals:		\$1,090,000				\$1,090,000	\$545,800		\$1,107,930	\$445,000	\$462,930	0.0	19.89	19.89				
ABSTRACTION							Std. Dev. =>	10.17				per FF=>					per SqFt=>	5.0 AC 115,000
							Sale. Ratio =>	50.07				Average					Average	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$351,200	52.81	\$687,830	\$161,650	\$184,480	0.0	9.86	9.86	#DIV/0!	\$16,395	15	CENTRAL AREA M&B NON-LAKE
09-09-426-050	965 E EAGLE LAKE DR	09/28/22	\$662,500	WD	03-ARM'S LENGTH	\$662,500	\$342,200	51.65	\$670,916	\$150,684	\$159,100	0.0	8.45	8.45	#DIV/0!	\$17,832	15	CENTRAL AREA M&B NON-LAKE
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$153,000	49.35	\$300,636	\$124,634	\$115,270	0.0	5.03	5.03	#DIV/0!	\$24,778	15	CENTRAL AREA M&B NON-LAKE

Totals:		\$1,637,500				\$1,637,500	\$846,400		\$1,659,382	\$436,968	\$458,850	0.0	23.34	23.34				
ABSTRACTION							Std. Dev. =>	1.76					per Net Acre=>					7.0 AC 130,000
													Average	18,721.85				

not used																		
09-17-251-060	7433 S 3RD ST	07/18/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$491,600	49.16	\$961,549	\$137,451	\$99,000	0.0	3.00	3.00	#DIV/0!	\$45,817	15	CENTRAL AREA M&B NON-LAKE
09-17-126-050	7076 S 3RD	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,400	38.55	\$101,310	\$110,000	\$101,310	0.0	3.21	3.21	#DIV/0!	\$34,268	15	CENTRAL AREA M&B NON-LAKE

USED \$ ACRES		TREND	
1.0	\$	88,100	
1.5	\$	96,900	
2.0	\$	97,400	
2.5	\$	103,700	
3.0	\$	108,000	
4.0	\$	114,400	
5.0	\$	115,000	
7.0	\$	130,000	
10.0	\$	150,135	\$ 150,000
15.0	\$	182,318	\$ 182,000
20.0	\$	214,501	\$ 214,000
25.0	\$	246,684	\$ 246,000
30.0	\$	278,867	\$ 278,000
40.0	\$	343,233	\$ 343,000
50.0	\$	407,599	\$ 407,000
100.0	\$	729,429	\$ 730,000

LAND 15.1 TEXAS HGTS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-22-280-040	7111 KENDALL ARBOR AVE	06/03/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$145,500	42.17	\$369,886	\$81,871	\$106,757	116.0	\$706	15.1	TEX HGTS 1 - 6
09-22-250-240	7315 KENDALL ARBOR AVE	12/09/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$168,500	42.13	\$423,357	\$77,843	\$101,200	110.0	\$708	15.1	TEX HGTS 1 - 6
09-22-260-060	8421 INTERLOCHEN ST	12/01/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$127,700	33.61	\$404,459	\$85,941	\$110,400	120.0	\$716	15.1	TEX HGTS 1 - 6
09-22-250-080	8404 LEELANAU ST	08/24/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$182,100	45.64	\$412,201	\$87,999	\$101,200	110.0	\$800	15.1	TEX HGTS 1 - 6
09-22-280-120	8431 LOGAN BAY ST	09/25/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,800	44.45	\$398,092	\$103,108	\$101,200	110.0	\$937	15.1	TEX HGTS 1 - 6
09-22-210-410	7327 TEXAS HEIGHTS AVE	09/14/23	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$159,100	43.23	\$365,022	\$131,778	\$128,800	140.0	\$941	15.1	TEX HGTS 1 - 6
09-22-150-460	8227 PETOSKEY ST	12/07/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$190,300	44.26	\$427,153	\$104,047	\$101,200	110.0	\$946	15.1	TEX HGTS 1 - 6
09-22-210-450	7189 TEXAS HEIGHTS AVE	07/28/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$145,400	38.06	\$370,865	\$139,935	\$128,800	140.0	\$1,000	15.1	TEX HGTS 1 - 6
09-22-260-170	8348 INTERLOCHEN ST	10/31/23	\$411,000	CD	03-ARM'S LENGTH	\$411,000	\$173,700	42.26	\$395,463	\$127,556	\$112,019	121.8	\$1,048	15.1	TEX HGTS 1 - 6
09-22-150-700	7545 MANITOU	07/31/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,000	45.68	\$345,959	\$125,241	\$101,200	110.0	\$1,139	15.1	TEX HGTS 1 - 6
09-22-280-290	8407 KEENAN ST	02/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$136,500	37.40	\$340,654	\$125,546	\$101,200	110.0	\$1,141	15.1	TEX HGTS 1 - 6
09-22-210-440	7215 TEXAS HEIGHTS AVE	03/17/23	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$151,300	33.77	\$408,438	\$168,362	\$128,800	140.0	\$1,203	15.1	TEX HGTS 1 - 6
09-22-150-340	8339 CHARLEVOIX ST	10/12/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$135,800	37.72	\$325,117	\$136,083	\$101,200	110.0	\$1,237	15.1	TEX HGTS 1 - 6
09-22-280-330	8428 KEENAN ST	08/14/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$171,300	40.31	\$388,758	\$137,442	\$101,200	110.0	\$1,249	15.1	TEX HGTS 1 - 6
09-22-280-080	7195 KENDALL ARBOR AVE	11/08/22	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$154,600	36.04	\$388,775	\$141,425	\$101,200	110.0	\$1,286	15.1	TEX HGTS 1 - 6
09-22-150-080	8225 BOYNE ST	06/21/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$159,000	37.41	\$383,297	\$142,903	\$101,200	110.0	\$1,299	15.1	TEX HGTS 1 - 6
09-22-150-280	7609 TEXAS HEIGHTS AVE	07/07/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$164,400	36.94	\$397,548	\$148,652	\$101,200	110.0	\$1,351	15.1	TEX HGTS 1 - 6
09-22-150-300	7571 TEXAS HEIGHTS AVE	01/03/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$138,100	35.87	\$333,628	\$152,572	\$101,200	110.0	\$1,387	15.1	TEX HGTS 1 - 6
09-22-280-250	8323 KEENAN ST	08/07/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$157,300	37.45	\$364,272	\$156,928	\$101,200	110.0	\$1,427	15.1	TEX HGTS 1 - 6
09-22-280-140	8385 LOGAN BAY ST	06/26/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$150,900	36.80	\$343,868	\$167,332	\$101,200	110.0	\$1,521	15.1	TEX HGTS 1 - 6
Totals:			\$7,997,000			\$7,997,000	\$3,158,300		\$7,586,812	\$2,542,564	\$2,132,376	2,317.8			

ABSTRACTION

Sale. Ratio =>
Std. Dev. =>

39.49
3.87

Average
per FF=>

\$1,097

USED \$1,090 FF

not used

09-22-150-110	8163 BOYNE	10/06/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$206,800	35.35	\$462,905	\$223,295	\$101,200	110.0	\$2,030	15.1	TEX HGTS 1 - 6
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-22-310-003	8745 PETOSKEY ST	11/18/22	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$257,600	46.84	\$613,146	\$60,054	\$123,200	160.0	\$375	15.3	TEX HGTS 7-9
09-22-300-017	8612 TROUT BAY ST	08/05/22	\$605,700	WD	03-ARM'S LENGTH	\$605,700	\$235,800	38.93	\$630,543	\$76,797	\$101,640	132.0	\$582	15.3	TEX HGTS 7-9
09-22-300-012	7853 PORT HOPE	12/09/22	\$487,900	WD	03-ARM'S LENGTH	\$487,900	\$206,400	42.30	\$496,413	\$77,727	\$86,240	112.0	\$694	15.3	TEX HGTS 7-9
09-22-300-041	7940 PORT HOPE DR	08/29/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,000	41.01	\$502,862	\$93,778	\$101,640	132.0	\$710	15.3	TEX HGTS 7-9
09-22-310-022	7792 BOWERS HARBOR AVE	07/25/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$242,800	41.50	\$582,119	\$126,081	\$123,200	154.0	\$819	15.3	TEX HGTS 7-9
09-22-300-016	7939 PORT HOPE	02/13/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$262,000	44.41	\$578,557	\$111,543	\$100,100	130.0	\$858	15.3	TEX HGTS 7-9
09-22-300-031	8554 PETOSKEY ST	06/13/23	\$514,900	WD	03-ARM'S LENGTH	\$514,900	\$228,100	44.30	\$494,770	\$121,054	\$100,924	131.1	\$924	15.3	TEX HGTS 7-9
09-22-310-002	8715 PETOSKEY ST	06/27/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$274,700	43.60	\$605,161	\$148,039	\$123,200	160.0	\$925	15.3	TEX HGTS 7-9
09-22-180-003	8427 CHARLEVOIX ST	05/20/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$190,100	40.02	\$456,911	\$102,789	\$84,700	110.0	\$934	15.3	TEX HGTS 7-9
09-22-310-009	7757 BOWERS HARBOR AVE	08/18/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$258,100	41.30	\$573,277	\$155,673	\$103,950	135.0	\$1,153	15.3	TEX HGTS 7-9
09-22-310-023	7764 BOWERS HARBOR AVE	10/16/23	\$629,900	WD	03-ARM'S LENGTH	\$614,900	\$248,000	40.33	\$551,257	\$186,843	\$123,200	154.0	\$1,213	15.3	TEX HGTS 7-9
09-22-180-038	7542 NORTHPORT AVE	09/15/23	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$188,900	41.15	\$390,681	\$153,019	\$84,700	110.0	\$1,391	15.3	TEX HGTS 7-9
09-22-180-017	7648 BINGHAM	11/14/22	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$187,200	39.00	\$407,640	\$157,060	\$84,700	110.0	\$1,428	15.3	TEX HGTS 7-9
09-22-300-032	7769 PRESQUE ISLE DR	06/10/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$173,200	34.30	\$409,078	\$182,162	\$86,240	112.0	\$1,626	15.3	TEX HGTS 7-9
Totals:			\$7,632,400			\$7,617,400	\$3,155,900		\$7,292,415	\$1,752,619	\$1,427,634	1,842.1			

ABSTRACTION

Sale. Ratio =>
Std. Dev. =>

41.43
3.02

Average
per FF=>

\$951

USED \$ 920 FF

LAND 15.4 - INVERN/BENTWD-CRKD -CORNERS & HIDDEN COVES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-15-470-018	7720 CORNERS COVE ST	04/28/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$41,300	52.95	\$78,400	\$78,000	\$78,400	140.0	\$557	55	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-470-013	7854 CORNERS COVE ST	06/09/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,300	48.59	\$78,400	\$85,000	\$78,400	140.0	\$607	55	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-470-010	7301 OLIVIA ROSE AVE	02/10/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$35,000	35.00	\$78,400	\$100,000	\$78,400	140.0	\$714	55	INVERN/BENT-CRKD-COR & HIDDEN COVES
Totals:			\$263,000			\$263,000	\$117,600		\$235,200	\$263,000	\$235,200	420.0			
								Sale. Ratio =>	44.71		Average			USED \$620 FF	
								Std. Dev. =>	9.36		per FF=>	\$626			

LAND 15.6 - BELLE MEADE CONDOS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-22-240-003	8208 SHOOTING STAR LANE	08/30/22	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$37,500	54.74	\$475,175	\$68,500	\$70,800	60.0	\$1,142	15.6	BELLE MEADE CONDOS
09-22-240-014	8224 CONEFLOWER COVE	05/25/22	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$37,500	54.74	\$75,942	\$68,500	\$70,800	60.0	\$1,142	15.6	BELLE MEADE CONDOS
09-22-240-043	7229 COREOPSIS COVE	09/09/22	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$37,500	55.15	\$75,610	\$68,000	\$70,800	60.0	\$1,133	15.6	BELLE MEADE CONDOS
09-22-240-010	8235 CONEFLOWER COVE	11/21/22	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$37,500	52.08	\$74,167	\$72,000	\$70,800	60.0	\$1,200	15.6	BELLE MEADE CONDOS
09-22-240-016	8185 SWITCH GRASS RIDGE	11/29/22	\$78,500	PTA	03-ARM'S LENGTH	\$78,500	\$37,500	47.77	\$74,127	\$78,500	\$70,800	60.0	\$1,308	15.6	BELLE MEADE CONDOS
09-22-240-045	7259 COREOPSIS COVE	10/31/23	\$78,500	WD	03-ARM'S LENGTH	\$78,500	\$34,800	44.33	\$70,800	\$78,500	\$70,800	60.0	\$1,308	15.6	BELLE MEADE CONDOS
Totals:			\$434,000			\$434,000	\$222,300		\$845,821	\$434,000	\$424,800	360.0			
VACANT							Sale. Ratio =>	51.22				Average			USED \$1,220 FF
							Std. Dev. =>	4.47				per FF=>	\$1,216		
NOT USED															
09-22-240-009	8223 CONEFLOWER COVE	05/26/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,800	63.27	\$70,800	\$55,000	\$70,800	60.0	\$917	15.6	BELLE MEADE CONDOS

Land 16 - All Agricultural 2025

Agricultural Land Value Analysis - Tillable

Other Townships	Parcel Number	Sale Date	Liber & Page	Sales Price	Value of BS, Res. & Imp.	Net Acres (w/o Row)	B.S. & Residentia	Good Tillable	Fair Tillable	Poor Tillable	Woods	B Woods	Wet wds/ swamp	Pasture Land	Marsh Land	Rec. Use	Develop- mental	Tillable per AC \$	Tillable Acres	Value of Tillable
Pavillion	11-20-426-011+	7/28/2022	2022-026111	\$922,000	\$16,000	165.73	0	132.12	3.56	10.12	0.00	0.00	14.70	0.00	5.23	0.00	0.00	\$5,953	135.68	\$807,647
Pavillion	11-26-126-011	6/27/2023	23-016446	\$239,900	\$0	32.46	0	9.11	12.11	0.00	4.49	0.00	6.75	0.00	0.00	0.00	0.00	\$9,557	21.22	\$202,808
Prairie Ronde	13-07-101-032	7/15/2022	2022-025722	\$135,000	\$0	26.56	0	8.85	12.49	0.00	5.22	0.00	0.00	0.00	0.00	0.00	0.00	\$5,519	21.34	\$117,774
Brady	15-03-400-007	11/28/2023	23-029152	\$103,000	\$0	20.27	0	0.00	20.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,081	20.27	\$103,000
Wakeshma	16-04-451-010+	2/2/2024	24-004180	\$690,000	\$154,269	113.36	2.44	61.75	5.80	0.00	24.65	0.00	18.72	0.00	0.00	0.00	0.00	\$5,812	67.55	\$392,610
Wakeshma	16-17-220-040	9/23/2022	2022-031897	\$535,500	\$332,203	60.65	3.06	49.83	0.00	0.00	4.19	0.00	3.57	0.00	0.00	0.00	0.00	\$3,566	49.83	\$177,689
Wakeshma	16-27-301-030	11/17/2023	23-029074	\$565,000	\$0	75.34	0	51.73	0.00	0.00	19.88	0.00	3.73	0.00	0.00	0.00	0.00	\$9,416	51.73	\$487,087
Wakeshma	16-32-451-015	8/11/2022	2022-026964	\$566,821	\$58,500	74.01	0	74.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$6,868	74.01	\$508,321
Wakeshma	16-34-301-010	8/12/2022	2022-02945	\$220,000	\$0	39	0	37.41	0.89	0.00	0.00	0.00	0.00	0.00	0.70	0.00	0.00	\$5,717	38.30	\$218,950
																		\$6,284	479.93	\$3,015,886
																		used \$6,280 Ac		

Agricultural Land Value Analysis - Non- Tillable

Other	Parcel	Sale	Liber	Sales	Time Adj	Value of BS,	Net Acres	B.S. &	Good	Fair	Poor		Non-Till			Marsh	Rec.	Develop-	Residual	Non-tillable	Value of
Townships	Number	Date	& Page	Price	Sales Price	Res. & Imp.	(w/o Row)	Residentia	Tillable	Tillable	Tillable					Land	Use	mental	Value	Acres	Non-till
Pavillion	11-03-226-036	12/15/2017	17-043147	\$36,000	\$40,092	\$0	17.55	0	0.00	0.00	0.00	0.00	17.55	0.00	0.00	0.00	0.00	0.00	\$2,284	17.55	\$40,092
Pavillion	11-32-101-016	9/23/2015	15-034240	\$149,900	\$175,780	26500	45.39	1	0.00	0.00	0.00	0.00	44.39	0.00	0.00	0.00	0.00	0.00	\$3,363	44.39	\$149,280
Climax	12-13-230-010	5/30/2019	19-015884	\$13,000	\$13,976	\$0	5	0	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	\$2,795	5.00	\$13,976
Schoolcraft	14-06-380-012	4/16/2019	19-011514	\$100,000	\$107,831	\$0	33.09	0	5.20	2.15	0.00	0.00	25.74	0.00	0.00	0.00	0.00	0.00	\$2,405	25.74	\$61,893
Schoolcraft	14-32-280-021	10/8/2015	15-036375	\$137,994	\$161,666	0	42.34	0	2.84	1.60	0.00	0.00	37.90	0.00	0.00	0.00	0.00	0.00	\$3,533	37.90	\$133,916
																			\$3,057	130.58	\$ 399,157
																			used \$3,050 Ac		

LAND 17 - APPEGATE FARMS & CHADEAU ESTATES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-14-377-390	7959 PERCHERON	11/16/22	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$181,500	44.27	\$423,274	\$61,526	\$74,800	110.0	\$559	17	APPEGATE FARMS & CHADEAU ESTATES
09-14-377-350	7877 PERCHERON ST	03/16/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$151,800	36.84	\$393,181	\$90,899	\$72,080	106.0	\$858	17	APPEGATE FARMS & CHADEAU ESTATES
09-14-477-210	6123 KEITH CT	03/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$119,300	36.15	\$291,084	\$123,916	\$85,000	125.0	\$991	17	APPEGATE FARMS & CHADEAU ESTATES
Totals:			\$1,152,000			\$1,152,000	\$452,600		\$1,107,539	\$276,341	\$231,880	341.0			
ABSTRACTION							Sale. Ratio =>	39.29			Average			USE \$810 FF	
							Std. Dev. =>	4.50			per FF=>	\$810			

not used

09-14-477-050	6092 CHADEAU AVE	12/29/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$109,700	33.24	\$242,978	\$175,422	\$88,400	130.0	\$1,349	17	APPEGATE FARMS & CHADEAU ESTATES
09-14-377-040	7850 PERCHERON ST	10/10/22	\$496,200	WD	03-ARM'S LENGTH	\$496,200	\$186,000	37.48	\$408,438	\$155,762	\$68,000	100.0	\$1,558	17	APPEGATE FARMS & CHADEAU ESTATES

LAND 18 - BAY RIDGE VINTAGE VICTORIA 2025															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-12-480-010	5135 QUEEN VICTORIA	11/15/22	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$233,100	42.38	\$593,474	\$80,776	\$124,250	175.0	\$462	18	BAY RIDGE VINTAGE VICTORIA
09-12-480-040	5075 QUEEN VICTORIA DR	08/16/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$238,400	48.65	\$511,969	\$59,681	\$81,650	115.0	\$519	18	BAY RIDGE VINTAGE VICTORIA
09-12-390-390	5624 ARBOR POINTE CIR	10/27/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$151,300	46.99	\$319,067	\$87,423	\$84,490	119.0	\$735	18	BAY RIDGE VINTAGE VICTORIA
09-12-470-080	6828 VERONICA ST	12/12/23	\$655,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$611,218	\$103,982	\$85,200	120.0	\$867	18	BAY RIDGE VINTAGE VICTORIA
09-12-390-380	5587 ARBOR POINTE CIR	02/28/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$187,000	43.49	\$395,554	\$140,946	\$106,500	150.0	\$940	18	BAY RIDGE VINTAGE VICTORIA
09-12-490-071	5163 LEWSINDA AVE	10/23/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$114,200	34.09	\$235,363	\$191,937	\$92,300	130.0	\$1,476	18	BAY RIDGE VINTAGE VICTORIA
09-12-370-270	6948 BENTLEY DR	08/07/23	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$169,100	34.72	\$359,954	\$210,443	\$83,397	117.5	\$1,792	18	BAY RIDGE VINTAGE VICTORIA
Totals:			\$3,269,000			\$3,244,000	\$1,375,800		\$3,026,599	\$875,188	\$657,787	926.5			
ABSTRACTION								Sale. Ratio =>	42.41	Average				USED \$860 FF	
								Std. Dev. =>	5.70	per FF=>				\$945	

LAND 20- EAGLE LAKE - WATERFRONT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-09-330-150	1122 N EAGLE LAKE DR	06/15/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,200	35.38	\$551,132	\$126,788	\$292,920	73.2	\$1,731	20	EAGLE LAKE - WATERFRONT
09-09-351-220	1300 N EAGLE LAKE	06/15/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$323,600	46.90	\$823,730	\$238,270	\$372,000	93.0	\$2,562	20	EAGLE LAKE - WATERFRONT
09-09-452-130	906 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$93,700	\$37,800	40.34	\$215,968	\$93,700	\$215,968	36.0	\$2,603	20	EAGLE LAKE - WATERFRONT
09-09-470-120	790 E EAGLE LAKE DR	07/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$273,200	49.67	\$637,303	\$176,697	\$264,000	66.0	\$2,677	20	EAGLE LAKE - WATERFRONT
09-17-240-060	7181 EAGLE TER	02/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$313,000	62.60	\$602,942	\$338,098	\$441,040	110.3	\$3,066	20	EAGLE LAKE - WATERFRONT
09-09-365-030	530 TREASURE ISLAND	01/26/24	\$960,000	PTA	03-ARM'S LENGTH	\$960,000	\$472,600	49.23	\$988,836	\$367,164	\$396,000	99.0	\$3,709	20	EAGLE LAKE - WATERFRONT
09-09-351-191	1330 N EAGLE LAKE DR	08/01/22	\$1,496,500	WD	03-ARM'S LENGTH	\$1,496,500	\$441,100	29.48	\$1,493,451	\$595,049	\$592,000	148.0	\$4,021	20	EAGLE LAKE - WATERFRONT
09-09-351-130	1400 N EAGLE LAKE DR	04/14/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$394,700	45.11	\$860,068	\$414,932	\$400,000	100.0	\$4,149	20	EAGLE LAKE - WATERFRONT
09-09-470-020	848 E EAGLE LAKE DR	05/17/22	\$821,000	WD	03-ARM'S LENGTH	\$821,000	\$310,800	37.86	\$809,431	\$263,569	\$252,000	63.0	\$4,184	20	EAGLE LAKE - WATERFRONT
09-16-201-110	600 AQUA VIEW DR	01/31/23	\$732,500	WD	03-ARM'S LENGTH	\$732,500	\$282,200	38.53	\$726,020	\$344,665	\$338,185	82.0	\$4,203	20	EAGLE LAKE - WATERFRONT
09-09-330-050	1168 N EAGLE LAKE DR	06/13/23	\$793,000	WD	03-ARM'S LENGTH	\$793,000	\$342,700	43.22	\$757,904	\$299,096	\$264,000	66.0	\$4,532	20	EAGLE LAKE - WATERFRONT
09-09-330-270	1044 N EAGLE LAKE DR	03/08/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$126,000	22.91	\$480,000	\$550,000	\$480,000	120.0	\$4,583	20	EAGLE LAKE - WATERFRONT
09-09-376-320	569 TREASURE ISLAND	03/23/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,400	35.85	\$363,245	\$196,755	\$160,000	40.0	\$4,919	20	EAGLE LAKE - WATERFRONT
09-17-230-060	7115 EAGLE HEIGHTS DR	04/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$425,200	35.43	\$1,084,507	\$615,493	\$500,000	125.0	\$4,924	20	EAGLE LAKE - WATERFRONT
09-09-351-040	1450 N EAGLE LAKE DR	03/17/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$196,200	34.73	\$495,977	\$309,023	\$240,000	60.0	\$5,150	20	EAGLE LAKE - WATERFRONT
09-16-101-170	991 TREASURE ISLAND	05/02/22	\$658,000	WD	03-ARM'S LENGTH	\$658,000	\$229,700	34.91	\$600,566	\$221,434	\$164,000	41.0	\$5,401	20	EAGLE LAKE - WATERFRONT
09-17-226-080	7207 EAGLE HEIGHTS DR	06/13/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$392,700	32.73	\$1,062,916	\$470,417	\$333,333	83.3	\$5,645	20	EAGLE LAKE - WATERFRONT
09-16-201-140	582 AQUA VIEW	03/18/24	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$311,100	36.64	\$712,024	\$502,136	\$365,160	88.0	\$5,706	20	EAGLE LAKE - WATERFRONT
09-09-452-120	900 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$381,800	\$137,500	36.01	\$216,824	\$381,800	\$215,968	63.5	\$6,011	20	EAGLE LAKE - WATERFRONT
09-09-376-030	755 TREASURE ISLAND	07/07/23	\$451,500	WD	03-ARM'S LENGTH	\$337,500	\$113,300	33.57	\$236,452	\$258,248	\$157,200	40.0	\$6,456	20	EAGLE LAKE - WATERFRONT
09-09-330-250	1054 N EAGLE LAKE DR	08/11/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$275,400	33.63	\$602,327	\$478,673	\$262,000	65.5	\$7,308	20	EAGLE LAKE - WATERFRONT
09-16-201-070	618 AQUA VIEW DR	02/29/24	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$283,800	30.85	\$620,061	\$637,844	\$337,905	82.0	\$7,779	20	EAGLE LAKE - WATERFRONT
Totals:			\$16,366,500			\$15,777,000	\$5,962,200		\$14,941,684	\$7,879,851	\$7,043,679	1,744.8			
ABSTRACTION							Sale. Ratio =>	37.79			Average				USED \$4,500 FF
							Std. Dev. =>	8.42			per FF=>	\$4,516			
NOT USED															
09-16-176-030	379 PEPPER AVE	09/22/23	\$733,000	WD	03-ARM'S LENGTH	\$733,000	\$196,100	26.75	\$422,061	\$534,939	\$224,000	56.0	\$9,552	20	EAGLE LAKE - WATERFRONT
09-09-351-301	1230 N EAGLE LAKE DR	05/31/22	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$307,200	21.94	\$904,125	\$759,875	\$264,000	66.0	\$11,513	20	EAGLE LAKE - WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-09-430-030	6653 E EAGLE LAKE DR	03/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,600	51.18	\$290,927	\$37,973	\$108,900	99.0	\$384	20	EAGLE LAKE - WATERFRONT
09-09-430-020	6639 E EAGLE LAKE DR	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,800	41.40	\$150,744	\$200,000	\$148,900	109.0	\$1,835	20	EAGLE LAKE - WATERFRONT
09-09-430-010	6625 E EAGLE LAKE DR	05/19/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$80,900	24.74	\$252,050	\$187,550	\$112,600	76.0	\$2,468	20	EAGLE LAKE - WATERFRONT
Totals:			\$747,000			\$747,000	\$276,300		\$693,721	\$425,523	\$370,400	284.0			
ABSTRACTION							Sale. Ratio =>	36.99			Average				USED \$1,500 FF
							Std. Dev. =>	13.37			per FF=>	\$1,498			

LAND 23- HERITAGE ESTATES 2025

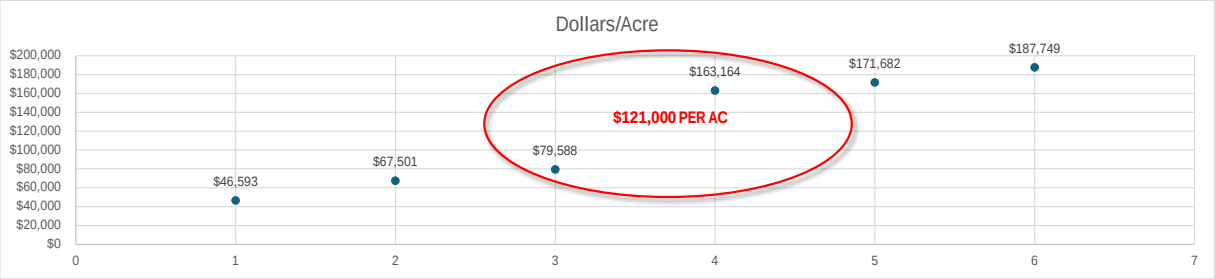
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	Land Table
09-16-201-390	8052 HERITAGE DR	06/08/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$99,200	39.84	\$222,393	\$101,607	\$75,000	100.0	\$1,016	100.00	23	HERITAGE ESTATES
09-16-230-220	8125 CONTINGO TER	04/06/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$118,100	40.87	\$297,283	\$74,217	\$82,500	110.0	\$675	110.00	23	HERITAGE ESTATES
09-16-230-370	8018 TALARIA	07/29/22	\$349,000	PTA	03-ARM'S LENGTH	\$349,000	\$131,100	37.56	\$332,503	\$98,997	\$82,500	110.0	\$900	110.00	23	HERITAGE ESTATES
Totals:			\$887,000			\$887,000	\$348,400		\$852,179	\$274,821	\$240,000	320.0				
ABSTRACTION							Sale. Ratio ==>	39.28			Average					USED \$860 FF
							Std. Dev. ==>	1.69			per FF==>	\$859				
not used																
09-16-230-350	8060 TALARIA TER	04/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,700	33.23	\$250,755	\$131,745	\$82,500	110.0	\$1,198	110.00	23	HERITAGE ESTATES

LAND 25 - PINE ISLE LAKE 2025

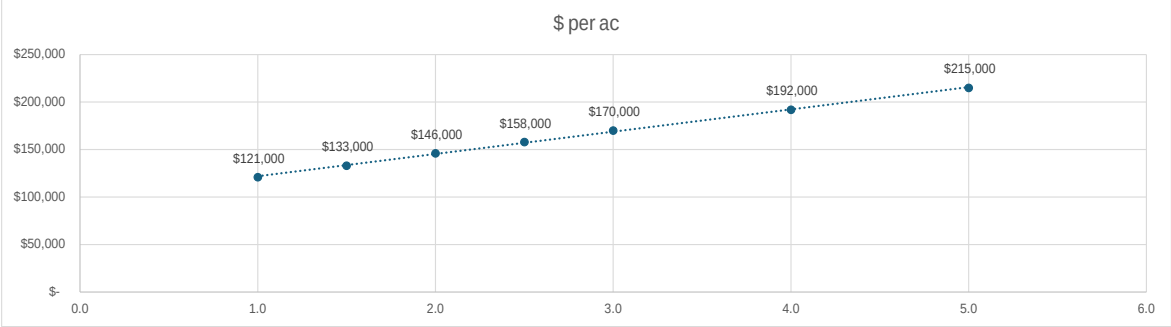
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/Acre	Actual Front	ECF Area	Land Table
09-16-330-150	7886 FINNAGEN ST	04/21/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$132,200	26.18	\$533,945	\$19,942	\$48,887	123.0	0.43	0.54	\$46,593	123.00	25	PINE ISLE LAKE
09-16-330-031	7570 FINNAGEN ST	07/21/23	\$431,250	WD	03-ARM'S LENGTH	\$431,250	\$176,300	40.88	\$465,341	\$49,951	\$84,042	130.0	0.74	0.75	\$67,501	130.00	25	PINE ISLE LAKE
09-16-330-220	7935 FINNAGEN ST	08/24/23	\$458,500	WD	03-ARM'S LENGTH	\$458,500	\$199,600	43.53	\$479,667	\$50,459	\$71,626	129.0	0.63	0.63	\$79,588	129.00	25	PINE ISLE LAKE
09-16-302-080	8823 W PQ	09/12/23	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$0	0.00	\$409,478	\$144,237	\$99,715	110.0	0.88	0.88	\$163,164	110.00	25	PINE ISLE LAKE
09-16-302-070	8841 W PQ	10/26/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$138,000	33.25	\$362,948	\$151,767	\$99,715	110.0	0.88	0.88	\$171,682	110.00	25	PINE ISLE LAKE
09-16-330-210	7957 FINNAGEN ST	01/03/23	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$157,400	30.56	\$467,781	\$118,845	\$71,626	129.0	0.63	0.63	\$187,749	129.00	25	PINE ISLE LAKE
Totals:			\$2,778,750			\$2,778,750	\$803,500		\$2,719,160	\$535,201	\$475,611	731.0	4.20	4.31				
								Sale. Ratio =>	28.92									1 AC 121,000
								Std. Dev. =>	15.63									
												Average						
												per Net Acre=>	127,337.85					

not used

09-16-330-170	7932 FINNAGEN	10/21/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$155,700	33.85	\$550,363	(\$723)	\$89,640	115.0	0.79	0.79	(\$920)	115.00	25	PINE ISLE LAKE
09-16-330-080	7702 FINNAGEN ST	10/19/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$184,000	28.98	\$458,478	\$254,967	\$78,445	110.0	0.69	0.69	\$371,131	110.00	25	PINE ISLE LAKE



Acres	\$ per ac
1.0	\$ 121,000
1.5	\$ 133,000
2.0	\$ 146,000
2.5	\$ 158,000
3.0	\$ 170,000
4.0	\$ 192,000
5.0	\$ 215,000



LAND 26 - MATTAWAN HEIGHTS 2025 *

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	Land Table
09-08-226-040	9103 W O AVE	03/01/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,500	41.00	\$68,020	\$50,000	\$68,020	200.0	\$250	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-07-101-039	10777 W O AVE	09/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,100	40.04	\$230,466	\$78,626	\$64,092	234.0	\$336	0.00	01	RESIDENTIAL - M&B N. OF I-94
09-07-310-220	10601 PENNYCRESS LN	05/20/22	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$170,500	40.45	\$363,123	\$136,377	\$78,000	200.0	\$682	200.00	26	MATTAWAN HEIGHTS
09-08-276-065	6428 S 4TH	02/28/24	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$119,800	33.51	\$273,955	\$153,945	\$70,400	200.0	\$770	0.00	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$1,074,000			\$1,074,000	\$408,900		\$935,564	\$418,948	\$280,512	834.0				
ABSTRACTION							Sale. Ratio =>	38.07			Average					USED \$500 FF
							Std. Dev. =>	3.52			per FF=>	\$502				

* used sales from Sections 07 & 08

LAND 27 - COLONY PARK/POINTE/ WOODS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-24-210-430	5105 WHIPPOORWILL	11/23/22	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$178,500	39.06	\$432,476	\$149,874	\$125,350	115.0	\$1,303	27	COLONY PARK/POINTE/ WOODS
09-24-280-220	5120 CHICKADEE	03/21/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$150,100	40.03	\$358,203	\$136,697	\$119,900	110.0	\$1,243	27	COLONY PARK/POINTE/ WOODS
09-24-255-050	8386 WARBLER	06/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$140,400	40.11	\$306,930	\$162,970	\$119,900	110.0	\$1,482	27	COLONY PARK/POINTE/ WOODS
09-24-401-100	8628 PLOVER	08/16/23	\$676,000	WD	03-ARM'S LENGTH	\$676,000	\$275,500	40.75	\$610,223	\$227,277	\$161,500	170.0	\$1,337	28	COLONY POINT WEST & WOODS 7 - 9
09-24-160-120	5753 SWALLOW	05/18/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$204,500	41.31	\$549,985	\$68,515	\$123,500	130.0	\$527	28	COLONY POINT WEST & WOODS 7 - 9
09-24-265-170	5353 CHICKADEE	07/10/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$212,900	42.59	\$457,502	\$162,298	\$119,900	110.0	\$1,475	27	COLONY PARK/POINTE/ WOODS
09-24-198-030	5551 SWALLOW	09/09/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$142,600	43.88	\$344,404	\$100,496	\$119,900	110.0	\$914	27	COLONY PARK/POINTE/ WOODS
09-24-401-080	8607 PLOVER	08/29/23	\$953,000	WD	03-ARM'S LENGTH	\$953,000	\$422,800	44.37	\$850,109	\$245,391	\$142,500	150.0	\$1,636	28	COLONY POINT WEST & WOODS 7 - 9
09-24-255-110	8325 WARBLER	06/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,700	47.18	\$397,316	\$111,684	\$109,000	100.0	\$1,117	27	COLONY PARK/POINTE/ WOODS
09-24-202-080	8025 OAK HILL	07/28/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$133,200	47.57	\$320,863	\$89,937	\$130,800	120.0	\$749	27	COLONY PARK/POINTE/ WOODS
Totals:			\$4,810,900			\$4,810,900	\$2,049,200		\$4,628,011	\$1,455,139	\$1,272,250	1,225.0			
ABSTRACTION							Sale. Ratio ==>	42.59			Average				USED \$1,180 FF
							Std. Dev. ==>	2.99			per FF=>	\$1,188			

not used

09-24-210-440	5073 WHIPPOORWILL	09/29/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$147,800	28.42	\$332,929	\$317,871	\$130,800	120.0	\$2,649	27	COLONY PARK/POINTE/ WOODS
09-24-328-140	5675 BLUE SPRUCE	06/10/22	\$715,500	WD	03-ARM'S LENGTH	\$715,500	\$206,800	28.90	\$488,353	\$345,897	\$118,750	125.0	\$2,767	28	COLONY POINT WEST & WOODS 7 - 9
09-24-160-250	5891 SWALLOW	10/28/22	\$725,000	PTA	03-ARM'S LENGTH	\$725,000	\$228,400	31.50	\$549,139	\$294,611	\$118,750	125.0	\$2,357	28	COLONY POINT WEST & WOODS 7 - 9
09-24-155-370	5793 BLUE JAY	03/30/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$237,200	33.17	\$558,142	\$270,858	\$114,000	120.0	\$2,257	28	COLONY POINT WEST & WOODS 7 - 9
09-24-265-070	5262 CHICKADEE	09/29/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$144,400	33.98	\$341,178	\$195,002	\$111,180	102.0	\$1,912	27	COLONY PARK/POINTE/ WOODS
09-24-280-490	5067 SWALLOW	06/28/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$152,600	34.29	\$415,324	\$167,016	\$137,340	126.0	\$1,326	27	COLONY PARK/POINTE/ WOODS
09-24-280-460	5101 SWALLOW	08/22/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$137,300	34.41	\$353,757	\$165,143	\$119,900	110.0	\$1,501	27	COLONY PARK/POINTE/ WOODS
09-24-202-280	5291 COLONY WOODS	06/08/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$151,300	35.60	\$327,312	\$217,588	\$119,900	110.0	\$1,978	27	COLONY PARK/POINTE/ WOODS
09-24-210-220	5062 WHIPPOORWILL	03/25/24	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$144,000	36.55	\$312,058	\$196,392	\$114,450	105.0	\$1,870	27	COLONY PARK/POINTE/ WOODS

LAND 30 - PRETTY LAKE HEIGHTS WATERFRONT 2025 *

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-09-330-150	1122 N EAGLE LAKE DR	06/15/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,200	35.38	\$551,132	\$126,788	\$292,920	73.2	\$1,731	20	EAGLE LAKE - WATERFRONT
09-09-351-220	1300 N EAGLE LAKE	06/15/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$323,600	46.90	\$823,730	\$238,270	\$372,000	93.0	\$2,562	20	EAGLE LAKE - WATERFRONT
09-09-452-130	906 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$93,700	\$37,800	40.34	\$215,968	\$93,700	\$215,968	36.0	\$2,603	20	EAGLE LAKE - WATERFRONT
09-09-470-120	790 E EAGLE LAKE DR	07/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$273,200	49.67	\$637,303	\$176,697	\$264,000	66.0	\$2,677	20	EAGLE LAKE - WATERFRONT
09-17-240-060	7181 EAGLE TER	02/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$313,000	62.60	\$602,942	\$338,098	\$441,040	110.3	\$3,066	20	EAGLE LAKE - WATERFRONT
09-09-365-030	530 TREASURE ISLAND	01/26/24	\$960,000	PTA	03-ARM'S LENGTH	\$960,000	\$472,600	49.23	\$988,836	\$367,164	\$396,000	99.0	\$3,709	20	EAGLE LAKE - WATERFRONT
09-09-351-191	1330 N EAGLE LAKE DR	08/01/22	\$1,496,500	WD	03-ARM'S LENGTH	\$1,496,500	\$441,100	29.48	\$1,493,451	\$595,049	\$592,000	148.0	\$4,021	20	EAGLE LAKE - WATERFRONT
09-09-351-130	1400 N EAGLE LAKE DR	04/14/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$394,700	45.11	\$860,068	\$414,932	\$400,000	100.0	\$4,149	20	EAGLE LAKE - WATERFRONT
09-09-470-020	848 E EAGLE LAKE DR	05/17/22	\$821,000	WD	03-ARM'S LENGTH	\$821,000	\$310,800	37.86	\$809,431	\$263,569	\$252,000	63.0	\$4,184	20	EAGLE LAKE - WATERFRONT
09-16-201-110	600 AQUA VIEW DR	01/31/23	\$732,500	WD	03-ARM'S LENGTH	\$732,500	\$282,200	38.53	\$726,020	\$344,665	\$338,185	82.0	\$4,203	20	EAGLE LAKE - WATERFRONT
09-09-330-050	1168 N EAGLE LAKE DR	06/13/23	\$793,000	WD	03-ARM'S LENGTH	\$793,000	\$342,700	43.22	\$757,904	\$299,096	\$264,000	66.0	\$4,532	20	EAGLE LAKE - WATERFRONT
09-09-330-270	1044 N EAGLE LAKE DR	03/08/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$126,000	22.91	\$480,000	\$550,000	\$480,000	120.0	\$4,583	20	EAGLE LAKE - WATERFRONT
09-09-376-320	569 TREASURE ISLAND	03/23/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,400	35.85	\$363,245	\$196,755	\$160,000	40.0	\$4,919	20	EAGLE LAKE - WATERFRONT
09-17-230-060	7115 EAGLE HEIGHTS DR	04/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$425,200	35.43	\$1,084,507	\$615,493	\$500,000	125.0	\$4,924	20	EAGLE LAKE - WATERFRONT
09-09-351-040	1450 N EAGLE LAKE DR	03/17/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$196,200	34.73	\$495,977	\$309,023	\$240,000	60.0	\$5,150	20	EAGLE LAKE - WATERFRONT
09-16-101-170	991 TREASURE ISLAND	05/02/22	\$658,000	WD	03-ARM'S LENGTH	\$658,000	\$229,700	34.91	\$600,566	\$221,434	\$164,000	41.0	\$5,401	20	EAGLE LAKE - WATERFRONT
09-17-226-080	7207 EAGLE HEIGHTS DR	06/13/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$392,700	32.73	\$1,062,916	\$470,417	\$333,333	83.3	\$5,645	20	EAGLE LAKE - WATERFRONT
09-16-201-140	582 AQUA VIEW	03/18/24	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$311,100	36.64	\$712,024	\$502,136	\$365,160	88.0	\$5,706	20	EAGLE LAKE - WATERFRONT
09-09-452-120	900 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$381,800	\$137,500	36.01	\$216,824	\$381,800	\$215,968	63.5	\$6,011	20	EAGLE LAKE - WATERFRONT
09-09-376-030	755 TREASURE ISLAND	07/07/23	\$451,500	WD	03-ARM'S LENGTH	\$337,500	\$113,300	33.57	\$236,452	\$258,248	\$157,200	40.0	\$6,456	20	EAGLE LAKE - WATERFRONT
09-09-330-250	1054 N EAGLE LAKE DR	08/11/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$275,400	33.63	\$602,327	\$478,673	\$262,000	65.5	\$7,308	20	EAGLE LAKE - WATERFRONT
09-16-201-070	618 AQUA VIEW DR	02/29/24	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$283,800	30.85	\$620,061	\$637,844	\$337,905	82.0	\$7,779	20	EAGLE LAKE - WATERFRONT
Totals:			\$16,366,500			\$15,777,000	\$5,962,200		\$14,941,684	\$7,879,851	\$7,043,679	1,744.8			
ABSTRACTION							Sale. Ratio =>	37.79			Average				USED \$4,500 FF
							Std. Dev. =>	8.42			per FF=>	\$4,516			

* NO SALES - USED 20 - EAGLE LAKE - WATERFRONT FF SALES

LAND 36 - PAW PAW LAKE WATERFRONT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-01-401-028	5251 HICKORY HILL LN	06/19/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$325,500	65.10	\$647,375	\$92,625	\$240,000	200.0	\$463	42	ATWATER/BIRCHWOOD WATERFRONT
09-31-276-013	10314 PAW PAW LAKE DR	11/19/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$100,000	26.67	\$360,000	\$375,000	\$360,000	400.0	\$938	36	PAW PAW LAKE WATERFRONT
09-31-276-015	10308 PAW PAW LAKE DR	05/25/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$385,600	42.84	\$818,333	\$340,867	\$259,200	216.0	\$1,578	36	PAW PAW LAKE WATERFRONT
09-12-202-010	5470 GLEN HARBOR DR	12/10/21	\$712,500	WD	03-ARM'S LENGTH	\$712,500	\$261,900	36.76	\$615,288	\$247,212	\$150,000	125.0	\$1,978	42	ATWATER/BIRCHWOOD WATERFRONT
Totals:			\$2,487,500			\$2,487,500	\$1,073,000		\$2,440,996	\$1,055,704	\$1,009,200	941.0			
ABSTRACTION							Sale. Ratio =>	43.14			Average			USED \$1,250 FF	
							Std. Dev. =>	16.27			per FF=>	\$1,122			

LAND 42 - ATWATER/BIRCHWOOD WATERFRONT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-01-401-028	5251 HICKORY HILL LN	06/19/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$325,500	65.10	\$647,375	\$92,625	\$240,000	200.0	\$463	42	ATWATER/BIRCHWOOD WATERFRONT
09-31-276-013	10314 PAW PAW LAKE DR	11/19/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$100,000	26.67	\$360,000	\$375,000	\$360,000	400.0	\$938	36	PAW PAW LAKE WATERFRONT
09-31-276-015	10308 PAW PAW LAKE DR	05/25/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$385,600	42.84	\$818,333	\$340,867	\$259,200	216.0	\$1,578	36	PAW PAW LAKE WATERFRONT
09-12-202-010	5470 GLEN HARBOR DR	12/10/21	\$712,500	WD	03-ARM'S LENGTH	\$712,500	\$261,900	36.76	\$615,288	\$247,212	\$150,000	125.0	\$1,978	42	ATWATER/BIRCHWOOD WATERFRONT
Totals:			\$2,487,500			\$2,487,500	\$1,073,000		\$2,440,996	\$1,055,704	\$1,009,200	941.0			
ABSTRACTION							Sale. Ratio =>	43.14			Average			USED \$1,250 FF	
							Std. Dev. =>	16.27			per FF=>	\$1,122			

LAND 40 - TURNING STONE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-21-230-002	8166 TURNING STONE	04/20/23	\$87,500	PTA	03-ARM'S LENGTH	\$87,500	\$42,900	49.03	\$88,000	\$87,500	\$88,000	110.0	\$795	40	TURNING STONE
09-21-230-003	8148 TURNING STONE	07/26/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$42,500	48.57	\$104,543	\$87,500	\$88,000	110.0	\$795	40	TURNING STONE
09-21-230-005	8114 TURNING STONE	07/07/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,500	50.00	\$105,551	\$85,000	\$88,000	110.0	\$773	40	TURNING STONE
09-21-230-008	8063 LIMESTONE RIDGE	01/31/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,500	47.22	\$453,541	\$90,000	\$88,000	110.0	\$818	40	TURNING STONE
09-21-230-042	8183 TURNING STONE	06/13/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$42,500	48.57	\$101,409	\$87,500	\$88,000	110.0	\$795	40	TURNING STONE
Totals:			\$437,500			\$437,500	\$212,900		\$853,044	\$437,500	\$440,000	550.0			
VACANT							Sale. Ratio =>	48.66			Average				USED \$795 FF
							Std. Dev. =>	1.00			per FF=>	\$795			

LAND 42 - BIRCHWOOD/ATWATER 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-12-202-261	5285 BIRCHWOOD DR	04/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,600	35.31	\$290,059	\$112,981	\$53,040	104.0	\$1,086	42	BIRCHWOOD/ATWATER
09-12-205-084	5405 BIRCHWOOD DR	03/27/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$173,600	41.33	\$420,223	\$78,827	\$79,050	155.0	\$509	42	BIRCHWOOD/ATWATER
09-12-230-051	5210 ATWATER CT	08/22/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$198,200	39.64	\$508,779	\$67,721	\$76,500	150.0	\$451	42	BIRCHWOOD/ATWATER
Totals:			\$1,270,000			\$1,270,000	\$495,400		\$1,219,061	\$259,529	\$208,590	409.0			
ABSTRACTION							Sale. Ratio =>	39.01			Average			USED \$635 FF	
							Std. Dev. =>	3.10			per FF=>	\$635			

LAND 43 - RUDGATE WOODS & MEADOWS & RIDGE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-12-455-060	6930 SOUTHWIND ST	04/05/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$110,100	38.63	\$297,005	\$110,095	\$122,100	110.0	\$1,001	43	RUDGATE WOODS & MEADOWS & RIDGE
09-12-455-210	6906 CYPRESS BAY DR	06/28/22	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$109,000	33.85	\$314,634	\$129,466	\$122,100	110.0	\$1,177	43	RUDGATE WOODS & MEADOWS & RIDGE
09-12-455-220	6884 CYPRESS BAY DR	04/25/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$140,800	42.03	\$405,172	\$51,928	\$122,100	110.0	\$472	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-010	5140 STAPLETON DR	02/03/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$102,100	34.61	\$340,030	\$82,620	\$127,650	115.0	\$718	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-080	5314 STAPLETON DR	06/16/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$167,900	36.50	\$463,714	\$126,156	\$129,870	117.0	\$1,078	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-200	5261 TORREY PINES DR	09/09/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$167,400	38.93	\$489,844	\$62,256	\$122,100	110.0	\$566	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-410	5229 STAPLETON DR	06/21/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$157,900	36.22	\$408,306	\$163,114	\$135,420	122.0	\$1,337	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-430	5273 STAPLETON DR	06/06/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$177,400	36.96	\$473,090	\$142,330	\$135,420	122.0	\$1,167	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-266-150	5456 STONEY BROOK RD	07/19/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$176,700	48.41	\$415,075	\$83,125	\$133,200	120.0	\$693	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-266-160	5426 STONEY BROOK RD	07/31/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$148,100	44.88	\$367,871	\$128,629	\$166,500	150.0	\$858	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-110	5125 BURNING TREE	04/28/23	\$432,100	WD	03-ARM'S LENGTH	\$432,100	\$191,400	44.30	\$463,686	\$123,814	\$155,400	140.0	\$884	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-180	5193 BURNING TREE RD	08/18/23	\$328,600	WD	03-ARM'S LENGTH	\$328,600	\$128,500	39.11	\$310,851	\$135,704	\$117,955	106.3	\$1,277	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-230	5296 STONEY BROOK RD	05/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$139,700	34.07	\$427,380	\$123,590	\$140,970	127.0	\$973	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-240	5258 STONEY BROOK RD	07/05/22	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$142,700	37.95	\$391,953	\$150,547	\$166,500	150.0	\$1,004	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-290	5222 BURNING TREE RD	08/01/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$137,300	43.59	\$335,853	\$112,347	\$133,200	120.0	\$936	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-290-170	7587 THRASHER LN	01/10/24	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$144,000	39.24	\$351,450	\$153,190	\$137,640	124.0	\$1,235	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-290-200	7576 THRASHER LN	08/09/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$211,400	50.94	\$491,461	\$63,399	\$139,860	126.0	\$503	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-290-230	5132 THRASHER LN	06/07/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$144,700	40.99	\$351,033	\$124,067	\$122,100	110.0	\$1,128	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-305-120	5849 DUNWOODY CT	04/05/22	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$184,400	44.22	\$490,321	\$42,119	\$115,440	104.0	\$405	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-328-080	5636 STONEY BROOK RD	09/05/23	\$419,000	WD	03-ARM'S LENGTH	\$415,500	\$131,400	31.62	\$322,728	\$214,872	\$122,100	110.0	\$1,953	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-328-140	5619 BRANDY CHASE AVE	05/31/23	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$146,200	34.32	\$356,349	\$202,851	\$133,200	120.0	\$1,690	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-328-180	7537 COBBLEWOOD DR	10/23/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$136,500	37.92	\$334,390	\$147,710	\$122,100	110.0	\$1,343	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-380-040	7890 SUMMERHILL CT	07/08/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$236,000	40.00	\$646,463	\$82,287	\$138,750	125.0	\$658	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-380-190	7890 DEERPATH RD	12/09/22	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$198,000	40.24	\$528,256	\$102,494	\$138,750	125.0	\$820	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-402-280	7676 ORCHARD HILL AVE	03/23/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$129,700	35.05	\$355,772	\$171,848	\$157,620	142.0	\$1,210	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-150	7664 S 12TH	10/10/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,500	38.50	\$293,767	\$164,963	\$158,730	143.0	\$1,154	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-180	5275 FOXCROFT DR	10/14/22	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$132,800	38.27	\$361,133	\$116,847	\$130,980	118.0	\$990	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-210	5217 FOXCROFT DR	07/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,200	43.78	\$320,378	\$71,722	\$122,100	110.0	\$652	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-410	5205 HITCHING POST	11/14/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$124,500	42.93	\$335,283	\$76,817	\$122,100	110.0	\$698	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-070	7724 SHEPHERDS GLEN RD	10/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$151,800	35.72	\$409,764	\$159,536	\$144,300	130.0	\$1,227	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-200	7873 SHEPHERDS GLEN CT	12/01/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$249,100	39.86	\$596,296	\$167,454	\$138,750	125.0	\$1,340	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-320	5169 SHEPHERDS GLEN RD	06/16/22	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$213,200	40.61	\$565,310	\$109,540	\$149,850	135.0	\$811	43	RUDGATE WOODS & MEADOWS & RIDGE
Totals:			\$12,590,700			\$12,587,200	\$4,964,400		\$13,014,618	\$3,897,437	\$4,324,855	3,896.3		USED \$1,000 FF	
ABSTRACTION							Sale. Ratio ==>	39.44			Average				
							Std. Dev. ==>	4.34			per FF==>	\$1,000			
not used															
09-13-305-210	5825 SADDLE CLUB DR	10/20/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$183,800	72.65	\$455,537	(\$20,497)	\$182,040	164.0	(\$125)	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-451-030	5452 SADDLE CLUB DR	07/29/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,600	49.90	\$521,147	\$29,803	\$160,950	145.0	\$206	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-360-121	5835 ROLLING PINES CT	11/01/22	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$289,000	44.46	\$750,504	\$32,696	\$133,200	120.0	\$272	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-160	7846 SHEPHERDS GLEN CT	09/11/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$222,900	33.77	\$534,725	\$258,475	\$133,200	120.0	\$2,154	43	RUDGATE WOODS & MEADOWS & RIDGE

LAND 46 - ALL RUDGATE FARMS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-13-222-310	5358 TELLURIDE DR	05/05/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$214,400	51.05	\$465,254	\$67,796	\$113,050	133.0	\$510	46	ALL RUDGATE FARMS
09-13-222-030	5275 SNOWBIRD CT	08/19/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$160,800	41.77	\$406,439	\$63,561	\$85,000	100.0	\$636	46	ALL RUDGATE FARMS
09-13-218-030	5395 CYPRESS BAY DR	06/03/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,600	39.18	\$400,310	\$116,690	\$102,000	120.0	\$972	46	ALL RUDGATE FARMS
09-13-251-270	5335 HEATHROW AVE	04/25/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$144,700	37.88	\$360,053	\$117,147	\$95,200	112.0	\$1,046	46	ALL RUDGATE FARMS
09-13-229-170	7100 DORVAL	02/16/24	\$421,900	WD	03-ARM'S LENGTH	\$421,900	\$182,300	43.21	\$397,363	\$121,437	\$96,900	114.0	\$1,065	46	ALL RUDGATE FARMS
09-13-280-190	7264 ORLY CT	04/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$135,100	38.60	\$327,520	\$106,630	\$84,150	99.0	\$1,077	46	ALL RUDGATE FARMS
09-13-280-220	5170 HEATHROW AVE	09/02/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$162,100	36.84	\$398,988	\$172,907	\$131,895	155.2	\$1,114	46	ALL RUDGATE FARMS
09-13-229-110	7185 DORVAL RD	07/13/22	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$179,400	36.91	\$437,204	\$159,296	\$110,500	130.0	\$1,225	46	ALL RUDGATE FARMS
09-13-229-130	7184 DORVAL RD	09/30/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$161,900	36.80	\$393,751	\$148,249	\$102,000	120.0	\$1,235	46	ALL RUDGATE FARMS
Totals:			\$3,739,900			\$3,739,900	\$1,503,300		\$3,586,882	\$1,073,713	\$920,695	1,083.2			
ABSTRACTION							Sale. Ratio =>	40.20			Average				USED \$1,060 FF
							Std. Dev. =>	4.63			per FF=>	\$991			

LAND 50 - CROOKED LAKE WATERFRONT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-15-176-040	7647 HIDDEN COVE PLACE	08/16/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$284,600	47.04	\$616,900	\$605,000	\$616,900	199.0	\$3,040	50	CROOKED LAKE WATERFRONT
09-15-176-030	7689 HIDDEN COVE PLACE	06/27/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$198,500	34.52	\$502,200	\$575,000	\$502,200	162.0	\$3,549	50	CROOKED LAKE WATERFRONT
09-15-220-070	7295 HIDDEN COVE PL	07/27/23	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$523,200	42.71	\$1,128,921	\$468,079	\$372,000	120.0	\$3,901	50	CROOKED LAKE WATERFRONT
09-15-460-013	7440 FIELD BAY AVE	06/05/23	\$1,675,000	WD	03-ARM'S LENGTH	\$1,675,000	\$695,600	41.53	\$1,517,393	\$554,407	\$396,800	128.0	\$4,331	50	CROOKED LAKE WATERFRONT
Totals:			\$4,080,000			\$4,080,000	\$1,701,900		\$3,765,414	\$2,202,486	\$1,887,900	609.0			
ABSTRACTION							Sale. Ratio ==>	41.71			Average				USED \$3,600 FF
not used							Std. Dev. ==>	5.19			per FF==>	\$3,617			
09-15-280-207	7298 BENTWOOD TRAIL	08/11/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$157,300	23.48	\$341,000	\$670,000	\$341,000	110.0	\$6,091	50	CROOKED LAKE WATERFRONT
09-15-220-141	7485 HIDDEN COVE PL	02/10/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$748,100	46.76	\$1,883,969	\$165,531	\$449,500	145.0	\$1,142	50	CROOKED LAKE WATERFRONT
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-15-326-210	1423 E CROOKED LAKE DR	07/01/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$261,300	42.15	\$733,687	\$180,013	\$293,700	66.0	\$2,727	50	CROOKED LAKE WATERFRONT
09-16-490-110	8068 W Q AVE	07/14/23	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$184,800	50.49	\$398,697	\$246,002	\$278,699	67.8	\$3,628	50	CROOKED LAKE WATERFRONT
09-15-326-090	1349 E CROOKED LAKE DR	06/30/23	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$317,900	41.83	\$697,834	\$364,766	\$302,600	68.0	\$5,364	50	CROOKED LAKE WATERFRONT
09-15-326-070	1337 E CROOKED LAKE DR	08/16/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$311,900	38.08	\$686,729	\$488,271	\$356,000	80.0	\$6,103	50	CROOKED LAKE WATERFRONT
09-15-301-050	47 N CROOKED LAKE	02/28/24	\$694,000	WD	03-ARM'S LENGTH	\$694,000	\$282,200	40.66	\$617,109	\$254,891	\$178,000	40.0	\$6,372	50	CROOKED LAKE WATERFRONT
Totals:			\$3,259,000			\$3,259,000	\$1,358,100		\$3,134,056	\$1,533,943	\$1,408,999	321.8			
ABSTRACTION							Sale. Ratio ==>	41.67			Average				USED \$5,300 FF
not used							Std. Dev. ==>	4.67			per FF==>	\$4,767			
09-15-326-170	1393 E CROOKED LAKE DR	09/15/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$190,400	28.42	\$415,511	\$401,339	\$146,850	33.0	\$12,162	50	CROOKED LAKE WATERFRONT
09-16-410-150	196 W CROOKED LAKE DR	08/29/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$174,100	29.76	\$451,760	\$342,390	\$209,150	47.0	\$7,285	50	CROOKED LAKE WATERFRONT
09-16-460-201	432 W CROOKED LAKE DR	11/14/22	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$268,700	31.61	\$680,340	\$463,360	\$293,700	66.0	\$7,021	50	CROOKED LAKE WATERFRONT
09-15-301-141	95 N CROOKED LAKE DR	09/09/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$240,500	31.03	\$632,329	\$374,071	\$231,400	52.0	\$7,194	50	CROOKED LAKE WATERFRONT

LAND 66 - APPLEGATE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-14-410-161	7840 CANTER GLEN CT	11/02/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$152,900	42.59	\$388,352	\$90,648	\$120,000	100.0	\$906	66	APPLEGATE CONDO
09-14-410-170	7929 CANTER GLEN CT	10/03/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$177,100	40.71	\$433,833	\$121,167	\$120,000	100.0	\$1,212	66	APPLEGATE CONDO
09-14-455-009	7957 PREAKNESS CT	08/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$167,700	43.00	\$387,990	\$62,010	\$60,000	50.0	\$1,240	66	APPLEGATE CONDO
09-14-410-146	7819 DERBY CT	06/30/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$194,300	43.18	\$434,981	\$135,019	\$120,000	100.0	\$1,350	66	APPLEGATE CONDO
09-14-410-159	7814 DERBY CT	09/20/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$152,200	38.05	\$380,956	\$139,044	\$120,000	100.0	\$1,390	66	APPLEGATE CONDO
09-14-410-172	7905 CANTER GLEN CT	02/17/23	\$380,000	WD	03-ARM'S LENGTH	\$375,000	\$136,900	36.51	\$351,353	\$143,647	\$120,000	100.0	\$1,436	66	APPLEGATE CONDO
09-14-455-005	7974 PREAKNESS CT	08/15/23	\$473,500	WD	03-ARM'S LENGTH	\$473,500	\$203,800	43.04	\$456,332	\$77,168	\$60,000	50.0	\$1,543	66	APPLEGATE CONDO
Totals:			\$2,887,500			\$2,882,500	\$1,184,900		\$2,833,797	\$768,703	\$720,000	600.0			
ABSTRACTION							Sale. Ratio =>	41.11			Average				USED \$1,280 FF
							Std. Dev. =>	2.72			per FF=>	\$1,281			

LAND 67 - MAPLE WOOD PLAT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-06-105-081	5162 TILLMAN ST	11/02/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$217,800	50.07	\$490,277	\$110,723	\$166,000	200.0	\$554	67	MAPLE WOOD PLAT
09-06-300-510	5511 EMBASSY ST	07/28/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$283,300	40.47	\$756,889	\$117,411	\$174,300	210.0	\$559	67	MAPLE WOOD PLAT
09-06-300-760	6310 CORONET ST	11/29/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$307,900	48.49	\$655,691	\$186,809	\$207,500	250.0	\$747	67	MAPLE WOOD PLAT
09-06-300-210	10616 CALLAWAY DR	07/26/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$237,800	35.23	\$688,885	\$163,839	\$177,724	214.1	\$765	67	MAPLE WOOD PLAT
09-06-300-680	10918 RIEDELL DR	03/27/24	\$527,500	PTA	03-ARM'S LENGTH	\$527,500	\$232,700	44.11	\$530,172	\$102,738	\$105,410	127.0	\$809	67	MAPLE WOOD PLAT
09-06-300-140	5427 FARALLON DR	02/06/23	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$162,000	39.18	\$415,513	\$119,997	\$122,010	147.0	\$816	67	MAPLE WOOD PLAT
09-06-300-550	10901 DEERFIELD TRL	06/28/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$242,500	45.33	\$514,637	\$128,263	\$107,900	130.0	\$987	67	MAPLE WOOD PLAT
09-06-350-220	5818 EMBASSY ST	04/15/22	\$631,000	WD	03-ARM'S LENGTH	\$631,000	\$236,300	37.45	\$589,459	\$168,531	\$126,990	153.0	\$1,102	67	MAPLE WOOD PLAT
09-06-300-450	10715 RIEDELL DR	04/20/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$213,700	39.94	\$485,995	\$185,955	\$136,950	165.0	\$1,127	67	MAPLE WOOD PLAT
09-06-350-030	5887 EMBASSY ST	09/26/22	\$619,900	WD	03-ARM'S LENGTH	\$619,900	\$242,500	39.12	\$568,855	\$176,375	\$125,330	151.0	\$1,168	67	MAPLE WOOD PLAT
09-06-300-220	10601 CALLAWAY DR	04/14/23	\$534,900	WD	03-ARM'S LENGTH	\$534,900	\$200,300	37.45	\$456,487	\$244,413	\$166,000	200.0	\$1,222	67	MAPLE WOOD PLAT
09-06-300-090	10670 RIEDELL	09/22/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$175,600	33.77	\$450,078	\$187,367	\$117,445	141.5	\$1,324	67	MAPLE WOOD PLAT
09-06-350-150	10892 DUVAL CIR	03/29/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$245,100	36.86	\$540,676	\$243,844	\$119,520	144.0	\$1,693	67	MAPLE WOOD PLAT
Totals:			\$7,426,800			\$7,426,800	\$2,997,500		\$7,143,614	\$2,136,265	\$1,853,079	2,232.6			
ABSTRACTION							Sale. Ratio ==>	40.36			Average				USED \$960 FF
							Std. Dev. ==>	5.01			per FF==>	\$957			
not used															
09-06-300-870	10898 RIEDELL DR	08/09/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$210,400	46.24	\$542,662	\$24,388	\$112,050	135.0	\$181	67	MAPLE WOOD PLAT

LAND 69 - APPLGATE SITE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-14-410-041	7628 PASO FINO CT	06/12/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$231,200	53.27	\$500,246	\$59,469	\$125,715	100.0	\$595	69	APPLGATE SITE CONDO
09-14-410-955	6053 WATERS RIDGE CT	07/29/22	\$501,050	WD	03-ARM'S LENGTH	\$501,050	\$211,700	42.25	\$557,717	\$68,639	\$125,306	100.0	\$686	69	APPLGATE SITE CONDO
09-14-410-052	6513 BELGIAN AVE	08/17/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$223,100	50.13	\$477,969	\$93,621	\$126,590	120.0	\$780	69	APPLGATE SITE CONDO
09-14-410-063	7563 HAFLINGER CIR	03/01/23	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$144,000	39.72	\$403,003	\$71,241	\$111,744	90.0	\$792	69	APPLGATE SITE CONDO
09-14-410-250	6050 WATERS RIDGE CT	04/26/22	\$571,000	WD	03-ARM'S LENGTH	\$571,000	\$260,200	45.57	\$603,431	\$82,723	\$115,154	100.0	\$827	69	APPLGATE SITE CONDO
09-14-410-054	6465 BELGIAN AVE	05/19/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$205,600	41.12	\$527,072	\$92,307	\$119,379	90.0	\$1,026	69	APPLGATE SITE CONDO
09-14-410-046	7839 CLYDESDALE AVE	09/13/23	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$226,100	49.58	\$467,244	\$130,371	\$141,615	127.0	\$1,027	69	APPLGATE SITE CONDO
09-14-410-251	6036 WATERS RIDGE CT	02/27/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,400	46.28	\$508,827	\$105,610	\$114,437	100.0	\$1,056	69	APPLGATE SITE CONDO
09-14-410-123	6303 SADDLE RIDGE CT	09/18/23	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$247,400	46.50	\$547,543	\$113,324	\$128,867	100.0	\$1,133	69	APPLGATE SITE CONDO
09-14-410-265	6061 EQUESTRIAN WOODS CT	08/08/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,500	38.96	\$324,009	\$128,871	\$117,880	100.0	\$1,289	69	APPLGATE SITE CONDO
09-14-410-051	7737 CLYDESDALE AVE	10/26/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$171,600	44.57	\$393,151	\$116,279	\$124,430	90.0	\$1,292	69	APPLGATE SITE CONDO
09-14-410-104	6370 SADDLE RIDGE	08/19/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$210,400	37.57	\$553,413	\$133,645	\$127,058	100.0	\$1,336	69	APPLGATE SITE CONDO
09-14-410-277	7487 DARTMOOR CT	07/21/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$217,700	43.54	\$485,987	\$134,212	\$120,199	100.0	\$1,342	69	APPLGATE SITE CONDO
09-14-410-139	6208 STABLE GLEN CT	06/30/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,700	38.69	\$384,725	\$137,610	\$117,335	100.0	\$1,376	69	APPLGATE SITE CONDO
09-14-410-137	6224 STABLE GLEN	05/25/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$173,000	41.19	\$371,604	\$154,531	\$106,135	100.0	\$1,545	69	APPLGATE SITE CONDO
09-14-410-134	6262 STABLE GLEN	09/30/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$170,600	36.69	\$417,122	\$163,849	\$115,971	100.0	\$1,638	69	APPLGATE SITE CONDO
09-14-410-221	7457 BRINDLE TRL	12/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$116,100	36.28	\$308,989	\$119,387	\$108,376	72.0	\$1,658	69	APPLGATE SITE CONDO
09-14-410-249	6068 WATERS RIDGE CT	02/17/23	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$186,800	36.56	\$453,634	\$172,520	\$115,154	100.0	\$1,725	69	APPLGATE SITE CONDO
09-14-410-214	7355 BRINDLE TRL	10/25/22	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$159,300	36.20	\$406,066	\$147,022	\$113,088	78.0	\$1,885	69	APPLGATE SITE CONDO
09-14-410-209	7287 BRINDLE TRL	04/11/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$170,600	37.74	\$413,914	\$143,995	\$105,909	72.0	\$2,000	69	APPLGATE SITE CONDO
Totals:			\$9,094,550			\$9,094,550	\$3,844,000		\$9,105,666	\$2,369,226	\$2,380,342	1,939.0			
ABSTRACTION							Sale. Ratio =>	42.27			Average				USED \$1,290 FF
							Std. Dev. =>	5.13			per FF=>	\$1,222			
not used															
09-14-410-213	7341 BRINDLE TRL	03/24/23	\$475,500	WD	03-ARM'S LENGTH	\$475,500	\$147,800	31.08	\$404,862	\$179,688	\$109,050	78.0	\$2,304	69	APPLGATE SITE CONDO
09-14-410-029	7608 HAFLINGER CIR	08/14/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$151,800	35.30	\$336,527	\$204,542	\$111,069	84.0	\$2,435	69	APPLGATE SITE CONDO
09-14-410-138	6216 STABLE GLEN	09/30/22	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$142,600	35.83	\$360,230	\$163,543	\$125,773	100.0	\$1,635	69	APPLGATE SITE CONDO

LAND 70 - RUDGATE RIDGE SITE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-12-450-044	5358 WOODRUSH AVE	08/12/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,600	41.51	\$300,053	\$70,287	\$65,340	66.0	\$1,065	70	RUDGATE RIDGE SITE CONDO
09-12-450-084	5419 WOODRUSH AVE	08/08/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,000	43.48	\$336,399	\$73,941	\$65,340	66.0	\$1,120	70	RUDGATE RIDGE SITE CONDO
09-12-450-097	6813 CYPRESS BAY DR	05/26/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$116,100	44.14	\$250,766	\$77,574	\$65,340	66.0	\$1,175	70	RUDGATE RIDGE SITE CONDO
09-12-450-085	5431 WOODRUSH AVE	05/09/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$119,100	42.54	\$257,505	\$87,835	\$65,340	66.0	\$1,331	70	RUDGATE RIDGE SITE CONDO
09-12-450-070	5388 GOOSEBERRY AVE	05/24/23	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$126,600	40.32	\$272,933	\$106,407	\$65,340	66.0	\$1,612	70	RUDGATE RIDGE SITE CONDO
Totals:			\$1,507,000			\$1,507,000	\$638,400		\$1,417,656	\$416,044	\$326,700	330.0			
ABSTRACTION							Sale. Ratio =>	42.36			Average				USED \$1,260 FF
not used							Std. Dev. =>	1.53			per FF=>	\$1,261			
09-12-450-023	6836 CYPRESS BAY DR	08/04/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,700	38.90	\$251,993	\$113,347	\$65,340	66.0	\$1,717	70	RUDGATE RIDGE SITE CONDO
09-12-450-061	6827 SOUTHWIND ST	07/25/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$122,000	36.42	\$263,309	\$137,031	\$65,340	66.0	\$2,076	70	RUDGATE RIDGE SITE CONDO
09-12-450-053	6767 TIGER LILY DR	07/08/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$109,300	38.35	\$260,323	\$90,017	\$65,340	66.0	\$1,364	70	RUDGATE RIDGE SITE CONDO
09-12-450-030	6720 CYPRESS BAY DR	05/12/22	\$382,569	CD	03-ARM'S LENGTH	\$382,569	\$144,800	37.85	\$342,331	\$105,578	\$65,340	66.0	\$1,600	70	RUDGATE RIDGE SITE CONDO

LAND 71 - RUDGATE & APPLGATE TRAILS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-13-110-078	7273 ROSLINDALE TRL	07/21/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$177,100	41.19	\$468,791	\$58,009	\$96,800	110.0	\$527	71	RUDGATE & APPLGATE TRAILS
09-13-110-071	7131 ROSLINDALE TRL	07/29/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$182,500	38.42	\$513,094	\$58,706	\$96,800	110.0	\$534	71	RUDGATE & APPLGATE TRAILS
09-13-110-100	7146 ANNANDALE DR	05/12/22	\$358,984	CD	03-ARM'S LENGTH	\$358,984	\$156,000	43.46	\$393,415	\$71,169	\$105,600	120.0	\$593	71	RUDGATE & APPLGATE TRAILS
09-12-395-017	6870 ANNANDALE	11/09/22	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$107,400	39.49	\$300,012	\$68,788	\$96,800	110.0	\$625	71	RUDGATE & APPLGATE TRAILS
09-13-110-046	5551 ATTLEBERRY AVE	04/08/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$182,700	42.79	\$459,367	\$83,793	\$116,160	132.0	\$635	71	RUDGATE & APPLGATE TRAILS
09-13-110-085	7177 ANNANDALE DR	05/12/22	\$348,630	CD	03-ARM'S LENGTH	\$348,630	\$148,200	42.51	\$376,243	\$79,747	\$107,360	122.0	\$654	71	RUDGATE & APPLGATE TRAILS
09-13-110-013	5830 ATTLEBERRY AVE	12/29/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$132,500	37.86	\$363,439	\$83,361	\$96,800	110.0	\$758	71	RUDGATE & APPLGATE TRAILS
09-12-330-070	6678 ANNANDALE DR	05/10/23	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$138,100	44.12	\$308,520	\$101,280	\$96,800	110.0	\$921	71	RUDGATE & APPLGATE TRAILS
09-13-110-074	7191 ROSLINDALE TRL	12/18/23	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$175,500	43.55	\$392,636	\$107,164	\$96,800	110.0	\$974	71	RUDGATE & APPLGATE TRAILS
09-13-110-101	7174 ANNANDALE DR	05/02/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$172,100	37.41	\$448,631	\$97,609	\$86,240	98.0	\$996	71	RUDGATE & APPLGATE TRAILS
09-13-110-016	7046 BROCKTON DR	11/23/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$120,600	35.47	\$326,518	\$112,042	\$98,560	112.0	\$1,000	71	RUDGATE & APPLGATE TRAILS
09-13-180-055	7319 HOPKINTON DR	09/11/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$222,900	42.87	\$496,463	\$120,337	\$96,800	110.0	\$1,094	71	RUDGATE & APPLGATE TRAILS
09-13-110-007	5700 ATTLEBERRY AVE	03/29/24	\$445,900	WD	03-ARM'S LENGTH	\$445,900	\$185,300	41.56	\$417,634	\$125,066	\$96,800	110.0	\$1,137	71	RUDGATE & APPLGATE TRAILS
09-13-180-012	7340 WALTHAM DR	12/28/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$202,000	41.65	\$450,720	\$131,080	\$96,800	110.0	\$1,192	71	RUDGATE & APPLGATE TRAILS
09-13-180-041	7136 HOPKINTON DR	07/01/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$157,400	36.18	\$395,529	\$136,271	\$96,800	110.0	\$1,239	71	RUDGATE & APPLGATE TRAILS
09-13-180-027	5579 FRAMINGHAM AVE	01/08/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$187,200	38.60	\$418,506	\$163,294	\$96,800	110.0	\$1,484	71	RUDGATE & APPLGATE TRAILS
09-13-110-123	7133 WALTHAM DR	03/21/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$208,600	37.59	\$465,129	\$186,671	\$96,800	110.0	\$1,697	71	RUDGATE & APPLGATE TRAILS
Totals:			\$7,103,514			\$7,103,514	\$2,856,100		\$6,994,647	\$1,784,387	\$1,675,520	1,904.0			
ABSTRACTION							Sale. Ratio =>	40.21			Average				USED \$970 FF
							Std. Dev. =>	2.81			per FF=>	\$937			

LAND 71.5 - APPLGATE WOODS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-13-160-002	5947 GAVIN LANE	02/10/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$238,900	41.91	\$598,781	\$49,969	\$78,750	125.0	\$400	71.5	APPLEGATE WOODS
09-13-120-011	5766 BOXTHORN	11/30/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,100	43.65	\$97,773	\$85,000	\$85,050	135.0	\$630	71.5	APPLEGATE WOODS
09-13-120-004	5900 BOXTHORN	12/27/23	\$601,300	WD	03-ARM'S LENGTH	\$601,300	\$81,100	13.49	\$596,286	\$90,064	\$85,050	135.0	\$667	71.5	APPLEGATE WOODS
Totals:			\$1,256,300			\$1,256,300	\$357,100		\$1,292,840	\$225,033	\$248,850	395.0			
ABSTRACTION							Sale. Ratio =>	28.42					Average		USED \$630 FF
							Std. Dev. =>	16.93					per FF=>	\$570	

not used

09-13-120-015	5867 BOXTHORN	03/10/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$37,100	5.75	\$746,880	(\$16,830)	\$85,050	135.0	(\$125)	71.5	APPLEGATE WOODS
09-13-160-005	5871 GAVIN	09/21/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$269,500	44.92	\$664,824	\$20,226	\$85,050	135.0	\$150	71.5	APPLEGATE WOODS
09-13-120-014	5829 BOXTHORN	09/30/22	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$37,100	5.54	\$676,014	\$78,936	\$85,050	135.0	\$585	71.5	APPLEGATE WOODS

LAND 71.6 - APPLGATE POINTE SITE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-12-401-031	5295 MCLIN	04/07/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,859	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-034	5233 MCLIN	09/06/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,107	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-035	5211 MCLIN	02/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$84,010	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-037	5169 MCLIN	12/06/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,302	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-038	5149 MCLIN	03/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$79,038	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-039	5127 MCLIN	12/28/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,306	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-040	5107 MCLIN	09/19/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-041	5085 MCLIN	07/14/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-042	5067 MCLIN	08/17/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	112.0	\$670	71.6	APPLGATE POINTE SITE CONDO
09-12-401-043	5045 MCLIN	05/25/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$83,531	\$75,000	\$75,000	115.0	\$652	71.6	APPLGATE POINTE SITE CONDO
09-12-401-045	6567 BRIMLEY	09/14/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	115.0	\$652	71.6	APPLGATE POINTE SITE CONDO
09-12-401-046	6547 BRIMLEY	11/21/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	115.0	\$652	71.6	APPLGATE POINTE SITE CONDO
09-12-401-047	5062 MCLIN	12/14/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	111.0	\$676	71.6	APPLGATE POINTE SITE CONDO
09-12-401-048	5082 MCLIN	11/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	110.0	\$682	71.6	APPLGATE POINTE SITE CONDO
09-12-401-050	5124 MCLIN	10/27/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	110.0	\$682	71.6	APPLGATE POINTE SITE CONDO
09-12-401-053	5186 MCLIN	07/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,974	\$75,000	\$75,000	110.0	\$682	71.6	APPLGATE POINTE SITE CONDO
09-12-401-054	5208 MCLIN	09/13/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$75,000	\$75,000	110.0	\$682	71.6	APPLGATE POINTE SITE CONDO
09-12-401-057	5270 MCLIN	05/03/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,158	\$75,000	\$75,000	110.0	\$682	71.6	APPLGATE POINTE SITE CONDO
09-12-405-001	5444 BRINSON LANE	11/22/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$83,481	\$75,000	\$75,000	128.0	\$586	71.6	APPLGATE POINTE SITE CONDO
Totals:			\$1,425,000			\$1,425,000	\$712,500		\$1,496,766	\$1,425,000	\$1,425,000	2,134.0			
VACANT								Sale. Ratio =>	50.00				Average		
								Std. Dev. =>	0.00				per FF=>	\$668	
														USED 75,000 SITE	

TEXAS TOWNSHIP 2025 LAND STUDY

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LAND 72 - STRATFORD WOODS 2025

USED 08 - ALL MYSTICS & WHISPERING PINES SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Dollars/FF	ECF Area	Land Table
09-04-135-010	8962 MARICOPA TRL	10/17/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$215,100	53.11	\$473,213	\$77,587	\$145,800	243.0	\$319	08	ALL MYSTICS & WHISPERING PINES
09-05-185-260	9571 ANDES AVE	06/17/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$282,400	47.86	\$641,109	\$68,891	\$120,000	200.0	\$344	08	ALL MYSTICS & WHISPERING PINES
09-04-405-032	8267 SCOTS PINE	08/18/23	\$665,500	WD	03-ARM'S LENGTH	\$665,500	\$343,000	51.54	\$671,884	\$93,616	\$100,000	194.0	\$483	08	ALL MYSTICS & WHISPERING PINES
09-05-185-270	9641 ANDES AVE	10/25/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,000	42.86	\$120,000	\$105,000	\$120,000	200.0	\$525	08	ALL MYSTICS & WHISPERING PINES
09-04-405-010	8222 SCOTS PINE	12/27/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$341,800	51.40	\$669,525	\$95,475	\$100,000	173.0	\$552	08	ALL MYSTICS & WHISPERING PINES
09-05-276-050	9088 MARICOPA TRL	09/22/23	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$198,300	56.66	\$355,152	\$134,648	\$139,800	233.0	\$578	08	ALL MYSTICS & WHISPERING PINES
09-04-135-041	5190 GILA BEND TRL	07/31/23	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$308,700	46.95	\$661,606	\$199,894	\$204,000	340.0	\$588	08	ALL MYSTICS & WHISPERING PINES
09-04-301-020	8972 WEEPING PINE LN	08/04/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$229,500	44.13	\$517,742	\$161,258	\$159,000	265.0	\$609	08	ALL MYSTICS & WHISPERING PINES
09-05-276-040	9103 MARICOPA TRL	08/16/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$180,700	38.45	\$458,253	\$151,547	\$139,800	233.0	\$650	08	ALL MYSTICS & WHISPERING PINES
09-04-325-050	8781 MOUNTAIN PINE LN	08/30/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$276,400	38.93	\$681,394	\$148,606	\$120,000	200.0	\$743	08	ALL MYSTICS & WHISPERING PINES
09-04-315-090	8638 WEEPING PINE LN	05/31/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$372,200	50.99	\$697,959	\$152,041	\$120,000	200.0	\$760	08	ALL MYSTICS & WHISPERING PINES
09-04-280-060	5243 TETON TRL	08/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,900	39.48	\$364,436	\$147,164	\$111,600	186.0	\$791	08	ALL MYSTICS & WHISPERING PINES
09-04-260-270	5396 CONTINENTAL TRL	07/24/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$250,600	44.75	\$525,312	\$130,688	\$96,000	160.0	\$817	08	ALL MYSTICS & WHISPERING PINES
09-04-280-110	5411 TETON TRL	06/10/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$406,774	\$156,626	\$113,400	189.0	\$829	08	ALL MYSTICS & WHISPERING PINES
09-04-325-080	8883 MOUNTAIN PINE LN	06/24/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$292,100	40.29	\$673,592	\$171,408	\$120,000	200.0	\$857	08	ALL MYSTICS & WHISPERING PINES
09-04-302-100	8625 MOUNTAIN PINE LN	06/23/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$347,200	42.86	\$730,316	\$199,684	\$120,000	200.0	\$998	08	ALL MYSTICS & WHISPERING PINES
09-05-276-020	5248 S 4TH ST	02/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$164,800	38.78	\$350,415	\$181,385	\$106,800	178.0	\$1,019	08	ALL MYSTICS & WHISPERING PINES
09-04-315-160	8727 WEEPING PINE LN	04/03/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$292,100	42.64	\$612,489	\$162,511	\$90,000	150.0	\$1,083	08	ALL MYSTICS & WHISPERING PINES
09-09-206-150	8187 GLENWYND DR	05/05/23	\$592,500	WD	03-ARM'S LENGTH	\$592,500	\$243,200	41.05	\$507,410	\$187,090	\$102,000	170.0	\$1,101	08	ALL MYSTICS & WHISPERING PINES
09-04-260-130	5320 APPALACHIAN TRL	06/27/22	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$182,500	35.96	\$416,677	\$192,823	\$102,000	170.0	\$1,134	08	ALL MYSTICS & WHISPERING PINES
09-05-185-190	9433 MARICOPA TRL	07/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$260,700	40.11	\$549,131	\$207,069	\$106,200	177.0	\$1,170	08	ALL MYSTICS & WHISPERING PINES
09-04-302-030	5528 SIERRA MADRE TRL	04/29/22	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$232,100	34.18	\$562,895	\$236,105	\$120,000	200.0	\$1,181	08	ALL MYSTICS & WHISPERING PINES
09-04-280-230	8219 SIERRA MADRE TRL	08/30/23	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$189,800	35.15	\$400,856	\$259,044	\$120,000	200.0	\$1,295	08	ALL MYSTICS & WHISPERING PINES
09-05-430-150	9467 EL DORADO AVE	07/24/23	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$228,400	35.74	\$490,978	\$268,022	\$120,000	200.0	\$1,340	08	ALL MYSTICS & WHISPERING PINES
09-04-280-090	5343 TETON TRL	11/22/23	\$621,200	WD	03-ARM'S LENGTH	\$621,200	\$226,300	36.43	\$473,483	\$255,717	\$108,000	180.0	\$1,421	08	ALL MYSTICS & WHISPERING PINES
09-04-315-080	8680 WEEPING PINE LN	06/08/23	\$1,139,736	WD	03-ARM'S LENGTH	\$1,139,736	\$465,700	40.86	\$975,520	\$284,216	\$120,000	200.0	\$1,421	08	ALL MYSTICS & WHISPERING PINES
Totals:			\$15,291,836			\$15,291,836	\$6,503,600		\$13,988,121	\$4,428,115	\$3,124,400	5,241.0			
ABSTRACTION							Sale. Ratio ==>	42.53			Average				USED \$845 FF
							Std. Dev. ==>	6.09			per FF==>	\$845			

not used

09-04-260-110	5252 APPALACHIAN TRL	07/21/23	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$231,800	33.64	\$489,591	\$319,409	\$120,000	200.0	\$1,597	08 ALL MYSTICS & WHISPERING PINES
09-04-280-090	5343 TETON TRL	11/22/23	\$621,200	WD	03-ARM'S LENGTH	\$621,200	\$226,300	36.43	\$473,483	\$255,717	\$108,000	180.0	\$1,421	08 ALL MYSTICS & WHISPERING PINES
09-04-280-230	8219 SIERRA MADRE TRL	08/30/23	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$189,800	35.15	\$400,856	\$259,044	\$120,000	200.0	\$1,295	08 ALL MYSTICS & WHISPERING PINES
09-04-315-080	8680 WEEPING PINE LN	06/08/23	\$1,139,736	WD	03-ARM'S LENGTH	\$1,139,736	\$465,700	40.86	\$975,520	\$284,216	\$120,000	200.0	\$1,421	08 ALL MYSTICS & WHISPERING PINES
09-04-315-200	8925 WEEPING PINE LN	03/02/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$224,700	33.29	\$512,206	\$276,794	\$114,000	190.0	\$1,457	08 ALL MYSTICS & WHISPERING PINES
09-05-185-240	9548 ANDES AVE	07/25/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$401,800	60.88	\$904,135	(\$124,135)	\$120,000	200.0	(\$621)	08 ALL MYSTICS & WHISPERING PINES
09-05-185-260	9571 ANDES AVE	06/17/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$282,400	47.86	\$641,109	\$68,891	\$120,000	200.0	\$344	08 ALL MYSTICS & WHISPERING PINES
09-05-276-140	9333 MARICOPA TRL	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$287,000	50.53	\$665,622	(\$8,702)	\$88,920	171.0	(\$51)	08 ALL MYSTICS & WHISPERING PINES

LAND 73 - WINDFALL ACRES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-25-251-061	5476 PHIAANT AVE	10/17/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$94,000	37.75	\$252,058	\$105,742	\$108,800	160.0	\$661	73	WINDFALL ACRES
09-25-251-160	5477 PHIAANT AVE	08/12/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$92,000	36.95	\$245,618	\$57,782	\$54,400	80.0	\$722	73	WINDFALL ACRES
09-25-230-040	9120 ALIDOR ST	08/02/22	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$101,700	31.58	\$312,799	\$60,201	\$51,000	75.0	\$803	73	WINDFALL ACRES
09-25-230-151	9105 ALIDOR ST	09/30/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$51,600	31.27	\$130,589	\$107,851	\$73,440	108.0	\$999	73	WINDFALL ACRES
09-25-226-090	5115 W R	06/30/23	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$87,700	40.51	\$168,745	\$98,755	\$51,000	75.0	\$1,317	73	WINDFALL ACRES
09-25-230-010	9054 ALIDOR ST	02/28/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$87,100	33.63	\$183,794	\$133,006	\$57,800	85.0	\$1,565	73	WINDFALL ACRES
Totals:			\$1,460,500			\$1,460,500	\$514,100		\$1,293,603	\$563,337	\$396,440	583.0			
ABSTRACTION							Sale. Ratio =>	35.20			Average				USED \$900 FF
							Std. Dev. =>	3.71			per FF=>	\$966			

not used

09-25-226-130	5051 W R	04/27/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$71,800	73.27	\$151,817	(\$2,817)	\$51,000	75.0	(\$38)	73	WINDFALL ACRES
09-25-230-220	9201 ALIDOR ST	10/18/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$68,700	26.02	\$178,833	\$142,967	\$57,800	85.0	\$1,682	73	WINDFALL ACRES

TEXAS TOWNSHIP 2025 LAND STUDY

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LAND 80 - STHERN AREA M&B 18,19,W1/2 20,25-36 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-23-230-100	6047 W Q AVE	06/10/22	\$240,000	WD	03-ARM'S LENGTH	\$43,000	\$19,800	46.05	\$37,182	\$28,778	\$22,960	0.55	0.55	\$52,324	15	CENTRAL AREA M&B NON-LAKE
09-22-476-030	8916 S 8TH ST	09/20/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,200	35.30	\$316,450	\$61,812	\$63,262	0.94	0.94	\$65,757	15	CENTRAL AREA M&B NON-LAKE
09-24-476-055	8940 S 12TH	04/03/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$67,678	\$52,000	\$67,678	1.07	1.07	\$48,598	15	CENTRAL AREA M&B NON-LAKE
09-27-230-001	7211 W R	05/25/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$153,500	18.50	\$712,332	\$192,317	\$74,749	1.51	1.51	\$127,362	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-27-230-002	7187 W R	12/29/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$37,400	47.34	\$74,749	\$79,000	\$74,749	1.51	1.51	\$52,318	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-25-201-060	5275 W R	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,200	41.20	\$331,240	\$95,560	\$76,800	1.84	1.84	\$51,935	15	CENTRAL AREA M&B NON-LAKE
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,300	33.15	\$448,713	\$178,487	\$77,200	1.86	1.86	\$95,961	15	CENTRAL AREA M&B NON-LAKE
09-18-401-030	10403 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$59,500	\$25,000	42.02	\$56,460	\$59,500	\$56,460	2.00	2.00	\$29,750	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-280-031	9132 W RS	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$75,800	25.35	\$203,245	\$154,755	\$59,000	2.00	2.00	\$77,378	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-33-101-041	W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$16,500	\$5,800	35.15	\$137,000	\$16,500	\$137,000	10.00	2.01	\$1,650	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-401-040	10371 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$790,500	\$341,000	43.14	\$832,712	\$14,248	\$56,460	2.08	2.08	\$6,850	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$168,600	32.99	\$555,860	\$50,140	\$95,000	2.50	2.50	\$20,056	15	CENTRAL AREA M&B NON-LAKE
09-29-351-038	9980 S 2ND ST	01/12/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$155,400	28.78	\$336,036	\$269,404	\$65,440	2.72	2.72	\$99,046	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-151-035	9433 S VANKAL	06/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,200	50.10	\$268,152	\$7,348	\$65,500	2.75	2.75	\$2,672	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-476-020	8896 S 10TH ST	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,500	37.13	\$388,058	\$109,022	\$97,080	2.76	2.76	\$39,501	15	CENTRAL AREA M&B NON-LAKE
09-28-126-023	8533 W R	04/15/22	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$100,300	26.82	\$255,888	\$183,632	\$65,520	2.76	2.76	\$66,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-360-050	10802 W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$89,561	\$61,152	2.77	2.77	\$32,344	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-24-476-049	8850 S 12TH ST	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$76,200	35.20	\$203,145	\$112,355	\$99,000	3.00	3.00	\$37,452	15	CENTRAL AREA M&B NON-LAKE
09-28-155-011	8962 W RS	05/05/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,700	34.67	\$281,682	\$161,618	\$66,300	3.03	3.03	\$53,339	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-20-101-022	9903 W Q AVE	09/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,200	44.47	\$347,726	\$47,154	\$99,880	3.08	3.08	\$15,310	15	CENTRAL AREA M&B NON-LAKE
09-26-226-030	9218 S 10TH ST	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$339,069	\$68,631	\$71,200	3.52	3.52	\$19,497	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$490,703	\$78,997	\$72,700	3.67	3.67	\$21,525	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-151-001	8275 S VANKAL	09/12/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$204,200	40.44	\$586,143	\$907	\$82,050	4.55	4.55	\$199	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$117,500	37.90	\$321,553	\$103,717	\$115,270	5.03	5.03	\$20,620	15	CENTRAL AREA M&B NON-LAKE
09-19-372-011	W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$57,600	\$20,900	36.28	\$58,000	\$57,600	\$58,000	2.00	5.59	\$28,800	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-426-006	9524 S 10TH ST	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$379,379	\$160,871	\$110,250	6.50	6.50	\$24,749	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-401-016	9640 S 6TH ST	07/12/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,500	34.62	\$379,567	\$198,460	\$123,027	7.52	7.52	\$26,391	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-041	W PQ	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$182,000	\$65,800	36.15	\$223,370	\$182,000	\$223,370	9.74	9.74	\$18,686	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$292,500	43.98	\$742,980	\$106,500	\$184,480	9.86	9.86	\$10,801	15	CENTRAL AREA M&B NON-LAKE
09-18-226-017	10093 W P AVE	09/05/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$159,000	32.52	\$341,434	\$294,566	\$147,000	10.00	10.00	\$29,457	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-265-010	10340 W RS	09/01/23	\$950,600	WD	03-ARM'S LENGTH	\$950,600	\$426,300	44.85	\$1,043,153	\$54,447	\$147,000	10.00	10.00	\$5,445	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-201-021	9485 W S	07/12/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,300	40.46	\$267,364	\$169,536	\$147,000	10.00	10.00	\$16,954	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-33-101-030	8695 W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$313,500	\$145,800	46.51	\$328,080	\$122,420	\$137,000	10.00	10.00	\$12,242	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-35-226-030	10164 S 10TH ST	09/13/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$136,100	34.46	\$293,172	\$248,828	\$147,000	10.00	10.00	\$24,883	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-101-013	9973 W S	11/30/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$303,500	57.81	\$531,602	\$140,740	\$147,342	10.03	10.03	\$14,032	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-176-010	10715 W Q AVE	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,600	41.60	\$312,619	\$185,521	\$148,140	10.10	10.10	\$18,368	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-31-101-013	10803 W S	06/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,600	33.91	\$353,338	\$246,512	\$149,850	10.25	10.25	\$24,050	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-380-011	8740 W S	10/14/22	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$156,800	37.34	\$369,315	\$200,663	\$150,078	10.27	10.27	\$19,539	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-401-017	10343 W RS	07/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,400	45.75	\$712,556	\$87,978	\$150,534	10.31	10.31	\$8,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-301-017	8651 S VANKAL	10/07/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$194,400	40.58	\$461,979	\$168,011	\$150,990	10.35	10.35	\$16,233	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-24-351-081	5860 W R	10/06/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$416,300	47.58	\$1,067,090	\$44,310	\$236,400	22.00	22.00	\$2,014	15	CENTRAL AREA M&B NON-LAKE
09-29-401-019	W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$288,146	\$610,000	\$288,146	22.77	22.77	\$26,790	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$718,075	\$219,445	\$327,520	28.46	28.46	\$7,711	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-401-010	8505 S VANKAL	07/26/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$313,000	54.43	\$587,145	\$358,295	\$370,440	30.04	30.04	\$11,927	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-011	10346 W PQ AVE	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,418,000	\$825,300	34.13	\$2,195,916	\$445,454	\$223,370	31.91	31.91	\$13,960	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$25,605,300			\$21,163,300	\$7,867,600		\$20,117,947	\$6,737,045	\$5,691,692	355.60	351.19			
							Sale. Ratio ==>	37.18				Average				
							Std. Dev. ==>	11.75				per Net Acre==>	18,945.62			

TEXAS TOWNSHIP 2025 LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-24-476-055	8940 S 12TH	04/03/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$67,678	\$52,000	\$67,678	1.07	1.07	\$48,598	15	CENTRAL AREA M&B NON-LAKE
09-23-230-100	6047 W Q AVE	06/10/22	\$240,000	WD	03-ARM'S LENGTH	\$43,000	\$19,800	46.05	\$37,182	\$28,778	\$22,960	0.55	0.55	\$52,324	15	CENTRAL AREA M&B NON-LAKE
09-22-476-030	8916 S 8TH ST	09/20/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,200	35.30	\$316,450	\$61,812	\$63,262	0.94	0.94	\$65,757	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$607,000			\$410,000	\$159,700		\$421,310	\$142,590	\$153,900	2.56	2.56			
ABSTRACTION							Sale. Ratio ==>	38.95				Average				1.0 AC \$48,600
							Std. Dev. ==>	9.96				per Net Acre==>	55,699.22			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-25-201-060	5275 W R	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,200	41.20	\$331,240	\$95,560	\$76,800	1.84	1.84	\$51,935	15	CENTRAL AREA M&B NON-LAKE
09-27-230-002	7187 W R	12/29/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$37,400	47.34	\$74,749	\$79,000	\$74,749	1.51	1.51	\$52,318	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,300	33.15	\$448,713	\$178,487	\$77,200	1.86	1.86	\$95,961	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$979,000			\$979,000	\$363,900		\$854,702	\$353,047	\$228,749	5.21	5.21			
ABSTRACTION							Sale. Ratio ==>	37.17				Average				1.5 AC \$78,000
							Std. Dev. ==>	7.12				per Net Acre==>	67,763.34			

not used

09-27-230-001	7211 W R	05/25/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$153,500	18.50	\$712,332	\$192,317	\$74,749	1.51	1.51	\$127,362	80	STHERN AREA M&B 18,19,W1/2 20,25-36
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-18-401-040	10371 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$790,500	\$341,000	43.14	\$832,712	\$14,248	\$56,460	2.08	2.08	\$6,850	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$168,600	32.99	\$555,860	\$50,140	\$95,000	2.50	2.50	\$20,056	15	CENTRAL AREA M&B NON-LAKE
09-19-372-011	W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$57,600	\$20,900	36.28	\$58,000	\$57,600	\$58,000	2.00	5.59	\$28,800	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-401-030	10403 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$59,500	\$25,000	42.02	\$56,460	\$59,500	\$56,460	2.00	2.00	\$29,750	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-280-031	9132 W RS	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$75,800	25.35	\$203,245	\$154,755	\$59,000	2.00	2.00	\$77,378	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,300	33.15	\$448,713	\$178,487	\$77,200	1.86	1.86	\$95,961	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$3,525,000			\$2,267,600	\$813,600		\$2,154,990	\$514,730	\$402,120	12.44	16.03			
ABSTRACTION							Sale. Ratio ==>	35.88				Average				2.0 AC \$82,000
							Std. Dev. ==>	6.58				per Net Acre==>	41,377.01			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$168,600	32.99	\$555,860	\$50,140	\$95,000	2.50	2.50	\$20,056	15	CENTRAL AREA M&B NON-LAKE
09-19-360-050	10802 W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$89,561	\$61,152	2.77	2.77	\$32,344	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-476-020	8896 S 10TH ST	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,500	37.13	\$388,058	\$109,022	\$97,080	2.76	2.76	\$39,501	15	CENTRAL AREA M&B NON-LAKE
09-28-126-023	8533 W R	04/15/22	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$100,300	26.82	\$255,888	\$183,632	\$65,520	2.76	2.76	\$66,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$1,750,000			\$1,692,400	\$627,000		\$1,578,797	\$432,355	\$318,752	10.79	10.79			
ABSTRACTION							Sale. Ratio ==>	37.05				Average				2.5 AC \$87,000
							Std. Dev. ==>	10.46				per Net Acre==>	40,073.69			

not used

09-30-151-035	9433 S VANKAL	06/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,200	50.10	\$268,152	\$7,348	\$65,500	2.75	2.75	\$2,672	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-351-038	9980 S 2ND ST	01/12/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$155,400	28.78	\$336,036	\$269,404	\$65,440	2.72	2.72	\$99,046	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-20-101-022	9903 W Q AVE	09/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,200	44.47	\$347,726	\$47,154	\$99,880	3.08	3.08	\$15,310	15	CENTRAL AREA M&B NON-LAKE
09-26-226-030	9218 S 10TH ST	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$339,069	\$68,631	\$71,200	3.52	3.52	\$19,497	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$490,703	\$78,997	\$72,700	3.67	3.67	\$21,525	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-360-050	10802 W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$89,561	\$61,152	2.77	2.77	\$32,344	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-24-476-049	8850 S 12TH ST	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$76,200	35.20	\$203,145	\$112,355	\$99,000	3.00	3.00	\$37,452	15	CENTRAL AREA M&B NON-LAKE
09-28-155-011	8962 W RS	05/05/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,700	34.67	\$281,682	\$161,618	\$66,300	3.03	3.03	\$53,339	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$2,187,000			\$2,129,400	\$932,900		\$2,041,316	\$558,316	\$470,232	19.07	19.07			
ABSTRACTION							Sale. Ratio ==>	43.81				Average				3.0 AC \$87,600
							Std. Dev. ==>	6.69				per Net Acre==>	29,278.72			

TEXAS TOWNSHIP 2025 LAND STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-26-226-030	9218 S 10TH ST	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$339,069	\$68,631	\$71,200	3.52	3.52	\$19,497	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$117,500	37.90	\$321,553	\$103,717	\$115,270	5.03	5.03	\$20,620	15	CENTRAL AREA M&B NON-LAKE
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$490,703	\$78,997	\$72,700	3.67	3.67	\$21,525	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Totals:			\$1,753,500			\$1,753,500	\$502,700		\$1,644,225	\$470,790	\$361,515	18.21	18.21			
ABSTRACTION							Sale. Ratio =>	28.67				Average				4.0 AC \$100,000
							Std. Dev. =>	22.04				per Net Acre=>	25,853.38			

not used

09-19-151-001	8275 S VANKAL	09/12/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$204,200	40.44	\$586,143	\$907	\$82,050	4.55	4.55	\$199	80	STHERN AREA M&B 18,19,W1/2 20,25-36
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$117,500	37.90	\$321,553	\$103,717	\$115,270	5.03	5.03	\$20,620	15	CENTRAL AREA M&B NON-LAKE
09-26-426-006	9524 S 10TH ST	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$379,379	\$160,871	\$110,250	6.50	6.50	\$24,749	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Totals:			\$1,350,000			\$1,350,000	\$254,000		\$1,193,832	\$484,033	\$327,865	17.52	17.52			
ABSTRACTION							Sale. Ratio =>	18.81				Average				5.0 AC \$120,000
							Std. Dev. =>	20.34				per Net Acre=>	27,627.45			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$292,500	43.98	\$742,980	\$106,500	\$184,480	9.86	9.86	\$10,801	15	CENTRAL AREA M&B NON-LAKE
09-18-251-041	W PQ	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$182,000	\$65,800	36.15	\$223,370	\$182,000	\$223,370	9.74	9.74	\$18,686	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-426-006	9524 S 10TH ST	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$379,379	\$160,871	\$110,250	6.50	6.50	\$24,749	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-401-016	9640 S 6TH ST	07/12/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,500	34.62	\$379,567	\$198,460	\$123,027	7.52	7.52	\$26,391	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Totals:			\$4,760,000			\$2,342,000	\$652,300		\$2,218,196	\$867,276	\$743,472	39.61	39.61			
ABSTRACTION							Sale. Ratio =>	27.85				Average				7.0 AC \$147,000
							Std. Dev. =>	17.00				per Net Acre=>	21,895.38			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-33-101-041	W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$16,500	\$5,800	35.15	\$137,000	\$16,500	\$137,000	10.00	2.01	\$1,650	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-265-010	10340 W RS	09/01/23	\$950,600	WD	03-ARM'S LENGTH	\$950,600	\$426,300	44.85	\$1,043,153	\$54,447	\$147,000	10.00	10.00	\$5,445	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-401-017	10343 W RS	07/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,400	45.75	\$712,556	\$87,978	\$150,534	10.31	10.31	\$8,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$292,500	43.98	\$742,980	\$106,500	\$184,480	9.86	9.86	\$10,801	15	CENTRAL AREA M&B NON-LAKE
09-33-101-030	8695 W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$313,500	\$145,800	46.51	\$328,080	\$122,420	\$137,000	10.00	10.00	\$12,242	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-101-013	9973 W S	11/30/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$303,500	57.81	\$531,602	\$140,740	\$147,342	10.03	10.03	\$14,032	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-301-017	8651 S VANKAL	10/07/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$194,400	40.58	\$461,979	\$168,011	\$150,990	10.35	10.35	\$16,233	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-201-021	9485 W S	07/12/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,300	40.46	\$267,364	\$169,536	\$147,000	10.00	10.00	\$16,954	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-176-010	10715 W Q AVE	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,600	41.60	\$312,619	\$185,521	\$148,140	10.10	10.10	\$18,368	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-041	W PQ	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$182,000	\$65,800	36.15	\$223,370	\$182,000	\$223,370	9.74	9.74	\$18,686	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-380-011	8740 W S	10/14/22	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$156,800	37.34	\$369,315	\$200,663	\$150,078	10.27	10.27	\$19,539	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-31-101-013	10803 W S	06/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,600	33.91	\$353,338	\$246,512	\$149,850	10.25	10.25	\$24,050	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-35-226-030	10164 S 10TH ST	09/13/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$136,100	34.46	\$293,172	\$248,828	\$147,000	10.00	10.00	\$24,883	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-226-017	10093 W P AVE	09/05/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$159,000	32.52	\$341,434	\$294,566	\$147,000	10.00	10.00	\$29,457	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Totals:			\$8,923,400			\$6,175,400	\$2,598,900		\$6,117,962	\$2,224,222	\$2,166,784	140.91	132.92			
ABSTRACTION							Sale. Ratio =>	42.08				Average				10 AC \$160,000
							Std. Dev. =>	6.77				per Net Acre=>	15,784.70			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-24-351-081	5860 W R	10/06/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$416,300	47.58	\$1,067,090	\$44,310	\$236,400	22.00	22.00	\$2,014	15	CENTRAL AREA M&B NON-LAKE
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$718,075	\$219,445	\$327,520	28.46	28.46	\$7,711	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-019	W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$288,146	\$610,000	\$288,146	22.77	22.77	\$26,790	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Totals:			\$2,095,000			\$2,095,000	\$764,000		\$2,073,311	\$873,755	\$852,066	73.23	73.23			
ABSTRACTION							Sale. Ratio =>	36.47				Average				15 AC \$199,000 20 AC \$238,000
							Std. Dev. =>	30.55				per Net Acre=>	11,931.65			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$718,075	\$219,445	\$327,520	28.46	28.46	\$7,711	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-401-010	8505 S VANKAL	07/26/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$313,000	54.43	\$587,145	\$358,295	\$370,440	30.04	30.04	\$11,927	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-011	10346 W PQ AVE	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,418,000	\$825,300	34.13	\$2,195,916	\$445,454	\$223,370	31.91	31.91	\$13,960	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$3,785,000			\$3,603,000	\$1,486,000		\$3,501,136	\$1,023,194	\$921,330	90.41	90.41			
ABSTRACTION																
								Sale. Ratio ==>	41.24	Average						20 AC \$288,000
								Std. Dev. ==>	12.53	per Net Acre=>						30 AC \$339,000

TREND		
1.0	\$	48,600
1.5	\$	78,000
2.0	\$	82,000
2.5	\$	87,000
3.0	\$	87,600
4.0	\$	100,000
5.0	\$	120,000
7.0	\$	147,000
10.0	\$	160,000
15.0	\$	199,000
20.0	\$	238,000
25.0	\$	288,000
30.0	\$	339,000
40.0	\$	428,559
50.0	\$	519,855
100.0	\$	976,336

LAND 96 - ALL COMMERCIAL 2025

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-02-155-012	6935 BEATRICE DR	03/14/19	\$530,000	03-ARM'S LENGTH	\$530,000	\$285,800	53.92	\$846,952	\$71,388	\$388,340	480.0	5.70	6.70	\$149	\$12,515	C.TEX ALL COMMERCIAL	
09-02-220-042	5337 S 9TH	07/26/15	\$1,300,000	03-ARM'S LENGTH	\$1,300,000	\$392,100	30.16	\$1,720,347	\$60,773	\$481,120	248.0	3.14	3.14	\$245	\$19,342	C.TEX ALL COMMERCIAL	
09-06-105-101	10745 STADIUM DR	06/02/23	\$200,000	03-ARM'S LENGTH	\$200,000	\$104,600	52.30	\$217,129	\$65,281	\$82,410	201.0	2.58	2.58	\$325	\$25,283	C.TEX ALL COMMERCIAL	
09-02-305-003	ELM VALLEY DR	07/27/17	\$499,900	03-ARM'S LENGTH	\$499,900	\$0	0.00	\$695,488	\$499,900	\$695,488	450.0	19.36	19.36	\$1,111	\$25,828	C.TEX ALL COMMERCIAL	
09-03-201-028	BEATRICE DR	12/30/20	\$1,200,000	03-ARM'S LENGTH	\$1,212,862	\$0	0.00	\$776,000	\$1,212,862	\$776,000	400.0	38.47	0.00	\$3,032	\$31,527	HWY ALL COMMERCIAL	
09-02-305-006	7386 ELM VALLEY	03/04/24	\$482,335	03-ARM'S LENGTH	\$482,335	\$0	0.00	\$875,256	\$482,335	\$875,256	450.0	13.78	13.78	\$1,072	\$35,000	C.TEX ALL COMMERCIAL	
09-03-201-031	7190 BEATRICE DR	06/02/16	\$105,750	03-ARM'S LENGTH	\$105,750	\$0	0.00	\$269,446	\$105,750	\$269,446	264.0	2.62	2.62	\$401	\$40,363	C.TEX ALL COMMERCIAL	
09-06-205-026	10408 STADIUM DR	02/16/24	\$385,000	03-ARM'S LENGTH	\$385,000	\$159,000	41.30	\$322,273	\$165,227	\$102,500	250.0	1.96	1.96	\$661	\$84,171	C.TEX ALL COMMERCIAL	
09-02-201-014	5111 S 9TH ST	10/27/16	\$400,000	03-ARM'S LENGTH	\$400,000	\$297,200	74.30	\$652,022	\$184,478	\$436,500	225.0	2.18	2.18	\$820	\$84,778	C.TEX ALL COMMERCIAL	
09-03-275-030	5383 INTERNATIONAL DR	07/02/20	\$770,800	16-LC PAYOFF	\$780,875	\$105,000	13.45	\$458,585	\$780,875	\$458,585	300.0	8.83	8.83	\$2,603	\$88,474	C.TEX ALL COMMERCIAL	
09-02-226-010	6179 W N AVE	04/11/23	\$2,700,000	03-ARM'S LENGTH	\$2,700,000	\$227,800	8.44	\$10,489,587	\$2,700,000	\$763,326	542.0	20.29	20.29	\$4,982	\$133,103	C.TEX ALL COMMERCIAL	
09-06-201-017	10432 STADIUM DR	07/14/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$101,800	40.72	\$236,129	\$110,221	\$96,350	235.0	0.78	0.78	\$469	\$140,948	C.TEX ALL COMMERCIAL	
09-02-401-025	6420 CRACKER BARREL DR	10/06/16	\$2,620,000	03-ARM'S LENGTH	\$2,620,000	\$1,050,900	40.11	\$2,612,378	\$229,403	\$221,781	250.0	1.62	1.62	\$918	\$141,258	C.TEX ALL COMMERCIAL	
09-02-376-002	5802 S 9TH	03/04/22	\$656,240	03-ARM'S LENGTH	\$656,240	\$150,000	22.86	\$679,000	\$656,240	\$661,500	350.0	4.33	4.33	\$1,875	\$151,592	02 ALL COMMERCIAL	
09-02-401-028	5587 S 9TH ST	11/30/17	\$230,000	03-ARM'S LENGTH	\$230,000	\$0	0.00	\$219,919	\$230,000	\$219,919	115.0	1.49	1.49	\$2,000	\$154,052	C.TEX ALL COMMERCIAL	
09-02-126-030	S 9TH ST	12/01/13	\$125,000	03-ARM'S LENGTH	\$130,521				\$130,521		165.0	0.81	0.81	\$791	\$161,137	C.TEX ALL COMMERCIAL	
09-02-401-026	5581 S 9TH ST	08/12/21	\$550,000	03-ARM'S LENGTH	\$550,000	\$210,000	38.18	\$291,226	\$550,000	\$300,116	200.0	3.12	3.12	\$2,750	\$176,113	HWY ALL COMMERCIAL	
09-02-220-043	BEATRICE/9th	09/06/19	\$250,000	03-ARM'S LENGTH	\$254,249	\$0	0.00	\$223,100	\$254,249	\$223,100	230.0	1.41	0.00	\$1,105	\$180,318	HWY ALL COMMERCIAL	
09-02-401-022	5597 S 9TH ST	08/30/21	\$3,300,000	03-ARM'S LENGTH	\$3,300,000	\$1,230,800	37.30	\$3,133,520	\$512,350	\$345,870	183.0	1.73	1.73	\$2,800	\$297,014	C.TEX ALL COMMERCIAL	
09-02-126-039	5200 S 9TH ST	09/17/15	\$330,000	03-ARM'S LENGTH	\$341,837	\$235,400	68.86	\$938,673	\$341,837	\$320,100	165.0	1.11	1.11	\$2,072	\$307,131	C.TEX ALL COMMERCIAL	
09-03-201-026	BEATRICE DR	12/30/24	\$1,200,000	03-ARM'S LENGTH	\$1,212,862	\$420,000	34.63		\$1,212,862		400.0	38.47	38.47	\$3,032	\$31,527	C.TEX ALL COMMERCIAL	
09-02-251-015	5341 S 9TH ST	01/19/16	\$450,000	03-ARM'S LENGTH	\$461,924	\$155,700	33.71	\$1,315,395	\$461,924	\$320,100	165.0	1.24	1.24	\$2,800	\$374,028	C.TEX ALL COMMERCIAL	
09-02-126-029	S 9TH ST	12/01/15	\$330,000	03-ARM'S LENGTH	\$341,837				\$341,837		165.0	0.91	0.81	\$2,072	\$375,645	C.TEX ALL COMMERCIAL	
09-02-126-020	5180 S 9TH ST	01/01/24	\$1,083,201	03-ARM'S LENGTH	\$1,083,201	\$448,300	41.39	\$925,249	\$469,802	\$311,850	165.0	0.97	0.97	\$2,847	\$483,833	C.TEX ALL COMMERCIAL	
09-02-401-060	5683 S 9TH ST	12/14/22	\$6,000,000	03-ARM'S LENGTH	\$6,000,000	\$1,735,600	28.93	\$3,808,267	\$2,758,733	\$567,000	300.0	3.75	3.75	\$9,196	\$735,270	C.TEX ALL COMMERCIAL	

not used

09-02-305-002	6938 ELM VALLEY DR	10/31/22	\$1,175,000	03-ARM'S LENGTH	\$1,175,000	\$6,131,000	521.79	\$4,909,041	(\$2,800,488)	\$933,553	350.0	27.50	27.50	(\$8,001)	(\$101,843)	C.TEX ALL COMMERCIAL
09-02-401-025	6420 CRACKER BARREL DR	02/20/24	\$2,400,000	03-ARM'S LENGTH	\$2,400,000	\$1,323,200	55.13	\$2,688,549	(\$76,218)	\$212,331	250.0	1.62	1.62	(\$305)	(\$46,932)	C.TEX ALL COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-02-126-030	S 9TH ST	12/01/13	\$125,000	03-ARM'S LENGTH	\$130,521				\$130,521		165.0	0.81	0.81	\$791	\$161,137	C.TEX ALL COMMERCIAL	
09-02-376-002	5802 S 9TH	03/04/22	\$656,240	03-ARM'S LENGTH	\$656,240	\$150,000	22.86	\$679,000	\$656,240	\$661,500	350.0	4.33	4.33	\$1,875	\$151,592	02 ALL COMMERCIAL	
09-02-126-029	S 9TH ST	12/01/15	\$330,000	03-ARM'S LENGTH	\$341,837				\$341,837		165.0	0.91	0.81	\$2,072	\$375,645	C.TEX ALL COMMERCIAL	
09-02-126-039	5200 S 9TH ST	09/17/15	\$330,000	03-ARM'S LENGTH	\$341,837	\$235,400	68.86	\$938,673	\$341,837	\$320,100	165.0	1.11	1.11	\$2,072	\$307,131	C.TEX ALL COMMERCIAL	
09-02-401-022	5597 S 9TH ST	08/30/21	\$3,300,000	03-ARM'S LENGTH	\$3,300,000	\$1,230,800	37.30	\$3,133,520	\$512,350	\$345,870	183.0	1.73	1.73	\$2,800	\$297,014	C.TEX ALL COMMERCIAL	
09-02-126-020	5180 S 9TH ST	01/01/24	\$1,083,201	03-ARM'S LENGTH	\$1,083,201	\$448,300	41.39	\$925,249	\$469,802	\$311,850	165.0	0.97	0.97	\$2,847	\$483,833	C.TEX ALL COMMERCIAL	

ABSTRACTION

not used

09-02-401-060	5683 S 9TH ST	12/14/22	\$6,000,000	03-ARM'S LENGTH	\$6,000,000	\$1,735,600	28.93	\$3,808,267	\$2,758,733	\$567,000	300.0	3.75	3.75	\$9,196	\$735,270	C.TEX ALL COMMERCIAL
09-02-401-026	5581 S 9TH ST	08/12/21	\$550,000	03-ARM'S LENGTH	\$550,000	\$210,000	38.18	\$291,226	\$550,000	\$300,116	200.0	3.12	3.12	\$2,750	\$176,113	HWY ALL COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-06-105-101	10745 STADIUM DR	06/02/23	\$200,000	03-ARM'S LENGTH	\$200,000	\$104,600	52.30	\$217,129	\$65,281	\$82,410	201.0	2.58	2.58	\$325	\$25,283	C.TEX ALL COMMERCIAL	
09-06-201-017	10432 STADIUM DR	07/14/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$101,800	40.72	\$236,129	\$110,221	\$96,350	235.0	0.78	0.78	\$469	\$140,948	C.TEX ALL COMMERCIAL	
09-06-205-026	10408 STADIUM DR	02/16/24	\$385,000	03-ARM'S LENGTH	\$385,000	\$159,000	41.30	\$322,273	\$165,227	\$102,500	250.0	1.96	1.96	\$661	\$84,171	C.TEX ALL COMMERCIAL	

ABSTRACTION

					Sale. Ratio =>		43.76			Average		Average					
					Std. Dev. =>		6.53			per FF=>		per Net Acre=>		\$497	63,962.64		

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-02-220-043	BEATRICE	09/06/19	\$250,000	03-ARM'S LENGTH	\$254,249	\$0	0.00	\$223,100	\$254,249	\$223,100	230.0	1.41	1.41	\$1,105	\$180,318	HWY	ALL COMMERCIAL
09-02-401-025	6420 CRACKER BARREL DR	10/06/16	\$2,620,000	03-ARM'S LENGTH	\$2,620,000	\$1,050,900	40.11	\$2,612,378	\$229,403	\$221,781	250.0	1.62	1.62	\$918	\$141,258	C.TEX	ALL COMMERCIAL
Totals:			\$2,870,000		\$2,874,249	\$1,050,900		\$2,835,478	\$483,652	\$444,881	480.0	3.03	3.03				
ABSTRACTION							Sale. Ratio =>	36.56				Average					
							Std. Dev. =>	28.36				per Net Acre=>	159,410.68				

up to 1.5 Ac used 159,400

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
05-35-405-060	9TH ST	8/1/2016	\$600,000		\$618,809	\$0	0.00	\$269,446	\$556,286			6.02	6.02		\$92,406	OSH	OSH
09-03-201-031	7190 BEATRICE DR	06/02/16	\$105,750	03-ARM'S LENGTH	\$105,750	\$0	0.00	\$269,446	\$105,750	\$269,446	264.0	2.62	2.62	\$401	\$40,363	C.TEX	ALL COMMERCIAL
09-02-155-012	6935 BEATRICE DR	03/14/19	\$530,000	03-ARM'S LENGTH	\$530,000	\$285,800	53.92	\$846,952	\$71,388	\$388,340	480.0	6.70	6.70	\$149	\$10,649	C.TEX	ALL COMMERCIAL
Totals:			\$1,235,750		\$1,254,559	\$285,800		\$1,385,844	\$733,424	\$657,786	744.0	15.34	15.34				
ABSTRACTION							Sale. Ratio =>	22.78				Average					
							Std. Dev. =>	31.13				per Net Acre=>	47,798.75				

>1.5 up to 5.0 Ac used 47,700

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF Area	Land Table
09-02-155-012	6935 BEATRICE DR	03/14/19	\$530,000	03-ARM'S LENGTH	\$530,000	\$285,800	53.92	\$846,952	\$71,388	\$388,340	480.0	6.70	6.70	\$149	\$10,655	C.TEX	ALL COMMERCIAL
09-02-305-003	ELM VALLEY DR	07/27/17	\$499,900	03-ARM'S LENGTH	\$499,900	\$0	0.00	\$695,488	\$499,900	\$695,488	450.0	19.36	19.36	\$1,111	\$25,828	C.TEX	ALL COMMERCIAL
09-02-305-006	7386 ELM VALLEY	03/04/24	\$482,335	03-ARM'S LENGTH	\$482,335	\$0	0.00	\$875,256	\$482,335	\$875,256	450.0	13.78	13.78	\$1,072	\$35,000	C.TEX	ALL COMMERCIAL
Totals:			\$1,512,235		\$1,512,235	\$285,800		\$2,417,696	\$1,053,623	\$1,959,084	1,380.0	39.84	39.84				
ABSTRACTION							Sale. Ratio =>	18.90				Average					
							Std. Dev. =>	31.13				per Net Acre=>	26,449.02				

5 Ac and up used 26,400

not used

09-03-201-028	BEATRICE DR	12/30/20	\$1,200,000	03-ARM'S LENGTH	\$1,212,862	\$0	0.00	\$776,000	\$1,212,862	\$776,000	400.0	38.47	38.47	\$3,032	\$31,527	HWY	ALL COMMERCIAL
09-02-226-010	6179 W N AVE	04/11/23	\$2,700,000	03-ARM'S LENGTH	\$2,700,000	\$227,800	8.44	\$10,489,587	\$2,700,000	\$763,326	542.0	20.29	20.29	\$4,982	\$133,103	C.TEX	ALL COMMERCIAL
09-03-275-030	5383 INTERNATIONAL DR	07/02/20	\$770,800	16-LC PAYOFF	\$780,875	\$105,000	13.45	\$458,585	\$780,875	\$458,585	300.0	8.83	8.83	\$2,603	\$88,474	C.TEX	ALL COMMERCIAL

LAND C.TEX - COMMERCIAL AT TEXAS CORNERS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-22-201-017	W Q	02/17/22	\$360,000	WD	03-ARM'S LENGTH	\$361,922	\$193,800	53.55	\$363,800	\$361,922	\$367,200	340.0	\$1,064	C.TEX	COMMERCIAL AT TEXAS CORNERS
09-23-101-059	8131 VINEYARD PARKWAY	12/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$38,700	12.90	\$77,440	\$300,000	\$77,440	150.0	\$2,000	C.TEX	COMMERCIAL AT TEXAS CORNERS
09-22-226-006	7227 W Q	02/02/22	\$362,500	WD	03-ARM'S LENGTH	\$364,507	\$203,300	55.77	\$365,040	\$364,507	\$365,040	338.0	\$1,078	C.TEX	COMMERCIAL AT TEXAS CORNERS
Totals:			\$1,022,500			\$1,026,429	\$435,800		\$806,280	\$1,026,429	\$809,680	828.0			
VACANT							Sale. Ratio =>	42.46			Average				USED 1,280 FF
							Std. Dev. =>	24.14			per FF=>	\$1,240			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Land Table
09-23-115-002	8079 VINEYARD PKWY	04/15/21	\$65,350	WD	03-ARM'S LENGTH	\$65,960	\$30,000	45.48	\$53,940	\$65,960	\$61,380	60.0	\$1,099	C.TEX	COMMERCIAL AT TEXAS CORNERS
09-23-115-003	8093 VINEYARD PKWY	05/21/20	\$65,000	PTA	03-ARM'S LENGTH	\$65,885	\$22,800	34.61	\$56,550	\$65,885	\$56,550	65.0	\$1,014	C.TEX	COMMERCIAL AT TEXAS CORNERS
09-23-115-004	8107 VINEYARD PKWY	05/21/20	\$65,000	PTA	03-ARM'S LENGTH	\$65,885	\$22,800	34.61	\$64,800	\$65,885	\$64,800	65.0	\$1,014	C.TEX	COMMERCIAL AT TEXAS CORNERS
09-23-115-006	8081 VINEYARD PKWY	08/26/20	\$64,317	WD	03-ARM'S LENGTH	\$63,532	\$18,500	29.12	\$758,295	\$63,532	\$65,250	75.0	\$847	C.TEX	COMMERCIAL AT TEXAS CORNERS
Totals:			\$259,667			\$261,262	\$94,100		\$933,585	\$261,262	\$247,980	265.0			
VACANT							Sale. Ratio =>	36.02			Average				USED 1,010 FF
							Std. Dev. =>	6.86			per FF=>	\$986			

not used

09-23-101-059	8131 VINEYARD PARKWAY	12/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$38,700	12.90	\$77,440	\$300,000	\$77,440	66.0	\$4,545	C.TEX	COMMERCIAL AT TEXAS CORNERS
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TEXAS TOWNSHIP 2025 LAND STUDY

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CLASS 302 - INDUSTRIAL VACANT

USED LAND 80 - STHERN AREA M&B 18,19,W1/2 20,25-36 2025 TABLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-23-230-100	6047 W Q AVE	06/10/22	\$240,000	WD	03-ARM'S LENGTH	\$43,000	\$19,800	46.05	\$37,182	\$28,778	\$22,960	0.55	0.55	\$52,324	15	CENTRAL AREA M&B NON-LAKE
09-22-476-030	8916 S 8TH ST	09/20/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,200	35.30	\$316,450	\$61,812	\$63,262	0.94	0.94	\$65,757	15	CENTRAL AREA M&B NON-LAKE
09-24-476-055	8940 S 12TH	04/03/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$67,678	\$52,000	\$67,678	1.07	1.07	\$48,598	15	CENTRAL AREA M&B NON-LAKE
09-27-230-001	7211 W R	05/25/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$153,500	18.50	\$712,332	\$192,317	\$74,749	1.51	1.51	\$127,362	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-27-230-002	7187 W R	12/29/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$37,400	47.34	\$74,749	\$79,000	\$74,749	1.51	1.51	\$52,318	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-25-201-060	5275 W R	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,200	41.20	\$331,240	\$95,560	\$76,800	1.84	1.84	\$51,935	15	CENTRAL AREA M&B NON-LAKE
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,300	33.15	\$448,713	\$178,487	\$77,200	1.86	1.86	\$95,961	15	CENTRAL AREA M&B NON-LAKE
09-18-401-030	10403 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$59,500	\$25,000	42.02	\$56,460	\$59,500	\$56,460	2.00	2.00	\$29,750	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-280-031	9132 W RS	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$75,800	25.35	\$203,245	\$154,755	\$59,000	2.00	2.00	\$77,378	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-33-101-041	W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$16,500	\$5,800	35.15	\$137,000	\$16,500	\$137,000	10.00	2.01	\$1,650	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-401-040	10371 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$790,500	\$341,000	43.14	\$832,712	\$14,248	\$56,460	2.08	2.08	\$6,850	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$168,600	32.99	\$555,860	\$50,140	\$95,000	2.50	2.50	\$20,056	15	CENTRAL AREA M&B NON-LAKE
09-29-351-038	9980 S 2ND ST	01/12/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$155,400	28.78	\$336,036	\$269,404	\$65,440	2.72	2.72	\$99,046	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-151-035	9433 S VANKAL	06/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,200	50.10	\$268,152	\$7,348	\$65,500	2.75	2.75	\$2,672	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-476-020	8896 S 10TH ST	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,500	37.13	\$388,058	\$109,022	\$97,080	2.76	2.76	\$39,501	15	CENTRAL AREA M&B NON-LAKE
09-28-126-023	8533 W R	04/15/22	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$100,300	26.82	\$255,888	\$183,632	\$65,520	2.76	2.76	\$66,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-360-050	10802 W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$89,561	\$61,152	2.77	2.77	\$32,344	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-24-476-049	8850 S 12TH ST	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$76,200	35.20	\$203,145	\$112,355	\$99,000	3.00	3.00	\$37,452	15	CENTRAL AREA M&B NON-LAKE
09-28-155-011	8962 W RS	05/05/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,700	34.67	\$281,682	\$161,618	\$66,300	3.03	3.03	\$53,339	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-20-101-022	9903 W Q AVE	09/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,200	44.47	\$347,726	\$47,154	\$99,880	3.08	3.08	\$15,310	15	CENTRAL AREA M&B NON-LAKE
09-26-226-030	9218 S 10TH ST	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$339,069	\$68,631	\$71,200	3.52	3.52	\$19,497	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$490,703	\$78,997	\$72,700	3.67	3.67	\$21,525	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-151-001	8275 S VANKAL	09/12/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$204,200	40.44	\$586,143	\$907	\$82,050	4.55	4.55	\$199	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$117,500	37.90	\$321,553	\$103,717	\$115,270	5.03	5.03	\$20,620	15	CENTRAL AREA M&B NON-LAKE
09-19-372-011	W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$57,600	\$20,900	36.28	\$58,000	\$57,600	\$58,000	2.00	5.59	\$28,800	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-426-006	9524 S 10TH ST	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$379,379	\$160,871	\$110,250	6.50	6.50	\$24,749	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-401-016	9640 S 6TH ST	07/12/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,500	34.62	\$379,567	\$198,460	\$123,027	7.52	7.52	\$26,391	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-041	W PQ	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$182,000	\$65,800	36.15	\$223,370	\$182,000	\$223,370	9.74	9.74	\$18,686	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$292,500	43.98	\$742,980	\$106,500	\$184,480	9.86	9.86	\$10,801	15	CENTRAL AREA M&B NON-LAKE
09-18-226-017	10093 W P AVE	09/05/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$159,000	32.52	\$341,434	\$294,566	\$147,000	10.00	10.00	\$29,457	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-265-010	10340 W RS	09/01/23	\$950,600	WD	03-ARM'S LENGTH	\$950,600	\$426,300	44.85	\$1,043,153	\$54,447	\$147,000	10.00	10.00	\$5,445	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-201-021	9485 W S	07/12/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,300	40.46	\$267,364	\$169,536	\$147,000	10.00	10.00	\$16,954	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-33-101-030	8695 W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$313,500	\$145,800	46.51	\$328,080	\$122,420	\$137,000	10.00	10.00	\$12,242	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-35-226-030	10164 S 10TH ST	09/13/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$136,100	34.46	\$293,172	\$248,828	\$147,000	10.00	10.00	\$24,883	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-101-013	9973 W S	11/30/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$303,500	57.81	\$531,602	\$140,740	\$147,342	10.03	10.03	\$14,032	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-176-010	10715 W Q AVE	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,600	41.60	\$312,619	\$185,521	\$148,140	10.10	10.10	\$18,368	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-31-101-013	10803 W S	06/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,600	33.91	\$353,338	\$246,512	\$149,850	10.25	10.25	\$24,050	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-380-011	8740 W S	10/14/22	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$156,800	37.34	\$369,315	\$200,663	\$150,078	10.27	10.27	\$19,539	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-401-017	10343 W RS	07/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,400	45.75	\$712,556	\$87,978	\$150,534	10.31	10.31	\$8,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-301-017	8651 S VANKAL	10/07/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$194,400	40.58	\$461,979	\$168,011	\$150,990	10.35	10.35	\$16,233	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-24-351-081	5860 W R	10/06/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$416,300	47.58	\$1,067,090	\$44,310	\$236,400	22.00	22.00	\$2,014	15	CENTRAL AREA M&B NON-LAKE
09-29-401-019	W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$288,146	\$610,000	\$288,146	22.77	22.77	\$26,790	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$718,075	\$219,445	\$327,520	28.46	28.46	\$7,711	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-401-010	8505 S VANKAL	07/26/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$313,000	54.43	\$587,145	\$358,295	\$370,440	30.04	30.04	\$11,927	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-011	10346 W PQ AVE	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,418,000	\$825,300	34.13	\$2,195,916	\$445,454	\$223,370	31.91	31.91	\$13,960	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$25,605,300			\$21,163,300	\$7,867,600		\$20,117,947	\$6,737,045	\$5,691,692	355.60	351.19			
								Sale. Ratio =>	37.18	Average						
								Std. Dev. =>	11.75	per Net Acre=>						
										18,945.62						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-24-476-055	8940 S 12TH	04/03/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$67,678	\$52,000	\$67,678	1.07	1.07	\$48,598	15	CENTRAL AREA M&B NON-LAKE
09-23-230-100	6047 W Q AVE	06/10/22	\$240,000	WD	03-ARM'S LENGTH	\$43,000	\$19,800	46.05	\$37,182	\$28,778	\$22,960	0.55	0.55	\$52,324	15	CENTRAL AREA M&B NON-LAKE
09-22-476-030	8916 S 8TH ST	09/20/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,200	35.30	\$316,450	\$61,812	\$63,262	0.94	0.94	\$65,757	15	CENTRAL AREA M&B NON-LAKE

Totals:	\$607,000		\$410,000	\$159,700		\$421,310	\$142,590	\$153,900	2.56	2.56							
				Sale. Ratio ==>	38.95				Average								1.0 AC \$48,600
				Std. Dev. ==>	9.96				per Net Acre==>	55,699.22							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-25-201-060	5275 WR	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,200	41.20	\$331,240	\$95,560	\$76,800	1.84	1.84	\$51,935	15	CENTRAL AREA M&B NON-LAKE
09-27-230-002	7187 WR	12/29/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$37,400	47.34	\$74,749	\$79,000	\$74,749	1.51	1.51	\$52,318	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,300	33.15	\$448,713	\$178,487	\$77,200	1.86	1.86	\$95,961	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$979,000			\$979,000	\$363,900		\$854,702	\$353,047	\$228,749	5.21	5.21			
				Sale. Ratio ==>	37.17				Average							1.5 AC \$78,000
				Std. Dev. ==>	7.12				per Net Acre==>	67,763.34						

NOT USED																
09-27-230-001	7211 WR	05/25/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$153,500	18.50	\$712,332	\$192,317	\$74,749	1.51	1.51	\$127,362	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-23-201-018	10371 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$790,500	\$341,000	43.14	\$832,712	\$14,248	\$56,460	2.08	2.08	\$6,850	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$168,600	32.99	\$555,860	\$50,140	\$95,000	2.50	2.50	\$20,056	15	CENTRAL AREA M&B NON-LAKE
09-19-372-011	WR	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$57,600	\$20,900	36.28	\$58,000	\$57,600	\$58,000	2.00	5.59	\$28,800	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-401-030	10403 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$59,500	\$25,000	42.02	\$56,460	\$59,500	\$56,460	2.00	2.00	\$29,750	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-280-031	9132 W RS	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$75,800	25.35	\$203,245	\$154,755	\$59,000	2.00	2.00	\$77,378	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,300	33.15	\$448,713	\$178,487	\$77,200	1.86	1.86	\$95,961	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$3,525,000			\$2,267,600	\$813,600		\$2,154,990	\$514,730	\$402,120	12.44	16.03			
				Sale. Ratio ==>	35.88				Average			Average		Average		2.0 AC \$82,000
				Std. Dev. ==>	6.58				per FF==>			per Net Acre==>	41,377.01	per SqFt==>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$168,600	32.99	\$555,860	\$50,140	\$95,000	2.50	2.50	\$20,056	15	CENTRAL AREA M&B NON-LAKE
09-19-360-050	10802 WR	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$89,561	\$61,152	2.77	2.77	\$32,344	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-23-476-020	8896 S 10TH ST	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,500	37.13	\$388,058	\$109,022	\$97,080	2.76	2.76	\$39,501	15	CENTRAL AREA M&B NON-LAKE
09-28-126-023	8533 WR	04/15/22	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$100,300	26.82	\$255,888	\$183,632	\$65,520	2.76	2.76	\$66,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$1,750,000			\$1,692,400	\$627,000		\$1,578,797	\$432,355	\$318,752	10.79	10.79			
				Sale. Ratio ==>	37.05				Average							2.5 AC \$87,000
				Std. Dev. ==>	10.46				per Net Acre==>	40,073.69						

NOT USED																
09-30-151-035	9433 S VANKAL	06/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,200	50.10	\$268,152	\$7,348	\$65,500	2.75	2.75	\$2,672	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-351-038	9980 S 2ND ST	01/12/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$155,400	28.78	\$336,036	\$269,404	\$65,440	2.72	2.72	\$99,046	80	STHERN AREA M&B 18,19,W1/2 20,25-36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-20-101-022	9903 W Q AVE	09/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,200	44.47	\$347,726	\$47,154	\$99,880	3.08	3.08	\$15,310	15	CENTRAL AREA M&B NON-LAKE
09-26-226-030	9218 S 10TH ST	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$339,069	\$68,631	\$71,200	3.52	3.52	\$19,497	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$490,703	\$78,997	\$72,700	3.67	3.67	\$21,525	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-360-050	10802 WR	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$89,561	\$61,152	2.77	2.77	\$32,344	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-24-476-049	8850 S 12TH ST	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$76,200	35.20	\$203,145	\$112,355	\$99,000	3.00	3.00	\$37,452	15	CENTRAL AREA M&B NON-LAKE
09-28-155-011	8962 W RS	05/05/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,700	34.67	\$281,682	\$161,618	\$66,300	3.03	3.03	\$53,339	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$2,187,000			\$2,129,400	\$932,900		\$2,041,316	\$558,316	\$470,232	19.07	19.07			
				Sale. Ratio ==>	43.81				Average							3.0 AC \$87,600
				Std. Dev. ==>	6.69				per Net Acre==>	29,278.72						

TEXAS TOWNSHIP 2025 LAND STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-26-226-030	9218 S 10TH ST	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$339,069	\$68,631	\$71,200	3.52	3.52	\$19,497	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$117,500	37.90	\$321,553	\$103,717	\$115,270	5.03	5.03	\$20,620	15	CENTRAL AREA M&B NON-LAKE
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$490,703	\$78,997	\$72,700	3.67	3.67	\$21,525	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$1,753,500			\$1,753,500	\$502,700		\$1,644,225	\$470,790	\$361,515	18.21	18.21			
							Sale. Ratio =>	28.67				Average				4.0 AC \$100,000
							Std. Dev. =>	22.04				per Net Acre=>	25,853.38			

NOT USED

09-19-151-001	8275 S VANKAL	09/12/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$204,200	40.44	\$586,143	\$907	\$82,050	4.55	4.55	\$199	80	STHERN AREA M&B 18,19,W1/2 20,25-36
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$117,500	37.90	\$321,553	\$103,717	\$115,270	5.03	5.03	\$20,620	15	CENTRAL AREA M&B NON-LAKE
09-26-426-006	9524 S 10TH ST	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$379,379	\$160,871	\$110,250	6.50	6.50	\$24,749	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$1,350,000			\$1,350,000	\$254,000		\$1,193,832	\$484,033	\$327,865	17.52	17.52			
							Sale. Ratio =>	18.81				Average				5.0 AC \$120,000
							Std. Dev. =>	20.34				per Net Acre=>	27,627.45			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$292,500	43.98	\$742,980	\$106,500	\$184,480	9.86	9.86	\$10,801	15	CENTRAL AREA M&B NON-LAKE
09-18-251-041	W PQ	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$182,000	\$65,800	36.15	\$223,370	\$182,000	\$223,370	9.74	9.74	\$18,686	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-426-006	9524 S 10TH ST	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$379,379	\$160,871	\$110,250	6.50	6.50	\$24,749	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-401-016	9640 S 6TH ST	07/12/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,500	34.62	\$379,567	\$198,460	\$123,027	7.52	7.52	\$26,391	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$219,445	\$102,345	5.99	5.99	\$36,635	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$4,760,000			\$2,342,000	\$652,300		\$2,218,196	\$867,276	\$743,472	39.61	39.61			
							Sale. Ratio =>	27.85				Average				7.0 AC \$147,000
							Std. Dev. =>	17.00				per Net Acre=>	21,895.38			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-33-101-041	W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$16,500	\$5,800	35.15	\$137,000	\$16,500	\$137,000	10.00	2.01	\$1,650	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-265-010	10340 W RS	09/01/23	\$950,600	WD	03-ARM'S LENGTH	\$950,600	\$426,300	44.85	\$1,043,153	\$54,447	\$147,000	10.00	10.00	\$5,445	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-401-017	10343 W RS	07/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,400	45.75	\$712,556	\$87,978	\$150,534	10.31	10.31	\$8,533	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$292,500	43.98	\$742,980	\$106,500	\$184,480	9.86	9.86	\$10,801	15	CENTRAL AREA M&B NON-LAKE
09-33-101-030	8695 W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$313,500	\$145,800	46.51	\$328,080	\$122,420	\$137,000	10.00	10.00	\$12,242	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-101-013	9973 W S	11/30/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$303,500	57.81	\$531,602	\$140,740	\$147,342	10.03	10.03	\$14,032	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-301-017	8651 S VANKAL	10/07/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$194,400	40.58	\$461,979	\$168,011	\$150,990	10.35	10.35	\$16,233	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-201-021	9485 W S	07/12/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,300	40.46	\$267,364	\$169,536	\$147,000	10.00	10.00	\$16,954	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-176-010	10715 W Q AVE	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,600	41.60	\$312,619	\$185,521	\$148,140	10.10	10.10	\$18,368	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-041	W PQ	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$182,000	\$65,800	36.15	\$223,370	\$182,000	\$223,370	9.74	9.74	\$18,686	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-380-011	8740 W S	10/14/22	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$156,800	37.34	\$369,315	\$200,663	\$150,078	10.27	10.27	\$19,539	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-31-101-013	10803 W S	06/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,600	33.91	\$353,338	\$246,512	\$149,850	10.25	10.25	\$24,050	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-35-226-030	10164 S 10TH ST	09/13/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$136,100	34.46	\$293,172	\$248,828	\$147,000	10.00	10.00	\$24,883	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-226-017	10093 W P AVE	09/05/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$159,000	32.52	\$341,434	\$294,566	\$147,000	10.00	10.00	\$29,457	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$8,923,400			\$6,175,400	\$2,598,900		\$6,117,962	\$2,224,222	\$2,166,784	140.91	132.92			
							Sale. Ratio =>	42.08				Average				10 AC \$160,000
							Std. Dev. =>	6.77				per Net Acre=>	15,784.70			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-24-351-081	5860 W R	10/06/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$416,300	47.58	\$1,067,090	\$44,310	\$236,400	22.00	22.00	\$2,014	15	CENTRAL AREA M&B NON-LAKE
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$718,075	\$219,445	\$327,520	28.46	28.46	\$7,711	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-019	W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$288,146	\$610,000	\$288,146	22.77	22.77	\$26,790	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$2,095,000			\$2,095,000	\$764,000		\$2,073,311	\$873,755	\$852,066	73.23	73.23			
															15 AC \$199,000	
Sale. Ratio ==>								36.47	Average						20 AC \$238,000	
Std. Dev. ==>								30.55	per Net Acre==>						11,931.65	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$718,075	\$219,445	\$327,520	28.46	28.46	\$7,711	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-401-010	8505 S VANKAL	07/26/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$313,000	54.43	\$587,145	\$358,295	\$370,440	30.04	30.04	\$11,927	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-011	10346 W PQ AVE	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,418,000	\$825,300	34.13	\$2,195,916	\$445,454	\$223,370	31.91	31.91	\$13,960	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$3,785,000			\$3,603,000	\$1,486,000		\$3,501,136	\$1,023,194	\$921,330	90.41	90.41			
															20 AC \$288,000	
Sale. Ratio ==>								41.24	Average						30 AC \$339,000	
Std. Dev. ==>								12.53	per Net Acre==>						11,317.27	

TREND		
1.0	\$	48,600
1.5	\$	78,000
2.0	\$	82,000
2.5	\$	87,000
3.0	\$	87,600
4.0	\$	100,000
5.0	\$	120,000
7.0	\$	147,000
10.0	\$	160,000
15.0	\$	199,000
20.0	\$	238,000
25.0	\$	288,000
30.0	\$	339,000
40.0	\$	428,559
50.0	\$	519,855
100.0	\$	976,336

VACANT LAND SALES 04/01/2020 - 03/31/204

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Effec. Front
09-01-210-120	5077 FOUNTAIN SQUARE DR	08/23/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$25,200	47.55	\$100,226	\$316,300	\$25,200	\$50,400	0.43	90.0
09-01-210-140	5119 FOUNTAIN SQUARE DR	02/17/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,200	53.67	\$64,400	\$32,200	\$32,200	\$64,400	0.61	115.0
09-01-215-100	5102 MISTYCREEK DR	05/11/23	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$29,200	77.87	\$61,600	\$30,800	\$29,200	\$61,600	0.38	110.0
09-02-305-006	7386 ELM VALLEY	03/04/24	\$482,335	WD	03-ARM'S LENGTH	\$482,335	\$0	0.00	\$0	\$0	\$0	\$0	13.78	450.0
09-03-101-050	7775 W N AVE	01/31/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$37,500	21.43	\$115,696	\$212,700	\$37,500	\$115,696	7.40	460.0
09-03-130-210	5251 SHANE	02/08/24	\$68,000	QC	03-ARM'S LENGTH	\$68,000	\$39,800	58.53	\$84,000	\$42,000	\$39,800	\$84,000	0.64	150.0
09-03-160-008	7788 DORLEN	08/26/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,100	36.13	\$66,080	\$223,300	\$27,100	\$66,080	0.64	118.0
09-03-160-011	7931 DORLEN	03/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,000	50.00	\$85,120	\$42,600	\$40,300	\$85,120	0.65	152.0
09-03-160-012	7911 DORLEN	02/17/23	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$27,100	33.92	\$66,080	\$33,000	\$27,100	\$66,080	0.58	118.0
09-03-160-013	7889 DORLEN	03/30/23	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$27,100	38.71	\$66,080	\$109,500	\$31,300	\$66,080	0.57	118.0
09-03-160-015	5368 BRADLEY	03/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$23,200	33.14	\$56,560	\$130,600	\$26,800	\$56,560	0.49	101.0
09-03-160-016	5392 BRADLEY	12/22/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$30,600	43.71	\$87,282	\$314,100	\$30,600	\$74,480	0.59	133.0
09-03-160-017	5414 BRADLEY	12/22/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$29,900	42.71	\$85,732	\$347,000	\$29,900	\$72,800	0.58	130.0
09-03-160-028	7765 DORLEN	04/22/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$26,900	38.43	\$78,047	\$288,000	\$26,900	\$65,520	0.38	117.0
09-04-405-001	8480 KNOTTY PINE	05/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$111,534	\$354,400	\$0	\$100,000	1.05	188.0
09-04-405-028	8417 SCOTS PINE	05/26/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$111,921	\$352,800	\$0	\$100,000	1.15	203.0
09-04-405-030	8355 SCOTS PINE	08/17/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$100,000	\$50,000	\$0	\$100,000	1.15	215.0
09-08-226-040	9103 W O AVE	03/01/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,500	41.00	\$74,720	\$238,200	\$20,500	\$74,720	2.10	0.0
09-08-350-017	9860 GRAPE RIDGE	12/16/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$33,300	54.59	\$134,649	\$278,500	\$33,300	\$125,800	0.97	170.0
09-09-330-270	1044 N EAGLE LAKE DR	03/08/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$126,000	22.91	\$540,000	\$270,000	\$240,000	\$540,000	0.63	120.0
09-09-452-130	906 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$93,700	\$37,800	40.34	\$215,968	\$142,600	\$37,800	\$215,968	0.00	36.0
09-12-401-031	5295 MCLIN	04/07/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,859	\$259,100	\$37,500	\$75,000	0.45	111.0
09-12-401-034	5233 MCLIN	09/06/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,107	\$288,300	\$37,500	\$75,000	0.42	111.0
09-12-401-035	5211 MCLIN	02/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$84,010	\$335,100	\$37,500	\$75,000	0.42	111.0
09-12-401-037	5169 MCLIN	12/06/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,302	\$228,600	\$37,500	\$75,000	0.46	111.0
09-12-401-038	5149 MCLIN	03/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$79,038	\$244,800	\$37,500	\$75,000	0.46	111.0
09-12-401-039	5127 MCLIN	12/28/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,306	\$279,100	\$37,500	\$75,000	0.45	111.0
09-12-401-040	5107 MCLIN	09/19/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,136	\$259,200	\$37,500	\$75,000	0.43	111.0
09-12-401-041	5085 MCLIN	07/14/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,930	\$274,800	\$37,500	\$75,000	0.42	111.0
09-12-401-042	5067 MCLIN	08/17/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,136	\$309,100	\$37,500	\$75,000	0.44	112.0
09-12-401-043	5045 MCLIN	05/25/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$83,531	\$300,100	\$37,500	\$75,000	0.60	115.0
09-12-401-045	6567 BRIMLEY	09/14/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$75,000	\$253,000	\$37,500	\$75,000	0.36	115.0
09-12-401-046	6547 BRIMLEY	11/21/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,879	\$269,100	\$37,500	\$75,000	0.36	115.0
09-12-401-047	5062 MCLIN	12/14/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$84,155	\$261,400	\$37,500	\$75,000	0.36	111.0
09-12-401-048	5082 MCLIN	11/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$79,697	\$255,400	\$37,500	\$75,000	0.36	110.0

09-12-401-050	5124 MCLIN	10/27/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,030	\$237,600	\$37,500	\$75,000	0.36	110.0
09-12-401-053	5186 MCLIN	07/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,974	\$233,000	\$37,500	\$75,000	0.36	110.0
09-12-401-054	5208 MCLIN	09/13/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$81,361	\$237,100	\$37,500	\$75,000	0.30	110.0
09-12-401-057	5270 MCLIN	05/03/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$82,158	\$252,100	\$37,500	\$75,000	0.36	110.0
09-12-405-001	5444 BRINSON	11/22/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$83,481	\$349,700	\$37,500	\$75,000	0.45	128.0
09-13-120-011	5766 BOXTHORN	11/30/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,100	43.65	\$95,073	\$292,200	\$37,100	\$82,350	1.36	135.0
09-15-176-030	7689 HIDDEN COVE PLACE	06/27/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$198,500	34.52	\$583,200	\$291,600	\$198,500	\$583,200	1.94	162.0
09-15-176-040	7647 HIDDEN COVE PLACE	08/16/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$284,600	47.04	\$716,400	\$358,200	\$284,600	\$716,400	1.78	199.0
09-15-280-010	7331 BENTWOOD TRAIL	04/28/22	\$90,860	QC	03-ARM'S LENGTH	\$90,860	\$45,000	49.53	\$111,600	\$55,800	\$45,000	\$111,600	0.97	180.0
09-15-280-207	7298 BENTWOOD TRAIL	08/11/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$157,300	23.48	\$396,000	\$198,000	\$157,300	\$396,000	0.56	110.0
09-15-470-013	7854 CORNERS COVE ST	06/09/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,300	48.59	\$86,800	\$43,400	\$41,300	\$86,800	0.43	140.0
09-15-470-018	7720 CORNERS COVE ST	04/28/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$41,300	52.95	\$86,800	\$209,600	\$41,300	\$86,800	0.42	140.0
09-16-451-029	7909 S 5TH ST	05/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,500	32.61	\$114,412	\$57,200	\$37,500	\$114,412	4.02	0.0
09-16-460-090	439 W CROOKED LAKE DR	09/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$16,000	26.67	\$47,200	\$40,600	\$16,000	\$47,200	0.29	80.0
09-17-126-050	7076 S 3RD	06/06/22	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$35,500	36.04	\$109,344	\$54,700	\$35,500	\$109,344	3.21	0.0
09-17-126-050	7076 S 3RD	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,400	38.55	\$109,344	\$54,700	\$42,400	\$109,344	3.21	0.0
09-17-401-051	S 3RD	05/27/22	\$340,000	PTA	03-ARM'S LENGTH	\$112,569	\$5,100	4.53	\$70,000	\$97,900	\$6,800	\$70,000	2.75	40.0
09-19-372-011	W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$57,600	\$20,900	36.28	\$58,000	\$29,000	\$20,900	\$58,000	2.00	0.0
09-21-177-100	8553 BRIGHTEN TRAIL	05/31/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$81,300	92.39	\$120,840	\$244,000	\$81,300	\$120,840	0.53	127.0
09-21-177-110	8535 BRIGHTEN TRAIL	06/29/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$75,500	83.89	\$111,631	\$161,900	\$75,500	\$111,631	0.49	118.0
09-21-230-002	8166 TURNING STONE	04/20/23	\$87,500	PTA	03-ARM'S LENGTH	\$87,500	\$42,900	49.03	\$87,450	\$43,700	\$42,900	\$87,450	0.65	110.0
09-21-230-003	8148 TURNING STONE	07/26/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$42,500	48.57	\$103,993	\$312,800	\$42,500	\$87,450	0.62	110.0
09-21-230-005	8114 TURNING STONE	07/07/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,500	50.00	\$105,001	\$330,800	\$42,500	\$87,450	0.66	110.0
09-21-230-008	8063 LIMESTONE RIDGE	01/31/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,500	47.22	\$452,991	\$317,500	\$42,500	\$87,450	0.60	110.0
09-21-230-042	8183 TURNING STONE	06/13/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$42,500	48.57	\$100,859	\$274,100	\$42,500	\$87,450	0.57	110.0
09-22-240-009	8223 CONEFLOWER COVE	05/26/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,800	63.27	\$72,000	\$114,700	\$34,800	\$72,000	0.15	60.0
09-22-240-010	8235 CONEFLOWER COVE	11/21/22	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$37,500	52.08	\$75,367	\$238,400	\$37,500	\$72,000	0.15	60.0
09-22-240-014	8224 CONEFLOWER COVE	05/25/22	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$37,500	54.74	\$77,142	\$293,000	\$37,500	\$72,000	0.15	60.0
09-22-240-016	8185 SWITCH GRASS RIDGE	11/29/22	\$78,500	PTA	03-ARM'S LENGTH	\$78,500	\$37,500	47.77	\$75,327	\$239,300	\$37,500	\$72,000	0.15	60.0
09-22-240-043	7229 COREOPSIS COVE	09/09/22	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$37,500	55.15	\$76,810	\$249,900	\$34,800	\$72,000	0.15	60.0
09-22-240-045	7259 COREOPSIS COVE	10/31/23	\$78,500	WD	03-ARM'S LENGTH	\$78,500	\$34,800	44.33	\$72,000	\$36,000	\$34,800	\$72,000	0.15	60.0
09-23-101-059	8131 VINEYARD PARKWAY	12/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$38,700	12.90	\$77,440	\$38,700	\$38,700	\$77,440	3.87	66.0
09-24-140-113	5579 S RED PINE CIR	07/07/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$72,100	84.82	\$123,200	\$61,600	\$72,100	\$123,200	0.67	110.0
09-24-476-055	8940 S 12TH	04/03/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$89,332	\$179,400	\$28,700	\$89,332	1.07	0.0
09-27-230-002	7187 W R	12/29/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$37,400	47.34	\$74,749	\$37,400	\$37,400	\$74,749	1.51	0.0
Totals:			\$9,241,595			\$8,224,964	\$3,049,600		\$8,339,090	\$13,891,300	\$3,175,700	\$7,648,196	77.65	7,945.0
							Sale. Ratio =>	37.08		\$198,447	\$45,367	\$109,260	1.11	113.5
							Std. Dev. =>	17.72						