

LAND TABLE CODE: 99999, SEC HIGHER VALUE RES & AG LAND

2024 VALUE RESIDENTIAL NORTH TOWNSHIP:

ACRES	PER AC		ACRES	PER AC	
1	51,500	51,500	10	150,700	15,070
1.5	53,150	35,433	15	186,250	12,417
2	58,900	29,450	20	208,250	10,413
2.5	70,000	28,000	25	252,950	10,118
3	77,000	25,667	30	294,950	9,832
4	84,000	21,000	40	382,150	9,554
5	85,000	17,000	50	450,000	9,000
7	96,700	13,814	100	736,250	7,363

1.5, 2.5, 4 ACRE VALUES EXTRAPOLATED USING DIFFERENCE BETWEEN VALUE ABOVE AND BELOW THEM ON CHART

MINIMUM VALUE LOWEST SALE VALUE \$ 45,000 JEWELL RD (GOOD SALE/VALUE)

ON WATER

ON WATER

800

FF

BETWEEN CANAL AND ACCESS ONLY FOR LAKES (\$ 412 & \$ 891) USE \$800

USE \$ 51,500 FOR ONE ACRE									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES				
4710-09-100-019	LEWELL RD	06/02/21	\$ 45,000	LC	0.84				
4710-03-100-042	677 COUNTY FARM RD	10/17/18	\$ 53,300	WD	1.00			CROWLEY TO PURCELL	BUYER OWNED LAND ADJACENT. PLANS TO COMBO WITH 019
4710-03-100-064	699 COUNTY FARM RD	10/17/18	\$ 53,300	WD	1.36				
4710-10-100-056	3000 JEWELL	01/10/21	\$ 50,000		1.00				
4710-10-100-057	2966 JEWELL	01/10/21	\$ 50,000		1.00				
4710-09-100-018	5747 WAY	5/11/2022	\$ 55,000		1.93				
6			\$ 306,600		\$ 51,100	AVERAGE			1 ACRE USE \$ 51,500

OUTLETS									
4710-12-100-032	FRANCO	02/24/21	\$ 29,000		0.68				
4710-11-402-014	14 MARSON MEADOWS DR	06/28/23	\$ 79,900		3.01			FOR SALE	
4710-26-400-046 PT OF	PUNCKNEY RD	06/28/23	\$ 555,000		3.25			FOR SALE	WEST OFF D 1/2 NORTH OF TRIANGLE LK RD

USE \$ 83,150 FOR 1.5 ACRE									
(* = \$ 4,400 - \$ 81,600 / 2 = \$ 41,500 + \$ 53,150) EXTRAPOLATED DIFFERENCE BETWEEN 1 ACRE AND 2 ACRE VALUE									

USE \$ 84,900 FOR TWO ACRES									
4710-23-100-009	684 W COON LAKE	11/02/21	\$ 45,500		2.07			WOODED	
4710-04-400-002	SANTORUM RD	09/20/23	\$ 50,000		2.00			POND, SOME TREES, NICE	
4710-04-100-046	MASON RD	07/19/21	\$ 30,000		2.06			WOODED	
4710-09-100-018	120 SMALL WAY	05/26/22	\$ 55,000		1.98			FLAG LOT	
4710-10-400-037	1787 COUNTY FARM	04/10/18	\$ 52,000	WD	2.22			WOODED, FLAG LOT	
4710-07-100-050	LANGE RD	10/28/22	\$ 95,000	WD	2.31			SQUARE, SOME WOODS	
4710-03-100-077	NORTON RD	05/23/18	\$ 33,200	WD	2.18			SP - BARN	
4710-09-100-036	2147 LYDA LN	06/28/18	\$ 349,000	WD	2.27				
6			\$ 352,500		\$ 84,917	AVERAGE			2 ACRE USE \$ 84,900

USE \$ 70,000 FOR 2.5 ACRES									
4710-20-100-019	W COON LAKE RD	02/19/19	\$ 60,000		2.51			ROHKON, GREGORY J & DONNA	RUSSELL RANDY W
4710-21-400-047	1355 BENTLEY LAKE RD	4/26/2022	\$ 80,000		2.70			COLLINS MAX	CLEAR
2			\$ 140,000		70,000	AVERAGE			2.5 ACRE USE \$ 70,000

USE \$ 77,000 FOR THREE ACRES									
4710-21-400-047	1355 BENTLEY LAKE RD	4/26/2022	\$ 80,000.00		2.70			COLLINS MAX	CLEAR
1			\$ 80,000		80,000	AVERAGE			3 ACRE USE \$ 77,000
(DERIVED FROM: 4 ACRE VALUE - 2.5 ACRE VALUE * 5 + 2.5 ACRE VALUE) (* = \$ 84,000 - \$ 70,000 * 5 + 70,000 = \$ 77,000)									

USE \$ 84,000 FOR FOUR ACRES									
4710-14-100-016	2585 PEAVY	06/10/20	\$ 59,000	WD	2.93			WOODED/SW POND, ANGLE BACK LINE	
4710-13-400-031	HARVEST DR	05/10/18	\$ 82,000	WD	4.03				
4710-13-100-040	E DAVIS RD	11/26/18	\$ 110,000	WD	4.01				
4710-13-400-031	2877 HARVEST DR	05/10/18	\$ 82,000	WD	4.03				
4710-13-400-032	2817 HARVEST DR	11/13/13	\$ 87,000	WD	4.17				
5			\$ 420,000		\$ 84,000	AVERAGE			4 ACRE USE \$ 84,000

USE \$ 85,000 FOR FIVE ACRES									
4710-13-400-030	2843 HARVEST DR	5/10/2018	\$ 90,000		5.26				
4710-10-400-023	HIDDEN VALLEY	3/18/2021	\$ 75,000		5.30			FLAG LOT	
4710-13-400-030	2871 HARVEST DR	5/10/2018	\$ 90,000		5.36			SEC 1 - 14 RES & AG LAND	
3			\$ 255,000		\$ 85,000	AVERAGE			5 ACRE USE \$ 85,000

OUTLETS									
4710-21-400-056 & 057	3909 BENTLEY LAKE RD	1/24/2023	\$ 200,000		5.10			ALHAJAR AHYAD	INAUSLEY GLEN & KAREN

USE \$ 96,700 FOR SEVEN ACRES									
4710-03-100-051	COUNTY FARM RD	11/15/21	\$ 75,000		7.75			FLAG LOT, WOODED	
4710-34-100-010	2760 HIGH MEADOWS DR	06/05/23	\$ 125,000		7.59			GODLEW	PVT RD, OPEN
4710-31-100-015	PINGREE RD	03/25/22	\$ 90,000		8.16			GALLAWAY LLOYD	CLEAR, NARROW/LONG
3			\$ 290,000		\$ 96,667	AVERAGE			7 ACRE USE \$ 96,700

SEE 10 ACRE SHEET \$ 150,000

USE \$ 186,250 FOR 15 ACRES									
4714-26-100-025	PONDORDE CT	5/27/2022	\$ 135,000		\$ 11,111.11	12.15			
4710-11-100-014 & 100-009	W COON LAKE	11/28/2021	\$ 180,000		\$ 15,000.00	12.32			
4710-12-100-037	PUNCKNEY	5/8/2020	\$ 140,000		\$ 10,785.82	12.98			
3			\$ 455,000		\$ 12,417	37.45			15 ACRE USE \$ 186,250
					per acre	15	\$ 12,417	\$	186,248

4710-03-100-016		11/20/20	\$ 40,000	NORTON	16.21	WETLANDS			
-----------------	--	----------	-----------	--------	-------	----------	--	--	--

USE \$ 208,250 FOR 20 ACRES									
4710-03-100-017	651 COUNTY FARM	11/10/18	\$ 187,152		\$ 8,251.41	19.10			PURCHASED TO SPLIT / SELL
4710-11-400-021 & 022		8/27/2018	\$ 240,000		\$ 12,000.00	20.00		COUNTY FARM	SP 170,000 BARN
2			\$ 427,152		\$ 10,413	39.10			20 ACRE USE \$ 208,250
					per acre	20.00	\$ 10,413	\$	208,262

USE \$ 252,950 FOR 25 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES
---------------	----------------	-----------	------------	----------	-------

USE \$ 294,950 FOR 30 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES
---------------	----------------	-----------	------------	----------	-------

USE \$ 382,150 FOR 40 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES
OUTLIER					
4710-06-300-008	CROFOOT RD	08/21/21	\$ 215,000	\$ 5,810.81	37.00
					VACANT LAND
					FLAG LOT/99% WETLAND
					BUYER OWNS TO NORTH PARCEL W/HOUSE

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT
20	\$ 10,413	\$ 147,900		100
25	\$ 10,118	\$ 252,958	\$ 179,700	0.971
30	\$ 9,832	\$ 294,959	\$ 209,500	0.971
40	\$ 9,554	\$ 382,149	\$ 271,450	0.971
50	\$ 9,000	\$ 338,000		100
100	\$ 6,189	\$ 636,900		100
		% DIFF 20 TO 50 AC		
	\$ 10,413		PER ACRE 20 AC	
	\$ 9,000		PER ACRE 50 AC	
	\$ 1,413		13.57%	
			% DIFF 50 TO 100 AC	
	\$ 9,000		PER ACRE 50 AC	
	\$ 6,189		PER ACRE 100 AC	
	\$ 2,811		31.23%	

USE LESS PER TABLE -17.66% RENCE 20 TO 50 & 50 TO 10

LAND TABLE CODE: OUTTW.OUT TOWNSHIP AREAS

2024 VALUE RESIDENTIAL

ACRES		per acre	ACRES		per acre
1	45,000	45,000	10	123,000	\$ 12,300.00
1.5	51,000	34,000	15	131,800	\$ 8,786.67
2	52,000	26,000	20	147,900	\$ 7,395.00
2.5	68,000	27,200	25	179,700	\$ 7,188.00
3	77,000	25,667	30	209,500	\$ 6,983.33
4	80,000	20,000	40	271,450	\$ 6,786.25
5	81,000	16,200	50	338,000	\$ 6,760.00
7	96,000	13,714	100	618,900	\$ 6,189.00

MINIMUM VALUE \$ 37,000

MINIMUM VALUE LOWEST SALE VALUE \$ 37,000 LOVES CREEK SALE

ON WATER

ON WATER	600	FF	
-----------------	------------	----	--

BETWEEN CANAL AND ACCESS ONLY FOR LAKES (\$ 412 & \$ 891) USE \$600

2024 VALUE RESIDENTIAL OUT TOWNSHIP: SECTION 15 THROUGH 36

USE \$ 45,000 FOR 1. ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-09-300-039	JEWELL RD	05/02/23	\$ 45,000	LC	VACANT LAND	

USE \$ 51,000 FOR 1.5 ACRE

USE \$ 51,000 FOR 1.5 ACRE: 4 TIMES MORE SALES FOR 2 ACRES THAN 1 ACRE TO CONCLUDE VALUE.

USE \$ 52,000 FOR 2. ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-20-300-029	\$ 65,000	12/01/20	COON LAKE	2.00	LYBRINK	
4710-22-400-018	\$ 55,000	09/18/20	COON LAKE	2.00	BOCKHAUSEN	SPLIT (LC PAYOFF 7/19/23)
4710-21-100-038	\$ 37,000	02/11/21	LOVES CREEK DR	2.00	TOMS	20 SPLIT: NOT ON MAP
4710-31-300-019	\$ 50,000	11/04/22	PINGREE RD	2.00	GALLAWAY LLOYD	SUTHERLAND RUTH
4	\$ 207,000.00					
	\$ 51,750.00	AVERAGE			2 ACRE: USE \$ 52,000	

USE \$ 68,000 FOR 2.5 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-24-400-031	\$ 68,000	7/27/2018	3810 WINTERWOOD DR	2.41	PRITCHARD	FLAG LOT, WOODED, SOME WETLAND
1	\$ 68,000.00					
4710-30-100-032	\$ 64,000	FOR SALE 8/20	5831 MADLEYS LN	2.73	ROENBUSCH, KRISTIE	WOODED/WETLAND AREA/CUL DE SAC
4710-30-100-032	\$ 81,000	FOR SALE 5/21	5831 MADLEYS LN	2.73	ROENBUSCH, KRISTIE	WOODED/WETLAND AREA/CUL DE SAC
USED DIFFERENCE BETWEEN 2 AND 3 ACRE FOR VALUE:						

USE \$ 77,000 FOR 3 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-29-200-041	\$ 77,000	8/31/2020	CEDAR LAKE	3.00	MARKARIAN	RECTANGLE
OUTLIERS						
4710-23-300-016	\$ 15,750	1/20/2022	W COON LAKE	3.15	WILSON GARRICK	

USE \$ 80,000 FOR 4 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-35-400-063	\$ 135,000	05/19/23	DINKEL DR	4.28	GREENE	WOODED, PVT RD, ROLLING:DINKEL DR
USED DIFFERENCE BETWEEN 3 AND 5 ACRE FOR VALUE: ONLY 4 ACRE SALE WAS EXTREMELY HIGH ACCORDING TO SURROUNDING ACRE(S) SALES						

USE \$ 81,000 FOR 5 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-25-300-034 FOR SALE	\$ 120,000	09/23/23	DARVALE DR	5.78	FOR SALE ONLY	OFF PINCKNEY @ TRIAG LK: POND: N GAS: PRIV RD
4710-25-300-034	\$ 81,000	01/06/21	DARVALE DR	5.78	MACALUSO	OFF PINCKNEY @ TRIAG LK: POND: N GAS: PRIV RD
2	\$ 201,000	\$ 100,500.00	use \$ 62,000 to lower influence of for sale value			

OUTLIERS

4710-19-300-044	\$ 25,000	10/08/21	5701 W COON LAKE RD	4.97	BARCLAY	POWERLINES: SALE RESALE
-----------------	-----------	----------	---------------------	------	---------	-------------------------

USE \$ 96,000 FOR 7 ACRE

PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-34-100-010	\$ 125,000	06/05/23	2780 HIGH MEADOWS DR	7.59	GODLEW	PVT RD: OPEN
4710-31-300-015	\$ 90,000	03/25/22	PINGREE RD	8.16	GALLAWAY LLOYD	CLEAR, NARROW/LONG
10-29-100-036	\$ 74,900	FOR SALE 8/23	VINES RD	6.69	MCCRACKEN	FLAG LOT: ROLLING: SOME WOODS
3	\$ 289,900					
AVERAGE	\$ 96,633	USE \$ 96,000				

8 ACRE SALE (SEE 7 ACRE VALUE)						
4710-20-200-041	\$ 26,000	07/24/23	CEDAR LAKE RD	2.00		MUSIAL TO MACG PROPER
4710-20-200-042	\$ 31,000	07/24/23	CEDAR LAKE RD	2.00		MUSIAL TO MACG PROPER
4710-20-200-043	\$ 31,000	07/24/23	CEDAR LAKE RD	2.29		MUSIAL TO MACG PROPER
4710-20-200-044	\$ 31,000	07/24/23	CEDAR LAKE RD	2.00		MUSIAL TO MACG PROPER
	\$ 119,000					
SEE 10 ACRE SHEET FOR ACREAGE 10 & \$ 115,000						

USE \$ 131,800 FOR 15 ACRE						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-33-400-038	\$ 85,000	6/19/2020	W SCHAFFER RD	11.07	ECKMAN	
4710-35-400-047	\$ 120,373	11/2/2021	W SCHAFFER RD	12.30	VAUGHN TO CARNELL	FLAG LOT/OPEN
2	\$ 205,373			23.37		
	\$ 102,687	AVERAGE		\$ 8,788	PER ACRE AVE	
				\$ 131,818	15 ACRE VALUE	\$ 131,800

OUTLIER						
4710-34-100-042	\$ 169,900	8/10/2020	BENTLEY LAKE RD	12.00	COOK	FLAG LOT: ODD SHAPE: BUYER OWNS ADJ PARCEL

USE \$ 147,900 FOR 20 ACRES						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-32-200-018	\$ 147,500	11/07/17	CEDAR LAKE RD	19.94	\$ -	WETLAND & FLAG LOT
1	\$ 147,500			19.94		
	\$ 147,500	AVERAGE		\$ 7,397	PER ACRE AVE	
				\$ 110,958	20 ACRE VALUE	\$ 147,900

10-18-100-011	\$ 299,000	FOR SALE 9/23	PINGREE RD	18.5	CAR TONY	FLAG LOT: ROLLING: SOME WOODS: CREEK RUN THRU
---------------	------------	---------------	------------	------	----------	-----------------------------------------------

USE \$ 179,700 FOR 25 ACRES						
------------------------------------	--	--	--	--	--	--

ACRES	PER AC	TCV	TCV USE LAND TABLE	% USED OF ACREAGE ABOVE IT
20	\$ 7,397	\$ 147,900		100
25	\$ 7,188	\$ 179,692	\$ 179,700	0.971
30	\$ 6,984	\$ 209,528	\$ 209,500	0.971
40	\$ 6,787	\$ 271,464	\$ 271,450	0.971
50	\$ 6,760	\$ 338,000		100
100	\$ 6,369	\$ 636,900		100
% DIFF 20 TO 50 AC				
	\$ 7,397	PER ACRE 20 AC		
	\$ 6,760	PER ACRE 50 AC		
	\$ 637	8.61%		
% DIFF 50 TO 100 AC				
	\$ 6,760	PER ACRE 50 AC		
	\$ 6,369	PER ACRE 100 AC		
	\$ 391	5.78%		

USE LESS PER TABLE
2.83%
% DIFFERENCE 20 TO 50 & 50 TO 100 ACRE

USE \$ 338,000 FOR 50 ACRES						
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	GRANTOR	COMMENT
4710-28-302-075	\$ 420,000	04/05/17	CEDAR POINT RD	0.63	\$ 30,600.00	TURNER SALE:
4710-28-300-010		04/05/17	3555 CEDAR POINT RD	61.50	\$ 162,400.00	TURNER SALE:
1	\$ 420,000			62.13		
	\$ 420,000	AVERAGE		\$ 6,760	PER ACRE AVE	
				\$ 101,405	50 ACRE VALUE	\$ 338,017

USE \$ 618,900 FOR 100 ACRE						
10-16-100-018	\$ 450,000	01/28/21	JEWELL	83.00	WALLACE WORLDWIDE	LAND CONTRACT: SMALL POND
10-32-200-016	\$ 589,000	9/20/2021	CEDAR LAKE RD	80.13	HOWARTH	P.A. 260: GOING TO BUILD HOUSE.
10-32-400-026					80.013 ACRES = PER ACRE	\$ 7,361.30
	\$ 1,039,000			163.13		
				\$ 6,369.15	PER ACRE AVE	\$ 6,188.91
						\$ 618,890.64

USE LESS PER TABLE
2.83% (* .9717)
REDUCE DUE TO SIZE DIFFERENCE 80 VERSUS 100 SALE VALUE

0.9717

2024 WETLANDS VALUE

Parcel Number	Street Address	Sale Date	Sale Price	per acre	ACRES	
4710-03-200-036	NORTON	11/20/20	\$ 40,000	\$ 2,467.61	16.21	FLAG LOT
4710-06-300-008	CROFOOT RED	08/21/23	\$ 65,000	\$ 2,407.41	27.00	WETLAND/BUYER OWNED ADJ \$215,000 SP - \$150,000 10 AC)
4710-26-200-008	4311 PINCKNEY RD	04/23/21	\$ 34,000	\$ 3,400.00	10.00	WOODED/WETLAND, ON CURVE
3			\$ 139,000	\$ 2,612	53.21	WETLANDS SEE CHART BELOW

per acre

2024 WETLANDS VALUE					
# ACRES	PRICE PER ACRE	2024 VALUE	2023 VALUE	DIFFERENCE	
100	\$ 1,330	\$ 133,000	\$ 100,000	\$ 33,000	
50	\$ 1,391	\$ 69,550	\$ 50,000	\$ 19,550	
40	\$ 1,455	\$ 58,200	\$ 40,000	\$ 18,200	
30	\$ 1,522	\$ 45,660	\$ 30,000	\$ 15,660	
25	\$ 1,592	\$ 39,800	\$ 25,000	\$ 14,800	
20	\$ 1,666	\$ 33,320	\$ 20,000	\$ 13,320	
15	\$ 1,742	\$ 26,130	\$ 15,000	\$ 11,130	
10	\$ 1,822	\$ 18,220	\$ 11,250	\$ 6,970	
7	\$ 1,906	\$ 13,342	\$ 8,500	\$ 4,842	
5	\$ 1,994	\$ 9,970	\$ 7,250	\$ 2,720	
4	\$ 2,086	\$ 8,344	\$ 6,000	\$ 2,344	
3	\$ 2,182	\$ 6,546	\$ 4,500	\$ 2,046	
2.5	\$ 2,282	\$ 5,705	\$ 3,750	\$ 1,955	
2	\$ 2,387	\$ 4,774	\$ 3,000	\$ 1,774	
1.5	\$ 2,497	\$ 3,746	\$ 2,250	\$ 1,496	
1	\$ 2,612	\$ 2,612	\$ 1,500	\$ 1,112	

CALCULATION PRICE PER ACRE		
ACRES	2024 PP AC	REDUCE 4.4% MULTIPLIER
1	\$ 2,612	0.956
1.5	\$ 2,497	0.956
2	\$ 2,387	0.956
2.5	\$ 2,282	0.956
3	\$ 2,182	0.956
4	\$ 2,086	0.956
5	\$ 1,994	0.956
7	\$ 1,906	0.956
10	\$ 1,822	0.956
15	\$ 1,742	0.956
20	\$ 1,666	0.956
25	\$ 1,592	0.956
30	\$ 1,522	0.956
40	\$ 1,455	0.956
50	\$ 1,391	0.956
100	\$ 1,330	0.956

CALCULATION CHANGE PER ACRE VALUE				
# ACRES	PP ACRE	DIFFERENCE	AC DIFFERENCE	% CHANGE
10	3400	0		
16.21	2467	933	6.21	0.378192136
27	2407	993	17	0.412546739

USED	4.4% PER ACRE
-------------	----------------------

2024 VALUE FOR 10 ACRE
10 ACRE NORTH TOWNSHIP: SECTION 1 THROUGH 14

10 ACRE SITE \$ 150,700

Parcel Number	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address	ACRES	COMMENT	Grantor
4710-03-300-058	09/14/20	\$ 137,000			\$ 137,000	COUNTY FARM	10.10	FLAG LOT	
4710-12-100-037	5/8/2020	\$ 140,000		LC	\$ 140,000	PINCKNEY	12.98		MATHEWS
4710-14-300-007, 8, 34	01/12/21	\$ 175,000			\$ 175,000		10.19	3 PARCELS/HABBEL	
3					\$ 452,000				
					\$ 150,666.67			average	

2024 VALUE 10 ACRE OUT TOWNSHIP: SECTION 15 THROUGH 36

10 ACRE SITE \$ 123,000

POND VALUE \$ 12,300 (= 1ACRE VALUE OF 10 ACRE SITE)

Parcel Number	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address	ACRES	COMMENT	Grantor
4710-17-100-004	10/29/21	\$ 90,000			\$ 90,000	JEWELL RD	10.00	CLEAR FIELD OFF JEWELL RD	
4710-30-200-016	06/09/21	\$ 140,000			\$ 140,000	VINES RD	10.01	OPEN RECTAG. SALE - RESALE	FERRAZZA
4710-31-300-016	03/31/23	\$ 120,000	SALE/RESALE		\$ 120,000	PINGREE	10.54	RESALE 2021 TO 2023 +37.5%	HAGLUND
4710-31-300-018	05/03/21	\$ 120,000			\$ 120,000	SCHAFFER	10.00	W SIDE IS ITT	GALLAWAY
4710-32-400-007	07/07/22	\$ 145,000			\$ 145,000	SCHAFFER	10.04	CLEAR FIELD: OWNS ADJ TO NORTH	CRAIG
5					\$ 615,000	TOTAL SALE PRICE			
					\$ 123,000	AVG			

4710-31-300-017	11/30/21	\$ 75,000			\$ 75,000	PINGREE	10.52	POWERLINES RUNNING THROUGH, CLEAR, DEEP	GALLAWAY
-----------------	----------	-----------	--	--	-----------	---------	-------	-----------------------------------------	----------

OUTLIER		OUTLIER							
4710-26-200-008	04/23/21	\$ 34,000			\$ 34,000	4311 PINCKNEY RD	10.00	WOODED/WETLAND, ON CURVE	
4710-31-300-016	08/20/21	\$ 75,000	SALE/RESALE		\$ 75,000	PINGREE	10.54	FLAG, CLEAR FIELD	

LISTING ONLY		LISTINGS FOR SALE							
PARCEL NUMBER	Sale Price	SALE DATE	Property Address	ACRES	ASSESSED	Property Address	ACRES	COMMENT	GRANTOR
10-26-200-008	\$ 80,000.00	FOR SALE 8/23	4311 PINCKNEY	10				WETLANDS/BLDG SITE	4311 PINCKNEY
4710-18-100-011	\$299,900	06/28/23	2416 PINGREE	18.5				WOODED/FLAG LOT	TERVO
4710-28-300-002	\$300,000	06/28/23	4788 PARKER DR	33				10 ACRES IN LAKE	LAKEFRONT/WOODED

HISTORIC SALES

Parcel Number	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address	ACRES	COMMENT	Grantor
4710-03-300-028	9/8/2015	\$ 91,000	WD	VACANT LAND	\$ 91,000	2920 SANATORIUM RD	10.01		TRADER TOM & KATHY
4710-04-400-022 & 09-200-003	1/3/2017	\$ 130,000	WD	VACANT LAND	\$ 130,000	HIGH HILLCREST DR	10.5		BEAUDOIN JOSEPH & KA
4710-19-100-034	11/25/2020	\$ 90,000			\$ 90,000	COON LAKE	10.01	WOODED, E OF PINGREE	JUNKULIS
4710-24-100-017	9/14/2018	\$ 169,000	WD	VACANT LAND	\$ 169,000		10.35		CHESTNUT DEV.
4710-27-300-002	7/5/2016	\$ 53,000	WD	VACANT LAND	\$ 53,000	BENTLEY LAKE RD	10		ZONCA THADDEUS A & H
4710-29-200-016	3/6/2017	\$ 95,000	WD	VACANT LAND	\$ 95,000	VINES RD	10.35	BACK IS WETLANDS	JAKIMOWICZ, ROLAND
4710-29-200-032	6/8/2015	\$ 78,100	WD	VACANT LAND	\$ 78,100	4388 CEDAR LAKE RD	10.32	2ND SALE	COOKE STEPHEN MICHAEL
4710-29-200-032	9/6/2017	\$ 92,000	WD	VACANT LAND	\$ 92,000	4388 CEDAR LAKE RD	10.32	LAKE VIEW? LOTS WETLAND	MUNGER ALTON D & RHE
4710-30-200-016	7/14/2020	\$ 103,000			\$ 103,000	VINES	10.01	FERRAZZA	ASARO
4710-30-400-032	05/23/19	\$ 95,000			\$ 95,000	5331 CLEARVIEW DR	10.01	ALESSANDRINI LISA M	JACKSEY BERNARD P & KATHY E
4710-31-100-007	8/24/2020	\$ 75,000			\$ 75,000	DUTCHER RD	10.44	RECTANGLE/BACKS UP TO ITT	WELCH
4710-31-200-025	11/17/2016	\$ 50,000	WD	VACANT LAND	\$ 50,000	5348 STONE GARDEN DR	10.98		AVALANCHE HOLDINGS L
4710-34-100-006	7/1/2016	\$ 68,000	WD	VACANT LAND	\$ 68,000	HIGH MEADOWS DR	10.1		RAY BRENDA S

2024 LAKE LAND VALUES					
COON LAKE			TRIANGLE LAKE		
FF RATE	DEPTH		FF RATE	DEPTH	
ON WATER	\$ 1,420	132	MCCLATCHEY'S	\$ 1,420	290
OFF WATER	\$ 600	132	GEHRINGER	\$ 1,420	150
PARDEE / GALE LAKE	\$ 1,420	132	LAKE ACCESS	\$ 45,000	1 AC VALUE RES AREA
CANAL	\$ 800	132	MINIMUM	\$ 71,000	
ROYA PLACE SITE	\$ 245,000	SITE			
MINIMUM	\$ 37,000	RES LAND CHART			
CEDAR LAKE			PLEASANT LAKE		
FF RATE	DEPTH		FF RATE	DEPTH	
CEDAR LK RD	\$ 1,420	132	ON WATER	\$ 1,083	200
ACCESS ONLY/OFF WATER	\$ 600	132	OFF WATER	\$ 406	150
CANAL FRONT	\$ 800	260			
CEDAR POINT ANNEX	\$ 1,420	132			
MINIMUM	\$ 37,000	RES LAND CHART	MINIMUM	\$ 37,000	RES LAND CHART

OFF LAKE NO ACCESS RIGHTS					
2024 RESIDENTIAL OFF LAKE AREA METES & BOUNDS					
ACRES		per acre	ACRES		per acre
1	45,000	45,000	10	115,000	\$ 11,500.00
1.5	51,000	34,000	15	131,800	\$ 8,786.67
2	52,000	26,000	20	147,900	\$ 7,395.00
2.5	68,000	27,200	25	179,700	\$ 7,188.00
3	77,000	25,667	30	209,500	\$ 6,983.33
4	80,000	20,000	40	271,450	\$ 6,786.25
5	81,000	16,200	50	338,000	\$ 6,760.00
7	96,000	13,714	100	618,900	\$ 6,189.00
MINIUM SITE VALUE \$ 37,000					

LAKE INFORMATION					
	COON LAKE	CEDAR LAKE	TRIANGLE	PLEASANT	GRASS
ALL SPORTS LAKE	YES	YES	YES	YES	
PRIVATE LAKE	YES	YES	YES	YES	
ACRES	106	117	51	84	25
MAXIMUM DEPTH FEET	50	26		12	
NO PUBLIC ACCESS/BEACH	NO	NO	NO	NO	NO
WATER SOURCE	SHIAW RIV				

2024 PLEASANT LAKE (LOG CABIN) \$ 1,083

ONE SALE FOR THIS LAND TABLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Per Parcels In S	Land Table	Gravel	Paved
4710-35-301-004	5741 PLEASANT LAKE RD	07/20/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$171,800	45.81	\$393,776	\$48,164	\$66,940	90.0	277.8	0.59	0.57	\$535	\$82,332	\$1.89	90.00	00037	2022R-021013		LOG CABIN PARK	1	0

\$	1,420	2024 LAKE FRONT VALUE																							
\$	1,350	2023 LAKE FRONT VALUE																							
\$	70	DIFFERENCE																							
	5.19%	% CHANGE																							
\$	1,030	2023 PLEASANT LAKEFRONT VALUE	\$	386	2023 PLEASANT OFF WATER VALUE																				
	1,0519	% CHANGE LAKEFRONT LAND VALUE		1.0519	% CHANGE OFF WATER LAND VALUE																				
\$	1,083	2024 PLEASANT LAKEFRONT VALUE	\$	406	2024 PLEASANT LAKE OFF WATER VALUE																				

4710-28-302-009	4581 PARKER DR	08/13/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,800	47.20	\$123,271	\$66,376	\$39,647	44.5	100.0	0.12	0.12	\$1,492	\$577,183	\$13.25	50.00	2021R-035906	CEDAR POINT	401	ION GREENBELT		
-----------------	----------------	----------	-----------	----	-----------------	-----------	----------	-------	-----------	----------	----------	------	-------	------	------	---------	-----------	---------	-------	--------------	-------------	-----	---------------	--	--

2024 LARGE ACRE PARCELS/ PROBABLE DEVELOPMENT IN FUTURE

OUT TWP AREA SEC 15 THRU 36 USE \$ 6,725; NORTH AREA USE \$14,300

\$ 22,100 PER AC HOWELL AREA DEVELOPMENTAL WITH REU'S
 \$ 10,000 PER AC HOWELL AREA DEVELOPMENTAL WITHOUT REU'S
 \$ 7,300 OUT TWP AREA SEC 15-33 (-PINCKNEY RD)

NORTH TOWNSHIP WITHOUT REU'S

* Parcel Number *	Date of Sale	Sale Price	Instr.	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
14-35-100-001	10/26/2021	\$ 650,000.00	WD	\$ -	\$ 650,000	DEXTER PINCKNEY	40.00	\$ 16,250	
07-20-300-009	4/5/2021	\$ 550,000	WD	\$ 29,643	\$ 520,357	EAGER ROAD. NORTH OF M-59/DIRT ROAD	55.00	\$ 9,461	NO WATER OR SEWER/WELL & SEPTIC ONLY: UNDEVELOPED/SPLIT TO 28 PARCELS AFTER
06-32-400-013	1/7/2022	\$ 675,000.00	WD	\$ -	\$ 675,000	MASON RD	95.32	\$ 7,081	
10-32-200-016& 400-026	9/15/2021	\$ 589,000.00	WD	\$ -	\$ 589,000	CEDAR LAKE RD	80.00	\$ 7,363	
4								\$ 40,155	
								\$ 10,039	AVERAGE
								\$ 10,000	USE TWP NORTH WITHOUT REU'S

OUT TOWNSHIP AREA (NO REU'S)

* Parcel Number *	Date of Sale	Sale Price	Instr.	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS
10-16-100-018	1/28/2021	\$ 450,000.00	WD	\$ -	\$ 450,000	JEWELL RD	83.00	\$ 5,422	LEKANDER
07-20-300-009	4/5/2021	\$ 550,000	WD	\$ 29,643	\$ 520,357	EAGER ROAD. NORTH OF M-59/DIRT ROAD	55.00	\$ 9,461	NO WATER OR SEWER/WELL & SEPTIC ONLY: UNDEVELOPED/SPLIT TO 28 PARCELS AFTER
06-32-400-013	1/7/2022	\$ 675,000.00	WD	\$ -	\$ 675,000	MASON RD	95.32	\$ 7,081	
10-32-200-016& 400-026	9/15/2021	\$ 589,000.00	WD	\$ -	\$ 589,000	CEDAR LAKE RD	80.00	\$ 7,363	
4								\$ 29,327	
								\$ 7,332	AVERAGE
								\$ 7,300	USE OUT TWP DEVELOPMENTAL

OUTLIER

14-35-100-001	10/26/2021	\$ 650,000.00	WD	\$ -	\$ 650,000	DEXTER PINCKNEY	40.00	\$ 16,250	
---------------	------------	---------------	----	------	------------	-----------------	-------	-----------	--

SALES WITH REU'S (NORTH TWP AREA)										
* Parcel Number *	Date of Sale	Sale Price	Instr.	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS	
08-26-200-002	7/11/2022	\$ 800,000.00	WD	\$ -	\$ 800,000	HIGHLAND RD	40.00	\$ 20,000		
06-25-100-028	4/7/2021	\$ 1,100,000.00	WD	\$ -	\$ 1,100,000	OAK GROVE	52.03	\$ 21,142		
07-28-100-002	8/22/2022	\$ 2,430,000	WD	\$ 23,592	\$ 2,406,408	M 59 @ LATSON : E. OF CORNER	103.00	\$ 23,363	103 SEWER AND WATER REU'S/PAID	
06-25-100-028	4/17/2021	\$ 1,100,000	WD	\$ 24,444	\$ 1,075,556	OAK GROVE RD @ M-59	45.00	\$ 23,901	288 SEWER AND WATER REU'S	
4							240.03	\$ 88,406		
								\$ 22,102	AVERAGE	
								\$ 22,100	USE NORTH TWP WITH REU'S DEV	

REMOVED DUE TO AGE & OUTLIER										
* Parcel Number *	Date of Sale	Sale Price	Instr.	AUX. LAND	Adj. Sale Price	Property Address	ACRES	\$ PER AC	COMMENTS	
10-12-300-004	4/27/2017	\$ 2,250,000	WD	\$ -	\$ 2,250,000	MARION OAKS	230.76	\$ 9,750	460 SEWER REU'S & WATER REU'S: MARION TWP	
06-27-100-003	12/19/2018	\$ 360,000	WD	\$ 18,000	\$ 342,000	1920 TOOLEY ROAD	20.00	\$ 17,100	50 SEWER & WATER REU'S: HOWELL TWP TO LACASA	

**2024: WOODCREEK, BERRY MANOR, LANTERN VILLAGE, FOX MEADOWS, HOWELL HEIGHTS, GROVELAND, MYSTIC MEADOWS
2024 LAND VALUE: STARTING \$ 47,350 STANDARD SITE: \$ 55,000 DBL SITE**

**** MYSTIC MEADOWS, USE DBL SITE VALUE DUE TO SIZE OF LOTS

WOODCREEK	03-101
BERRY	04-101
LANTERN VILLAGE	04-102
FOX MEADOWS	04-104
HOWELL HEIGHTS	04-201
GROVELAND	05-201
BERRY	05-202
MYSTIC MEADOWS	05-203

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Liber/Page	Land Table	Class	Rate Group 1
4710-04-201-011	503 BONNIE CIR	03/30/22	\$360,000	WD	\$360,000	\$375,269	\$24,731	\$40,000	180.0	155.0	0.64	0.64	2022R-010472	NORTH SUBS	401	STANDARD SITE
4710-04-201-008	451 BONNIE CIR	11/10/21	\$376,000	WD	\$376,000	\$389,451	\$26,549	\$40,000	145.0	250.0	0.83	0.83	2021R-048491	NORTH SUBS	401	STANDARD SITE
4710-04-102-017	3501 MANDRY DR	06/30/21	\$260,000	WD	\$260,000	\$266,937	\$33,063	\$40,000	145.0	151.0	0.50	0.50	2021R-029334	NORTH SUBS	401	STANDARD SITE
4710-04-102-026	3510 LANTERN VIEW CT	10/27/23	\$308,000	WD	\$308,000	\$310,480	\$37,520	\$40,000	168.0	132.0	0.51	0.51	2023R-019978	NORTH SUBS	401	STANDARD SITE
4710-04-104-016	50 FOX MEADOWS CT	12/15/21	\$324,900	WD	\$324,900	\$327,329	\$37,571	\$40,000	215.0	95.0	0.47	0.47	2021R-050625	NORTH SUBS	407	STANDARD SITE
4710-05-203-003	318 GRANITE DR	06/08/23	\$430,000	WD	\$430,000	\$419,380	\$55,620	\$45,000	260.3	79.8	0.48	0.48	2023R-015542	NORTH SUBS	407	DOUBLE SITE
4710-04-104-013	86 FOX MEADOWS CT	02/14/22	\$343,000	WD	\$343,000	\$316,163	\$66,837	\$40,000	90.3	223.0	0.46	0.46	2022R-012468	NORTH SUBS	407	STANDARD SITE
4710-04-101-018	3742 NORTON RD	04/28/21	\$250,000	WD	\$250,000	\$216,015	\$73,985	\$40,000	165.0	231.0	0.88	0.88	2021R-019774	NORTH SUBS	401	STANDARD SITE
4710-04-102-027	3495 MANDRY DR	01/17/23	\$303,000	WD	\$303,000	\$255,528	\$87,472	\$40,000	150.0	176.0	0.61	0.61	2023R-001019	NORTH SUBS	401	STANDARD SITE
4710-05-203-012	345 GRANITE DR	07/29/22	\$30,000	WD	\$30,000	\$45,000	\$30,000	\$45,000	\$260	79.8	0.5	0.48	2022R-023012	NORTH SUBS	407	STANDARD SITE
10	Totals:		\$2,984,900		\$2,984,900	\$2,921,552	\$473,348	\$410,000	1,778.9		5.85	5.85				
								Average per FF=>	\$266		Average per Net Acre=>	80,872.71				

\$473,348
10
\$47,335

USE \$ 47,350 STANDARD SITE
USE \$ 55,000 DBL SITE

OUTLIERS																
4710-04-101-007	3855 MASON RD	07/02/21	\$303,000	WD	\$303,000	\$321,570	\$21,430	\$40,000	165.0	184.0	0.70	0.70	2021R-029235	NORTH SUBS	401	STANDARD SITE
4710-04-201-014	555 BONNIE CIR	04/28/23	\$417,101	WD	\$417,101	\$354,265	\$102,836	\$40,000	175.0	190.0	0.76	0.76	2023R-008297	NORTH SUBS	401	STANDARD SITE
4710-04-102-016	3515 MANDRY DR	12/08/21	\$337,000	WD	\$337,000	\$265,784	\$111,216	\$40,000	150.0	156.0	0.54	0.54	2021R-050019	NORTH SUBS	401	STANDARD SITE
4710-04-102-016	3515 MANDRY DR	06/13/23	\$350,000	WD	\$350,000	\$265,784	\$124,216	\$40,000	150.0	156.0	0.54	0.54	2023R-011154	NORTH SUBS	401	STANDARD SITE
4710-04-101-030	3691 MASON RD	04/21/22	\$495,000	WD	\$495,000	\$494,118	\$131,642	\$130,760	0.0	0.0	10.33	10.33	2022R-012457	NORTH SUBS	401	

2024 SOUTH OAKS
2024 LAND VALUE: SITE VALUE \$ 58,500: COMMON AREA SITE \$ 65,000

SOUTH OAKS 27-402
 SOUTH OAKS 34-201
 ALLENDALE 35-401
 ALLENDALE 1 36-301

SOUTH OAKS	
SITE	\$ 58,500
COMMON AREA	\$ 65,000

WATERFRONT LOTS IN SOUTH OAKS USED TRIANGLE LAKE FF: SEE LAKEFRONT TABLE FOR CALCULATIONS.

2024 SITE VALUE \$ 58,350																				
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acn	Dollars/SqFt	Actual Fron	Liber/Page	Land Table	Class		
4710-36-301-009	5779 PINCKNEY RD	07/07/21	\$275,000	\$275,000	\$303,934	\$16,066	\$45,000	100.0	217.0	0.50	0.50	\$161	\$32,261	\$0.74	100.00	2021R-029695	SOUTH OAKS	401	SITE VALUE	
4710-36-301-005	5675 PINCKNEY RD	06/16/21	\$295,000	\$295,000	\$296,356	\$43,644	\$45,000	100.0	217.0	0.50	0.50	\$436	\$87,639	\$2.01	100.00	2021R-028844	SOUTH OAKS	401	SITE VALUE	
4710-27-402-011	5193 EDWARD JAMES DR	11/07/23	\$416,000	\$416,000	\$414,819	\$46,181	\$45,000	215.0	258.0	1.27	1.27	\$215	\$36,277	\$0.83	215.00	2023R-020681	SOUTH OAKS	407	SITE VALUE	
4710-34-201-025	5372 UNIVERSE AVE	05/10/22	\$560,000	\$560,000	\$539,783	\$65,217	\$45,000	119.6	290.5	0.80	0.80	\$545	\$81,726	\$1.88	119.64	2022R-015762	SOUTH OAKS	401	SITE VALUE	
4710-34-201-020	5250 LENARD CIR	05/16/22	\$400,000	\$400,000	\$372,429	\$72,571	\$45,000	209.6	159.0	0.77	0.77	\$346	\$94,864	\$2.18	209.59	2022R-016372	SOUTH OAKS	401	SITE VALUE	
4710-27-402-015	5150 EDWARD JAMES DR	09/07/21	\$385,000	\$385,000	\$350,197	\$79,803	\$45,000	123.0	204.0	0.58	0.58	\$649	\$138,547	\$3.18	123.00	2021R-037351	SOUTH OAKS	407	SITE VALUE	
4710-27-400-008	1207 TRIANGLE LAKE RD	03/10/23	\$352,500	\$352,500	\$311,497	\$86,003	\$45,000	0.0	0.0	1.15	1.15	#DIV/0!	\$74,785	\$1.72	0.00	2023R-004412	SOUTH OAKS	401	SITE VALUE	
Totals:			\$2,683,500	\$2,683,500	\$2,589,015	\$409,485	\$315,000	867.2		5.56	5.56									
								Average per FF=>		Average per Net Acre=>		Average per SqFt=>								
									\$472		73,674.88		\$1.69							

7
 \$409,485
 7
 \$58,498 SITE VALUE USED \$58,500

4710-34-201-018	5326 LENARD CIR	06/25/21	\$525,000	\$525,000	\$623,490	(\$53,490)	\$45,000	182.2	159.0	0.67	0.67	(\$294)	(\$80,436)	(\$1.85)	182.16	2021R-030730	SOUTH OAKS	401	SITE VALUE
4710-35-401-004	5666 PINCKNEY RD	09/27/21	\$281,000	\$281,000	\$202,612	\$123,388	\$45,000	100.0	217.0	0.50	0.50	\$1,234	\$247,767	\$5.69	100.00	2021R-040761	SOUTH OAKS	401	SITE VALUE

2024 COMMON AREA VALUE \$ 58,350																				
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acn	Dollars/SqFt	Actual Fron	Liber/Page	Land Table	Class		
4710-34-201-009	5403 LENARD CIR	11/04/22	\$425,000	\$425,000	\$459,072	\$15,928	\$50,000	100.5	226.3	0.52	0.52	\$158	\$30,513	\$0.70	100.54	2022R-029192	SOUTH OAKS	401	COMN AREA SITE	
4710-27-402-007	5089 EDWARD JAMES DR	05/11/22	\$320,000	\$320,000	\$288,496	\$81,504	\$50,000	100.0	297.0	0.68	0.68	\$815	\$119,507	\$2.74	100.00	2022R-015496	SOUTH OAKS	407	COMN AREA SITE	
Totals:			\$745,000	\$745,000	\$747,568	\$97,432	\$100,000	200.5		1.20	1.20									
								Average per FF=>		Average per Net Acre=>		Average per SqFt=>								
									\$486		80,923.59		1.86							

2
 \$97,432
 2
 \$48,716 NOT USED DUE TO DISPARITY IN SALE VALUE

2024 SITE VALUE	\$	58,500		\$50,000	2023 COMMON AREA VALUE
2023 SITE VALUE	\$	45,000	% INCREASE	1.3000	30% INCREASE IN SITE VALUE
DIFFERENCE	\$	13,500	30.00%	\$65,000	2024 COMMON AREA VALUE
				\$65,000	2024 COMMON AREA VALUE

2023 SITE VALUE WAS \$ 45,000: 2024 IS \$ 58,500 = 30 % INCREASE
 2023 COMMON AREA VALUE WAS \$ 50,000 INCREASING BY 30% = \$ 65,000 USE THIS VALUE DUE TO LACK OF SALES AND DISPARITY IN RESIDUAL VALUE

2024 THE FOREST

2024 LAND VALUE: \$ 83,100 PER SITE

12-201

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
4710-12-201-064	1063 ELK RUN	10/25/23	\$365,000	WD	\$365,000	\$160,100	43.86	\$336,944	\$68,056	\$40,000	110.0	110.0	0.28	0.28
4710-12-201-065	1282 MORNING MIST DR	06/15/22	\$405,000	WD	\$405,000	\$147,700	36.47	\$352,230	\$92,770	\$40,000	80.0	130.0	0.24	0.24
4710-12-201-073	1291 MORNING MIST DR	10/28/21	\$341,000	WD	\$341,000	\$119,400	35.01	\$292,423	\$88,577	\$40,000	79.0	140.0	0.25	0.25
3		Totals:	\$1,111,000		\$1,111,000	\$427,200		\$981,597	\$249,403	\$120,000	269.0		0.77	0.77
						Sale. Ratio =>	38.45			Average			Average	
						Std. Dev. =>	4.74			per FF=>	\$927		per Net Acre=>	323,479.90
									\$83,134					

2024 MARION MEADOWS
2024 LAND VALUE: \$ 63,000 PER SITE
USE \$ 80,000 FOR 2+ ACRE SITES

11-402-***
 2021 LAND VALUE \$ 46,000
 2023 LAND VALUE \$ 63,000
 REQUIRES: WELL & SEPTIC

OPEN MARKET SALE, ADVERTISED, INDICATES TCV

PARCEL	SALE DATE	SALE PRICE
10-11-402-009	5/26/2021	\$ 63,000
		USE

PER SITE 11-402-

MARION MEADOWS 10-11-402-001 THROUGH 018

ALSO LOCATED ON DRIVE: 10-11-400- 5, 27, 28, 29, 30, 34, 35

10-11-400-034 & 035 ARE LARGER:

10-11-400-005	5 ACRES
10-11-400-034	2 ACRES
10-11-400-035	4.4 ACRES

FOR SALE			USE \$ 80,000 FOR OVER 2+ ACRES PER MARKET LISTINGS				
4710-11-402-014	14 MARION MEADOWS DR	06/28/23	\$ 79,900		1.01		
4710-11-402-002	MARION MEADOWS DR	08/30/23	\$ 80,000		1.06		
4710-11-400-027	MARION MEADOWS/PINCKNEY	9/11/2023	\$ 65,000		1.20		
4710-11-402-035	MARION MEADOWS DR	09/23/23	\$ 140,000		4.40		

2024 COPPERFIELD VILLA'S
SITE \$ 55,000 FREEWAY VIEW
SITE \$ 77,100 CUL DE SAC AND ENTRYWAY

ALLOCATED % FOR LAND VALUE: CUL DE SAC & ENTRYWAY						
PARCEL #	SALE DATE	SALE PRICE	20%	25%	30%	LOCATION
4710-01-301-001	3/17/2023	\$ 358,500	\$ 71,700	\$ 89,625	\$ 107,550	OFF X WAY: CORNER FRANCIS
4710-01-301-002	11/20/2020	\$ 361,000	\$ 72,200	\$ 90,250	\$ 108,300	OFF X WAY
4710-01-301-019	5/2/2023	\$ 405,000	\$ 81,000	\$ 101,250	\$ 121,500	CUL DE SAC
4710-01-301-026	8/12/2022	\$ 418,000	\$ 83,600	\$ 104,500	\$ 125,400	CUL DE SAC
4			\$308,500			
			\$77,125.00 AVE @ 20%			

ALLOCATED % FOR LAND VALUE: FREEWAY VIEW						
PARCEL #	SALE DATE	SALE PRICE	20%	25%	30%	LOCATION
4710-01-301-011	1/22/2021	\$ 310,000	\$ 62,000	\$ 77,500	\$ 93,000	X WAY VIEW
4710-01-301-027	7/10/2020	\$ 240,000	\$ 48,000	\$ 60,000	\$ 72,000	X WAY VIEW
2			\$110,000			
			\$55,000.00 AVE @ 20%			

LOCATION ADJACENT TO I-96 FREEWAY: ALL HAVE NOISE FROM CAR TRAFFIC: SOME FREEWAY VIEW
 USE 20% OF VALUE FOR LAND

LAND TABLE 01301: COPPERFIELD VILLAS

**2024: TIMBERS, TURTLE CREEK, BLOSSOM FARMS, CEDAR CREEK, BLACK EAGLE, LAKE IN THE PINES, ROLLING ACRES, SUNSET PINES
KNOLLS OF GRASS LAKE, MARION KNOLL, TIMBER BLUFF, ERMINA VILLAGE, CRANBROOK , KINGSWOOD, PINES @ KINGSWOOD, FARVIEW AC
2024 LAND VALUE: \$ 60,000 AVERAGE LOT: \$ 62,500 WATERFRONT/SWAMP/LARGER SIZE \$ 97,650 WATERFRONT
DERBYSHIRE: ALL LARGER LOTS \$ 85,000**

USE WATERFRONT FOR SOUTH OAKS ALSO

ALL SALES VACANT SITES

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-27-103-003	2921 CLIVEDON	4/29/2022	\$ 45,000	0.439		
4710-27-103-010	2837 CLIVEDON	8/16/2021	\$ 88,000	0.742	PREMIUM/WTF	BACK YARD = LAKE
4710-36-104-006	AMBER GLEN DR	7/12/2023	\$ 30,000	1.068	WOODED	NOT LAKEFRONT
4710-36-104-040	4750 LAKESHIRE DR	8/28/2023	\$ 55,000	1.661	OFF LAKE	
4710-27-103-020	3551 SCHIPPERS CT	10/17/2022	\$ 90,000	0.680	AVERAGE	
4710-27-103-021	3541 SCHIPPERS CT	5/7/2020	\$ 60,000	1.311	LARGE/WET FF	CUL-DE-SAC
4710-04-202-050	3015 PAINTED DR	10/15/21	\$ 65,000	0.506		
4710-04-202-027	3088 PAINTED DR	6/16/2017	\$ 60,000	0.500		backs to common swamp/wooded area
4710-36-104-039	LAKESHIRE DR	08/28/23	\$120,000	1.91	KINGSWOOD	LKFRONT/PREMIUM
4710-36-104-044	762 PRINCE EDWARD DR	02/17/23	\$85,000	1.19	KINGSWOOD	LKFRONT/PREMIUM
4710-36-104-040	LAKESHIRE DR	08/28/23	\$55,000	1.66	KINGSWOOD	NON LAKEFRONT

11

WATERFRONT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-27-103-010	2837 CLIVEDON	8/16/2021	\$ 88,000	0.742	PREMIUM/WTF	BACK YARD = LAKE
4710-36-104-039	LAKESHIRE DR	08/28/23	\$120,000	1.91	KINGSWOOD	LKFRONT/PREMIUM
4710-36-104-044	762 PRINCE EDWARD DR	02/17/23	\$85,000	1.19	KINGSWOOD	LKFRONT/PREMIUM: PURCHASED BY ADJ OWNER: OPEN MARKET

3

\$ 293,000
\$97,667 **USE \$ 97,650**

WATERFRONT USE \$ 97,650 PER SITE

10-36-104-039 SALE HAS EXPANSIVE WATERFRONT COMPARED TO A MAJORITY OF SITES ON THIS LAKE.

LARGE/BACK TO WETLAND

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-27-103-021	3541 SCHIPPERS CT	5/7/2020	\$ 60,000	1.311	LARGE/WET FF	CUL-DE-SAC
4710-27-103-020	3551 SCHIPPERS CT	10/17/2022	\$ 90,000	0.680		
4710-04-202-027	3088 PAINTED DR	6/16/2017	\$ 60,000	0.500		backs to common swamp/wooded area

LARGE/WETLAND USE \$ 62,500 PER SITE

AVERAGE

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	COMMENTS	COMMENTS
4710-27-103-003	2921 CLIVEDON	4/29/2022	\$ 45,000	0.439		
4710-04-202-050	3015 PAINTED DR	10/15/21	\$ 65,000	0.506		
4710-36-104-040	LAKESHIRE DR	08/28/23	\$55,000	1.66	KINGSWOOD	NON LAKEFRONT

AVERAGE USE \$ 60,000 PER SITE

OUTLIER

4710-36-104-006	AMBER GLEN DR	07/12/23	\$30,000	1.07	KINGSWOOD	NON LAKEFRONT
4710-04-202-050	3015 PAINTED DR	05/11/18	\$ 51,574	0.506		SALE/RESALE \$ 65,000

IN THIS LAND TABLE

04-103	TIMBERS
04-202	TURTLE CREEK
15-301	BLOSSOM FARMS
16-101	ERMINA VILLAGE
16-202	CEDAR CREEK
21-401	TOWNE SQUARE
22-101	BLACK EAGLE
23-201	LAKE IN THE PINES
26-401	SUNSET PINES
27-102	DERBYSHIRE
27-103	KNOLLS OF GRASS LAKE
35-201	FARVIEW ACRES
35-202	MARION KNOLL
35-203	TIMBER BLUFF
35-402	ROLLING ACRES
36-101	CRANBROOK ESTATES
36-102	KINGSWOOD
36-103	CRANBROOK 2
36-104	KINGSWOOD 2
36-105	CRANBROOK 3
36-302	PINES AT KINGSWOOD

**2024 CRYSTAL WOOD, CRYSTAL WOOD II, PINEBROOK MEADOWS, FOXCROFT,
02101 LAND TABLE \$ 56,800 REGULAR LOT & \$ 58,850 PREMIUM**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Liber/Page	Land Table	Class
4710-03-202-009	225 CRYSTAL CT	07/06/23	\$385,000	\$385,000	\$180,100	46.78	\$378,613	\$61,387	\$55,000	2023R-012805	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-202-017	289 CRYSTAL CT	09/11/23	\$375,000	\$375,000	\$168,200	44.85	\$353,433	\$76,567	\$55,000	2023R-019543	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-203-009	2058 PINEBROOK MEADOW CT	07/29/22	\$410,000	\$410,000	\$160,600	39.17	\$427,702	\$37,298	\$55,000	2022R-022094	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-204-010	2228 CRYSTAL CROSSING DR	07/30/21	\$340,000	\$340,000	\$137,400	40.41	\$364,001	\$30,999	\$55,000	2021R-034416	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-204-011	120 CRYSTAL WOOD CIR	08/07/23	\$376,750	\$376,750	\$167,800	44.54	\$352,838	\$78,912	\$55,000	2023R-015196	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-204-013	132 CRYSTAL WOOD CIR	11/07/23	\$384,900	\$384,900	\$167,900	43.62	\$366,092	\$73,808	\$55,000	2023R-021027	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-204-021	192 CRYSTAL WOOD CIR	06/01/22	\$352,000	\$352,000	\$136,200	38.69	\$351,511	\$55,489	\$55,000	2022R-017025	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-204-034	115 CRYSTAL WOOD CIR	12/10/21	\$355,000	\$355,000	\$130,200	36.68	\$358,012	\$51,988	\$55,000	2021R-051059	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-204-048	199 CRYSTAL WOOD CIR	07/19/23	\$392,000	\$392,000	\$179,400	45.77	\$379,604	\$67,396	\$55,000	2023R-013623	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-03-204-050	235 CRYSTAL WOOD CIR	12/13/21	\$364,900	\$364,900	\$141,500	38.78	\$390,041	\$29,859	\$55,000	2021R-050613	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-04-203-026	179 FAIRHILL WAY	05/14/21	\$335,000	\$335,000	\$119,600	35.70	\$338,313	\$51,687	\$55,000	2021R-023388	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
4710-04-203-042	242 FAIRHILL WAY	09/22/22	\$365,000	\$365,000	\$151,800	41.59	\$353,597	\$66,403	\$55,000	2022R-025498	FXCR CRY5 WD PINEBK MEAD MAPLE FMS	407
12	Totals:		\$4,435,550	\$4,435,550	\$1,840,700		\$4,413,757	\$681,793	\$660,000			
# of PARCELS						Sale. Ratio =>	41.50		Average			
						Std. Dev. =>	3.69		per FF=>			

2023 AVG SITE	2024 AVG SITE	DIFFERENCE	% INCREASE
\$ 55,000	\$56,800	\$1,800	3.27%
2023 PREMIUM SITE	+% INCREASE	2024 PREMIUM SITE	
\$ 57,000	3.27%	\$58,864	USE \$ 58,850 PREMIUM SITE

# PARCELS	RESIDUAL	AVG LOT VALUE
12	\$681,793	\$56,816

NEIGHBORHOODS IN LAND TABLE 02101	
FOXCROFT	02-101
CRYSTAL WOOD	03-202
PINEBROOK MEADOW	03-203
CRYSTAL WOOD II	03-204

OUT OF BAND / DEVELOPER SALES							
PARCEL NUMBER	SALE DATE	SALE PRICE	DEED	ADJ SALE PRICE	GRANTOR		
4710-03-204-001	284 WOOD CT	06/29/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-002	288 WOOD CT	07/13/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-003	292 WOOD CT	11/02/18	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD VENTURES LLC
4710-03-204-009	2224 CRYSTAL CROSSING DR	08/18/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-010	2228 CRYSTAL CROSSING DR	04/14/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-011	120 CRYSTAL WOOD CIR	08/24/18	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD VENTURES LLC
4710-03-204-013	132 CRYSTAL WOOD CIR	11/21/16	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-015	144 CRYSTAL WOOD CIR	03/12/19	\$50,000	WD	VACANT LAND	\$50,000	STERLING LAND VENTURES LLC
4710-03-204-016	152 CRYSTAL WOOD CIR	05/17/16	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-017	160 CRYSTAL WOOD CIR	05/05/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-018	164 CRYSTAL WOOD CIR	11/04/16	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-020	180 CRYSTAL WOOD CIR	12/21/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-022	200 CRYSTAL WOOD CIR	04/24/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-025	232 CRYSTAL WOOD CIR	07/08/16	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-028	252 CRYSTAL WOOD CIR	11/28/16	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-029	260 CRYSTAL WOOD CIR	04/13/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-033	2232 CRYSTAL CROSSING DR	02/02/18	\$50,000	CD		\$50,000	CRYSTAL WOOD II
4710-03-204-034	115 CRYSTAL WOOD CIR	10/24/19	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD VENTURES LLC
4710-03-204-035	127 CRYSTAL WOOD CIR	09/15/17	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-036	2233 WOOD LN	02/12/18	\$50,000	CD		\$50,000	CRYSTAL WOOD II
4710-03-204-043	2226 WOOD LN	01/18/18	\$50,000	CD		\$50,000	CRYSTAL WOOD II
4710-03-204-044	2222 WOOD LN	03/22/19	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD VENTURES LLC
4710-03-204-045	2218 WOOD LN	03/01/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-046	179 CRYSTAL WOOD CIR	08/31/16	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-03-204-048	199 CRYSTAL WOOD CIR	05/20/19	\$50,000	WD	VACANT LAND	\$50,000	CRYSTAL WOOD VENTURES LLC
4710-03-204-050	235 CRYSTAL WOOD CIR	08/31/17	\$50,000	CD	VACANT LAND	\$50,000	CRYSTAL WOOD II
4710-04-203-033	129 SUMMER SHADE DR	05/29/20	\$90,000	WD	2 PARCELS/LOTS	\$45,000	WALC INVEST
4710-04-203-052	129 SUMMER SHADE DR	05/29/20	\$90,000	WD	2 PARCELS/LOTS	\$45,000	WALC INVEST

2024 CHESTNUT CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ACRES	Adj. Sale \$	Grantor	Grantee	Land Table
4710-24-100-008	CHESTNUT CREEK DR	04/01/19	\$75,000	WD	2.15	VACANT LAND	\$75,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-009	CHESTNUT CREEK DR	04/01/19	\$85,000	WD	2.81	VACANT LAND	\$85,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-010	CHESTNUT CREEK DR	04/01/19	\$95,000	WD	4.12	VACANT LAND	\$95,000	PVT RD M&B	CHESTNUT CREEK
4710-24-100-010	213 CHESTNUT CREEK D	05/10/19	\$95,000	WD	4.05	\$95,000	CHESTNUT DEVELOPMENT L	TEKLINSKY THOMA	CHESTNUT CREEK
4710-24-100-012	267 CHESTNUT CREEK D	06/28/19	\$110,000	WD	8.06	\$110,000	CHESTNUT DEVELOPMENT L	STAMM DAVID A	CHESTNUT CREEK
4710-24-100-013	CHESTNUT CREEK DR	08/02/18	\$110,000	WD	8.06	\$110,000			
4710-24-100-013	301 CHESTNUT CREEK D	08/02/18	\$110,000	WD	8.06	\$110,000	CHESTNUT DEVELOPMENT L	KNAPP JUSTIN J & J	CHESTNUT CREEK
4710-24-100-015	244 CHESTNUT CREEK D	06/08/18	\$90,000	WD	4.75	\$90,000	CHESTNUT DEVELOPMENT L	CALLIHAN BRETT &	CHESTNUT CREEK
4710-24-100-017	176 CHESTNUT CREEK D	09/14/18	\$169,000	WD	10.35	\$169,000	CHESTNUT DEVELOPMENT L	KNAPP JAMES W &	CHESTNUT CREEK
4710-24-100-018	CHESTNUT CREEK DR	03/06/19	\$75,000	WD	2.77	\$75,000	CHESTNUT DEVELOPMENT L	PETERSON DAVID A	CHESTNUT CREEK

\$1,014,000

55.18

\$18,376.22

AVG PER AC

LAND VALUE HAVE NOT CHANGED IN MARION OAKS/CLOSE LOCATION: MAINTAIN PAST VALUE FOR CHESTNUT CREEK

grp a	119,000	pond under 10 acres
grp b	169,000	pond/10+ acres
grp c	75,000	near pickney rd influence
grp d	110,000	over 5.5 acres no water
grp e	90,000	over 2.5 acres up to 5.4

THIS PARCEL SOLD WITH CONDITION NOT BE BUILT ON: BUILDER CHARGED PROFIT ON LAND THAT HE WOULD OF MADE ON HOUSE: NOT VALID VACANT LAND SALE

4710-24-100-016	CHESTNUT CREEK DR	02/12/19	\$179,000	WD	8.21	\$179,000	CHESTNUT DEVELOPMENT L	KNAPP JAMES & D	CHESTNUT CREEK
-----------------	-------------------	----------	-----------	----	------	-----------	------------------------	-----------------	----------------

listing price \$ 119,000

2024 MARION OAKS

2024 MARION DELLS

\$ 85,000.00

10-12-301= THE DELLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-301-024	147 BARNSLEY DR	04/25/22	\$85,000	WD	VACANT LAND	\$85,000	\$34,000	CAPITAL TO MCCONNELL
10-12-301-025	155 BARNSLEY DR	06/02/22	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	CAPIAL TO SULLIVAN
10-12-301-026	167 BARNSLEY DR	06/29/22	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	DELLS TO NOLAND
10-12-301-046	2153 DEBATE DR	08/18/21	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	THE DELLS TO MCCOLL
10-12-301-050	222 SAWGRASS DR	05/28/21	\$85,000	WD	VACANT LAND	\$85,000	\$37,500	ELKOW TO DAVIS
10-12-301-052	190 SAWGRASS DR	08/17/21	\$85,000	WD	VACANT LAND	\$85,000	\$34,000	MARION OAKS TO NOLAND
10-12-301-053	184 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$37,500	THE DELLS TO LIVE GREEN
10-12-301-054	172 SAWGRASS DR	04/21/21	\$65,000	WD	VACANT LAND	\$65,000	\$37,500	DELLS TO ELKOW HOMES
10-12-301-055	166 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-056	158 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-057	144 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-058	130 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-059	122 SAWGRASS DR	05/04/21	\$65,000	WD	VACANT LAND	\$65,000	\$37,500	DELLS TO ELKOW HOMES
10-12-301-060	114 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-061	102 SAWGRASS DR	12/15/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-062	94 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-063	88 SAWGRASS DR	11/23/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	LIVE GREEN CONSTRUCTION
10-12-301-116	2117 BLACKSTONE L	04/16/21	\$75,000	WD	VACANT LAND	\$75,000	\$37,500	

MULTIPLE PARCEL SALE AT \$75,000 PER SITE: OPEN MARKET SALES AT \$ 85,000: TCV = \$ 85,000

2024 MARION HIGHLANDS

\$ 85,000.00

10-12-302= THE HIGHLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	GRANTOR TO GRANTEE
10-12-302-019	615 TRESTLE DR	4/26/2021	\$85,000	WD	VACANT LAND	\$85,000	\$42,500	
10-12-302-013	509 TRESTLE DR	6/18/2021	\$85,000	WD	VACANT LAND	\$85,000	\$32,500	
10-12-302-033	576 TRESTLE DR	6/18/2021	\$85,000	WD	VACANT LAND	\$85,000	\$42,500	
10-12-302-031	610 TRESTLE DR	10/13/2021	\$85,000	WD	VACANT LAND	\$85,000	\$32,500	
10-12-302-029	644 TRESTLE DR	10/28/2021	\$85,000	WD	VACANT LAND	\$85,000	\$32,500	

2024 MARION LINKS ATTACHED CONDO'S (USE OTHER ATT CONDO LAND VALUES FROM AREA)

\$ 49,000.00

SEE OTHER ATTACHED CONDO SALES FOR INFORMATION ON VALUE.

10-12-303-001	10 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-002	18 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-003	24 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-004	30 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-109	141 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-110	133 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-111	127 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE
10-12-303-112	115 PERCY DR	2/7/2022	\$ 40,000	WD	VACANT LAND	\$ 40,000		MARION OAKS TO SG SAVAGE

ALL SALES ARE ONE MULTI-PARCEL SALE TO DEVELOPER

2024 MARION CREEK, SUNRIDGE, PEAVY ESTATES #2, MARION HEIGHTS & TAMARACK \$ 75,000

(SUNRIDGE: NO COMMON AREA \$ 69,000): (WEST OAKS , PEAVY ROAD SITES NORTH \$ 60,000)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
4710-02-103-038	1095 KEMPERWOOD CT	12/28/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-037	1090 KEMPERWOOD LN	01/21/22	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-031	1472 WEATHERSTONE LN	02/17/22	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-027	1469 WEATHERSTONE LN	02/02/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-036	1066 KEMPERWOOD	04/27/22	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533

5

\$375,000

\$75,000

AVERAGE PER LOT

SITE \$ 75,000.00

021 THRU 043 NEW SECTION

SEE MAP FOR LOCATION: ALL ARE ADJACENT TO EACH OTHER	% LESS FROM COMMON AREA TO INNER SITES (SEE HOMETOWN)		
SUNRIDGE 02-102 (PUD): SITS ON NORTH LINE OF MARION CREEK	\$	53,000	
MARION CREEK 02-103: (CONDOMINIUM)	\$	(49,000)	
PEAVY ROAD ESTATES #2: 02-301 :SITS ON SOUTH LINE OF MARION CREEK	\$	4,000 /	\$ 49,000 8%
TAMARACK PLACE (PUD): 02-302: SITS ON SOUTH LINE OF PEAVY RD ESTATES			
MARION HEIGHTS: 11-101: SITS ON SOUTH SIDE OF TAMARACK PLACE			
	NORTH AREA 2 ACRE VALUE \$ 58,900: PEAVY & W. OAKS:		
	REVIEW OF SALES CLOSEST TO PEAVY RD SITES = \$ 60,000 SITE VALUE		

HISTORIC

4710-02-103-021	1402 WEATHERSTONE LN	12/07/20	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-022	1418 WEATHERSTONE LN	12/09/20	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-024	1444 WEATHERSTONE LN	12/22/20	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-031	1469 WEATHERSTONE LN	02/02/21	\$75,000	WD	VACANT LAND	\$75,000	\$34,000	0.4533
4710-02-103-072	1170 KENNYBROOK LN	09/18/20	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-092	1061 WEATHERSTONE LN	11/12/20	\$68,000	WD	VACANT LAND	\$68,000	\$34,000	0.5000
4710-02-103-020	1328 WEATHERSTONE LN	10/03/18	\$74,000	WD	VACANT LAND	\$74,000	\$17,500	0.2365
4710-02-103-018	1300 WEATHERSTONE LN	10/30/18	\$74,000	WD	VACANT LAND	\$74,000	\$17,500	0.2365
4710-02-103-015	1266 WEATHERSTONE LN	12/06/18	\$74,000	WD	VACANT LAND	\$74,000	\$17,500	0.2365
4710-02-103-010	1188 WEATHERSTONE LN	12/07/18	\$72,000	WD	VACANT LAND	\$72,000	\$17,500	0.2431
4710-02-103-009	1176 WEATHERSTONE LN	01/24/19	\$72,000	WD	VACANT LAND	\$72,000	\$17,500	0.2431
4710-02-103-006	1130 WEATHERSTONE LN	01/31/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-013	1234 WEATHERSTONE LN	02/22/19	\$72,000	WD	VACANT LAND	\$72,000	\$17,500	0.2431
4710-02-103-008	1164 WEATHERSTONE LN	02/27/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-088	1157 WEATHERSTONE LN	02/28/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-007	1152 WEATHERSTONE LN	03/08/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-087	1169 WEATHERSTONE LN	03/19/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-089	1145 WEATHERSTONE LN	03/22/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-004	1068 WEATHERSTONE LN	03/28/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-018	1272 WEATHERSTONE LN	10/30/18	\$68,000	WD	VACANT LAND	\$68,000	\$19,000	0.2794
4710-02-103-010	1188 WEATHERSTONE LN	12/07/18	\$72,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-009	1176 WEATHERSTONE LN	01/24/19	\$72,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-006	1130 WEATHERSTONE LN	01/31/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-013	1234 WEATHERSTONE LN	02/22/19	\$72,000	WD	VACANT LAND	\$68,000	\$19,000	0.2794
4710-02-103-008	1164 WEATHERSTONE LN	02/27/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-088	1157 WEATHERSTONE LN	02/28/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-007	1152 WEATHERSTONE LN	03/08/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-087	1169 WEATHERSTONE LN	03/19/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-089	1145 WEATHERSTONE LN	03/22/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-002	1034 WEATHERSTONE LN	04/09/19	\$68,000	WD	VACANT LAND	\$68,000	\$19,000	0.2794
4710-02-103-084	1225 WEATHERSTONE LN	04/16/19	\$68,000	WD	VACANT LAND	\$68,000	\$17,500	0.2574
4710-02-103-045	1317 WEATHERSTONE LN	06/18/19	\$68,000	WD	VACANT LAND	\$75,000	\$19,000	0.2533
4710-02-103-017	1288 WEATHERSTONE LN	06/24/19	\$68,000	WD	VACANT LAND	\$68,000	\$19,000	0.2794
4710-02-103-081	1031 AUTUMN PARK TR	07/25/19	\$68,000	WD	VACANT LAND	\$68,000	\$19,000	0.2794
4710-02-103-049	1086 AUTUMN PARK TR	08/15/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-052	1128 AUTUMN PARK TR	09/09/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-053	1140 AUTUMN PARK TR	09/09/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-016	1272 WEATHERSTONE LN	09/11/19	\$68,000	WD	VACANT LAND	\$68,000	\$19,000	0.2794
4710-02-103-048	1070 AUTUMN PARK TR	09/16/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-066	1025 KENNYBROOK LN	09/19/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-056	1245 KENNYBROOK LN	10/08/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-051	1112 AUTUMN PARK TR	10/16/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-062	1150 KENNYBROOK LN	10/16/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-054	1145 AUTUMN PARK TR	10/22/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-058	1197 KENNYBROOK LN	11/15/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-060	1150 KENNYBROOK LN	11/20/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-071	1150 KENNYBROOK LN	11/22/19	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-061	1150 KENNYBROOK LN	01/07/20	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455
4710-02-103-070	1070 KENNYBROOK LN	01/09/20	\$55,000	WD	VACANT LAND	\$55,000	\$34,000	0.6182
4710-02-103-063	1077 KENNYBROOK LN	01/30/20	\$55,000	WD	VACANT LAND	\$55,000	\$34,000	0.6182
4710-02-103-050	1100 AUTUMN PARK TR	03/05/20	\$55,000	WD	VACANT LAND	\$55,000	\$19,000	0.3455

NEAR ENTR

2024 ROYA PLACE

\$ 245,000 WATERFRONT LOTS

* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Property Address	Grantor	GRANTEE
10-25-401-008*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4591 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-009*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4573 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-010*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4555 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-011*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4537 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-012*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4519 ROYA TRAIL	RABBANI	P22 LLC
10-25-401-013*	1/28/2022	\$ 245,833	WD	VACANT LAND	\$ 245,833	4501 ROYA TRAIL	RABBANI	P22 LLC

6

1,474,998

\$ 245,833.00 AVG

* MULTI-PARCEL SALE \$ 1,475,000

USE \$ 245,000

10-25-401-ETC
NEIGHBORHOOD 25001 COON LAKE AREA

LISTING ONLY ; NOT SOLD	LISTING	ASKING PRICE	ACRES	COMMENTS	
4710-25-401-003	4681 ROYA TRL	06/28/23	\$299,000	2.47	WATERFRONT
4710-25-400-022	BRIGHTON RD @ ROYA TRL	09/11/23	\$325,000	2.95	WATERFRONT

2024 ROYA PLACE

(USE OUTW CHART) OFF WATERFRONT LOTS

**2024 STONE GARDEN
SITE VALUE \$ 60,000**

Parcel Number	Sale Date	Sale Price	Instr.	Street Address	Net Acreage	Class	Grantor	Grantee
4710-31-200-008	5/12/2022	\$ 60,000		5468 STONE GARDEN DR	2.01	402	MORRELL	HANSEN
USE \$ 60,000: IN BAND SALE: OTHER SALES BUILDER TO HOME BUYER								

10-31-200-007 THROUGH 034
LARGER PARCEL USE OUT TOWNSHIP LAND VALUES

HISTORIC SALES								
Parcel Number	Sale Date	Sale Price	Instr.	Street Address	Net Acreage	Class	Grantor	Grantee
4710-31-200-008	5/12/2022	\$ 60,000		5468 STONE GARDEN DR	2.01	402	MORRELL	HANSEN
4710-31-200-009	12/28/20	\$ 46,000		5456 STONE GARDEN DR	2.00	402	SOUTH ANGLER	OESTREICH
4710-31-200-010	06/07/19	\$ 45,000	WD	5444 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	DONALDSON DEAN & SHANNON J
4710-31-200-011	05/22/19	\$ 45,000	WD	5432 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	WALLNER LANI
4710-31-200-013	8/17/2018	\$ 65,000	WD	5408 STONE GARDEN DR	2.02	402	STONE GARDEN	FILER PAT & AMY
4710-31-200-014	08/27/20	\$ 48,000		5396 STONE GARDEN DR	2.01	402	VETTRAINO HOMES INC	ANDERSON
4710-31-200-017	8/27/2018	\$ 60,000	WD	STONE GARDEN DR	2.06	402	STONE GARDEN	LAWSON
4710-31-200-019	06/28/18	\$ 45,000	WD	5373 STONE GARDEN DR	2.01	402	STONE GARDEN	PAULSON
4710-31-200-021	06/21/19	\$ 45,000	WD	STONE GARDEN DR	2.03	402	STONE GARDEN LLC	MCMAHAN RYAN & MCCARTNEY SHELBY
4710-31-200-022	10/29/19	\$ 45,000	WD	5445 STONE GARDEN DR	2.02	402	STONE GARDEN LLC	HUFF BRENDA & DONALD D
4710-31-200-023	6/29/2018	\$ 45,000	WD	5460 STONE GARDEN DR	2.06	402	STONE GARDEN	BORTON
11		\$ 549,000						
		\$ 49,909	AVG					

2024 GEORGETOWN CONDO/METES & BOUNDS \$ 90,000
2024 LAND VALUE \$ 70,000 PER CONDO SITE.
2024 METES & BOUNDS PER RESIDENTIAL SEC. 1 - 14 LAND VALUE OVER 10 ACRES

* Parcel Number *	Date of Sale	Sale Price	Instr.	Adj. Sale Price	Property Address	ACRES	Grantor	COMMENT		
4710-04-401-001	3/16/2021	70,000	WD	70,000	HIGH HILLCREST	0.82	HIGH COUNTRY ESTATES	WOODED	ODD SHAPED	

4710-04-400-018	03/21/17	\$85,000	WD		3530 HIGH HILLCREST DR		\$85,000	2017 SP + 7% =	<table border="1"> <thead> <tr> <th colspan="2">METES & BOUNDS PARCELS</th> </tr> </thead> <tbody> <tr> <td>\$</td> <td>90,950.00</td> </tr> <tr> <td colspan="2">USE \$ 90,000</td> </tr> </tbody> </table>		METES & BOUNDS PARCELS		\$	90,950.00	USE \$ 90,000	
METES & BOUNDS PARCELS																
\$	90,950.00															
USE \$ 90,000																
WATER SYSTEM/ SEPTIC FIELDS																

OUT OF BAND										
* Parcel Number *	Date of Sale	Sale Price	Instr.	Adj. Sale Price	Property Address	ACRES	Grantor	COMMENT		
4710-04-400-022	01/03/17	\$130,000	WD	\$130,000	HIGH HILLCREST DR	0.27				
4710-04-401-001	3/16/2021	70,000	WD	70,000	HIGH HILLCREST	0.82	HIGH COUNTRY ESTATES	WOODED	7.07%	SALE/RESALE % INCREASE
4710-04-401-001	2/6/2018	41,000	WD	41,000	HIGH HILLCREST	0.82	HIGH COUNTRY ESTATES	WOODED	ODD SHAPED	
4710-04-401-002	3/20/2017	45,000	WD	45,000	3612 HIGH HILLCREST	1.04	HIGH COUNTRY ESTATES	WOODED		
4710-04-401-003	1/3/2017	45,000	WD	45,000	3620 HIGH HILLCREST	1.00	HIGH COUNTRY ESTATES	WOODED		
4710-04-401-004	3/4/2020	50,000	WD	50,000	HIGH HILLCREST DR	1.03	HIGH COUNTRY ESTATES	WOODED	6.38%	SALE/RESALE % INCREASE
4710-04-401-004	8/1/2017	47,000	WD	47,000	HIGH HILLCREST DR	1.03	HIGH COUNTRY ESTATES	WOODED		
4710-04-401-005	1/27/2017	45,000	WD	45,000	3636 HIGH HILLCREST	0.98	HIGH COUNTRY ESTATES	WOODED		
4710-04-401-006	9/23/2015	40,000	WD	40,000	HIGH HILLCREST DR	1.012	HIGH COUNTRY ESTATES	GEORGETOWN CONDO		
4710-04-401-007	2/28/2020	57,500	WD	57,500	3660 HIGH HILLCREST DR	1.00	HIGH COUNTRY ESTATES	OPEN	4.38%	SALE/RESALE % INCREASE
4710-04-401-007	1/5/2016	40,000	WD	40,000	HIGH HILLCREST DR	1.004	HIGH COUNTRY ESTATES	GEORGETOWN CONDO		
4710-04-401-008	8/17/2017	45,000	WD	45,000	HIGH HILLCREST DR	1.00	HIGH COUNTRY ESTATES	GEORGETOWN CONDO		
4710-04-401-009	4/3/2020	47,000	WD	47,000	3705 HIGH HILLCREST	1.06	HIGH COUNTRY ESTATES	WOODED		
4710-04-401-010	4/22/2015	40,000	WD	40,000	HIGH HILLCREST DR	1.01	HIGH COUNTRY ESTATES	WOODED		
4710-04-401-012	6/4/2015	40,000	WD	40,000	HIGH HILLCREST DR	1.06	HIGH COUNTRY ESTATES	1/2 WOODED		
4710-04-401-014	7/12/2017	45,000	WD	45,000	HIGH HILLCREST DR	0.83	HIGH COUNTRY ESTATES	GEORGETOWN CONDO		
4710-09-200-003	01/03/17	\$130,000	WD	\$130,000	3750 HIGH HILLCREST DR	10.5		4710-04-400-022	SEC 1 --14 RES & AG LAND	

2024 VALUE RESIDENTIAL NORTH TOWNSHIP: SECTION 1 THROUGH 14

ACRES	PER AC		ACRES	PER AC	
1	51,500	51,500	10	150,700	15,070
1.5	53,150	35,433	15	186,250	12,417
2	54,800	27,400	20	208,250	10,413
2.5	70,000	28,000	25	252,950	10,118
3	77,000	25,667	30	294,950	9,832
4	84,000	21,000	40	382,150	9,554
5	85,000	17,000	50	450,000	9,000
7	96,700	13,814	100	736,250	7,363

1.5, 2.5, 4 ACRE VALUES EXTRAPOLATED USING DIFFERENCE BETWEEN VALUE ABOVE AND BELOW THEM ON CHART

MINIMUM VALUE LOWEST SALE VALUE \$ 45,000 JEWELL RD (GOOD SALE/VALUE)

4710-11-201-013	1341 HUDSON DI	12/28/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$109,500	35.90	\$294,099	\$58,901	\$48,000	2022R-000846	HOMETOW	407
4710-02-402-093	905 SPIREA	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$150,500	40.68	\$358,707	\$59,293	\$48,000	2022R-022266	WDBRY PK	407
4710-02-402-002	22 SEDUM	07/26/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$109,300	37.05	\$280,838	\$62,162	\$48,000	2022R-021047	WDBRY PK	407
4710-02-402-119	912 SPIREA	02/03/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,000	40.32	\$299,310	\$63,690	\$48,000	2023R-002175	WDBRY PK	407
4710-12-101-042	306 NEWBERRY L	02/11/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,800	38.18	\$270,361	\$64,639	\$50,000	2022R-005165	WDBRY PK	407
4710-02-402-062	1015 SPIREA	09/20/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,800	38.86	\$260,995	\$67,005	\$48,000	2021R-038937	WDBRY PK	407
4710-11-201-031	1125 HUDSON DI	12/12/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$111,100	31.75	\$329,881	\$68,019	\$48,000	2022R-031944	HOMETOW	407
4710-02-402-043	982 SPIREA	09/09/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,400	39.50	\$297,745	\$70,255	\$48,000	2022R-025344	WDBRY PK	407
4710-12-101-003	566 NEWBERRY L	03/13/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,400	40.15	\$252,285	\$70,715	\$48,000	2023R-006909	WDBRY PK	407
4710-12-101-119	387 NEWBERRY L	08/08/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,900	43.54	\$255,370	\$72,630	\$48,000	2023R-015395	WDBRY PK	407
4710-11-202-100	177 PENOBSCOT	07/05/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$342,129	\$72,871	\$50,000	2022R-019553	HOMETOW	407
4710-12-101-112	327 NEWBERRY L	09/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,400	43.05	\$247,989	\$75,011	\$48,000	2023R-017596	WDBRY PK	407
4710-12-101-116	365 NEWBERRY L	06/20/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,400	37.60	\$247,989	\$75,011	\$48,000	2022R-018231	WDBRY PK	407
4710-12-101-116	365 NEWBERRY L	01/20/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,400	37.60	\$247,989	\$75,011	\$48,000	2023R-001328	WDBRY PK	407
4710-11-201-004	88 CHAMPLAIN E	07/06/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$136,500	38.78	\$324,798	\$75,202	\$48,000	2023R-013805	HOMETOW	407
4710-12-101-107	229 NEWBERRY L	08/30/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$105,000	39.18	\$239,641	\$76,359	\$48,000	2022R-025462	WDBRY PK	407
4710-11-201-047	1222 HUDSON DI	03/31/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$0	0.00	\$340,787	\$82,213	\$48,000	2022R-009824	HOMETOW	407
4710-02-402-134	123 SEDUM	12/06/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$132,300	37.80	\$312,982	\$85,018	\$48,000	2022R-031219	WDBRY PK	407
4710-11-201-015	1317 HUDSON DI	05/01/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$154,000	42.19	\$323,498	\$89,502	\$48,000	2023R-008783	HOMETOW	407
4710-12-101-087	495 NEWBERRY L	07/27/23	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$127,400	41.30	\$266,965	\$89,535	\$48,000	2023R-013867	WDBRY PK	407
4710-11-201-055	1300 HUDSON DI	06/30/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,200	35.30	\$277,192	\$89,808	\$52,000	2022R-018821	HOMETOW	407
Totals:			\$158,457,100			\$17,337,100	\$7,421,500		\$17,260,523	\$4,804,577	\$4,728,000			
								Sale. Ratio =>	42.81			Average		
								Std. Dev. =>	24.37			per FF=>		
										98	\$49,026			
										AVERAGE PER SITE				

HIGHER VALUES BORDER COMMON AREA AND INNER PARK: VALUES ADJUSTED TO REFLECT THIS

SITES THAT BORDERS COMMON AREA			SITES THAT BORDER INNER PARK		
33	82	153			
34	83	154			
35	103	155	86		
36	104	156	87		
37	105	157	88		
38	106	158	89		
39	107	159	90		
40	108	160	91		
55	109	161	92		
56	110	162	93		
57	111	163	94		
58	112	164	95		
59	113	165	96		
60	114	166	97		
61		167			
62		168	99		
63		169	100		
64		170	101		
65		171	102		
66		172			
		173			

2024 TORTOLA SEE CHART BELOW
BASE SITE \$ 78,500 (SALES SHOW HISTORIC VALUES STILL MARKET VALUE)

BASE SITE \$ 78,500	
UNIT 9 \$ 120,000	LARGER / WOODS
UNIT 10 \$ 100,000	LARGER / WOODS
UNIT 8 & 11 \$ 80,000	WOODED

Parcel Number	Street Address	Sale Date	Sale Price	SIZE	
10-26-302-009		09/27/19	\$120,000	7.046	WOODED
10-26-302-010		09/27/19	\$100,000	4.372	WOODED
10-26-302-011		01/21/20	\$70,000	1.576	W/O
10-26-302-008		04/03/20	\$80,000	1.042	UNIT 8 WOODED
10-26-302-013		11/19/20	\$78,000	1.231	BASE
10-26-302-017		04/14/21	\$78,500	1.557	BASE

USE LOT 9

USE LOT 10

USE LOT 8 & 11

IN BAND BASE SALE: USE AS BASE

Parcel Number	Street Address	Sale Date	Sale Price	SIZE		GRANTEE
10-26-302-001		02/18/21	\$55,000	1.489		PIERON
10-26-302-002		12/18/20	\$40,000	1.119		PIERON
10-26-302-003		12/10/21	\$55,000	1.481	RETENTION POND	PIERON
10-26-302-004		05/28/21	\$55,000	1.473	RETENTION POND	PIERON
10-26-302-005		03/26/21	\$55,000	1.277		PIERON
10-26-302-007		05/03/21	\$55,000	1.008		PIERON
10-26-302-008		04/03/20	\$80,000	1.042	BASE	SCOFFINS
10-26-302-009		09/27/19	\$120,000	7.046	WOODED	BONFIGLIO
10-26-302-010		09/27/19	\$100,000	4.372	WOODED	HAMILTON
10-26-302-011		01/21/20	\$70,000	1.576	W/O	TEELING
10-26-302-012		09/08/20	\$55,000	1.363		PIERON
10-26-302-013		11/19/20	\$78,000	1.231		AUQUIER
10-26-302-014		07/08/20	\$55,000	1.597		PIERON
10-26-302-015		01/21/21	\$55,000	1.547		PIERON
10-26-302-016		11/22/19	\$55,000	1.23	BASE	PIERON
10-26-302-017		04/14/21	\$78,500	1.557		HUBBARD
10-26-302-018		07/26/21	\$55,000	1.01	BASE	PIERON
10-26-302-019		01/03/20	\$55,000	1.242	BASE	PIERON

2024 SUNDANCE MEADOWS, JARTNICK POND, SIERRA GRANDE
2024 DISCOUNT LOTS PER SITE \$54,800 (USABLE AREA RESTRICTED BY WETLAND)

4710-26-101-	SUNDANCE MEADOWS
4710-27-201-	JARTNICK
4710-26-301-	SIERRA GRANDE SUB

NO SALES IN BAND FOR DISCOUNT SITES: SEE 26% INCREASE BELOW \$ 54,800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Table	COMMENT
4710-27-201-015	2195 SUNDANCE RIDGE	03/24/21	\$43,500	WD	VACANT LAND	SUNDANCE MEADOWS	odd shaped
4710-27-202-073	4046 CACTUS FLOWER DR	09/10/20	\$43,500	WD	VACANT LAND	SUNDANCE MEADOWS	1/2 wet +/-:
2			\$87,000				
			<u>\$43,500</u>				

2023 DISCOUNT L/V	+ % INCREASE STANDARD	DIFFERENCE	% INCREASE
\$ 43,500	26%	\$ 11,310	\$ 54,810

2024 STANDARD LOTS PER SITE \$ 69,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Table	COMMENT
4710-27-202-084	4112 PRAIRIE ROSE DR	10/03/22	\$73,000	WD	VACANT LAND	SUNDANCE MEADOWS	JABOUR TO WARD CONST
4710-27-202-069	CACTUS FLOWER CT	07/28/22	\$66,000	WD	VACANT LAND	SUNDANCE MEADOWS	VANOYEN DEV TO O'AMICO
2			\$139,000				
			<u>\$69,500</u>				

2023 ST. LAND VALUE	2024 ST. LAND VALUE	DIFFERENCE	% INCREASE
\$ 55,000	\$ 69,500	\$ 14,500	26%

2024 PREMIUM LOTS PER SITE \$ 80,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Table	COMMENT
4710-27-202-075	4061 PRARIE ROSE DR	02/09/21	\$65,000	WD	VACANT LAND	SUNDANCE MEADOWS	
4710-27-202-113	WILD CHERRY LOT 113	04/19/21	\$100,000	WD	VACANT LAND	SUNDANCE MEADOWS	END OF CUL-DE-SAC:
4710-27-201-009		07/23/21	\$75,000	WD	VACANT LAND	SUNDANCE MEADOWS	PREMIUM:
3			\$240,000				
			<u>\$80,000</u>				

OUT OF BAND

4710-27-202-112	2398 WILD CHERRY DR	12/05/16	\$40,000	WD	VACANT LAND	SUNDANCE MEADOWS		
4710-27-201-009/010	2 PARCELS	05/15/18	\$65,000	WD	VACANT LAND	JARTNICK	ESTATE SALE 2 PARCEL	RESALE ABOVE
4710-27-201-010		06/14/19	\$60,000	WD	VACANT LAND	JARTNICK	SQUARE: WOODED:	
4710-27-201-011	2083 SUNDANCE RIDGE	06/13/16	\$30,000	WD	VACANT LAND	SUNDANCE MEADOWS	1.175 AC: PART WET	JARTNICK POND
4710-27-201-014	2167 SUNDANCE RIDGE	11/28/18	\$40,000	WD	VACANT LAND	JARTNICK	1.514 AC: 1/2 WET	
4710-27-201-015	2195 SUNDANCE RIDGE	03/24/21	\$43,500	WD	VACANT LAND	JARTNICK		
4710-27-201-015	2195 SUNDANCE RIDGE	12/07/17	\$35,850	WD	VACANT LAND	JARTNICK	.95 AC: 1/2 WET	RESALE
4710-27-201-020	2335 SUNDANCE RIDGE	05/30/18	\$52,000	WD	VACANT LAND	JARTNICK	SQUARE: GOOD:STANDARD	RESALE
4710-27-201-020	2335 SUNDANCE RIDGE	03/23/21	\$60,000	WD	VACANT LAND	JARTNICK	SQUARE: GOOD:STANDARD	RESALE
4710-27-202-064	4173 PRAIRIE ROSE DR	02/21/18	\$52,500	WD	VACANT LAND	SUNDANCE MEADOWS	PREMIUM BACKS UP TO POND	
4710-27-202-067		04/01/19	\$60,000	WD	VACANT LAND	SUNDANCE MEADOWS	RESALE:RETENTION POND	
4710-27-202-067	4123 PRAIRIE ROSE	05/20/19	\$100,000	WD	VACANT LAND	SUNDANCE MEADOWS 3	RESALE	
4710-27-202-070	4009 CACTUS FLOWER CT	09/28/17	\$60,000	WD	VACANT LAND	SUNDANCE MEADOWS	PREMIUM BACKS UP TO POND	
4710-27-202-082	PRAIRIE ROSE DR	08/23/17	\$34,000	WD	VACANT LAND	SUNDANCE MEADOWS	2 lots face this backyard	
4710-27-202-084	PRAIRIE ROSE DR	09/29/17	\$43,000	WD	VACANT LAND	SUNDANCE MEADOWS		
4710-27-202-089		08/03/18	\$50,000	WD	VACANT LAND	SUNDANCE MEADOWS	WOODED	
4710-27-202-096		06/14/18	\$52,000	WD	VACANT LAND	SUNDANCE MEADOWS	PREMIUM: BACK RETENTION/WOODS	
4710-27-202-101	2233 WILD CHERRY DR	01/11/18	\$35,000	WD	VACANT LAND	SUNDANCE MEADOWS	odd shaped	
4710-27-202-102	2242 WILD CHERRY DR	08/04/17	\$50,000	WD	VACANT LAND	SUNDANCE MEADOWS	square rear = coon lake rd	
4710-27-202-108	WILD CHERRY DR	06/30/17	\$45,000	WD	VACANT LAND	SUNDANCE MEADOWS		
4710-27-202-118	2285 WHITE HAWK TRL	07/24/20	\$43,000	WD	VACANT LAND	SUNDANCE MEADOWS		
4710-27-202-118	2285 WHITE HAWK TRL	07/24/20	\$43,000	WD	VACANT LAND	SUNDANCE MEADOWS		

DIFFERENCE	% INCREASE	ANNUAL %	MONTHLY
\$7,650	21%	6%	1%
\$8,000	15%	5%	0%
\$40,000	67%		67%

Sale Date	Sale Price	2023 DISCOUNT + % RESALE %
03/24/21	\$43,500	\$57,420.00
09/10/20	\$43,500	\$60,465.00

* Parcel Number *	Date of Sale	Sale Price	Instr.	Term	Adj. Sale Price
4710-04-203-029	4/14/2015	35,000	WD	VACA	35,000
4710-04-203-034	7/28/2015	38,000	WD	VACA	38,000
		73,000			
		\$ 36,500.00	AVG		

4710-26-101-001 SUNDANCE MEADOWS

4710-26-301-001 SIERRA GRANDE SUB