

RESIDENTIAL LAND VALUES FOR THE 2025 ASSESSMENT YEAR

ST-1 EASTERN ESTATES WITHOUT SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
H -08-12-445-002	2651 BYINGTON BLVD	ST-1	EASTERN ESTATES \	12/16/22	\$670,000	\$187,069	\$143,750	\$134,000	\$160,000	EXT UNDER ACRE	0.89	D1		0	1	401
H -08-12-445-009	3132 DALEVIEW DR	ST-1	EASTERN ESTATES \	10/28/22	\$702,500	\$201,773	\$175,625	\$140,500	\$250,000	EXTERIOR	0.83	D1		1	0	401
H -08-13-105-002	2844 WHIPPOORWILL LN	ST-1	EASTERN ESTATES \	11/18/22	\$575,000	\$214,964	\$143,750	\$115,000	\$250,000	EXTERIOR	1.28	D1		1	0	401
H -08-13-400-016	2202 STONE VALLEY DR	ST-1	EASTERN ESTATES \	09/07/22	\$1,110,000	\$250,101	\$277,500	\$222,000	\$250,000	EXTERIOR	1.93	D1		0	1	401

H -08-12-425-019	3423 RIVERBEND DR	ST-1	EASTERN ESTATES \	04/28/23	\$713,700	\$227,491	\$178,425	\$142,740	\$190,000	INTERIOR	1.60	D1		1	0	401
H -08-12-445-004	2731 BYINGTON BLVD	ST-1	EASTERN ESTATES \	06/16/23	\$689,500	\$184,305	\$172,375	\$137,900	\$190,000	INTERIOR	1.53	D1		0	1	401
H -08-13-127-003	2729 PARKRIDGE DR	ST-1	EASTERN ESTATES \	11/28/22	\$963,500	\$208,775	\$240,875	\$192,700	\$190,000	INTERIOR	1.00	D1		1	0	401
H -08-13-127-004	2755 PARKRIDGE DR	ST-1	EASTERN ESTATES \	07/25/23	\$1,100,000	\$178,720	\$275,000	\$220,000	\$190,000	INTERIOR	1.01	D1		1	0	401
H -08-13-127-012	2700 LAUREL HILL RD	ST-1	EASTERN ESTATES \	12/15/23	\$545,000	\$195,939	\$136,250	\$109,000	\$190,000	INTERIOR	1.16	D1		1	0	401
H -08-13-183-001	2562 BLUEBERRY LN	ST-1	EASTERN ESTATES \	02/23/24	\$1,010,000	\$283,670	\$252,500	\$202,000	\$190,000	INTERIOR	1.44	D1		1	0	401
H -08-13-260-009	3480 COTTONTAIL LN	ST-1	EASTERN ESTATES \	06/16/23	\$675,000	\$205,242	\$168,750	\$135,000	\$190,000	INTERIOR	1.03	D1		1	0	401
H -08-13-280-010	3399 ROBINWOOD DR	ST-1	EASTERN ESTATES \	07/19/22	\$838,000	\$184,849	\$209,500	\$167,600	\$190,000	INTERIOR	1.01	D1		1	0	401
H -08-14-188-002	3648 DEERFIELD	ST-1	EASTERN ESTATES \	01/13/23	\$635,000	\$196,833	\$158,750	\$127,000	\$190,000	INTERIOR	1.03	D1		1	0	401

RIVER

H -08-12-435-003	3443 DALEVIEW DR	ST-1	EASTERN ESTATES \	04/28/23	\$979,465	\$304,254	\$244,866	\$195,893	\$300,000	RIVER	1.70	D1		0	1	401
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VACANT LAND/SONGBIRD SPRINGS

H -08-15-400-014	4594 SONGBIRD SPRINGS VCNT	ST-1	EASTERN ESTATES \	03/16/23	\$150,000	\$150,000	\$37,500	\$30,000	\$190,000	INTERIOR	1.38	D3		0	0	402
H -08-14-300-034	4500 SONGBIRD SPRINGS	ST-1	EASTERN ESTATES \	08/11/23	\$1,250,000	\$263,781	\$312,500	\$250,000	\$250,000	EXTERIOR	1.37	D3		0	0	401

VACANT LAND/PINE RIDGE

H -08-14-395-010	1062 PINE RIDGE CT VCNT	ST-1	EASTERN ESTATES \	01/18/24	\$299,900	\$299,900	\$74,975	\$59,980	\$250,000	EXTERIOR	1.04	D3		0	0	402
H -08-14-395-012	1010 PINE RIDGE CT VCNT	ST-1	EASTERN ESTATES \	06/16/22	\$199,000	\$199,000	\$49,750	\$39,800	\$250,000	EXTERIOR	1.08	D3		0	0	401

VALUES UTILIZING PARCEL CHARACTERISTICS & 25% OF SALE PRICE			
	2024 VALUES	2025 VALUES	
RIVER	300,000	245,000	
EXTERIOR	250,000	195,000	
INTERIOR	200,000	195,000	
EXT UNDER 1 ACRE	160,000	145,000	
INT UNDER 1 ACRE	150,000	135,000	NO SALES
VL/SONGBIRD SPRINGS		200,000	
VL/PINE RIDGE		250,000	

OUTLIER

H -08-14-186-005	3673 PHEASANT DR	ST-1	EASTERN ESTATES \	04/29/22	\$527,150	\$63,787	\$131,788	\$105,430	\$190,000	INTERIOR	1.04	D1		1	0	401
H -08-13-285-017	2569 WALNUT RD	ST-1	EASTERN ESTATES \	03/06/24	\$987,000	\$374,052	\$246,750	\$197,400	\$190,000	INTERIOR	1.01	D1		0	1	401
H -08-13-106-004	2600 PARKRIDGE DR	ST-1	EASTERN ESTATES \	01/25/24	\$565,000	\$109,722	\$141,250	\$113,000	\$190,000	INTERIOR	1.06	D1		0	1	401
H -08-13-285-003	2566 THORNAPPLE DR	ST-1	EASTERN ESTATES \	05/31/23	\$1,450,000	\$221,107	\$362,500	\$290,000	\$190,000	INTERIOR	1.28	D1		0	1	401
H -08-13-260-002	3311 WOODLEA DR	ST-1	EASTERN ESTATES \	11/10/22	\$1,420,000	\$232,635	\$355,000	\$284,000	\$190,000	INTERIOR	1.36	D1		1	0	401

ST-2 EASTERN ESTATES WITH SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Other Parcels in Sale	Comments	Gravel	Paved	Class
H -08-27-285-017	595 GLENMOORE DR	ST-2	EASTERN ESTATES \	03/30/23	\$218,900	\$218,900	\$54,725	\$43,780	\$180,000	18TH HOLE	0.45	J1	H -08-27-300-022, H -08-27-300-0		0	1	402
H -08-27-395-001	996 GALLERY LN	ST-2	EASTERN ESTATES \	06/17/22	\$899,000	\$152,404	\$224,750	\$179,800	\$190,000	STANDARD	0.51	J1			0	1	401
H -08-27-395-011	780 EAGLE AVE	ST-2	EASTERN ESTATES \	08/15/22	\$877,000	\$284,714	\$219,250	\$175,400	\$190,000	STANDARD	0.51	J1			0	1	401
H -08-27-395-032	998 EAGLE AVE	ST-2	EASTERN ESTATES \	06/20/23	\$950,600	\$230,004	\$237,650	\$190,120	\$190,000	STANDARD	0.51	J1			0	1	401
H -08-27-395-042	865 GALLERY LN	ST-2	EASTERN ESTATES \	05/20/22	\$903,000	\$226,607	\$225,750	\$180,600	\$190,000	STANDARD	0.45	J1			0	1	401
H -08-27-415-034	631 DORNOCH DR	ST-2	EASTERN ESTATES \	05/01/23	\$917,000	\$276,299	\$229,250	\$183,400	\$190,000	STANDARD	0.45	J1			0	1	401
H -08-27-415-037	649 DORNOCH DR	ST-2	EASTERN ESTATES \	08/01/23	\$775,000	\$195,301	\$193,750	\$155,000	\$190,000	STANDARD	0.42	J1			0	1	401
H -08-27-415-039	673 DORNOCH DR	ST-2	EASTERN ESTATES \	09/22/22	\$705,000	\$134,687	\$176,250	\$141,000	\$190,000	STANDARD	0.44	J1			0	1	401
H -08-27-430-003	4831 BIRDIE LN	ST-2	EASTERN ESTATES \	06/30/22	\$830,000	\$254,890	\$207,500	\$166,000	\$190,000	STANDARD	0.47	J1			0	1	401
H -08-27-430-055	4896 BIRDIE LN	ST-2	EASTERN ESTATES \	12/23/22	\$688,000	\$145,383	\$172,000	\$137,600	\$190,000	STANDARD	0.41	J1			0	1	401
						\$211,143	\$209,572										
H -08-27-250-007	383 WILD FOX CT	ST-2	EASTERN ESTATES \	06/20/23	\$760,000	\$166,346	\$190,000	\$152,000	\$200,000	COURTS	0.52	J1			0	1	401
H -08-27-285-005	474 BURSWOOD CT	ST-2	EASTERN ESTATES \	04/15/22	\$640,000	\$219,239	\$160,000	\$128,000	\$200,000	COURTS	0.39	J1			0	1	401
H -08-27-285-007	514 BURSWOOD CT	ST-2	EASTERN ESTATES \	05/19/22	\$762,000	\$252,348	\$190,500	\$152,400	\$200,000	COURTS	0.43	J1			0	1	401
H -08-27-285-033	5003 CAVENDISH CT	ST-2	EASTERN ESTATES \	05/17/22	\$850,000	\$305,741	\$212,500	\$170,000	\$200,000	COURTS	0.51	J1			0	1	401
H -08-27-430-035	771 BOGEY CT	ST-2	EASTERN ESTATES \	04/01/22	\$840,000	\$205,094	\$210,000	\$168,000	\$200,000	COURTS	0.56	J1			0	1	401
H -08-27-430-038	837 BOGEY CT	ST-2	EASTERN ESTATES \	04/14/23	\$770,000	\$174,328	\$192,500	\$154,000	\$200,000	COURTS	0.52	J1			0	1	401
H -08-27-430-039	864 CHIPSHOT CT	ST-2	EASTERN ESTATES \	04/05/22	\$755,000	\$168,976	\$188,750	\$151,000	\$200,000	COURTS	0.49	J1			0	1	401
						\$213,153	\$192,036										
H -08-27-285-021	547 GLENMOORE DR	ST-2	EASTERN ESTATES \	09/19/23	\$830,000	\$212,204	\$207,500	\$166,000	\$210,000	GOLF	0.48	J1			0	1	401
H -08-27-285-031	5011 CAVENDISH CT	ST-2	EASTERN ESTATES \	08/25/22	\$830,000	\$206,348	\$207,500	\$166,000	\$210,000	GOLF	0.59	J1			0	1	401
H -08-27-415-028	788 DORNOCH DR	ST-2	EASTERN ESTATES \	11/28/22	\$800,000	\$163,891	\$200,000	\$160,000	\$210,000	GOLF	0.64	J1			0	1	401
H -08-27-415-032	812 DORNOCH DR	ST-2	EASTERN ESTATES \	05/26/23	\$900,000	\$306,556	\$225,000	\$180,000	\$210,000	GOLF	0.42	J1			0	1	401
H -08-27-430-011	4943 BIRDIE LN	ST-2	EASTERN ESTATES \	02/08/24	\$870,000	\$336,911	\$217,500	\$174,000	\$210,000	GOLF	0.45	J1			0	1	401
H -08-27-430-012	4957 BIRDIE LN	ST-2	EASTERN ESTATES \	03/10/23	\$855,000	\$192,031	\$213,750	\$171,000	\$210,000	GOLF	0.43	J1			0	1	401
H -08-27-430-020	5085 POLO FIELDS DR	ST-2	EASTERN ESTATES \	05/27/22	\$910,000	\$309,571	\$227,500	\$182,000	\$210,000	GOLF	0.69	J1			0	1	401
H -08-27-430-023	5139 POLO FIELDS DR	ST-2	EASTERN ESTATES \	06/24/22	\$825,000	\$201,775	\$206,250	\$165,000	\$210,000	GOLF	0.41	J1			0	1	401
H -08-27-430-024	5157 POLO FIELDS DR	ST-2	EASTERN ESTATES \	08/08/23	\$845,000	\$299,496	\$211,250	\$169,000	\$210,000	GOLF	0.41	J1			0	1	401
H -08-27-430-025	5175 POLO FIELDS DR	ST-2	EASTERN ESTATES \	10/14/22	\$790,000	\$140,219	\$197,500	\$158,000	\$210,000	GOLF	0.41	J1			0	1	401
						\$236,900	\$211,375										
OUTLIER																	
H -08-27-285-016	558 GLENMOORE DR	ST-2	EASTERN ESTATES \	07/07/23	\$906,368	\$340,060	\$226,592	\$181,274	\$190,000	STANDARD	0.45	J1			0	1	401
H -08-27-355-020	855 FAIRWAY PARK DR	ST-2	EASTERN ESTATES \	06/23/22	\$600,000	\$127,009	\$150,000	\$120,000	\$210,000	GOLF	0.41	J1			0	1	401
H -08-27-251-011	343 EAGLE RIDGE CT	ST-2	EASTERN ESTATES \	04/07/23	\$1,100,000	\$302,185	\$275,000	\$220,000	\$200,000	COURTS	1.02	J1			0	1	401
H -08-27-355-024	931 FAIRWAY PARK DR	ST-2	EASTERN ESTATES \	04/11/23	\$540,000	\$143,133	\$135,000	\$108,000	\$210,000	GOLF	0.42	J1			0	1	401
H -08-27-430-033	738 BOGEY CT	ST-2	EASTERN ESTATES \	07/31/23	\$1,121,500	\$236,966	\$280,375	\$224,300	\$210,000	GOLF	0.60	J1			0	1	401

	2024 VALUES	2025 VALUES
STANDARD	190,000	200,000
COURTS	200,000	200,000
GOLF	210,000	200,000

ST-3 CENTRAL NEIGHBORHOODS NO SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
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H -08-14-430-051	3926 EDMONTON CT	ST-3	CENTRAL NEIGHBC	05/26/23	\$605,862	\$189,693	\$151,466	\$121,172	\$160,000	COURTS	0.71	L	0	1	401
H -08-14-440-030	4017 PEMBERLY CT	ST-3	CENTRAL NEIGHBC	05/10/23	\$630,000	\$150,867	\$157,500	\$126,000	\$160,000	COURTS	0.82	L	0	1	401
H -08-23-110-001	984 PRATT RIDGE CT	ST-3	CENTRAL NEIGHBC	07/07/22	\$750,000	\$104,878	\$187,500	\$150,000	\$160,000	COURTS	1.01	L	0	1	401
H -08-23-110-005	949 PRATT RIDGE CT	ST-3	CENTRAL NEIGHBC	08/23/22	\$665,000	\$182,078	\$166,250	\$133,000	\$160,000	COURTS	1.35	L	0	1	401
H -08-22-152-002	788 SCIOMEADOW DR	ST-3	CENTRAL NEIGHBC	04/11/22	\$570,000	\$110,570	\$142,500	\$114,000	\$160,000	COURTS	0.98	L	0	1	401
H -08-22-152-007	598 SCIOMEADOW DR	ST-3	CENTRAL NEIGHBC	04/26/23	\$521,300	\$133,698	\$130,325	\$104,260	\$160,000	COURTS	1.97	L	0	1	401
						\$145,297	\$155,923								
H -08-23-160-010	3940 DEXTER-ANN ARBOR RD	ST-3	CENTRAL NEIGHBC	10/16/23	\$850,000	\$320,374	\$212,500	\$170,000	\$140,000	EXTERIOR	2.15	L	0	1	401
H -08-23-230-012	815 HONEY CREEK DR	ST-3	CENTRAL NEIGHBC	04/18/22	\$565,000	\$202,125	\$141,250	\$113,000	\$130,000	INTERIOR	0.91	L	1	0	401
H -08-23-235-007	809 KUEBLER DR	ST-3	CENTRAL NEIGHBC	01/03/24	\$515,000	\$238,354	\$128,750	\$103,000	\$130,000	INTERIOR	0.83	L	1	0	401
H -08-23-260-005	4385 JOANNE DR	ST-3	CENTRAL NEIGHBC	12/06/23	\$490,000	\$187,740	\$122,500	\$98,000	\$130,000	INTERIOR	0.81	L	1	0	401
H -08-15-453-012	4981 GREEN KNOLLS LN	ST-3	CENTRAL NEIGHBC	09/15/23	\$450,000	\$181,955	\$112,500	\$90,000	\$130,000	INTERIOR	1.04	L	0	1	401
H -08-22-203-006	642 RIDGEMONT LN	ST-3	CENTRAL NEIGHBC	04/10/23	\$640,000	\$193,059	\$160,000	\$128,000	\$130,000	INTERIOR	1.13	L	0	1	401
H -08-22-230-014	833 FLORENCE RD	ST-3	CENTRAL NEIGHBC	05/27/22	\$460,000	\$91,020	\$115,000	\$92,000	\$130,000	INTERIOR	0.96	L	0	1	401
H -08-22-238-002	455 ADRIENNE LN	ST-3	CENTRAL NEIGHBC	05/26/23	\$443,000	\$92,200	\$110,750	\$88,600	\$130,000	INTERIOR	0.96	L	0	1	401
H -08-22-238-011	472 STONEGATE RD	ST-3	CENTRAL NEIGHBC	11/17/23	\$525,000	\$192,508	\$131,250	\$105,000	\$130,000	INTERIOR	1.03	L	0	1	401
H -08-15-398-004	5086 DEXTER-ANN ARBOR RD	ST-3	CENTRAL NEIGHBC	12/12/23	\$360,000	\$158,113	\$90,000	\$72,000	\$130,000	INTERIOR	1.16	L	0	1	401
H -08-15-398-008	5000 DEXTER-ANN ARBOR RD	ST-3	CENTRAL NEIGHBC	04/08/22	\$405,000	\$188,088	\$101,250	\$81,000	\$130,000	INTERIOR	1.07	L	0	1	401
						\$172,516	\$121,325								

	2024	2025	
COURTS	160,000	155,000	
EXTERIOR	140,000	140,000	NO SALES
INTERIOR	130,000	130,000	HAD A VL SALE FOR AN INTERIOR LOT AT 170,000
ELIZABETH		100,000	

ST-4 CENTRAL NEIGHBORHOODS WITH SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
ARBOR POINTE																
H-08-28-130-046	5721 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	11/29/23	\$495,000	\$128,250	\$123,750	\$99,000	\$120,000	EXTERIOR	0.23	J2		0	1	401
H-08-28-130-047	5733 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	07/28/23	\$505,000	\$157,713	\$126,250	\$101,000	\$120,000	EXTERIOR	0.22	J2		0	1	401
H-08-28-130-048	5745 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	05/02/23	\$520,000	\$159,898	\$130,000	\$104,000	\$115,000	INTERIOR	0.21	J2		0	1	401
H-08-28-130-049	5757 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	04/10/23	\$540,000	\$125,104	\$135,000	\$108,000	\$115,000	INTERIOR	0.22	J2		0	1	401
H-08-28-130-050	5769 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	05/31/22	\$489,000	\$128,234	\$122,250	\$97,800	\$120,000	EXTERIOR	0.23	J2		0	1	401
H-08-28-130-052	5793 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	06/15/23	\$564,900	\$113,130	\$141,225	\$112,980	\$115,000	INTERIOR	0.23	J2		0	1	401
H-08-28-130-058	5867 ROLLINGWOOD DR	ST-4	CENTRAL NEIGHBC	06/28/22	\$450,000	\$86,010	\$112,500	\$90,000	\$120,000	EXTERIOR	0.23	J2		0	1	401
H-08-28-130-063	5778 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	05/19/23	\$570,000	\$173,559	\$142,500	\$114,000	\$115,000	INTERIOR	0.21	J2		0	1	401
H-08-28-130-067	5780 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	09/08/22	\$550,000	\$94,188	\$137,500	\$110,000	\$115,000	INTERIOR	0.33	J2		0	1	401
H-08-28-130-069	247 WILD ROSE CT	ST-4	CENTRAL NEIGHBC	09/21/22	\$491,000	\$113,616	\$122,750	\$98,200	\$130,000	COURT	0.24	J2		0	1	401
H-08-28-130-117	5977 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	05/26/22	\$583,000	\$137,243	\$145,750	\$116,600	\$120,000	EXTERIOR	0.23	J2		0	1	401
H-08-28-130-124	5947 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	05/27/22	\$531,000	\$158,639	\$132,750	\$106,200	\$120,000	EXTERIOR	0.22	J2		0	1	401
						\$131,299	\$131,019									
COUNTRY FRENCH																
H-08-28-175-022	5725 VERSAILLES AVE	ST-4	CENTRAL NEIGHBC	10/05/22	\$485,000	\$135,923	\$121,250	\$97,000	\$115,000	INTERIOR	0.30	J2		0	1	401
H-08-28-175-032	5629 VERSAILLES AVE	ST-4	CENTRAL NEIGHBC	07/29/22	\$465,000	\$136,612	\$116,250	\$93,000	\$115,000	INTERIOR	0.20	J2		0	1	401
H-08-28-175-042	5620 LEBLANC AVE	ST-4	CENTRAL NEIGHBC	06/01/22	\$470,000	\$126,990	\$117,500	\$94,000	\$115,000	INTERIOR	0.26	J2		0	1	401
H-08-28-175-082	5669 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBC	03/07/24	\$512,500	\$124,764	\$128,125	\$102,500	\$120,000	EXTERIOR	0.21	J2		0	1	401
H-08-28-175-085	5633 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBC	11/20/23	\$485,000	\$171,796	\$121,250	\$97,000	\$120,000	EXTERIOR	0.22	J2		0	1	401
H-08-28-175-104	5974 VERSAILLES AVE	ST-4	CENTRAL NEIGHBC	12/14/23	\$525,000	\$160,141	\$131,250	\$105,000	\$120,000	EXTERIOR	0.19	J2		0	1	401
H-08-28-175-140	5824 QUEBEC AVE	ST-4	CENTRAL NEIGHBC	10/31/23	\$475,000	\$137,874	\$118,750	\$95,000	\$115,000	INTERIOR	0.22	J2		0	1	401
H-08-28-175-160	5964 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBC	11/08/23	\$462,000	\$166,154	\$115,500	\$92,400	\$115,000	INTERIOR	0.20	J2		0	1	401
H-08-28-175-165	5900 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBC	08/02/22	\$556,000	\$114,708	\$139,000	\$111,200	\$115,000	INTERIOR	0.18	J2		0	1	401
H-08-28-175-184	5939 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBC	05/25/23	\$500,000	\$165,066	\$125,000	\$100,000	\$115,000	INTERIOR	0.18	J2		0	1	401
H-08-28-175-205	5913 LAFAYETTE LN	ST-4	CENTRAL NEIGHBC	05/05/23	\$458,000	\$149,254	\$114,500	\$91,600	\$120,000	EXTERIOR	0.20	J2		0	1	401

H -08-28-175-219	6051 GABRIELLE AVE	ST-4	CENTRAL NEIGHBC	04/27/23	\$500,000	\$146,291	\$125,000	\$100,000	\$120,000	EXTERIOR	0.20	J2	0	1	401
H -08-28-175-237	6052 QUEBEC AVE	ST-4	CENTRAL NEIGHBC	06/24/22	\$479,900	\$154,727	\$119,975	\$95,980	\$115,000	INTERIOR	0.26	J2	0	1	401
						\$145,408	\$122,565								

KIRKWAY

H -08-20-495-010	360 SEDGEWOOD	ST-4	CENTRAL NEIGHBC	05/31/22	\$459,500	\$96,602	\$114,875	\$91,900	\$120,000	EXTERIOR	0.18	J2	0	1	401
H -08-20-495-027	311 SEDGEWOOD	ST-4	CENTRAL NEIGHBC	04/21/23	\$495,000	\$77,819	\$123,750	\$99,000	\$130,000	EXTERIOR	0.24	J2	0	1	401
						\$87,211	\$119,313								

HUNTERS TRAIL

H -08-27-230-010	233 HUNTERS TRAIL	ST-4	CENTRAL NEIGHBC	06/21/23	\$630,000	\$178,749	\$157,500	\$126,000	\$130,000	COURT	0.25	J1	0	1	401
H -08-27-230-012	228 HUNTERS TRAIL	ST-4	CENTRAL NEIGHBC	11/29/23	\$645,000	\$202,099	\$161,250	\$129,000	\$130,000	COURT	0.23	J1	0	1	401
H -08-27-230-014	254 HUNTERS TRAIL	ST-4	CENTRAL NEIGHBC	04/25/22	\$600,000	\$147,375	\$150,000	\$120,000	\$130,000	COURT	0.27	J1	0	1	401
						\$176,074	\$156,250								

SOMMERSET

H -08-27-270-003	439 SOMMERSET CT	ST-4	CENTRAL NEIGHBC	08/25/23	\$369,000	\$67,947	\$92,250	\$73,800	\$130,000	SINGLE FAMILY SITE	J2		0	1	401
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OUTLIER

H -08-28-130-001	5518 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	09/14/22	\$425,000	\$44,770	\$106,250	\$85,000	\$120,000	EXTERIOR	0.48	J2	1ST HSE OFF ZEEB	0	1	401
H -08-28-130-116	5982 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBC	04/25/23	\$675,000	\$125,851	\$168,750	\$135,000	\$120,000	EXTERIOR	0.24	J2		0	1	401
H -08-28-175-021	5753 VERSAILLES AVE	ST-4	CENTRAL NEIGHBC	08/22/22	\$425,000	\$93,134	\$106,250	\$85,000	\$115,000	INTERIOR	0.36	J2		0	1	401
H -08-28-175-110	5819 VERSAILLES AVE	ST-4	CENTRAL NEIGHBC	10/06/23	\$615,000	\$166,900	\$153,750	\$123,000	\$115,000	INTERIOR	0.23	J2		0	1	401
H -08-28-175-217	6035 GABRIELLE AVE	ST-4	CENTRAL NEIGHBC	04/04/22	\$562,000	\$109,594	\$140,500	\$112,400	\$120,000	EXTERIOR	0.24	J2		0	1	401

BREAKDOWN BY SUB

COUNTRY FRENCH	120,000
ARBOR POINTE	130,000
KIRKWAY	120,000
HUNTERS TRAIL	150,000
SOMMERSET	100,000

ST-5 CONDOMINIUMS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	ECF Area	Comments	Gravel	Paved	Class
H -08-27-265-002	5478 PARKGROVE RD	ST-5	CONDOMINIUMS	10/11/22	\$350,000	\$115,062	\$87,500	\$70,000	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-265-012	5425 PARKGROVE RD	ST-5	CONDOMINIUMS	04/01/22	\$375,000	\$126,672	\$93,750	\$75,000	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-265-017	5424 PARKGROVE RD	ST-5	CONDOMINIUMS	01/26/24	\$369,950	\$150,732	\$92,488	\$73,990	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-265-022	5380 PARKGROVE RD	ST-5	CONDOMINIUMS	04/19/23	\$380,000	\$117,375	\$95,000	\$76,000	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-265-026	543 WOODGROVE DR	ST-5	CONDOMINIUMS	05/31/23	\$385,000	\$148,016	\$96,250	\$77,000	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-265-044	421 WOODGROVE DR	ST-5	CONDOMINIUMS	04/27/23	\$400,000	\$122,345	\$100,000	\$80,000	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-265-048	5409 GOLDEN OAK LN	ST-5	CONDOMINIUMS	11/07/23	\$345,000	\$102,129	\$86,250	\$69,000	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-265-052	5444 GOLDEN OAK LN	ST-5	CONDOMINIUMS	06/20/23	\$382,000	\$148,464	\$95,500	\$76,400	\$95,000	DUPLEX AVG	N		0	1	407
H -08-27-275-008	5489 TRILLIUM CROSSING CT	ST-5	CONDOMINIUMS	06/20/23	\$420,000	\$186,464	\$105,000	\$84,000	\$95,000	DUPLEX AVG	N		0	1	407
						\$135,251	\$94,638								
H -08-28-125-030	5610 GALLERY PARK	ST-5	CONDOMINIUMS	07/27/22	\$455,000	\$130,747	\$113,750	\$91,000	\$134,000	DUPLEX BEST	K3		0	0	407
H -08-28-125-065	5535 GALLERY PARK	ST-5	CONDOMINIUMS	07/01/22	\$431,000	\$172,477	\$107,750	\$86,200	\$134,000	DUPLEX BEST	K3		0	0	407
H -08-28-125-072	5519 GALLERY PARK	ST-5	CONDOMINIUMS	04/13/22	\$410,000	\$138,869	\$102,500	\$82,000	\$134,000	DUPLEX BEST	K3		0	0	407
H -08-28-125-542	5599 GALLERY PARK	ST-5	CONDOMINIUMS	06/02/23	\$506,000	\$171,364	\$126,500	\$101,200	\$134,000	DUPLEX BEST	K3		0	0	407
H -08-36-280-002	3207 CHAMBERLAIN	ST-5	CONDOMINIUMS	05/12/23	\$473,000	\$145,944	\$118,250	\$94,600	\$134,000	DUPLEX BEST	O3		0	1	407
H -08-36-280-020	3251 CHAMBERLAIN	ST-5	CONDOMINIUMS	01/03/23	\$410,000	\$150,687	\$102,500	\$82,000	\$134,000	DUPLEX BEST	O3		0	1	407
H -08-36-280-048	1336 NOTTINGTON	ST-5	CONDOMINIUMS	06/09/23	\$520,000	\$186,495	\$130,000	\$104,000	\$134,000	DUPLEX BEST	O3		0	1	407
H -08-36-495-014	2524 OXFORD	ST-5	CONDOMINIUMS	03/06/23	\$610,000	\$186,296	\$152,500	\$122,000	\$134,000	DUPLEX BEST	O3		0	0	407
H -08-36-495-046	1860 KENSINGTON BLVD	ST-5	CONDOMINIUMS	11/21/22	\$620,000	\$143,167	\$155,000	\$124,000	\$134,000	DUPLEX BEST	O3		0	0	407
H -08-36-495-047	2689 OXFORD	ST-5	CONDOMINIUMS	04/15/22	\$584,000	\$127,036	\$146,000	\$116,800	\$134,000	DUPLEX BEST	O3		0	0	407
H -08-36-495-053	2659 OXFORD	ST-5	CONDOMINIUMS	09/12/22	\$590,000	\$132,263	\$147,500	\$118,000	\$134,000	DUPLEX BEST	O3		0	0	407

H-08-36-495-058	2641 OXFORD	ST-5	CONDOMINIUMS	04/05/23	\$630,000	\$143,591	\$157,500	\$126,000	\$134,000	DUPLEX BEST	03	0	0	407
H-08-36-495-065	2589 OXFORD	ST-5	CONDOMINIUMS	12/14/22	\$575,000	\$119,240	\$143,750	\$115,000	\$134,000	DUPLEX BEST	03	0	0	407
H-08-36-495-068	2523 OXFORD	ST-5	CONDOMINIUMS	03/08/24	\$589,000	\$202,066	\$147,250	\$117,800	\$134,000	DUPLEX BEST	03	0	0	407
H-08-36-495-070	2516 OXFORD	ST-5	CONDOMINIUMS	02/24/23	\$700,000	\$141,833	\$175,000	\$140,000	\$134,000	DUPLEX BEST	03	0	0	407
						\$152,805	\$135,050							

H-08-25-475-029	921 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	09/23/22	\$237,500	\$49,658	\$59,375	\$47,500	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-010	813 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	06/03/22	\$240,000	\$52,158	\$60,000	\$48,000	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-27-235-082	331 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	08/05/22	\$275,480	\$58,419	\$68,870	\$55,096	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-020	843 F SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	04/01/22	\$247,500	\$59,658	\$61,875	\$49,500	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-36-230-085	1083 JOYCE LN	ST-5	CONDOMINIUMS	09/23/22	\$229,000	\$62,786	\$57,250	\$45,800	\$82,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-129	810 W SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	07/11/22	\$250,000	\$65,455	\$62,500	\$50,000	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-121	814 W SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	07/29/22	\$253,000	\$67,314	\$63,250	\$50,600	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-040	953 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	07/29/22	\$259,900	\$72,058	\$64,975	\$51,980	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-27-235-048	301 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	05/09/23	\$262,500	\$72,754	\$65,625	\$52,500	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-084	1010 W SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	12/30/22	\$252,500	\$73,706	\$63,125	\$50,500	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-075	1042 W SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	04/10/23	\$255,000	\$78,187	\$63,750	\$51,000	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-27-235-056	301 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	08/03/22	\$268,900	\$79,285	\$67,475	\$53,980	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-042	1007 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	04/27/23	\$281,500	\$84,261	\$70,375	\$56,300	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-27-235-021	229 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	05/02/22	\$276,000	\$85,563	\$69,000	\$55,200	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-36-230-088	1089 JOYCE LN	ST-5	CONDOMINIUMS	09/16/22	\$264,500	\$88,183	\$66,125	\$52,900	\$82,000	MULTI/STK AVG	02	0	1	407
H-08-27-235-026	273 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	08/23/23	\$280,000	\$93,418	\$70,000	\$56,000	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-27-235-084	331 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	04/10/23	\$279,000	\$96,022	\$69,750	\$55,800	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-014	851 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	10/26/23	\$280,000	\$101,206	\$70,000	\$56,000	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-094	980 W SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	05/03/23	\$283,500	\$102,220	\$70,875	\$56,700	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-36-230-069	1121 JOYCE LN	ST-5	CONDOMINIUMS	03/02/23	\$295,000	\$103,281	\$73,750	\$59,000	\$82,000	MULTI/STK AVG	02	0	1	407
H-08-25-475-019	841 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	07/12/23	\$287,000	\$105,143	\$71,750	\$57,400	\$66,000	MULTI/STK AVG	02	0	1	407
H-08-36-230-003	1259 JOYCE LN	ST-5	CONDOMINIUMS	12/08/23	\$270,000	\$105,622	\$67,500	\$54,000	\$82,000	MULTI/STK AVG	02	0	1	407
H-08-36-230-017	1237 JOYCE LN	ST-5	CONDOMINIUMS	05/18/23	\$305,000	\$116,243	\$76,250	\$61,000	\$82,000	MULTI/STK AVG	02	0	1	407
						\$81,417	\$66,672							

H-08-21-495-006	5512 ARBOR CHASE DR	ST-5	CONDOMINIUMS	06/13/22	\$340,000	\$83,231	\$85,000	\$68,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-009	5520 ARBOR CHASE DR	ST-5	CONDOMINIUMS	07/22/22	\$310,575	\$74,324	\$77,644	\$62,115	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-012	5526 ARBOR CHASE DR	ST-5	CONDOMINIUMS	03/02/23	\$349,000	\$83,006	\$87,250	\$69,800	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-015	5532 ARBOR CHASE DR	ST-5	CONDOMINIUMS	03/14/24	\$357,000	\$80,709	\$89,250	\$71,400	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-021	5668 ARBOR CHASE DR	ST-5	CONDOMINIUMS	04/26/22	\$338,000	\$85,112	\$84,500	\$67,600	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-023	5672 ARBOR CHASE DR	ST-5	CONDOMINIUMS	10/04/23	\$359,750	\$79,144	\$89,938	\$71,950	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-035	5647 ARBOR CHASE DR	ST-5	CONDOMINIUMS	10/24/23	\$360,000	\$104,607	\$90,000	\$72,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-035	5647 ARBOR CHASE DR	ST-5	CONDOMINIUMS	11/30/23	\$365,000	\$109,607	\$91,250	\$73,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-036	5649 ARBOR CHASE DR	ST-5	CONDOMINIUMS	04/28/22	\$370,000	\$107,382	\$92,500	\$74,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-042	5543 ARBOR CHASE DR	ST-5	CONDOMINIUMS	04/08/22	\$345,000	\$83,251	\$86,250	\$69,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-043	5545 ARBOR CHASE DR	ST-5	CONDOMINIUMS	07/26/23	\$380,000	\$90,098	\$95,000	\$76,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-049	5635 ARBOR CHASE DR	ST-5	CONDOMINIUMS	04/29/22	\$352,000	\$102,169	\$88,000	\$70,400	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-053	5549 ARBOR CHASE DR	ST-5	CONDOMINIUMS	02/02/24	\$333,000	\$101,165	\$83,250	\$66,600	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-062	5613 ARBOR CHASE DR	ST-5	CONDOMINIUMS	09/06/22	\$311,500	\$85,491	\$77,875	\$62,300	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-068	5625 ARBOR CHASE DR	ST-5	CONDOMINIUMS	04/28/23	\$354,000	\$84,820	\$88,500	\$70,800	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-069	5564 ARBOR CHASE DR	ST-5	CONDOMINIUMS	10/07/22	\$310,000	\$83,126	\$77,500	\$62,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-072	5570 ARBOR CHASE DR	ST-5	CONDOMINIUMS	05/17/22	\$350,000	\$123,126	\$87,500	\$70,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-077	5580 ARBOR CHASE DR	ST-5	CONDOMINIUMS	09/28/22	\$325,000	\$98,126	\$81,250	\$65,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-084	5594 ARBOR CHASE DR	ST-5	CONDOMINIUMS	08/05/22	\$345,000	\$118,126	\$86,250	\$69,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-085	5596 ARBOR CHASE DR	ST-5	CONDOMINIUMS	06/20/22	\$325,000	\$98,126	\$81,250	\$65,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-087	5600 ARBOR CHASE DR	ST-5	CONDOMINIUMS	08/26/22	\$332,500	\$79,826	\$83,125	\$66,500	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-21-495-090	5606 ARBOR CHASE DR	ST-5	CONDOMINIUMS	04/27/22	\$335,000	\$96,540	\$83,750	\$67,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H-08-26-235-005	424 LITTLE LAKE DR	ST-5	CONDOMINIUMS	03/17/23	\$325,000	\$81,770	\$81,250	\$65,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-235-034	424 LITTLE LAKE DR	ST-5	CONDOMINIUMS	12/05/22	\$460,000	\$94,606	\$115,000	\$92,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-235-035	424 LITTLE LAKE DR	ST-5	CONDOMINIUMS	08/02/23	\$382,400	\$50,807	\$95,600	\$76,480	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-235-040	424 LITTLE LAKE DR	ST-5	CONDOMINIUMS	05/16/22	\$200,000	\$86,295	\$50,000	\$40,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-240-004	500 LITTLE LAKE DR	ST-5	CONDOMINIUMS	12/08/22	\$365,000	\$106,068	\$91,250	\$73,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-240-007	500 LITTLE LAKE DR	ST-5	CONDOMINIUMS	05/31/23	\$430,000	\$49,477	\$107,500	\$86,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-240-014	500 LITTLE LAKE DR	ST-5	CONDOMINIUMS	08/05/22	\$400,000	\$95,244	\$100,000	\$80,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-240-021	500 LITTLE LAKE DR	ST-5	CONDOMINIUMS	08/26/22	\$450,000	\$88,131	\$112,500	\$90,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-240-022	500 LITTLE LAKE DR	ST-5	CONDOMINIUMS	06/22/22	\$355,000	\$82,679	\$88,750	\$71,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H-08-26-240-026	500 LITTLE LAKE DR	ST-5	CONDOMINIUMS	01/27/23	\$320,000	\$58,578	\$80,000	\$64,000	\$82,000	MULTI/STK BEST	N1	0	1	407

H -08-26-240-030	500 LITTLE LAKE DR	ST-5	CONDOMINIUMS	05/17/23	\$380,000	\$91,942	\$95,000	\$76,000	\$82,000	MULTI/STK BEST	N1	0	1	407
H -08-26-255-011	560 LITTLE LAKE DR	ST-5	CONDOMINIUMS	02/28/23	\$313,570	\$96,152	\$78,393	\$62,714	\$82,000	MULTI/STK BEST	N1	0	0	407
H -08-26-255-015	560 LITTLE LAKE DR	ST-5	CONDOMINIUMS	09/09/22	\$335,000	\$57,390	\$83,750	\$67,000	\$134,000	MULTI/STK BEST	N1	0	1	407
H -08-26-255-542	560 LITTLE LAKE DR	ST-5	CONDOMINIUMS	11/21/23	\$400,000	\$64,748	\$100,000	\$80,000	\$82,000	MULTI/STK BEST	N1	0	0	407
						\$87,639	\$87,940							

OUTLIER

H -08-26-325-009	4201 DUCK DR	ST-5	CONDOMINIUMS	04/05/22	\$87,500	\$87,500	\$21,875	\$17,500	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-011	4225 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-012	4237 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-013	4249 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-014	4251 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-019	4287 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-020	4291 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-021	4295 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-022	4299 DUCK DR	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-023	4273 LOON LN	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-024	4261 LOON LN	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-025	4276 LOON LN	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-026	4264 LOON LN	ST-5	CONDOMINIUMS	11/23/22	\$82,400	\$82,400	\$20,600	\$16,480	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-26-325-002	605 GROSBEAK DR	ST-5	CONDOMINIUMS	03/15/23	\$690,000	\$139,836	\$172,500	\$138,000	\$134,000	DUPLEX BEST	J4	0	0	407
H -08-27-235-075	331 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	02/20/24	\$279,800	\$129,979	\$69,950	\$55,960	\$66,000	MULTI/STK AVG	O2	0	1	407
H -08-27-235-040	273 SCIO VILLAGE CT	ST-5	CONDOMINIUMS	06/08/23	\$311,000	\$121,700	\$77,750	\$62,200	\$66,000	MULTI/STK AVG	O2	0	1	407
H -08-21-495-073	5572 ARBOR CHASE DR	ST-5	CONDOMINIUMS	01/19/23	\$300,000	\$52,825	\$75,000	\$60,000	\$82,000	MULTI/STK BEST	K2	0	0	407
H -08-26-255-010	560 LITTLE LAKE DR	ST-5	CONDOMINIUMS	10/11/22	\$290,000	\$163,996	\$72,500	\$58,000	\$82,000	MULTI/STK BEST	N1	0	0	407
H -08-21-495-087	5600 ARBOR CHASE DR	ST-5	CONDOMINIUMS	02/29/24	\$375,000	\$148,126	\$93,750	\$75,000	\$82,000	MULTI/STK BEST	K2	0	0	407

	2024	2025
MULTI/STK AVG	66,000	66,000
MULTI/STK BEST	82,000	87,000
DUPLEX AVG	95,000	94,000
DUPLEX BEST	134,000	135,000

ST-6 BUENA VISTA & ANNEX AREA

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	COMMENTS	Gravel	Paved	Class
H -08-22-391-006	44 LUELLA AVE	ST-6	BUENA VISTA & ANNEX	06/22/23	\$325,000	\$124,763	\$81,250	\$65,000	\$95,000	EXTERIOR	0.43	K1		1	0	401
						\$124,763	\$81,250									
H -08-22-392-016	135 LUELLA AVE	ST-6	BUENA VISTA & ANNEX	01/31/23	\$248,000	\$117,991	\$62,000	\$49,600	\$89,000	INTERIOR	0.21	K1		1	0	401
H -08-22-392-033	38 BURTON AVE	ST-6	BUENA VISTA & ANNEX	05/30/23	\$255,000	\$117,940	\$63,750	\$51,000	\$89,000	INTERIOR	0.20	K1		1	0	401
H -08-22-461-012	95 BURTON AVE	ST-6	BUENA VISTA & ANNEX	06/06/22	\$297,400	\$94,178	\$74,350	\$59,480	\$89,000	INTERIOR	0.20	K1		1	0	401
H -08-22-461-019	130 MYRTLE AVE	ST-6	BUENA VISTA & ANNEX	09/18/23	\$315,000	\$92,962	\$78,750	\$63,000	\$89,000	INTERIOR	0.32	K1		1	0	401
H -08-22-461-025	74 MYRTLE AVE	ST-6	BUENA VISTA & ANNEX	09/29/22	\$316,000	\$113,577	\$79,000	\$63,200	\$89,000	INTERIOR	0.20	K1		1	0	401
H -08-25-325-009	647 LAKEVIEW AVE	ST-6	BUENA VISTA & ANNEX	04/03/23	\$325,000	\$134,738	\$81,250	\$65,000	\$89,000	INTERIOR	0.19	M		1	0	401
						\$111,898	\$73,183									

H -08-22-392-015	123 LUELLA AVE	ST-6	BUENA VISTA & ANNEX	06/28/22	\$510,000	\$79,772	\$127,500	\$102,000	\$89,000	INTERIOR	0.21	K1	NEW CONSTRUCTION	1	0	401
H -08-22-392-041	101 LUELLA AVE	ST-6	BUENA VISTA & ANNEX	12/06/22	\$430,000	\$16,552	\$107,500	\$86,000	\$89,000	INTERIOR	0.36	K1		1	0	401

	2024	2025
EXTERIOR	95,000	85,000
INTERIOR	89,000	75,000

ST-7 LOCH ALPINE

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
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H -08-02-225-022	4336 TARA CT	ST-7	LOCH ALPINE	06/16/23	\$640,000	\$158,340	\$160,000	\$128,000	\$120,000	INTERIOR	0.60	E	0	1	401
H -08-02-261-015	4325 LOCH ALPINE DR EAST	ST-7	LOCH ALPINE	06/21/23	\$425,000	\$143,662	\$106,250	\$85,000	\$120,000	INTERIOR	0.45	E	0	1	401
H -08-03-152-016	3990 LOCH ALPINE DR WEST	ST-7	LOCH ALPINE	08/25/22	\$430,000	\$112,355	\$107,500	\$86,000	\$120,000	INTERIOR	0.49	E	0	1	401
H -08-03-411-006	3820 LOCH ALPINE DR WEST	ST-7	LOCH ALPINE	08/22/22	\$450,000	\$137,561	\$112,500	\$90,000	\$120,000	INTERIOR	0.33	E	0	1	401
						\$137,980	\$121,563								

H -08-02-251-011	4291 EASTGATE DR	ST-7	LOCH ALPINE	04/03/23	\$515,000	\$172,432	\$128,750	\$103,000	\$135,000	EXTERIOR	0.46	E	0	1	401
H -08-03-152-009	4181 SUNSET CT	ST-7	LOCH ALPINE	11/03/23	\$499,900	\$184,435	\$124,975	\$99,980	\$135,000	EXTERIOR	0.35	E	0	1	401
H -08-03-477-007	4834 GREENOOK CT	ST-7	LOCH ALPINE	06/27/23	\$576,011	\$183,393	\$144,003	\$115,202	\$135,000	EXTERIOR	0.60	E	0	1	401
H -08-03-480-001	3696 HURON CT	ST-7	LOCH ALPINE	05/11/22	\$541,000	\$164,564	\$135,250	\$108,200	\$135,000	EXTERIOR	0.40	E	0	1	401
						\$176,206	\$133,244								

OUTLIER

H -08-02-225-036	4251 COREY	ST-7	LOCH ALPINE	10/30/23	\$780,000	\$329,345	\$195,000	\$156,000	\$120,000	INTERIOR	0.58	E	0	1	401
H -08-02-251-001	4200 LOCH ALPINE DR EAST	ST-7	LOCH ALPINE	07/29/22	\$395,000	\$109,996	\$98,750	\$79,000	\$120,000	INTERIOR	0.60	E	0	1	401
H -08-02-225-041	4354 CHRIS LN	ST-7	LOCH ALPINE	08/12/22	\$650,000	\$69,198	\$162,500	\$130,000	\$135,000	EXTERIOR	0.60	E	0	1	401
H -08-03-480-009	3675 GREENOOK BLVD	ST-7	LOCH ALPINE	09/15/23	\$407,000	\$206,947	\$101,750	\$81,400	\$135,000	EXTERIOR	0.47	E	0	1	401
H -08-03-480-002	3676 HURON CT	ST-7	LOCH ALPINE	08/31/23	\$548,000	\$243,233	\$137,000	\$109,600	\$120,000	INTERIOR	0.45	E	0	1	401
H -08-02-261-005	4310 CRESTLINE DR	ST-7	LOCH ALPINE	07/05/23	\$515,000	\$193,875	\$128,750	\$103,000	\$120,000	INTERIOR	0.49	E	0	1	401
H -08-03-152-004	4281 CLIMBING WAY	ST-7	LOCH ALPINE	04/21/23	\$450,000	\$147,506	\$112,500	\$90,000	\$135,000	EXTERIOR	0.34	E	0	1	401

	2024	2025
INTERIOR	120,000	120,000
EXTERIOR	135,000	135,000
POND/COURT	140,000	140,000

ST-8 WESTERN DEXTER NEIGHBORHOODS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
PINEVIEW/NORTHERN LOTS																
H -08-05-110-006	3900 PINEVIEW DR EAST	ST-8	WESTERN DSD NEI	11/01/23	\$572,000	\$245,291	\$143,000	\$114,400	\$160,000	COURT	1.12	C1		1	0	401
H -08-05-110-007	3924 PINEVIEW DR EAST	ST-8	WESTERN DSD NEI	06/20/23	\$630,000	\$192,754	\$157,500	\$126,000	\$160,000	COURT	1.19	C1		1	0	401
H -08-05-110-009	3702 PINEVIEW DR EAST	ST-8	WESTERN DSD NEI	03/23/23	\$675,000	\$222,157	\$168,750	\$135,000	\$160,000	COURT	1.81	C1		1	0	401
						\$220,067	\$156,417									

BATES FARM/SOUTHERN LOTS

H -08-06-360-009	2797 BENT TREE DR	ST-8	WESTERN DSD NEI	06/01/23	\$605,000	\$161,129	\$151,250	\$121,000	\$120,000	INTERIOR	1.13	G		0	1	401
H -08-06-360-045	8456 BOENARO CT	ST-8	WESTERN DSD NEI	11/27/23	\$580,000	\$217,853	\$145,000	\$116,000	\$160,000	COURT	1.00	G		0	1	401
						\$189,491	\$148,125									

H -08-05-405-003	6540 W HURON RIVER DR	ST-8	WESTERN DSD NEI	01/09/24	\$392,000	\$190,897	\$98,000	\$78,400	\$150,000	EXTERIOR	0.95	C1		1	0	401
H -08-07-100-034	2424 BAKER RD	ST-8	WESTERN DSD NEI	09/15/23	\$385,000	\$174,222	\$96,250	\$77,000	\$150,000	EXTERIOR	1.08	G		0	1	401
						\$182,560	\$97,125									

OUTLIER

H -08-05-185-005	3458 PINEVIEW DR EAST	ST-8	WESTERN DSD NEI	10/02/23	\$442,500	\$280,913	\$110,625	\$88,500	\$150,000	EXTERIOR	1.00	C1		1	0	401
H -08-06-360-021	2732 BENT TREE DR	ST-8	WESTERN DSD NEI	11/22/22	\$568,500	\$60,243	\$142,125	\$113,700	\$150,000	EXTERIOR	1.54	G		0	1	401
H -08-06-360-020	2740 BENT TREE DR	ST-8	WESTERN DSD NEI	09/30/22	\$849,000	\$207,582	\$212,250	\$169,800	\$150,000	EXTERIOR	2.16	G		0	1	401

	2024	2025
COURT	160,000	
EXTERIOR	150,000	
INTERIOR	120,000	

UPLANDS/TUSCANY															
H -08-36-385-028	1940 HEDGENETTLE CT	ST-10	EASTERN NEIGHBO	04/29/22	\$700,000	\$143,504	\$175,000	\$140,000	\$150,000	COURT	0.38	O1	0	1	401
H -08-36-385-029	1936 HEDGENETTLE CT	ST-10	EASTERN NEIGHBO	05/04/22	\$695,000	\$196,410	\$173,750	\$139,000	\$150,000	COURT	0.39	O1	0	1	401
H -08-36-385-105	1852 CHICORY RIDGE RD	ST-10	EASTERN NEIGHBO	07/17/23	\$642,500	\$123,078	\$160,625	\$128,500	\$118,000	INTERIOR	0.24	O1	0	1	401
H -08-36-385-129	1714 CHICORY RIDGE RD	ST-10	EASTERN NEIGHBO	05/08/23	\$736,000	\$137,360	\$184,000	\$147,200	\$118,000	INTERIOR	0.24	O1	0	1	401
						\$150,088	\$173,344								

MEADOWWINDS/RAVINES															
H -08-36-435-054	1706 SCIO RIDGE RD	ST-10	EASTERN NEIGHBO	03/12/24	\$535,000	\$150,436	\$133,750	\$107,000	\$118,000	INTERIOR	0.14	O1	0	1	401
H -08-36-435-062	1652 SCIO RIDGE RD	ST-10	EASTERN NEIGHBO	02/15/23	\$515,000	\$152,844	\$128,750	\$103,000	\$118,000	INTERIOR	0.12	O1	0	1	401
H -08-36-435-063	1644 SCIO RIDGE RD	ST-10	EASTERN NEIGHBO	07/19/22	\$510,000	\$135,379	\$127,500	\$102,000	\$118,000	INTERIOR	0.15	O1	0	1	401
H -08-36-435-095	1675 ABIGAIL WAY	ST-10	EASTERN NEIGHBO	05/27/22	\$451,000	\$151,329	\$112,750	\$90,200	\$118,000	INTERIOR	0.15	O1	0	1	401
H -08-36-435-117	1454 SCIO RIDGE CT	ST-10	EASTERN NEIGHBO	04/26/23	\$483,500	\$160,835	\$120,875	\$96,700	\$150,000	COURT	0.15	O1	0	1	401
H -08-36-435-127	1485 SCIO RIDGE CT	ST-10	EASTERN NEIGHBO	11/03/22	\$499,000	\$127,178	\$124,750	\$99,800	\$125,000	EXTERIOR	0.15	O1	0	1	401
H -08-36-465-046	1812 HARLEY DR	ST-10	EASTERN NEIGHBO	06/05/23	\$535,000	\$121,360	\$133,750	\$107,000	\$118,000	INTERIOR	0.15	O1	0	1	401
						\$142,766	\$126,018								

OUTLIER															
H -08-36-465-061	1797 HARLEY DR	ST-10	EASTERN NEIGHBO	12/06/22	\$482,500	\$35,069	\$120,625	\$96,500	\$125,000	EXTERIOR	0.16	O1	0	1	401
H -08-36-465-076	1887 HARLEY DR	ST-10	EASTERN NEIGHBO	04/28/22	\$514,000	\$49,650	\$128,500	\$102,800	\$125,000	EXTERIOR	0.17	O1	0	1	401
H -08-36-465-079	1905 HARLEY DR	ST-10	EASTERN NEIGHBO	06/15/22	\$498,888	\$61,904	\$124,722	\$99,778	\$125,000	EXTERIOR	0.17	O1	0	1	401
H -08-36-435-048	1741 RESERVE WAY	ST-10	EASTERN NEIGHBO	04/11/22	\$457,500	\$78,642	\$114,375	\$91,500	\$118,000	INTERIOR	0.14	O1	0	1	401
H -08-36-435-005	1681 SCIO RIDGE RD	ST-10	EASTERN NEIGHBO	02/20/24	\$541,000	\$209,493	\$135,250	\$108,200	\$125,000	EXTERIOR	0.13	O1	0	1	401
H -08-36-435-037	1669 RESERVE CT	ST-10	EASTERN NEIGHBO	08/29/23	\$537,500	\$215,704	\$134,375	\$107,500	\$150,000	COURT	0.15	O1	0	1	401
H -08-36-435-058	1680 SCIO RIDGE RD	ST-10	EASTERN NEIGHBO	01/17/24	\$470,000	\$118,726	\$117,500	\$94,000	\$118,000	INTERIOR	0.12	O1	0	1	401
H -08-36-295-073	1419 NORTH BAY DR	ST-10	EASTERN NEIGHBO	03/14/24	\$535,000	\$227,100	\$133,750	\$107,000	\$118,000	INTERIOR	0.16	O4	0	1	401
H -08-36-295-066	1495 CHAPLEAU DR	ST-10	EASTERN NEIGHBO	10/06/23	\$603,400	\$136,577	\$150,850	\$120,680	\$125,000	EXTERIOR	0.15	O4	0	1	401
H -08-36-385-021	1980 WOODLILY CT	ST-10	EASTERN NEIGHBO	07/19/23	\$590,000	\$89,070	\$147,500	\$118,000	\$150,000	COURT	0.30	O1	0	1	401
H -08-36-385-030	1932 HEDGENETTLE CT	ST-10	EASTERN NEIGHBO	07/12/22	\$655,000	\$79,258	\$163,750	\$131,000	\$150,000	COURT	0.45	O1	0	1	401
H -08-36-385-097	1753 SNOWBERRY RIDGE RD	ST-10	EASTERN NEIGHBO	07/17/23	\$675,000	\$87,512	\$168,750	\$135,000	\$118,000	INTERIOR	0.41	O1	0	1	401
H -08-36-390-004	3088 TUSCANY CT	ST-10	EASTERN NEIGHBO	06/06/23	\$775,000	\$197,102	\$193,750	\$155,000	\$150,000	COURT	0.36	O1	0	1	401

CHANGE CHARACTERISTICS TO SUB NAMES		
	2024	2025
COURT	150,000	
EXTERIOR	125,000	
INTERIOR	118,000	
HOMETOWNE		120,000
UPLANDS/TUSCANY		170,000
MEADOWWINDS/RAVINES		125,000

ST-11 HOLDEN DRIVE NEIGHBORHOODS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
H -08-11-400-022	2770 E DELHI RD	ST-11	HOLDEN DRIVE NEI	06/09/23	\$867,500	\$367,380	\$216,875	\$173,500	\$250,000	UNDER 5 ACRES	2.50	D3		1	0	401
H -08-12-345-013	3354 TIMBERWOOD LN	ST-11	HOLDEN DRIVE NEI	05/04/22	\$898,500	\$265,918	\$224,625	\$179,700	\$250,000	UNDER 5 ACRES	1.74	D3		0	1	401
						\$316,649	\$220,750									
H -08-11-405-005	3766 RIVER PINES DR	ST-11	HOLDEN DRIVE NEI	04/12/23	\$2,486,705	\$721,367	\$621,676	\$497,341	\$350,000	RIVER	2.75	D3		0	1	401

	2024	2025
RIVER	350,000	350,000
10AC+	325,000	325,000
5-10 ACRES	275,000	275,000
UNDER 5 ACRES	250,000	220,000

ST-12 SAGINAW HILLS NEIGHBORHOODS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
H -08-35-220-004	1209 OVERIDGE VIEW CT	ST-12	SAGINAW HILLS NE	09/22/23	\$1,085,000	\$454,296	\$271,250	\$217,000	\$200,000	EXTERIOR	1.10	H1		0	1	401
H -08-35-165-028	3949 MICHAEL RD SOUTH	ST-12	SAGINAW HILLS NE	11/07/22	\$680,000	\$78,999	\$170,000	\$136,000	\$200,000	EXTERIOR	1.05	H1		0	1	401
						\$266,648	\$220,625									
H -08-34-200-025	5410 ARBOR MEADOW LN	ST-12	SAGINAW HILLS NE	08/08/22	\$809,000	\$236,464	\$202,250	\$161,800	\$180,000	INTERIOR	2.95	H1		0	1	401
H -08-35-115-008	1215 SOUTHWOOD CT	ST-12	SAGINAW HILLS NE	06/01/23	\$850,000	\$186,887	\$212,500	\$170,000	\$180,000	INTERIOR	1.17	H1		0	1	401
H -08-35-175-002	3986 MICHAEL RD NORTH	ST-12	SAGINAW HILLS NE	06/22/22	\$955,000	\$278,198	\$238,750	\$191,000	\$180,000	INTERIOR	1.69	H1		0	1	401
						\$233,850	\$217,833									
H -08-35-165-010	3933 MICHAEL RD NORTH	ST-12	SAGINAW HILLS NE	06/05/23	\$1,155,000	\$404,434	\$288,750	\$231,000	\$220,000	POND	1.09	H1		0	1	401
H -08-35-165-016	3950 MICHAEL RD SOUTH	ST-12	SAGINAW HILLS NE	08/11/23	\$1,065,000	\$566,284	\$266,250	\$213,000	\$220,000	POND	1.03	H1		0	1	401
						\$485,359	\$277,500									
		2024	2025													
	POND	220,000	270,000													
	EXTERIOR	200,000	220,000													
	INTERIOR	180,000	210,000													

ST-13 WALNUT RIDGE

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class	
H -08-13-450-061	2868 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	04/03/23	\$1,040,000	\$127,068	\$260,000	\$208,000	\$200,000	INTERIOR	0.60	D4			0	1	401
H -08-13-450-084	2120 AUTUMN HILL DR	ST-13	WALNUT RIDGE	09/02/22	\$1,050,000	\$118,169	\$262,500	\$210,000	\$240,000	COURT	0.73	D4			0	1	401
H -08-13-450-032	2707 TIMBER HILL DR	ST-13	WALNUT RIDGE	06/29/23	\$1,085,000	\$127,460	\$271,250	\$217,000	\$220,000	EXTERIOR	0.53	D4			0	1	401
H -08-13-450-003	2578 TIMBER HILL DR	ST-13	WALNUT RIDGE	06/22/23	\$1,175,000	\$239,675	\$293,750	\$235,000	\$200,000	INTERIOR	0.55	D4			0	1	401
H -08-13-450-007	2242 GRAY FOX CT	ST-13	WALNUT RIDGE	06/13/22	\$1,210,000	\$440,049	\$302,500	\$242,000	\$240,000	COURT	0.59	D4			0	1	401
H -08-13-450-028	2619 TIMBER HILL DR	ST-13	WALNUT RIDGE	01/04/23	\$1,215,000	\$374,035	\$303,750	\$243,000	\$220,000	EXTERIOR	0.58	D4			0	1	401
H -08-13-450-050	2931 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	04/13/23	\$1,325,000	\$205,519	\$331,250	\$265,000	\$220,000	EXTERIOR	0.51	D4			0	1	401
						\$233,139	\$289,286										
OUTLIER																	
H -08-13-450-030	2663 TIMBER HILL DR	ST-13	WALNUT RIDGE	10/12/22	\$890,000	\$105,905	\$222,500	\$178,000	\$220,000	EXTERIOR	0.51	D4			0	1	401
H -08-13-450-022	2762 WHISPERING WOODS DR	ST-13	WALNUT RIDGE	07/31/23	\$1,525,000	\$464,030	\$381,250	\$305,000	\$200,000	INTERIOR	0.55	D4			0	1	401
H -08-13-450-046	2861 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	02/14/24	\$1,089,380	\$51,875	\$272,345	\$217,876	\$220,000	EXTERIOR	0.62	D4			0	1	401
H -08-13-450-025	2547 TIMBER HILL DR	ST-13	WALNUT RIDGE	07/06/23	\$1,100,521	\$54,514	\$275,130	\$220,104	\$220,000	EXTERIOR	0.55	D4			0	1	401
H -08-13-450-080	2982 WHISPERING WOODS DR	ST-13	WALNUT RIDGE	07/29/22	\$1,425,000	\$150,487	\$356,250	\$285,000	\$220,000	EXTERIOR	0.73	D4			0	1	401

ALL OF WALNUT RIDGE AT 280,000

ST-14 BANDERA/SHEVCHENKO

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Other Parcels in Sale	Gravel	Paved	Class
H -08-34-202-011	1336 SHEVCHENKO DR	ST-14	BANDERA/SHEVCH	06/23/23	\$490,000	\$162,981	\$122,500	\$98,000	\$125,000	EXTERIOR	1.00	H1		1	0	401
H -08-34-278-002	1262 SHEVCHENKO DR	ST-14	BANDERA/SHEVCH	08/15/23	\$505,000	\$137,121	\$126,250	\$101,000	\$125,000	EXTERIOR	1.20	H1		1	0	401
						\$150,051	\$124,375									

H -08-34-280-008	1447 MARK TWAIN CT	ST-14	BANDERA/SHEVCH	06/19/23	\$868,000	\$155,147	\$217,000	\$173,600	\$150,000	COURT	1.10	H1		1	0	401
OUTLIER																
H -08-34-204-009	1044 BANDERA DR	ST-14	BANDERA/SHEVCH	12/16/22	\$299,000	\$39,553	\$74,750	\$59,800	\$115,000	INTERIOR	1.00	H1	SP OF HOUSE LOW	1	0	401

	2024	2025
COURT	150,000	150,000
EXTERIOR	125,000	125,000
INTERIOR	115,000	115,000

ST-15 TRAILWOODS/SCIOVIEW

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	25% of Sale Price	20% of Sale Price	2024 Land Value	Parcel Characteristics	Total Acres	ECF Area	Comments	Gravel	Paved	Class
TRAILWOODS/VILLAGE LOTS/TRUE MARKET SALES																
H -08-21-375-016	6383 N TRAILWOODS DR REAL S	ST-15	TRAILWOODS/SCIC	06/28/23	\$880,000	\$221,962	\$220,000	\$176,000	\$165,000	VILLAGE	0.16	J3		0	0	401
H -08-21-375-030	289 BROOKDALE ST REAL SALE	ST-15	TRAILWOODS/SCIC	07/15/22	\$740,000	\$134,201	\$185,000	\$148,000	\$145,000	VILLAGE	0.15	J3		0	0	401
H -08-21-375-057	383 TRAILWOODS CT REAL SALE	ST-15	TRAILWOODS/SCIC	12/05/23	\$620,000	\$205,708	\$155,000	\$124,000	\$145,000	VILLAGE	0.18	J3		0	0	401
H -08-21-375-059	6387 S TRAILWOODS DR REAL S	ST-15	TRAILWOODS/SCIC	04/05/22	\$530,000	\$138,066	\$132,500	\$106,000	\$145,000	VILLAGE	0.19	J3		0	0	401
H -08-21-375-062	6351 S TRAILWOODS DR REAL S	ST-15	TRAILWOODS/SCIC	05/23/22	\$692,000	\$125,574	\$173,000	\$138,400	\$145,000	VILLAGE	0.18	J3		0	0	401
H -08-21-375-140	316 HONEY TREE WAY REAL SAL	ST-15	TRAILWOODS/SCIC	04/12/23	\$615,000	\$156,858	\$153,750	\$123,000	\$145,000	VILLAGE	0.15	J3		0	0	401
H -08-21-375-165	283 HONEY TREE WAY REAL SAL	ST-15	TRAILWOODS/SCIC	12/08/23	\$640,000	\$208,524	\$160,000	\$128,000	\$145,000	VILLAGE	0.20	J3		0	0	401
						\$170,128	\$168,464									
TRAILWOODS/VILLAGE LOTS/DEVELOPER SALES																
H -08-21-375-141	320 HONEY TREE WAY DEVELOP	ST-15	TRAILWOODS/SCIC	04/25/23	\$613,155	\$172,409	\$153,289	\$122,631	\$145,000	VILLAGE	0.14	J3		0	0	401
H -08-21-375-145	336 HONEY TREE WAY DEVELOP	ST-15	TRAILWOODS/SCIC	06/16/23	\$587,330	\$151,449	\$146,833	\$117,466	\$145,000	VILLAGE	0.15	J3		0	0	401
H -08-21-375-148	348 HONEY TREE WAY DEVELOP	ST-15	TRAILWOODS/SCIC	05/05/23	\$578,125	\$174,305	\$144,531	\$115,625	\$165,000	VILLAGE	0.15	J3		0	0	401
H -08-21-375-149	352 HONEY TREE WAY DEVELOP	ST-15	TRAILWOODS/SCIC	03/18/24	\$552,312	\$450,867	\$138,078	\$110,462	\$145,000	VILLAGE	0.17	J3		0	0	402
H -08-21-375-152	364 HONEY TREE WAY DEVELOP	ST-15	TRAILWOODS/SCIC	05/12/23	\$618,542	\$192,983	\$154,636	\$123,708	\$165,000	VILLAGE	0.18	J3		0	0	401
						\$228,403	\$147,473									
TRAILWOODS/ESTATE LOTS/TRUE MARKET SALES																
H -08-21-375-111	414 PINEWAY DR REAL SALE	ST-15	TRAILWOODS/SCIC	06/26/23	\$737,000	\$167,787	\$184,250	\$147,400	\$165,000	ESTATES	0.23	J3		0	0	401
H -08-21-375-121	419 PINEWAY DR REAL SALE	ST-15	TRAILWOODS/SCIC	09/25/23	\$798,500	\$192,840	\$199,625	\$159,700	\$165,000	ESTATES	0.24	J3		0	0	401
H -08-21-375-126	399 PINEWAY DR REAL SALE	ST-15	TRAILWOODS/SCIC	06/15/23	\$739,900	\$180,432	\$184,975	\$147,980	\$165,000	ESTATES	0.24	J3		0	0	401
						\$180,353	\$189,617									
TRAILWOODS/ESTATE LOTS/ DEVELOPER SALES																
H -08-21-375-279	6095 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	05/26/23	\$814,660	\$190,545	\$203,665	\$162,932	\$165,000	ESTATES	0.31	J3		0	0	401
H -08-21-375-280	6101 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	05/19/23	\$740,280	\$216,472	\$185,070	\$148,056	\$165,000	ESTATES	0.36	J3		0	0	401
H -08-21-375-281	6107 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	06/26/23	\$866,826	\$191,084	\$216,707	\$173,365	\$165,000	ESTATES	0.39	J3		0	0	401
H -08-21-375-287	6143 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	01/22/24	\$799,602	\$219,310	\$199,901	\$159,920	\$165,000	ESTATES	0.35	J3		0	0	401
H -08-21-375-294	6185 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	05/12/23	\$867,451	\$204,232	\$216,863	\$173,490	\$165,000	ESTATES	0.40	J3		0	0	401
H -08-21-375-296	6197 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	09/18/23	\$635,000	\$188,213	\$158,750	\$127,000	\$165,000	ESTATES	0.31	J3		0	0	401
H -08-21-375-298	6209 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	04/14/23	\$698,545	\$196,605	\$174,636	\$139,709	\$165,000	ESTATES	0.31	J3		0	0	401
H -08-21-375-299	6215 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	11/13/23	\$770,000	\$233,199	\$192,500	\$154,000	\$165,000	ESTATES	0.31	J3		0	0	401
H -08-21-375-301	6233 FERNRIDGE LN DEVELOPE¹	ST-15	TRAILWOODS/SCIC	04/19/23	\$697,545	\$154,726	\$174,386	\$139,509	\$165,000	ESTATES	0.28	J3		0	0	401
H -08-21-375-307	6100 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	06/02/23	\$734,695	\$169,771	\$183,674	\$146,939	\$165,000	ESTATES	0.30	J3		0	0	401
H -08-21-375-311	6160 GREEN MOUNTAIN CIR DE¹	ST-15	TRAILWOODS/SCIC	06/21/23	\$776,270	\$208,584	\$194,068	\$155,254	\$165,000	ESTATES	0.32	J3		0	0	401
						\$197,522	\$190,929									
TRAILWOODS/ESTATE LOTS/VACANT LAND SALES																
H -08-21-375-280	6101 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	10/13/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.36	J3		0	0	401
H -08-21-375-281	6107 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	10/13/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.39	J3		0	0	401
H -08-21-375-294	6185 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	10/13/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.40	J3		0	0	401

H -08-21-375-296	6197 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	07/12/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.31	J3	0	0	401
H -08-21-375-297	6203 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	07/12/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.31	J3	0	0	401
H -08-21-375-298	6209 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	07/12/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.31	J3	0	0	401
H -08-21-375-305	6220 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	07/12/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.25	J3	0	0	402
H -08-21-375-307	6100 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	10/13/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.30	J3	0	0	401
H -08-21-375-311	6160 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	10/13/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.32	J3	0	0	401
H -08-21-375-314	6208 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	07/12/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.24	J3	0	0	402
H -08-21-375-315	6214 GREEN MOUNTAIN CIR VCI	ST-15	TRAILWOODS/SCIC	07/14/22	\$163,500	\$163,500	\$40,875	\$32,700	\$165,000	ESTATES	0.24	J3	0	0	402

\$163,500

SCIOVIEW VACANT/FRONT LOTS

H -08-26-360-033	4440 GROUSE DR	ST-15	TRAILWOODS/SCIC	12/15/22	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-034	4452 GROUSE DR	ST-15	TRAILWOODS/SCIC	04/19/23	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-037	4488 GROUSE DR	ST-15	TRAILWOODS/SCIC	04/19/23	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-041	4548 GROUSE DR	ST-15	TRAILWOODS/SCIC	04/17/23	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-042	4560 GROUSE DR	ST-15	TRAILWOODS/SCIC	05/03/23	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-046	4608 GROUSE DR	ST-15	TRAILWOODS/SCIC	05/15/23	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-047	4620 GROUSE DR	ST-15	TRAILWOODS/SCIC	04/27/23	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-029	4400 SPARROW ST	ST-15	TRAILWOODS/SCIC	03/15/24	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	402
H -08-26-360-040	4524 GROUSE DR	ST-15	TRAILWOODS/SCIC	01/26/24	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	402
H -08-26-360-048	4632 GROUSE DR	ST-15	TRAILWOODS/SCIC	09/22/23	\$190,000	\$190,000	\$47,500	\$38,000	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401

\$190,000

SCIOVIEW VACANT/BACK LOTS

H -08-26-360-089	4226 CHICKADEE CT	ST-15	TRAILWOODS/SCIC	04/14/23	\$235,000	\$235,000	\$58,750	\$47,000	\$230,000	SCIOVIEW OVER .5	0.51	J3	0	0	401
H -08-26-360-066	4478 ORIOLE CT	ST-15	TRAILWOODS/SCIC	09/22/23	\$250,000	\$250,000	\$62,500	\$50,000	\$230,000	SCIOVIEW OVER .5	0.82	J3	0	0	402
H -08-26-360-067	4481 ORIOLE CT	ST-15	TRAILWOODS/SCIC	09/22/23	\$250,000	\$250,000	\$62,500	\$50,000	\$230,000	SCIOVIEW OVER .5	0.81	J3	0	0	401
H -08-26-360-087	4250 CHICKADEE CT	ST-15	TRAILWOODS/SCIC	06/16/23	\$235,000	\$235,000	\$58,750	\$47,000	\$230,000	SCIOVIEW OVER .5	0.61	J3	0	0	401

\$242,500

SCIOVIEW IMPROVED/FRONT LOTS/DEVELOPER SALES

H -08-26-360-025	4364 SPARROW ST	ST-15	TRAILWOODS/SCIC	09/06/23	\$746,162	\$192,062	\$186,541	\$149,232	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401
H -08-26-360-039	4512 GROUSE DR	ST-15	TRAILWOODS/SCIC	10/13/23	\$720,472	\$157,320	\$180,118	\$144,094	\$190,000	SCIOVIEW UNDER .5	0.30	J3	0	0	401

\$174,691 **\$183,329**

OUTLIER

H -08-21-375-019	6416 S TRAILWOODS DR	ST-15	TRAILWOODS/SCIC	10/20/22	\$610,000	\$90,417	\$152,500	\$122,000	\$145,000	VILLAGE	0.15	J3	0	0	401
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	2024	2025	
TRAILWOODS VLG LOTS	145,000	165,000	
TRAILWOODS EST LOTS	165,000	190,000	
SCIOVIEW UNDER .5	190,000	190,000	CHANGE NAME TO SCIOVIEW FRONT
SCIOVIEW OVER .5	230,000	240,000	CHANGE NAME TO SCIOVIEW BACK

RAC 1- RESIDENTIAL ACREAGE ANN ARBOR SCHOOLS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	25% of Sale Price	Cost Per Acre/SP	Dollars per Acre	2024 Land Value	Land Residual	Total Acres	ECF Area	Other Parcels in Sale	Gravel	Paved	Class
.5 acre																
H -08-24-260-002	828 ROSE DR	RAC-1	RES ACREAGE TABL	11/16/23	\$330,000	\$82,500	\$600,000	\$83,015	\$88,000	\$45,658	0.55	L		0	1	401
H -08-24-225-016	954 ROSE DR	RAC-1	RES ACREAGE TABL	11/09/22	\$350,000	\$87,500	\$448,718	\$149,145	\$124,800	\$116,333	0.78	L		0	0	401
						\$85,000		\$116,080								
1.5 acres																
H -08-15-400-021	4740 PRATT RD	RAC-1	RES ACREAGE TABL	05/12/23	\$925,000	\$231,250	\$740,000	\$126,991	\$165,000	\$158,739	1.25	L		0	0	401
H -08-15-400-020	1051 W DELHI RD	RAC-1	RES ACREAGE TABL	08/17/22	\$617,000	\$154,250	\$489,683	\$84,737	\$165,200	\$106,768	1.26	L		0	0	401
H -08-15-400-019	4728 PRATT RD	RAC-1	RES ACREAGE TABL	03/05/24	\$925,000	\$231,250	\$722,656	\$64,699	\$165,600	\$82,815	1.28	L		0	0	401
H -08-34-200-019	1223 S ZEEB RD	RAC-1	RES ACREAGE TABL	04/13/22	\$820,000	\$205,000	\$518,987	\$100,659	\$174,800	\$159,042	1.58	H1		0	1	401

					\$205,438		\$94,272									
2 acres																
H -08-24-245-014	747 ROSE DR	RAC-1	RES ACREAGE TABL	02/23/23	\$636,000	\$159,000	\$344,715	\$110,698	\$190,700	\$204,238	1.85	L		0	1	401
H -08-01-300-005	3872 TUBBS RD	RAC-1	RES ACREAGE TABL	05/26/23	\$690,000	\$172,500	\$313,636	\$93,871	\$204,000	\$206,516	2.20	B1		1	0	401
					\$165,750		\$102,285									
2.5 acres																
H -08-23-100-008	955 N WAGNER RD	RAC-1	RES ACREAGE TABL	09/20/23	\$830,000	\$207,500	\$347,280	\$102,746	\$207,800	\$245,562	2.39	L		0	1	401
H -08-14-200-025	4091 MILLER RD	RAC-1	RES ACREAGE TABL	09/30/22	\$1,150,000	\$287,500	\$460,000	\$51,735	\$210,000	\$129,338	2.50	D2		0	1	401
H -08-01-300-007	3904 TUBBS RD	RAC-1	RES ACREAGE TABL	05/25/22	\$425,000	\$106,250	\$159,774	\$68,983	\$214,800	\$183,495	2.66	B1		1	0	401
					\$200,417		\$74,488									
3 acres																
H -08-27-300-011	685 S ZEEB RD	RAC-1	RES ACREAGE TABL	07/31/23	\$590,000	\$147,500	\$198,653	\$100,464	\$224,100	\$298,379	2.97	H1		0	1	401
H -08-13-300-045	3171 MILLER RD	RAC-1	RES ACREAGE TABL	11/21/22	\$875,000	\$218,750	\$283,172	\$65,638	\$225,450	\$202,821	3.09	D1		0	0	401
H -08-01-300-032	TUBBS RD VCNT	RAC-1	RES ACREAGE TABL	06/29/23	\$1,100,000	\$275,000	\$349,206	\$212,138	\$225,550	\$668,234	3.15	B1	H -08-01-300-033	0	0	402
					\$213,750		\$126,080									
4 acres																
H -08-01-100-023	2900 STEIN CT	RAC-1	RES ACREAGE TABL	03/03/23	\$935,000	\$233,750	\$233,750	\$64,572	\$230,000	\$258,287	4.00	B1		1	0	401
H -08-13-300-034	1078 N WAGNER RD	RAC-1	RES ACREAGE TABL	06/09/23	\$1,199,000	\$299,750	\$262,939	\$53,992	\$235,600	\$246,202	4.56	D1		0	1	401
					\$266,750		\$59,282									
5 acres																
H -08-33-300-002	6294 SCIO CHURCH RD	RAC-1	RES ACREAGE TABL	03/10/23	\$713,950	\$178,488	\$135,990	\$59,372	\$242,500	\$311,705	5.25	H1		0	1	401
6 acres																
H -08-22-400-023	325 W DELHI RD	RAC-1	RES ACREAGE TABL	09/22/23	\$350,000	\$87,500	\$57,661	\$18,690	\$250,700	\$113,447	6.07	L		1	0	401

outlier																
H -08-14-300-001	1480 W DELHI RD	RAC-1	RES ACREAGE TABL	10/24/23	\$1,100,000	\$275,000	\$1,100,000	\$371,598	\$160,000	\$371,598	1.00	D2		1	0	401

	2024	2025
1 ACRE	160,000	170,000
1.5 ACRES	170,000	180,000
2 ACRES	200,000	190,000
2.5 ACRES	210,000	200,000
3 ACRES	225,000	210,000
4 ACRES	230,000	220,000
5 ACRES	240,000	230,000
7 ACRES	260,000	250,000
10 ACRES	300,000	290,000
15 ACRES	440,000	400,000
20 ACRES	460,000	420,000
25 ACRES	500,000	460,000
30 ACRES	540,000	500,000
40 ACRES	580,000	540,000
50 ACRES	620,000	580,000
100 ACRES	660,000	620,000

RAC 2 - RESIDENTIAL ACREAGE DEXTER SCHOOLS NORTH OF I-94

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	25% of Sale Price	Land Residual	Cost Per Acre/SP	st Per Acre/Land Re	2024 Land Value	Total Acres	ECF Area	Other Parcels in Sale	Gravel	Paved	Class
one acre																
H -08-18-400-018	785 BAKER RD	RAC-2	RES ACREAGE TABL	06/05/23	\$365,000	\$91,250	\$144,028	\$344,340	\$135,875	\$132,400	1.06	C2		0	1	401

1.5 acres															
H -08-07-100-047	2150 BAKER RD	RAC-2	RES ACREAGE TABL	07/12/22	\$535,000	\$133,750	\$182,729	\$324,242	\$110,745	\$159,000	1.65	G	0	0	401
H -08-18-400-026	7565 MARSHALL RD	RAC-2	RES ACREAGE TABL	02/23/24	\$340,000	\$85,000	\$194,618	\$194,286	\$111,210	\$165,000	1.75	C2	1	0	401
						\$109,375									

3 acres															
H -08-10-200-014	5412 RIVER RIDGE LN	RAC-2	RES ACREAGE TABL	12/19/22	\$1,260,000	\$315,000	\$510,663	\$463,235	\$187,744	\$221,600	2.72	B2	0	1	401
H -08-09-300-040	2413 SCIO RD	RAC-2	RES ACREAGE TABL	07/06/23	\$829,292	\$207,323	\$210,960	\$290,980	\$74,021	\$225,500	2.85	B2	1	0	401
H -08-05-100-029	6745 W HURON RIVER DR	RAC-2	RES ACREAGE TABL	07/07/23	\$745,000	\$186,250	\$205,910	\$212,857	\$58,831	\$235,000	3.50	C1	1	0	401
					\$236,191										
4 acres															
H -08-10-200-016	2498 PETERS RD	RAC-2	RES ACREAGE TABL	05/25/22	\$1,150,000	\$287,500	\$404,820	\$315,068	\$110,910	\$236,500	3.65	B2	1	0	401
H -08-09-300-047	1870 MEADOW RIDGE DR	RAC-2	RES ACREAGE TABL	01/31/23	\$1,013,688	\$253,422	\$238,333	\$234,108	\$55,042	\$243,300	4.33	C2	0	1	401
H -08-05-200-003	6860 W HURON RIVER DR	RAC-2	RES ACREAGE TABL	04/11/23	\$607,500	\$151,875	\$249,851	\$132,353	\$54,434	\$245,900	4.59	C1	1	0	401
					\$230,932										

	2024	2025
1 ACRE	130,000	120,000
1.5 ACRES	150,000	140,000
2 ACRES	180,000	170,000
2.5 ACRES	215,000	205,000
3 ACRES	230,000	220,000
4 ACRES	240,000	230,000
5 ACRES	250,000	240,000
7 ACRES	260,000	250,000
10 ACRES	270,000	260,000
15 ACRES	275,000	265,000
20 ACRES	300,000	290,000
25 ACRES	325,000	315,000
30 ACRES	345,000	335,000
40 ACRES	520,000	510,000
50 ACRES	650,000	650,000
100 ACRES	1,100,000	1,000,000

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	25% of Sale Price	Land Residual	Cost Per Acre/SP	st Per Acre/Land Re	2024 Land Value	Total Acres	ECF Area	Other Parcels in Sale	Gravel	Paved	Class
one acre H-08-19-200-012	21 S PARKER RD	RAC-3	RES ACREAGE TABL	11/15/22	\$280,000	\$70,000	\$61,781	\$269,231	\$59,405	\$101,600	1.04	K1		0	1	401
2.5 acres H-08-30-420-012	867 MALENA DR	RAC-3	RES ACREAGE TABL	07/05/23	\$610,000	\$152,500	\$179,333	\$244,000	\$71,733	\$155,000	2.50	H2		0	1	401

3 acres															
H -08-29-400-022	873 COUNTRY RD	RAC-3	RES ACREAGE TABL	06/12/23	\$700,000	\$175,000	\$182,185	\$240,550	\$62,607	\$171,400	2.91	H2	1	0	401
H -08-32-300-012	7404 LA PRAIRIE LN	RAC-3	RES ACREAGE TABL	04/28/23	\$1,000,000	\$250,000	\$253,399	\$293,255	\$74,311	\$223,875	3.41	H2	1	0	401
						\$212,500									
6 acres															
H -08-30-420-010	674 MALENA DR	RAC-3	RES ACREAGE TABL	05/05/23	\$618,000	\$154,500	\$174,432	\$98,095	\$27,688	\$193,250	6.30	H2	0	1	401
10 acres															
H -08-32-150-008	1286 HONEY RUN DR	RAC-3	RES ACREAGE TABL	03/04/24	\$600,000	\$150,000	\$323,878	\$59,821	\$32,291	\$220,060	10.03	H2	1	0	401
H -08-32-200-002	1121 STRIETER RD	RAC-3	RES ACREAGE TABL	09/01/22	\$837,000	\$209,250	\$205,691	\$81,183	\$19,951	\$220,620	10.31	H2	1	0	401
H -08-31-400-008	7910 SCIO CHURCH RD	RAC-3	RES ACREAGE TABL	02/08/23	\$610,000	\$152,500	\$198,181	\$58,541	\$19,019	\$220,840	10.42	H2	0	1	401
						\$170,583									
vacant land 4 acres															
H -08-29-400-027	907 SERENITY WAY VCNT	RAC-3	RES ACREAGE TABL	12/16/22	\$195,000	\$48,750	\$195,000	\$55,874	\$55,874	\$179,900	3.49	H2	0	0	402
vacant land 10 acres															
H -08-29-400-028	929 SERENITY WAY VCNT	RAC-3	RES ACREAGE TABL	10/24/22	\$259,000	\$64,750	\$259,000	\$25,669	\$25,669	\$220,180	10.09	H2	0	0	402

	2024	2025
1 ACRE	100,000	95,000
1.5 ACRES	120,000	115,000
2 ACRES	135,000	130,000
2.5 ACRES	155,000	150,000
3 ACRES	175,000	185,000
4 ACRES	185,000	195,000
5 ACRES	190,000	200,000
7 ACRES	195,000	205,000
10 ACRES	220,000	215,000
15 ACRES	230,000	225,000
20 ACRES	260,000	250,000
25 ACRES	325,000	300,000
30 ACRES	390,000	360,000
40 ACRES	520,000	500,000
50 ACRES	650,000	650,000
100 ACRES	1,100,000	1,000,000