

Residential Land Study for 2026 Assessments

ST 1 - EASTERN NEIGHBORHOODS WITHOUT SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H-08-13-285-005	3115 COTTONTAIL CT	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	07/24/24	\$1,640,000	\$222,339	\$492,000	\$410,000	\$195,000	EXTERIOR	1.87	D1	401
H-08-13-285-012	3130 COTTONTAIL CT	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	05/30/24	\$1,122,500	\$210,066	\$336,750	\$280,625	\$195,000	EXTERIOR	1.20	D1	401
						\$216,203	\$414,375	\$345,313					
H-08-12-300-016	3167 N WAGNER RD	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	11/06/24	\$728,000	\$212,551	\$218,400	\$182,000	\$195,000	INTERIOR	1.19	D1	401
H-08-12-425-007	2820 BYINGTON BLVD	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	05/22/24	\$687,000	\$194,894	\$206,100	\$171,750	\$195,000	INTERIOR	1.03	D1	401
H-08-12-425-019	3423 RIVERBEND DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	04/28/23	\$713,700	\$180,992	\$214,110	\$178,425	\$195,000	INTERIOR	1.60	D1	401
H-08-12-445-004	2731 BYINGTON BLVD	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	06/16/23	\$689,500	\$165,608	\$206,850	\$172,375	\$195,000	INTERIOR	1.53	D1	401
H-08-13-126-010	2818 PARKRIDGE DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	08/28/24	\$1,000,000	\$249,985	\$300,000	\$250,000	\$195,000	INTERIOR	1.01	D1	401
H-08-13-127-012	2700 LAUREL HILL RD	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	12/15/23	\$545,000	\$127,686	\$163,500	\$136,250	\$195,000	INTERIOR	1.16	D1	401
H-08-13-182-001	2850 LAURENTIDE DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	07/29/24	\$778,000	\$232,931	\$233,400	\$194,500	\$195,000	INTERIOR	0.99	D1	401
H-08-13-183-001	2562 BLUEBERRY LN	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	02/23/24	\$1,010,000	\$208,046	\$303,000	\$252,500	\$195,000	INTERIOR	1.44	D1	401
H-08-13-260-009	3480 COTTONTAIL LN	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	06/16/23	\$675,000	\$148,574	\$202,500	\$168,750	\$195,000	INTERIOR	1.03	D1	401
H-08-13-280-006	2919 PARKRIDGE DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	11/14/24	\$925,000	\$204,046	\$277,500	\$231,250	\$195,000	INTERIOR	1.13	D1	401
H-08-13-285-017	2569 WALNUT RD	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	03/06/24	\$987,000	\$222,339	\$296,100	\$246,750	\$195,000	INTERIOR	1.01	D1	401
H-08-14-184-001	3652 PHEASANT DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	07/15/24	\$765,000	\$257,999	\$229,500	\$191,250	\$195,000	INTERIOR	1.08	D1	401
						\$200,471	\$237,580	\$197,983					

OUTLIERS

H-08-13-127-004	2755 PARKRIDGE DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	07/25/23	\$1,100,000	\$89,454	\$330,000	\$275,000	\$195,000	INTERIOR	1.01	D1	401
H-08-13-285-003	2566 THORNAPPLE DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	05/31/23	\$1,450,000	\$73,610	\$435,000	\$362,500	\$195,000	INTERIOR	1.28	D1	401
H-08-13-181-005	2737 LAURENTIDE DR	ST-1	EASTERN NEIGHBORHOODS W/O SEWER & WATER	05/22/24	\$1,006,500	\$277,435	\$301,950	\$251,625	\$195,000	INTERIOR	0.93	D1	401

	2024 VALUES	2025 VALUES	2026 VALUES
RIVER	300,000	245,000	350,000
EXTERIOR	250,000	195,000	300,000
INTERIOR	200,000	195,000	240,000
EXT UNDER 1 ACRE	160,000	145,000	170,000
INT UNDER 1 ACRE	150,000	135,000	160,000

ST-2 EASTERN ESTATES WITH SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H-08-27-250-007	383 WILD FOX CT	ST-2	EASTERN ESTATES W/SEWER & WATER	06/20/23	\$760,000	\$156,465	\$228,000	\$190,000	\$200,000	COURT	0.52	J1	401
H-08-27-251-011	343 EAGLE RIDGE CT	ST-2	EASTERN ESTATES W/SEWER & WATER	04/07/23	\$1,100,000	\$239,343	\$330,000	\$275,000	\$200,000	COURT	1.02	J1	401
H-08-27-430-038	837 BOGEY CT	ST-2	EASTERN ESTATES W/SEWER & WATER	04/14/23	\$770,000	\$165,739	\$231,000	\$192,500	\$200,000	COURT	0.52	J1	401
						\$187,182	\$263,000	\$219,167					
H-08-27-285-021	547 GLENMOORE DR	ST-2	EASTERN ESTATES W/SEWER & WATER	09/19/23	\$830,000	\$189,974	\$249,000	\$207,500	\$200,000	GOLF	0.48	J1	401
H-08-27-285-038	4977 ST ANNES CT	ST-2	EASTERN ESTATES W/SEWER & WATER	07/18/24	\$980,000	\$269,649	\$294,000	\$245,000	\$200,000	GOLF	0.55	J1	401
H-08-27-285-051	4841 GULLANE DR	ST-2	EASTERN ESTATES W/SEWER & WATER	09/12/24	\$875,000	\$246,811	\$262,500	\$218,750	\$200,000	GOLF	0.53	J1	401
H-08-27-355-023	913 FAIRWAY PARK DR	ST-2	EASTERN ESTATES W/SEWER & WATER	01/06/25	\$710,000	\$181,035	\$213,000	\$177,500	\$200,000	GOLF	0.39	J1	401
H-08-27-355-025	949 FAIRWAY PARK DR	ST-2	EASTERN ESTATES W/SEWER & WATER	05/24/24	\$810,000	\$275,669	\$243,000	\$202,500	\$200,000	GOLF	0.48	J1	401
H-08-27-415-029	794 DORNOCH DR	ST-2	EASTERN ESTATES W/SEWER & WATER	08/15/24	\$1,075,000	\$347,950	\$322,500	\$268,750	\$200,000	GOLF	0.53	J1	401
H-08-27-415-032	812 DORNOCH DR	ST-2	EASTERN ESTATES W/SEWER & WATER	05/26/23	\$900,000	\$267,259	\$270,000	\$225,000	\$200,000	GOLF	0.42	J1	401
H-08-27-430-011	4943 BIRDIE LN	ST-2	EASTERN ESTATES W/SEWER & WATER	02/08/24	\$870,000	\$273,982	\$261,000	\$217,500	\$200,000	GOLF	0.45	J1	401
H-08-27-430-024	5157 POLO FIELDS DR	ST-2	EASTERN ESTATES W/SEWER & WATER	08/08/23	\$845,000	\$213,442	\$253,500	\$211,250	\$200,000	GOLF	0.41	J1	401
H-08-27-430-033	738 BOGEY CT	ST-2	EASTERN ESTATES W/SEWER & WATER	07/31/23	\$1,121,500	\$212,070	\$336,450	\$280,375	\$200,000	GOLF	0.60	J1	401
						\$247,784	\$270,495	\$225,413					
H-08-27-285-016	558 GLENMOORE DR	ST-2	EASTERN ESTATES W/SEWER & WATER	07/07/23	\$906,368	\$236,777	\$271,910	\$226,592	\$200,000	STANDARD	0.45	J1	401
H-08-27-285-105	5004 BIRKDALE DR	ST-2	EASTERN ESTATES W/SEWER & WATER	08/01/24	\$921,700	\$263,454	\$276,510	\$230,425	\$200,000	STANDARD	0.44	J1	401
H-08-27-415-037	649 DORNOCH DR	ST-2	EASTERN ESTATES W/SEWER & WATER	08/01/23	\$775,000	\$167,307	\$232,500	\$193,750	\$200,000	STANDARD	0.42	J1	401
H-08-27-395-011	780 EAGLE AVE	ST-2	EASTERN ESTATES W/SEWER & WATER	11/18/24	\$935,000	\$275,120	\$280,500	\$233,750	\$200,000	STANDARD	0.51	J1	401
H-08-27-395-032	998 EAGLE AVE	ST-2	EASTERN ESTATES W/SEWER & WATER	06/20/23	\$950,600	\$206,803	\$285,180	\$237,650	\$200,000	STANDARD	0.51	J1	401
H-08-27-415-034	631 DORNOCH DR	ST-2	EASTERN ESTATES W/SEWER & WATER	05/01/23	\$917,000	\$260,713	\$275,100	\$229,250	\$200,000	STANDARD	0.45	J1	401
H-08-27-430-055	4896 BIRDIE LN	ST-2	EASTERN ESTATES W/SEWER & WATER	05/06/24	\$861,000	\$282,571	\$258,300	\$215,250	\$200,000	STANDARD	0.41	J1	401
						\$241,821	\$268,571	\$223,810					

OUTLIERS

H-08-27-395-046	953 GALLERY LN	ST-2	EASTERN ESTATES W/SEWER & WATER	06/03/24	\$1,225,000	\$368,953	\$367,500	\$306,250	\$200,000	STANDARD	0.42	J1	401
H-08-27-355-024	931 FAIRWAY PARK DR	ST-2	EASTERN ESTATES W/SEWER & WATER	04/11/23	\$540,000	\$121,370	\$162,000	\$135,000	\$200,000	GOLF	0.42	J1	401

H -08-27-285-117	5210 BIRKDALE DR	ST-2	EASTERN ESTATES W/SEWER & WATER	06/13/24	\$609,000	\$241,002	\$182,700	\$152,250	\$200,000	STANDARD	0.59	J1	401
------------------	------------------	------	---------------------------------	----------	-----------	-----------	-----------	-----------	-----------	----------	------	----	-----

	2024 VALUES	2025 VALUES	2026 VALUES
GOLF			270,000
STANDARD	190,000	200,000	270,000
COURTS	200,000	200,000	265,000

ST-3 CENTRAL NEIGHBORHOODS WITHOUT SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30 % of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H -08-14-430-052	3950 EDMONTON CT	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	05/14/24	\$562,500	\$205,879	\$168,750	\$140,625	\$155,000	COURTS	0.78	L	401
H -08-14-440-030	4017 PEMBERLY CT	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	05/10/23	\$630,000	\$124,929	\$189,000	\$157,500	\$155,000	COURTS	0.82	L	401
H -08-14-480-073	1555 COVENTRY SQUARE DR	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	11/04/24	\$656,000	\$196,655	\$196,800	\$164,000	\$155,000	COURTS	0.73	L	401
H -08-22-151-002	714 HALCYON CT	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	10/06/23	\$735,000	\$75,245	\$220,500	\$183,750	\$155,000	COURTS	1.14	L	401
H -08-22-152-007	598 SCIOMEADOW DR	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	04/26/23	\$521,300	\$112,781	\$156,390	\$130,325	\$155,000	COURTS	1.97	L	401
H -08-22-152-011	691 SCIOMEADOW DR	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	11/13/24	\$609,700	\$189,332	\$182,910	\$152,425	\$155,000	COURTS	1.01	L	401
H -08-23-235-005	4455 KUEBLER CT	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	09/07/23	\$515,000	\$137,508	\$154,500	\$128,750	\$155,000	COURTS	0.90	L	401
						\$148,904	\$181,264	\$151,054					
H -08-23-410-015	3627 ELIZABETH RD	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	10/05/23	\$280,000	\$133,935	\$84,000	\$70,000	\$100,000	ELIZABETH	0.63	L	401
						\$133,935	\$84,000	\$70,000					
H -08-23-160-010	3940 DEXTER-ANN ARBOR RD	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	10/16/23	\$850,000	\$176,480	\$255,000	\$212,500	\$140,000	EXTERIOR	2.15	L	401
H -08-15-396-013	5121 JOHN HOLMES RD	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	06/11/24	\$550,000	\$240,089	\$165,000	\$137,500	\$140,000	EXTERIOR	1.07	L	401
						\$208,285	\$210,000	\$175,000					
H -08-14-480-100	3737 BRADFORD SQUARE DR	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	12/18/23	\$825,000	\$170,191	\$247,500	\$206,250	\$130,000	INTERIOR	1.17	L	401
H -08-23-115-001	789 N WAGNER RD	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	09/17/24	\$687,250	\$183,719	\$206,175	\$171,813	\$130,000	INTERIOR	1.60	L	401
H -08-15-453-012	4981 GREEN KNOLLS LN	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	09/15/23	\$450,000	\$161,812	\$135,000	\$112,500	\$130,000	INTERIOR	1.04	L	401
H -08-22-202-013	707 RIDGEMONT LN	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	10/12/23	\$765,000	\$206,428	\$229,500	\$191,250	\$130,000	INTERIOR	0.99	L	401
H -08-22-203-006	642 RIDGEMONT LN	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	04/10/23	\$640,000	\$157,970	\$192,000	\$160,000	\$130,000	INTERIOR	1.13	L	401
H -08-22-238-002	455 ADRIENNE LN	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	05/26/23	\$443,000	\$132,834	\$132,900	\$110,750	\$130,000	INTERIOR	0.96	L	401
H -08-22-238-011	472 STONEGATE RD	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	11/17/23	\$525,000	\$210,307	\$157,500	\$131,250	\$130,000	INTERIOR	1.03	L	401
H -08-23-235-007	809 KUEBLER DR	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	01/03/24	\$515,000	\$164,180	\$154,500	\$128,750	\$130,000	INTERIOR	0.83	L	401
						\$173,430	\$181,884	\$151,570					
OUTLIERS													
H -08-15-396-002	5172 PRATT RD VL	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	07/08/24	\$150,000	\$150,000	\$45,000	\$37,500	\$130,000	INTERIOR	0.97	L	402
H -08-23-180-031	3839 LEROY BLVD VL	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	12/15/23	\$170,000	\$170,000	\$51,000	\$42,500	\$130,000	INTERIOR	1.00	L	401
H -08-22-140-005	845 SCIOMEADOW DR	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	10/18/24	\$520,000	\$119,923	\$156,000	\$130,000	\$130,000	INTERIOR	0.99	L	401
H -08-15-398-004	5086 DEXTER-ANN ARBOR RD	ST-3	CENTRAL NEIGHBORHOODS NO SEW & WAT	12/12/23	\$360,000	\$124,552	\$108,000	\$90,000	\$130,000	INTERIOR	1.16	L	401

	2024	2025	2026
COURTS	160,000	155,000	180,000
EXTERIOR	140,000	140,000	175,000
INTERIOR	130,000	130,000	180,000
ELIZABETH		100,000	85,000

ST-4 CENTRAL NEIGHBORHOODS WITH SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Total Acres	ECF Area	Class
KIRKWAY												
H -08-20-495-017	332 SEDGEWOOD	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	12/27/24	\$490,000	\$95,697	\$147,000	\$122,500	\$120,000	0.20	J2	401
H -08-20-495-027	311 SEDGEWOOD	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/21/23	\$495,000	\$85,256	\$148,500	\$123,750	\$120,000	0.24	J2	401
H -08-20-495-033	6506 WISTERIA TRACE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	01/16/25	\$505,000	\$91,294	\$151,500	\$126,250	\$120,000	0.16	J2	401
H -08-20-495-040	6521 WISTERIA TRACE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/16/24	\$490,000	\$112,937	\$147,000	\$122,500	\$120,000	0.19	J2	401
						\$96,296	\$148,500	\$123,750				
HUNTERS TRAIL												
H -08-27-230-010	233 HUNTERS TRAIL	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	06/21/23	\$630,000	\$171,530	\$189,000	\$157,500	\$150,000	0.25	J1	401
H -08-27-230-012	228 HUNTERS TRAIL	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	11/29/23	\$645,000	\$125,729	\$193,500	\$161,250	\$150,000	0.23	J1	401
						\$148,630	\$191,250	\$159,375				
SOMMERSET												
H -08-27-270-009	415 SOMMERSET CT	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	05/01/24	\$430,000	\$111,314	\$129,000	\$107,500	\$100,000	0.24	J2	401
						\$111,314	\$129,000	\$107,500				
ARBOR POINTE												
H -08-28-130-009	248 CLOVERLEAF CT	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/19/24	\$580,000	\$162,125	\$174,000	\$145,000	\$130,000	0.29	J2	401

H-08-28-130-010	260 CLOVERLEAF CT	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/24/24	\$605,000	\$198,294	\$181,500	\$151,250	\$130,000	0.23	J2	401
H-08-28-130-046	5721 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	11/29/23	\$495,000	\$130,285	\$148,500	\$123,750	\$130,000	0.23	J2	401
H-08-28-130-047	5733 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	07/28/23	\$505,000	\$159,759	\$151,500	\$126,250	\$130,000	0.22	J2	401
H-08-28-130-048	5745 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	05/02/23	\$520,000	\$161,905	\$156,000	\$130,000	\$130,000	0.21	J2	401
H-08-28-130-049	5757 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/10/23	\$540,000	\$127,439	\$162,000	\$135,000	\$130,000	0.22	J2	401
H-08-28-130-052	5793 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	06/15/23	\$564,900	\$115,671	\$169,470	\$141,225	\$130,000	0.23	J2	401
H-08-28-130-063	5778 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	05/19/23	\$570,000	\$175,768	\$171,000	\$142,500	\$130,000	0.21	J2	401
H-08-28-130-077	5874 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	02/07/25	\$560,000	\$146,051	\$168,000	\$140,000	\$130,000	0.21	J2	401
H-08-28-130-116	5982 CEDAR RIDGE DR	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/25/23	\$675,000	\$129,096	\$202,500	\$168,750	\$130,000	0.24	J2	401
						\$150,639	\$168,447	\$140,373				

COUNTRY FRENCH												
H-08-28-175-009	5660 VERSAILLES AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	08/30/24	\$460,000	\$131,122	\$138,000	\$115,000	\$120,000	0.22	J2	401
H-08-28-175-022	5725 VERSAILLES AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	07/17/24	\$500,000	\$146,468	\$150,000	\$125,000	\$120,000	0.30	J2	401
H-08-28-175-041	5608 LEBLANC AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/26/24	\$563,000	\$117,164	\$168,900	\$140,750	\$120,000	0.24	J2	401
H-08-28-175-082	5669 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	03/07/24	\$512,500	\$132,695	\$153,750	\$128,125	\$120,000	0.21	J2	401
H-08-28-175-085	5633 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	11/20/23	\$485,000	\$150,961	\$145,500	\$121,250	\$120,000	0.22	J2	401
H-08-28-175-088	5589 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	07/16/24	\$626,000	\$152,540	\$187,800	\$156,500	\$120,000	0.22	J2	401
H-08-28-175-104	5974 VERSAILLES AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	12/14/23	\$525,000	\$165,283	\$157,500	\$131,250	\$120,000	0.19	J2	401
H-08-28-175-110	5819 VERSAILLES AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	10/06/23	\$615,000	\$82,925	\$184,500	\$153,750	\$120,000	0.23	J2	401
H-08-28-175-140	5824 QUEBEC AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	10/31/23	\$475,000	\$133,876	\$142,500	\$118,750	\$120,000	0.22	J2	401
H-08-28-175-150	5881 QUEBEC AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	05/28/24	\$520,000	\$120,417	\$156,000	\$130,000	\$120,000	0.19	J2	401
H-08-28-175-160	5964 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	11/08/23	\$462,000	\$140,156	\$138,600	\$115,500	\$120,000	0.20	J2	401
H-08-28-175-183	5925 VILLA FRANCE AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	06/03/24	\$535,000	\$186,608	\$160,500	\$133,750	\$120,000	0.19	J2	401
H-08-28-175-205	5913 LAFAYETTE LN	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	05/05/23	\$458,000	\$150,977	\$137,400	\$114,500	\$120,000	0.20	J2	401
H-08-28-175-219	6051 GABRIELLE AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	04/27/23	\$500,000	\$148,393	\$150,000	\$125,000	\$120,000	0.20	J2	401
H-08-28-175-249	6123 GABRIELLE AVE	ST-4	CENTRAL NEIGHBORHOODS W/SEW & WAT	08/07/24	\$472,000	\$116,010	\$141,600	\$118,000	\$120,000	0.21	J2	401
						\$138,373	\$154,170	\$128,475				

BREAKDOWN BY SUB		
	2025	2026
COUNTRY FRENCH	120,000	155,000
ARBOR POINTE	130,000	170,000
KIRKWAY	120,000	150,000
HUNTERS TRAIL	150,000	190,000
SOMMERSET	100,000	130,000

ST-5 CONDOMINIUMS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
MULTI/STACK BEST													
H-08-21-495-011	5524 ARBOR CHASE DR	ST-5	CONDOMINIUMS	10/22/24	\$377,000	\$155,439	\$113,100	\$94,250	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-012	5526 ARBOR CHASE DR	ST-5	CONDOMINIUMS	07/11/24	\$360,000	\$130,284	\$108,000	\$90,000	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-015	5532 ARBOR CHASE DR	ST-5	CONDOMINIUMS	03/14/24	\$357,000	\$118,477	\$107,100	\$89,250	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-023	5672 ARBOR CHASE DR	ST-5	CONDOMINIUMS	10/04/23	\$359,750	\$168,811	\$107,925	\$89,938	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-029	5533 ARBOR CHASE DR	ST-5	CONDOMINIUMS	06/25/24	\$345,000	\$127,318	\$103,500	\$86,250	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-032	5539 ARBOR CHASE DR	ST-5	CONDOMINIUMS	08/30/24	\$375,000	\$139,346	\$112,500	\$93,750	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-035	5647 ARBOR CHASE DR	ST-5	CONDOMINIUMS	10/24/23	\$360,000	\$134,761	\$108,000	\$90,000	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-035	5647 ARBOR CHASE DR	ST-5	CONDOMINIUMS	11/30/23	\$365,000	\$139,761	\$109,500	\$91,250	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-042	5543 ARBOR CHASE DR	ST-5	CONDOMINIUMS	02/14/25	\$370,000	\$143,806	\$111,000	\$92,500	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-043	5545 ARBOR CHASE DR	ST-5	CONDOMINIUMS	07/26/23	\$380,000	\$129,846	\$114,000	\$95,000	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-048	5633 ARBOR CHASE DR	ST-5	CONDOMINIUMS	06/26/24	\$385,000	\$163,814	\$115,500	\$96,250	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-050	5637 ARBOR CHASE DR	ST-5	CONDOMINIUMS	01/31/25	\$347,000	\$129,940	\$104,100	\$86,750	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-053	5549 ARBOR CHASE DR	ST-5	CONDOMINIUMS	02/02/24	\$333,000	\$131,240	\$99,900	\$83,250	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-062	5613 ARBOR CHASE DR	ST-5	CONDOMINIUMS	05/31/24	\$350,000	\$152,683	\$105,000	\$87,500	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-064	5617 ARBOR CHASE DR	ST-5	CONDOMINIUMS	05/22/24	\$362,500	\$143,717	\$108,750	\$90,625	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-068	5625 ARBOR CHASE DR	ST-5	CONDOMINIUMS	04/28/23	\$354,000	\$121,520	\$106,200	\$88,500	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-081	5588 ARBOR CHASE DR	ST-5	CONDOMINIUMS	02/27/25	\$340,000	\$117,121	\$102,000	\$85,000	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-21-495-087	5600 ARBOR CHASE DR	ST-5	CONDOMINIUMS	02/29/24	\$375,000	\$156,463	\$112,500	\$93,750	\$87,000	MULTI/STK BEST	0.00	K2	407
H-08-26-240-004	500 LITTLE LAKE DR #4	ST-5	CONDOMINIUMS	04/01/24	\$475,000	\$196,577	\$142,500	\$118,750	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-240-008	500 LITTLE LAKE DR #8	ST-5	CONDOMINIUMS	06/11/24	\$320,000	\$114,448	\$96,000	\$80,000	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-240-014	500 LITTLE LAKE DR #14	ST-5	CONDOMINIUMS	09/23/24	\$455,000	\$190,885	\$136,500	\$113,750	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-240-029	500 LITTLE LAKE DR #29	ST-5	CONDOMINIUMS	10/29/24	\$290,000	\$81,494	\$87,000	\$72,500	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-240-030	500 LITTLE LAKE DR #30	ST-5	CONDOMINIUMS	05/17/23	\$380,000	\$111,709	\$114,000	\$95,000	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-255-009	560 LITTLE LAKE DR #9	ST-5	CONDOMINIUMS	11/25/24	\$340,000	\$170,416	\$102,000	\$85,000	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-255-026	560 LITTLE LAKE DR #26	ST-5	CONDOMINIUMS	07/20/23	\$355,000	\$114,450	\$106,500	\$88,750	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-255-031	560 LITTLE LAKE DR #31	ST-5	CONDOMINIUMS	12/31/24	\$245,000	\$110,433	\$73,500	\$61,250	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-255-032	560 LITTLE LAKE DR #32	ST-5	CONDOMINIUMS	12/11/23	\$255,000	\$132,233	\$76,500	\$63,750	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-255-542	560 LITTLE LAKE DR #42	ST-5	CONDOMINIUMS	11/21/23	\$400,000	\$93,036	\$120,000	\$100,000	\$87,000	MULTI/STK BEST	0.00	N1	407
						\$136,430	\$107,253	\$89,377					
OUTLIERS													
H-08-26-235-035	424 LITTLE LAKE DR #35	ST-5	CONDOMINIUMS	08/02/23	\$382,400	\$54,398	\$114,720	\$95,600	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-240-007	500 LITTLE LAKE DR #7	ST-5	CONDOMINIUMS	05/31/23	\$430,000	\$62,394	\$129,000	\$107,500	\$87,000	MULTI/STK BEST	0.00	N1	407
H-08-26-240-007	500 LITTLE LAKE DR #7	ST-5	CONDOMINIUMS	07/01/24	\$445,000	\$77,394	\$133,500	\$111,250	\$87,000	MULTI/STK BEST	0.00	N1	407

MULTI/STACK AVERAGE													
H-08-25-475-014	851 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	10/26/23	\$280,000	\$84,564	\$84,000	\$70,000	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-25-475-019	841 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	07/12/23	\$287,000	\$88,213	\$86,100	\$71,750	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-25-475-028	939 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	08/30/24	\$298,000	\$88,247	\$89,400	\$74,500	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-25-475-030	923 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	11/22/24	\$278,700	\$79,020	\$83,610	\$69,675	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-25-475-042	1007 E SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	04/27/23	\$281,500	\$65,382	\$84,450	\$70,375	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-25-475-075	1042 W SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	04/10/23	\$255,000	\$61,731	\$76,500	\$63,750	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-25-475-094	960 W SUMMERFIELD GLEN	ST-5	CONDOMINIUMS	05/03/23	\$283,500	\$85,347	\$85,050	\$70,875	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-235-009	229 SCIO VILLAGE CT #109	ST-5	CONDOMINIUMS	04/16/24	\$299,900	\$84,145	\$89,970	\$74,975	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-235-018	229 SCIO VILLAGE CT #218	ST-5	CONDOMINIUMS	08/22/24	\$280,000	\$70,036	\$84,000	\$70,000	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-235-026	273 SCIO VILLAGE CT #126	ST-5	CONDOMINIUMS	08/23/23	\$280,000	\$71,021	\$84,000	\$70,000	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-235-055	301 SCIO VILLAGE CT #255	ST-5	CONDOMINIUMS	10/10/24	\$311,000	\$82,633	\$93,300	\$77,750	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-235-078	331 SCIO VILLAGE CT #278	ST-5	CONDOMINIUMS	07/10/24	\$285,000	\$92,733	\$85,500	\$71,250	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-235-084	331 SCIO VILLAGE CT #284	ST-5	CONDOMINIUMS	04/10/23	\$279,000	\$74,044	\$83,700	\$69,750	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-245-003	283 S ZEEB RD #203	ST-5	CONDOMINIUMS	04/22/24	\$246,450	\$74,267	\$73,935	\$61,613	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-245-004	283 S ZEEB RD #204	ST-5	CONDOMINIUMS	12/04/24	\$220,000	\$75,391	\$66,000	\$55,000	\$66,000	MULTI/STK AVG	0.00	O2	407
						\$79,118	\$83,301	\$69,418					

OUTLIERS													
H-08-27-235-006	229 SCIO VILLAGE CT #106	ST-5	CONDOMINIUMS	10/31/24	\$340,000	\$41,189	\$102,000	\$85,000	\$66,000	MULTI/STK AVG	0.00	O2	407
H-08-27-235-048	301 SCIO VILLAGE CT #148	ST-5	CONDOMINIUMS	05/09/23	\$262,500	\$49,975	\$78,750	\$65,625	\$66,000	MULTI/STK AVG	0.00	O2	407

SCIO A.I.R.													
H-08-26-325-008	4250 DUCK DR VCNT	ST-5	CONDOMINIUMS	09/20/24	\$170,025	\$170,025	\$51,008	\$42,506	\$135,000	SCIO A.I.R.	0.00	J4	407

DUPLEX BEST													
H-08-28-125-008	5528 GALLERY PARK	ST-5	CONDOMINIUMS	10/03/24	\$430,000	\$103,097	\$129,000	\$107,500	\$135,000	DUPLEX BEST	0.00	K3	407
H-08-28-125-009	5530 GALLERY PARK	ST-5	CONDOMINIUMS	05/13/24	\$480,000	\$152,207	\$144,000	\$120,000	\$135,000	DUPLEX BEST	0.00	K3	407
H-08-28-125-020	5566 GALLERY PARK	ST-5	CONDOMINIUMS	02/27/25	\$520,000	\$183,654	\$156,000	\$130,000	\$135,000	DUPLEX BEST	0.00	K3	407
H-08-28-125-529	5608 GALLERY PARK	ST-5	CONDOMINIUMS	08/09/24	\$570,000	\$131,630	\$171,000	\$142,500	\$135,000	DUPLEX BEST	0.00	K3	407
H-08-28-125-542	5599 GALLERY PARK	ST-5	CONDOMINIUMS	06/02/23	\$506,000	\$154,633	\$151,800	\$126,500	\$135,000	DUPLEX BEST	0.00	K3	407
H-08-36-495-014	2524 OXFORD CIRCLE	ST-5	CONDOMINIUMS	08/29/24	\$650,000	\$209,596	\$195,000	\$162,500	\$135,000	DUPLEX BEST	0.00	O3	407
H-08-36-495-058	2641 OXFORD CIRCLE	ST-5	CONDOMINIUMS	04/05/23	\$630,000	\$134,324	\$189,000	\$157,500	\$135,000	DUPLEX BEST	0.00	O3	407
H-08-36-495-063	2597 OXFORD CIRCLE	ST-5	CONDOMINIUMS	10/01/24	\$700,000	\$169,624	\$210,000	\$175,000	\$135,000	DUPLEX BEST	0.00	O3	407
H-08-36-495-064	2593 OXFORD CIRCLE	ST-5	CONDOMINIUMS	03/05/24	\$555,000	\$126,146	\$166,500	\$138,750	\$135,000	DUPLEX BEST	0.00	O3	407
H-08-36-495-068	2523 OXFORD CIRCLE	ST-5	CONDOMINIUMS	03/08/24	\$589,000	\$175,205	\$176,700	\$147,250	\$135,000	DUPLEX BEST	0.00	O3	407
H-08-36-280-002	3207 CHAMBERLAIN CIRCLE	ST-5	CONDOMINIUMS	05/12/23	\$473,000	\$127,528	\$141,900	\$118,250	\$135,000	DUPLEX BEST	0.00	O3	407
H-08-36-280-006	3216 CHAMBERLAIN CIRCLE	ST-5	CONDOMINIUMS	06/13/24	\$555,000	\$267,652	\$166,500	\$138,750	\$135,000	DUPLEX BEST	0.00	O3	407
H-08-36-280-048	1336 NOTTINGTON	ST-5	CONDOMINIUMS	06/09/23	\$520,000	\$195,221	\$156,000	\$130,000	\$135,000	DUPLEX BEST	0.00	O3	407
						\$163,886	\$165,646	\$138,038					

OUTLIERS													
H-08-28-125-004	5518 GALLERY PARK	ST-5	CONDOMINIUMS	04/04/24	\$325,000	\$95,546	\$97,500	\$81,250	\$135,000	DUPLEX BEST	0.00	K3	407
H-08-28-125-005	5520 GALLERY PARK	ST-5	CONDOMINIUMS	11/01/24	\$449,000	\$88,970	\$134,700	\$112,250	\$135,000	DUPLEX BEST	0.00	K3	407
H-08-36-280-049	1335 NOTTINGTON	ST-5	CONDOMINIUMS	04/15/24	\$627,000	\$280,447	\$188,100	\$156,750	\$135,000	DUPLEX BEST	0.00	O3	407

DUPLEX AVERAGE													
H-08-27-275-008	5489 TRILLIUM CROSSING CT	ST-5	CONDOMINIUMS	06/20/23	\$420,000	\$175,450	\$126,000	\$105,000	\$95,000	DUPLEX AVG	0.00	N	407
H-08-27-265-016	5432 PARKGROVE RD	ST-5	CONDOMINIUMS	06/27/24	\$405,000	\$138,288	\$121,500	\$101,250	\$94,000	DUPLEX AVG	0.00	N	407
H-08-27-265-017	5424 PARKGROVE RD	ST-5	CONDOMINIUMS	01/26/24	\$369,950	\$95,176	\$110,985	\$92,488	\$94,000	DUPLEX AVG	0.00	N	407
H-08-27-265-019	5404 PARKGROVE RD	ST-5	CONDOMINIUMS	04/01/24	\$387,000	\$126,059	\$116,100	\$96,750	\$94,000	DUPLEX AVG	0.00	N	407
H-08-27-265-022	5380 PARKGROVE RD	ST-5	CONDOMINIUMS	04/19/23	\$380,000	\$86,996	\$95,000	\$95,000	\$94,000	DUPLEX AVG	0.00	N	407
H-08-27-265-026	543 WOODGROVE DR	ST-5	CONDOMINIUMS	05/31/23	\$385,000	\$119,992	\$115,500	\$96,250	\$94,000	DUPLEX AVG	0.00	N	407
H-08-27-265-044	421 WOODGROVE DR	ST-5	CONDOMINIUMS	04/27/23	\$400,000	\$89,492	\$120,000	\$100,000	\$94,000	DUPLEX AVG	0.00	N	407
H-08-27-265-052	5444 GOLDEN OAK LN	ST-5	CONDOMINIUMS	06/20/23	\$382,000	\$106,541	\$114,600	\$95,500	\$94,000	DUPLEX AVG	0.00	N	407
							\$117,336	\$97,780					

OUTLIERS													
H-08-27-265-048	5409 GOLDEN OAK LN	ST-5	CONDOMINIUMS	11/07/23	\$345,000	\$69,136	\$103,500	\$86,250	\$94,000	DUPLEX AVG	0.00	N	407
H-08-27-265-036	471 WOODGROVE DR	ST-5	CONDOMINIUMS	05/22/24	\$400,000	\$152,608	\$120,000	\$100,000	\$94,000	DUPLEX AVG	0.00	N	407

	2024	2025	2026
MULTI/STK AVG	66,000	66,000	70,000
MULTI/STK BEST	82,000	87,000	90,000
DUPLEX AVG	95,000	94,000	100,000
DUPLEX BEST	134,000	135,000	165,000
SCIO A.I.R.			170,000

ST-6 BUENA VISTA & ANNEX AREA

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H-08-22-392-021	5000 PARK RD	ST-6	BUENA VISTA & ANNEX AREA	02/11/25	\$445,000	\$103,343	\$133,500	\$111,250	\$75,000	INTERIOR	0.19	K1	401
H-08-22-392-036	112 BURTON AVE	ST-6	BUENA VISTA & ANNEX AREA	08/07/24	\$424,000	\$155,799	\$127,200	\$106,000	\$75,000	INTERIOR	0.35	K1	401

H-08-25-325-009	647 LAKEVIEW AVE	ST-6	BUENA VISTA & ANNEX AREA	04/03/23	\$325,000	\$123,044	\$97,500	\$81,250	\$75,000	INTERIOR	0.19	K1	401
H-08-25-325-010	665 LAKEVIEW AVE	ST-6	BUENA VISTA & ANNEX AREA	12/23/24	\$414,000	\$138,508	\$124,200	\$103,500	\$75,000	INTERIOR	0.38	K1	401
						\$130,174	\$120,600	\$100,500					
OUTLIERS													
H-08-22-461-019	130 MYRTLE AVE	ST-6	BUENA VISTA & ANNEX AREA	09/18/23	\$315,000	\$55,492	\$94,500	\$78,750	\$75,000	INTERIOR	0.32	K1	401
H-08-24-125-010	1732 CALVIN ST	ST-6	BUENA VISTA & ANNEX AREA	01/30/25	\$388,775	\$82,415	\$116,633	\$97,194	\$75,000	INTERIOR	0.39	K1	401

	2024	2025	2026
EXTERIOR	95,000	85,000	120,000
INTERIOR	89,000	75,000	100,000

ST-7 LOCH ALPINE

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H-08-02-251-011	4291 EASTGATE DR	ST-7	LOCH ALPINE	04/03/23	\$515,000	\$135,011	\$154,500	\$128,750	\$135,000	EXTERIOR	0.46	E	401
H-08-03-152-009	4181 SUNSET CT	ST-7	LOCH ALPINE	11/03/23	\$499,900	\$133,132	\$149,970	\$124,975	\$135,000	EXTERIOR	0.35	E	401
H-08-03-477-006	4872 GREENOOK CT	ST-7	LOCH ALPINE	02/11/25	\$750,000	\$184,586	\$225,000	\$187,500	\$135,000	EXTERIOR	0.63	E	401
H-08-03-477-007	4834 GREENOOK CT	ST-7	LOCH ALPINE	06/27/23	\$576,011	\$150,286	\$172,803	\$144,003	\$135,000	EXTERIOR	0.60	E	401
H-08-03-480-009	3675 GREENOOK BLVD	ST-7	LOCH ALPINE	09/15/23	\$407,000	\$129,725	\$122,100	\$101,750	\$135,000	EXTERIOR	0.47	E	401
						\$146,548	\$164,875	\$137,396					
H-08-02-225-036	4251 COREY CIRCLE	ST-7	LOCH ALPINE	10/30/23	\$780,000	\$105,455	\$234,000	\$195,000	\$120,000	INTERIOR	0.58	E	401
H-08-02-261-005	4310 CRESTLINE DR	ST-7	LOCH ALPINE	07/05/23	\$515,000	\$158,841	\$154,500	\$128,750	\$120,000	INTERIOR	0.49	E	401
H-08-02-261-015	4325 LOCH ALPINE DR EAST	ST-7	LOCH ALPINE	06/21/23	\$425,000	\$112,978	\$127,500	\$106,250	\$120,000	INTERIOR	0.45	E	401
H-08-02-358-001	3980 LOCH ALPINE DR EAST	ST-7	LOCH ALPINE	01/10/25	\$643,000	\$134,073	\$192,900	\$160,750	\$120,000	INTERIOR	0.40	E	401
H-08-03-480-002	3676 HURON CT	ST-7	LOCH ALPINE	08/31/23	\$548,000	\$120,759	\$164,400	\$137,000	\$120,000	INTERIOR	0.45	E	401
						\$126,421	\$174,660	\$145,550					
OUTLIERS													
H-08-02-263-004	4120 WOODLAND DR	ST-7	LOCH ALPINE	10/02/24	\$635,000	\$194,781	\$190,500	\$158,750	\$140,000	POND/COURT	0.45	E	401
H-08-02-357-011	4701 MIDWAY DR	ST-7	LOCH ALPINE	05/14/24	\$618,500	\$221,787	\$185,550	\$154,625	\$140,000	POND/COURT	0.44	E	401
H-08-02-225-022	4336 TARA CT	ST-7	LOCH ALPINE	06/16/23	\$640,000	\$80,195	\$192,000	\$160,000	\$120,000	INTERIOR	0.60	E	401

	2024	2025	2026
INTERIOR	120,000	120,000	175,000
EXTERIOR	135,000	135,000	165,000
POND/COURT	140,000	140,000	190,000

VACANT LAND SALE

H-08-03-177-006	MIDWAY DR VCNT	ST-7	LOCH ALPINE	08/06/24	\$172,625	\$172,625	\$51,788	\$43,156	\$120,000	INTERIOR	0.42	E	402
-----------------	----------------	------	-------------	----------	-----------	-----------	----------	----------	-----------	----------	------	---	-----

ST-8 WESTERN DEXTER NEIGHBORHOODS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	Est. Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H-08-05-405-003	6540 W HURON RIVER DR	ST-8	WESTERN DSD NEIGHBORHOODS	01/09/24	\$392,000	\$156,945	\$117,600	\$98,000	\$155,000	PINEVIEW/NORTHERN	0.95	C1	401
H-08-05-110-006	3900 PINEVIEW DR EAST	ST-8	WESTERN DSD NEIGHBORHOODS	11/01/23	\$572,000	\$105,486	\$171,600	\$143,000	\$155,000	PINEVIEW/NORTHERN	1.12	C1	401
H-08-05-110-504	3855 PINEVIEW DR EAST	ST-8	WESTERN DSD NEIGHBORHOODS	04/04/24	\$500,000	\$143,043	\$150,000	\$125,000	\$155,000	PINEVIEW/NORTHERN	1.60	C1	401
H-08-05-186-010	3519 PINEVIEW DR EAST	ST-8	WESTERN DSD NEIGHBORHOODS	07/03/24	\$510,000	\$164,463	\$153,000	\$127,500	\$155,000	PINEVIEW/NORTHERN	0.94	C1	401
						\$142,484	\$148,050	\$123,375					
OUTLIERS													
H-08-05-110-007	3924 PINEVIEW DR EAST	ST-8	WESTERN DSD NEIGHBORHOODS	06/20/23	\$630,000	\$47,177	\$189,000	\$157,500	\$155,000	PINEVIEW/NORTHERN	1.19	C1	401
H-08-05-185-005	3458 PINEVIEW DR EAST	ST-8	WESTERN DSD NEIGHBORHOODS	10/02/23	\$442,500	\$86,387	\$132,750	\$110,625	\$155,000	PINEVIEW/NORTHERN	1.00	C1	401
H-08-06-360-004	2788 BENT TREE DR	ST-8	WESTERN DSD NEIGHBORHOODS	01/07/25	\$750,000	\$182,070	\$225,000	\$187,500	\$145,000	BATES FARM/SOUTHERN	1.64	G	401
H-08-06-360-009	2797 BENT TREE DR	ST-8	WESTERN DSD NEIGHBORHOODS	06/01/23	\$605,000	\$132,936	\$181,500	\$151,250	\$145,000	BATES FARM/SOUTHERN	1.13	G	401
H-08-06-360-045	8456 BOENARO CT	ST-8	WESTERN DSD NEIGHBORHOODS	11/27/23	\$580,000	\$158,053	\$174,000	\$145,000	\$145,000	BATES FARM/SOUTHERN	1.00	G	401
H-08-07-200-011	8251 SHIELD RD	ST-8	WESTERN DSD NEIGHBORHOODS	04/12/24	\$423,700	\$167,424	\$127,110	\$105,925	\$145,000	BATES FARM/SOUTHERN	1.00	G	401
						\$160,121	\$176,903	\$147,419					

	2024	2025	2026
COURT	160,000		
EXTERIOR	150,000		
INTERIOR	120,000		
PINEVIEW/NORTHERN LOTS		155,000	150,000
BATES FARM/SOUTHERN LOTS		145,000	175,000

ST-9 CENTRAL DEXTER NEIGHBORHOODS NO SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
DELHI/OPEN													
H-08-02-377-005	4162 RAILROAD ST	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	01/07/25	\$365,000	\$147,852	\$109,500	\$91,250	\$80,000	DELHI/OPEN	0.30	F	401
H-08-02-377-006	4146 RAILROAD ST	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	03/07/25	\$347,000	\$166,754	\$104,100	\$86,750	\$80,000	DELHI/OPEN	0.24	F	401
						\$157,303	\$106,800	\$89,000					
PRESERVES													
H-08-03-350-011	3996 PRESERVE DR	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	08/18/23	\$975,000	\$201,198	\$292,500	\$243,750	\$240,000	PRESERVES	1.30	C3	401
H-08-03-350-013	3960 PRESERVE DR	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	05/16/24	\$990,000	\$203,659	\$297,000	\$247,500	\$240,000	PRESERVES	1.23	C3	401
H-08-03-350-014	3969 PRESERVE DR	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	12/19/24	\$1,225,000	\$371,088	\$367,500	\$306,250	\$360,000	PRESERVES	1.33	C3	401
H-08-03-350-039	3978 GLACIER LAKE CT	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	08/09/24	\$1,180,000	\$326,677	\$354,000	\$295,000	\$240,000	PRESERVES	1.14	C3	401
H-08-03-350-073	5031 SANDSTONE CT	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	11/27/24	\$990,000	\$253,850	\$297,000	\$247,500	\$240,000	PRESERVES	1.00	C3	401
H-08-03-350-090	4231 RED MESA CT	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	04/24/24	\$1,050,000	\$245,907	\$315,000	\$262,500	\$240,000	PRESERVES	1.13	C3	401
						\$267,063	\$310,000	\$267,083					
OUTLIERS													
H-08-03-350-054	4034 LAKE VISTA DR	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	09/14/23	\$880,000	\$141,312	\$264,000	\$220,000	\$240,000	PRESERVES	1.04	C3	401
HILLSIDE/MORRISON													
H-08-09-200-053	6894 BRIDGEWOOD HILLS DR VCNT	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	06/11/24	\$350,000	\$350,000	\$105,000	\$87,500	\$220,000	HILLSIDE/MORRISON	2.43	B2	402
H-08-09-200-056	6870 MORRISON HILLS CT VCNT	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	08/05/24	\$415,000	\$415,000	\$124,500	\$103,750	\$220,000	HILLSIDE/MORRISON	4.70	B2	401
H-08-09-240-006	2290 HILLSIDE CT VCNT	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	06/16/23	\$220,000	\$220,000	\$66,000	\$55,000	\$220,000	HILLSIDE/MORRISON	1.00	B2	402
					\$328,333	\$328,333	\$98,500	\$82,083					
THE GLADE													
H-08-11-245-020	2974 W DELHI RD	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	08/19/24	\$1,195,000	\$196,028	\$358,500	\$298,750	\$195,000	THE GLADE	2.86	B3	401
H-08-11-300-022	4053 BUCKRIDGE LN	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	08/30/24	\$930,000	\$211,242	\$279,000	\$232,500	\$195,000	THE GLADE	4.31	B3	401
H-08-11-300-024	4346 JONAS MARSH LN	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	06/09/23	\$1,045,000	\$207,619	\$313,500	\$261,250	\$195,000	THE GLADE	3.50	B2	401
						\$204,963	\$317,000	\$264,167					
OUTLIERS													
H-08-11-245-044	4137 UPPER GLADE CT	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	05/31/23	\$675,000	\$137,152	\$202,500	\$168,750	\$195,000	THE GLADE	1.64	B3	401
H-08-11-310-003	2805 WALTERS WAY	ST-9	CENTRAL DSD NEIGHBORHOODS NO S&W	08/29/24	\$2,400,000	\$238,422	\$720,000	\$600,000	\$195,000	THE GLADE	3.06	B3	401

	2025	2026
DELHI/OPEN	80,000	105,000
WING/HAROLD	90,000	110,000
PRESERVES	240,000	310,000
THE GLADE	195,000	265,000
HILLSIDE/MORRISON	220,000	320,000

ST-10 EASTERN NEIGHBORHOODS WITH SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Total Acres	ECF Area	Class
HOMETOWNE VLG												
H-08-36-295-007	1349 TIMMINS DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	05/24/24	\$619,975	\$192,643	\$185,993	\$154,994	\$120,000	0.15	04	401
H-08-36-295-035	1564 CHAPLEAU DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	03/28/25	\$510,000	\$175,817	\$153,000	\$127,500	\$120,000	0.15	04	401
H-08-36-295-047	1676 CHAPLEAU DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	07/26/24	\$531,000	\$193,363	\$159,300	\$132,750	\$120,000	0.17	04	401
H-08-36-295-061	1545 CHAPLEAU DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	09/08/23	\$540,000	\$113,146	\$162,000	\$135,000	\$120,000	0.15	04	401
H-08-36-295-073	1419 NORTH BAY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	03/14/24	\$535,000	\$165,479	\$160,500	\$133,750	\$120,000	0.16	04	401
H-08-36-295-073	1419 NORTH BAY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	03/25/25	\$595,000	\$225,479	\$178,500	\$148,750	\$120,000	0.16	04	401
H-08-36-295-082	1347 NORTH BAY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	12/13/24	\$590,000	\$128,870	\$177,000	\$147,500	\$120,000	0.16	04	401
H-08-36-295-104	1179 NORTH BAY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	09/24/24	\$520,000	\$188,909	\$156,000	\$130,000	\$120,000	0.16	04	401
						\$172,963	\$166,537	\$138,780				
OUTLIERS												
H-08-36-295-028	1508 CHAPLEAU DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	06/08/23	\$490,000	\$97,281	\$147,000	\$122,500	\$120,000	0.15	04	401
H-08-36-295-134	1280 NORTH BAY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	09/07/23	\$495,000	\$97,015	\$148,500	\$123,750	\$120,000	0.15	04	401
H-08-36-295-066	1495 CHAPLEAU DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	10/06/23	\$603,400	\$101,505	\$181,020	\$150,850	\$120,000	0.15	04	401
UPLANDS/TUSCANY												
H-08-36-385-001	1845 WINTERGREEN CT	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	08/15/24	\$662,650	\$179,301	\$198,795	\$165,663	\$170,000	0.32	01	401
H-08-36-385-024	1968 WOODLILY CT	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	09/04/24	\$684,000	\$179,613	\$205,200	\$171,000	\$170,000	0.36	01	401
H-08-36-385-105	1852 CHICORY RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	07/17/23	\$642,500	\$149,628	\$192,750	\$160,625	\$170,000	0.24	01	401
H-08-36-385-129	1714 CHICORY RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	05/08/23	\$736,000	\$166,464	\$220,800	\$184,000	\$170,000	0.24	01	401
H-08-36-385-133	1772 CHICORY RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	08/26/24	\$875,000	\$239,049	\$262,500	\$218,750	\$170,000	0.44	01	401
H-08-36-390-004	3088 TUSCANY CT	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	06/06/23	\$775,000	\$213,462	\$232,500	\$193,750	\$170,000	0.36	01	401
						\$187,920	\$218,758	\$182,298				
OUTLIERS												
H-08-36-385-097	1753 SNOWBERRY RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	07/17/23	\$675,000	\$104,112	\$202,500	\$168,750	\$170,000	0.41	01	401

MEADOWINDS//RAVINES

H-08-36-435-005	1681 SCIO RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	02/20/24	\$541,000	\$205,322	\$162,300	\$135,250	\$125,000	0.13	O1	401
H-08-36-435-012	1725 SCIO RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	11/26/24	\$548,800	\$203,039	\$164,640	\$137,200	\$125,000	0.13	O1	401
H-08-36-435-054	1706 SCIO RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	03/12/24	\$535,000	\$148,244	\$160,500	\$133,750	\$125,000	0.14	O1	401
H-08-36-435-058	1680 SCIO RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	01/17/24	\$470,000	\$121,786	\$141,000	\$117,500	\$125,000	0.12	O1	401
H-08-36-435-059	1674 SCIO RIDGE RD	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	03/21/25	\$405,000	\$172,877	\$121,500	\$101,250	\$125,000	0.12	O1	401
H-08-36-435-117	1454 SCIO RIDGE CT	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	04/26/23	\$483,500	\$169,955	\$145,050	\$120,875	\$125,000	0.15	O1	401
H-08-36-465-045	1818 HARLEY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	03/03/25	\$606,000	\$150,824	\$181,800	\$151,500	\$125,000	0.16	O1	401
H-08-36-465-046	1812 HARLEY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	06/05/23	\$535,000	\$133,052	\$160,500	\$133,750	\$125,000	0.15	O1	401
						\$163,137	\$154,661	\$128,884				

OUTLIERS

H-08-36-465-054	1755 HARLEY DR	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	05/01/24	\$562,000	\$116,589	\$168,600	\$140,500	\$125,000	0.17	O1	401
H-08-36-435-037	1669 RESERVE CT	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	08/29/23	\$537,500	\$224,170	\$161,250	\$134,375	\$125,000	0.15	O1	401
H-08-36-435-080	1585 ABIGAIL WAY	ST-10	EASTERN NEIGHBORHOODS W/SEWER & WAT	07/18/24	\$580,000	\$222,135	\$174,000	\$145,000	\$125,000	0.16	O1	401

	2025	2026
HOMETOWNE	120,000	170,000
UPLANDS/TUSCANY	170,000	200,000
MEADOWINDS/RAVINES	125,000	155,000

ST-11 EASTERN ESTATES NO SEWER & WATER

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H-08-11-400-022	2770 E DELHI RD	ST-11	EASTERN ESTATES W/O SEWER & WATER	06/09/23	\$867,500	\$227,907	\$260,250	\$216,875	\$220,000	UNDER 5 ACRES	2.50	D3	401
H-08-14-300-034	4500 SONGBIRD SPRINGS	ST-11	EASTERN ESTATES W/O SEWER & WATER	08/11/23	\$1,250,000	\$248,700	\$375,000	\$312,500	\$200,000	UNDER 5 ACRES	1.37	D3	401
H-08-14-285-001	1963 OAKLEIGH	ST-11	EASTERN ESTATES W/O SEWER & WATER	02/19/25	\$1,192,500	\$315,609	\$357,750	\$298,125	\$195,000	UNDER 5 ACRES	1.77	D2	401
						\$264,072	\$331,000	\$275,833					
H-08-14-395-003	1057 PINE RIDGE CT VL	ST-11	EASTERN ESTATES W/O SEWER & WATER	01/08/25	\$329,000	\$329,000	\$98,700	\$82,250	\$250,000	PINE RIDGE	1.03	D3	402
H-08-14-395-010	1062 PINE RIDGE CT VL	ST-11	EASTERN ESTATES W/O SEWER & WATER	01/18/24	\$299,900	\$299,900	\$89,970	\$74,975	\$250,000	PINE RIDGE	1.04	D3	401
						\$314,450							

OUTLIERS

H-08-12-345-005	3477 TIMBERWOOD VCNT	ST-11	EASTERN ESTATES W/O SEWER & WATER	05/29/24	\$405,000	\$405,000	\$121,500	\$101,250	\$220,000	UNDER 5 ACRES	1.80	D3	402
-----------------	----------------------	-------	-----------------------------------	----------	-----------	-----------	-----------	-----------	-----------	---------------	------	----	-----

	2025	2026
RIVER	350,000	370,000
10AC+	325,000	340,000
5-10 ACRES	275,000	290,000
UNDER 5 ACRES	220,000	275,000
PINE RIDGE		315,000

ST-12 SAGINAW HILLS NEIGHBORHOODS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H-08-34-310-009	1534 HIGH HOLLOW DR	ST-12	SAGINAW HILLS NEIGHBORHOODS	09/10/24	\$875,000	\$227,802	\$262,500	\$218,750	\$220,000	EXTERIOR	1.64	H1	401
H-08-35-165-026	3893 MICHAEL RD SOUTH	ST-12	SAGINAW HILLS NEIGHBORHOODS	06/05/24	\$1,020,000	\$337,109	\$306,000	\$255,000	\$220,000	EXTERIOR	1.01	H1	401
						\$282,456	\$284,250	\$236,875					
H-08-34-200-026	5350 ARBOR MEADOW LN	ST-12	SAGINAW HILLS NEIGHBORHOODS	05/11/23	\$780,000	\$194,216	\$234,000	\$195,000	\$211,600	INTERIOR	3.16	H1	401
H-08-34-460-003	4968 HIGH MEADOW LN	ST-12	SAGINAW HILLS NEIGHBORHOODS	06/11/24	\$1,011,000	\$227,417	\$303,300	\$252,750	\$210,000	INTERIOR	1.55	H1	401
H-08-35-115-008	1215 SOUTHWOOD CT	ST-12	SAGINAW HILLS NEIGHBORHOODS	06/01/23	\$850,000	\$106,162	\$255,000	\$212,500	\$210,000	INTERIOR	1.17	H1	401
						\$175,932	\$264,100	\$220,083					
H-08-35-165-010	3933 MICHAEL RD NORTH	ST-12	SAGINAW HILLS NEIGHBORHOODS	06/05/23	\$1,155,000	\$350,735	\$346,500	\$288,750	\$270,000	POND	1.09	H1	401
H-08-35-165-015	3984 MICHAEL RD SOUTH	ST-12	SAGINAW HILLS NEIGHBORHOODS	05/10/24	\$1,250,000	\$372,209	\$375,000	\$312,500	\$270,000	POND	1.04	H1	401
						\$361,472	\$360,750	\$300,625					

OUTLIER

H-08-34-200-026	5350 ARBOR MEADOW LN	ST-12	SAGINAW HILLS NEIGHBORHOODS	05/11/23	\$780,000	\$194,216	\$234,000	\$195,000	\$211,600	INTERIOR	3.16	H1	401
-----------------	----------------------	-------	-----------------------------	----------	-----------	-----------	-----------	-----------	-----------	----------	------	----	-----

	2025	2026
POND	270,000	360,000
EXTERIOR	220,000	285,000
INTERIOR	210,000	265,000

ST-13 WALNUT RIDGE

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H -08-13-450-017	2751 WHISPERING WOODS DR	ST-13	WALNUT RIDGE	11/01/24	\$1,375,000	\$448,672	\$412,500	\$343,750	\$280,000	COURT	0.92	D4	401
H -08-13-450-036	2765 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	03/07/25	\$1,092,500	\$291,357	\$327,750	\$273,125	\$280,000	EXTERIOR	0.50	D4	401
H -08-13-450-040	2785 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	09/12/24	\$1,150,000	\$311,108	\$345,000	\$287,500	\$280,000	EXTERIOR	0.60	D4	401
H -08-13-450-046	2861 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	02/14/24	\$1,089,380	\$300,696	\$326,814	\$272,345	\$280,000	EXTERIOR	0.62	D4	401
H -08-13-450-050	2931 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	04/13/23	\$1,325,000	\$189,943	\$397,500	\$331,250	\$280,000	EXTERIOR	0.51	D4	401
H -08-13-450-032	2707 TIMBER HILL DR	ST-13	WALNUT RIDGE	06/29/23	\$1,085,000	\$167,348	\$325,500	\$271,250	\$280,000	EXTERIOR	0.53	D4	401
						\$252,090	\$344,513	\$287,094					
H -08-13-450-105	2919 WHISPERING WOODS DR	ST-13	WALNUT RIDGE	04/08/24	\$1,144,000	\$320,375	\$343,200	\$286,000	\$280,000	INTERIOR	0.50	D4	401
H -08-13-450-061	2868 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	04/03/23	\$1,040,000	\$165,137	\$312,000	\$260,000	\$280,000	INTERIOR	0.60	D4	401
						\$242,756	\$327,600	\$273,000					
OUTLIERS													
H -08-13-450-099	3085 WALNUT RIDGE DR	ST-13	WALNUT RIDGE	12/20/24	\$1,050,000	\$53,979	\$315,000	\$262,500	\$280,000	COURT	0.60	D4	401
H -08-13-450-025	2547 TIMBER HILL DR	ST-13	WALNUT RIDGE	07/06/23	\$1,100,521	\$91,752	\$330,156	\$275,130	\$280,000	EXTERIOR	0.55	D4	401
H -08-13-450-022	2762 WHISPERING WOODS DR	ST-13	WALNUT RIDGE	07/31/23	\$1,525,000	\$571,258	\$457,500	\$381,250	\$280,000	INTERIOR	0.55	D4	401

	2025	2026
COURT	280,000	410,000
INTERIOR	280,000	330,000
EXTERIOR	280,000	340,000

ST-14 BANDERA/SHEVCHENKO

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
H -08-34-245-001	5272 SALZBURG CT	ST-14	BANDERA/SHEVCHENKO	09/23/24	\$492,300	\$157,834	\$147,690	\$123,075	\$150,000	COURT	1.72	H1	401
H -08-34-280-008	1447 MARK TWAIN CT	ST-14	BANDERA/SHEVCHENKO	06/19/23	\$868,000	\$91,526	\$260,400	\$217,000	\$150,000	COURT	1.10	H1	401
						\$124,680	\$204,045	\$170,038					
H -08-34-202-011	1336 SHEVCHENKO DR	ST-14	BANDERA/SHEVCHENKO	06/23/23	\$490,000	\$142,503	\$147,000	\$122,500	\$125,000	EXTERIOR	1.00	H1	401
H -08-34-280-001	1441 SHEVCHENKO DR	ST-14	BANDERA/SHEVCHENKO	09/09/24	\$600,000	\$225,668	\$180,000	\$150,000	\$125,000	EXTERIOR	2.65	H1	401
H -08-34-280-005	1464 SHEVCHENKO DR	ST-14	BANDERA/SHEVCHENKO	08/02/24	\$455,000	\$162,197	\$136,500	\$113,750	\$125,000	EXTERIOR	1.10	H1	401
						\$176,789	\$154,500	\$128,750					

	2025	2026
COURT	150,000	170,000
EXTERIOR	125,000	155,000
INTERIOR	115,000	130,000

ST-15 TRAILWOODS/SCIO VIEW

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	Land Residual	30% of Sale Price	25% of Sale Price	2025 Land Value	Parcel Characteristics	Total Acres	ECF Area	Class
TRAILWOODS/ESTATE LOTS/TRUE MARKET SALES													
H -08-21-375-104	413 BLOSSOM DR	ST-15	TRAILWOODS/SCIOVIEW	04/11/24	\$866,000	\$235,155	\$259,800	\$216,500	\$190,000	TRAILWOODS EST	0.23	J3	401
H -08-21-375-105	409 BLOSSOM DR	ST-15	TRAILWOODS/SCIOVIEW	04/26/24	\$765,000	\$196,239	\$229,500	\$191,250	\$190,000	TRAILWOODS EST	0.23	J3	401
H -08-21-375-111	414 PINEWAY DR	ST-15	TRAILWOODS/SCIOVIEW	06/26/23	\$737,000	\$184,193	\$221,100	\$184,250	\$190,000	TRAILWOODS EST	0.23	J3	401
H -08-21-375-121	419 PINEWAY DR	ST-15	TRAILWOODS/SCIOVIEW	09/25/23	\$798,500	\$210,316	\$239,550	\$199,625	\$190,000	TRAILWOODS EST	0.24	J3	401
H -08-21-375-126	399 PINEWAY DR	ST-15	TRAILWOODS/SCIOVIEW	06/15/23	\$739,900	\$167,991	\$221,970	\$184,975	\$190,000	TRAILWOODS EST	0.24	J3	401
H -08-21-375-299	6215 GREEN MOUNTAIN CIR	ST-15	TRAILWOODS/SCIOVIEW	11/13/23	\$770,000	\$195,016	\$231,000	\$192,500	\$190,000	TRAILWOODS EST	0.31	J3	401
						\$198,152	\$233,820	\$194,850					
TRAILWOODS/ESTATE LOTS/DEVELOPER SALES													
H -08-21-375-076	6458 AVALON WAY	ST-15	TRAILWOODS/SCIOVIEW	08/21/24	\$719,575	\$188,779	\$215,873	\$179,894	\$190,000	TRAILWOODS EST	0.23	J3	401
H -08-21-375-290	6161 GREEN MOUNTAIN CIR	ST-15	TRAILWOODS/SCIOVIEW	12/23/24	\$802,061	\$194,341	\$240,618	\$200,515	\$190,000	TRAILWOODS EST	0.27	J3	401
H -08-21-375-306	6088 GREEN MOUNTAIN CIR	ST-15	TRAILWOODS/SCIOVIEW	02/10/25	\$802,046	\$489,762	\$240,614	\$200,512	\$190,000	TRAILWOODS EST	0.28	J3	401
H -08-21-375-314	6208 GREEN MOUNTAIN CIR	ST-15	TRAILWOODS/SCIOVIEW	03/14/25	\$665,333	\$469,925	\$199,600	\$166,333	\$190,000	TRAILWOODS EST	0.24	J3	401
H -08-21-375-315	6214 GREEN MOUNTAIN CIR	ST-15	TRAILWOODS/SCIOVIEW	02/26/25	\$723,558	\$462,857	\$217,067	\$180,890	\$190,000	TRAILWOODS EST	0.24	J3	401
						\$361,133	\$222,754	\$185,629					
TRAILWOODS/VILLAGE LOTS/TRUE MARKET SALES													
H -08-21-375-016	6383 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	06/28/23	\$880,000	\$241,080	\$264,000	\$220,000	\$165,000	TRAILWOODS VLG	0.16	J3	401
H -08-21-375-019	6416 S TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	02/10/25	\$675,000	\$181,304	\$202,500	\$168,750	\$165,000	TRAILWOODS VLG	0.15	J3	401

H -08-21-375-021	6382 S TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	03/31/25	\$660,000	\$207,695	\$198,000	\$165,000	\$165,000	TRAILWOODS VLG	0.16	J3	401
H -08-21-375-028	281 BROOKDALE ST	ST-15	TRAILWOODS/SCIOVIEW	02/12/25	\$650,000	\$176,013	\$195,000	\$162,500	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-057	383 TRAILWOODS CT	ST-15	TRAILWOODS/SCIOVIEW	12/05/23	\$620,000	\$173,360	\$186,000	\$155,000	\$165,000	TRAILWOODS VLG	0.18	J3	401
H -08-21-375-140	316 HONEY TREE WAY	ST-15	TRAILWOODS/SCIOVIEW	04/12/23	\$615,000	\$169,780	\$184,500	\$153,750	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-160	327 HONEY TREE WAY	ST-15	TRAILWOODS/SCIOVIEW	05/17/24	\$685,000	\$214,217	\$205,500	\$171,250	\$165,000	TRAILWOODS VLG	0.14	J3	401
H -08-21-375-165	283 HONEY TREE WAY	ST-15	TRAILWOODS/SCIOVIEW	12/08/23	\$640,000	\$203,021	\$192,000	\$160,000	\$165,000	TRAILWOODS VLG	0.20	J3	401
H -08-21-375-179	294 SPRINGVIEW ST	ST-15	TRAILWOODS/SCIOVIEW	06/24/24	\$618,000	\$147,704	\$185,400	\$154,500	\$165,000	TRAILWOODS VLG	0.14	J3	401
						\$190,464	\$201,433	\$167,861					

TRAILWOODS/VILLAGE LOTS/DEVELOPER SALES

H -08-21-375-196	6189 S TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	03/19/25	\$556,151	\$453,312	\$166,845	\$139,038	\$165,000	TRAILWOODS VLG	0.14	J3	401
H -08-21-375-200	6157 S TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	03/17/25	\$503,904	\$194,133	\$151,171	\$125,976	\$165,000	TRAILWOODS VLG	0.14	J3	401
H -08-21-375-215	280 PEBBLE STONE LN	ST-15	TRAILWOODS/SCIOVIEW	02/12/25	\$603,959	\$388,734	\$181,188	\$150,990	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-228	269 PEBBLE STONE LN	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$87,916	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-228	269 PEBBLE STONE LN	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$131,250	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-230	277 PEBBLE STONE LN	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$94,984	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.17	J3	401
H -08-21-375-230	277 PEBBLE STONE LN	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$131,250	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.17	J3	401
H -08-21-375-231	281 PEBBLE STONE LN	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$87,500	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.14	J3	401
H -08-21-375-232	285 PEBBLE STONE LN	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$87,500	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.14	J3	401
H -08-21-375-233	290 SILVER OAK ST	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$87,500	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.14	J3	402
H -08-21-375-234	286 SILVER OAK ST	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$87,500	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.14	J3	402
H -08-21-375-238	270 SILVER OAK ST	ST-15	TRAILWOODS/SCIOVIEW	07/12/24	\$340,000	\$170,000	\$102,000	\$85,000	\$165,000	TRAILWOODS VLG	0.18	J3	402
H -08-21-375-253	6080 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$87,500	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.16	J3	401
H -08-21-375-254	6072 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$131,250	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.16	J3	401
H -08-21-375-255	6064 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	08/26/24	\$585,854	\$163,954	\$175,756	\$146,464	\$165,000	TRAILWOODS VLG	0.16	J3	401
H -08-21-375-256	6056 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	03/07/25	\$568,421	\$417,879	\$170,526	\$142,105	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-257	6048 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	02/19/25	\$579,637	\$431,368	\$173,891	\$144,909	\$165,000	TRAILWOODS VLG	0.14	J3	401
H -08-21-375-259	6032 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	03/05/25	\$585,228	\$427,660	\$175,568	\$146,307	\$165,000	TRAILWOODS VLG	0.17	J3	401
H -08-21-375-260	6024 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	11/20/24	\$641,915	\$166,725	\$192,575	\$160,479	\$165,000	TRAILWOODS VLG	0.18	J3	401
H -08-21-375-262	6045 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	02/19/25	\$504,241	\$387,415	\$151,272	\$126,060	\$165,000	TRAILWOODS VLG	0.16	J3	401
H -08-21-375-263	6053 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	11/22/24	\$506,064	\$177,168	\$151,819	\$126,516	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-264	6069 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	09/20/24	\$617,985	\$136,488	\$185,396	\$154,496	\$165,000	TRAILWOODS VLG	0.17	J3	401
H -08-21-375-265	6077 N TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	07/16/24	\$525,000	\$131,250	\$157,500	\$131,250	\$165,000	TRAILWOODS VLG	0.17	J3	401
H -08-21-375-146	340 HONEY TREE WAY	ST-15	TRAILWOODS/SCIOVIEW	08/09/24	\$581,021	\$172,819	\$168,306	\$140,255	\$165,000	TRAILWOODS VLG	0.14	J3	401
H -08-21-375-147	344 HONEY TREE WAY	ST-15	TRAILWOODS/SCIOVIEW	05/15/24	\$569,500	\$168,759	\$170,850	\$142,375	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-001	6482 S TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	02/05/25	\$557,398	\$314,515	\$167,219	\$139,350	\$165,000	TRAILWOODS VLG	0.15	J3	401
H -08-21-375-002	6460 S TRAILWOODS DR	ST-15	TRAILWOODS/SCIOVIEW	07/24/24	\$642,570	\$166,633	\$192,771	\$160,643	\$165,000	TRAILWOODS VLG	0.16	J3	402
						\$203,073	\$163,321	\$136,100					

SCIOVIEW FRONT/TRUE MARKET SALES

H -08-26-360-011	4351 SPARROW ST	ST-15	TRAILWOODS/SCIOVIEW	11/07/24	\$770,000	\$216,845	\$231,000	\$192,500	\$190,000	SCIOVIEW FRONT	0.29	J3	401
							\$231,000	\$192,500					

OUTLIERS

H -08-26-360-035	4464 GROUSE DR VL	ST-15	TRAILWOODS/SCIOVIEW	04/22/24	\$190,000	\$190,000	\$57,000	\$47,500	\$190,000	SCIOVIEW FRONT	0.30	J3	401
------------------	-------------------	-------	---------------------	----------	-----------	-----------	----------	----------	-----------	----------------	------	----	-----

SCIOVIEW BACK/DEVELOPER SALES

H -08-26-360-085	4274 CHICKADEE CT	ST-15	TRAILWOODS/SCIOVIEW	07/12/24	\$1,055,870	\$253,234	\$316,761	\$263,968	\$240,000	SCIOVIEW BACK	0.59	J3	401
H -08-26-360-102	4381 CHICKADEE CT	ST-15	TRAILWOODS/SCIOVIEW	03/25/25	\$1,270,343	\$1,046,208	\$381,103	\$317,586	\$240,000	SCIOVIEW BACK	0.63	J3	401
H -08-26-360-096	4295 CHICKADEE CT VL	ST-15	TRAILWOODS/SCIOVIEW	02/24/25	\$235,000	\$235,000	\$70,500	\$58,750	\$240,000	SCIOVIEW BACK	0.67	J3	401

	2025	2026
TRAILWOODS VLG LOTS	165,000	200,000
TRAILWOODS EST LOTS	190,000	235,000
SCIOVIEW FRONT	190,000	230,000
SCIOVIEW BACK	240,000	275,000

RAC-1 ANN ARBOR SCHOOLS

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	30% of Sale Price	25% of Sale Price	Cost Per Acre/SP	2025 Land Value	Land Residual	Per Acre/Land Res	Total Acres	ECF Area	Class
.5 acre														
H -08-24-260-002	828 ROSE DR	RAC-1	RES ACREAGE TABLE - AASD	11/16/23	\$330,000	\$99,000	\$82,500	\$600,000	\$93,500	\$75,909	\$138,016	0.55	L	401
H -08-23-410-015	3627 ELIZABETH RD	RAC-1	RES ACREAGE TABLE - AASD	10/05/23	\$280,000	\$84,000	\$70,000	\$444,444	\$133,944	\$118,440	\$188,000	0.63		
						\$91,500	\$76,250							
1 acre														
H -08-14-300-001	1480 W DELHI RD	RAC-1	RES ACREAGE TABLE - AASD	10/24/23	\$1,100,000	\$330,000	\$275,000	\$1,100,000	\$170,000	\$188,025	\$188,025	1.00	D2	401
H -08-24-265-002	610 N WAGNER RD	RAC-1	RES ACREAGE TABLE - AASD	09/13/24	\$690,000	\$207,000	\$172,500	\$690,000	\$170,000	\$212,700	\$212,700	1.00	L	401
H -08-35-220-004	1209 OVERIDGE VIEW CT	RAC-1	RES ACREAGE TABLE - AASD	09/22/23	\$1,085,000	\$325,500	\$271,250	\$986,364	\$172,000	\$172,418	\$156,744	1.10	H1	401
H -08-34-300-043	1985 S ZEEB RD	RAC-1	RES ACREAGE TABLE - AASD	10/29/24	\$247,900	\$74,370	\$61,975	\$213,707	\$173,200	\$153,010	\$131,905	1.16	H1	401
						\$234,218	\$195,181							
1.5 acres														
H -08-23-115-001	789 N WAGNER RD	RAC-1	RES ACREAGE TABLE - AASD	09/17/24	\$687,250	\$206,175	\$171,813	\$429,531	\$130,000	\$184,215	\$115,134	1.60		
H -08-15-400-021	4740 PRATT RD	RAC-1	RES ACREAGE TABLE - AASD	05/12/23	\$925,000	\$277,500	\$231,250	\$740,000	\$175,000	\$148,901	\$119,121	1.25	L	401

H -08-34-200-019	1223 S ZEEB RD	RAC-1	RES ACREAGE TABLE - AASD	07/03/24	\$860,000	\$258,000	\$215,000	\$544,304	\$181,600	\$187,648	\$118,765	1.58	H1	401
H -08-01-103-007	4887 STARAK LN	RAC-1	RES ACREAGE TABLE - AASD	02/14/25	\$475,000	\$142,500	\$118,750	\$296,875	\$182,000	\$192,642	\$120,401	1.60	B1	401
						\$221,044	\$184,203							
2 acres														
H -08-36-450-002	2720 SCIO CHURCH RD	RAC-1	RES ACREAGE TABLE - AASD	04/12/24	\$521,000	\$156,300	\$130,250	\$260,500	\$190,000	\$153,843	\$76,922	2.00	O1	401
H -08-23-160-010	3940 DEXTER-ANN ARBOR RD	RAC-1	RES ACREAGE TABLE - AASD	10/16/23	\$850,000	\$255,000	\$212,500	\$395,349	\$239,500	\$181,989	\$84,646	2.15		
H -08-23-405-022	3786 ELIZABETH RD	RAC-1	RES ACREAGE TABLE - AASD	07/01/24	\$760,500	\$228,150	\$190,125	\$374,631	\$190,600	\$222,386	\$109,550	2.03	L	401
						\$213,150	\$177,625							
2.5 acres														
H -08-23-100-008	955 N WAGNER RD	RAC-1	RES ACREAGE TABLE - AASD	09/20/23	\$830,000	\$249,000	\$207,500	\$347,280	\$197,800	\$213,907	\$89,501	2.39	L	401
H -08-35-400-018	3835 HAWK CREST RD	RAC-1	RES ACREAGE TABLE - AASD	07/16/24	\$1,285,000	\$385,500	\$321,250	\$522,358	\$199,200	\$217,166	\$88,279	2.46	H1	401
H -08-22-100-024	860 W DELHI RD	RAC-1	RES ACREAGE TABLE - AASD	04/22/24	\$699,000	\$209,700	\$174,750	\$281,855	\$199,600	\$235,016	\$94,765	2.48	L	401
H -08-01-100-011	4551 N MAPLE RD	RAC-1	RES ACREAGE TABLE - AASD	06/21/24	\$563,000	\$168,900	\$140,750	\$212,453	\$203,000	\$200,609	\$75,702	2.65	B1	401
						\$253,275	\$211,063							
3 acres														
H -08-15-100-018	2291 W DELHI RD	RAC-1	RES ACREAGE TABLE - AASD	02/28/25	\$1,600,000	\$480,000	\$400,000	\$571,429	\$206,000	\$735,811	\$262,790	2.80	D2	401
H -08-27-300-011	685 S ZEEB RD	RAC-1	RES ACREAGE TABLE - AASD	07/31/23	\$590,000	\$177,000	\$147,500	\$198,653	\$209,400	\$214,981	\$72,384	2.97	H1	401
H -08-34-200-026	5350 ARBOR MEADOW LN	RAC-1	RES ACREAGE TABLE - AASD	05/11/23	\$780,000	\$234,000	\$195,000	\$246,835	\$211,600	\$194,098	\$61,423	3.16	H1	401
H -08-14-300-025	4423 STONEMEADOW CT	RAC-1	RES ACREAGE TABLE - AASD	05/15/24	\$1,225,000	\$367,500	\$306,250	\$452,030	\$195,000	\$228,114	\$84,175	2.71	D3	401
						\$297,000	\$247,500							
4 acres														
H -08-27-200-040	5069 PARK RD	RAC-1	RES ACREAGE TABLE - AASD	01/22/25	\$325,000	\$97,500	\$81,250	\$76,832	\$222,300	\$129,562	\$30,629	4.23	J1	401
H -08-34-100-036	W LIBERTY RD	RAC-1	RES ACREAGE TABLE - AASD	03/21/25	\$320,000	\$96,000	\$80,000	\$86,022	\$320,000	\$233,072	\$62,654	3.72		
H -08-15-400-005	1093 W DELHI RD	RAC-1	RES ACREAGE TABLE - AASD	08/31/23	\$650,001	\$195,000	\$162,500	\$144,445	\$225,000	\$283,536	\$63,008	4.50	L	401
H -08-13-300-034	1078 N WAGNER RD	RAC-1	RES ACREAGE TABLE - AASD	06/09/23	\$1,199,000	\$359,700	\$299,750	\$262,939	\$225,600	\$131,353	\$28,805	4.56	D1	401
						\$187,050	\$155,875							
6 acres														
H -08-24-245-007	783 ROSE DR	RAC-1	RES ACREAGE TABLE - AASD	11/22/24	\$710,000	\$213,000	\$177,500	\$112,520	\$243,100	\$271,217	\$42,982	6.31	L	401
10 acres														
H -08-34-100-021	1393 KNIGHT RD	RAC-1	RES ACREAGE TABLE - AASD	08/22/24	\$800,000	\$240,000	\$200,000	\$75,901	\$301,880	\$201,412	\$19,109	10.54	H1	401
OUTLIERS														
H -08-24-350-004	DEXTER-ANN ARBOR RD	RAC-1	RES ACREAGE TABLE - AASD	12/06/24	\$48,960	\$14,688	\$12,240	\$54,400	\$53,550	\$48,960	\$54,400	0.90	L	402
H -08-24-350-005	DEXTER-ANN ARBOR RD	RAC-1	RES ACREAGE TABLE - AASD	12/06/24	\$53,040	\$15,912	\$13,260	\$54,122	\$58,310	\$53,040	\$54,122	0.98	L	402
H -08-34-100-022	KNIGHT RD VCNT	RAC-1	RES ACREAGE TABLE - AASD	08/22/24	\$800,000	\$240,000	\$200,000	\$279,720	\$207,200	\$192,000	\$67,133	2.86	H1	402
H -08-34-100-037	4873 W LIBERTY RD	RAC-1	RES ACREAGE TABLE - AASD	04/26/24	\$325,000	\$97,500	\$81,250	\$87,366	\$217,200	\$325,000	\$87,366	3.72	H1	402

	2025	2026
1 ACRE	170,000	200,000
1.5 ACRES	180,000	220,000
2 ACRES	190,000	230,000
2.5 ACRES	200,000	250,000
3 ACRES	210,000	280,000
4 ACRES	220,000	200,000
5 ACRES	230,000	210,000
7 ACRES	250,000	220,000
10 ACRES	290,000	240,000
15 ACRES	400,000	400,000
20 ACRES	420,000	420,000
25 ACRES	460,000	460,000
30 ACRES	500,000	500,000
40 ACRES	540,000	540,000
50 ACRES	580,000	580,000
100 ACRES	620,000	620,000

RAC-2 DEXTER SCHOOLS NORTH

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	30% of Sale Price	25% of Sale Price	Land Residual	Cost Per Acre S/P	Cost Per Acre Land Res	2025 Land Value	Total Acres	Dollars/Acre	ECF Area
1 acre														
H -08-18-400-018	785 BAKER RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	06/05/23	\$365,000	\$109,500	\$91,250	\$134,717	\$344,340	\$127,092	\$122,400	1.06	\$127,092	F
H -08-18-400-018	785 BAKER RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	05/10/24	\$360,000	\$108,000	\$90,000	\$129,717	\$339,623	\$122,375	\$122,400	1.06	\$122,375	F
						\$108,750	\$90,625							
1.5 acres														
H -08-18-100-003	7660 MARSHALL RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	07/12/24	\$425,000	\$127,500	\$106,250	\$178,730	\$326,923	\$137,485	\$132,000	1.30	\$135,230	F
						\$127,500	\$106,250							
2 acres														
H -08-18-400-026	7565 MARSHALL RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	02/23/24	\$340,000	\$102,000	\$85,000	\$172,144	\$194,286	\$98,368	\$155,000	1.75	\$98,368	F
2.5 acres														
H -08-09-400-007	2220 SCIO RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	11/21/24	\$450,000	\$135,000	\$112,500	\$217,873	\$180,000	\$87,149	\$205,000	2.50	\$87,123	B2
H -08-10-300-004	2330 N ZEEB RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	12/15/23	\$569,900	\$170,970	\$142,475	\$166,604	\$227,960	\$66,642	\$205,000	2.50	\$66,622	B2
H -08-10-300-026	2343 PETERS RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	04/24/24	\$912,300	\$273,690	\$228,075	\$234,730	\$364,920	\$93,892	\$205,000	2.50	\$90,778	B2

\$193,220

\$161,017

3 acres

H-08-04-100-006	3789 N ZEEB RD	RAC-2	RES ACREAGE TABLE - DSD NORTH	05/22/24	\$640,000	\$192,000	\$160,000	\$212,203	\$219,178	\$72,672	\$217,600	2.92	\$72,665	C1
H-08-10-200-010	5326 RIVER RIDGE LN	RAC-2	RES ACREAGE TABLE - DSD NORTH	09/27/24	\$409,000	\$122,700	\$102,250	\$409,000	\$132,792	\$132,792	\$220,800	3.08	\$132,792	B2
H-08-08-100-041	2748 HICKORY RIDGE CT	RAC-2	RES ACREAGE TABLE - DSD NORTH	07/02/24	\$900,000	\$270,000	\$225,000	\$237,209	\$281,250	\$74,128	\$222,000	3.20	\$71,818	B2
H-08-05-100-029	6745 W HURON RIVER DR	RAC-2	RES ACREAGE TABLE - DSD NORTH	07/07/23	\$745,000	\$223,500	\$186,250	\$110,436	\$212,857	\$31,553	\$225,000	3.50	\$29,377	C1
						\$202,050	\$168,375							

4 acres

H-08-08-100-036	HICKORY RIDGE CT VCNT	RAC-2	RES ACREAGE TABLE - DSD NORTH	06/06/23	\$250,000	\$75,000	\$62,500	\$250,000	\$65,617	\$65,617	\$228,100	3.81	\$65,617	C2
H-08-08-100-036	HICKORY RIDGE CT VCNT	RAC-2	RES ACREAGE TABLE - DSD NORTH	03/31/25	\$265,000	\$79,500	\$66,250	\$265,000	\$69,554	\$69,554	\$228,100	3.81	\$69,554	B2
					\$257,500									

5 acres

H-08-05-200-003	6860 W HURON RIVER DR	RAC-2	RES ACREAGE TABLE - DSD NORTH	04/11/23	\$607,500	\$182,250	\$151,875	\$179,222	\$132,353	\$39,046	\$235,900	4.59	\$39,027	C1
-----------------	-----------------------	-------	-------------------------------	----------	-----------	-----------	-----------	-----------	-----------	----------	-----------	------	----------	----

10 acres

H-08-09-300-003	DEXTER-ANN ARBOR RD VCNT	RAC-2	RES ACREAGE TABLE - DSD NORTH	06/16/23	\$465,000	\$139,500	\$116,250	\$465,000	\$36,905	\$36,905	\$262,600	12.60	\$36,905	C2
-----------------	--------------------------	-------	-------------------------------	----------	-----------	-----------	-----------	-----------	----------	----------	-----------	-------	----------	----

	2025	2026
1 ACRE	120,000	110,000
1.5 ACRES	140,000	130,000
2 ACRES	170,000	195,000
2.5 ACRES	205,000	195,000
3 ACRES	220,000	200,000
4 ACRES	230,000	260,000
5 ACRES	240,000	240,000
7 ACRES	250,000	240,000
10 ACRES	260,000	270,000
15 ACRES	265,000	285,000
20 ACRES	290,000	300,000
25 ACRES	315,000	310,000
30 ACRES	335,000	330,000
40 ACRES	510,000	495,000
50 ACRES	650,000	640,000
100 ACRES	1,000,000	1,000,000

RAC-3 DEXTER SCHOOLS SOUTH

Parcel Number	Street Address	Land Table Code	Land Table	Sale Date	Sale Price	30% of Sale Price	25% of Sale Price	Land Residual	Cost Per Acre S/P	Cost Per Acre/Land Residual	2025 Land Value	Total Acres	Dollars/Acre	ECF Area
1.5 acres														
H-08-31-300-003	1655 S PARKER RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	06/07/24	\$399,900	\$119,970	\$99,975	\$156,369	\$261,373	\$102,202	\$115,900	1.53	\$102,202	H2
2.5 acres														
H-08-30-420-012	867 MALENA DR	RAC-3	RES ACREAGE TABLE - DSD SOUTH	07/05/23	\$610,000	\$183,000	\$152,500	\$120,856	\$244,000	\$48,342	\$150,000	2.50	\$48,307	H2
H-08-32-200-019	7015 W LIBERTY RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	03/28/25	\$530,000	\$159,000	\$132,500	\$165,890	\$212,000	\$66,356	\$150,000	2.50	\$102,643	H2
						\$171,000	\$142,500			\$57,349				
3 acres														
H-08-29-400-022	873 COUNTRY RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	06/12/23	\$700,000	\$210,000	\$175,000	\$219,187	\$240,550	\$75,322	\$178,700	2.91	\$73,545	H2
H-08-29-400-020	6900 W LIBERTY RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	12/12/24	\$530,000	\$159,000	\$132,500	\$204,055	\$157,738	\$60,731	\$188,600	3.36	\$60,710	H2
H-08-32-300-012	7404 LA PRAIRIE LN	RAC-3	RES ACREAGE TABLE - DSD SOUTH	04/28/23	\$1,000,000	\$300,000	\$250,000	\$168,494	\$293,255	\$49,412	\$189,100	3.41	\$49,307	H2
						\$223,000	\$185,833			\$61,821				
4 acres														
H-08-29-300-008	7396 W LIBERTY RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	06/25/24	\$783,333	\$235,000	\$195,833	\$205,664	\$199,321	\$52,332	\$194,300	3.93	\$52,332	H2
						\$235,000	\$195,833			\$52,332				
6 acres														
H-08-30-420-010	674 MALENA DR	RAC-3	RES ACREAGE TABLE - DSD SOUTH	05/05/23	\$618,000	\$185,400	\$154,500	\$114,014	\$98,095	\$18,097	\$203,250	6.30	\$18,097	H2
10 acres														
H-08-32-200-002	1121 STRIETER RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	01/21/25	\$837,000	\$251,100	\$209,250	\$257,092	\$81,183	\$24,936	\$215,620	10.31	\$11,958	H2
OUTLIERS														
H-08-30-400-027	8002 W LIBERTY RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	10/25/24	\$199,900	\$59,970	\$49,975	\$199,900	\$72,428	\$72,428	\$168,200	2.76	\$72,428	H2
H-08-29-400-021	COUNTRY RD	RAC-3	RES ACREAGE TABLE - DSD SOUTH	07/23/24	\$193,000	\$57,900	\$48,250	\$193,000	\$50,923	\$50,923	\$192,900	3.79	\$50,923	H2

	2025	2026
1 ACRE	95,000	110,000
1.5 ACRES	115,000	120,000
2 ACRES	130,000	150,000

2.5 ACRES	150,000	170,000
3 ACRES	185,000	225,000
4 ACRES	195,000	235,000
5 ACRES	200,000	190,000
7 ACRES	205,000	190,000
10 ACRES	215,000	250,000
15 ACRES	225,000	225,000
20 ACRES	250,000	250,000
25 ACRES	300,000	300,000
30 ACRES	360,000	360,000
40 ACRES	500,000	500,000
50 ACRES	650,000	650,000
100 ACRES	1,000,000	1,000,000