

PRE-MODERN SUB

GRAND POINTE (080-050-500,

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-050-500-010-00	10014 BURGUNDY BLVD	02/17/23	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$101,700	47.86	\$203,477	\$69,023	\$60,000	1.00	0.30	\$69,023	\$1.58	SUB2	3040-0811	PRE-MODERN SUB		401
080-050-500-020-00	10026 BURGUNDY	01/18/24	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$103,600	47.85	\$207,137	\$69,363	\$60,000	1.00	0.25	\$69,363	\$1.59	SUB2	3081/0169	PRE-MODERN SUB		401
080-050-500-190-00	10189 BARON BLVD	02/06/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,900	51.88	\$269,888	\$50,112	\$60,000	1.00	0.25	\$50,112	\$1.15	SUB2	3038-1224	PRE-MODERN SUB		401
080-050-500-470-00	10015 BURGUNDY BLVD	06/30/22	\$278,250	WD	03-ARM'S LENGTH	\$278,250	\$127,600	45.86	\$255,187	\$83,063	\$60,000	1.00	0.31	\$83,063	\$1.91	SUB2	3012 0572	PRE-MODERN SUB		401
080-050-500-480-00	10088 LAFAYETTE LN	08/15/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,500	42.04	\$226,950	\$103,050	\$60,000	1.00	0.25	\$103,050	\$2.37	SUB2	3019 0949	PRE-MODERN SUB		401
080-050-500-610-00	10300 LAFAYETTE LN	07/22/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$135,400	47.51	\$270,700	\$74,300	\$60,000	1.00	0.32	\$74,300	\$1.71	SUB2	3101/0351	PRE-MODERN SUB		401
080-050-500-820-00	7410 NOEL	12/27/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$113,500	57.04	\$227,048	\$31,952	\$60,000	1.00	0.24	\$31,952	\$0.73	SUB2	3077/0282	PRE-MODERN SUB		401
080-050-500-920-00	10207 LAFAYETTE LN	06/24/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$171,000	54.29	\$341,925	\$33,075	\$60,000	1.00	0.43	\$33,075	\$0.76	SUB2	3010 1027	PRE-MODERN SUB		401
080-050-500-970-00	10125 LAFAYETTE	12/08/23	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$140,000	49.30	\$280,093	\$63,907	\$60,000	1.00	0.25	\$63,907	\$1.47	SUB2	3075/0501	PRE-MODERN SUB		401
Totals:			\$2,320,250			\$2,320,250	\$1,141,200		\$2,282,405	\$577,845	\$540,000	9.00	2.60							
							Sale. Ratio =>	49.18		Average	Average			Average						
							Std. Dev. =>	4.52		per FF=>	per Net Acre=>	64,205.00		per SqFt=>	\$1.47					

WILLIAMS HOMESTEAD (081-080-000)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
081-080-000-130-00	345 NUTMEG DR	04/03/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,200	39.69	\$206,354	\$101,646	\$48,000	1.00	0.40	\$101,646	\$2.33	SUB2	3045-0214		PRE-MODERN SUB	401
081-080-000-260-00	335 BALSAM DR	03/25/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,300	39.73	\$206,663	\$101,337	\$48,000	1.00	0.43	\$101,337	\$2.33	SUB2	3085/0813		PRE-MODERN SUB	401
Totals:			\$520,000			\$520,000	\$206,500		\$413,017	\$202,983	\$96,000	2.00	0.83							
						Sale. Ratio =>		39.71	Average		Average		Average							
						Std. Dev. =>		0.03	per FF=>		per Net Acre=>		101,491.50	per SqFt=>						
												PRIOR YEAR:		48,000.00						
												USED:		52,000.00						

WINDSOR MANOR (080-088-600,

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
		Totals:	#REF!			#REF!	#REF!		#REF!		#REF!	#REF!	#REF!	#REF!							
							Average Sale. Ratio =>		#REF!		Average Std. Dev. =>		Average per FF=>		Average per SqFt=>						
									#REF!				PRIOR YEAR: USED:	52,000.00 56,000.00							

GRAND DALE (080-050-000)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
080-050-000-080-00	4933 KNAPP ST	09/23/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$104,800	47.85	\$209,528	\$64,472	\$55,000	1.00	0.41	\$64,472	\$1.48	SUB2	3022 1259		PRE-MODERN SUB	401	
080-050-000-140-00	4920 KNAPP	09/06/23	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$87,500	37.00	\$175,082	\$116,418	\$55,000	1.00	0.39	\$116,418	\$2.67	SUB2	3064/0149		PRE-MODERN SUB	401	
080-050-000-160-00	4937 HUDSON ST	08/17/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,400	39.24	\$164,852	\$100,148	\$55,000	1.00	0.41	\$100,148	\$2.30	SUB2	3061/0642		PRE-MODERN SUB	401	
Totals:			\$665,500			\$665,500	\$274,700		\$549,462	\$281,038	\$165,000	3.00	1.21								
								Sale. Ratio =>	41.28			Average	Average			Average					
								Std. Dev. =>	5.73			per FF=>	per Net Acre=>	93,679.33	per SqFt=>	\$2.15					
												PRIOR YEAR:		55,000.00							
												USED:		60,000.00							

OTHER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-043-500-981-00	4136 BRIDGEPORT DR	08/31/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,700	45.10	\$189,378	\$55,622	\$35,000	1.00	0.21	\$55,622	\$1.28	SUB2	3019 0502		PRE-MODERN SUB	401
080-043-501-100-00	4119 BRIDGEPORT DR	05/05/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$102,300	51.93	\$204,550	\$27,450	\$35,000	1.00	0.17	\$27,450	\$0.63	SUB2	3049-0094		PRE-MODERN SUB	401
080-085-600-070-00	7227 PATS DR	05/26/23	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$39,800	41.94	\$79,601	\$50,299	\$35,000	1.00	0.23	\$50,299	\$1.15	RUR1	3051-620		PRE-MODERN SUB	401
080-085-600-310-00	7382 PATS DR	04/11/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$52,700	39.62	\$105,409	\$62,591	\$35,000	1.00	0.23	\$62,591	\$1.44	RUR1	2999 0733		PRE-MODERN SUB	401
Totals:			\$634,900			\$634,900	\$289,500		\$578,938	\$195,962	\$140,000	4.00	0.84							
						Sale. Ratio =>		45.60			Average	Average	Average							
						Std. Dev. =>		5.35			per FF=>	per Net Acre=>	48,990.50	per SqFt=>	\$1.12					
												PRIOR YEAR:		35,000.00						
												USED:		42,000.00						

RURAL RESIDENTIAL & VILLAGE ALT
0 to 1-acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-081-500-120-00	6093 ANCHOR COVE	08/10/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$115,900	50.39	\$231,849	\$10,911	\$12,760	1.00	0.29	\$10,911	\$0.25	0.00	RUR1	3060/0904		RURAL RES	401
080-016-200-125-00	8924 SENEY	09/06/24	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$84,500	48.99	\$169,053	\$18,407	\$14,960	1.00	0.34	\$18,407	\$0.42	0.00	RUR1	3108/0653		RURAL RES	401
080-033-200-075-00	8980 ROSSMAN	11/08/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,600	54.44	\$223,192	\$25,808	\$44,000	1.00	1.00	\$25,808	\$0.59	0.00	RUR1	3071/1286		RURAL RES	401
080-020-100-005-00	4972 NIXON	06/07/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$88,800	53.82	\$177,513	\$31,487	\$44,000	1.00	1.00	\$31,487	\$0.72	0.00	RUR1	3095/0254		RURAL RES	401
081-000-627-103-00	248 BIRCH LN	10/18/23	\$359,000	PTA	03-ARM'S LENGTH	\$359,000	\$177,600	49.47	\$355,284	\$33,636	\$29,920	1.00	0.68	\$33,636	\$0.77	0.00	VILPR		VILLAGE ALT RESIDENTIAL	401	
080-002-200-057-00	7991 WILLIAMS RD	12/02/22	\$142,400	WD	03-ARM'S LENGTH	\$142,400	\$70,600	49.58	\$141,294	\$41,586	\$40,480	1.00	0.92	\$41,586	\$0.95	0.00	RUR1	3031 0746		RURAL RES	401
080-009-205-061-00	6503 NEWS RD	04/11/22	\$145,000	CD	03-ARM'S LENGTH	\$145,000	\$59,000	40.69	\$117,924	\$53,916	\$26,840	1.00	0.61	\$53,916	\$1.24	0.00	RUR1	2999 1261		RURAL RES	401
081-000-629-090-00	236 EAST RD	10/30/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,000	41.18	\$140,015	\$55,065	\$25,080	1.00	0.57	\$55,065	\$1.26	0.00	VILPR		VILLAGE ALT RESIDENTIAL	401	
080-020-200-040-00	4770 N GUNNELL RD	03/17/23	\$183,700	WD	03-ARM'S LENGTH	\$183,700	\$83,700	45.56	\$167,380	\$60,320	\$44,000	1.00	1.00	\$60,320	\$1.38	0.00	RUR1	3043-0695		RURAL RES	401
080-017-100-105-00	5932 CHUBBY DR	01/18/23	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$48,400	40.37	\$96,700	\$65,880	\$42,680	1.00	0.97	\$65,880	\$1.51	0.00	RUR1	3036 1221		RURAL RES	401
081-014-100-001-00	678 CREYTS RD	11/18/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$77,600	42.17	\$155,208	\$71,912	\$43,120	1.00	0.98	\$71,912	\$1.65	0.00	VILPR	3030 0080		VILLAGE ALT RESIDENTIAL	401
080-020-100-120-01	4827 N GUNNELL	11/28/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,800	33.82	\$111,612	\$75,388	\$22,000	1.00	0.50	\$75,388	\$1.73	0.00	RUR1	3073/1076		RURAL RES	401
080-025-400-044-00	11976 RANSOM HWY	01/17/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$124,000	43.97	\$247,908	\$78,092	\$44,000	1.00	1.00	\$78,092	\$1.79	0.00	RUR1	3036 0543		RURAL RES	401
Totals:			\$2,523,500			\$2,523,500	\$1,167,500		\$2,334,932	\$622,408	\$433,840	13.00	9.86								
							Sale. Ratio ==>	46.27			Average	Average			Average						
							Std. Dev. ==>	6.02			per FF==>	per Net Acre==>	47,877.54		per SqFt==>	\$1.10					

No Data

1 to 1.5-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-014-300-175-00	10195 HOLT HWY	05/20/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$80,400	61.85	\$160,820	\$16,950	\$47,770	1.13	1.13	\$15,000	\$0.34	0.00	RUR1	3006 0183		RURAL RES	401
080-033-200-075-00	8980 ROSSMAN	11/08/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,600	54.44	\$223,192	\$25,808	\$44,000	1.00	1.00	\$25,808	\$0.59	0.00	RUR1	3071/1286		RURAL RES	401
080-020-100-005-00	4972 NIXON	06/07/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$88,800	53.82	\$177,513	\$31,487	\$44,000	1.00	1.00	\$31,487	\$0.72	0.00	RUR1	3095/0254		RURAL RES	401
080-017-200-011-00	5897 LANSING RD	12/29/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$79,300	52.90	\$158,640	\$41,640	\$50,380	1.22	1.22	\$34,131	\$0.78	0.00	RUR1	3035 0884		RURAL RES	401
080-017-100-175-00	5515 LANSING	04/18/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,400	42.15	\$54,730	\$65,000	\$54,730	1.37	1.37	\$47,445	\$1.09	0.00	RUR1	3074/0674		RURAL RES	402
080-020-200-040-00	4770 N GUNNELL RD	03/17/23	\$183,700	WD	03-ARM'S LENGTH	\$183,700	\$83,700	45.56	\$167,380	\$60,320	\$44,000	1.00	1.00	\$60,320	\$1.38	0.00	RUR1	3043-0695		RURAL RES	401
080-024-200-050-00	1887 N WAVERLY	06/10/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,700	40.85	\$163,303	\$95,197	\$58,500	1.50	1.50	\$63,465	\$1.46	0.00	RUR1	3096/0528		RURAL RES	401
080-003-400-022-02	7405 CREYTS RD	05/23/22	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$119,500	42.75	\$239,042	\$98,378	\$57,920	1.48	1.48	\$66,472	\$1.53	0.00	RUR1	3004 0433		RURAL RES	401
080-001-300-051-00	7140 WILLIAMS	07/02/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,300	42.86	\$158,510	\$71,360	\$44,870	1.03	1.03	\$69,282	\$1.59	0.00	RUR1	3098/0185		RURAL RES	401
080-009-205-130-00	6335 NEWS	07/25/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,400	37.58	\$142,730	\$105,480	\$58,210	1.49	1.49	\$70,792	\$1.63	0.00	RUR1	3100/1092		RURAL RES	401
080-029-100-025-00	7300 E VERMONTVILLE HWY	02/26/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$103,600	40.63	\$207,119	\$102,901	\$55,020	1.38	1.38	\$74,566	\$1.71	0.00	RUR1	3082/0752		RURAL RES	401
080-025-400-044-00	11976 RANSOM HWY	01/17/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$124,000	43.97	\$247,908	\$78,092	\$44,000	1.00	1.00	\$78,092	\$1.79	0.00	RUR1	3036 0543		RURAL RES	401
Totals:			\$2,290,100			\$2,290,100	\$1,050,700		\$2,100,887	\$792,613	\$603,400	14.60	14.60								
								Sale. Ratio =>	45.88			Average		Average							
								Std. Dev. =>	7.34			per FF=>		per Net Acre=>	54,288.56		per SqFt=>	\$1.25			

No Data

1.5 to 2-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-025-300-042-00	11400 RANSOM	06/11/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$214,100	54.20	\$428,148	\$30,604	\$63,752	1.76	1.76	\$17,389	\$0.40	0.00	RUR1	3098/0030		RURAL RES	401
080-004-300-070-00	8129 BILLWOOD HWY	10/28/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$87,600	58.01	\$175,247	\$44,353	\$68,600	2.00	2.00	\$22,177	\$0.51	0.00	RUR1	3027-1090		RURAL RES	401
080-017-400-042-00	WINDSOR HWY	10/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$33,200	73.78	\$66,378	\$45,000	\$66,378	1.89	1.89	\$23,810	\$0.55	0.00	RUR1	3026 1057		RURAL RES	402
080-002-400-140-00	7237 WILLIAMS RD	12/16/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$176,800	51.25	\$353,529	\$56,637	\$65,166	1.83	1.83	\$30,949	\$0.71	0.00	RUR1	3034 0191		RURAL RES	401
080-012-100-011-00	6958 WILLIAMS RD	07/22/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$91,900	50.36	\$183,735	\$62,517	\$63,752	1.76	1.76	\$35,521	\$0.82	0.00	RUR1	3014 0976		RURAL RES	401
080-018-300-056-01	6150 WINDSOR HWY	03/31/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$140,300	46.78	\$280,688	\$87,812	\$68,600	2.00	2.00	\$43,906	\$1.01	0.00	RUR1	3045-0623		RURAL RES	401
080-019-400-008-00	4353 OLD POND TRL	07/22/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900	41.46	\$107,766	\$90,834	\$68,600	2.00	2.00	\$45,417	\$1.04	0.00	RUR1	3101/0492		RURAL RES	401
080-001-100-050-00	7800 WILLIAMS RD	05/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,400	44.68	\$236,882	\$96,718	\$68,600	2.00	2.00	\$48,359	\$1.11	0.00	RUR1	3053-0842		RURAL RES	401
080-022-400-076-00	9895 E VERMONTVILLE HWY	07/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,400	46.28	\$300,837	\$89,127	\$64,964	1.82	1.82	\$48,971	\$1.12	0.00	RUR1	3013 0908		RURAL RES	401
080-024-200-050-00	1887 N WAVERLY	06/10/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,700	40.85	\$163,303	\$95,197	\$58,500	1.50	1.50	\$63,465	\$1.46	0.00	RUR1	3096/0528		RURAL RES	401
080-016-200-025-00	8613 WINDSOR HWY	05/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$120,000	40.00	\$240,077	\$128,523	\$68,600	2.00	2.00	\$64,262	\$1.48	0.00	RUR1	3003 0934		RURAL RES	401
Totals:			\$2,638,400			\$2,638,400	\$1,268,300		\$2,536,590	\$827,322	\$725,512	20.56	20.56								
								Sale. Ratio ==>	48.07	Average				Average							
								Std. Dev. ==>	9.79	per FF==>				per Net Acre==>		40,239.40		per SqFt==>		\$0.92	

No Data

2 to 2.5-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-004-300-070-00	8129 BILLWOOD HWY	10/28/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$87,600	58.01	\$175,247	\$44,353	\$68,600	2.00	2.00	\$22,177	\$0.51	0.00	RUR1	3027-1090		RURAL RES	401
080-006-200-140-00	7559 NIXON	09/15/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,200	48.10	\$192,304	\$79,901	\$72,205	2.35	2.35	\$34,000	\$0.78	0.00	RUR1	3076/0303		RURAL RES	401
080-025-300-047-00	11442 RANSOM HWY	06/30/22	\$370,400	WD	03-ARM'S LENGTH	\$370,400	\$173,200	46.76	\$346,377	\$95,507	\$71,484	2.28	2.28	\$41,889	\$0.96	0.00	RUR1	3010 0107		RURAL RES	401
080-018-300-056-01	6150 WINDSOR HWY	03/31/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$140,300	46.78	\$280,688	\$87,812	\$68,600	2.00	2.00	\$43,906	\$1.01	0.00	RUR1	3045-0623		RURAL RES	401
080-019-400-008-00	4353 OLD POND TRL	07/22/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900	41.46	\$107,766	\$90,834	\$68,600	2.00	2.00	\$45,417	\$1.04	0.00	RUR1	3101/0492		RURAL RES	401
080-001-100-050-00	7800 WILLIAMS RD	05/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,400	44.68	\$236,882	\$96,718	\$68,600	2.00	2.00	\$48,359	\$1.11	0.00	RUR1	3053-0842		RURAL RES	401
080-029-400-080-00	7777 ROSSMAN HWY	08/31/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$157,600	45.04	\$315,170	\$104,154	\$69,424	2.08	2.08	\$50,074	\$1.15	0.00	RUR1	3019 0240		RURAL RES	401
080-030-100-020-00	6232 E VERMONTVILLE	12/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,300	38.94	\$198,550	\$125,359	\$68,909	2.03	2.03	\$61,753	\$1.42	0.00	RUR1	3077/0089		RURAL RES	401

080-016-200-025-00	8613 WINDSOR HWY	05/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$120,000	40.00	\$240,077	\$128,523	\$68,600	2.00	2.00	\$64,262	\$1.48	0.00	RUR1	3003 0934		RURAL RES	401
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Totals:		\$2,321,200				\$2,321,200	\$1,046,500		\$2,093,061	\$853,161	\$625,022	18.74	18.74								
							Sale. Ratio =>	45.08			Average	Average		Average							
							Std. Dev. =>	5.67			per FF=>	per Net Acre=>	45,526.20	per SqFt=>	\$1.05						

No Data

2.5 to 3-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-031-300-100-00	2027 PRAY RD	11/10/22	\$172,200	WD	03-ARM'S LENGTH	\$172,200	\$77,800	45.18	\$155,695	\$72,286	\$55,781	2.75	2.75	\$26,286	\$0.60	0.00		RUR1	3028 1252	RURAL RES	401
080-012-300-021-00	11090 BISHOP HWY	08/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,600	51.23	\$133,199	\$71,001	\$74,200	2.68	2.68	\$26,493	\$0.61	0.00		RUR1	3016 1069	RURAL RES	401

Totals:		\$302,200				\$302,200	\$144,400		\$288,894	\$143,287	\$129,981	5.43	5.43								
							Sale. Ratio =>	47.78			Average	Average		Average							
							Std. Dev. =>	4.28			per FF=>	per Net Acre=>	26,388.03	per SqFt=>	\$0.61						

No Data

3 to 4-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-026-100-039-00	SKINNER HWY	07/07/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$38,500	85.56	\$76,920	\$45,000	\$76,920	3.48	3.48	\$12,931	\$0.30	0.00		RUR1	3012 0443	RURAL RES	402
080-029-100-150-02	7120 E VERMONTVILLE HWY	06/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,400	52.96	\$264,847	\$63,233	\$78,080	3.77	3.77	\$16,773	\$0.39	0.00		RUR1	3014 1287	RURAL RES	401
080-019-400-006-00	4265 OLD POND TRL	08/25/23	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$38,600	60.31	\$77,168	\$64,000	\$77,168	3.54	3.54	\$18,069	\$0.41	0.00		RUR1	3062/1243	RURAL RES	402
080-022-300-160-00	9465 E VERMONTVILLE HWY	07/27/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$172,600	50.76	\$345,193	\$72,847	\$78,040	3.76	3.76	\$19,374	\$0.44	0.00		RUR1	3017 0115	RURAL RES	401
080-027-200-096-00	9804 E VERMONTVILLE HWY	06/24/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$154,400	46.09	\$308,800	\$104,600	\$78,400	3.85	3.85	\$27,169	\$0.62	0.00		RUR1	3009/1099	RURAL RES	401
081-000-607-070-00	472 E JEFFERSON ST	09/14/23	\$373,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$373,000	\$157,300	42.17	\$314,581	\$125,699	\$67,280	3.98	2.16	\$31,583	\$0.73	0.00		VILPR	081-000-607-066-00	VILLAGE ALT RESIDENTIAL	401

Totals:		\$1,407,000				\$1,407,000	\$693,800		\$1,387,509	\$475,379	\$455,888	22.38	20.56								
							Sale. Ratio =>	49.31			Average	Average		Average							
							Std. Dev. =>	15.61			per FF=>	per Net Acre=>	21,239.34	per SqFt=>	\$0.49						

No Data

4 to 5-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
080-035-400-061-00	2205 N MICHIGAN RD	01/10/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$146,700	48.92	\$293,480	\$87,100	\$80,680	4.84	4.84	\$17,996	\$0.41	0.00		RUR1	3035 0452	RURAL RES	401	
080-033-200-060-00	8912 ROSSMAN HWY	06/27/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$131,700	41.29	\$263,352	\$136,648	\$81,000	5.00	5.00	\$27,330	\$0.63	0.00		RUR1	3010 0467	RURAL RES	401	
080-009-205-181-00	6227 NEWS	05/03/24	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$99,300	43.17	\$203,376	\$110,986	\$79,556	4.04	2.90	\$27,472	\$0.63	0.00		RUR1	3091/1130	080-009-205-170-00	RURAL RES	401
080-036-300-080-00	11011 WILBUR	10/16/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,000	41.92	\$218,005	\$121,415	\$79,420	4.21	4.21	\$28,840	\$0.66	0.00		RUR1	3068/1212	RURAL RES	401	
080-015-100-070-00	9151 WINDSOR HWY	03/07/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$189,200	44.00	\$378,430	\$131,690	\$80,120	4.56	4.56	\$28,879	\$0.66	0.00		RUR1	3042-0584	RURAL RES	401	
080-018-100-047-00	6354 PINCH HWY	04/01/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,500	43.55	\$330,988	\$128,756	\$79,744	4.37	4.37	\$29,450	\$0.68	0.00		RUR1	2996 0500	RURAL RES	401	

Totals:		\$1,918,900				\$1,918,900	\$841,400		\$1,687,631	\$716,595	\$480,520	27.02	25.88								
							Sale. Ratio =>	43.85			Average	Average		Average							
							Std. Dev. =>	2.70			per FF=>	per Net Acre=>	26,518.95	per SqFt=>	\$0.61						

No Data

5 to 7-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-020-100-021-00	4910 NIXON RD	05/31/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$93,200	41.06	\$186,379	\$125,921	\$85,300	6.00	6.00	\$20,987	\$0.48	0.00		RUR1	3051-0835	RURAL RES	401
080-016-200-215-00	8655 WINDSOR HWY	09/20/24	\$365,000	OTH	03-ARM'S LENGTH	\$365,000	\$169,600	46.47	\$339,157	\$106,886	\$81,043	5.01	5.01	\$21,335	\$0.49	0.00		RUR1	3108/1213	RURAL RES	401
080-033-200-060-00	8912 ROSSMAN HWY	06/27/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$131,700	41.29	\$263,352	\$136,648	\$81,000	5.00	5.00	\$27,330	\$0.63	0.00		RUR1	3010 0467	RURAL RES	401

Totals:		\$911,000				\$911,000	\$394,500		\$788,888	\$369,455	\$247,343	16.01	16.01								
							Sale. Ratio =>	43.30			Average	Average		Average							
							Std. Dev. =>	3.06			per FF=>	per Net Acre=>	23,076.51	per SqFt=>	\$0.53						

No Data

7 to 10-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-005-100-006-00	7894 NIXON RD	04/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,700	52.66	\$305,442	\$82,525	\$97,967	8.63	8.63	\$9,563	\$0.22	0.00		RUR1	3049-0108	RURAL RES	401
080-033-100-010-00	ROSSMAN	04/19/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$34,700	34.73	\$69,300	\$99,900	\$69,300	10.00	10.00	\$9,990	\$0.23	0.00		RUR1	3089/0245	RURAL RES	402
080-033-100-100-00	2678 N GUNNELL RD	08/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,000	49.78	\$224,081	\$105,919	\$105,000	10.00	10.00	\$10,592	\$0.24	0.00		RUR1	3018 0074	RURAL RES	401
080-018-400-301-00	5027 NIXON RD	12/09/22	\$339,300	WD	03-ARM'S LENGTH	\$339,300	\$159,200	46.92	\$318,479	\$117,402	\$96,581	8.36	8.36	\$14,043	\$0.32	0.00		RUR1	3034 0792	RURAL RES	401
080-021-100-080-00	4713 PARES RD	03/05/24	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$127,500	38.99	\$254,916	\$177,084	\$105,000	10.00	10.00	\$17,708	\$0.41	0.00		RUR1	3083/0775	RURAL RES	401
080-035-400-041-00	2467 N MICHIGAN	04/29/24	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$121,700	34.48	\$243,428	\$207,745	\$98,173	8.67	8.67	\$23,961	\$0.55	0.00		RUR1	3091/0674	RURAL RES	401

Totals:		\$1,634,200				\$1,634,200	\$707,800		\$1,415,646	\$790,575	\$572,021	55.66	55.66								
							Sale. Ratio =>	43.31			Average	Average		Average							
							Std. Dev. =>	7.89			per FF=>	per Net Acre=>	14,203.65	per SqFt=>	\$0.33						

No Data

10 to 15-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-033-100-010-00	ROSSMAN	04/19/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$34,700	34.73	\$69,300	\$99,900	\$69,300	10.00	10.00	\$9,990	\$0.23	0.00		RUR1	3089/0245	RURAL RES	402
080-033-100-100-00	2678 N GUNNELL RD	08/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,000	49.78	\$224,081	\$105,919	\$105,000	10.00	10.00	\$10,592	\$0.24	0.00		RUR1	3018 0074	RURAL RES	401

080-016-400-180-01	5179 N CANAL RD	03/22/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$247,700	47.18	\$495,468	\$149,157	\$119,625	13.25	13.25	\$11,257	\$0.26	0.00	RUR1	3043-0210		RURAL RES	401
080-018-100-001-00	6032 PINCH HWY	12/19/22	\$300,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,750	\$170,500	56.69	\$341,030	\$159,470	\$199,750	13.50	1.00	\$11,813	\$0.27	0.00	RUR1	3034 0235	080-018-100-007-00, 080-018-100-005-00	RURAL RES	401
080-016-200-091-00	5765 N CANAL	03/29/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$130,500	44.24	\$261,009	\$148,936	\$114,945	12.21	12.21	\$12,198	\$0.28	0.00	RUR1	3086/0979		RURAL RES	401
080-002-200-230-00	7537 WILLIAMS RD	04/08/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$207,300	45.96	\$414,635	\$142,085	\$105,720	10.16	10.16	\$13,985	\$0.32	0.00	RUR1	2996 1127		RURAL RES	401
080-027-100-161-00	9388 E VERMONTVILLE HWY	06/16/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$238,800	46.28	\$477,571	\$143,609	\$105,180	10.04	10.04	\$14,304	\$0.33	0.00	RUR1	3008 0186		RURAL RES	401
080-021-100-080-00	4713 PARES RD	03/05/24	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$127,500	38.99	\$254,916	\$177,084	\$105,000	10.00	10.00	\$17,708	\$0.41	0.00	RUR1	3083/0775		RURAL RES	401

Totals:		\$2,739,650				\$2,739,650	\$1,269,000		\$2,538,010	\$1,126,160	\$924,520	89.16	76.66								
							Sale. Ratio =>	46.32			Average	Average		Average							
							Std. Dev. =>	6.62			per FF=>	per Net Acre=>	12,630.78	per SqFt=>	\$0.29						

No Data

15 to 20-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-023-300-003-00	4348 N SMITH RD	09/29/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,200	43.78	\$236,473	\$162,693	\$129,166	15.98	15.98	\$10,181	\$0.23	0.00	RUR1	3068/0577		RURAL RES	401
080-007-200-090-00	6865 NIXON	06/17/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,600	54.40	\$163,252	\$117,648	\$130,900	17.00	17.00	\$6,920	\$0.16	0.00	RUR1	3096/1138		RURAL RES	401

Totals:		\$420,000				\$420,000	\$199,800		\$399,725	\$280,341	\$260,066	32.98	32.98								
							Sale. Ratio =>	47.57			Average	Average		Average							
							Std. Dev. =>	7.51			per FF=>	per Net Acre=>	8,500.33	per SqFt=>	\$0.20						

No Data

20 to 25-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-036-200-056-00	905 N WAVERLY RD	05/31/22	\$145,000	LC	03-ARM'S LENGTH	\$145,000	\$59,200	40.83	\$118,325	\$129,688	\$103,013	24.50	24.50	\$5,293	\$0.12	0.00	RUR1	3006 0599		RURAL RES	401

Totals:		\$145,000				\$145,000	\$59,200		\$118,325	\$129,688	\$103,013	24.50	24.50								
							Sale. Ratio =>	40.83			Average	Average		Average							
							Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	5,293.39	per SqFt=>	\$0.12						

No Data

25 to 30-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-025-300-090-00	3378 N MICHIGAN RD	09/29/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$197,700	43.45	\$395,397	\$201,367	\$141,764	28.28	28.28	\$7,120	\$0.16	0.00	RUR1	3023 0083		RURAL RES	401

Totals:		\$455,000				\$455,000	\$197,700		\$395,397	\$201,367	\$141,764	28.28	28.28								
							Sale. Ratio =>	43.45			Average	Average		Average							
							Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	7,120.47	per SqFt=>	\$0.16						

No Data

30 to 40-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-018-100-091-00	6265 WINDSOR HWY	03/15/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$168,500	46.16	\$336,971	\$173,809	\$145,780	34.45	34.45	\$5,045	\$0.12	0.00	RUR1	3043-0429		RURAL RES	401

Totals:		\$365,000				\$365,000	\$168,500		\$336,971	\$173,809	\$145,780	34.45	34.45								
							Sale. Ratio =>	46.16			Average	Average		Average							
							Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	5,045.25	per SqFt=>	\$0.12						

No Data

40 to 50-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-034-300-003-01	N CANAL	05/24/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,200	33.73	\$148,480	\$220,000	\$148,480	42.40	42.40	\$5,189	\$0.12	0.00	RUR1	3058/1117		RURAL RES	402

Totals:		\$220,000				\$220,000	\$74,200		\$148,480	\$220,000	\$148,480	42.40	42.40								
							Sale. Ratio =>	33.73			Average	Average		Average							
							Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	5,188.68	per SqFt=>	\$0.12						

No Data

50 to 100-acres

No Data

100 plus acres

No Data

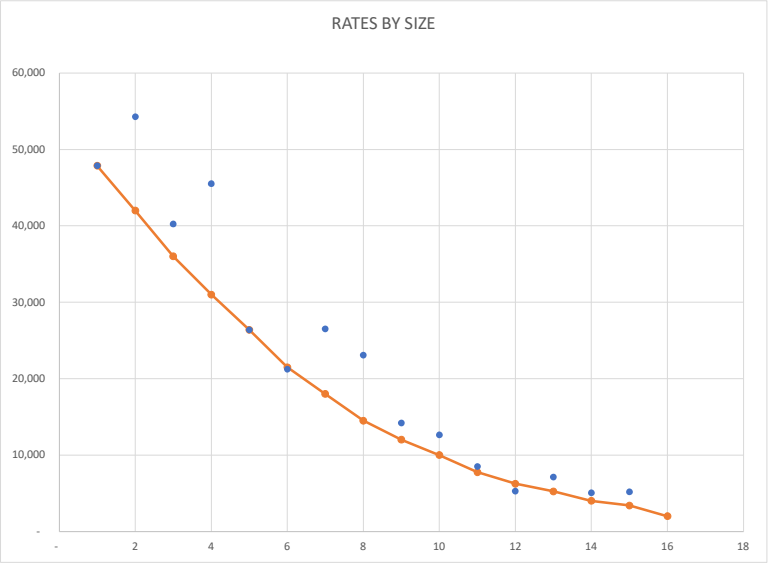
DESCRIPTION:

ACRES	INDICATED \$ PER ACRE	INDICATE D VALUE	DETER \$ PER ACRE		DETERMINED VALUE	PRIOR YEAR
1.00	47,878	47,878	47,878	1	47,878	44000 V
1.50	54,289	81,433	42,000	2	63,000	58500 M
2.00	40,239	80,479	36,000	3	72,000	68600 M
2.50	45,526	113,816	31,000	4	77,500	73750 M
3.00	26,388	79,164	26,388	5	79,164	75000 V
4.00	21,239	84,957	21,500	6	86,000	79000 M
5.00	26,519	132,595	18,000	7	90,000	81000 M
7.00	23,077	161,536	14,500	8	101,500	89600 M
10.00	14,204	142,036	12,000	9	120,000	105000 M
15.00	12,631	189,462	10,000	10	150,000	127500 M
20.00	8,500	170,007	7,750	11	155,000	136000 M
25.00	5,293	132,335	6,250	12	156,250	137500 M
30.00	7,120	213,614	5,250	13	157,500	144000 M
40.00	5,045	201,810	4,000	14	160,000	148000 M
50.00	5,189	259,434	3,400	15	170,000	150000 M
100.00		-	2,000	16	200,000	160000 M

V= VERIFIED FROM DATA
EX= EXTRAPOLATED FROM CURVE
M= MODIFICATION OF VERIFIED DATA TO CURVE

4,775.00

WATER	ACRES	\$ PER ACRE	VALUE	\$ PER AC	VALUE
	1.00		-	67,029	87,138
	1.50		-	58,800	114,660
	2.00		-	50,400	131,040
	2.50		-	43,400	141,050
	3.00		-	36,943	144,078
	4.00		-	30,100	156,520
	5.00		-	25,200	163,800
	7.00		-	20,300	184,730
	10.00		-	16,800	218,400
	15.00		-	14,000	273,000
	20.00		-	10,850	282,100
	25.00		-	8,750	284,375
	30.00	-	-	7,350	286,650
	40.00	-	-	5,600	291,200
	50.00	-	-	4,760	309,400
	100.00		-	2,800	364,000



RURAL RESIDENTIAL & VILLAGE ALT WATER

0 to 1-acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
081-041-600-060-00	438 E WASHINGTON ST	09/30/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,100	33.55	\$134,105	\$95,035	\$29,140	0.0	0.0	0.47	0.47	#DIV/0!	\$202,202	\$4.64	0.00	VILPR	3106/0171		VILLAGE ALT RES WATER	401
080-023-400-018-00	10755 RIVERSIDE DR	03/31/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$175,700	57.61	\$351,337	\$32,942	\$79,279	0.0	0.0	0.99	0.99	#DIV/0!	\$33,275	\$0.76	0.00	RUR1	3047-0219		RURAL RES WATER	401
080-002-300-242-03	HART HWY- VL	05/20/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$39,800	79.60	\$79,519	\$50,000	\$79,519	0.0	0.0	0.99	0.99	#DIV/0!	\$50,352	\$1.16	0.00	RUR1	3093/0832		RURAL RES WATER	401
080-010-400-185-00	6038 VALLEY	08/18/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$216,600	54.84	\$433,285	\$41,795	\$80,080	0.0	0.0	1.00	1.00	#DIV/0!	\$41,795	\$0.96	0.00	RUR1	3061/0736		RURAL RES WATER	401
080-002-300-125-00	7086 DOVE	08/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,400	49.76	\$248,875	\$81,205	\$80,080	0.0	0.0	1.00	1.00	#DIV/0!	\$81,205	\$1.86	0.00	RUR1	3060/386		RURAL RES WATER	401
Totals:			\$1,200,000			\$1,200,000	\$623,600		\$1,247,121	\$300,977	\$348,098	0.0		4.45	4.45									
							Sale. Ratio =>	51.97			Average			Average										
							Std. Dev. =>	16.58			per FF=>	#DIV/0!		per Net Acre=>	67,589.71			Average						
																		per SqFt=>						\$1.55

No Data

1 to 1.5-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-010-400-185-00	6038 VALLEY	08/18/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$216,600	54.84	\$433,285	\$41,795	\$80,080	0.0	0.0	1.00	1.00	#DIV/0!	\$41,795	\$0.96	0.00	RUR1	3061/0736		RURAL RES WATER	401
080-002-300-125-00	7086 DOVE	08/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,400	49.76	\$248,875	\$81,205	\$80,080	0.0	0.0	1.00	1.00	#DIV/0!	\$81,205	\$1.86	0.00	RUR1	3060/386		RURAL RES WATER	401
080-010-400-180-00	6070 VALLEY TRL	08/12/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,700	40.21	\$273,301	\$152,057	\$85,358	0.0	0.0	1.10	1.10	#DIV/0!	\$138,234	\$3.17	0.00	RUR1	3017 0033		RURAL RES WATER	401
080-010-400-180-00	6070 VALLEY TRL	10/27/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$136,700	37.45	\$273,301	\$177,057	\$85,358	0.0	0.0	1.10	1.10	#DIV/0!	\$160,961	\$3.70	0.00	RUR1	3070/1104		RURAL RES WATER	401
081-000-638-035-00	321 E JEFFERSON ST	05/31/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$113,000	61.08	\$226,089	\$24,111	\$65,200	0.0	0.0	1.10	1.10	#DIV/0!	\$21,919	\$0.50	0.00	VILPR	3052-746		VILLAGE ALT RES WATER	401
080-024-400-070-00	11530 JARVIS HWY	10/05/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$162,300	59.02	\$324,635	\$41,001	\$90,636	0.0	0.0	1.20	1.20	#DIV/0!	\$34,168	\$0.78	0.00	RUR1	3025 0697		RURAL RES WATER	401
080-024-400-070-00	11530 JARVIS HWY	04/21/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,300	41.62	\$324,635	\$156,001	\$90,636	0.0	0.0	1.20	1.20	#DIV/0!	\$130,001	\$2.98	0.00	RUR1	3054-1072		RURAL RES WATER	401
080-002-200-001-00	10652 JOLLY	11/30/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,100	36.37	\$98,276	\$135,000	\$94,858	0.0	0.0	1.28	1.28	#DIV/0!	\$105,469	\$2.42	0.00	RUR1	3073/0896		RURAL RES WATER	401
080-023-400-078-00	RIVERSIDE DR	03/23/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$101,700	78.23	\$203,440	\$130,000	\$203,440	0.0	0.0	1.41	1.41	#DIV/0!	\$92,199	\$2.12	0.00	RUR1	3043-0735		RURAL RES WATER	402
Totals:			\$2,465,000			\$2,465,000	\$1,202,800		\$2,405,837	\$938,227	\$875,646	0.0		10.39	10.39									
							Sale. Ratio =>	48.80			Average			Average										
							Std. Dev. =>	13.81			per FF=>	#DIV/0!		per Net Acre=>	90,300.96			Average						
																		per SqFt=>						\$2.07

No Data

1.5 to 2-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-002-200-011-00	10700 JOLLY	05/13/24	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$186,900	55.54	\$373,739	\$172,888	\$210,127	0.0	0.0	1.87	1.87	#DIV/0!	\$92,453	\$2.12	0.00	RUR1	3092/0207		RURAL RES WATER	401
080-080-600-030-00	6398 VALLEY TRL	09/01/23	\$242,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$242,500	\$117,600	48.49	\$254,811	\$106,929	\$99,660	0.0	0.0	1.89	1.00	#DIV/0!	\$56,576	\$1.30	0.00	RUR1	3064/0904	080-010-400-021-00	RURAL RES WATER	401
Totals:			\$579,000			\$579,000	\$304,500		\$628,550	\$279,817	\$309,787	0.0		3.76	2.87									
							Sale. Ratio =>	52.59			Average			Average										
							Std. Dev. =>	4.98			per FF=>	#DIV/0!		per Net Acre=>	74,419.41			Average						
																		per SqFt=>						\$1.71

No Data

2 to 2.5-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-014-300-148-00	10100 HOLT HWY	02/27/24	\$398,750	WD	03-ARM'S LENGTH	\$398,750	\$197,000	49.40	\$394,053	\$132,736	\$128,039	0.0	0.0	2.17	2.17	#DIV/0!	\$61,169	\$1.40	0.00	RUR1	3082/0847		RURAL RES WATER	401
Totals:			\$398,750			\$398,750	\$197,000		\$394,053	\$132,736	\$128,039	0.0		2.17	2.17									
							Sale. Ratio =>	49.40			Average			Average										
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	61,168.66			Average						
																		per SqFt=>						\$1.40

No Data

2.5 to 3-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-015-400-070-00	9998 HOLT HWY	08/22/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$179,400	71.76	\$358,852	\$161,418	\$270,270	0.0	0.0	2.70	2.70	#DIV/0!	\$59,784	\$1.37	0.00	RUR1	3061/1235		RURAL RES WATER	401
Totals:			\$250,000			\$250,000	\$179,400		\$358,852	\$161,418	\$270,270	0.0		2.70	2.70									
							Sale. Ratio =>	71.76			Average			Average										
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	59,784.44			Average						
																		per SqFt=>						\$1.37

No Data

3 to 4-acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-014-300-142-00	10082 HOLT HWY	06/28/24	\$429,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$429,900	\$186,800	43.45	\$373,570	\$183,994	\$127,664	0.0	0.0	3.27	2.15	#DIV/0!	\$56,267	\$1.29	0.00	RUR1	3098/0101	080-023-100-003-00	RURAL RES WATER	401
080-024-400-089-00	11744 JARVIS HWY	06/01/22	\$478,750	WD	03-ARM'S LENGTH	\$478,750	\$238,600	49.84	\$477,197	\$141,547	\$139,994	0.0	0.0	3.48	3.48	#DIV/0!	\$40,674	\$0.93	0.00	RUR1	3006 0804		RURAL RES WATER	401
Totals:			\$908,650			\$908,650	\$425,400		\$850,767	\$325,541	\$267,658	0.0		6.75	5.63									
							Sale. Ratio =>	46.82			Average			Average										
							Std. Dev. =>	4.52			per FF=>	#DIV/0!		per Net Acre=>	48,228.30			Average						
																		per SqFt=>						\$1.11

No Data

4 to 5-acres

No Data

5 to 7-acres

No Data

7 to 10-acres

No Data

10 to 15-acres

No Data

15 to 20-acres

No Data

20 to 25-acres

No Data

25 to 30-acres
No Data

30 to 40-acres
No Data

40 to 50-acres
No Data

50 to 100-acres
No Data

100 plus acres
No Data

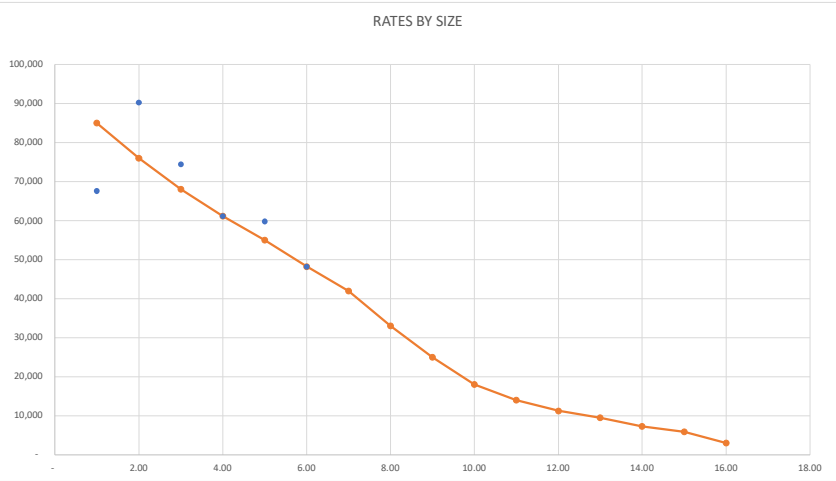
DESCRIPTION:		WATER							
ACRES	INDICATED \$ PER ACRE	INDICATE D VALUE	DETER \$ PER ACRE			DETERMINED VALUE		PRIOR YEAR	
1.00	67,590	67,590	85,000	1		85,000		80000	
1.50	90,301	135,451	76,000	2		114,000		108000	
2.00	74,419	148,839	68,000	3		136,000		132000	
2.50	61,169	152,922	61,169	4		152,923		150000	
3.00	59,784	179,353	55,000	5		165,000		165000	
4.00	48,228	192,913	48,228	6		192,912		192000	
5.00		-	42,000	7		210,000		210000	
7.00		-	33,000	8		231,000		231000	
10.00		-	25,000	9		250,000		250000	
15.00		-	18,000	10		270,000		270000	
20.00		-	14,000	11		280,000		280000	
25.00		-	11,250	12		281,250		287500	
30.00		-	9,500	13		285,000		288000	
40.00		-	7,300	14		292,000		292000	
50.00		-	5,900	15		295,000		295000	
100.00		-	3,000	16		300,000		300000	

V= VERIFIED FROM DATA

EX= EXTRAPOLATED FROM CURVE

M= MODIFICATION OF VERIFIED DATA TO CURVE

8,491.67



RURAL SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-067-000-150-00	HIGHLAND CT	01/19/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$21,000	70.00	\$42,000	\$30,000	\$42,000	0.0	0.0	1.89	1.89	#DIV/0!	\$15,873	\$0.36	0.00	SUB1	3079/1214		RURAL SUB	402
080-081-500-020-00	LAKEVIEW CIR	08/08/24	\$34,900	MLC	03-ARM'S LENGTH	\$34,900	\$21,000	60.17	\$42,000	\$34,900	\$42,000	0.0	0.0	0.33	0.33	#DIV/0!	\$105,758	\$2.43	0.00	RUR1	3107/0842		RURAL SUB	402
080-047-600-040-00	189 FAWNCREEK	12/29/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$267,000	49.91	\$534,038	\$42,962	\$42,000	0.0	0.0	1.60	1.60	#DIV/0!	\$26,851	\$0.62	0.00	SUB1	3077/0083		RURAL SUB	401
080-081-500-030-00	6180 LAKEVIEW CIR	09/30/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,400	43.51	\$282,803	\$84,197	\$42,000	0.0	0.0	0.33	0.33	#DIV/0!	\$255,142	\$5.86	0.00	RUR1	3110/0646		RURAL SUB	401
		Totals:	\$924,900			\$924,900	\$450,400		\$900,841	\$192,059	\$168,000	0.0		4.15	4.15									
							Sale. Ratio ==>	48.70			Average													
							Std. Dev. ==>	11.64			per FF==>	#DIV/0!												
														Average	46,279.28									
														per Net Acre==>										

MODERN SUBDIVISION
VALUE BY NEIGHBORHOOD AND LOT

BROOKS RIVER (080-042)																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-042-000-001-00	9925 BROOKS RIVER DR	07/15/22	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$200,300	45.52	\$436,450	\$131,230	\$91,840	0.0	0.0	2.00	0.00	#DIV/0!	\$65,615	\$1.51	0.00	0.00	SUB3 3035 0019	081-010-400-136-03, 081-010-400-136-04	SUBDIVISION- MODERN	401
080-042-000-015-00	6067 LIMESTONE	09/11/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$204,400	46.47	\$408,860	\$87,040	\$56,000	0.0	0.0	1.00	0.00	#DIV/0!	\$87,040	\$2.00	0.00	0.00	SUB3 3066/0183		SUBDIVISION- MODERN	401
Totals:						\$879,900	\$404,700		\$845,310	\$218,270	\$147,840	0.0		3.00	0.00									
							Sale. Ratio =>	45.99			Average			Average										
							Std. Dev. =>	0.67			Average			per Net Acre=>	72,756.67		Average							
											per FF=>	#DIV/0!												
														PRIOR YEAR:	56,000.00		WATER							
														USED:	60,000.00	1.40	\$84,000							
DIMONDALE FARMS (080-045)																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-045-000-040-00	10053 DEBLIND CIR	03/31/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$133,100	49.85	\$266,192	\$44,808	\$44,000	0.0	0.0	1.00	0.34	#DIV/0!	\$44,808	\$1.03	0.00	0.00	SUB3 3044-0806		SUBDIVISION- MODERN	401
080-045-000-090-00	10108 DEBLIND CIR	08/25/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$132,700	44.98	\$265,476	\$73,524	\$44,000	0.0	0.0	1.00	0.34	#DIV/0!	\$73,524	\$1.69	0.00	0.00	SUB3 3062/1246		SUBDIVISION- MODERN	401
080-045-000-100-00	10098 DEBLIND CIR	06/27/24	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$127,200	47.37	\$254,428	\$58,072	\$44,000	0.0	0.0	1.00	0.36	#DIV/0!	\$58,072	\$1.33	0.00	0.00	SUB3 3098/0219		SUBDIVISION- MODERN	401
080-045-000-150-00	5205 MIRAGE CIR	06/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,300	44.37	\$310,634	\$83,366	\$44,000	0.0	0.0	1.00	0.34	#DIV/0!	\$83,366	\$1.91	0.00	0.00	SUB3 3009 1223		SUBDIVISION- MODERN	401
080-045-000-350-00	10083 ROBLYN CIR	06/03/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$143,200	44.61	\$286,473	\$78,527	\$44,000	0.0	0.0	1.00	0.40	#DIV/0!	\$78,527	\$1.80	0.00	0.00	SUB3 3006 0734		SUBDIVISION- MODERN	401
Totals:						\$1,501,500	\$691,500		\$1,383,203	\$338,297	\$220,000	0.0		5.00	1.78									
							Sale. Ratio =>	46.05			Average			Average										
							Std. Dev. =>	2.35			Average			per Net Acre=>	67,659.40		Average							
											per FF=>	#DIV/0!												
														PRIOR YEAR:	44,000.00		WATER							
														USED:	48,000.00	1.40	\$67,200							
HILL 'N HOLLOW (080-051, 052)																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-051-800-340-00	6529 E GALWAY CIR	12/05/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$112,200	33.00	\$224,302	\$163,698	\$48,000	0.0	0.0	1.00	0.77	#DIV/0!	\$163,698	\$3.76	0.00	0.00	SUB3 3074/0625		SUBDIVISION- MODERN	401
080-052-000-010-00	6791 W GALWAY CIR	08/30/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$158,200	52.75	\$316,470	\$31,430	\$48,000	0.0	0.0	1.00	0.00	#DIV/0!	\$31,430	\$0.72	0.00	0.00	SUB3 3063/0555		SUBDIVISION- MODERN	401
080-052-000-020-00	6838 W GALWAY CIR	10/05/22	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$24,500	44.63	\$301,318	\$54,900	\$48,000	0.0	0.0	1.00	0.00	#DIV/0!	\$54,900	\$1.26	0.00	0.00	SUB3 3023 1133		SUBDIVISION- MODERN	401
080-052-600-006-00	6939 W GALWAY CIR	01/19/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,500	51.23	\$332,900	\$40,100	\$48,000	0.0	0.0	1.00	0.47	#DIV/0!	\$40,100	\$0.92	0.00	0.00	SUB3 3036 0909		SUBDIVISION- MODERN	401
Totals:						\$1,019,800	\$461,400		\$1,174,990	\$290,128	\$192,000	0.0		4.00	1.24									
							Sale. Ratio =>	45.24			Average			Average										
							Std. Dev. =>	8.99			Average			per Net Acre=>	72,532.00		Average							
											per FF=>	#DIV/0!												
														PRIOR YEAR:	48,000.00		WATER							
														USED:	52,000.00	1.40	\$72,800							
HILL 'N HOLLOW WATER (080-051, 052)																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-051-800-040-00	6764 E GALWAY CIR	07/08/22	\$250,300	WD	03-ARM'S LENGTH	\$250,300	\$127,400	50.90	\$254,854	\$62,646	\$67,200	0.0	0.0	1.00	0.32	#DIV/0!	\$62,646	\$1.44	0.00	0.00	SUB3 3012 0920		SUBDIVISION- MODERN WATER	401
080-051-800-070-00	6704 E GALWAY CIR	08/19/24	\$376,900	WD	03-ARM'S LENGTH	\$376,900	\$173,400	46.01	\$346,720	\$97,380	\$67,200	0.0	0.0	1.00	0.92	#DIV/0!	\$97,380	\$2.24	0.00	0.00	SUB3 3104/0555		SUBDIVISION- MODERN WATER	401
080-051-800-630-00	6679 E GALWAY CIR	07/14/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$123,400	43.60	\$246,710	\$103,490	\$67,200	0.0	0.0	1.00	1.22	#DIV/0!	\$103,490	\$2.38	0.00	0.00	SUB3 3017 0757		SUBDIVISION- MODERN WATER	401
080-051-800-650-00	6733 E GALWAY	06/24/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$141,000	49.30	\$282,014	\$71,186	\$67,200	0.0	0.0	1.00	0.95	#DIV/0!	\$71,186	\$1.63	0.00	0.00	SUB3 3097/1226		SUBDIVISION- MODERN WATER	401
Totals:						\$1,196,200	\$565,200		\$1,130,298	\$334,702	\$268,800	0.0		4.00	3.41									
							Sale. Ratio =>	47.25			Average			Average										
							Std. Dev. =>	3.28			Average			per Net Acre=>	83,675.50		Average							
											per FF=>	#DIV/0!												
														INDICATED	83,675.00		MULTIPLIER							
														NO WATER	52,000.00		1.61							
JACARANDA (080-055)																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-055-000-980-00	6348 ELLISTONE CIR	07/22/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$144,300	55.50	\$288,691	\$16,309	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$16,309	\$0.37	0.00	0.00	SUB3 3016 0420		SUBDIVISION- MODERN	401
080-055-000-890-00	6357 MACADAM WAY	05/23/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,000	53.33	\$320,080	\$24,920	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$24,920	\$0.57	0.00	0.00	SUB3 3052-0776		SUBDIVISION- MODERN	401
080-055-000-670-00	8792 MATTRADA DR	08/31/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$152,300	52.54	\$304,689	\$30,211	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$30,211	\$0.69	0.00	0.00	SUB3 3062/1210		SUBDIVISION- MODERN	401
080-055-001-040-00	8827 MATTRADA	06/28/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$166,400	52.00	\$332,720	\$32,280	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$32,280	\$0.74	0.00	0.00	SUB3 3011 0082		SUBDIVISION- MODERN	401
080-055-000-770-00	8803 JUSTONIAN WAY	08/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,600	51.84	\$259,100	\$35,900	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$35,900	\$0.82	0.00	0.00	SUB3 3020 0630		SUBDIVISION- MODERN	401
080-055-000-360-00	JACARANDA	11/02/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,500	56.25	\$45,000	\$40,000	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$40,000	\$0.92	0.00	0.00	SUB3 3071/0241		SUBDIVISION- MODERN	402
080-055-001-380-00	6258 BARBADOS WAY	03/18/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,300	49.79	\$328,662	\$46,338	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$46,338	\$1.06	0.00	0.00	SUB3 3085/0033		SUBDIVISION- MODERN	401
080-055-000-040-00	8923 JACARANDA DR	04/06/23	\$243,400	WD	03-ARM'S LENGTH	\$243,400	\$119,400	49.06	\$238,703	\$49,697	\$45,000	0.0	0.0	1.00	0.27	#DIV/0!	\$49,697	\$1.14	0.00	0.00	SUB3 3045-0492		SUBDIVISION- MODERN	401
080-055-001-030-00	8839 MATTRADA DR	03/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,600	48.24	\$241,112	\$53,888	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$53,888	\$1.24	0.00	0.00	SUB3 3041-0277		SUBDIVISION- MODERN	401
080-055-000-880-00	6373 MACADAM WAY	06/10/22	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$124,400	45.82	\$248,876	\$67,624	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$67,624	\$1.55	0.00	0.00	SUB3 3007 0516		SUBDIVISION- MODERN	401
080-055-000-950-00	8889 MATTRADA DR	10/13/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,900	44.58	\$231,746	\$73,254	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$73,254	\$1.68	0.00	0.00	SUB3 3024 0923		SUBDIVISION- MODERN	401
080-055-000-270-00	8644 JACARANDA	05/31/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,700	44.54	\$249,329	\$75,671	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$75,671	\$1.74	0.00	0.00	SUB3 3097/0263		SUBDIVISION- MODERN	401
080-055-001-040-00	8827 MATTRADA	11/27/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$166,400	44.37	\$332,720	\$87,280	\$45,000	0.0	0.0	1.00	0.00	#DIV/0!	\$87,280							

JACARANDA WATER (080-055)																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-056-000-010-00	IRONSTONE	07/21/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$31,500	24.23	\$63,000	\$130,000	\$63,000	0.0	0.0	1.16	1.16	#DIV/0!	\$112,457	\$2.58	0.00	SUB3	3014 0058		SUBDIVISION- MODERN WATER	402
Totals:			\$130,000			\$130,000	\$31,500		\$63,000	\$130,000	\$63,000	0.0		1.16	1.16									
							Sale. Ratio =>	24.23			Average			Average										
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	112,456.75		Average							
														INDICATED	112,000.00		MULTIPLIER							
														NO WATER	51,000.00		2.20							

RIVER ROCK (080-073-800)																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class			
080-073-800-003-00	10141 RIVER ROCK BLVD	02/24/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$189,900	43.16	\$379,881	\$110,119	\$50,000	0.0	0.0	1.00	0.00	#DIV/0!	\$110,119	\$2.53	0.00	SUB3	3040-0440		SUBDIVISION- MODERN	401			
080-073-800-029-00	10262 RIVER ROCK BLVD	06/29/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,600	50.03	\$365,198	\$49,802	\$50,000	0.0	0.0	1.00	0.00	#DIV/0!	\$49,802	\$1.14	0.00	SUB3	3055-705		SUBDIVISION- MODERN	401			
Totals:			\$805,000			\$805,000	\$372,500		\$745,079	\$159,921	\$100,000	0.0		2.00	0.00												
								Sale. Ratio =>	46.27	Average				Average		Average											
								Std. Dev. =>	4.86	per FF=>				#DIV/0!	per Net Acre=>		79,960.50	per SqFt=>		\$1.84							
														PRIOR YEAR:	50,000.00	WATER											
														USED:	55,000.00	1.40	\$77,000										

RIVER ROCK (080-073-800) WATER ANALYSIS																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-073-800-014-00	10367 RIVER ROCK BLVD	09/06/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$237,000	43.09	\$473,942	\$146,058	\$70,000	0.0	0.0	1.00	0.00	#DIV/0!	\$146,058	\$3.35	0.00	SUB3	3106/1053		SUBDIVISION- MODERN WATER	401
080-073-800-017-00	10425 RIVER ROCK BLVD	09/09/22	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$218,000	47.70	\$436,048	\$90,952	\$70,000	0.0	0.0	1.00	0.00	#DIV/0!	\$90,952	\$2.09	0.00	SUB3	3020 0784		SUBDIVISION- MODERN WATER	401
080-073-900-210-00	4677 DIMOND WAY	05/17/24	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$294,900	45.38	\$589,755	\$130,145	\$70,000	0.0	0.0	1.00	0.00	#DIV/0!	\$130,145	\$2.99	0.00	SUB3	3092/0389		SUBDIVISION- MODERN WATER	401
Totals:			\$1,656,900			\$1,656,900	\$749,900		\$1,499,745	\$367,155	\$210,000	0.0		3.00	0.00									
								Sale. Ratio =>	45.26				Average				Average							
								Std. Dev. =>	2.31				per FF=>	#DIV/0!		per Net Acre=>	122,385.00		Average					

WINDSOR GLEN (080-087-600)																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
080-087-600-170-00	6745 LANSDOWN DR	08/06/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$146,300	55.21	\$292,514	\$71,886	\$99,400	0.0	0.0	1.00	0.63	#DIV/0!	\$71,886	\$1.65	0.00	SUB3	3102/0658		SUBDIVISION- MODERN WATER	401	
080-087-600-630-00	6501 CHESHIRE	03/11/24	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$177,600	49.20	\$355,150	\$76,850	\$71,000	0.0	0.0	1.00	0.48	#DIV/0!	\$76,850	\$1.76	0.00	SUB3	3084/0270		SUBDIVISION- MODERN	401	
080-087-600-050-00	6720 LANSDOWN DR	08/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$226,465	\$94,535	\$71,000	0.0	0.0	1.00	0.36	#DIV/0!	\$94,535	\$2.17	0.00	SUB3	3018 0274		SUBDIVISION- MODERN	401	
080-087-600-140-00	6795 LANSDOWN DR	04/14/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$151,700	48.62	\$303,335	\$108,065	\$99,400	0.0	0.0	1.00	0.83	#DIV/0!	\$108,065	\$2.48	0.00	SUB3	2999 0432		SUBDIVISION- MODERN WATER	401	
Totals:			\$1,188,000			\$1,188,000	\$588,800		\$1,177,464	\$351,336	\$340,800	0.0		4.00	2.30										
								Sale. Ratio =>	49.56					Average				Average							
								Std. Dev. =>	4.13					per FF=>	#DIV/0!		Average	per Net Acre=>	87,834.00		Average	per SqFt=>	\$2.02		
														PRIOR YEAR:	71,000.00		WATER								
														USED:	77,000.00	1.40	\$107,800								

DIMONDALE ESTATES (081-050)																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
081-050-000-540-00	742 TANBARK DR	12/12/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$187,200	52.73	\$374,450	\$43,550	\$63,000	0.0	0.0	1.00	0.55	#DIV/0!	\$43,550	\$1.00	0.00	SUB3	3035 0599		SUBDIVISION- MODERN	401
081-050-000-530-00	736 TANBARK DR	05/26/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$196,200	52.18	\$392,441	\$46,559	\$63,000	0.0	0.0	1.00	0.40	#DIV/0!	\$46,559	\$1.07	0.00	SUB3	3051-1283		SUBDIVISION- MODERN	401
081-050-000-550-00	746 TANBARK DR	02/24/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$195,100	50.03	\$390,259	\$62,741	\$63,000	0.0	0.0	1.00	0.84	#DIV/0!	\$62,741	\$1.44	0.00	SUB3	3041-0066		SUBDIVISION- MODERN	401
081-050-000-550-00	746 TANBARK DR	06/09/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$195,100	50.03	\$390,259	\$62,741	\$63,000	0.0	0.0	1.00	0.84	#DIV/0!	\$62,741	\$1.44	0.00	SUB3	3053-1268		SUBDIVISION- MODERN	401
081-050-000-820-00	342 CROSSWIND DR	11/21/23	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$191,300	50.01	\$382,609	\$62,891	\$63,000	0.0	0.0	1.00	0.50	#DIV/0!	\$62,891	\$1.44	0.00	SUB3			SUBDIVISION- MODERN	401
081-050-000-070-00	366 TANBARK DR	08/31/22	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$122,000	45.35	\$243,996	\$88,004	\$63,000	0.0	0.0	1.00	0.49	#DIV/0!	\$88,004	\$2.02	0.00	SUB3	3025 0028		SUBDIVISION- MODERN	401
081-050-000-060-00	360 TANBARK DR	07/07/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,300	44.71	\$214,554	\$88,446	\$63,000	0.0	0.0	1.00	0.47	#DIV/0!	\$88,446	\$2.03	0.00	SUB3	3058/879		SUBDIVISION- MODERN	401
081-050-000-030-00	340 TANBARK DR	11/10/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$112,300	40.12	\$224,629	\$118,271	\$63,000	0.0	0.0	1.00	0.46	#DIV/0!	\$118,271	\$2.72	0.00	SUB3	3031 0803		SUBDIVISION- MODERN	401
Totals:			\$2,682,400			\$2,682,400	\$1,306,500		\$2,613,197	\$573,203	\$504,000	0.0		8.00	4.55									
							Sale. Ratio ==>	48.71			Average			Average										
							Std. Dev. ==>	4.34			per FF==>	#DIV/0!		per Net Acre==>	71,650.38		Average							
														PRIOR YEAR:	63,000.00		WATER							
														USED:	71,650.00	1.40	\$100,310							

SHELBY ESTATES													
Totals:	#REF!			#REF!	#REF!	Sale. Ratio =>	#REF!	#REF!	#REF!	Average	#REF!	Average	#REF!
						Std. Dev. =>	#REF!			per FF=>	#REF!	per Net Acre=>	#REF!
												PRIOR YEAR:	38,000.00
												USED:	42,000.00
													1.40
													\$58,800

