4020 Res Ac 2 Land Analysis
Res Ac 2

3 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-006-013-01	SUTTON RD	07/01/20	$30,000	WD	03-ARM'S LENGTH	$30,000	$21,300	71.00	$42,526	$30,000	$42,526	200.0	657.5	3.02	3.02	$150	$9,937	$0.23	200.00	4020	3121/182		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-011-025-70	5374 HOLLOW CORNERS	04/08/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$21,400	42.80	$42,815	$50,000	$42,815	0.0	0.0	3.33	3.33	#DIV/0!	$15,038	$0.35	0.00	4020	3093/119		4020 RES AC 2	1	0	NOT INSPECTED		402			
007-011-033-07	SOUTH CREEK LN	08/12/21	$43,000	WD	03-ARM'S LENGTH	$43,000	$22,400	52.09	$44,732	$43,000	$44,732	200.7	672.9	3.10	3.10	$214	$13,871	$0.32	200.67	4020			4020 RES AC 2	1	0	NOT INSPECTED		402	A' Frontage		
007-011-036-20	3930 ARINI DR	08/25/20	$38,000	WD	03-ARM'S LENGTH	$38,000	$21,300	56.05	$42,546	$38,000	$42,546	0.0	0.0	3.04	3.04	#DIV/0!	$12,500	$0.29	0.00	4020	3136/743		4020 RES AC 2	0	0	NOT INSPECTED		401			
007-011-036-60	3929 ARINI DR	08/25/20	$38,500	WD	03-ARM'S LENGTH	$38,500	$21,700	56.36	$43,340	$38,500	$43,340	0.0	0.0	3.88	3.88	#DIV/0!	$9,923	$0.23	0.00	4020	3136/759		4020 RES AC 2	0	0	NOT INSPECTED		401			
007-016-002-81	4267 SANTA FE TR	08/27/20	$39,000	WD	03-ARM'S LENGTH	$39,000	$21,300	54.62	$42,610	$39,000	$42,610	379.0	357.4	3.11	3.11	$103	$12,548	$0.29	379.00	4020	3127/210		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-016-004-11	4165 PROPERTY POINTE	06/25/20	$45,000	WD	03-ARM'S LENGTH	$45,000	$21,600	48.00	$43,103	$45,000	$43,103	0.0	0.0	3.63	3.63	#DIV/0!	$12,397	$0.28	0.00	4020	3112/548		4020 RES AC 2	1	0	NOT INSPECTED		402			
007-017-017-01	SEVEN PONDS CT	11/02/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$22,500	64.29	$45,050	$35,000	$45,050	0.0	0.0	3.42	3.42	#DIV/0!	$10,234	$0.23	0.00	4020	3250/761		4020 RES AC 2	1	0	NOT INSPECTED		402			
007-025-003-20	BISHOP RD	09/02/21	$52,500	WD	03-ARM'S LENGTH	$52,500	$27,300	52.00	$54,637	$52,500	$54,637	0.0	0.0	3.91	3.91	#DIV/0!	$13,444	$0.31	0.00	4020	3237/27		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-025-015-40	5394 BISHOP RD	12/15/21	$59,900	WD	03-ARM'S LENGTH	$59,900	$22,200	37.06	$44,334	$59,900	$44,334	200.0	653.0	3.00	3.00	$300	$19,967	$0.46	200.00	4020	3260/791		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-026-021-20	CARLEY CT	09/13/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$22,300	29.73	$44,653	$75,000	$44,653	0.0	0.0	3.02	3.02	#DIV/0!	$24,834	$0.57	0.00	4020	3236/505		4020 RES AC 2	0	0	2/17/2019		402			
007-036-024-10	5541 BORDMAN RD	07/02/21	$67,500	WD	03-ARM'S LENGTH	$67,500	$22,300	33.04	$44,633	$67,500	$44,633	237.0	551.4	3.00	3.00	$285	$22,500	$0.52	237.00	4020	3219/319		4020 RES AC 2	1	0	NOT INSPECTED		402	A' Frontage		
007-360-007-00	ABBY CT	12/16/21	$64,216	WD	03-ARM'S LENGTH	$64,216	$22,400	34.88	$44,753	$64,216	$44,753	0.0	0.0	3.12	3.12	#DIV/0!	$20,575	$0.47	0.00	4120	3261/296		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-360-012-00	5700 LAUREN LN	07/19/21	$54,400	WD	03-ARM'S LENGTH	$54,400	$22,300	40.99	$44,663	$54,400	$44,663	331.0	398.8	3.03	3.03	$164	$17,954	$0.41	331.00	4120	3221/881		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-360-014-00	5472 LILY ANN LN	03/02/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$21,300	47.33	$44,637	$45,000	$44,637	230.0	568.2	3.00	3.00	$196	$14,980	$0.34	230.00	4120	3182/424 3317/506		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
		Totals:	$737,016			$737,016	$333,600		$669,032	$737,016	$669,032	1,777.7		48.60	48.60																
							Sale. Ratio =>	45.26			Average			Average			Average															
							Std. Dev. =>	11.75			per FF=>		$415	per Net Acre=>		15,164.31	per SqFt=>		$0.35												

4 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-026-019-60	CARLEY CT	09/13/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$24,000	28.24	$48,006	$85,000	$48,006	0.0	0.0	4.15	4.15	#DIV/0!	$20,482	$0.47	0.00	4020	3236/510		4020 RES AC 2	0	0	2/17/2019		402			
007-026-019-71	CARLEY CT	08/10/20	$105,000	WD	03-ARM'S LENGTH	$105,000	$0	0.00	$46,355	$105,000	$46,355	0.0	0.0	4.05	4.05	#DIV/0!	$25,952	$0.60	0.00	4020	3121/772		4020 RES AC 2	0	0	NOT INSPECTED		001			
007-026-019-71	CARLEY CT	05/19/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$23,200	19.33	$46,355	$120,000	$46,355	0.0	0.0	4.05	4.05	#DIV/0!	$29,659	$0.68	0.00	4020	3208/715		4020 RES AC 2	0	0	NOT INSPECTED		001			
		Totals:	$310,000			$310,000	$47,200		$140,716	$310,000	$140,716	0.0		12.24	12.24																
							Sale. Ratio =>	15.23			Average			Average			Average															
							Std. Dev. =>	14.44			per FF=>	#DIV/0!		per Net Acre=>		25,322.66	per SqFt=>		$0.58												

5 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-023-048-20	GENERAL SQUIER RD	03/05/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$43,500	33.46	$91,314	$130,000	$91,314	0.0	0.0	4.96	4.96	#DIV/0!	$26,204	$0.60	0.00	4020	3181/174		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-025-001-20	GENERAL SQUIER RD	08/04/20	$68,000	WD	03-ARM'S LENGTH	$68,000	$35,100	51.62	$70,280	$68,000	$70,280	0.0	0.0	5.00	5.00	#DIV/0!	$13,600	$0.31	0.00	4020	3119/659		4020 RES AC 2	0	0	NOT INSPECTED		001			
		Totals:	$198,000			$198,000	$78,600		$161,594	$198,000	$161,594	0.0		9.96	9.96																
							Sale. Ratio =>	39.70			Average			Average			Average															
							Std. Dev. =>	12.84			per FF=>	#DIV/0!		per Net Acre=>		19,877.52	per SqFt=>		$0.46												

6 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-011-036-45	3801 ARINI DR	06/30/20	$52,500	WD	03-ARM'S LENGTH	$52,500	$32,500	61.90	$65,075	$52,500	$65,075	0.0	0.0	6.06	6.06	#DIV/0!	$8,663	$0.20	0.00	4020	3113/532		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-011-036-50	3859 ARINI DR	10/01/20	$58,000	WD	03-ARM'S LENGTH	$58,000	$32,700	56.38	$65,444	$58,000	$65,444	0.0	0.0	6.12	6.12	#DIV/0!	$9,477	$0.22	0.00	4020	3151/514		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-011-036-55	ARINI DR	05/24/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$34,600	46.13	$69,167	$75,000	$69,167	0.0	0.0	6.19	6.19	#DIV/0!	$12,116	$0.28	0.00	4020	3206/871		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-014-004-10	5191 SILVER HILL DR	04/08/21	$57,500	WD	03-ARM'S LENGTH	$57,500	$36,500	63.48	$73,061	$57,500	$73,061	0.0	0.0	6.79	6.79	#DIV/0!	$8,463	$0.19	0.00	4020	3191/646		4020 RES AC 2	0	0	2/19/2018		402			
007-014-004-50	SILVER HILL DR	07/22/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$34,900	63.45	$69,792	$55,000	$69,792	0.0	0.0	6.29	6.29	#DIV/0!	$8,748	$0.20	0.00	4020	3223/151		4020 RES AC 2	0	0	NOT INSPECTED		402			
		Totals:	$298,000			$298,000	$171,200		$342,539	$298,000	$342,539	0.0		31.45	31.45																
							Sale. Ratio =>	57.45			Average			Average			Average															
							Std. Dev. =>	7.38			per FF=>	#DIV/0!		per Net Acre=>		9,475.06	per SqFt=>		$0.22												

7 Acres & Larger Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-014-004-35	CRAWFORD RD	07/09/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$41,700	46.33	$83,385	$90,000	$83,385	0.0	0.0	8.81	8.81	#DIV/0!	$10,211	$0.23	0.00	4020	3224/698		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-014-004-60	SILVER HILL DR	01/31/22	$102,000	WD	03-ARM'S LENGTH	$102,000	$45,900	45.00	$91,833	$102,000	$91,833	0.0	0.0	11.85	11.85	#DIV/0!	$8,609	$0.20	0.00	4020			4020 RES AC 2	0	0	NOT INSPECTED		402			
007-018-023-30	HOSNER RD	06/16/21	$158,300	WD	03-ARM'S LENGTH	$158,300	$46,000	29.06	$92,044	$158,300	$92,044	0.0	0.0	12.00	12.00	#DIV/0!	$13,192	$0.30	0.00	4020	3213/448		4020 RES AC 2	0	0	NOT INSPECTED		402			
007-024-012-20	MILL RD	06/24/20	$76,500	WD	03-ARM'S LENGTH	$76,500	$37,400	48.89	$74,838	$76,500	$74,838	293.8	1163.1	7.85	7.85	$260	$9,751	$0.22	293.81	4020	3110/401		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-035-016-00	5196 NARDONI LANE	03/18/21	$80,000	WD	03-ARM'S LENGTH	$80,000	$42,500	53.13	$89,281	$80,000	$89,281	210.0	2076.4	10.01	10.01	$381	$7,992	$0.18	210.00	4020	3190/188		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-035-020-00	NARDONI LANE	02/01/21	$105,000	LC	03-ARM'S LENGTH	$105,000	$42,500	40.48	$89,281	$105,000	$89,281	247.0	1765.3	10.01	10.01	$425	$10,490	$0.24	247.00	4020	3176/596		4020 RES AC 2	1	0	NOT INSPECTED		402	A' Frontage		
		Totals:	$611,800			$611,800	$256,000		$520,662	$611,800	$520,662	750.8		60.53	60.53																
							Sale. Ratio =>	41.84			Average			Average			Average															
							Std. Dev. =>	8.36			per FF=>		$815	per Net Acre=>		10,107.89	per SqFt=>		$0.23												

4075 Thornville has no properties attached and will be deleted next year.
4110 Pincrest Condo has no properties attached and will be deleted next year.

4080 Hagemeister Sub & 4050 Warwin Sub Land Analysis
Included Res 2 small acre parcels to help verify land values.

3 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-006-013-01	SUTTON RD	07/01/20	$30,000	WD	03-ARM'S LENGTH	$30,000	$21,300	71.00	$42,526	$30,000	$42,526	200.0	657.5	3.02	3.02	$150	$9,937	$0.23	200.00	4020	3121/182		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-011-033-07	SOUTH CREEK LN	08/12/21	$43,000	WD	03-ARM'S LENGTH	$43,000	$22,400	52.09	$44,732	$43,000	$44,732	200.7	672.9	3.10	3.10	$214	$13,871	$0.32	200.67	4020			4020 RES AC 2	1	0	NOT INSPECTED		402	A' Frontage		
007-016-002-81	4267 SANTA FE TR	08/27/20	$39,000	WD	03-ARM'S LENGTH	$39,000	$21,300	54.62	$42,610	$39,000	$42,610	379.0	357.4	3.11	3.11	$103	$12,548	$0.29	379.00	4020	3127/210		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-025-015-40	5394 BISHOP RD	12/15/21	$59,900	WD	03-ARM'S LENGTH	$59,900	$22,200	37.06	$44,334	$59,900	$44,334	200.0	653.0	3.00	3.00	$300	$19,967	$0.46	200.00	4020	3260/791		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-036-024-10	5541 BORDMAN RD	07/02/21	$67,500	WD	03-ARM'S LENGTH	$67,500	$22,300	33.04	$44,633	$67,500	$44,633	237.0	551.4	3.00	3.00	$285	$22,500	$0.52	237.00	4020	3219/319		4020 RES AC 2	1	0	NOT INSPECTED		402	A' Frontage		
007-360-012-00	5700 LAUREN LN	07/19/21	$54,400	WD	03-ARM'S LENGTH	$54,400	$22,300	40.99	$44,663	$54,400	$44,663	331.0	398.8	3.03	3.03	$164	$17,954	$0.41	331.00	4120	3221/881		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
007-360-014-00	5472 LILY ANN LN	03/02/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$21,300	47.33	$44,637	$45,000	$44,637	230.0	568.2	3.00	3.00	$196	$14,980	$0.34	230.00	4120	3182/424 3317/506		4020 RES AC 2	0	0	NOT INSPECTED		402	A' Frontage		
		Totals:	**$338,800**			**$338,800**	**$153,100**		**$308,135**	**$338,800**	**$308,135**	**1,777.7**		**21.26**	**21.26**															
							Sale. Ratio =>	**45.19**			**Average**			**Average**			**Average**														
							Std. Dev. =>	**12.80**			**per FF=>**	**$191**		**per Net Acre=>**	**15,935.28**		**per SqFt=>**	**$0.37**												

4005 Ag Area 2 & 4200 Village Ag Land Analysis
Included historical sales to show trend. 2021 sales are outliers.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-006-019-10	3225 HOLLOW CORNERS RD	01/11/21	$925,000	WD	03-ARM'S LENGTH	$925,000	$360,000	38.92	$720,024	$413,303	$208,327	0.0	0.0	35.65	35.65	#DIV/0!	$11,593	$0.27	0.00	4005	3168/9		4005 AG AREA 2	0	0	NOT INSPECTED		101			
007-006-020-30	HOLLOW CORNERS RD	04/20/21	$2,200,000	WD	03-ARM'S LENGTH	$2,200,000	$496,500	22.57	$993,035	$2,200,000	$993,035	0.0	0.0	280.68	280.68	#DIV/0!	$7,838	$0.18	0.00	4005	3196/910		4005 AG AREA 2	0	0	NOT INSPECTED		402			
007-010-003-00	4830 HOLLOW CORNERS RD	11/19/21	$552,500	WD	03-ARM'S LENGTH	$552,500	$200,200	36.24	$416,316	$260,374	$124,190	0.0	0.0	25.00	25.00	#DIV/0!	$10,415	$0.24	0.00	4005	3256/53		4005 AG AREA 2	0	0	NOT INSPECTED		101			
007-010-006-50	HOLLOW CORNERS RD	05/31/17	$180,000	WD	03-ARM'S LENGTH	$180,000	$99,400	55.22	$198,842	$180,000	$198,842	266.0	7462.5	45.57	45.57	$677	$3,950	$0.09	266.00	4005	2897/673		4005 AG AREA 2	0	0	2/17/2014		102	A' Frontage		
007-014-001-00	5230 DRYDEN RD/ROCHESTER RD	02/15/16	$360,000	WD	03-ARM'S LENGTH	$360,000	$147,200	40.89	$336,205	$318,328	$294,533	0.0	0.0	79.50	79.50	#DIV/0!	$4,004	$0.09	0.00	4005	2811/96		4005 AG AREA 2	0	0	NOT INSPECTED		001			
007-015-012-00	DRYDEN RD/ROCHESTER RD	07/05/17	$135,000	WD	03-ARM'S LENGTH	$135,000	$76,500	56.67	$153,080	$135,000	$153,080	231.0	7542.9	40.00	40.00	$584	$3,375	$0.08	231.00	4005			4005 AG AREA 2	0	0	NOT INSPECTED		102	A' Frontage		
007-025-005-00	5031 MILL RD	07/08/20	$170,000	WD	03-ARM'S LENGTH	$170,000	$122,300	71.94	$244,663	$112,959	$187,622	0.0	0.0	28.82	28.82	#DIV/0!	$3,919	$0.09	0.00	4005	3114/136		4005 AG AREA 2	0	0	NOT INSPECTED		101			
044-011-004-00	5313 MAIN ST	10/29/15	$200,000	WD	03-ARM'S LENGTH	$200,000	$137,000	68.50	$274,007	$164,966	$238,973	280.0	0.0	71.75	71.75	$589	$2,299	$0.05	280.00	4008	2795/622			0	0	NOT INSPECTED		001	A' Frontage		
		Totals:	$4,722,500			$4,722,500	$1,639,100		$3,336,172	$3,784,930	$2,398,602	777.0		606.97	606.97																
							Sale. Ratio =>	34.71			Average			Average			Average															
							Std. Dev. =>	17.04			per FF=>	$4,871		per Net Acre=>	6,235.78		per SqFt=>	$0.14													

4130 Village Belle Ridge Land Analysis
The site value is $48,000.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
044-013-001-01	5804 DRYDEN RD	08/10/20	$395,000	WD	03-ARM'S LENGTH	$395,000	$161,800	40.96	$319,361	$111,501	$35,862	246.0	583.0	3.28	3.28	$453	$33,994	$0.78	246.00	4130	3124/491			0	0	NOT INSPECTED		401	A-SITE FF		
044-650-006-00	4038 BELLE RIDGE	09/10/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$21,000	35.00	$42,000	$60,000	$42,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4130	3236/255			0	0	NOT INSPECTED		402			
044-650-014-00	4033 BELLE RIDGE	07/26/21	$354,400	WD	03-ARM'S LENGTH	$354,400	$144,400	40.74	$288,706	$107,694	$42,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4130	3224/598			0	0	NOT INSPECTED		401			
044-680-036-00	4045 PINE RIDGE DR	11/17/21	$189,000	WD	03-ARM'S LENGTH	$189,000	$94,900	50.21	$198,727	$32,273	$42,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4150	3255/216			0	0	NOT INSPECTED		401			
044-680-038-00	4049 PINE RIDGE DR	08/05/20	$217,500	WD	03-ARM'S LENGTH	$217,500	$113,900	52.37	$227,779	$29,721	$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4150	3129/997			0	0	NOT INSPECTED		401			
		Totals:	**$1,215,900**			**$1,215,900**	**$536,000**		**$1,076,573**	**$341,189**	**$201,862**	**246.0**		**3.28**	**3.28**																
							Sale. Ratio =>	**44.08**			**Average**			**Average**			**Average**														
							Std. Dev. =>	**7.23**			**per FF=>**	**$1,387**		**per Net Acre=>**	**104,021.04**		**per SqFt=>**	**$2.39**												

4210 Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
044-012-028-00	3867 PLEASANT ST	09/18/20	$192,000	WD	03-ARM'S LENGTH	$192,000	$88,000	45.83	$176,068	$42,436	$26,504	81.6	130.0	0.25	0.25	$520	$171,113	$3.93	83.00	4210	3133/127			0	0	10/10/2016	401	A-FF			
044-013-017-00	5580 LIBERTY ST	02/17/22	$160,000	WD	03-ARM'S LENGTH	$160,000	$73,400	45.88	$153,898	$34,566	$28,464	71.2	140.0	0.23	0.23	$486	$153,627	$3.53	70.00	4210				0	0	10/10/2016	401	A-FF			
044-014-003-00	4050 MILL ST	08/26/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$57,400	38.27	$114,870	$55,574	$20,444	62.9	177.0	0.24	0.24	$883	$227,762	$5.23	60.00	4210	3146/419			0	0	NOT INSPECTED	401	A-FF			
044-014-020-20	5486 GILL ST	05/27/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$23,400	93.60	$46,850	$25,000	$46,850	117.1	92.0	0.28	0.28	$213	$90,580	$2.08	130.50	4210	3208/21			0	0	10/24/2022	402	A-FF			
044-401-001-00	5546 NORTH ST	08/31/20	$116,000	WD	03-ARM'S LENGTH	$116,000	$44,600	38.45	$89,107	$50,020	$23,127	71.2	140.0	0.23	0.23	$703	$222,311	$5.10	70.00	4210	3127/744			0	0	NOT INSPECTED	401	A-FF			
044-402-001-00	3918 MILL ST	11/12/21	$219,900	WD	03-ARM'S LENGTH	$219,900	$84,900	38.61	$178,235	$70,129	$28,464	71.2	140.0	0.23	0.23	$985	$311,684	$7.16	70.00	4210	3253/819			0	0	10/10/2016	401	A-FF			
044-404-001-10	4018 PLEASANT ST	03/31/22	$166,000	WD	03-ARM'S LENGTH	$166,000	$61,300	36.93	$134,651	$53,096	$21,747	54.4	70.0	0.08	0.08	$977	$663,700	$15.24	50.00	4210				0	0	NOT INSPECTED	401	A-FF			
044-406-006-50	5559 MAIN ST	06/28/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$57,800	46.24	$115,563	$37,901	$28,464	71.2	140.0	0.23	0.23	$533	$168,449	$3.87	70.00	4210	3216/794			0	0	NOT INSPECTED	401	A-FF			
044-408-008-00	5547 NORTH ST	07/01/20	$124,000	WD	03-ARM'S LENGTH	$124,000	$43,400	35.00	$86,856	$60,271	$23,127	71.2	140.0	0.23	0.23	$847	$267,871	$6.15	70.00	4210	3112/710			0	0	NOT INSPECTED	401	A-FF			
044-410-007-00	5433 NORTH ST	01/10/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$57,300	36.97	$119,747	$63,717	$28,464	71.2	140.0	0.23	0.23	$895	$283,187	$6.50	70.00	4210	3268/325			0	0	NOT INSPECTED	401	A-FF			
044-416-001-00	5572 LIBERTY ST	09/29/20	$169,500	WD	03-ARM'S LENGTH	$169,500	$74,000	43.66	$147,950	$61,817	$40,267	123.9	140.0	0.45	0.45	$499	$137,371	$3.15	140.00	4210	3155/538			0	0	NOT INSPECTED	401	A-FF			
044-416-003-00	5562 LIBERTY ST	04/21/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$52,200	40.15	$104,420	$51,743	$26,163	65.4	140.0	0.20	0.20	$791	$256,153	$5.88	63.00	4210	3196/718			0	0	NOT INSPECTED	401	A-FF			
044-560-001-00	4029 UNION ST	08/03/20	$138,000	WD	03-ARM'S LENGTH	$138,000	$48,900	35.43	$97,869	$64,571	$24,440	75.2	140.0	0.24	0.24	$859	$267,929	$6.15	75.00	4220	3119/859			0	0	10/24/2022	401	A-FF			
044-560-073-00	4050 UNION ST	06/15/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$66,500	47.50	$133,072	$46,207	$39,279	130.9	154.0	0.53	0.53	$353	$87,183	$2.00	150.00	4220	3212/776			0	0	NOT INSPECTED	401	A-FF			
044-560-129-00	4116 ATWELL ST	07/23/20	$158,000	WD	03-ARM'S LENGTH	$158,000	$54,800	34.68	$109,543	$72,897	$24,440	75.2	154.0	0.27	0.27	$969	$275,083	$6.32	75.00	4220	3134/953			0	0	NOT INSPECTED	401	A-FF			
044-600-006-00	5389 TIMBERWICK DR	12/01/21	$257,000	WD	03-ARM'S LENGTH	$257,000	$107,800	41.95	$226,340	$68,647	$37,987	76.0	144.0	0.25	0.25	$904	$276,802	$6.35	75.00	4230	3268/981			0	0	NOT INSPECTED	401	B-FF			
044-600-007-00	4141 ATWELL ST	04/30/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$105,100	42.04	$210,169	$81,819	$41,988	84.0	140.0	0.27	0.27	$974	$299,703	$6.88	85.00	4230	3200/142			0	0	NOT INSPECTED	401	B-FF			
		Totals:	**$2,675,400**			**$2,675,400**	**$1,100,800**		**$2,245,208**	**$940,411**	**$510,219**	**1,373.5**		**4.41**	**4.41**																
							Sale. Ratio =>	**41.15**			**Average**			**Average**			**Average**														
							Std. Dev. =>	**13.55**			**per FF=>**	**$685**		**per Net Acre=>**	**213,390.29**		**per SqFt=>**	**$4.90**													

Outliers

044-012-045-00	5583 MAIN ST	06/23/21	$245,000	WD	03-ARM'S LENGTH	$245,000	$67,300	27.47	$134,598	$138,866	$28,464	71.2	140.0	0.23	0.23	$1,951	$617,182	$14.17	70.00	4210	3219/464			0	0	NOT INSPECTED	401	A-FF			
044-403-001-60	4020 MILL ST	05/14/21	$167,000	WD	03-ARM'S LENGTH	$167,000	$40,400	24.19	$80,857	$109,613	$23,470	58.7	140.0	0.18	0.18	$1,868	$619,282	$14.22	55.00	4210	3203/940			0	0	NOT INSPECTED	401	A-FF			
044-560-135-00	4102 ATWELL ST	07/09/21	$225,000	WD	03-ARM'S LENGTH	$225,000	$81,500	36.22	$163,099	$91,981	$30,080	75.2	154.0	0.27	0.27	$1,223	$347,098	$7.97	75.00	4220	3220/269			0	0	2/23/2020	401	A-FF			
044-560-106-00	4095 ATWELL ST	12/20/21	$175,000	WD	03-ARM'S LENGTH	$175,000	$55,000	31.43	$114,840	$90,240	$30,080	75.2	154.0	0.27	0.27	$1,200	$340,528	$7.82	75.00	4220	3269/1			0	0	2/18/2017	401	A-FF			
044-560-045-00	4120 UNION ST	01/14/22	$169,900	WD	03-ARM'S LENGTH	$169,900	$54,000	31.78	$112,653	$87,327	$30,080	75.2	154.0	0.27	0.27	$1,161	$329,536	$7.57	75.00	4220	3268/322			0	0	NOT INSPECTED	401	A-FF			
044-012-029-00	3873 PLEASANT ST	07/30/20	$124,000	WD	03-ARM'S LENGTH	$124,000	$37,100	29.92	$74,161	$72,966	$23,127	71.2	90.0	0.15	0.15	$1,025	$503,214	$11.55	70.00	4210	3118/876			0	0	NOT INSPECTED	401	A-FF			

4510 Assess Plat #1 Bunny Run Land Analysis (Included with 4500 Whigville Lake, 4520 Brooks Lake, & 4530 Seven Ponds Lake Area)
Used old sales, trends, and acreage to help determine values.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-032-012-00	5680 WHIGVILLE LANE	10/01/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$67,200	24.89	$138,583	$194,665	$63,248	79.1	188.2	0.34	0.34	$2,462	$569,196	$13.07	79.06	4500	3242/572		4510 ASSESS PLAT #1 (BUNNY RUN)	0	0	NOT INSPECTED		401	B-LAKE FF		
007-140-007-00	5788 INDIAN TRAIL	05/25/18	$110,000	WD	03-ARM'S LENGTH	$110,000	$53,500	48.64	$114,710	$80,290	$85,000	100.0	291.0	0.67	0.67	$803	$120,195	$2.76	100.00	4500			4500 WHIGVILLE LAKE	0	0	2/10/2018		401	A- LAKE FF		
007-200-002-00	3734 SYLVESTER DR	06/17/21	$143,000	WD	03-ARM'S LENGTH	$143,000	$35,500	24.83	$70,966	$93,454	$21,420	107.1	198.0	0.49	0.49	$873	$191,897	$4.41	107.10	4530	3213/451		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-003-50	3718 SYLVESTER DR	04/10/17	$86,895	WD	03-ARM'S LENGTH	$86,895	$45,500	52.36	$90,938	$23,257	$27,300	156.0	148.0	0.53	0.53	$149	$43,881	$1.01	156.00	4530	2889/423		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-012-00	4418 COLETTE DR	09/25/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$50,900	35.10	$101,732	$85,768	$42,500	50.0	50.0	0.06	0.06	$1,715	$1,504,702	$34.54	50.00	4530	3135/29		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	D' LAKE FR AVE		
007-240-054-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-055-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		402	G' CANAL F AVE		
007-240-055-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-054-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	G' CANAL F AVE		
007-240-075-00	4364 GROVE DR	08/10/18	$67,000	WD	03-ARM'S LENGTH	$67,000	$31,800	47.46	$63,060	$35,440	$31,500	180.0	95.0	0.39	0.39	$197	$90,178	$2.07	180.00	4530	2980/176		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-240-091-00	4350 CALKINS RD	06/14/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$57,200	22.88	$114,371	$160,629	$25,000	125.0	200.0	0.57	0.57	$1,285	$279,841	$6.42	125.00	4530	3212/513		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
		Totals:	**$1,357,895**			**$1,357,895**	**$427,000**		**$864,794**	**$879,069**	**$385,968**	**1,037.2**		**3.46**	**3.26**															
							Sale. Ratio =>	**31.45**			**Average**			**Average**			**Average**														
							Std. Dev. =>	**11.45**			**per FF=>**	**$848**		**per Net Acre=>**	**253,846.09**		**per SqFt=>**	**$5.83**												

4520 Brooks Lake Land Analysis (Included with 4500 Whigville Lake, 4510 Assess Plat #1 Bunny Run, & 4530 Seven Ponds Lake Area)
Used old sales, trends, and acreage to help determine values.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-032-012-00	5680 WHIGVILLE LANE	10/01/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$67,200	24.89	$138,583	$194,665	$63,248	79.1	188.2	0.34	0.34	$2,462	$569,196	$13.07	79.06	4500	3242/572		4510 ASSESS PLAT #1 (BUNNY RUN)	0	0	NOT INSPECTED		401	B-LAKE FF		
007-140-007-00	5788 INDIAN TRAIL	05/25/18	$110,000	WD	03-ARM'S LENGTH	$110,000	$53,500	48.64	$114,710	$80,290	$85,000	100.0	291.0	0.67	0.67	$803	$120,195	$2.76	100.00	4500			4500 WHIGVILLE LAKE	0	0	2/10/2018		401	A- LAKE FF		
007-200-002-00	3734 SYLVESTER DR	06/17/21	$143,000	WD	03-ARM'S LENGTH	$143,000	$35,500	24.83	$70,966	$93,454	$21,420	107.1	198.0	0.49	0.49	$873	$191,897	$4.41	107.10	4530	3213/451		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-003-50	3718 SYLVESTER DR	04/10/17	$86,895	WD	03-ARM'S LENGTH	$86,895	$45,500	52.36	$90,938	$23,257	$27,300	156.0	148.0	0.53	0.53	$149	$43,881	$1.01	156.00	4530	2889/423		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-012-00	4418 COLETTE DR	09/25/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$50,900	35.10	$101,732	$85,768	$42,500	50.0	50.0	0.06	0.06	$1,715	$1,504,702	$34.54	50.00	4530	3135/29		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	D' LAKE FR AVE		
007-240-054-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-055-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		402	G' CANAL F AVE		
007-240-055-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-054-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	G' CANAL F AVE		
007-240-075-00	4364 GROVE DR	08/10/18	$67,000	WD	03-ARM'S LENGTH	$67,000	$31,800	47.46	$63,060	$35,440	$31,500	180.0	95.0	0.39	0.39	$197	$90,178	$2.07	180.00	4530	2980/176		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-240-091-00	4350 CALKINS RD	06/14/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$57,200	22.88	$114,371	$160,629	$25,000	125.0	200.0	0.57	0.57	$1,285	$279,841	$6.42	125.00	4530	3212/513		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
		Totals:	$1,357,895			$1,357,895	$427,000		$864,794	$879,069	$385,968	1,037.2		3.46	3.26																
							Sale. Ratio =>	31.45			Average			Average			Average															
							Std. Dev. =>	11.45			per FF=>	$848		per Net Acre=>	253,846.09		per SqFt=>	$5.83													

4530 Seven Ponds Land Analysis (Included with 4500 Whigville Lake, 4510 Assess Plat #1 Bunny Run, & 4520 Brooks Lake)
Used old sales, trends, and acreage to help determine values.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-032-012-00	5680 WHIGVILLE LANE	10/01/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$67,200	24.89	$138,583	$194,665	$63,248	79.1	188.2	0.34	0.34	$2,462	$569,196	$13.07	79.06	4500	3242/572		4510 ASSESS PLAT #1 (BUNNY RUN)	0	0	NOT INSPECTED		401	B-LAKE FF		
007-140-007-00	5788 INDIAN TRAIL	05/25/18	$110,000	WD	03-ARM'S LENGTH	$110,000	$53,500	48.64	$114,710	$80,290	$85,000	100.0	291.0	0.67	0.67	$803	$120,195	$2.76	100.00	4500			4500 WHIGVILLE LAKE	0	0	2/10/2018		401	A- LAKE FF		
007-200-002-00	3734 SYLVESTER DR	06/17/21	$143,000	WD	03-ARM'S LENGTH	$143,000	$35,500	24.83	$70,966	$93,454	$21,420	107.1	198.0	0.49	0.49	$873	$191,897	$4.41	107.10	4530	3213/451		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-003-50	3718 SYLVESTER DR	04/10/17	$86,895	WD	03-ARM'S LENGTH	$86,895	$45,500	52.36	$90,938	$23,257	$27,300	156.0	148.0	0.53	0.53	$149	$43,881	$1.01	156.00	4530	2889/423		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-012-00	4418 COLETTE DR	09/25/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$50,900	35.10	$101,732	$85,768	$42,500	50.0	50.0	0.06	0.06	$1,715	$1,504,702	$34.54	50.00	4530	3135/29		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	D' LAKE FR AVE		
007-240-054-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-055-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		402	G' CANAL F AVE		
007-240-055-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-054-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	G' CANAL F AVE		
007-240-075-00	4364 GROVE DR	08/10/18	$67,000	WD	03-ARM'S LENGTH	$67,000	$31,800	47.46	$63,060	$35,440	$31,500	180.0	95.0	0.39	0.39	$197	$90,178	$2.07	180.00	4530	2980/176		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-240-091-00	4350 CALKINS RD	06/14/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$57,200	22.88	$114,371	$160,629	$25,000	125.0	200.0	0.57	0.57	$1,285	$279,841	$6.42	125.00	4530	3212/513		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
		Totals:	**$1,357,895**			**$1,357,895**	**$427,000**		**$864,794**	**$879,069**	**$385,968**	**1,037.2**		**3.46**	**3.26**																
							Sale. Ratio =>	**31.45**			**Average**			**Average**			**Average**														
							Std. Dev. =>	**11.45**			**per FF=>**	**$848**		**per Net Acre=>**	**253,846.09**		**per SqFt=>**	**$5.83**													

2000, 2010, & 2015 Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
001-009-013-22	BURGETT DR	03/31/22	$127,500	WD	32-SPLIT VACANT	$127,500	$0	0.00	$70,433	$122,317	$65,250	145.0	345.0	1.15	1.15	$844	$106,548	$2.45	145.00	3287434		COMMERCIAL	7/15/2022	202
001-034-013-06	VAN DYKE RD	03/09/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$36,800	61.33	$74,250	$60,000	$74,250	165.0	495.0	2.00	2.00	$364	$30,000	$0.69	165.00	3182-116		COMMERCIAL	7/23/2021	201
007-011-042-20	5075 DRYDEN RD	06/12/20	$53,000	WD	03-ARM'S LENGTH	$53,000	$24,300	45.85	$89,775	$53,000	$89,775	266.0	577.5	3.52	3.53	$199	$15,044	$0.35	266.00	3108-397		COMMERCIAL	7/15/2021	202
008-011-045-30	TRADE CENTER WAY	09/01/21	$33,900	WD	03-ARM'S LENGTH	$33,900	$71,000	209.44	$72,875	$33,900	$72,875	583.0	266.0	3.56	3.56	$58	$9,522	$0.22	583.00	3234-365		COMMERCIAL	6/20/2022	202
008-011-045-40	TRADE CENTER WAY	08/24/21	$42,000	WD	03-ARM'S LENGTH	$42,000	$78,400	186.67	$102,625	$42,000	$102,625	821.0	250.4	4.72	4.72	$51	$8,898	$0.20	821.00	3232-278		COMMERCIAL	6/20/2022	202
008-011-045-70	TRADE CENTER WAY	05/14/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$52,000	94.55	$41,250	$55,000	$41,250	110.0	2490.8	6.29	6.29	$500	$8,744	$0.20	110.00	3204-762		COMMERCIAL	6/20/2022	202
012-003-033-30	IMLAY CITY RD	08/23/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$23,400	31.20	$69,750	$75,000	$69,750	155.0	343.0	1.22	1.22	$484	$61,425	$1.41	155.00	3231-548		COMMERCIAL	6/15/2022	202
012-003-039-00	IMLAY CITY RD	08/20/21	$111,000	WD	03-ARM'S LENGTH	$111,000	$89,100	80.27	$119,250	$111,000	$119,250	530.0	165.0	2.01	2.01	$209	$55,279	$1.27	530.00	3230-581		COMMERCIAL	7/11/2022	202
012-012-010-10	IMLAY CITY RD	12/09/21	$27,000	WD	03-ARM'S LENGTH	$27,000	$45,000	166.67	$45,000	$27,000	$45,000	200.0	200.0	0.92	0.92	$135	$29,412	$0.68	200.00	3269-		COMMERCIAL	6/15/2022	202
012-029-044-20	2450 S LAPEER RD	11/05/21	$21,000	WD	03-ARM'S LENGTH	$21,000	$26,900	128.10	$27,225	$21,000	$27,225	242.0	217.0	1.21	1.21	$87	$17,413	$0.40	242.00	3256-575		COMMERCIAL	8/11/2022	202
047-636-005-01	5630 OTTER LAKE	09/13/21	$146,000	WD	32-SPLIT VACANT	$146,000	$0	0.00	$56,250	$146,000	$56,250	225.0	337.0	1.91	1.91	$649	$76,440	$1.75	225.00	3239-292		COMMERCIAL	7/28/2022	201
I19-83-207-100-20	S CEDAR ST	01/27/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$74,900	25.83	$207,600	$290,000	$207,600	173.0	225.0	0.89	0.89	$1,676	$324,385	$7.45	173.00	3271-332		COMMERCIAL	7/22/2022	202
L20-01-000-040-00	141 W NEPESSING ST	02/16/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$119,400	796.00	$43,000	$15,000	$43,000	43.0	120.0	0.12	0.12	$349	$127,119	$2.92	43.00	3278-532		COMMERCIAL	8/3/2022	201
L20-01-200-040-00	155 W NEPESSING ST	02/23/22	$6,000	WD	03-ARM'S LENGTH	$6,000	$54,600	910.00	$18,000	$6,000	$18,000	12.0	120.0	0.03	0.03	$500	$181,818	$4.17	12.00	3277-786		COMMERCIAL	8/3/2022	201
L20-10-900-040-00	W NEPESSING ST	08/17/20	$25,000	QC	03-ARM'S LENGTH	$25,000	$15,200	60.80	$40,000	$25,000	$40,000	40.0	120.0	0.11	0.11	$625	$227,273	$5.22	40.00	3125-593		COMMERCIAL	8/13/2021	202
L20-10-900-040-00	W NEPESSING ST	11/22/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$15,200	43.43	$40,000	$35,000	$40,000	40.0	120.0	0.11	0.11	$875	$318,182	$7.30	40.00	3255-781		COMMERCIAL	8/13/2021	202
L20-83-462-040-10	IMLAY CITY RD	03/18/21	$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	$375,000	$179,500	47.87	$383,400	$375,000	$383,400	550.0	1211.3	5.88	1.78	$682	$63,776	$1.46	550.00	3199-122	L20-83-462-040-20	COMMERCIAL	9/9/2021	202
		Totals:	**$1,497,400**			**$1,497,400**	**$905,700**		**$1,500,683**	**$1,492,217**	**$1,495,500**	**4,300.0**		**35.65**	**31.55**									
							Sale. Ratio =>	**60.48**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**265.14**			**per FF=>**	**$347**		**per Net Acre=>**	**41,858.59**		**per SqFt=>**	**$0.96**						

3000 Industrial Township & 3010 Industrial Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Depth	Net Acres	Total Acres	Dollars/ Acre	Dollars/S qFt	CURREN T $/SF	Actual Front	Other Parcels in Sale
041-550-015-00	RESEARCH DR	12/15/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$19,700	$42,358	$65,000	$42,358	216.0	1.43	1.43	$45,455	$1.04	$0.68	288.00	
007-010-024-10	DRYDEN RD	02/25/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$24,300	$132,433	$105,000	$132,433	0.0	5.00	4.98	$21,000	$0.48	$0.61	0.00	
	TOTALS					**$170,000**						**6.43**			**$ 0.61**			
I19-83-200-300-00	S INDUSTRIAL	08/05/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$36,200	$77,755	$75,000	$77,755	0.0	3.50	3.50	$21,429	$0.49	$0.51	0.00	3222-548
L21-18-114-040-00	WHITNEY DR	10/02/20	$110,000	MLC	19-MULTI PARCEL ARM'S LENGTH	$110,000	$60,900	$81,090	$110,000	$81,090	804.0	1.82	0.61	$60,307	$1.38	$1.02	300.00	3134-902
						$185,000						**5.32**			**$ 0.80**			

4000 Ag 3 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-021-001-00	CRAWFORD RD AT HAVENS	11/22/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$135,600	54.24	$271,146	$250,000	$271,146	0.0	0.0	48.05	48.05	#DIV/0!	$5,203	$0.12	0.00	4000	3255/391		4000 AG AREA 3	0	0	NOT INSPECTED		001			
007-028-016-20	LAKE GEORGE RD	07/23/20	$780,000	WD	03-ARM'S LENGTH	$780,000	$0	0.00	$548,422	$780,000	$548,422	330.0	0.0	105.33	105.33	$2,364	$7,405	$0.17	330.00	4000	3120/161		4000 AG AREA 3	0	0	NOT INSPECTED		001	A' Frontage		
		Totals:	$1,030,000			$1,030,000	$135,600		$819,568	$1,030,000	$819,568	330.0		153.38	153.38																
							Sale. Ratio =>	13.17			Average			Average			Average														
							Std. Dev. =>	38.35			per FF=>	$3,121		per Net Acre=>	6,715.39		per SqFt=>	$0.15												

4010 Res Ac 1 Land Analysis (Includes Res 2)

3 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-006-013-01	SUTTON RD	07/01/20	$30,000	WD	03-ARM'S LENGTH	$30,000	$21,300	71.00	$42,526	$30,000	$42,526	200.0	657.5	3.02	3.02	$150	$9,937	$0.23	200.00	4020	3121/182		4020 RES AC 2	0	0	NOT INSPECTED	402	A' Frontage		
007-011-025-70	5374 HOLLOW CORNERS	04/08/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$21,400	42.80	$42,815	$50,000	$42,815	0.0	0.0	3.33	3.33	#DIV/0!	$15,038	$0.35	0.00	4020	3093/119		4020 RES AC 2	1	0	NOT INSPECTED	402			
007-011-033-07	SOUTH CREEK LN	08/12/21	$43,000	WD	03-ARM'S LENGTH	$43,000	$22,400	52.09	$44,732	$43,000	$44,732	200.7	672.9	3.10	3.10	$214	$13,871	$0.32	200.67	4020			4020 RES AC 2	1	0	NOT INSPECTED	402	A' Frontage		
007-011-036-20	3930 ARINI DR	08/25/20	$38,000	WD	03-ARM'S LENGTH	$38,000	$21,300	56.05	$42,546	$38,000	$42,546	0.0	0.0	3.04	3.04	#DIV/0!	$12,500	$0.29	0.00	4020	3136/743		4020 RES AC 2	0	0	NOT INSPECTED	401				
007-011-036-60	3929 ARINI DR	08/25/20	$38,500	WD	03-ARM'S LENGTH	$38,500	$21,700	56.36	$43,340	$38,500	$43,340	0.0	0.0	3.88	3.88	#DIV/0!	$9,923	$0.23	0.00	4020	3136/759		4020 RES AC 2	0	0	NOT INSPECTED	401				
007-016-002-81	4267 SANTA FE TR	08/27/20	$39,000	WD	03-ARM'S LENGTH	$39,000	$21,300	54.62	$42,610	$39,000	$42,610	379.0	357.4	3.11	3.11	$103	$12,548	$0.29	379.00	4020	3127/210		4020 RES AC 2	0	0	NOT INSPECTED	402	A' Frontage		
007-016-004-11	4165 PROPERTY POINTE	06/25/20	$45,000	WD	03-ARM'S LENGTH	$45,000	$21,600	48.00	$43,103	$45,000	$43,103	0.0	0.0	3.63	3.63	#DIV/0!	$12,397	$0.28	0.00	4020	3112/548		4020 RES AC 2	1	0	NOT INSPECTED	402			
007-017-017-01	SEVEN PONDS CT	11/02/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$22,500	64.29	$45,050	$35,000	$45,050	0.0	0.0	3.42	3.42	#DIV/0!	$10,234	$0.23	0.00	4020	3250/761		4020 RES AC 2	1	0	NOT INSPECTED	402			
007-025-003-20	BISHOP RD	09/02/21	$52,500	WD	03-ARM'S LENGTH	$52,500	$27,300	52.00	$54,637	$52,500	$54,637	0.0	0.0	3.91	3.91	#DIV/0!	$13,444	$0.31	0.00	4020	3237/27		4020 RES AC 2	0	0	NOT INSPECTED	402			
007-025-015-40	5394 BISHOP RD	12/15/21	$59,900	WD	03-ARM'S LENGTH	$59,900	$22,200	37.06	$44,334	$59,900	$44,334	200.0	653.0	3.00	3.00	$300	$19,967	$0.46	200.00	4020	3260/791		4020 RES AC 2	0	0	NOT INSPECTED	402	A' Frontage		
007-026-021-20	CARLEY CT	09/13/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$22,300	29.73	$44,653	$75,000	$44,653	0.0	0.0	3.02	3.02	#DIV/0!	$24,834	$0.57	0.00	4020	3236/505		4020 RES AC 2	0	0	2/17/2019	402			
007-036-024-10	5541 BORDMAN RD	07/02/21	$67,500	WD	03-ARM'S LENGTH	$67,500	$22,300	33.04	$44,633	$67,500	$44,633	237.0	551.4	3.00	3.00	$285	$22,500	$0.52	237.00	4020	3219/319		4020 RES AC 2	1	0	NOT INSPECTED	402	A' Frontage		
007-360-007-00	ABBY CT	12/16/21	$64,216	WD	03-ARM'S LENGTH	$64,216	$22,400	34.88	$44,753	$64,216	$44,753	0.0	0.0	3.12	3.12	#DIV/0!	$20,575	$0.47	0.00	4120	3261/296		4020 RES AC 2	0	0	NOT INSPECTED	402			
007-360-012-00	5700 LAUREN LN	07/19/21	$54,400	WD	03-ARM'S LENGTH	$54,400	$22,300	40.99	$44,663	$54,400	$44,663	331.0	398.8	3.03	3.03	$164	$17,954	$0.41	331.00	4120	3221/881		4020 RES AC 2	0	0	NOT INSPECTED	402	A' Frontage		
007-360-014-00	5472 LILY ANN LN	03/02/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$21,300	47.33	$44,637	$45,000	$44,637	230.0	568.2	3.00	3.00	$196	$14,980	$0.34	230.00	4120	3182/424 3317/506		4020 RES AC 2	0	0	NOT INSPECTED	402	A' Frontage		
		Totals:	$737,016			$737,016	$333,600		$669,032	$737,016	$669,032	1,777.7		48.60	48.60																
							Sale. Ratio =>	45.26			Average			Average			Average															
							Std. Dev. =>	11.75			per FF=>	$415		per Net Acre=>	15,164.31		per SqFt=>	$0.35													

4 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-026-019-60	CARLEY CT	09/13/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$24,000	28.24	$48,006	$85,000	$48,006	0.0	0.0	4.15	4.15	#DIV/0!	$20,482	$0.47	0.00	4020	3236/510		4020 RES AC 2	0	0	2/17/2019	402				
007-026-019-71	CARLEY CT	08/10/20	$105,000	WD	03-ARM'S LENGTH	$105,000	$0	0.00	$46,355	$105,000	$46,355	0.0	0.0	4.05	4.05	#DIV/0!	$25,952	$0.60	0.00	4020	3121/772		4020 RES AC 2	0	0	NOT INSPECTED	001				
007-026-019-71	CARLEY CT	05/19/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$23,200	19.33	$46,355	$120,000	$46,355	0.0	0.0	4.05	4.05	#DIV/0!	$29,659	$0.68	0.00	4020	3208/715		4020 RES AC 2	0	0	NOT INSPECTED	001				
		Totals:	$310,000			$310,000	$47,200		$140,716	$310,000	$140,716	0.0		12.24	12.24																
							Sale. Ratio =>	15.23			Average			Average			Average															
							Std. Dev. =>	14.44			per FF=>	#DIV/0!		per Net Acre=>	25,322.66		per SqFt=>	$0.58													

5 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-023-048-20	GENERAL SQUIER RD	03/05/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$43,500	33.46	$91,314	$130,000	$91,314	0.0	0.0	4.96	4.96	#DIV/0!	$26,204	$0.60	0.00	4020	3181/174		4020 RES AC 2	0	0	NOT INSPECTED	402				
007-025-001-20	GENERAL SQUIER RD	08/04/20	$68,000	WD	03-ARM'S LENGTH	$68,000	$35,100	51.62	$70,280	$68,000	$70,280	0.0	0.0	5.00	5.00	#DIV/0!	$13,600	$0.31	0.00	4020	3119/659		4020 RES AC 2	0	0	NOT INSPECTED	001				
		Totals:	$198,000			$198,000	$78,600		$161,594	$198,000	$161,594	0.0		9.96	9.96																
							Sale. Ratio =>	39.70			Average			Average			Average															
							Std. Dev. =>	12.84			per FF=>	#DIV/0!		per Net Acre=>	19,877.52		per SqFt=>	$0.46													

6 Acre Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-011-036-45	3801 ARINI DR	06/30/20	$52,500	WD	03-ARM'S LENGTH	$52,500	$32,500	61.90	$65,075	$52,500	$65,075	0.0	0.0	6.06	6.06	#DIV/0!	$8,663	$0.20	0.00	4020	3113/532		4020 RES AC 2	0	0	NOT INSPECTED	402				
007-011-036-50	3859 ARINI DR	10/01/20	$58,000	WD	03-ARM'S LENGTH	$58,000	$32,700	56.38	$65,444	$58,000	$65,444	0.0	0.0	6.12	6.12	#DIV/0!	$9,477	$0.22	0.00	4020	3151/514		4020 RES AC 2	0	0	NOT INSPECTED	402				
007-011-036-55	ARINI DR	05/24/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$34,600	46.13	$69,167	$75,000	$69,167	0.0	0.0	6.19	6.19	#DIV/0!	$12,116	$0.28	0.00	4020	3206/871		4020 RES AC 2	0	0	NOT INSPECTED	402				
007-014-004-10	5191 SILVER HILL DR	04/08/21	$57,500	WD	03-ARM'S LENGTH	$57,500	$36,500	63.48	$73,061	$57,500	$73,061	0.0	0.0	6.79	6.79	#DIV/0!	$8,463	$0.19	0.00	4020	3191/646		4020 RES AC 2	0	0	2/19/2018	402				
007-014-004-50	SILVER HILL DR	07/22/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$34,900	63.45	$69,792	$55,000	$69,792	0.0	0.0	6.29	6.29	#DIV/0!	$8,748	$0.20	0.00	4020	3223/151		4020 RES AC 2	0	0	NOT INSPECTED	402				
		Totals:	$298,000			$298,000	$171,200		$342,539	$298,000	$342,539	0.0		31.45	31.45																
							Sale. Ratio =>	57.45			Average			Average			Average															
							Std. Dev. =>	7.38			per FF=>	#DIV/0!		per Net Acre=>	9,475.06		per SqFt=>	$0.22													

7 Acres & Larger Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-014-004-35	CRAWFORD RD	07/09/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$41,700	46.33	$83,385	$90,000	$83,385	0.0	0.0	8.81	8.81	#DIV/0!	$10,211	$0.23	0.00	4020	3224/698		4020 RES AC 2	0	0	NOT INSPECTED	402				
007-014-004-60	SILVER HILL DR	01/31/22	$102,000	WD	03-ARM'S LENGTH	$102,000	$45,900	45.00	$91,833	$102,000	$91,833	0.0	0.0	11.85	11.85	#DIV/0!	$8,609	$0.20	0.00	4020			4020 RES AC 2	0	0	NOT INSPECTED	402				
007-018-023-30	HOSNER RD	06/16/21	$158,300	WD	03-ARM'S LENGTH	$158,300	$46,000	29.06	$92,044	$158,300	$92,044	0.0	0.0	12.00	12.00	#DIV/0!	$13,192	$0.30	0.00	4020	3213/448		4020 RES AC 2	0	0	NOT INSPECTED	402				
007-024-012-20	MILL RD	06/24/20	$76,500	WD	03-ARM'S LENGTH	$76,500	$37,400	48.89	$74,838	$76,500	$74,838	293.8	1163.1	7.85	7.85	$260	$9,751	$0.22	293.81	4020	3110/401		4020 RES AC 2	0	0	NOT INSPECTED	402	A' Frontage		
007-035-016-00	5196 NARDONI LANE	03/18/21	$80,000	WD	03-ARM'S LENGTH	$80,000	$42,500	53.13	$89,281	$80,000	$89,281	210.0	2076.4	10.01	10.01	$381	$7,992	$0.18	210.00	4020	3190/188		4020 RES AC 2	0	0	NOT INSPECTED	402	A' Frontage		
007-035-020-00	NARDONI LANE	02/01/21	$105,000	LC	03-ARM'S LENGTH	$105,000	$42,500	40.48	$89,281	$105,000	$89,281	247.0	1765.3	10.01	10.01	$425	$10,490	$0.24	247.00	4020	3176/596		4020 RES AC 2	1	0	NOT INSPECTED	402	A' Frontage		
		Totals:	$611,800			$611,800	$256,000		$520,662	$611,800	$520,662	750.8		60.53	60.53																
							Sale. Ratio =>	41.84			Average			Average			Average															
							Std. Dev. =>	8.36			per FF=>	$815		per Net Acre=>	10,107.89		per SqFt=>	$0.23													

4500 Whigville Lake Land Analysis (Included with 4510 Assess Plat #1 Bunny Run, 4520 Brooks Lake, & 4530 Seven Ponds Lake Area)
Used old sales, trends, and acreage to help determine values.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
007-032-012-00	5680 WHIGVILLE LANE	10/01/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$67,200	24.89	$138,583	$194,665	$63,248	79.1	188.2	0.34	0.34	$2,462	$569,196	$13.07	79.06	4500	3242/572		4510 ASSESS PLAT #1 (BUNNY RUN)	0	0	NOT INSPECTED		401	B-LAKE FF		
007-140-007-00	5788 INDIAN TRAIL	05/25/18	$110,000	WD	03-ARM'S LENGTH	$110,000	$53,500	48.64	$114,710	$80,290	$85,000	100.0	291.0	0.67	0.67	$803	$120,195	$2.76	100.00	4500			4500 WHIGVILLE LAKE	0	0	2/10/2018		401	A- LAKE FF		
007-200-002-00	3734 SYLVESTER DR	06/17/21	$143,000	WD	03-ARM'S LENGTH	$143,000	$35,500	24.83	$70,966	$93,454	$21,420	107.1	198.0	0.49	0.49	$873	$191,897	$4.41	107.10	4530	3213/451		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-003-50	3718 SYLVESTER DR	04/10/17	$86,895	WD	03-ARM'S LENGTH	$86,895	$45,500	52.36	$90,938	$23,257	$27,300	156.0	148.0	0.53	0.53	$149	$43,881	$1.01	156.00	4530	2889/423		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-200-012-00	4418 COLETTE DR	09/25/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$50,900	35.10	$101,732	$85,768	$42,500	50.0	50.0	0.06	0.06	$1,715	$1,504,702	$34.54	50.00	4530	3135/29		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	D' LAKE FR AVE		
007-240-054-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-055-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		402	G' CANAL F AVE		
007-240-055-00	4375 WEST DR	10/31/19	$143,000	WD	03-ARM'S LENGTH	$143,000	$42,700	29.86	$85,217	$102,783	$45,000	120.0	150.0	0.21	0.10	$857	$498,947	$11.45	120.00	4530	3063/550	007-240-054-00	4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	G' CANAL F AVE		
007-240-075-00	4364 GROVE DR	08/10/18	$67,000	WD	03-ARM'S LENGTH	$67,000	$31,800	47.46	$63,060	$35,440	$31,500	180.0	95.0	0.39	0.39	$197	$90,178	$2.07	180.00	4530	2980/176		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
007-240-091-00	4350 CALKINS RD	06/14/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$57,200	22.88	$114,371	$160,629	$25,000	125.0	200.0	0.57	0.57	$1,285	$279,841	$6.42	125.00	4530	3212/513		4530 SEVEN PONDS LAKE AREA	0	0	NOT INSPECTED		401	B' PECK MED		
		Totals:	$1,357,895			$1,357,895	$427,000		$864,794	$879,069	$385,968	1,037.2		3.46	3.26																
							Sale. Ratio =>	31.45			Average			Average			Average															
							Std. Dev. =>	11.45			per FF=>	$848		per Net Acre=>	253,846.09		per SqFt=>	$5.83													